

Prepared for the City of Savannah
DRI #4217
Fairgrounds Legacy Development
July 30, 2024



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

City of Savannah, Georgia

Bridget Lidy

blidy@savannahga.gov

912-525-3097

1.2 Applicant

Bridget Lidy

blidy@savannahga.gov

912-525-3097

2.0 Project Description

2.1 Summary

DRI#4217 spans approximately 66 acres, with the City of Savannah pursuing rezoning. The project consists of a mixed-use development that features up to 400 housing units, a film studio, a creative workforce innovation center, neighborhood commercial uses, an indoor sports facility, outdoor sports fields and courts, playgrounds, a nature preserve, and other associated uses. The Parcel involved in this request for rezoning is [20108 01001 \(4801 Meding Street, Savannah\)](#).

3.0 Parcel Data

3.1 Size of Property

The property is approximately 66 acres.

3.2 General Location

The property is located on Meding Street in Chatham County, Georgia.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property has previously been developed. It was the site of the old Savannah Fairgrounds.

4.3 Future Development Map Designation (Character Area)

The city of Savannah Character Area Map designates the area as Parks/Recreation.

4.4 Zoning District

The Current zoning for the project is C-P Conservation-Park. If rezoned, the project site will receive a PD (Planned Development) zoning designation.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Chatham County's Comprehensive Plan was adopted in 2021. Character Area map designates the portion of the project area that is being developed as Parks/Recreation. Therefore, the proposed rezoning and development is somewhat consistent with the adopted local Comprehensive Plan.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marsh.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims

to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed*.

Conservation areas are to be preserved in order to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4217 is in a *developing area*. Therefore, the proposed rezoning and development of the project is consistent with the Regional Land Use Map.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources:* Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Rapid Development:* Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment:* Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, portions of the project site for DRI #4217 are in an *Area in Need of Redevelopment*, which is an area that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, the location of DRI #4217 is near to core and corridor areas, and wetlands/floodplains are present. Therefore, the CRC recommends that the approving local government give special consideration to the potential impact of this proposed development on the surrounding environment.

6.5 Wetlands

Wetlands and floodplain are within the parcel and may be impacted. A portion of the site lies within zone AE and within zone X.

6.6 Coastal Stormwater Supplement

Approximately 39.39% of the project site is expected to be impervious surface once the development is completed. The applicant states that the natural wetlands areas will be preserved; they will be utilized as a way to slowly diffuse the collected stormwater from the site and thereby enhance the quantity of stormwater detention in the Springfield Canal and improve the water quality through natural filtration. The following areas will be set aside to assist in mitigating flood hazards: 20.5-acre wetlands and nature preserve, 2.5-acre central park, 3-acre retention pond, and 18.3-acres of recreational areas.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

City	2000	2010	2020	2030
Savannah	131,510	148,563	162,579	174,256

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 131,510 to 174,256 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The City of Savannah unemployment rate was 4.3 percent¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$149,609,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$7,626,578. The applicant indicates that the regional work force is not sufficient to fill the demand created by the proposed project and will not displace any existing uses.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

¹ U.S. Census Bureau. (2022). Selected Economic Characteristics. *American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03*.

<https://data.census.gov/table/ACSDP1Y2022.DP03?t=Employment&g=160XX00US1369000>.

According to The Coastal Character Design Guidelines, the proposed development is located in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Traditional Neighborhoods*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in the City of Savannah, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development will require a change of character areas in the next local comprehensive plan update if approved. The development is generally consistent with the adopted Regional Comprehensive Plan.

The site contains wetlands and floodplains, and development decisions should be mindful of potential impacts to environmentally sensitive areas. New development should strive to be efficient with water resources. Native or naturalized drought tolerant landscaping is highly encouraged to reduce irrigation requirements. The CRC also recommends that the applicant review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the recommended best practices for water management are being utilized in this development.

8.3 Public Comment

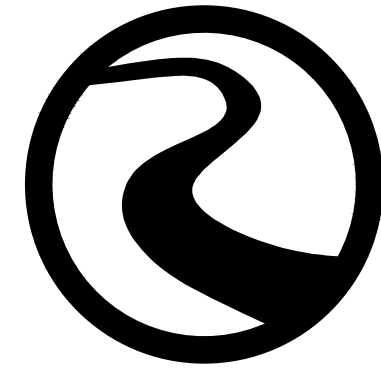
Public comment was received by 07/19/2024.

For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov

CONCPET PLAN – APPLICANT PROVIDED

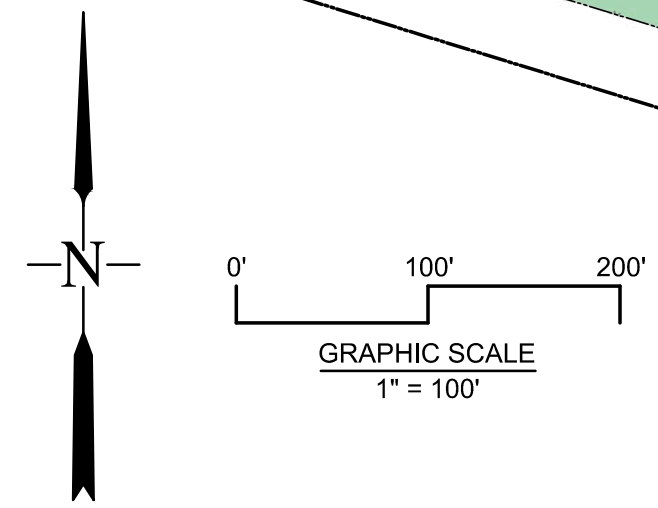
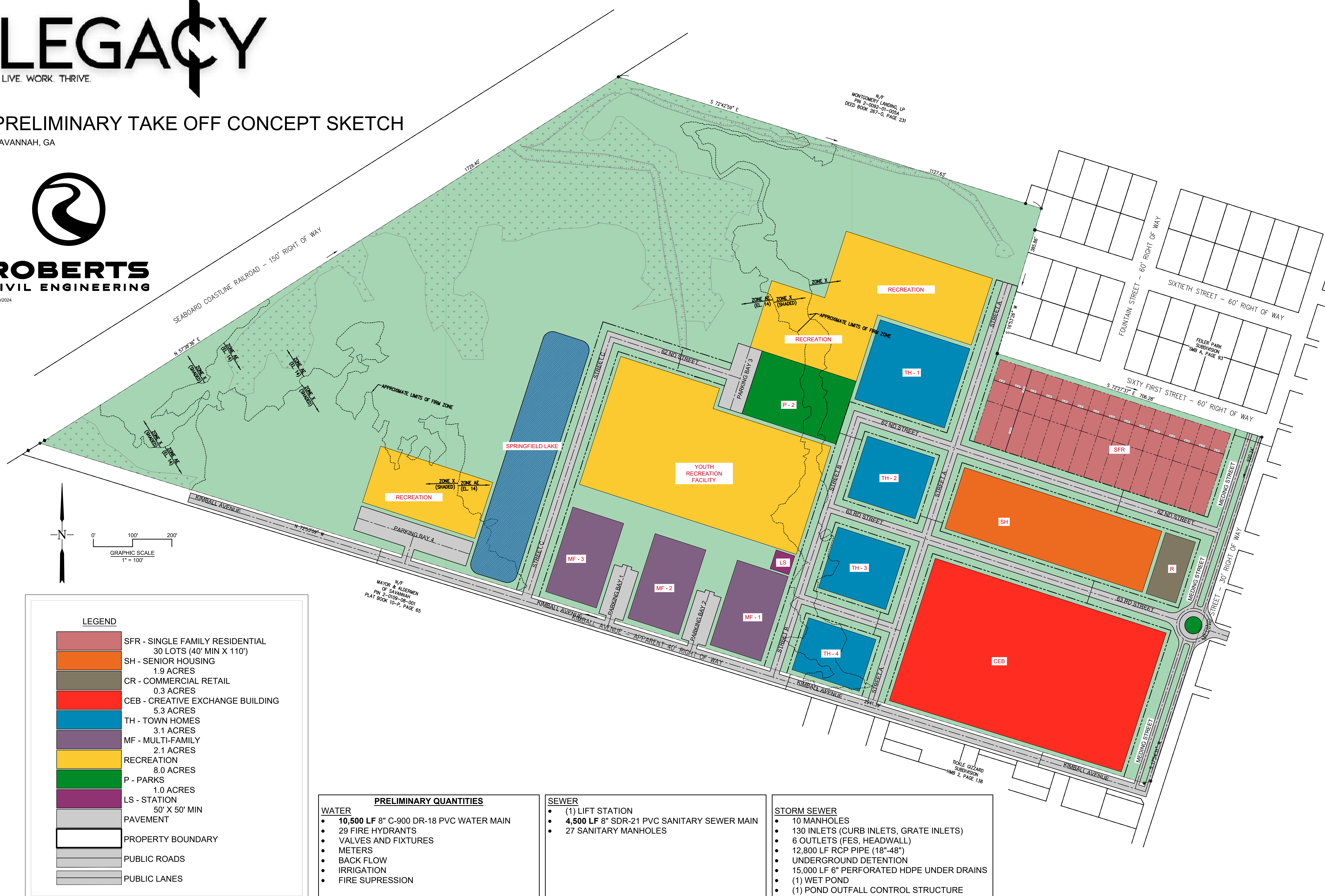
PRELIMINARY TAKE OFF CONCEPT SKETCH

SAVANNAH, GA



ROBERTS
CIVIL ENGINEERING

01/10/2024



LEGEND	
[Red Box]	SFR - SINGLE FAMILY RESIDENTIAL 30 LOTS (40' MIN X 110')
[Orange Box]	SH - SENIOR HOUSING 1.9 ACRES
[Brown Box]	CR - COMMERCIAL RETAIL 0.3 ACRES
[Red Box]	CEB - CREATIVE EXCHANGE BUILDING 5.3 ACRES
[Blue Box]	TH - TOWN HOMES 3.1 ACRES
[Purple Box]	MF - MULTI-FAMILY 2.1 ACRES
[Yellow Box]	RECREATION 8.0 ACRES
[Green Box]	P - PARKS 1.0 ACRES
[Purple Box]	LS - STATION 50' X 50' MIN
[Grey Box]	PAVEMENT
[White Box]	PROPERTY BOUNDARY
[Light Grey Box]	PUBLIC ROADS
[Dark Grey Box]	PUBLIC LANES

PRELIMINARY QUANTITIES	
WATER	
•	10,500 LF 8" C-900 DR-18 PVC WATER MAIN
•	29 FIRE HYDRANTS
•	VALVES AND FIXTURES
•	METERS
•	BACK FLOW
•	IRRIGATION
•	FIRE SUPPRESSION










SEWER	
•	(1) LIFT STATION
•	4,500 LF 8" SDR-21 PVC SANITARY SEWER MAIN
•	27 SANITARY MANHOLES

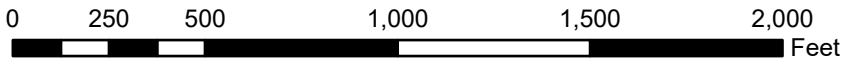
STORM SEWER	
•	10 MANHOLES
•	130 INLETS (CURB INLETS, GRATE INLETS)
•	6 OUTLETS (FES, HEADWALL)
•	12,800 LF RCP PIPE (18"-48")
•	UNDERGROUND DETENTION
•	15,000 LF 6" PERFORATED HDPE UNDER DRAINS
•	(1) WET POND
•	(1) POND OUTFALL CONTROL STRUCTURE

CHARACTER AREA MAP

Future Land Use Map

Legend

-  Planned Development
- Future Land Use**
-  Civic/Institutional
-  Commercial-Neighborhood
-  Commercial- Suburban
-  Parks/Recreation
-  Residential- General
-  Residential- Suburban Single Family
-  Transportation/Communication/Utilit
-  Water



AN ORDINANCE
To Be Entitled

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP CATEGORIES FOR CERTAIN PROPERTY AT 4801 MEDING STREET (PIN 20108 01101) FROM PARKS AND RECREATION TO PLANNED DEVELOPMENT; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The Future Land Use Map Category for the following described property, be changed from its present Parks and Recreation to Planned Development:

Property PIN(S): 20108 01001

All that certain tract or parcel of land situated, lying and being in Chatham County, Georgia, just beyond the corporate limits of the City of Savannah, known as the "Rutherford Tract", containing sixty-five acres, more or less, and being more particularly described as follows: Beginning at the point on the west side of the right of way of the Middleground Road which is the southeast corner of the Rutherford Tract and the Northeast corner of the Tickle Gizzard Tract, running thence North $73 \frac{1}{4}^{\circ}$ West a distance of two thousand nine hundred forty feet (2940), more or less, along the dividing line between said two tracts to the easterly line of the right of way of the Atlantic Coast Line Railway; thence in a northeasterly direction along said right of way a distance of one thousand seven hundred twenty-four feet (1724), more or less, to its junction with the southern line of the Plumstead Tract; thence South $73 \frac{1}{4}^{\circ}$ East, along the dividing line between the Plumstead and Rutherford Tracts, a distance of one thousand one hundred sixty-four feet (1164), more or less, to a concrete monument; thence South 17-03' West a distance of five hundred thirty-eight and two tenths (538.2) feet to a stake; thence South $70^{\circ} 30'$ East a distance of six hundred ninety-nine and four tenths (699.4) feet to a stake on the West line of the right of way of Middleground Road; thence South along said west line of said right of way to the point of beginning; said tract hereby conveyed being bounded on the North by the Plumstead Tract; on the East by Middleground Road, on the South by the Tickle Gizzard Tract, and on the West by the right of way of Atlantic Coast Line Railway. This is the same property conveyed to W. M. Davidson by deed from Emile Newman, dated January 9, 1896, which is recorded in the Office of the Clerk of Superior Court of said County in Deed Book 7 O's, page 274, plus one and five tenths (1.5) acres conveyed to said party of the first part by deed from Edwin J. Feiler, dated February 27, 1946, recorded in said Clerk's office in Deed Book 42 I's, page 347, less one and five tenths (1.5) acres conveyed by said party of the first part to Edwin J. Feiler by the same deed; a map of said Rutherford Tract made by the Percy Sugdes, C. E., May 1890, which is recorded in said Clerk's office in Deed Book 6 T's, page 131, and a map showing the swap of property with Edwin J. Feiler, which is recorded in said Clerk's office in Plat Record "B", page 341, being hereby specifically referred to.


SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance effective

the 1st of September 2019, and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 8th of May 2024, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.


EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: 23rd day of May 2024.



Van R. Johnson, II
Mayor

ATTEST:



Mark Massey
Clerk of Council



LOCALiQ

The Augusta Chronicle
Athens Banner-Herald
Savannah Morning News

PO Box 631697 Cincinnati, OH 45263-1697

AFFIDAVIT OF PUBLICATION

Zarina Davis
ATTN: BIANCA BISSETTE
City Of Savannah Accounts
Po Box 1027

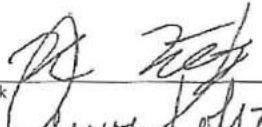
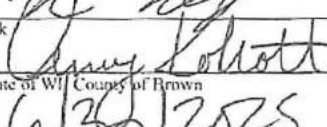
Savannah GA 31402-1027

STATE OF GEORGIA, COUNTY OF CHATHAM

The Savannah Morning News, a daily newspaper published and of general circulation in Chatham County; and personal knowledge of the facts herein state and that the notice hereto annexed was published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

05/08/2024

and that the fees charged are legal.
Sworn to and subscribed before on 05/08/2024


Legal Clerk

Notary, State of WI, County of Brown
6/30/2025
My commission expires

Publication Cost: \$95.00
Order No: 10151679 # of Copies: 1
Customer No: 758801
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

PUBLIC NOTICE

Notice is hereby given that the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council, will convene a public hearing regarding land development in the Zoning Ordinance, Zoning Map (rezoning or zoning), and Future Land Use Map or Special Use Permits of property situated below on Thursday, May 23, 2024, at 2:30 p.m. in Council Chambers, 2 East Bay St., second floor of City Hall, Savannah, GA.

Petition of Robert Luby on behalf of the Mayor and Aldermen of the City of Savannah for a Comprehensive Plan Future Land Use Map Amendment of 64 acres for 4011 Madras St. (P# 2019-0160) from Park; and Recreation to Planned Development. File No. 24-00111-2A.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Ashbury United Methodist Church for Amendment to Future Land Use Map from Traditional Neighborhood to Traditional Commercial at 1201 Abercorn Street and 115 E. Dully Street (P# 2023-0001) File No. 24-00200-2A.

Petition of Joshua Yellin on behalf of Ashbury United Methodist Church for a zoning map amendment to rezone 1201 Abercorn Street and 115 E. Dully Street from TR-1 (Traditional Neighborhood) to TC-1 (Traditional Commercial). File No. 24-00200-2A.

Petition of Joshua Yellin for 1201 Abercorn LLC on behalf of Ashbury United Methodist Church for Special Use Permit Requests to Allow 1) the Accessory Alcohol Sales in a Restaurant and 2) food, Beverage, or Reception within TR-1 (Traditional Neighborhood) of 1201 Abercorn Street and 115 E. Dully Street. File No. 24-00200-2A.

Petition of Donald E. Dymek, Jr. on behalf of Fort Arvia Road, LLC, Rete Ohio Properties LLC, Fort Arvia LLC, and Dymek and Dimes Donald E. Jr. and Maria D. as Co-owners to zone 7.24 acres at 2205, 2201, and 2207 Fort Arvia Road and 101 Middle Landing Road (P# 110439022, 110481102, 110480123, see 110480127) from B-1 (Neighborhood Business) to B-N-CO (Neighborhood Business-County) File No. 24-00255-2A.

Public Comment Allowed: Anyone whose interest of property rights may be affected by the proposed changes may appear at that time, may be heard, and may submit evidence, including written comments.

Notice of Completion: The petition may withdraw or request a continuation of the petition after this notice has been mailed. It is suggested that you confirm whether the petition will be on the agenda before departing for the scheduled City Council meeting. The scheduled meeting date and time are provided in the first paragraph of this notice.

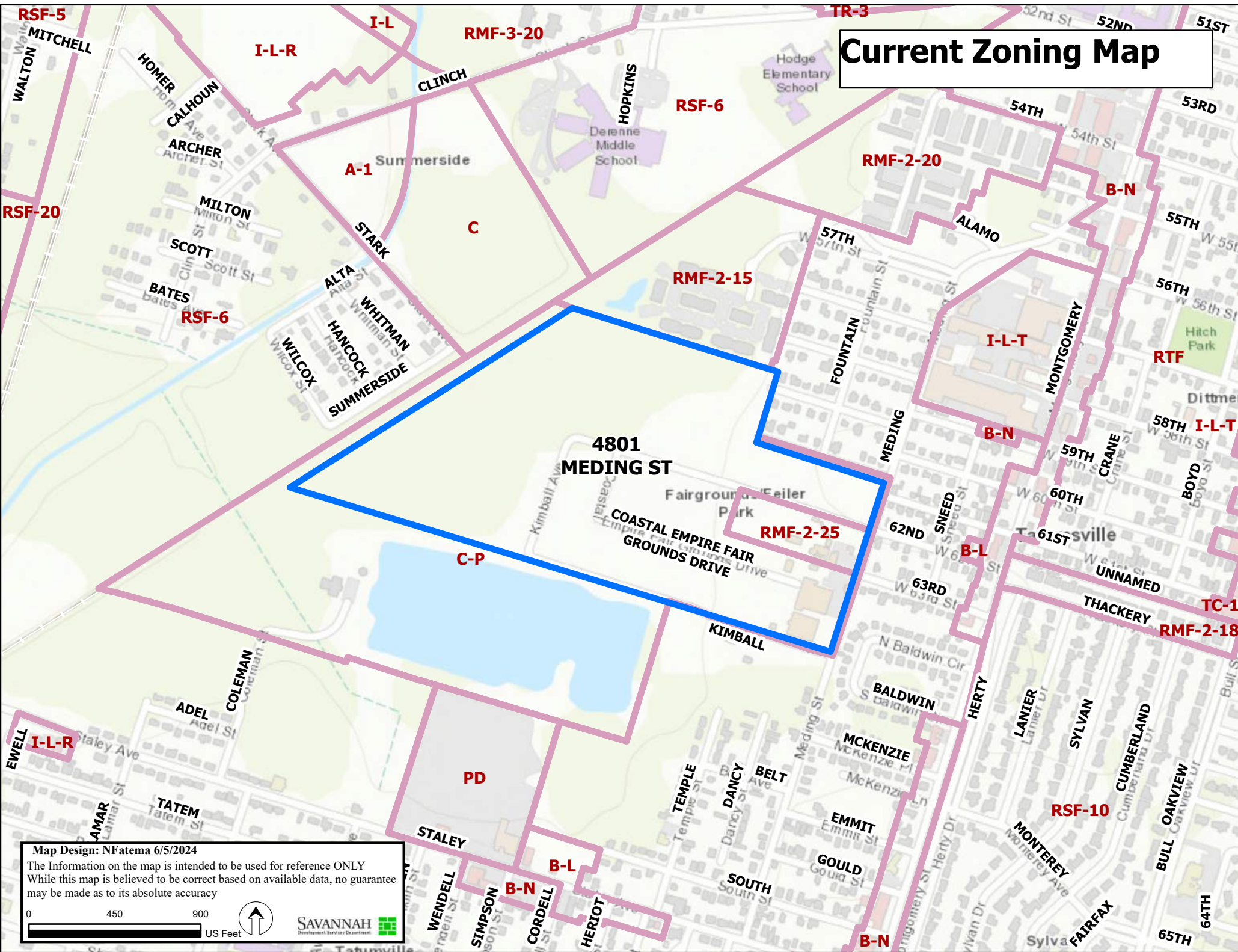
If You Cannot Attend the City Council Meeting: Anyone who cannot attend the meeting and whose interest of property rights may be affected by the proposed changes may submit evidence including written comments to planning@cityofsavannah.org or by calling 912-651-3100. Please reference the file number located on this notice. Written comments become public record and are shared with the Mayor and Aldermen prior to the Council meeting.

Material Available for Public Information: Information that these items and related materials may be reviewed at the City's website at www.cityofsavannah.org/development-services prior to the meeting. If you have any questions, please contact 912-651-3097 or planning@cityofsavannah.org.

Envia un correo electrónico a planning@cityofsavannah.org para solicitar esta notificación en Español.
INSERT DATE: May 8, 2024

ZONING DISTRICTS MAP

Current Zoning Map



4801
MEDING ST

COASTAL EMPIRE FAIR
GROUNDS DRIVE

C-P

RMF-2-25

RMF-2-15

RMF-2-20

RMF-3-20

I-L-R

A-1

RSF-6

RSF-6

RSF-20

RSF-5

I-L-T

RTF

I-L-T

RMF-2-18

TC-1

PD

RSF-10

B-L



B-N

I-L-R

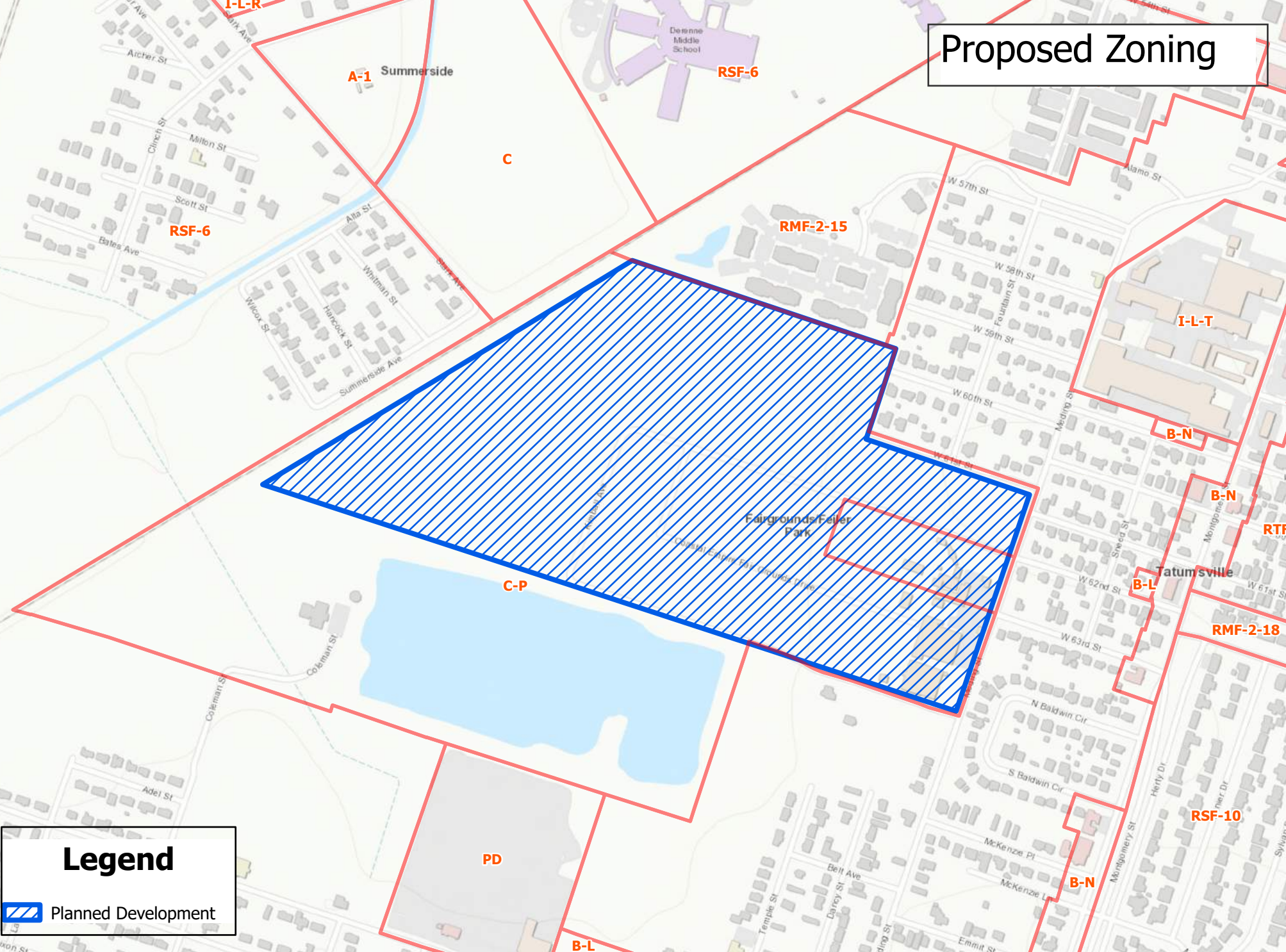
B-N

Map Design: NFatema 6/5/2024
The Information on the map is intended to be used for reference ONLY
While this map is believed to be correct based on available data, no guarantee
may be made as to its absolute accuracy

