

MEMORANDUM

TO: Mayor and Aldermen of the City of Savannah

CC: Patrick Monahan, City Manager  
Mark Massey, Clerk of Council  
Bridget Lidy, Planning and Urban Design Director

FROM: Ed Garvin, Goldberg Properties LP

DATE: July 15, 2020

SUBJECT: Rezoning of 716 Highland Drive  
PIN 20491 07010

The subject property is located at 716 Highland Drive and is currently zoned RSF-10 (Residential Single Family-10). The petition request is to rezone the property to O-I (Office Institutional).

Following the denial of the rezoning by the Planning Commission on June 30, 2020, Goldberg Properties LP, owner of 716 Highland Drive, and Ben Bluemle, buyer of the property, met with residents from the Highland Park Subdivision to address concerns associated with the proposed rezoning.

Based on our discussions, Goldberg Properties LP, Ben Bluemle and the residents agreed to add the following conditions to the rezoning. It is our intent to also agree to include this information in the owner deed of transfer to the buyer which we will provide to the City.

1. The only use permitted for the O-I district at 716 Highland Drive is: Office, General
2. Site plan review approval by the City of Savannah to include:
  - a. The installation and maintenance of a new 5' high black aluminum fence along Highland Drive from Waters Avenue to the property located at 714 Highland Drive
  - b. Maintenance of a 4' chain link fence on the north of the property and 6' wooden fence on the west of the property
  - c. Ingress and egress will be from Waters Avenue
  - d. O-I Zoning District development standards

We request the Mayor and Aldermen approve these conditions as part of the rezoning of 716 Highland Drive from RSF-10 to O-I.

Thank you for your consideration.

