

Amendment #1

to the

Tatemville

Neighborhood Redevelopment Plan

City of Savannah
May 12, 2022

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Amendment #1
to the
Tatemville Neighborhood Redevelopment Plan
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Summary

Amendment #1 to the Tatemville Neighborhood Redevelopment Plan (the “Plan”) continues efforts begun in 1995 to address the need for quality, affordable, housing within the neighborhood. This Amendment is also consistent with and can be aided by the Housing Savannah Action Plan adopted by the Mayor and Aldermen of the City of Savannah (the “City”) on October 14, 2021.

Amendment #1 to the Tatemville Neighborhood Redevelopment Plan updates and establishes new housing goals and strategies. It calls for:

1. Increasing and supporting housing investments, incentives, and policies that benefit low- and moderate-income persons including renters, homeowners and homebuyers.
2. Increasing and supporting housing investments, incentives, and policies that encourage resident diversity.
3. Extending the date of the Tatemville Neighborhood Redevelopment Plan through December 31, 2031 so it coincides with the date of the 10 year Housing Savannah Action Plan.

Background information along with implementation goals and strategies are described below.

Background

The Tatemville Neighborhood Redevelopment Plan was adopted by the Mayor and Aldermen of the City of Savannah in August 1995. The primary focus of the Plan is the revitalization of the Tatemville Neighborhood for the benefit its residents.

The Resolution adopting the 1995 Plan establishes a 5-year work program. Chapter 5 of the Plan lists nine overall goals for the neighborhood. Two of the nine goals, Goal 2 Housing Rehabilitation Strategy and Goal 3 Residential Stability Strategy focus primarily on housing activities. Each had an objective and strategies. Housing activity consistent with the Plan has continued to take place beyond 1999. Amendment #1 establishes new housing goals and strategies for the next 10 years through the end of 2031.

The boundaries of the Tatemville neighborhood in the 1995 Plan and in Amendment #1 remain the same. They are Ewell Street on the west, Montgomery Street on the east, West 63rd Street on the north, and DeRenne Avenue on the south. See Map #1 on page 16 for neighborhood boundaries.

Land uses and zoning classifications that are part of the recently adopted Savannah zoning ordinance can be viewed in Map #2 on page 17.

American Communities Survey and Census data indicates that Tatemville includes 678 households that include 1,944 persons. The average household size is 2.95. Of its 1,944 population, 1,887 (97%) are

African American or persons of color, and 991 (51%) of residents are between the ages of 20 and 64; 685 (35%) are under the age of 20; and the remaining 268 (14%) are older than 64. Of its 678 households, 449 (66%) are headed by women.

Neighborhood Housing

Since Plan passage, housing improvements and investments have occurred in the Tatemville neighborhood. As has been the case throughout much of Savannah, however, property values have increased and the cost of renting and purchasing dwellings in good condition is becoming increasingly difficult for low- and moderate-income persons to afford. So, too, are repairs costs associated with maintaining houses in good condition that are occupied by low-income, often elderly, homeowners. This also holds true for landlords providing housing to low-income renters. Nearby investments made by the Savannah College of Art and Design (SCAD) are leading to new housing investments tailored to students and young professional who want to live in older neighborhoods—including those to the immediate north and east of Tatemville.

The Housing Savannah Task Force noted in its 2021 Housing Savannah Action Plan that American Community Survey (ACS)/Census data shows Savannah rents have outpaced incomes at a rate of at least 2:1 over the past 30 years. Savannah has rents for quality housing are often significantly higher than HUD-published Fair Market Rents (FMRs) for the area. FMRs, representative of what is believed to be affordable rents, have also increased. Sale prices for owner-occupied housing in Savannah have also significantly increased since 1995. Reviewing ACS/Census data, the Task Force noted that sale prices have outpaced incomes by almost 3:1 during the past 30 years. Rising renovation, construction and property costs during the past two years will, likely, further exacerbate these conditions.

This means that many Savannah households earning less than \$50,000 annually and individuals earning less than \$35,000 annually are probably not able to afford to rent or purchase quality housing without significant financial assistance. According to ACS/Census data, about 21,000 (40%) of Savannah households are cost burdened and unable to afford quality housing.

The median annual household income among Tatemville's 678 households is \$28,428. This makes being able to afford to rent, own or purchase quality housing increasingly difficult. Additionally, 333 (49%) of households receive food stamp/SNAP assistance.

Approximately 33% of the neighborhood's 678 households include at least one member aged 65 or older, and about 25% of the neighborhood's population consists of person age 55 or older. Providing quality, affordable, rental housing for this aging population to rent and home improvements that permit homeowners to age in place will be important.

According to ACS/Census data, there are about 752 dwellings in the neighborhood. Of these 678 or about 90% are occupied and about 10% are vacant. Of the 752 dwellings, 399 (53%) are single-family detached homes while 201 (27%) are structures containing fewer than 10 dwellings. The remaining 153 (20%) are structures containing 10 or more dwellings. Approximately 570 (76%) of dwellings were constructed before 2000.

There are 238 (35%) owner-occupied dwellings and 440 (65%) renter-occupied dwellings. The average size of owner-occupied households is 2.71 while the average size of renter-occupied households is 3.07.

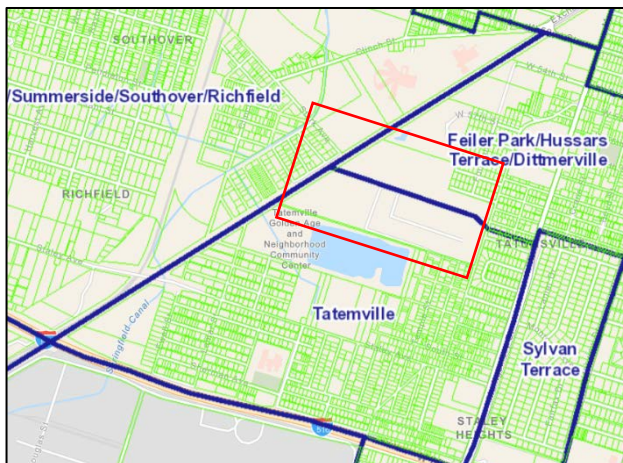
Approximately 106 (45%) of owner-occupied dwellings have values between \$100,000 and \$299,000. The other 132 (55%) have values under \$100,000. The median home value is \$93,300. See Map 3 on page 18 for more information about assessed property values. Of the 133 (56%) of owner-occupied homes with mortgages, 80 have monthly mortgage payments under \$1,000. Almost half (46%) of homeowners are cost burdened—paying more than 30% of their income toward their mortgage.

Renters living in 388 (88%) of the 440 rental dwellings pay rent. The majority of these, 235 (61%) pay monthly rents of \$1,000 or less. The median monthly rent is \$722. Despite what can be viewed as reasonable rents, 309 (80%) renters are cost burdened—paying more than 30% of their income for rent.

Housing costs, values and payments are expected to continue to increase for reasons described above. These events and conditions present the neighborhood with new housing challenges--some of which can be addressed through new goals and strategies established in Amendment #1.

One significant opportunity for new mixed-use development, including mixed-income affordable housing, is the pending development of the former 65+ acre fairgrounds site on Meding Street. A report prepared by the City detailing the history of the fairgrounds can be found in Appendix 1. This property is mainly in the Tatemville neighborhood with a smaller portion in the adjoining Feiler Park neighborhood. The site's southwest corner adjoins the Tatemville Golden Age Community Center with its walking trail and large pond. The fairground property was purchased by the City in 2016. The City is seeking partners to develop the property with neighborhood benefitting uses including, but not limited to, new housing, retail, commercial, educational and/or recreational uses. As part of the planning process, it engaged Tatemville, Feiler Park and other neighborhood leaders and residents in discussions and planning for the development of this large site.

Between July 13, 2021 and April 11, 2022 the City and neighborhood leaders facilitated 13 presentations in the neighborhood to gather input from the community about the neighborhood, its vision for the fairgrounds property, and its reaction to development proposals for the fairgrounds property. More than 300 persons participated in various meetings. Neighborhood residents supported the idea of housing for purchase and rent on portions of the fairgrounds property. This included supporting the development of affordable rental housing for seniors who could benefit from services and programming in the adjoining Tatemville Golden Age Community Center. These meetings and public input were helpful to preparing Amendment #1.



Location of Fairgrounds outlined in red.

Savannah Area Geographic Information System (SAGIS) snapshot, December 22, 2020.

There have continued to be investments in the development and preservation of affordable housing since 1999. For example, during the 18 years between 2004 and the end of 2021, the City helped fund 238 housing endeavors within Tatemville including 158 owner-occupied home repairs, 47 first time home purchases, and the construction of 33 new single-family infill houses purchased by first time buyers.

The City of Savannah and the Community Housing Service Agency, Inc. (CHSA) have continued to make home repair grants and loans available to low-income homeowners and landlords. The City and Chatham / City of Savannah Land Bank Authority have also worked with Habitat for Humanity, non-profit and for-profit housing developers to bring about the construction of affordable infill houses purchased by first-time low- and moderate-income home buyers. The City's DreamMaker closing cost, down payment, and gap financing program has provided part of the permanent financing these buyers have needed to purchase both new houses and existing houses.

The acquisition and sale of vacant, blighted, property for the renovation and construction of new affordable housing is one proactive way of addressing housing affordability challenges described above. If possible, acquiring other vacant, blighted, properties with cloudy title that prevent their improvement can aid housing affordability efforts. So, too, can offering to help property owners seek financing and incentives in return for their willingness to preserve, renovate or develop affordable housing on key properties they own.



Some of the nearly 35 single-family infill houses constructed and sold to first-time home buyers in the Tatemville neighborhood since 1995.

Affordable housing challenges confronting Tatemville are not unlike those found in nearby and other Savannah neighborhoods. These challenges and potential solutions were the subject of the aforementioned year-long Task Force study. The Task Force submitted the Housing Savannah Action Plan in July 2021 and City Council adopted it in October 2021.

At the time the 1995 Plan was adopted, the City's primary housing resources, city wide, were HUD CDBG and HOME funds. Since then, the City has established the Savannah Affordable Housing Fund (SAHF). The Housing Savannah Task Force Action Plan calls to increase local funding (government, business and philanthropic) in the SAHF to \$12.5M+ annually by the end of 2031 and to continue at that level or higher annually thereafter. This is expected to leverage more than \$100M+ annually for housing by the end of

2031 and annually thereafter. Additionally, the current SPLOST includes \$10M for blighted, abandoned, property acquisition that leads to newly renovated or constructed affordable housing city wide. These represent new initiatives and resources that can help benefit affordable housing efforts in Tatemville.

The use of federal and state Low Income Housing Tax Credits (LIHTC) has become an increasingly valuable tool used to develop high-quality affordable rental housing. This highly competitive resource will likely be needed to develop the type of quality affordable rental housing envisioned for a portion of the fairgrounds site. Adoption of Amendment #1 will help make such a LIHTC application competitive.

While increasing the availability of financial resources for affordable housing are essential so, too, are housing friendly policies. The Housing Savannah Action Plan identifies several policies that should be reviewed and, if warranted, changed. The City is currently investigating policies it has on accessory dwelling units (ADUs) and is exploring the establishment of an Inclusionary Zoning ordinance. Both of these could have a positive impact on the provision of affordable housing.

The need for quality housing in the Tatemville neighborhood that is affordable to rent, own, and purchase, including on appropriate portions of the fairgrounds property, by a diverse population is important.

Neighborhood Infrastructure

The long-established Tatemville neighborhood continues to be served by a full range of public infrastructure and services including, but not limited to, paved streets, streetlights, potable water, sanitary sewers, storm sewers, sanitation pickup, tree canopy and green space maintenance, human and community services. Public infrastructure is maintained and periodically improved by the City. The neighborhood is served by electric and natural gas utility companies. The neighborhood also benefits from access to public transportation and from a variety of other neighborhood assets. The City owned and operated Tatemville Golden Age & Community Center with its indoor and outdoor facilities and programming serves Tatemville residents and adjoins the soon to be redeveloped fairgrounds property.

Map #4 on page 19 shows water and sewer mains. Chatham Area Transit (CAT) bus routes along with bike and pedestrian routes can be seen on Map #5 on page 20. Neighborhood assets benefitting the public can be seen on Map #6 on page 21.

Demographics

Amendment #1 also updates demographic, socio-economic, and other data contained in the Plan to reflect current conditions. Much of this information comes from 2019 American Communities Survey and/or 2020 Census data. The neighborhood includes mainly Census Tract 44 and a small part of Tract 34.

Demographic Summary 2020

TATEMVILLE	2020
Total Population	1944
Household Size	2.95
Female Head of Household	449
Married or Unmarried Couple Households	139
One Person Households	129
Race	
White	77
Black	1887
Gender	
Male	849
Female	1094
Age Group	
0-4	214
5-19	471
20-64	991
65+	268
Income	
Per Capita Income	\$12,179
Total Households	678

Age Characteristics

POPULATION AGE	Estimate	Percent
Total population	1944	
Under 5 years	214	11%
5 to 9 years	185	10%
10 to 14 years	183	9%
15 to 19 years	103	5%
20 to 24 years	185	10%
25 to 34 years	254	13%
35 to 44 years	165	8%
45 to 54 years	164	8%
55 to 59 years	124	6%
60 to 64 years	100	5%
65 to 74 years	171	9%
75 to 84 years	63	3%
85 years and over	34	2%
Median age (years)	27.3	

Racial Characteristics

RACE	Estimate	Percent
Total population	1944	
White	77	4%
Black or African American	1887	97%
Asian	8	0.4%
ETHNICITY	Estimate	Percent
Hispanic or Latino (of any race)	24	1.2%

Household Characteristics

HOUSEHOLDS BY TYPE	Estimate	Percent
Total households	678	
Married-couple	89	13%
Cohabiting couple	50	7%
Male householder, no spouse/partner present	90	13%
Female householder, no spouse/partner present	449	66%
Fem HH w/ own children under 18 years	183	40%
HOUSEHOLDS BY TYPE	Estimate	Percent
Total households	678	
Households with one or more people under 18 years	269	40%
Households with one or more people over 65 years	208	31%
Average household size	2.95	
Average family size	3.63	
RELATIONSHIPS	Estimate	Percent
Population in households	1944	
Householder	660	34%
Spouse	85	4.4%
Unmarried partner	63	3.3%
Child	837	43%
Other relatives	246	13%
Other nonrelatives	53	2.7%

Educational Characteristics

EDUCATIONAL ATTAINMENT	Estimate	Percent
Population 25 years and over	1074	
Less than 9th grade	52	3%
9th to 12th grade, no diploma	218	11%
High school graduate (includes equivalency)	409	21%
Some college, no degree	292	15%
Associate's degree	15	1%
Bachelor's degree	62	3%
Graduate or professional degree	25	1%

25% of adults did not graduate from high school. Only 10% have secondary education or higher. A significant portion (more than 1 in 4) of adults attended college but did not graduate.