0 450 900 US Feet

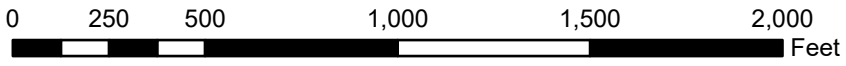


Proposed Zoning



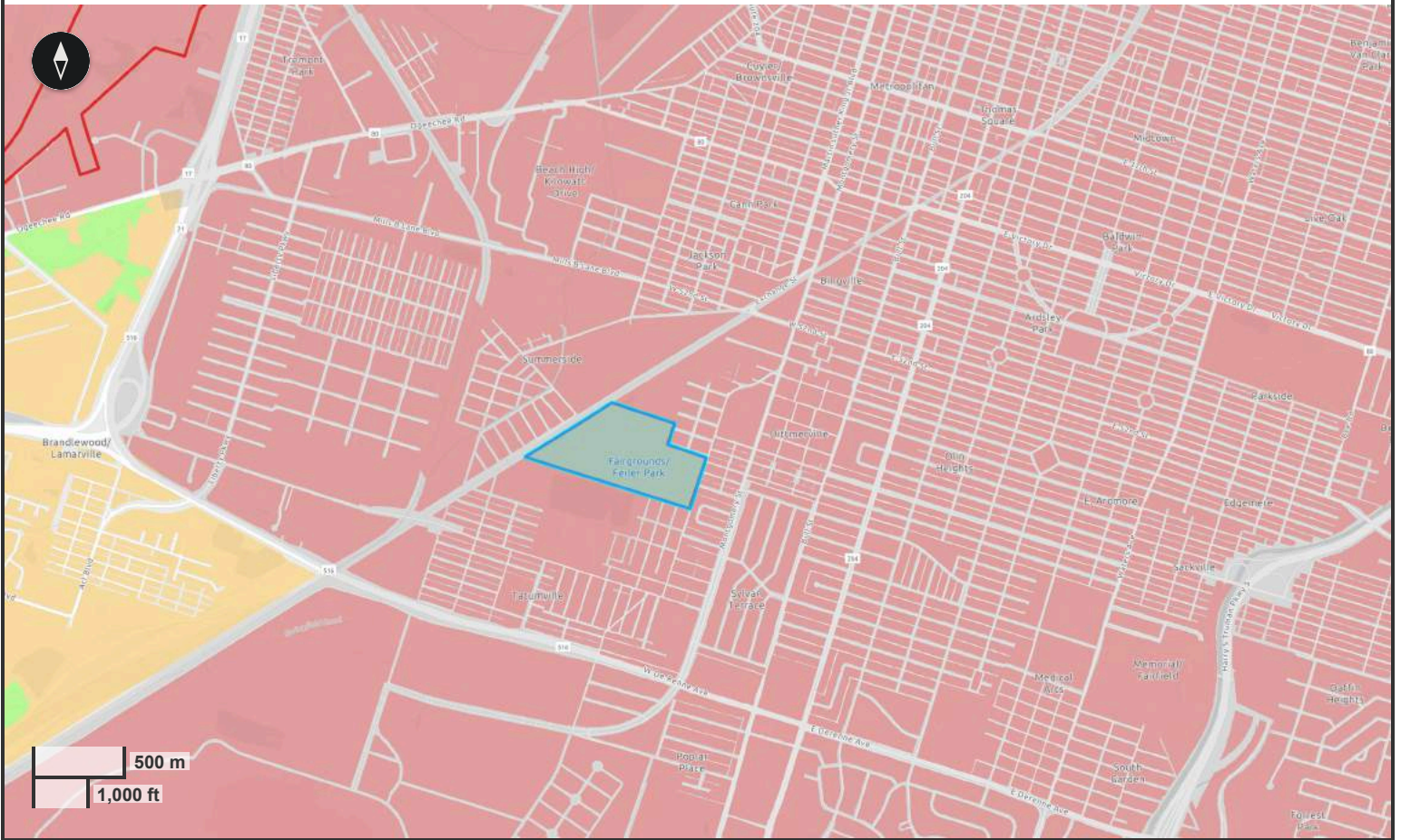
Legend

 Planned Development



REGIONAL IMPACT MAPS

CRC DRI 4217 Future Development Map

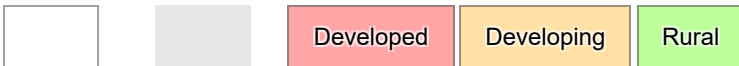


CRC DRI Submissions

DRI Status



Counties Cities Future Development



CRC DRI 4217 ARSA Map



CRC DRI Submissions

DRI Status

Completed	Initial Form Submit	Additional Info	DRI Determination	Additional Form Submitted	Certified Complete
DRI Determination Made	Initial Form Submitted	Request for Comments Made	Terminated	Withdrawn	

Counties Cities



ARSA - Areas Requiring Special Attention

Areas in Need of Infrastructure	Areas in Need of Redevelopment	Areas of Rapid Development	Areas of Significant Infill
Areas of Significant Natural Resources	Large Abandoned Structures or Sites		

CRC DRI 4217 Green Infrastructure Map



CRC DRI Submissions

DRI Status

Completed	Initial Form Submit	Additional Info	DRI Determination	Additional Form Submitted	Certified Complete
DRI Determination Made	Initial Form Submitted	Request for Comments Made	Terminated	Withdrawn	

Counties Cities Green Infrastructure Class

		Core	Corridor	Multi-Use Buffer Areas	Sites
--	--	------	----------	------------------------	-------

Future Conditions 1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

Area with Reduced Risk Due to Levee

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

Area with Risk Due to Levee

Area with Risk Due to Levee



PROPERTY RECORD CARDS

Chatham County, GA

Summary

Parcel Number 20108 01001
Location 4801 MEDING ST
Address SAVANNAH GA 31405
Legal TRACT BEING PART OF
Description DEWITT WARD
Property Class E1 - Exempt - Public Property
Neighborhood 14500.00 - N500 BULL ST THRU MO
Tax District (020) CITY OF SAVANNAH
Zoning C-P
Acres 66.495
Homestead Exemptions N

[View Map](#)



Owner

[MAYOR & ALDERMEN OF THE CITY OF SAVANNAH](#)
 PO BOX 102
 SAVANNAH GA 31412

Assessment

	2024 Certified	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	327	327	327	327	327
Class	E1	E1	E1	E1	E1
+ Land Value	\$1,396,400	\$1,396,400	\$1,396,400	\$1,396,400	\$1,396,400
+ Building Value	\$731,000	\$778,600	\$657,200	\$584,900	\$576,000
= Total Value	\$2,127,400	\$2,175,000	\$2,053,600	\$1,981,300	\$1,972,400
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2024 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
GENERAL COMMERCIAL 4	A	G4	2,896,522	66.4950	0

Total Acres:
 66.4950

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1964
Structure	Office Build	Total Sq Footage	6284
Card	2	Units	0
Building No	2	Year Built	1964
Structure	Commodity Wa	Total Sq Footage	22781
Card	3	Units	0
Building No	3	Year Built	1964
Structure	Stable	Total Sq Footage	16960
Card	4	Units	0
Building No	4	Year Built	1964
Structure	Restroom Bui	Total Sq Footage	864
Card	5	Units	0

Building No	5	Year Built	1964
Structure	Restroom Bui	Total Sq Footage	778
Card	7	Units	0
Building No	7	Year Built	1964
Structure	Office Build	Total Sq Footage	360
Card	9	Units	0
Building No	9	Year Built	1951
Structure	Office Build	Total Sq Footage	512
Card	10	Units	0
Building No	10	Year Built	1964
Structure	Snack Bar	Total Sq Footage	144
Card	11	Units	0
Building No	11	Year Built	1964
Structure	Snack Bar	Total Sq Footage	456
Card	12	Units	0
Building No	12	Year Built	1990
Structure	Tool Shed	Total Sq Footage	2670
Card	13	Units	0
Building No	13	Year Built	1964
Structure	Tool Shed	Total Sq Footage	960
Card	14	Units	0
Building No	14	Year Built	1964
Structure	Snack Bar	Total Sq Footage	216
Card	15	Units	0
Building No	15	Year Built	1964
Structure	Tool Shed	Total Sq Footage	1980
Card	16	Units	0
Building No	16	Year Built	1964
Structure	Snack Bar	Total Sq Footage	1284
Card	17	Units	0
Building No	17	Year Built	1964
Structure	Tool Shed	Total Sq Footage	2400
Card	18	Units	0
Building No	18	Year Built	1969
Structure	Tool Shed	Total Sq Footage	750
Card	19	Units	0
Building No	19	Year Built	1964
Structure	Snack Bar	Total Sq Footage	300

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	01	01	15	344	Office Building	C	1964	1983	6284	440	9	26	100

Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	2	01	01	17	104	Commodity Warehouse	S	1964	0	22781	682	24	20	100

Card 3

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	6	01	01	17	378	Stable	S	1964	0	16960	524	14	20	100

Card 4

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	7	01	01	18	432	Restroom Building	C	1964	0	864	134	8	20	100

Card 5

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	8	01	01	18	432	Restroom Building	C	1964	0	778	128	8	20	100

Card 7

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	9	01	01	15	344	Office Building	C	1964	0	360	84	8	20	100

Card 9

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	10	01	01	15	344	Office Building	C	1951	0	512	96	8	20	100

Card 10

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	11	01	01	13	529	Snack Bar	D	1964	0	144	48	8	20	100

Card 11

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	12	01	01	13	529	Snack Bar	C	1964	0	456	94	8	20	100

Card 12

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	13	01	01	17	456	Tool Shed	C	1990	0	2670	229	8	20	100

Card 13

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	14	01	01	17	456	Tool Shed	D	1964	0	960	128	8	20	100

Card 14

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	15	01	01	13	529	Snack Bar	C	1964	0	216	60	8	20	100

Card 15

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	16	01	01	17	456	Tool Shed	D	1964	0	1980	186	9	20	100

Card 16

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	17	01	01	13	529	Snack Bar	C	1964	0	1284	162	8	20	100

Card 17

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	18	01	01	17	456	Tool Shed	D	1964	0	2400	220	8	20	100

Card 18

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	19	01	01	17	456	Tool Shed	C	1969	0	750	110	8	20	100

Card 19

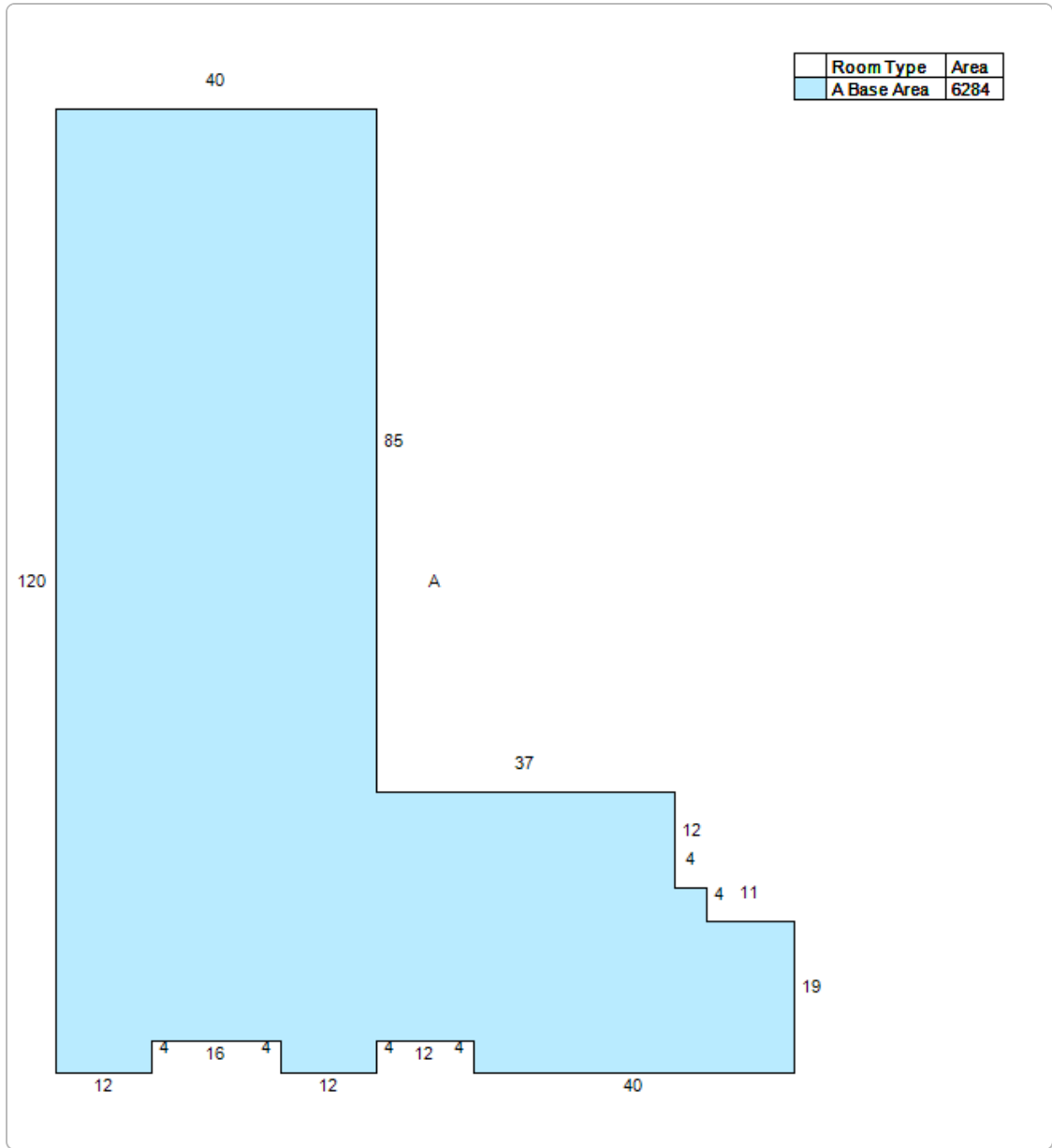
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	20	01	01	13	529	Snack Bar	C	1964	0	300	80	8	20	100

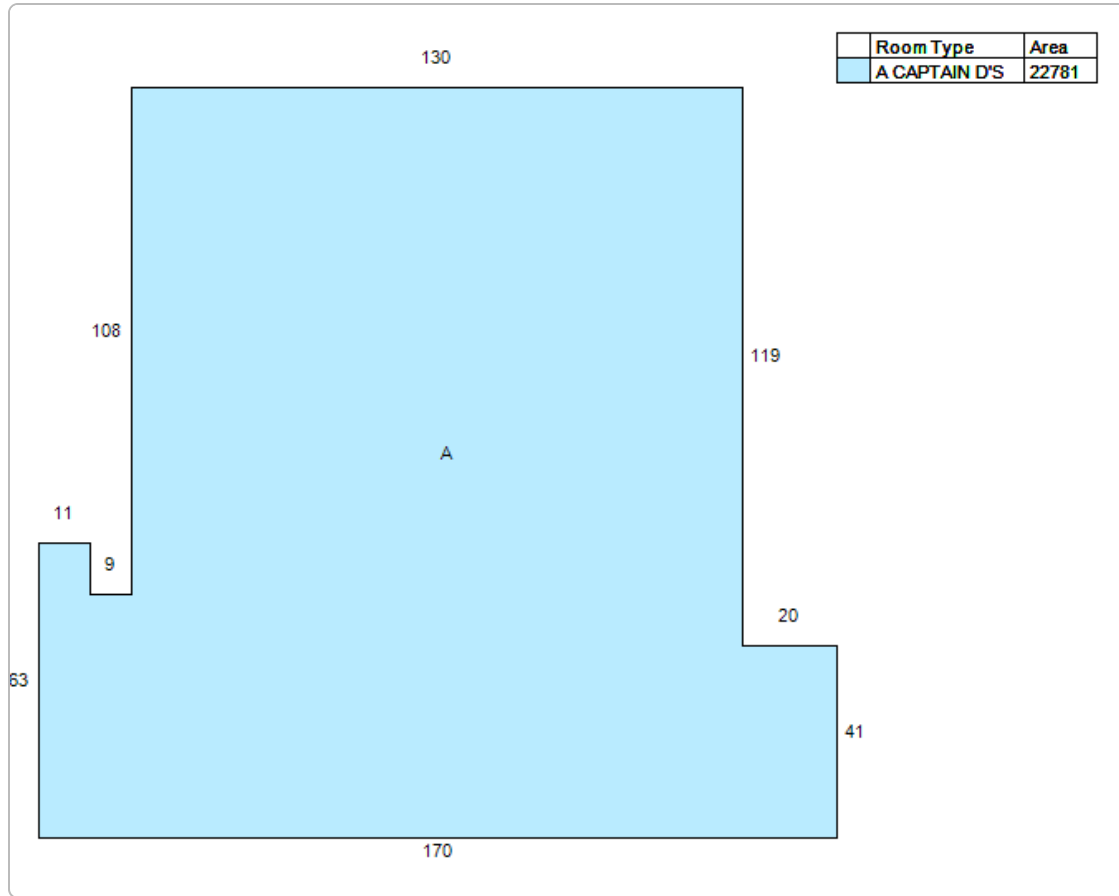
Accessory Information

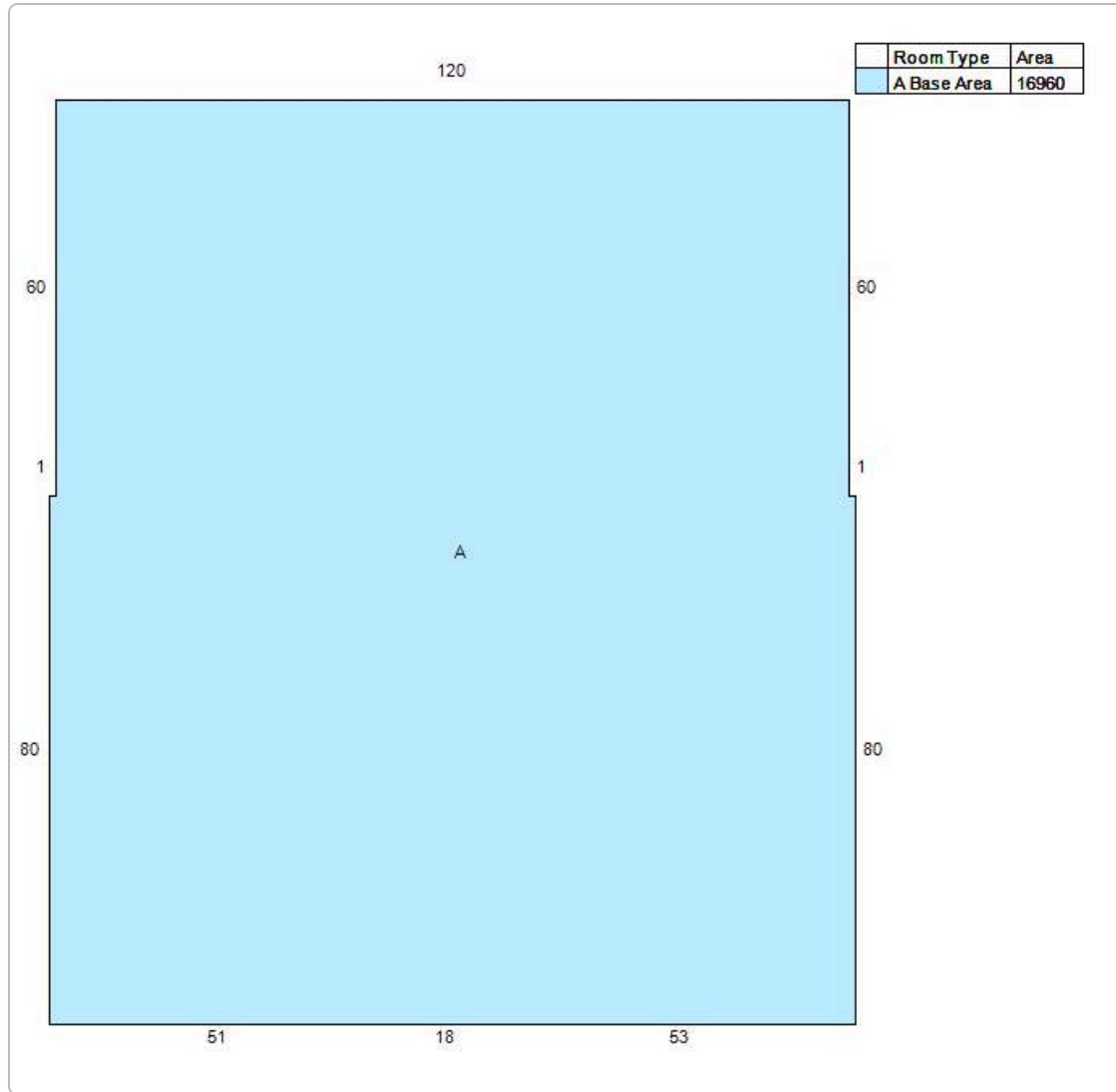
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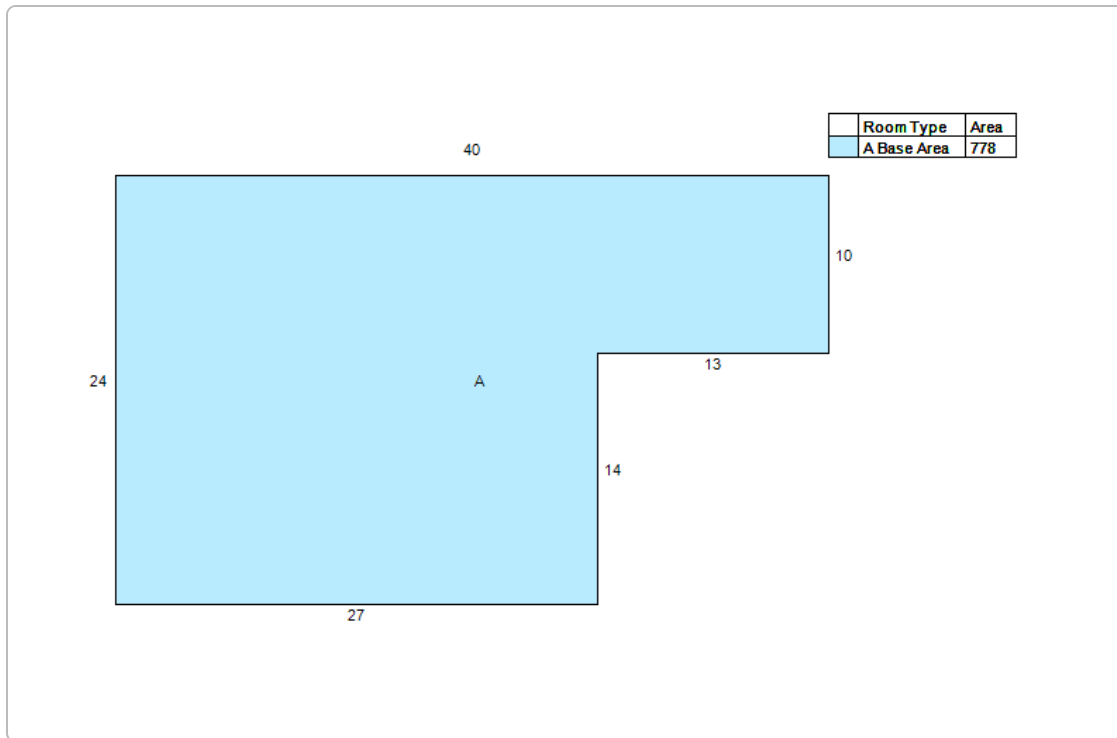
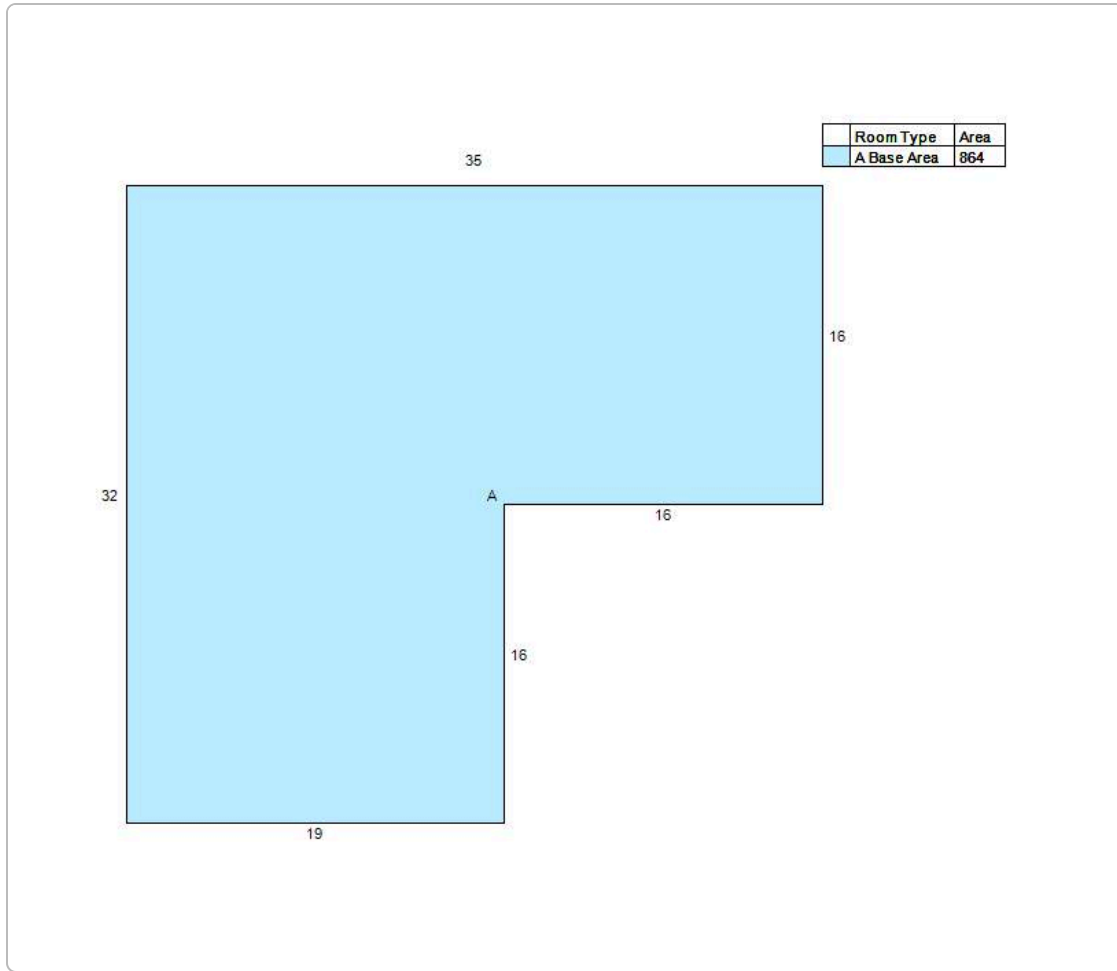
Description	Year Built	Type	Quantity	Size	Area	Grade
PAVING, CONCRETE	1983	9105	1		37,190	
PAVING, ASPHALT	1983	6201	1		15,000	
CHAIN LINK FENCE, GALVANIZED	1983	6601	1		5,000	
CANOPY, WOOD FRAME, LIGHT FALS	1983	1243	1		64	
CANOPY, WOOD FRAME, LIGHT FALS	1983	1243	1		48	
BUILDING, CONCRETE FLOOR, PLAI	2002	1721	1		110	
CANOPY, WOOD FRAME	1964	1011	1		252	
BUILDING, CONCRETE FLOOR, PLAI	2002	1721	1		165	
CANOPY, WOOD FRAME	1964	1011	1		1,008	
CANOPY, WOOD FRAME, LIGHT FALS	1964	1243	1		480	
CANOPY, WOOD FRAME, LIGHT FALS	1990	1243	1		72	
CANOPY, WOOD FRAME	1964	1011	1	18 x 6	108	
CANOPY, WOOD FRAME, LIGHT FALS	1983	1243	1		48	
CANOPY, WOOD FRAME, LIGHT FALS	1964	1243	1		1,633	
CANOPY, WOOD FRAME, LIGHT FALS	1964	1243	1		1,633	
GUARD HOUSE	2002	9008	1	9 x 6	54	