Disability Characteristics

DISABILITY	Estimate	Percent
Total Population	1944	
With a disability	366	19%
Under 18 years	650	33%
With a disability	22	1%
18 to 64 years	1026	53%
With a disability	200	10%
65 years and over	268	14%
With a disability	144	7%

On average, nearly one in five residents of any age have a disability. More than half of all seniors have a disability.

Employment Characteristics

EMPLOYMENT STATUS	Estimate	Percent
Population 16 years and over	1329	
In labor force	799	60%
Employed	661	83%
Unemployed	137	17%
Armed Forces	0	0.0%
Unemployment Rate	(X)	17.2%

The unemployment rate of 17% is much higher than average.

Income Characteristics

INCOME AND BENEFITS	Estimate	Percent
Total households	678	
Less than \$10,000	88	13.0%
\$10,000 to \$14,999	107	15.8%
\$15,000 to \$24,999	105	15.5%
\$25,000 to \$34,999	140	20.6%
\$35,000 to \$49,999	124	18.3%
\$50,000 to \$74,999	69	10.2%
\$75,000 to \$99,999	37	5.5%
\$100,000 to \$149,999	9	1.3%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	0	0.0%
Median household income (dollars)	28,428	(X)
Food Stamp/SNAP in the past year	333	49%

Two out of three households earn less than \$35,000 per year. Half of all households received food stamps in the past year.

WORKING PARENTS	Estimate	Percent
w/Own children of the householder under 6 years	214	
All parents in family in labor force	206	96%
w/Own children of the householder 6 to 17 years	368	
All parents in family in labor force	342	93%

More than 90% of Tatemville parents are working and in need of childcare and preschool.

COMMUTING TO WORK	Estimate	Percent
Workers 16 years and over	640	
Car, truck, or van -- drove alone	427	67%
Car, truck, or van -- carpooled	115	18%
Public transportation (excluding taxicab)	52	8%
Walked	0	0%
Other means	36	6%
Worked from home	11	2%
Mean travel time to work (minutes)	19.0	(X)

Tatemville households are auto-dependent. Less than one in ten use public transit.

Housing Characteristics

UNITS IN STRUCTURE	Estimate	Percent
Total housing units	752	
1-unit, detached	399	53%
1-unit, attached	16	2.2%
2 units	17	2.3%
3 or 4 units	19	2.5%
5 to 9 units	149	20%
10 to 19 units	76	10%
20 or more units	77	10%

YEAR STRUCTURE BUILT	Estimate	Percent
Total housing units	752	
Built 2014 or later	12	1.6%
Built 2010 to 2013	18	2.4%
Built 2000 to 2009	152	20.2%
Built 1990 to 1999	140	18.6%
Built 1980 to 1989	60	8.0%
Built 1970 to 1979	146	19.4%
Built 1960 to 1969	123	16.3%
Built 1950 to 1959	15	2.1%
Built 1940 to 1949	25	3.3%
Built 1939 or earlier	61	8.1%

Housing Occupancy Characteristics

HOUSING TENURE	Estimate	Percent
Occupied housing units	678	
Owner-occupied	238	35%
Renter-occupied	440	65%
Average household size of owner-occupied unit	2.71	(X)
Average household size of renter-occupied unit	3.07	(X)

HOUSING OCCUPANCY	Estimate	Percent
Total housing units	752	
Occupied housing units	678	90 %
Vacant housing units	72	9.6%
Rental vacancy rate	10.1	(X)

Owner-Occupied Housing Characteristics

VALUE	Estimate	Percent
Owner-occupied units	238	
Less than \$50,000	26	11%
\$50,000 to \$99,999	106	44%
\$100,000 to \$149,999	63	27%
\$150,000 to \$199,999	37	16%
\$200,000 to \$299,999	6	2.4%
\$300,000 to \$499,999	0	0.0%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	0	0.0%
Median (dollars)	93,300	(X)

MORTGAGE STATUS	Estimate	Percent
Owner-occupied units	238	
Housing units with a mortgage	133	56%
Housing units without a mortgage	105	44%

MONTHLY OWNER COSTS	Estimate	Percent
Housing with a mortgage	133	
Less than \$500	0	0.0%
\$500 to \$999	80	60%
\$1,000 to \$1,499	46	35%
\$1,500 to \$1,999	7	5%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	\$ 761	(X)
Housing with no mortgage	105	
Less than \$250	7	7%
\$250 to \$399	22	21%
\$400 to \$599	57	54%
\$600 to \$799	19	18%
\$800 to \$999	0	0%
\$1,000 or more	0	0%
Median (dollars)	\$389	(X)
MONTHLY OWNER COSTS	Estimate	Percent
Housing with mortgage		
Less than 20.0 percent		26.2%
20.0 to 24.9 percent		14.0%
25.0 to 29.9 percent		23.2%
30.0 to 34.9 percent		3.7%
35.0 percent or more		32.9%
Not computed		(X)
Housing with no mortgage		
Less than 10.0 percent		13.2%
10.0 to 14.9 percent		20.9%
15.0 to 19.9 percent		19.4%
20.0 to 24.9 percent		3.1%
25.0 to 29.9 percent		30.2%
30.0 to 34.9 percent		0.0%
35.0 percent or more		13.2%

Renter-Occupied Housing Characteristics

GROSS RENT	Estimate	Percent
Occupied units paying rent	388	
Less than \$500	19	4.8%
\$500 to \$999	216	55.7%
\$1,000 to \$1,499	150	38.5%
\$1,500 to \$1,999	3	0.8%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
Median (dollars)	\$ 722	
No rent paid	53	13.6%

GROSS RENT % of HH INCOME	Estimate	Percent
Occupied units paying rent	379	
Less than 15.0 percent	21	5.6%
15.0 to 19.9 percent	8	2%
20.0 to 24.9 percent	9	2.4%
25.0 to 29.9 percent	32	8.4%
30.0 to 34.9 percent	67	17.6%
35.0 percent or more	242	64%
Not computed	62	16.3%

Implementation Goals & Strategies

Amendment #1 10-Year Goals and Strategies described below seek to encourage the retention and improvement of existing affordable housing, the provision of new affordable housing and options, and increasing opportunities for low- and moderate-income persons to continue to live in the neighborhood. This will, hopefully, contribute to resident diversity and investment that positively impacts housing affordability and neighborhood improvement.

Amendment #1 Goals and Strategies should be flexible and allow the pursuit of opportunities as they arise. To accomplish them will require effort by the City, neighborhood association, property owners, property investors, property developers, and non-profit housing organizations. They broadly include:

Goal 1: Improve at Least 50 Renter Occupied Properties for Low- and Moderate-Income Households

- Strategy 1.1 Utilize home improvement grants and loans to leverage landlord investments in basic rental property repairs that help protect the building occupants, envelopes, and systems; that help ensure properties are housing code compliant; and that help ensure rents remain affordable.
- Strategy 1.2 Utilize bank financing, where possible, to supplement grants, loans, and landlord equity investments to improve and renovate properties.

Goal 2: Develop at Least 100 New Renter Occupied Properties for Low- and Moderate-Income Households

- Strategy 2.1 Utilize home improvement grants, loans, bank, Low Income Housing Tax Credit, historic tax credit, investor equity, and other financial resources and incentives to renovate vacant property or construct quality new housing that is affordable to rent.
- Strategy 2.2 Acquire, where possible, blighted and abandoned property through the City's 1K-in-10 initiative that could be used to help create new rental housing.

Goal 3: Improve at Least 50 Homes Owned & Occupied by Low- and Moderate-Income Homeowners

- Strategy 3.1 Utilize home improvement grants, loans and volunteer labor to provide, affordable, basic home repairs that help protect the building envelopes and systems.
- Strategy 3.2 Utilize bank financing, where possible, to supplement grants, loans and volunteer labor to improve and renovate properties.

Goal 4: Provide Home Purchase Assistance to at Least 25 Low- and Moderate-Income Home Buyers

- Strategy 4.1 Utilize closing cost, down payment and gap financing assistance to leverage first mortgage and other financing necessary for first time home buyers to purchase existing or newly constructed homes.
- Strategy 4.2 Acquire, where possible, blighted and abandoned property through the City's 1K-in-10 initiative that could be used to help create new housing for purchase by first time home buyers.

Goal 5: Acquire Strategic Properties for the Renovation or Construction of Affordable Housing for Rent or Sale

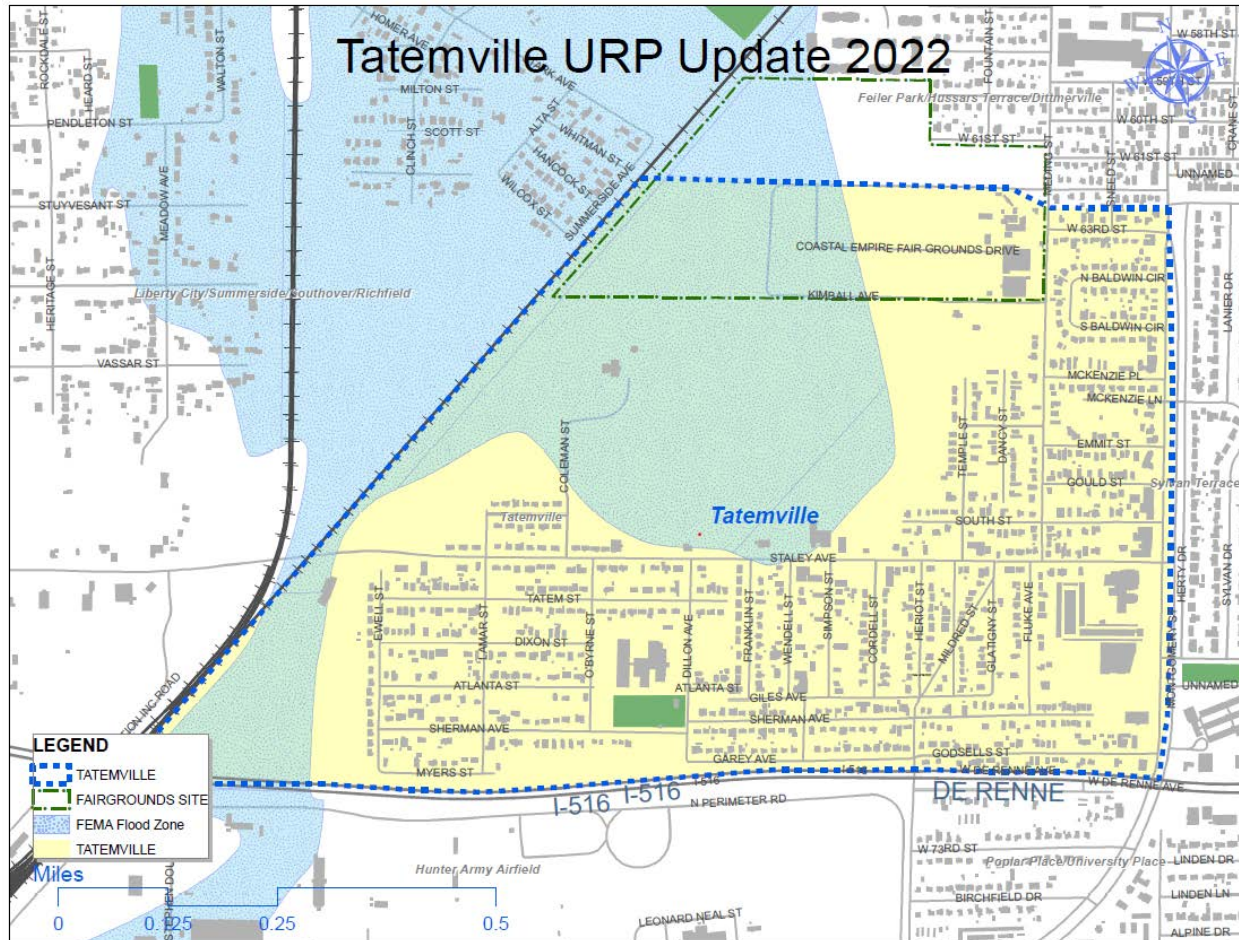
- Strategy 5.1 Utilize the City's 1K-in-10 initiative and other possible funding to purchase vacant, blighted and/or otherwise distressed property from willing sellers.
- Strategy 5.2 Utilize the City's power of eminent domain to acquire vacant, blighted, property with cloudy title and/or for which owners with clear title are unwilling to improve and remedy the blight.