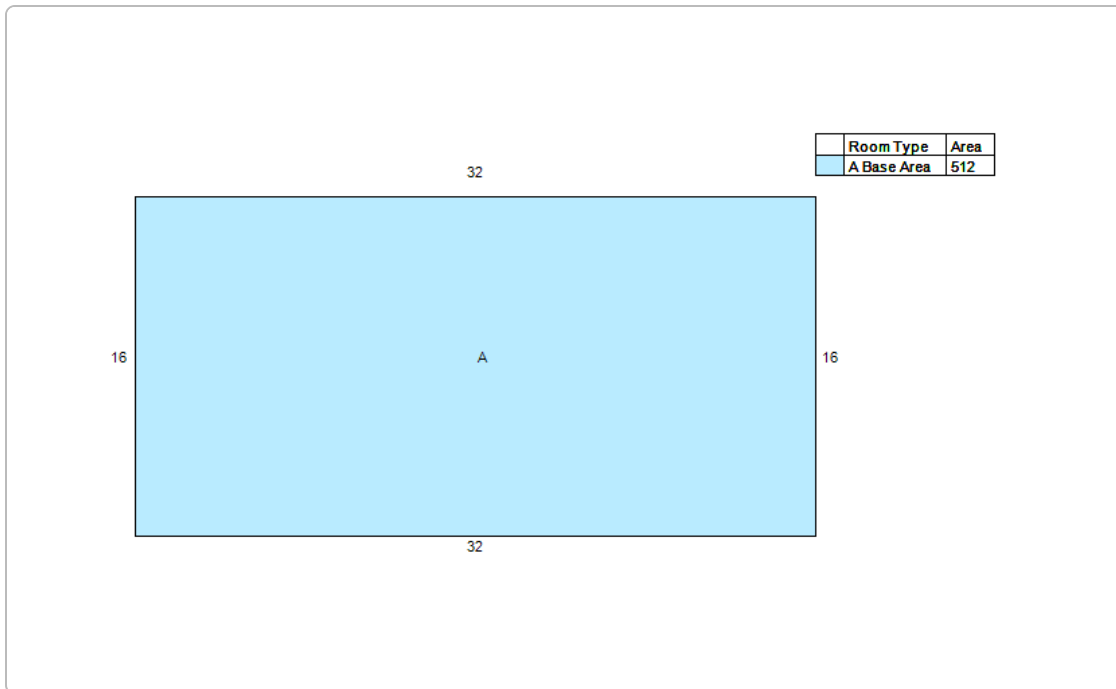
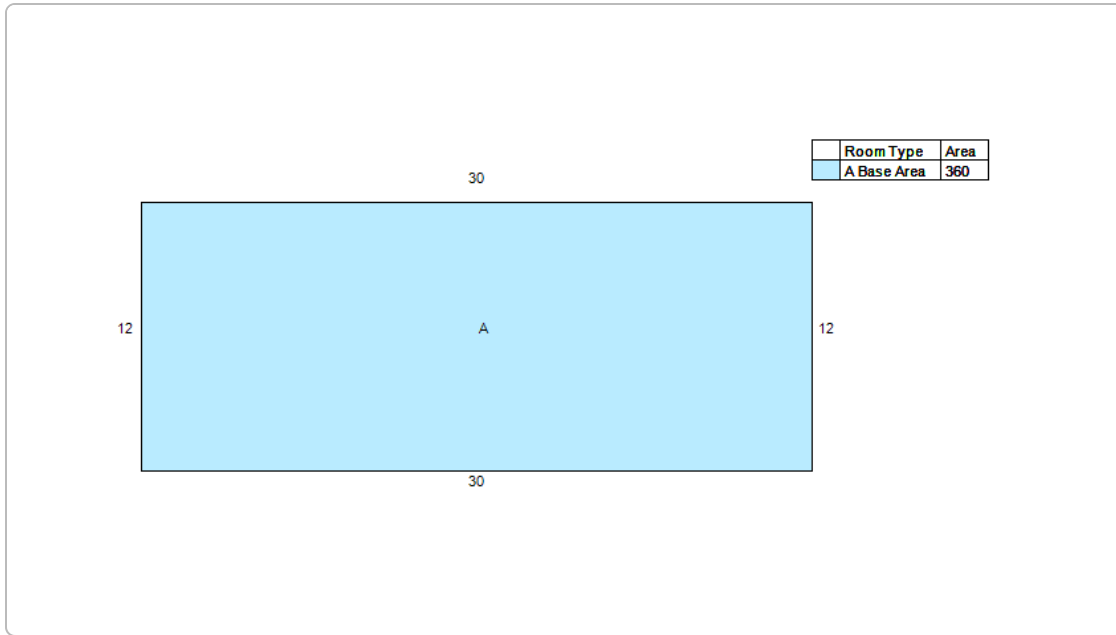
Sketches