Goal 6: Support Housing Affordability Investments, Incentives, and Policies

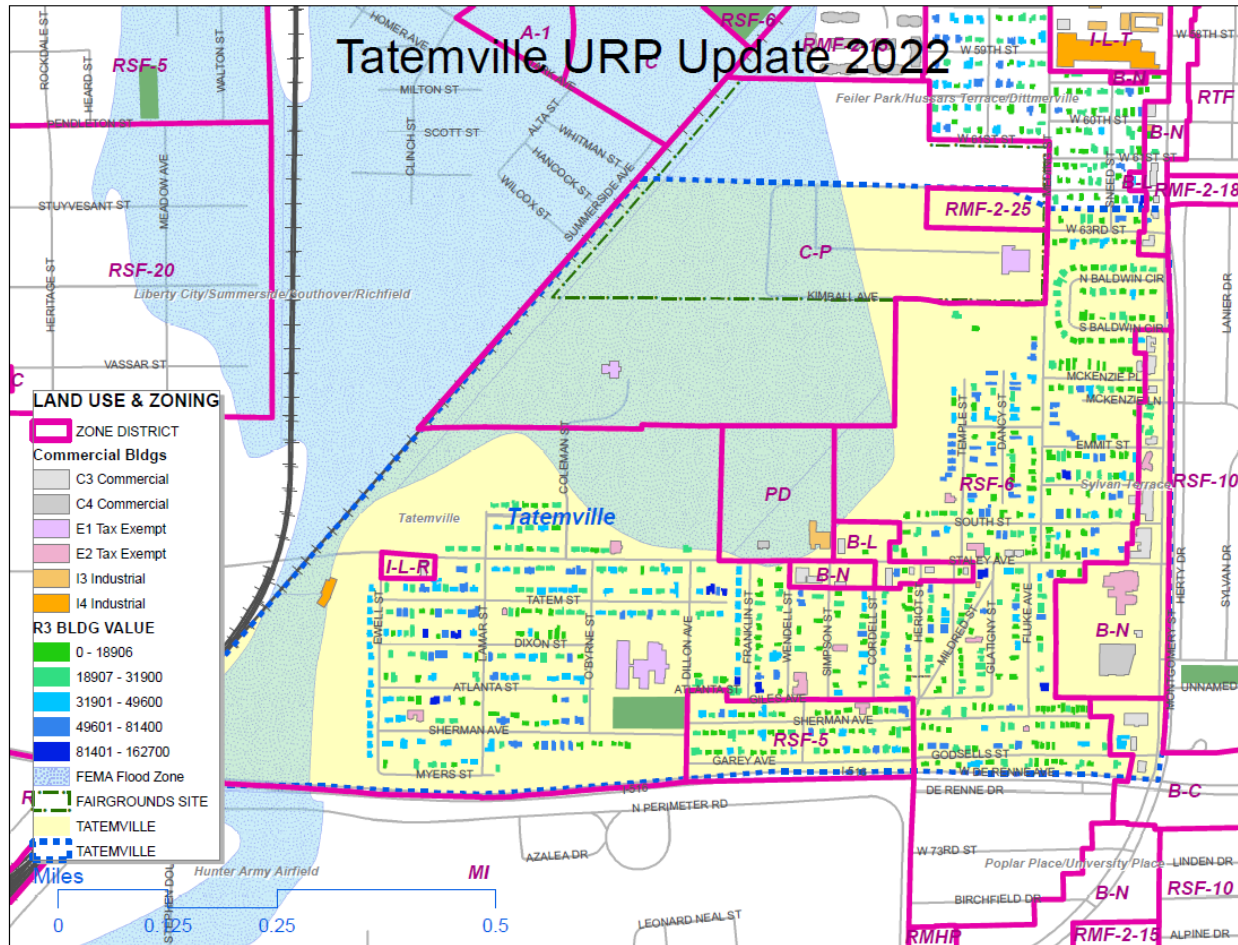
- Strategy 6.1 Support appropriate investments, incentives, and policies outlined in the Housing Savannah Action Plan, prepared by the Housing Savannah Task Force, and adopted by City Council on October 14, 2021.

MAP #1: Neighborhood Boundaries

The boundaries of the Tatemville neighborhood are Ewell Street on the west, Montgomery Street on the east, West 63rd Street on the north, and DeRenne Avenue on the south.



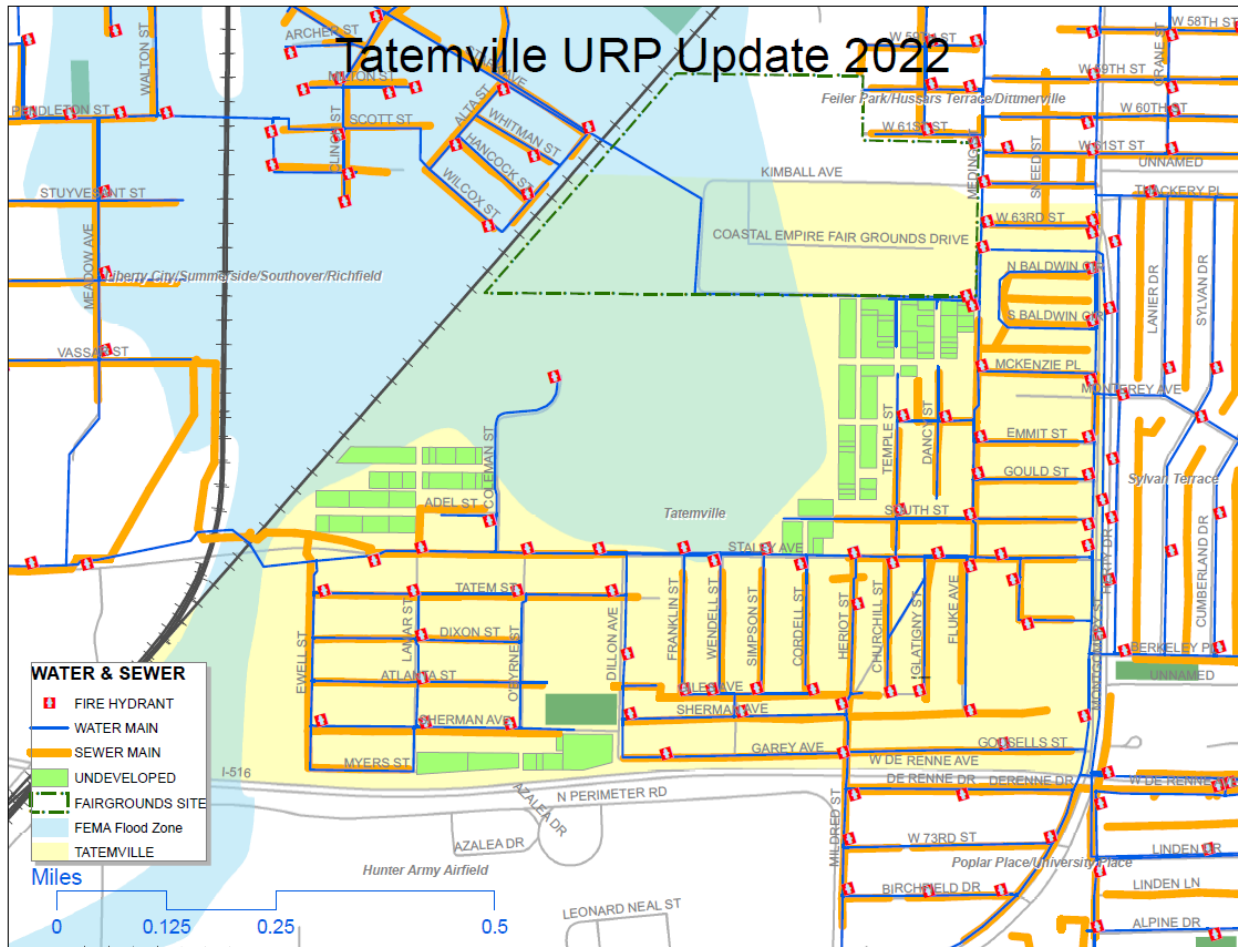
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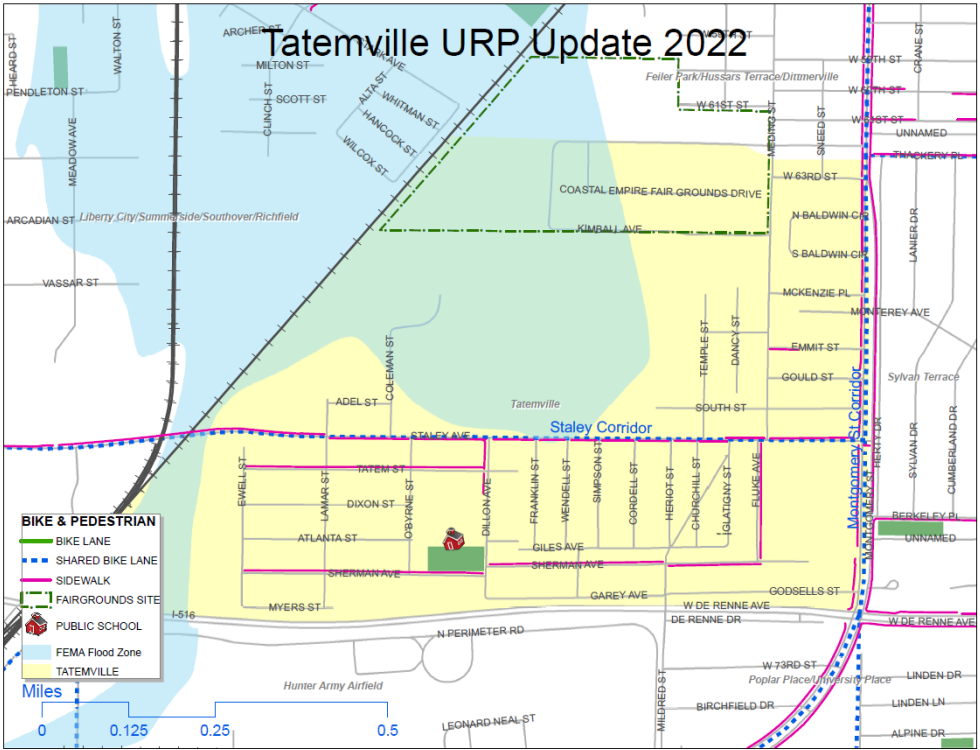
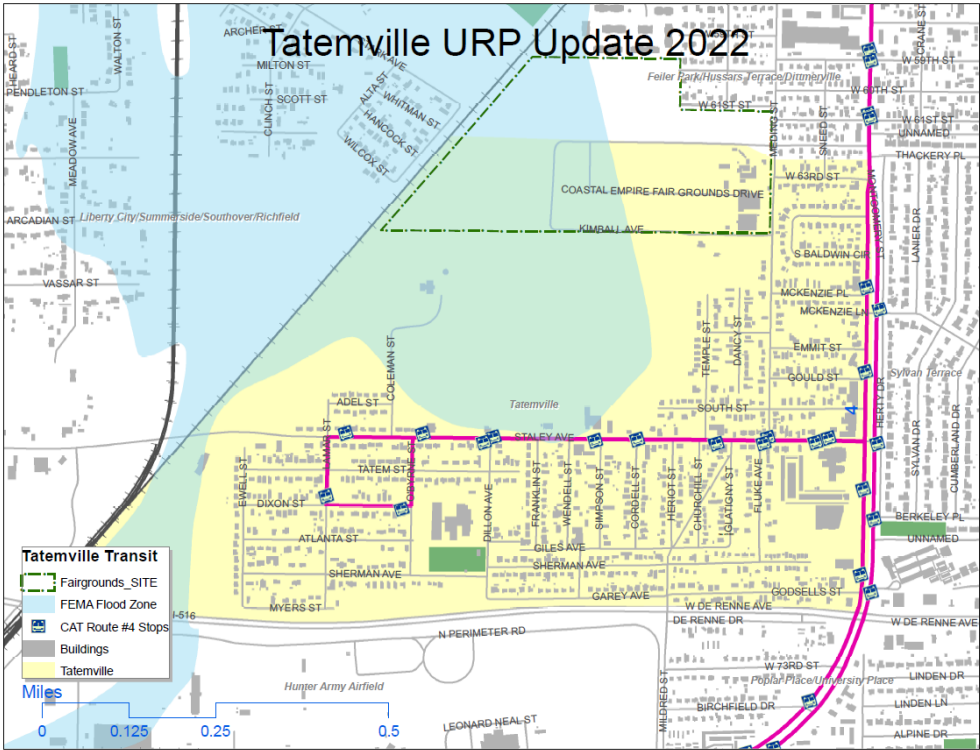
Matemville URP Update 2022



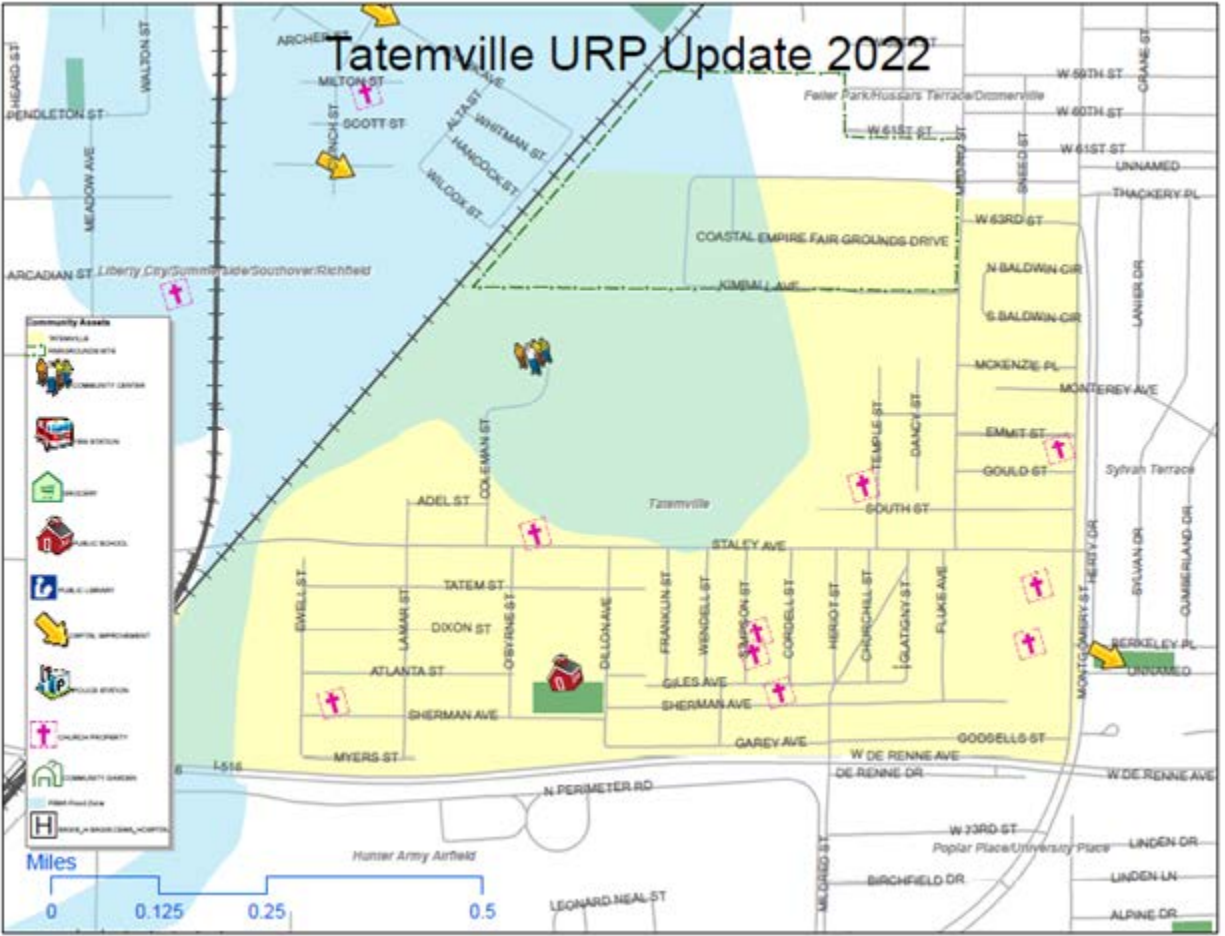
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MAP #6: Neighborhood Assets