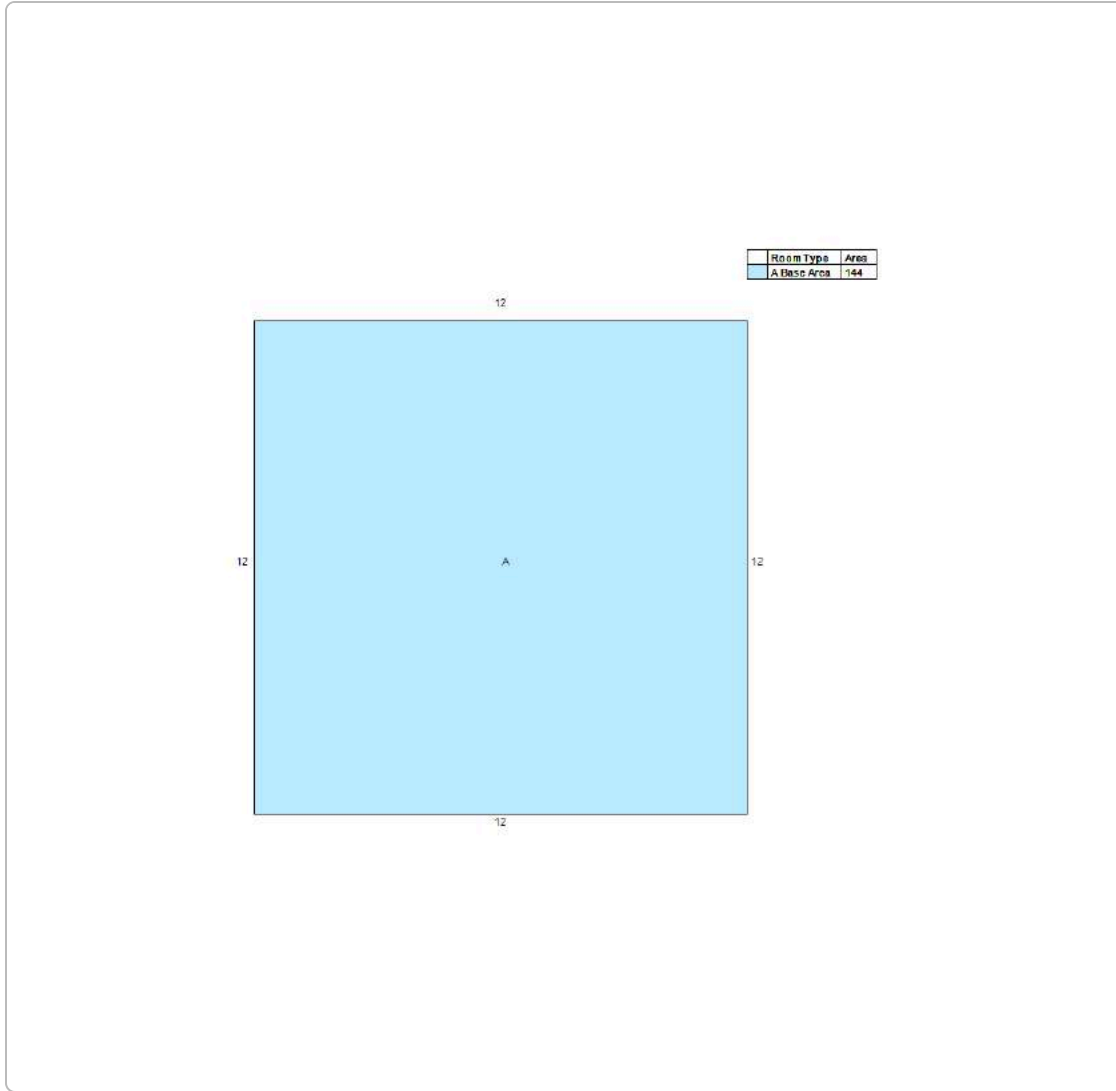


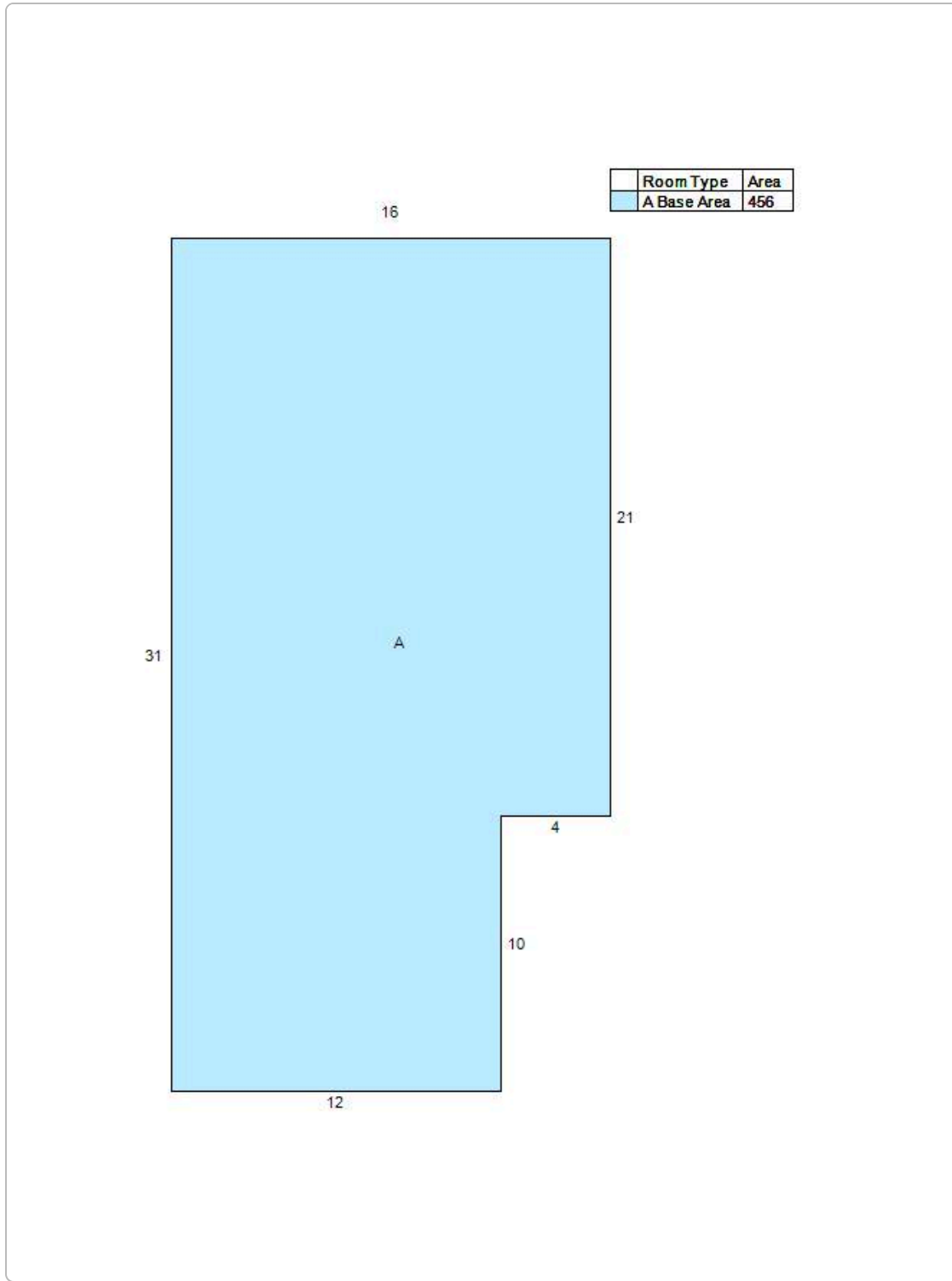


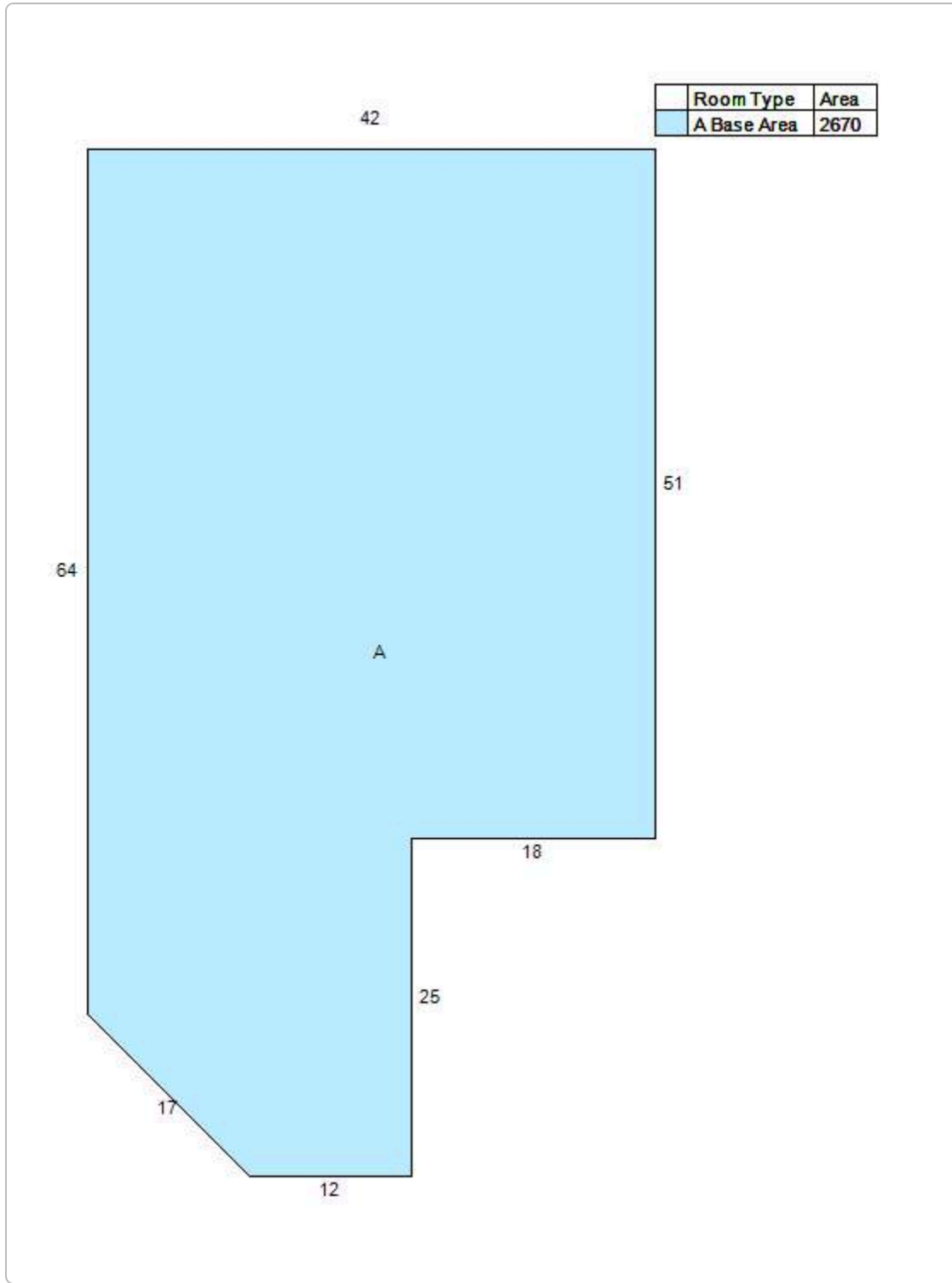


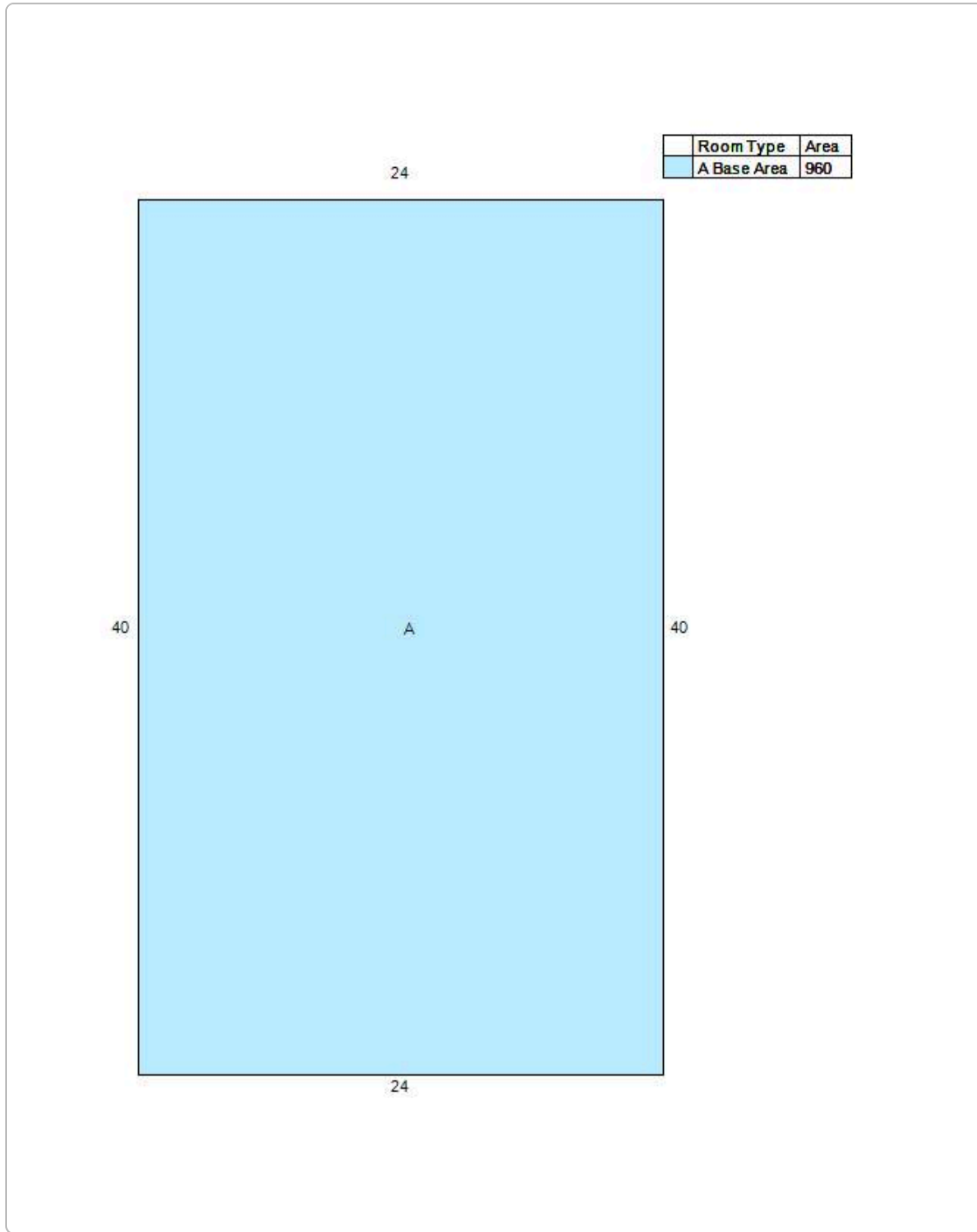


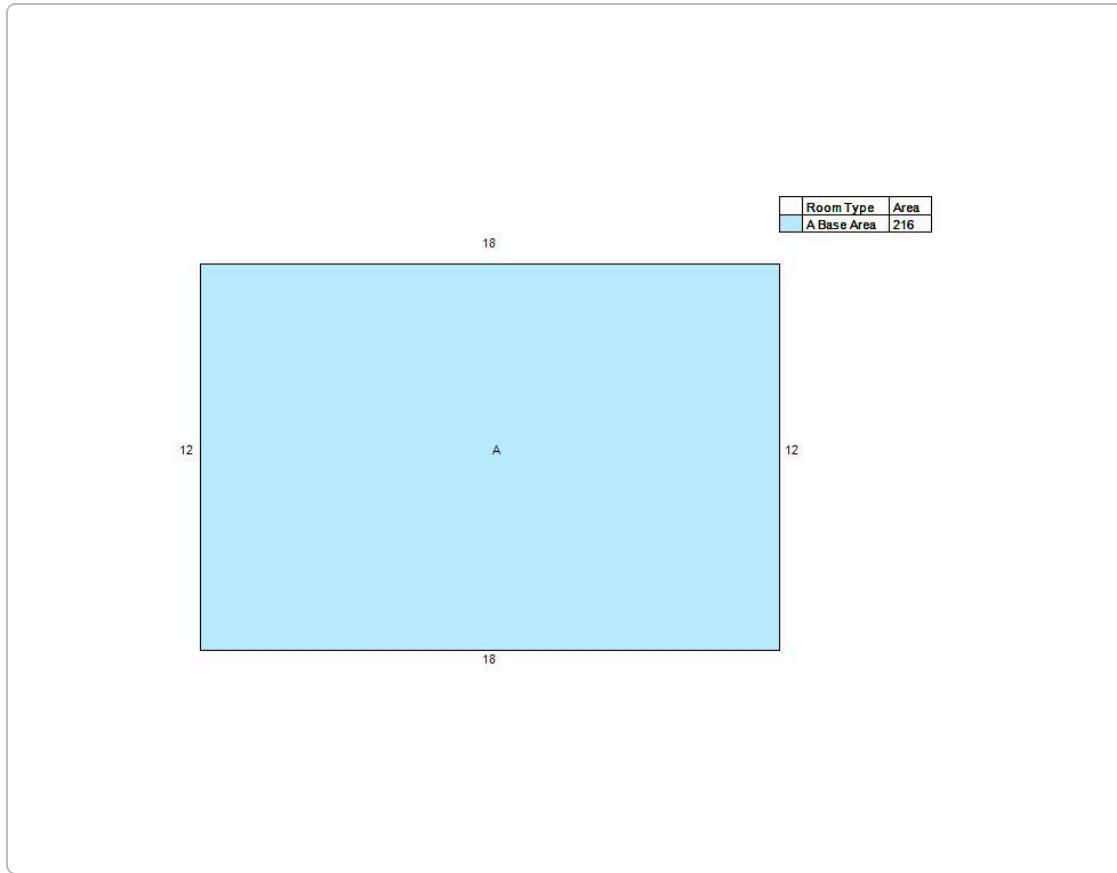


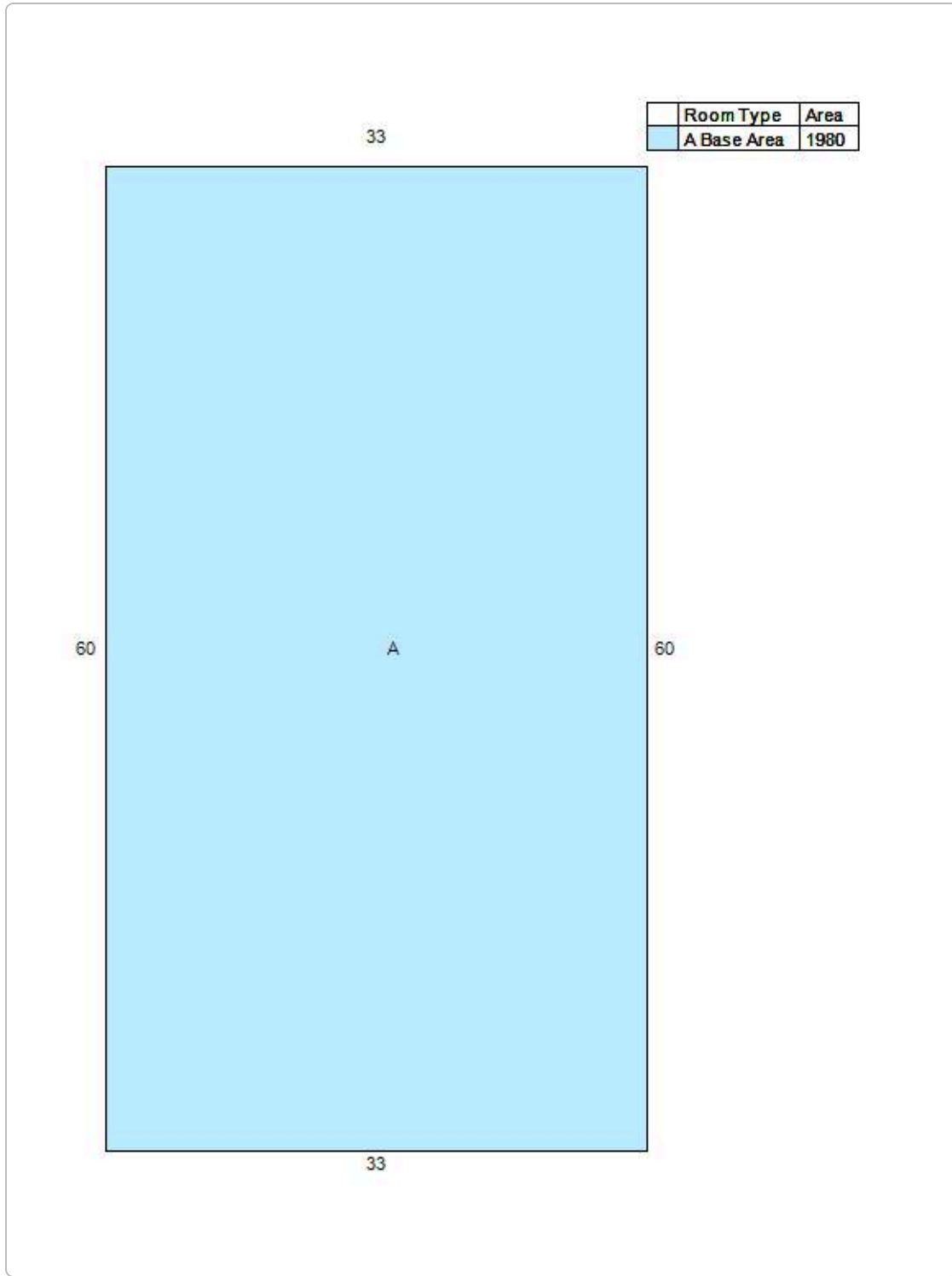


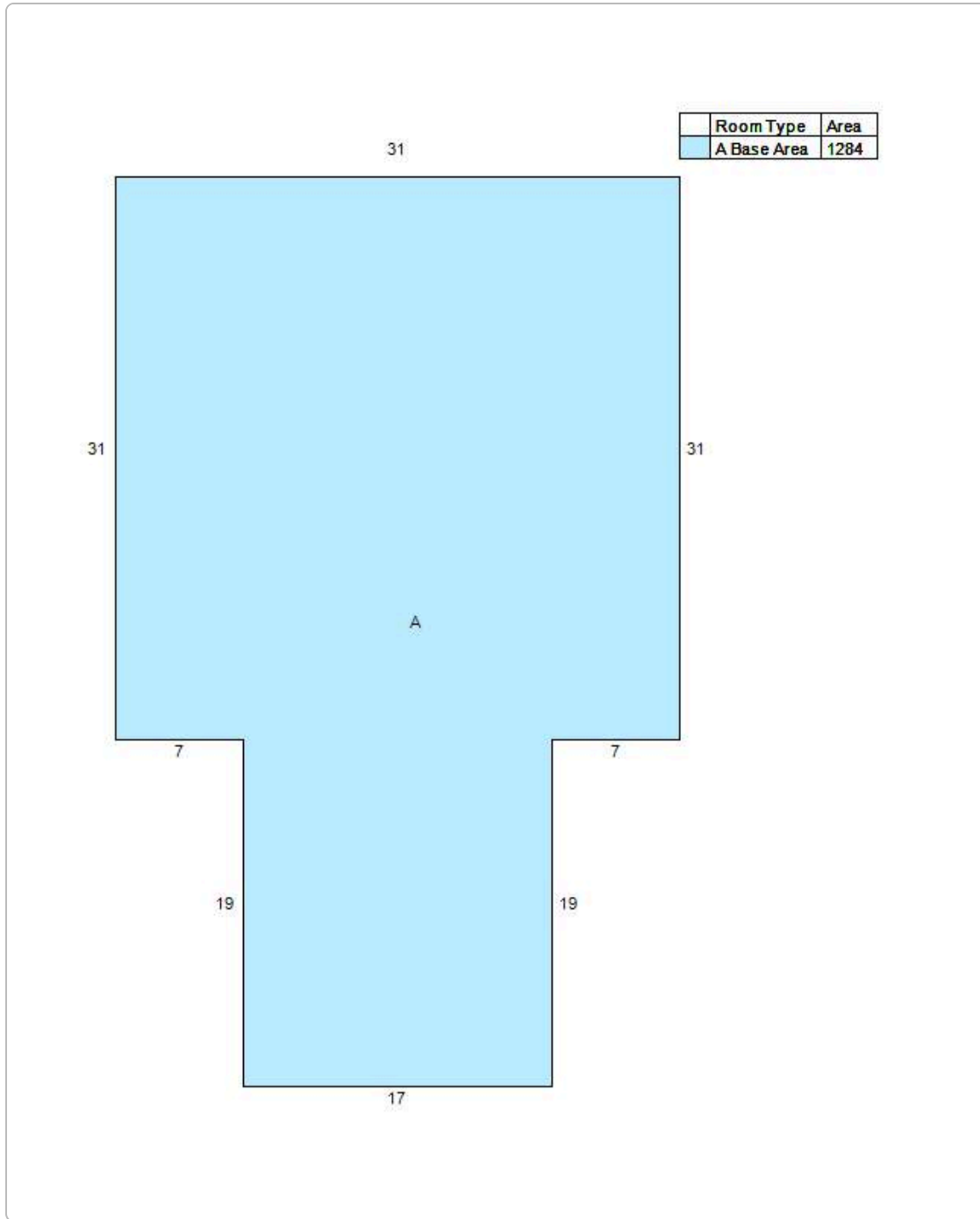


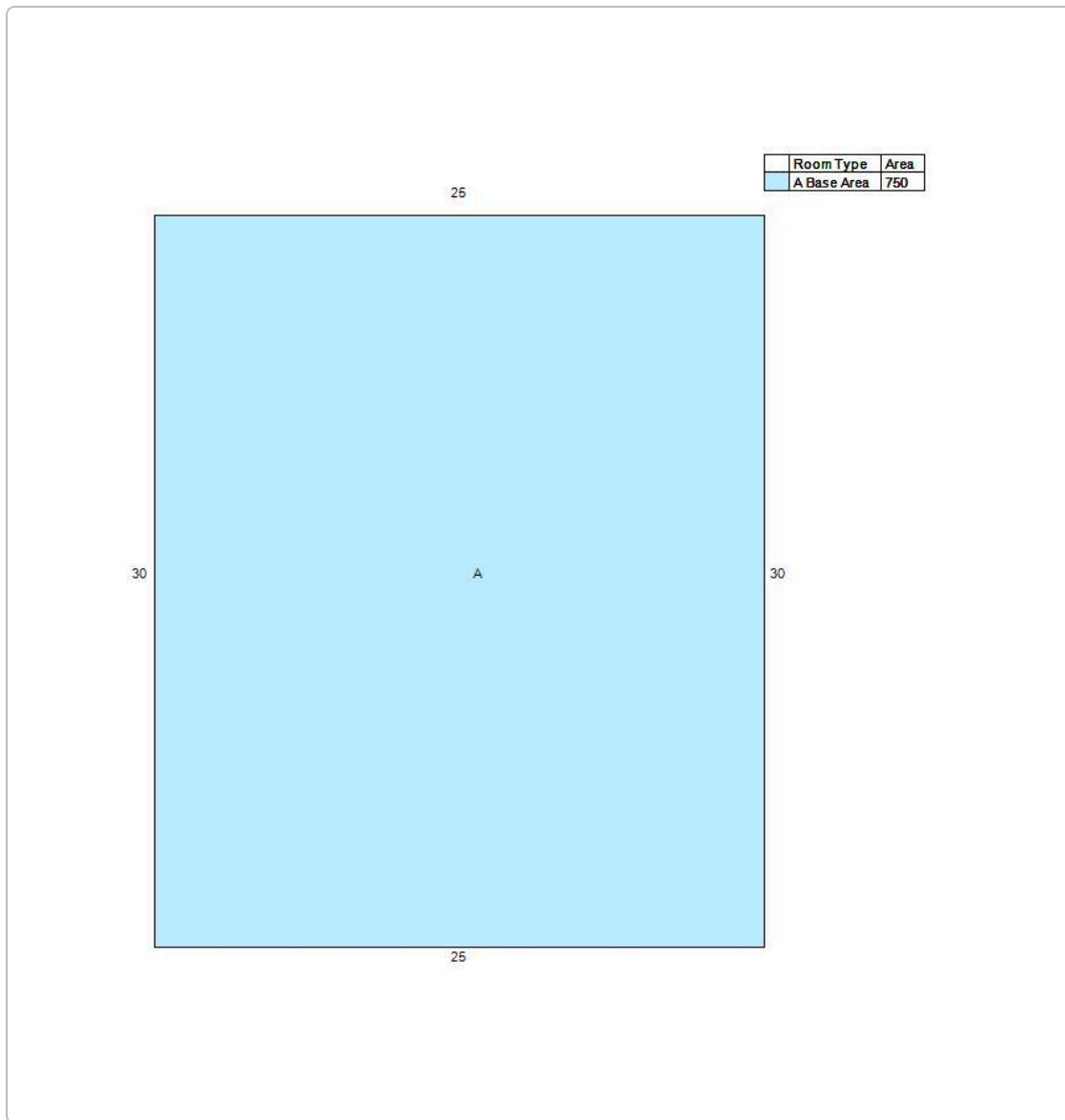
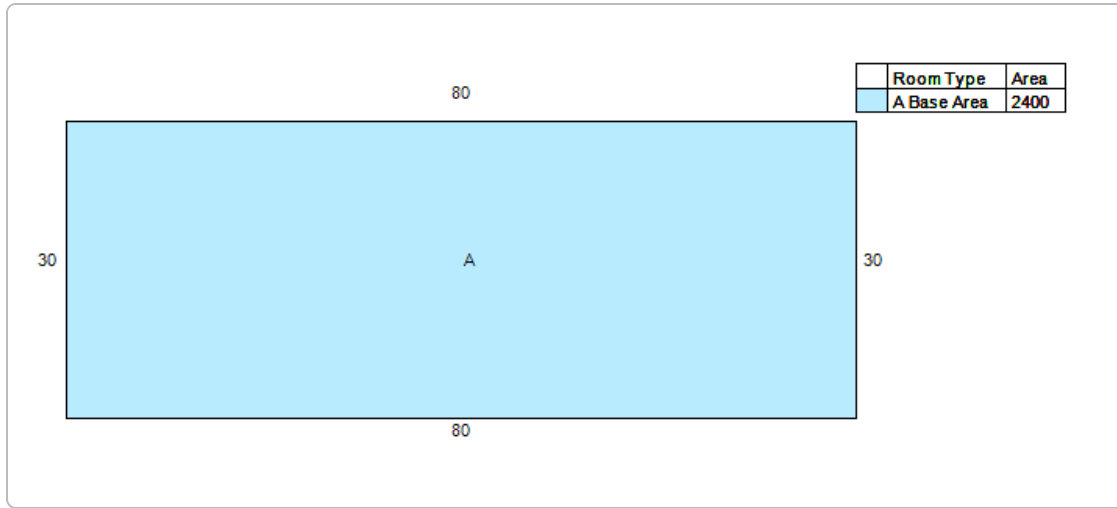


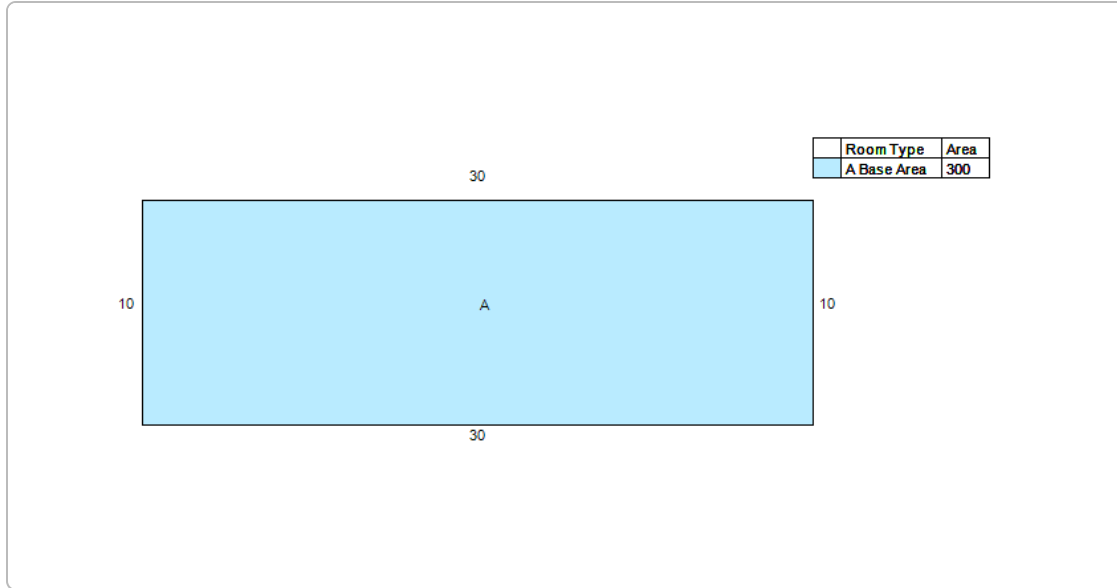












Permits

Date	Number	Amount	Purpose
10/10/2013	13-08260-EC-6	\$0	EL
10/22/2012	12-02520-EC-5	\$0	EL
10/24/2011	11-4043E-4	\$1,000	
08/31/2011	11-3432T-3	\$0	
09/10/2009	09-2659B-2	\$10,000	RN
05/26/1983	24332-1	\$150,000	RN

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
8/30/2016	\$2,978,723	WD	890	618	Unqualified	SAVANNAH EXCHANGE CLUB FAIR	MAYOR & ALDERMAN OF THE CITY OF SAVANNAH	890/620

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Other Features.

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PUBLIC COMMENTS

Email received 7/18/2024 2:22 PM.

Subject: “City of Savannah Response, for DRI #4217: Fairgrounds Legacy Development Project, Chatham County”

Hello. The City of Savannah have the following responses from Savannah Fire, Sanitation, and Water Resources Planning & Engineering departments regarding this DRI project. The direct point of contact (POC) for each department is also provided below.