Appendix #1

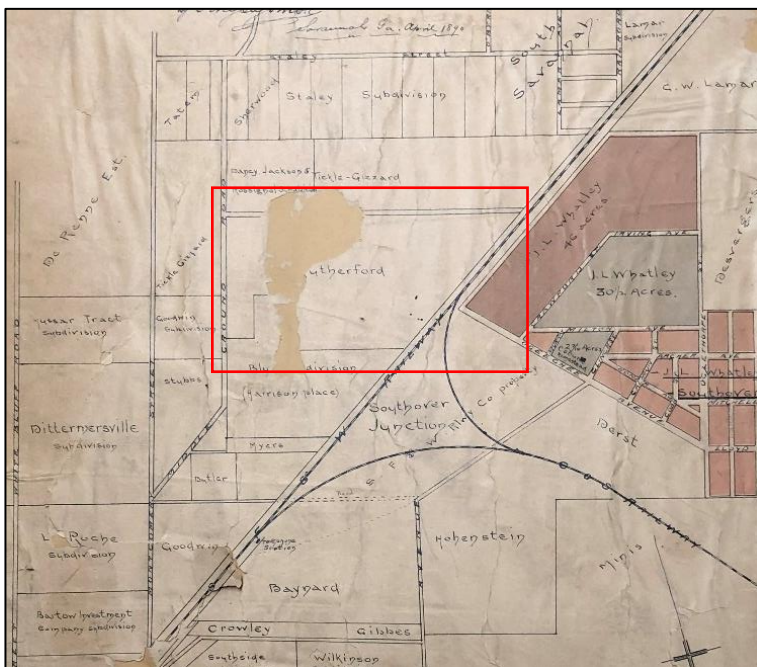
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Savannah Exchange Club Fairgrounds and Vicinity History

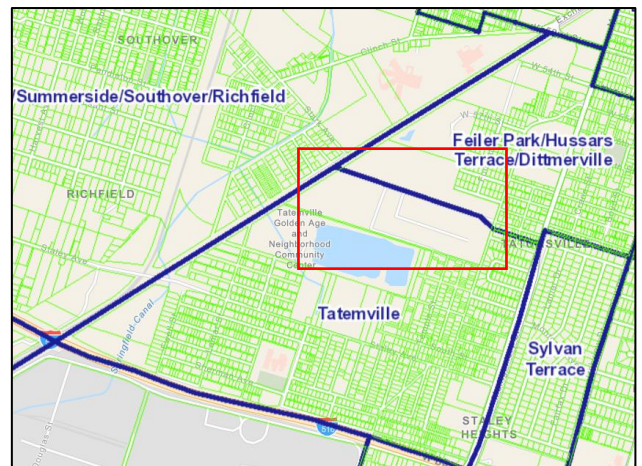
The Savannah Exchange Club Fairgrounds are located at 4801 Meding Street in Savannah, Chatham County, Georgia. On August 5, 2016, Savannah City Council approved the purchase of the 65 +/- acre tract for \$2.9 million from the Savannah Exchange Club Fair Association, Inc. The purchase was finalized by deed on September 1, 2016.

The Fairgrounds has traditionally been a large tract of land held by a single property owner. City maps show this property identified as early as 1890 by "Rutherford." In 1896, Emile Newnan sold the Rutherford Tract to W. M. Davidson. The Savannah Exchange Club purchased the property in 1952 for use as a fairground from the Estate of William Murray Davidson, Jr. The Savannah Exchange Club was chartered in 1926 and has sponsored the Coastal Empire Fair since 1949 to support youth organizations, particularly the Victor Jenkins Boys Club. In 1983, they secured a loan of \$185,00 through City Development Authority revenue bonds in order to install a trade show facility on the property. Following the property's sale to the City, the Exchange Club leased the Fairgrounds in 2017, 2018 and 2019 in order to hold the Coastal Empire Fair while they sought a new permanent site.



Location of Fairgrounds outlined in red (north oriented at the bottom).

"Key plan showing the approximate relative positions
of Southover Junction & the City of Savannah...1890."
3121-008, Engineering – East/West Maps, #EW/W-284.



*Location of Fairgrounds outlined in red (north oriented at top).
Savannah Area Geographic Information System (SAGIS)
snapshot, December 22, 2020.*

The Fairgrounds are nestled among several distinct neighborhoods or subdivisions. *Attachment B: Fairgrounds & Vicinity Historical Maps* provides a visual history of the area through maps preserved in the City of Savannah Municipal Archives.

To the northeast of the Fairgrounds is Dittmersville, laid off in 1866 (likely named for Henry H. Dittmer/s, born 1813-died 1874) and bounded on the north by Kingsville, on the east by White Bluff Road (Bull Street), on the south by the Georgia Hussars Lot, and on the west by Montgomery Street. Dittmersville consists of 90 building lots with a central park (named Hitch Park by ordinance of September 28, 1938). The subdivision is bisected from east to west by 55th Street through 58th Street. North-south streets include Barnard (Boyd) and Jefferson (Crane) streets.*

The Georgia Hussars Lot to the south of Dittmersville was developed in three phases, and takes its name from the Georgia Hussars, a cavalry unit organized by General Oglethorpe in 1736. Hussars Tract was laid out in 1910 and is bordered on the north by Dittmersville, on the east by Bull Street, on the south by 61st Street Lane, and on the west by Montgomery

Street. Barnard and Jefferson streets extend through Hussars Tract, each originally intersecting with an oval park reminiscent of the downtown squares. One park was named Hussars Park and the other Duncan Park. Though appearing on maps at least through the 1940s, these parks do not exist today. By 1930, Hussars Annex and Hussars Terrace had been laid out west of Hussars Tract. This land had previously been identified as the Goodwin Subdivision in 1890 and then by 1910 was the Dunbar & Farrie property. Together Hussars Annex and Hussars Terrace are bounded on the north by 59th Street, on the east by Montgomery Street, on the south by 63rd Street, and on the west by Middle Ground Road. Hussars Terrace is the northern section of this area and Hussars Annex the southern section.

South of Hussars Tract, Sylvan Associates (Sylvan Byck, William Lattimore and John J. Raders) began developing Sylvan Terrace neighborhood in 1954. This 83-acre subdivision is located between Bull and Montgomery streets, 61st Street on the north, and Pulaski Elementary School on the south. The property had formerly been part of the DeRenne Estate. Sylvan Byck was president of Byck-Worrell Construction Co., Inc. (one of the builders of Carver Village), and William Lattimore and John Raders owned The Lamara Company (realty, insurance, mortgage loans, and custom-built homes).

Hussars Annex stretched into a portion of what had been known as Tickle Gizzard, a neighborhood that wrapped around the Fairgrounds' eastern and southern sides. The southern section of Tickle Gizzard was eventually absorbed into Tatemville immediately south of it. Today Tatemville is recognized as bound on the north by 63rd Street, on the east by Montgomery Street, on the south by DeRenne Avenue, and on the west by Ewell Street. Tatemville was developed in 1889 by Robert H. Tatem, and the name eventually overtook the surrounding neighborhoods of Tickle Gizzard, Scotland Heights, and Staley Heights. The Tatemville Community Improvement Association (TCIA) was chartered in 1972 to promote the welfare of the area's residents, secure adequate educational and recreational facilities, and improve neighborhood beautification. A groundbreaking was held for the Tatemville Community Park in 1997 on open land that had been used for farming by locals. The park's centerpiece is a 20-acre lake created by the excavation of sand for the Truman Parkway. The Tatemville Community Center, constructed by Chatham County and operated by the City of Savannah, was dedicated in 2000, with a 2,400 square foot addition dedicated in 2012.

Railroad tracks run along the western edge of the Fairgrounds tract. Originally part of the Savannah Florida & Western Railway (S. F. & W. Railway), they became part of the Atlantic Coast Line Railway (A.C.L. Railway) and are now under the Seaboard Coast Line Railroad. Just west of the tracks is Summerside, laid out for Victor G. Schreck in 1915 from land previously owned by J. L. Whatley, as well as the former Coburn Homestead. Summerside is a triangular development with Ogeechee Avenue (Stark Avenue) on the north, the railroad tracks and Summerside Avenue on the southeast, and Calhoun Street on the west. Immediately north of Summerside is Southover and Southover Junction. Southover was developed to the northwest of Summerside, also on J. L. Whatley property. Southover Junction was a large tract of railroad property running along the tracks. Today Derenne Middle School and Hodge Elementary School are located on Southover Junction.

Going back east over the railroad tracks is the neighborhood of Feiler Park, developed by Edwin J. Feiler in 1945 from a portion of the Plumstead and Davidson tracts. Feiler Park is bounded by 57th Street on the north, Meding Street on the east, 61st Street and the Fairgrounds on the south, and the Fairgrounds and the Montgomery Landing apartments on the west. The Montgomery Landing complex is located on a portion of the former Plumstead Tract.

Dittmersville was annexed into the City's corporate limits by an Act of the Georgia General Assembly in 1937. Hussars Tract, Hussars Terrace and Hussars Annex were annexed in 1939. The eastern end of Tatemville was annexed in 1950, followed by the rest of Tatemville in 1961. The 1961 annexation also included the Fairgrounds property, as well as Feiler Park and the Plumstead Tract. Summerside and Southover were brought into the corporate limits after 1964.

**Original subdivision plans sometimes show street names different from those that were implemented. Likewise, original implemented names sometimes have been changed over time. Occasionally, maps (even current maps) have two names labeled on a street at the same time. An effort has been made to provide all names discovered during research.*

ATTACHMENTS:

A: Sources

B: Fairgrounds & Vicinity Historical Maps

ATTACHMENT A: SOURCES

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- Record Series 3121-009, City of Savannah, Engineering Department – Property Maps, Item 14-16A.
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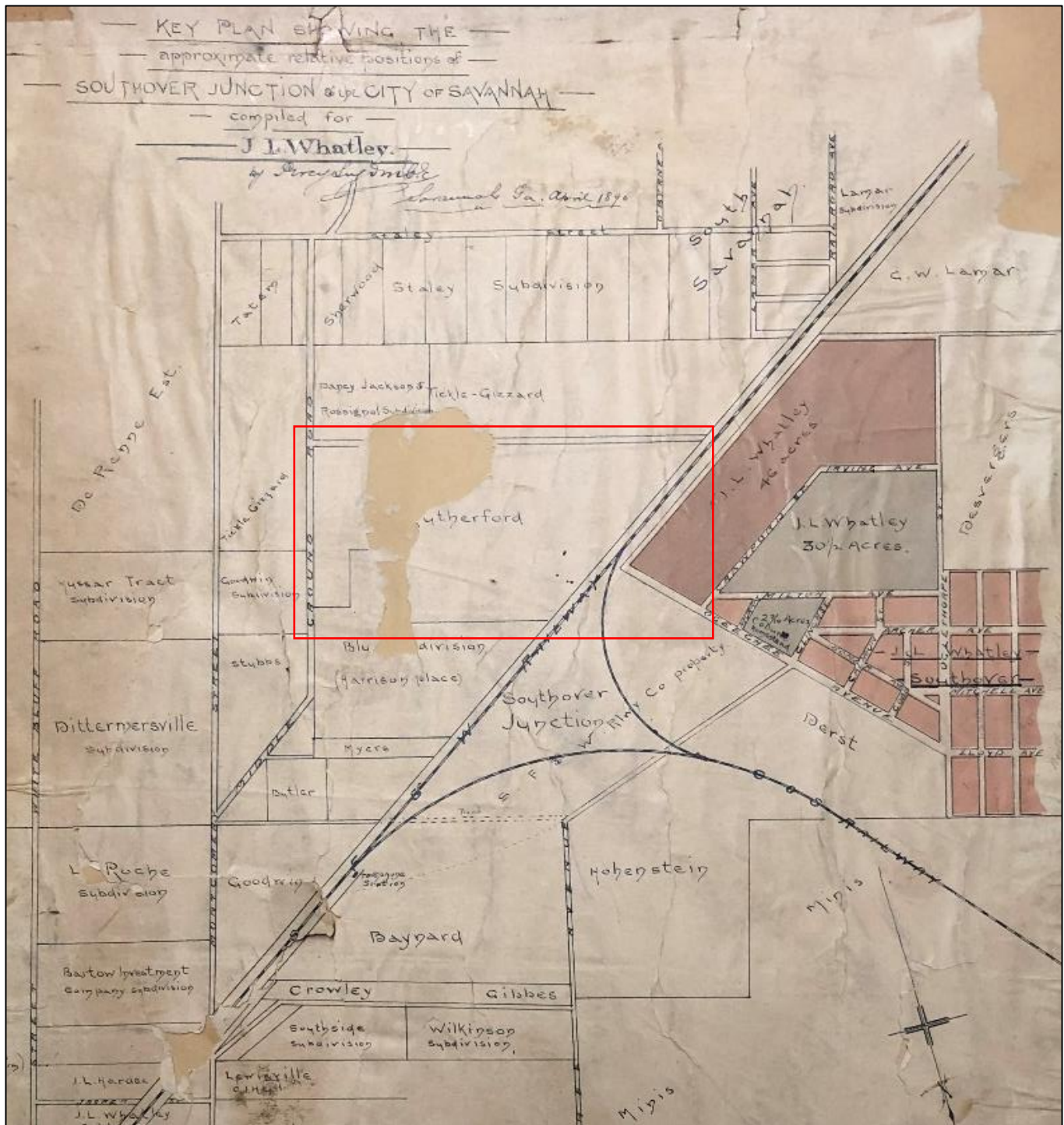
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			Middle Ground Road.					
25	24	26	27	54	55	56	90	
22	23	29	28	53	58	57	89	
21	20	30	31	52	59	60	88	
18	19	32	49	50	51	62	61	
17	16	33	<p><u>Plan</u> <u>Of Dittmersville laid off</u> <u>April 30th 1868 by John B.</u> <u>Hogg City Surveyor</u> <u>Copy, John B. Howard</u> <u>(formerly Hogg's)</u> <u>May 10th 1881 City Surveyor</u></p>			63	64	86
14	15	34				66	65	85
13	12	35				67	68	84
9	10	11				70	69	83
8	7	36	48	47	46	71	72	82
5	6	37	44	45	45	74	73	81
4	3	38	43	42	42	75	76	80
NO: 1	2	39	<p><u>James Fleming</u> <u>40</u> <u>41</u> <u>157.6</u> <u>157.6</u></p>			78	77	79
157.6	157.6	157.6	White Bluff Road			157.6	157.6	157.6
Georgia Hussars Lot						Kingsville		

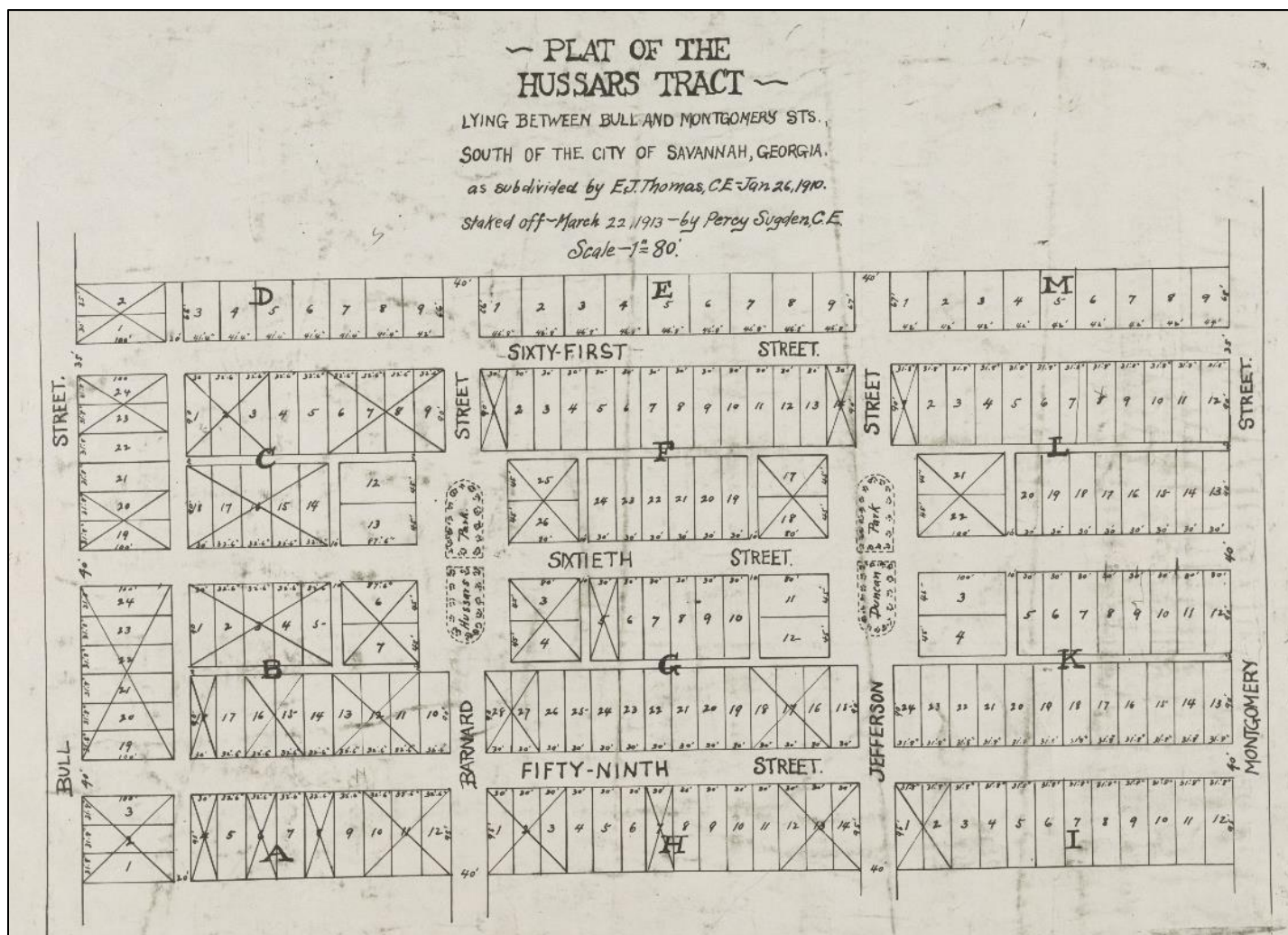
“Plan of Dittmersville, laid off April 30th 1866 by John B. Hogg City Surveyor,” copy, John B. Howard, May 10th 1881.
Record Series 3121-020, Engineering Department – Major Subdivision Maps, #1A.



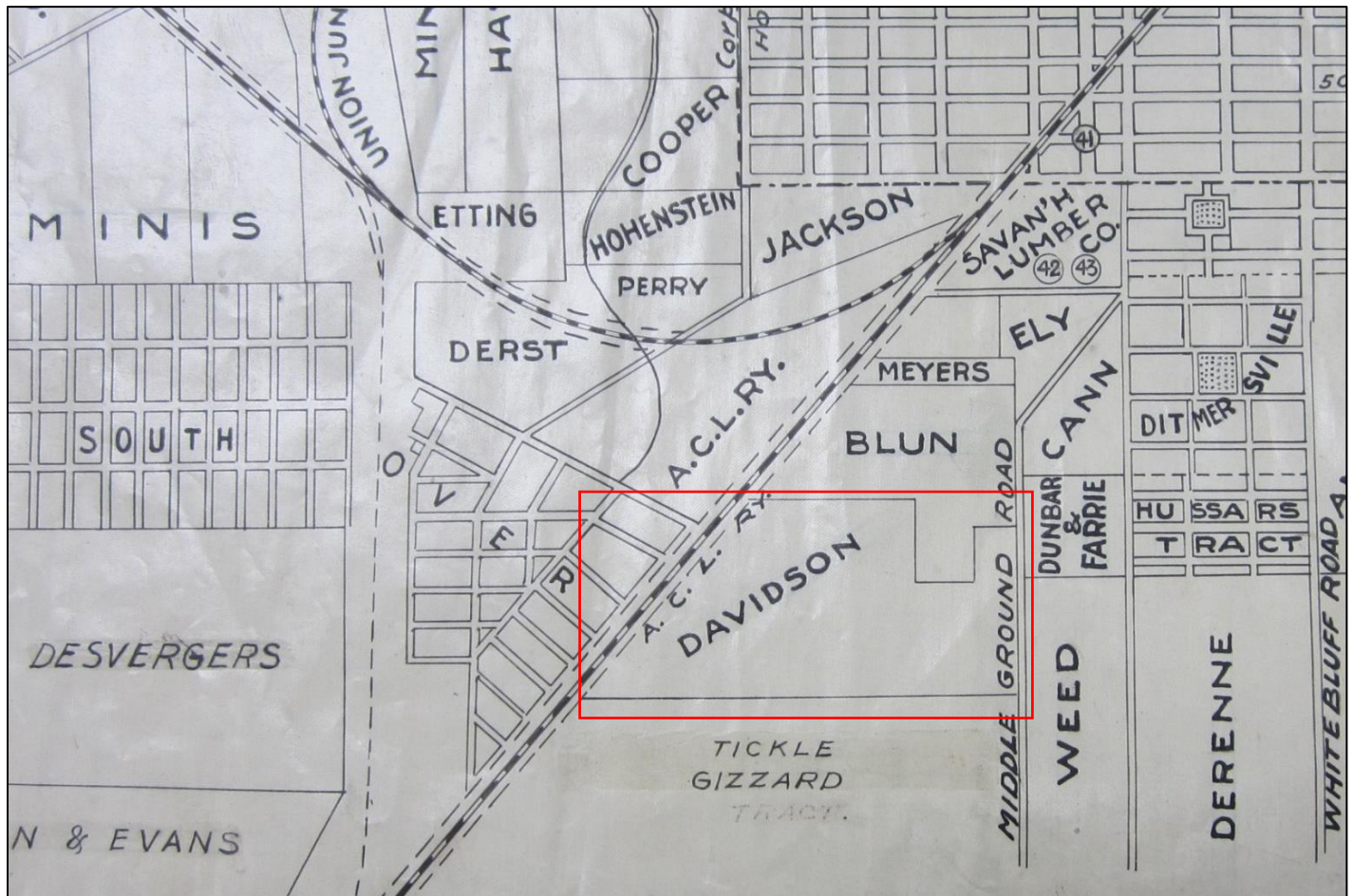
Location of Fairgrounds outlined in red (north oriented at the bottom).

"Key Plan showing the approximate relative positions of Southover Junction & the City of Savannah, compiled for J. L. Whatley, by Percy Sudgen, C. E., Savannah, Ga., April 1890."

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"Plat of the Hussars Tract, lying between Bull and Montgomery Sts., South of the City of Savannah, Georgia, as subdivided by E. J. Thomas, C. E., Jan. 26, 1910. Staked off March 22, 1913 by Percy Sugden, C.E."
Record Series 3121-020, Engineering Department – Major Subdivision Maps, #42A.



Location of Fairgrounds outlined in red (north oriented at the top).

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John W. Howard, City Engineer, Feb. 1910."

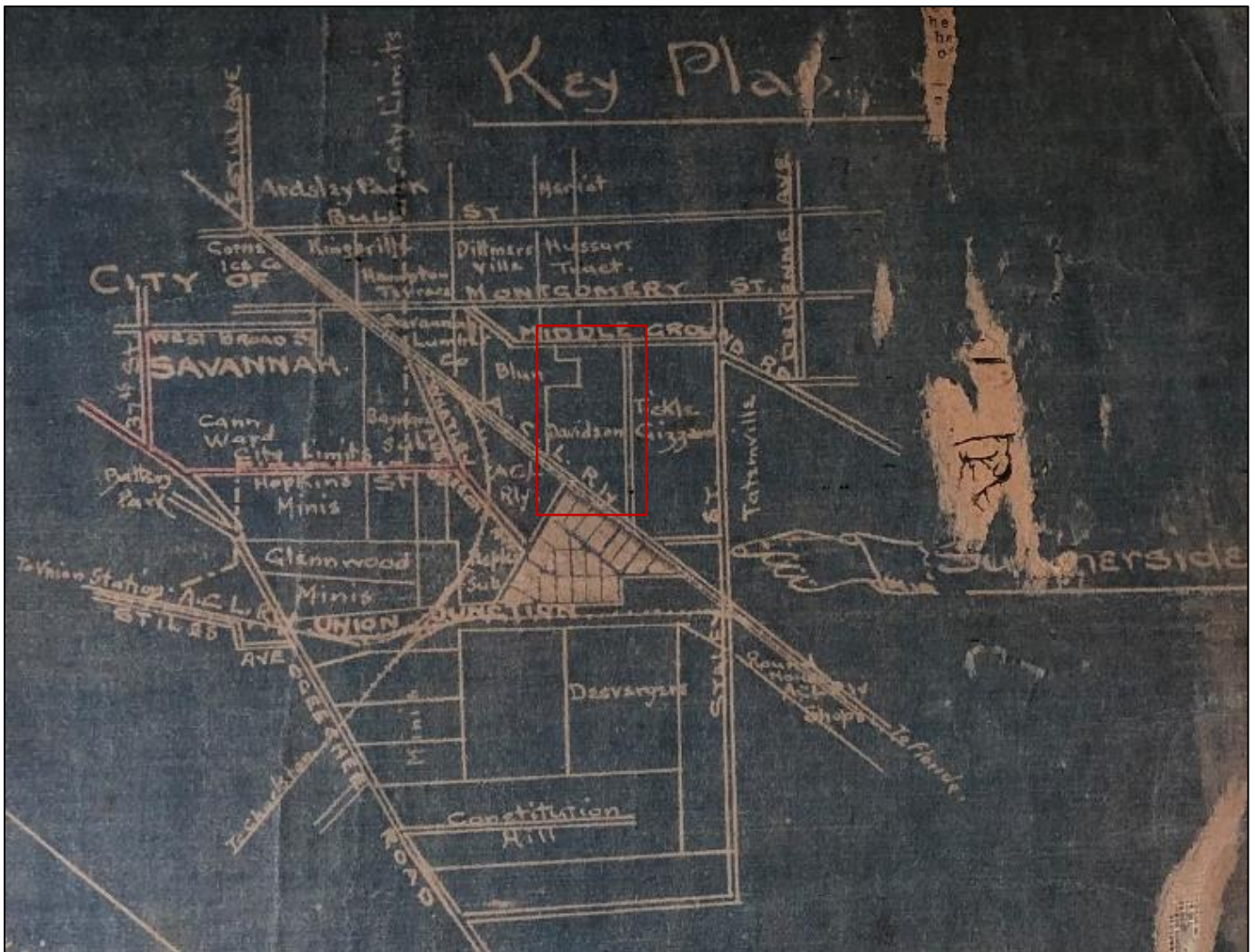
Record Series 3121-007, Engineering Department – General Maps, #XA-10.