Savannah Fire Department Response & Direct POC: The fire department would like to add the following comments for the Conceptual plan:

- Any single-family home subdivision with 120+ units will require two separate and remote fire department access points per the International Fire Code, 2018 Edition as amended by the State of Georgia 120-3-3
- Any multifamily with 200+ units (if sprinkler system is installed) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition
- Any multifamily with 100 – 199 units (if not equipped with a sprinkler system) will require two separate and remote fire department access points per the International Fire Code, 2018 Edition
- All structures that are 30’0”+ will require one adjacent road to serve as an aerial access road per the International Fire Code, 2018 Edition, Appendix D
- Fire department access roads shall be a minimum clear width of 20’0” (including the roundabout) per the International Fire Code, 2018 Edition
- All proposed structures shall meet all applicable International Fire Codes, NFPA Codes, the State of Georgia Amendments 120-3-3, and City of Savannah Ordinances

Cheryl Mason
Savannah Fire Department, Fire Prevention Office
(912) 644-5960
CMason@Savannahga.Gov

Sanitation Department Response & Direct POC: It’s highly likely that Sanitation will service the housing units since they’ll reside within the City. On the other hand, commercial disposal is an open market meaning this development can be serviced by the City or a private hauler.

Quhannah N. Andrews, M.I.T.
Senior Director, Sanitation
Department of Sanitation | Sanitation Administration Office
(912) 651-6915
QAndrews@Savannahga.Gov

Water Resources Planning & Engineering Response & Direct POC: City of Savannah, Water Resources, indicates that the relevant impacts for DRI 4217: Fairgrounds Legacy Development - Chatham County, are described within the April 11, 2024 Development Agreement between the City of Savannah and P3JVG, LLC.

Shawn Rosenquist, Ph.D., P.E.
Senior Civil Engineer
D: 912.525.3100 ext. 2511
O: 912.651.6573
C: 912.657.6975
Shawn.Rosenquist@Savannahga.gov

Please let me know if there are any questions or concerns regarding these responses. Thank you.

With best regard

Cornelia M. Reed, M.A.
Program Coordinator
Planning and Urban Design Department
P.O. Box 1027, Savannah, GA 31402
20 Interchange Drive, Administration Building
Savannah, GA 31415
creed@savannahga.gov

**AFFECTED PARTIES THAT RECEIVED NOTIFICATION OF THIS DRI AND
FINAL REPORT**

Email address	First name	Last name
robertplz@yahoo.com	Robert	Parker
rmilie@thunderboltga.org	Robert	Milie
ksaunds@crc.ga.gov	Karen	Saunds
kelly.o'rourke@gadnr.org	Kelly	O'Rourke
halll@thempc.org	Laura	Hall
recept@planters.net	Lori	Boulineau
achood@dot.ga.gov	Alan	Hood
jmcoughlin@co.camden.ga.us	James	Coughlin
pmonahan@savannahga.gov	Pat	Monahan
mmassey@savannahga.gov	Mark	Massey
director@libertycounty.org	Leah	Poole
bar3134654@gmail.com	Ben	Rozer
president@camdenchamber.com	Allison	Shores
lameisha.kelly@effinghamhospital.org	LaMeisha	Kelly
tconcannon@cityofmetterga.gov	Teresa	Concannon
cakridge@bloomingdale-ga.gov	Charles	Akridge
jehaigler@co.camden.ga.us	Julie	Haigler
mhardin@glynncounty-ga.gov		
sboatright@co.camden.ga.us		
kerriebieber.wccw@yahoo.com	Kerrie	Bieber
jpope@bullochcounty.net	James	Pope
sleif@glynncounty-ga.gov	Stefanie	Leif
ikellett@crc.ga.gov	Ian	Kellett
susan@onehundredmiles.org	Susan	Inman
creich@georgiaconservancy.org	Courtney	Reich
fneal@thunderboltga.org	Frank	Neal
pwilson@georgia.org	Pat	Wilson
kquillet@bryan-county.org	Kandi	Quillet
sherrell.davis@mcintoshcounty-ga.gov	Sherrell	Davis
michalakl@thempc.org	Leah	Michalak
wcorbitt@effinghamcounty.org	Wesley	Corbitt
shardt@crc.ga.gov	Simon	Hardt
dbethune@gardencity-ga.gov	Don	Bethune
clint.stanley@libertycountyga.com	Clint	Stanley
tcallanan@effinghamcounty.org	Tim	Callanan
rstaffins@bgicoc.com	Ralph	Staffins
craw@planters.net	Carter	Crawford
hhill@gefa.ga.gov		
hannah@onehundredmiles.org	Hannah	Mendillo
wpoon@crc.ga.gov	Wincy	Poon
director@screvencounty.com	Grace	Waits
cityhall@cityofflemington.org	City Hall	
gnorton@cityofportwentworth.com	Gary	Norton

tharris@glynncounty-ga.gov	Toby	Harris
bill_frechette@dnr.state.ga.us	Bill	Frechette
cakridge@bloomingdale-ga.com	Charles	Akridge
chap.bennett@amerisbank.com	Chap	Bennett
clovell@richmondhill-ga.gov	Chris	Lovell
cotydan@hotmail.com	Dan	Coty
dwaters@bryan-county.org	Donna	Waters
info@ogeecheeriverkeeper.org	Simona	Perry
ezraprice@bellsouth.net	Ezra	Price
gshaw@cityoftybee.org	George	Shaw
district5@co.camden.ga.us		
hparadice@eda.gov	Phil	Paradice
jill.andrews@dnr.state.ga.us	Jill	Andrews
jleviner@cityoftybee.org	Jan	Leviner
kberry@co.camden.ga.us	Katie	Bishop
kclark@gefa.ga.gov	Kevin	Clark
kcroasmun@bryan-county.org	Kirk	Croasmun
klee@cityofrincon.com	Ken	Lee
manning@hogarc.org	Brett	Manning
maryann_odum@yahoo.com	Maryann	Odum
mayor@pembrokega.net	Tiffany	Zeigler
patrick.zoucks@mcintoshcounty-ga.gov	Patrick	Zoucks
sjohnson@effinghamcounty.org	Stephanie	Johnson
rhonda@gardencity-ga.gov	Rhonda	Ferrell-Bowles
riverkeeper@savannahriverkeeper.org	Tonya	Bonitatibus
ron.tolley@lcda.com	Ron	Tolley
susdev@gate.net	Dave	Kyler
tratcliffe@hinesvillelaw.com	Tom	Ratcliffe
ttollison@seda.org	Trip	Tollison
joey.brown@libertycountyga.com	Joey	Brown
alscott@chathamcounty.org	Al	Scott
alice.vick@dnr.state.ga.us	Alice	Vick
btaylor@bryan-county.org	Ben	Taylor
jfcoley@southernco.com	Jason	Coley
anna.chafin@bryan-county.org	Anna	Chafin
jennifer.fordham@dca.ga.gov	Jennifer	Fordham
jacksonj@thempc.org	Jackie	Jackson
lotsonm@thempc.org	Marcus	Lotson
creed@savannahga.gov	Cornelia	Reed
cmobley@gaconservancy.org	Clay	Mobley
jbocook@chathamcounty.org	Janice	Bocook
apoppell@darientel.net	Adam	Poppell
director@rhbcchamber.org	Kathryn	Johnson
jricketson@thelcpc.org	Jeff	Ricketson

rfeldner@gardencity-ga.gov	Ron	Feldner
aclement@bryan-county.org	Amanda	Clement
qmoore@bryan-county.org	Quint	Moore
pconner@bullochcounty.net	Paul	Conner
bill.sawyer@cityofguyton.com	Bill	Sawyer
slucki@gefa.ga.gov		
bnyers@glynncounty-ga.gov	Robert	Nyers
lizlynn@bryan-county.org	Liz	Lynn
longcoappr@windstream.net	Robert	Parker
sctaxassess@planters.net	Stephanie	Lee
mabush2@gmail.com	Mark	Bush
ssessions@cityoftybee.org	Shirley	Sessions
dgreene@richmondhill-ga.gov	Dawne	Greene
tmcouch@bullochcounty.net	Thomas	Couch
dwills@accg.org	Dave	Wills
tmcqueen@dot.ga.gov	T	McQueen
clerk@pembrokega.net	Sharroll	Fanslau
kelly.hill@gadnr.org	Kelly	Hill
kmertz@dot.ga.gov	K	Mertz
mmcclellan@gfc.state.ga.us	Mark	McClellan
tkilmartin@cityofportwentworth.com	Thomas	Kilmartin
mmorris@springfieldga.org	Matt	Morris
cfernald@effinghamcounty.org	Chelsie	Fernald
zach.crumpler@gmail.com	Zach	Crumpler
benjy.thompson@advantagebulloch.com		
cdaniels@co.camden.ga.us		
tgjennings@chathamcounty.org		
joseph.mosley@libertycountyga.com		
carmen.cole@comegrow.global		
amiller@bryan-county.org	Audra	Miller
jyacobacci@co.camden.ga.us	Joey	Yacobacci
mkaigler@chathamcounty.org		
wfallon@glynncounty-ga.gov		
rsimmons@longcountyga.gov		
andycripps@effinghamcounty.com	Andy	Cripps
georgiayall@gmail.com	Ronda	Durney
gracia.szczech@dhs.gov	Gracia	Szczech
kdunnigan@portwentworthga.gov	Katie	Dunnigan
jen@onehundredmiles.org	Jenifer	Hilburn
blidy@savannahga.gov	Bridget	Lidy
lorne.george3@sccpss.com	Lorne	George
bgoette@thunderboltga.org	Beth	Goette
ronald.felder@savannahga.gov		
ddenion@thunderboltga.org	Deathe	Denion

rmcmurry@dot.ga.gov	Russell	McMurry
mpostal@glynncounty-ga.gov	Maurice	Postal
rmarane@crc.ga.gov	Russ	Marane
ronald.feldner@savannahga.gov	Ronald	Feldner
skirby@pooler-ga.gov	Shannon	Kirby
sscaboro@cityofportwentworth.com	Shanta	Scarboro
kcox@richmondhill-ga.gov	Kristi	Cox
bherndon@effinghamindustry.com	Brandt	Herndon
dariencitymanager@dariantel.net	Richard	Braun
khoyt@mcintoshchamber.com	Katarina	Hoyt
christopher.j.fletcher3.civ@mail.mil	Chris	Fletcher
jmclean@savannahairport.com	Jerry	McClellan
socsconnection@gmail.com	Connie	Shreve
superintendent@sccpss.com	Ann	Levett, ED.d
npatton@crc.ga.gov	Nikki	Patton
sfalls@bryan-county.org		
ltyson@bryan-county.org		
ppatton@bullochcounty.net		
clerk@bullochcounty.net		
vwhite@bullochcounty.net		
rnewton@bullochcounty.net		
csteinmann@bullochcounty.net		
landon@statesborochamber.com		
cyfeazel@camdencountyga.gov		
gbishop@camdencountyga.gov		
dhharris@co.camden.ga.us		
boa@chathamcounty.org		
bbrantley@savannahchamber.com		
sjohnson@effinghamcouonty.org		
taxassessor@effinghamcounty.org		
ttollison@wtcsavannah.org		
wneal@glynncounty-ga.gov		
rvakulich@glynncounty-ga.gov		
ryanmoore@goldenislesdev.com		
mpadgett@goldenislesdev.com		
islandplanninglist@glynncounty-ga.gov		
mainlandplanninglist@glynncounty-ga.gov		
donald.lovette@libertycountyga.com		
taxassessors@libertycountyga.com		
jered.pritchett@libertycountyga.com		
southernprosperityconsulting@gmail.com		
longco.chamber@yahoo.com		
planningandzoning@longcountyga.gov		
director@mcintoshga.com		

info@mcintoshchamber.com		
assessors@mcintoshcounty-ga.gov		
rachel@screvenworks.com		
zoning@planters.net		
comm.rsloper.dist4@gmail.com	Reginald	Loper
david.feliciano@sccpss.com	David	
jsmith@springfieldga.org	Jennifer	Smith
katarinaobermeyer@gmail.com	Katarina	Obermeyer
lparks@thelcpc.org	Lori	Parks
dbucher@bloomington-ga.gov	Danielle	Budget
scandler@effinghamcounty.org	Steve	Candler
leesmith@chathamcounty.org	Lee	Smith
sallison@richmondhill-ga.gov	Scott	Allison
nongame.review@dnr.ga.gov		
rthompson@bullochcounty.net	Roy	Thompson
jenna.tidwell@cityofguyton.com	Jenna	Tidwell
rdunn@dnr.state.ga.us	Richard	Dunn
rseamans@gfc.state.ga.us	Robert	Seamans
jtoughton@cityofportwentworth.com	James	Toughton
planningzoning@glynncounty-ga.gov		
hannahmendillo@gmail.com		
vanessa.miller-kaigler@sccpss.com	Vanessa	Miller-Kaigler
chairman@chathamcounty.org	Chester	Ellis
gary.hankins@usda.gov	Gary	Hankins
carterinfinger@bryan-county.org	Carter	Infinger
lauralawton@att.net	Laura	Lawton
merry@springfieldlegacyfoundation.org	Meredith	Belford
hmendillo@crc.ga.gov	Hannah	Mendillo
kris@ogeecheeriverkeeper.org		
jlaplander@savannahga.gov	Jim	Laplander
rbenton@pooler-ga.gov	Rebecca	Benton
wilsonm@thempc.org	Melanie	Wilson
rglisson@glynncounty-ga.gov	Ron	Glisson
acarpenter@crc.ga.gov	Aaron	Carpenter
dking@cityofrincon.com	Dulcia	King
dorremae27@gmail.com	Dorre	Miles
keith.payne@mcintoshcounty-ga.gov	Keith	Payne
michael.johnson2@sccpss.com	Michael	Johnson
mayorjohnson@savannahga.gov	Van	Johnson
meaganjones@crc.ga.gov	Meagan	Jones
ben@ogeecheeriverkeeper.org	Ben	Kirsch
talia.levine@dnr.ga.gov	Talia	Levine
tom@mcintoshga.com	Tom	Draffin
rbyrd@pooler-ga.gov	Robert	Byrd

sgillen@cityoftybee.org	Shawn	Gillen
rcarpenter@richmondhill-ga.gov	Russ	Carpenter