"Plat of Summerside, located on the A.C.L. Railway about ½ a mile from City of Savannah, Ga.

As laid off for Mr. Victor G. Schreck.," by Percy Sugden, 1915.

Record Series 3121-020, Engineering Department – Major Subdivision Maps, #54A.

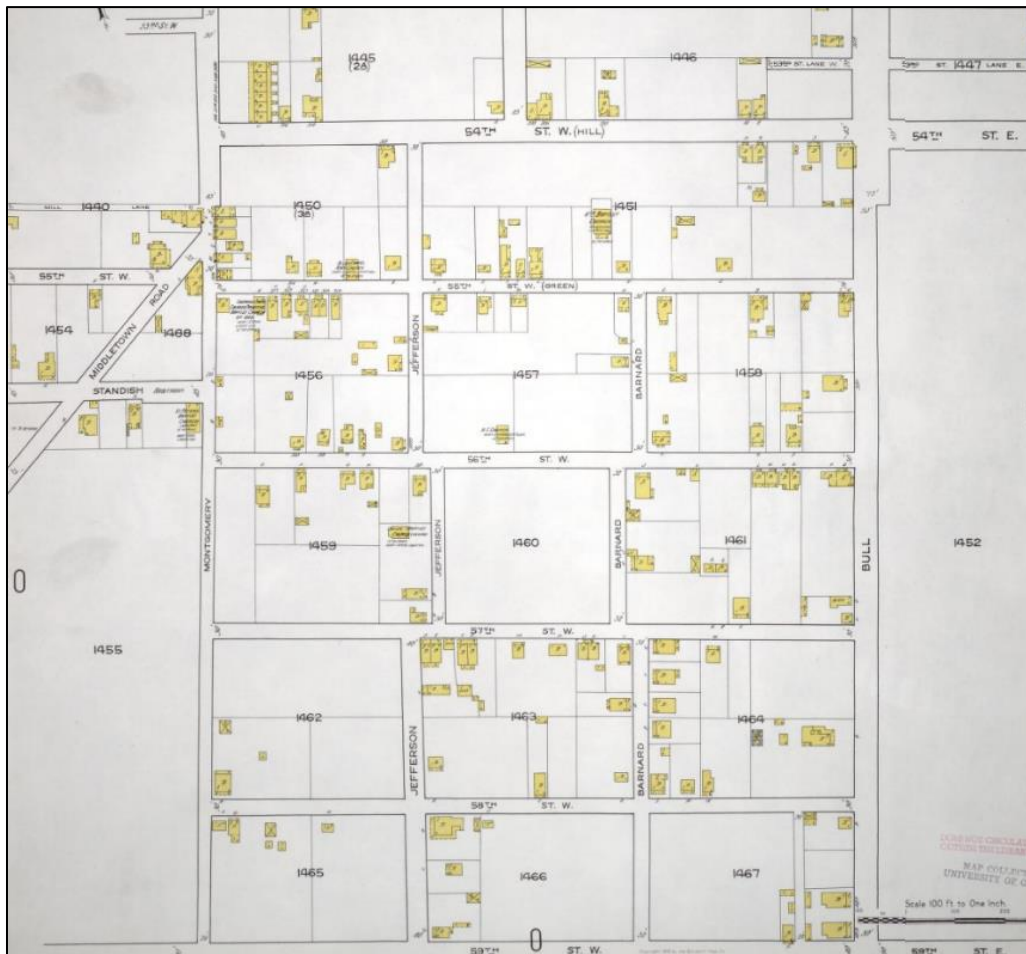


Location of Fairgrounds outlined in red (north oriented to the left).

Key Plan from "Plat of Summerside, located on the A.C.L. Railway about ½ a mile from City of Savannah, Ga.

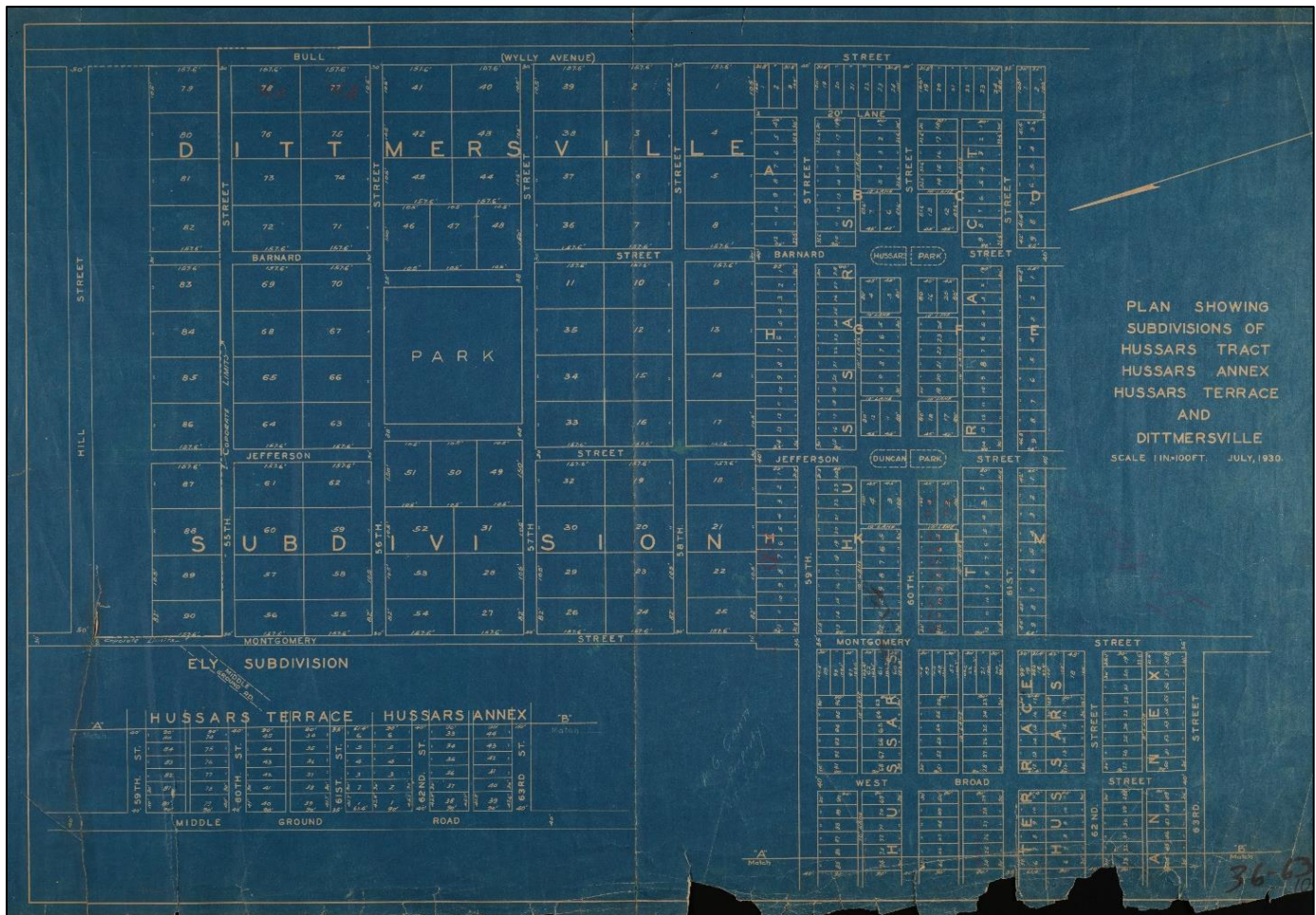
As laid off for Mr. Victor G. Schreck,," by Percy Sugden, 1915.

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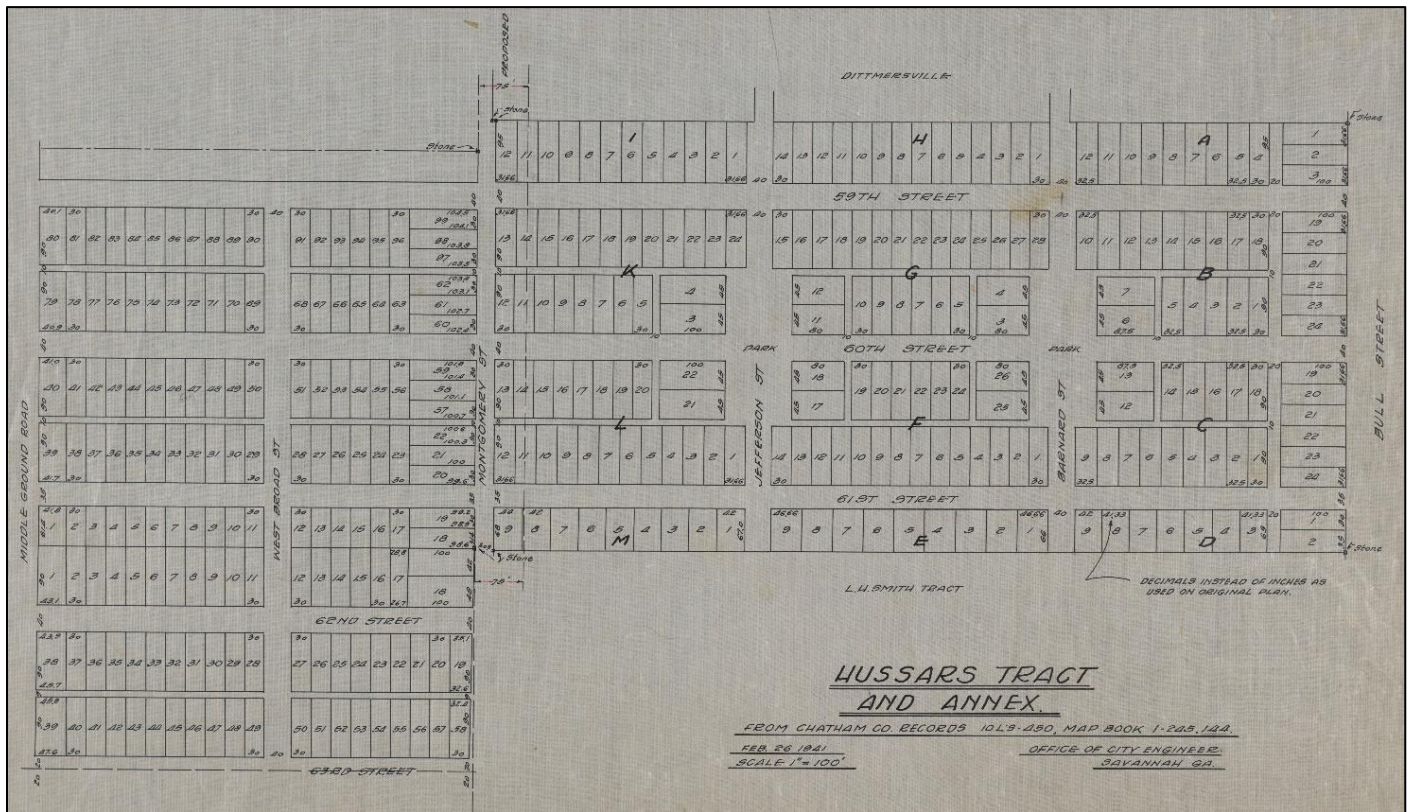


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Insurance map of Savannah, Georgia, 1916, Volume 2, Sheet 157. Published by the Sanborn Map Company. University of Georgia Libraries Map Collection, Athens, Ga., presented in the Digital Library of Georgia.

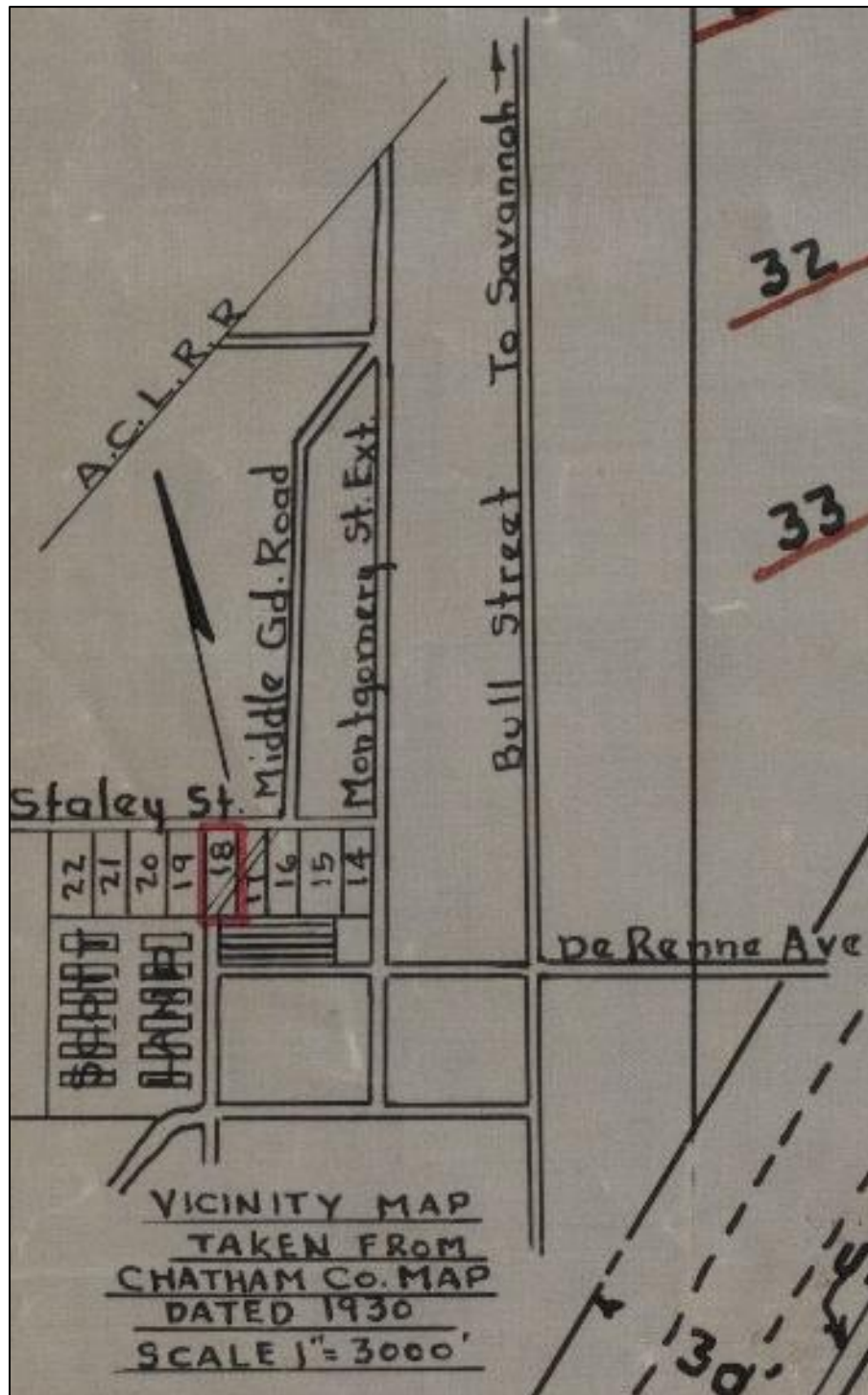


“Plan Showing Subdivisions of Hussars Tract, Hussars Annex, Hussars Terrace and Dittmersville,” July 1930.
Record Series 3121-020, Engineering Department – Major Subdivision Maps, #109A.

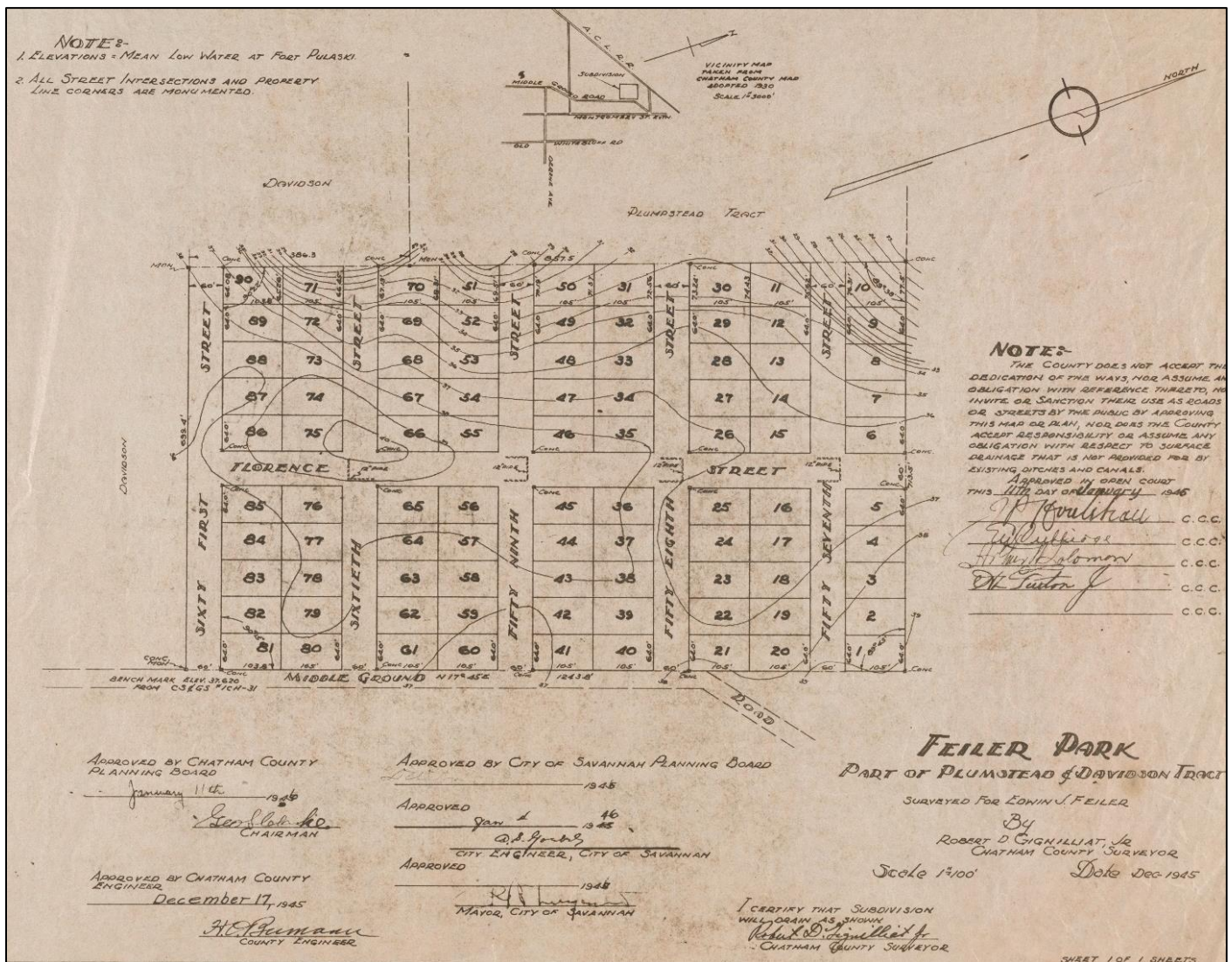


"Hussars Tract and Annex," 1941.

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Vicinity Map from "Plan Showing Scotland Heights, A Subdivision of Block No. 18, Tatenville, Chatham County Ga., Surveyed for Dr. Geo. W. Heriot, Sr. by Henry Y. Glenn, C.E.," 1945.
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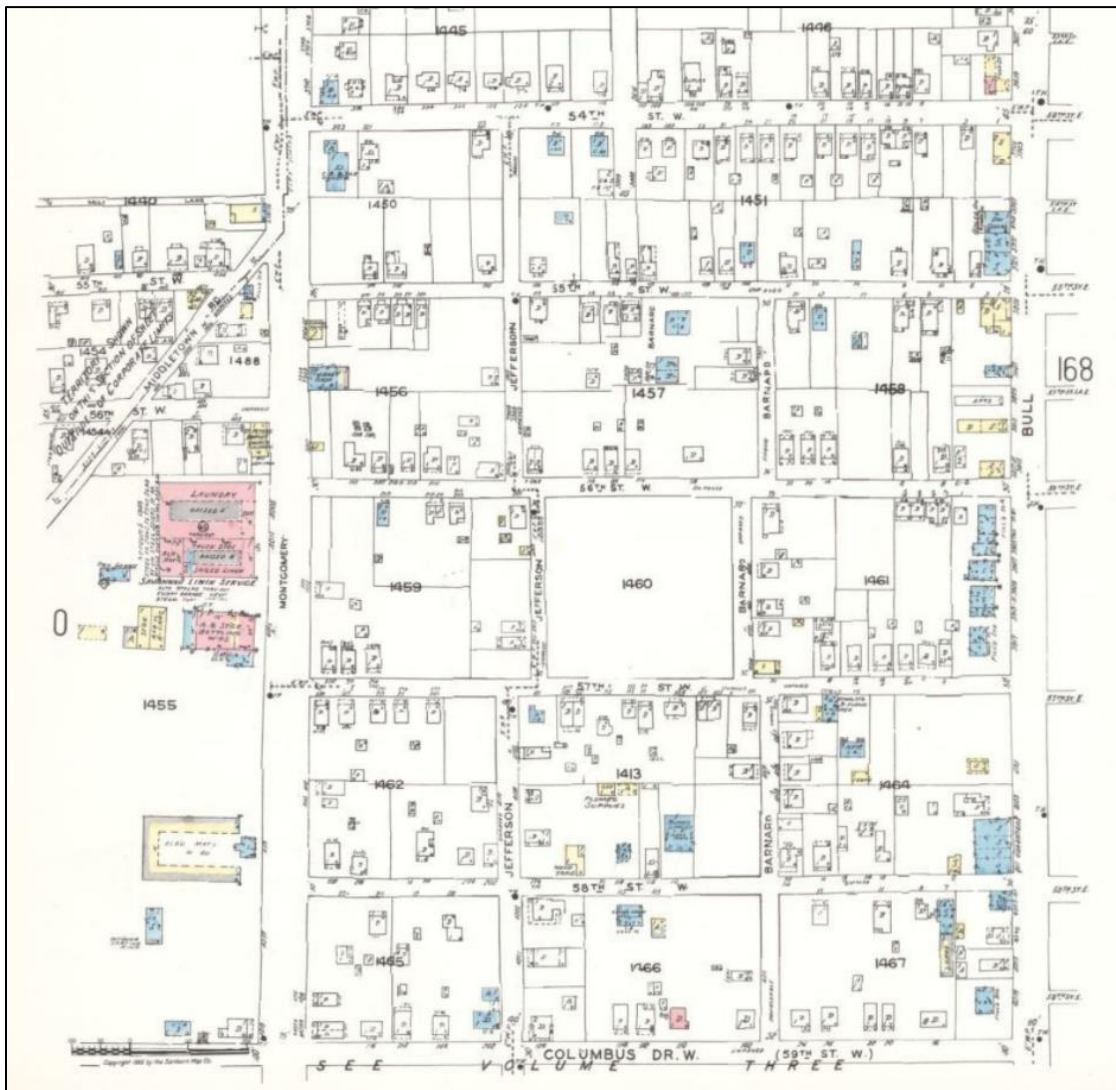


"Feiler Park, Part of Plumstead & Davidson Tract, surveyed for Edwin J. Feiler," 1945.
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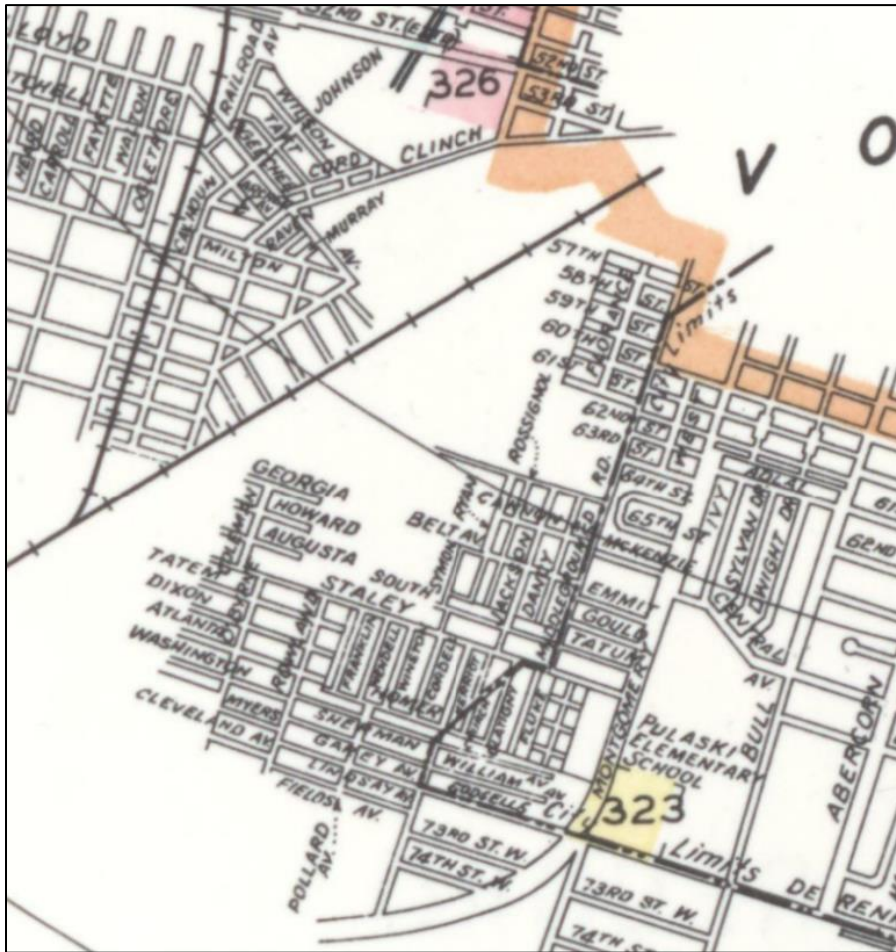
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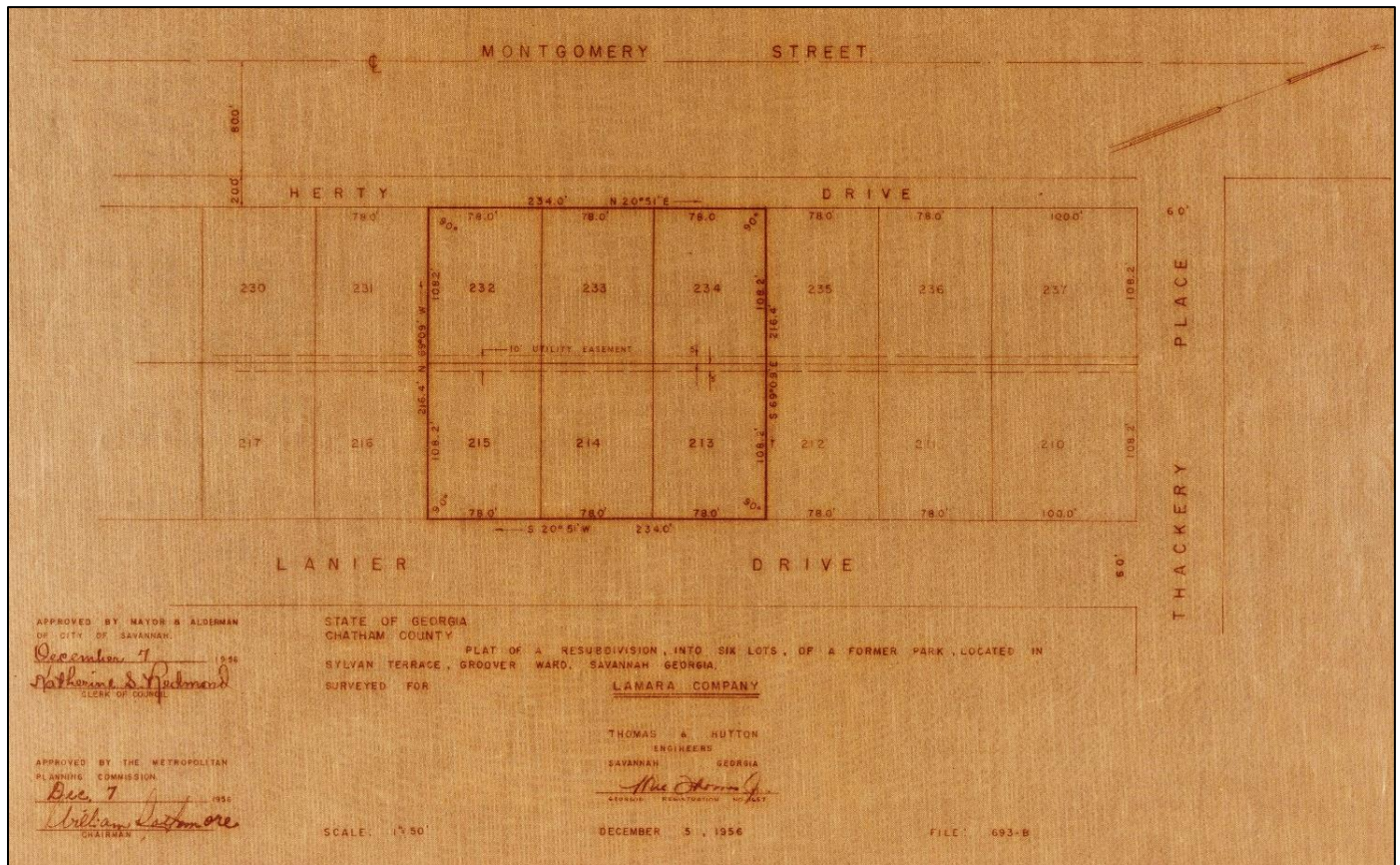


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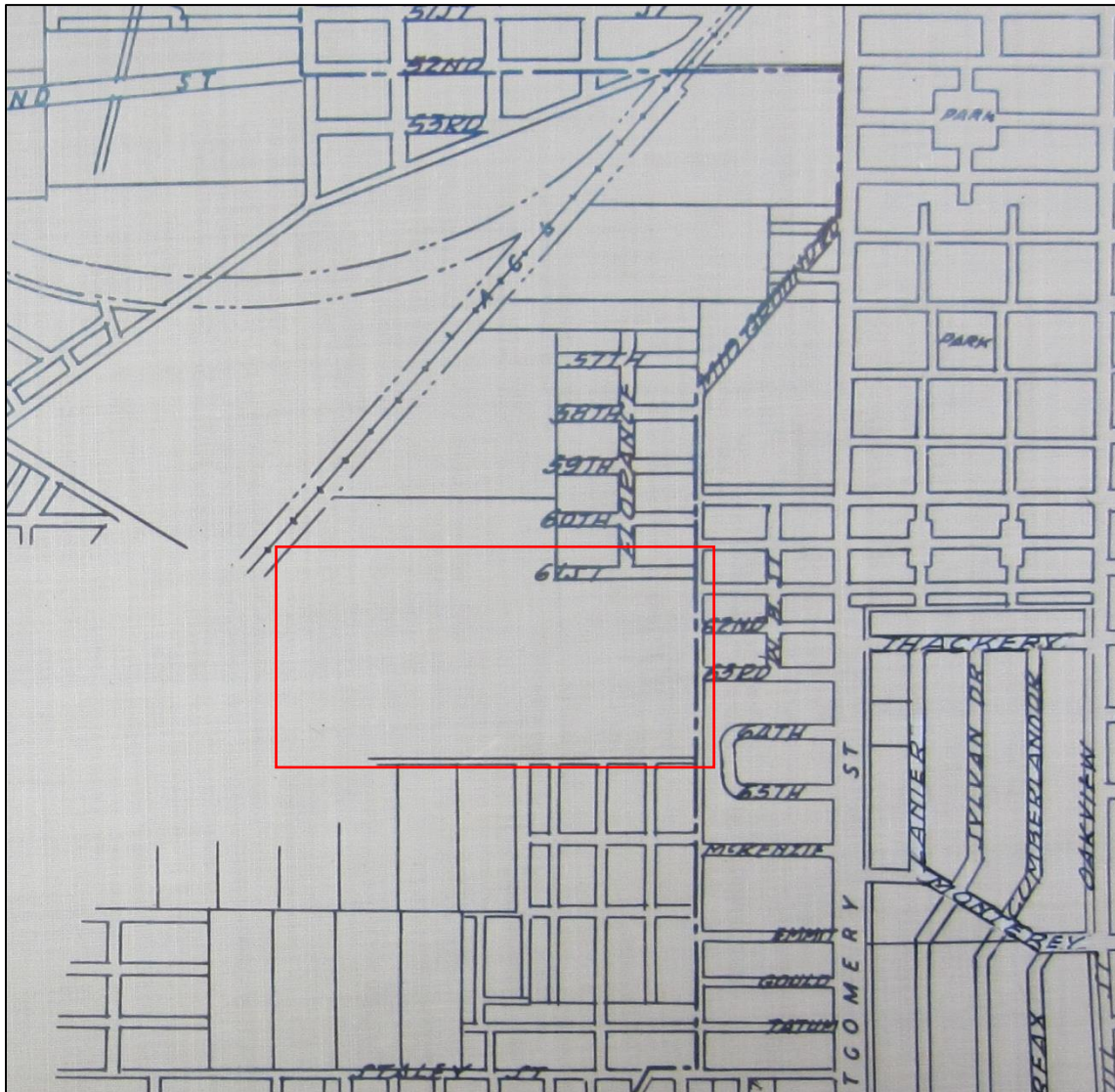
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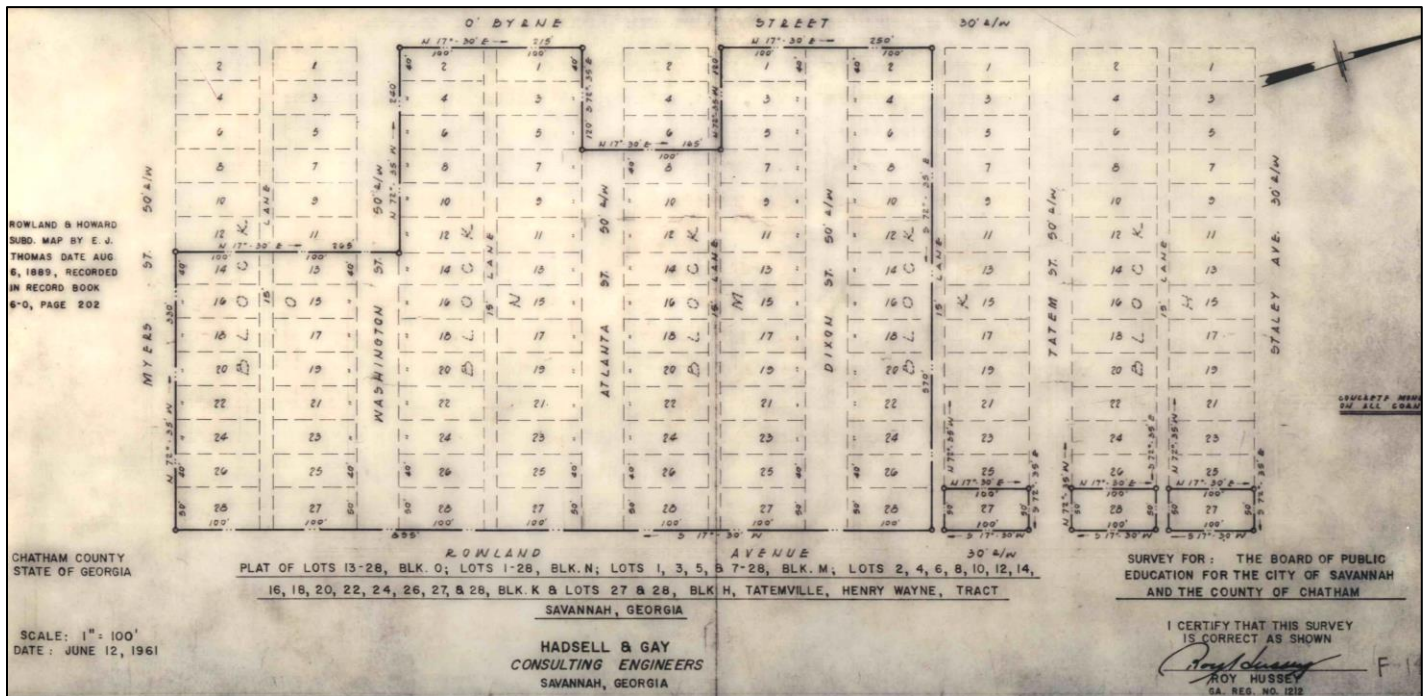
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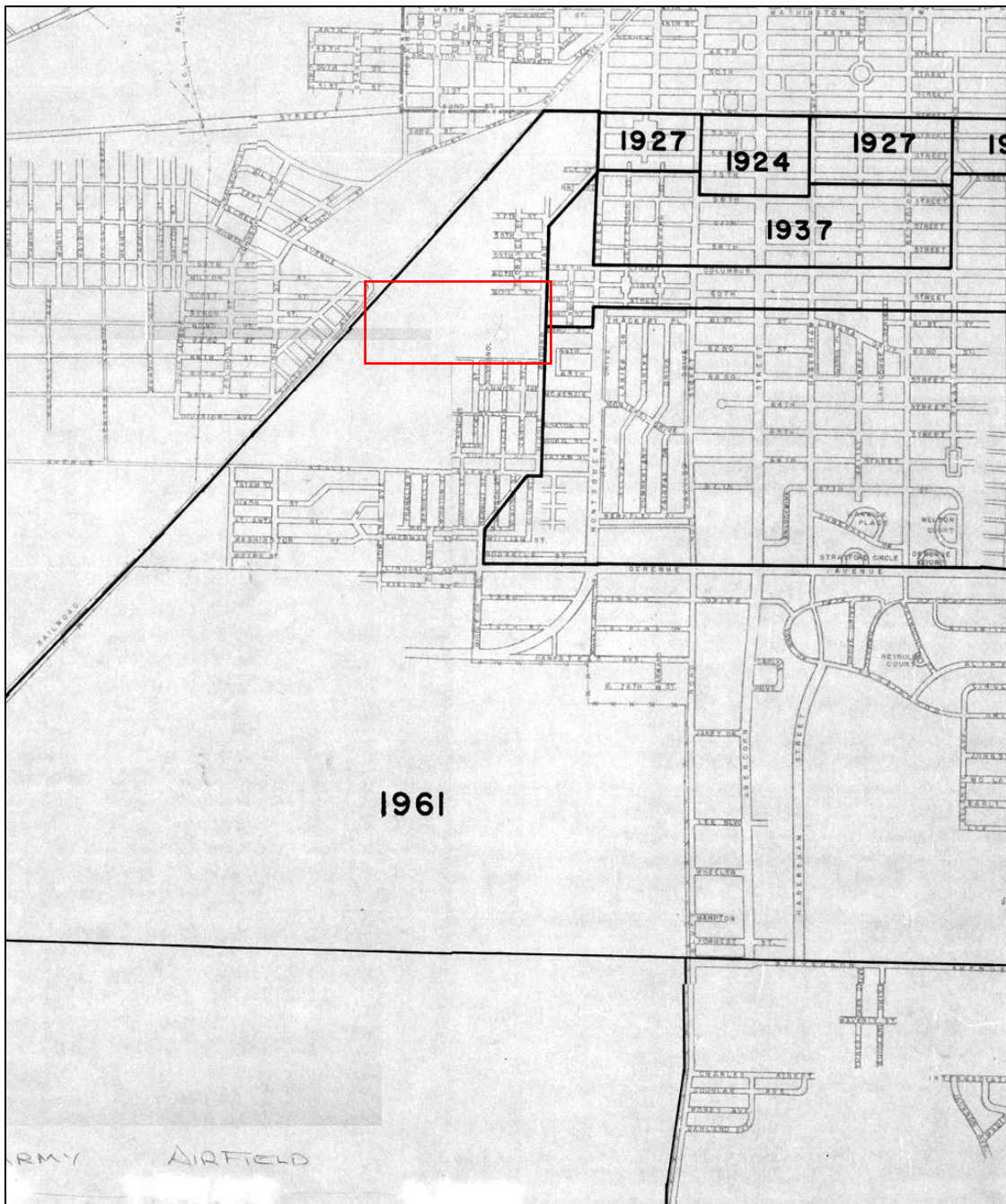
Location of Fairgrounds outlined in red (north oriented at the top).

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Record Series 3121-009, Engineering Department – Property Maps, #14-16A.



Location of Fairgrounds outlined in red (north oriented at the top).

"City of Savannah Annexations through 1964."

Map courtesy of Chatham County-Savannah Metropolitan Planning Commission.