Attachments: Higher Quality Print of Site Plan for 716 Highland

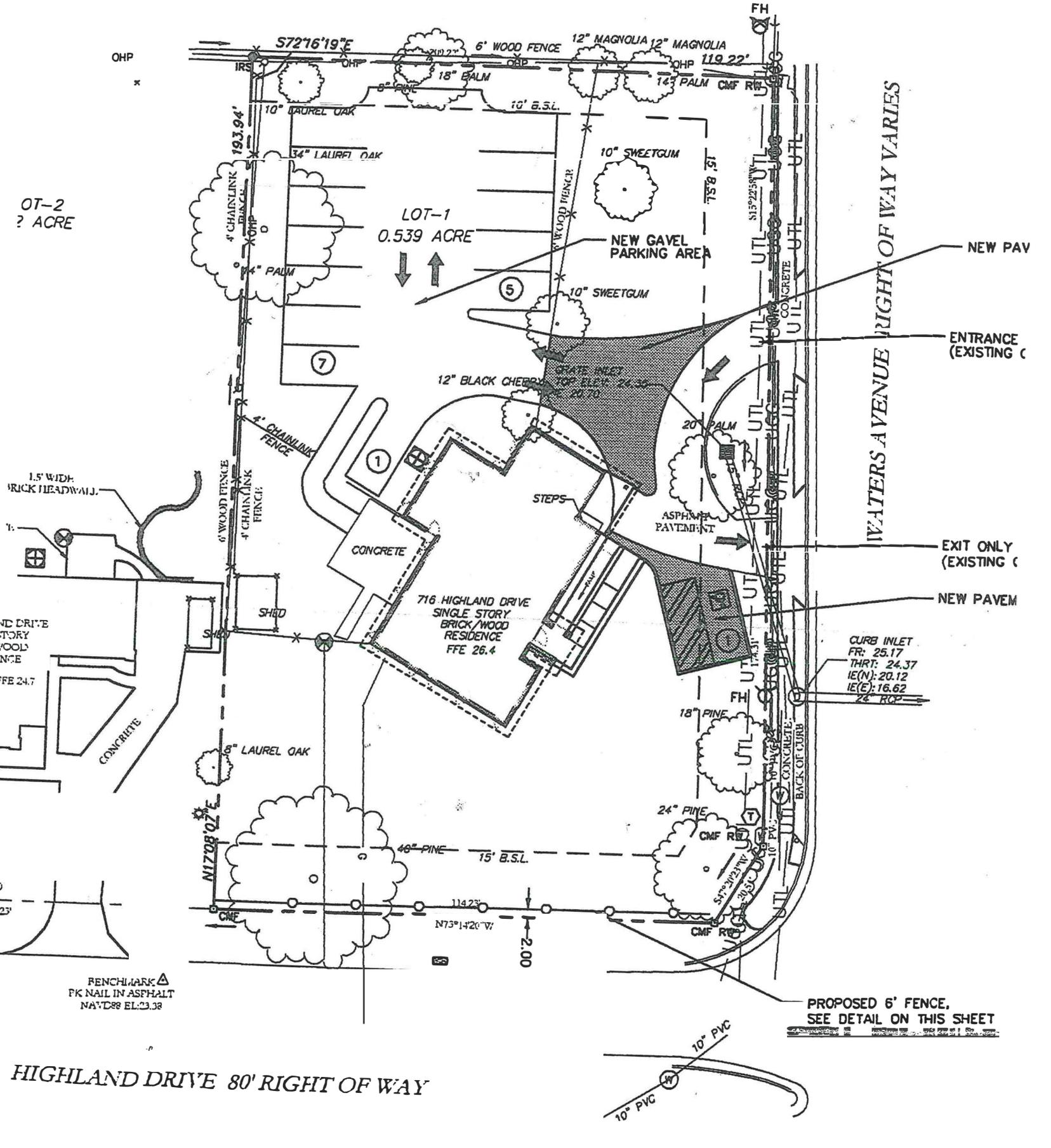
Sincerely,



Ed Garvin - Applicant  
Broker  
(912) 657-8379 (mobile)  
garvinedward@gmail.com

TAL INC  
? DRIVE  
. 195

2-0491-07-022  
N/F  
EAST COAST LUBE INC  
7209 WATERS AVENUE  
DB. 397J PG. 749



OT-2  
? ACRE

WATERS AVENUE RIGHT OF WAY VARIES

1.5' WIDH.  
BRICK HEADWALL.

ND DRIVE  
TORY  
WOOD  
NGE  
FFE 24.7

CONCRETE

SHED

CONCRETE

BENCHMARK  
PK NAIL IN ASPHALT  
NAVD88 EL. 23.38

HIGHLAND DRIVE 80' RIGHT OF WAY

PROPOSED 6' FENCE,  
SEE DETAIL ON THIS SHEET

NEW PAV

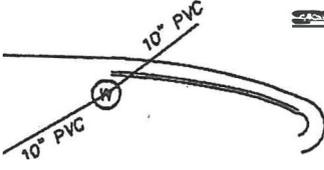
ENTRANCE  
(EXISTING C

EXIT ONLY  
(EXISTING C

NEW PAVEM

CURB INLET  
FR: 25.17  
THRT: 24.37  
IE(N): 20.12  
IE(E): 16.62  
24" RCP

BACK OF CURB

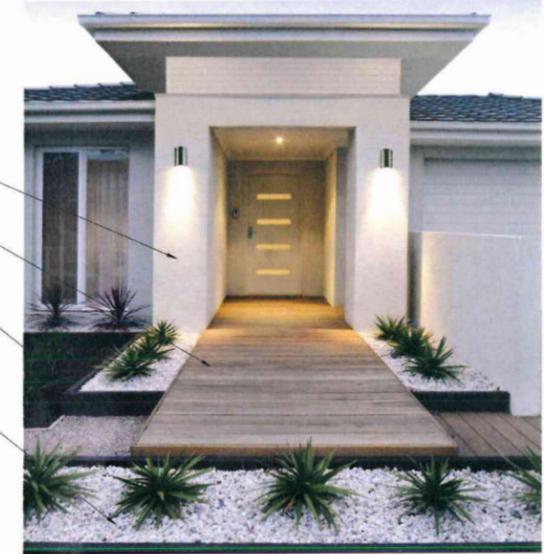
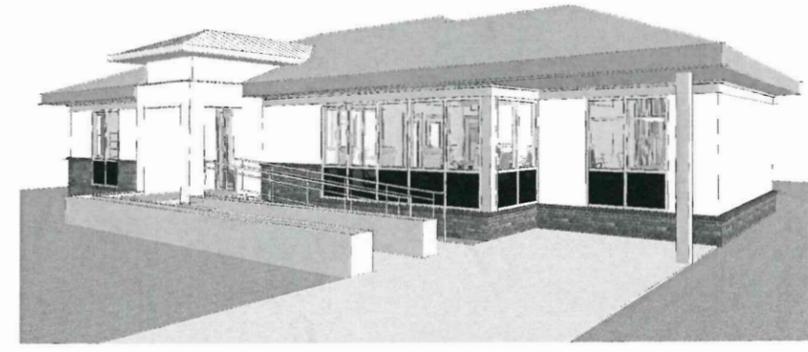


2-0491-07-019  
N/F  
CANDLER HOSPITAL INC  
527 EISENHOWER DRIVE  
DB. 383A PG. 195

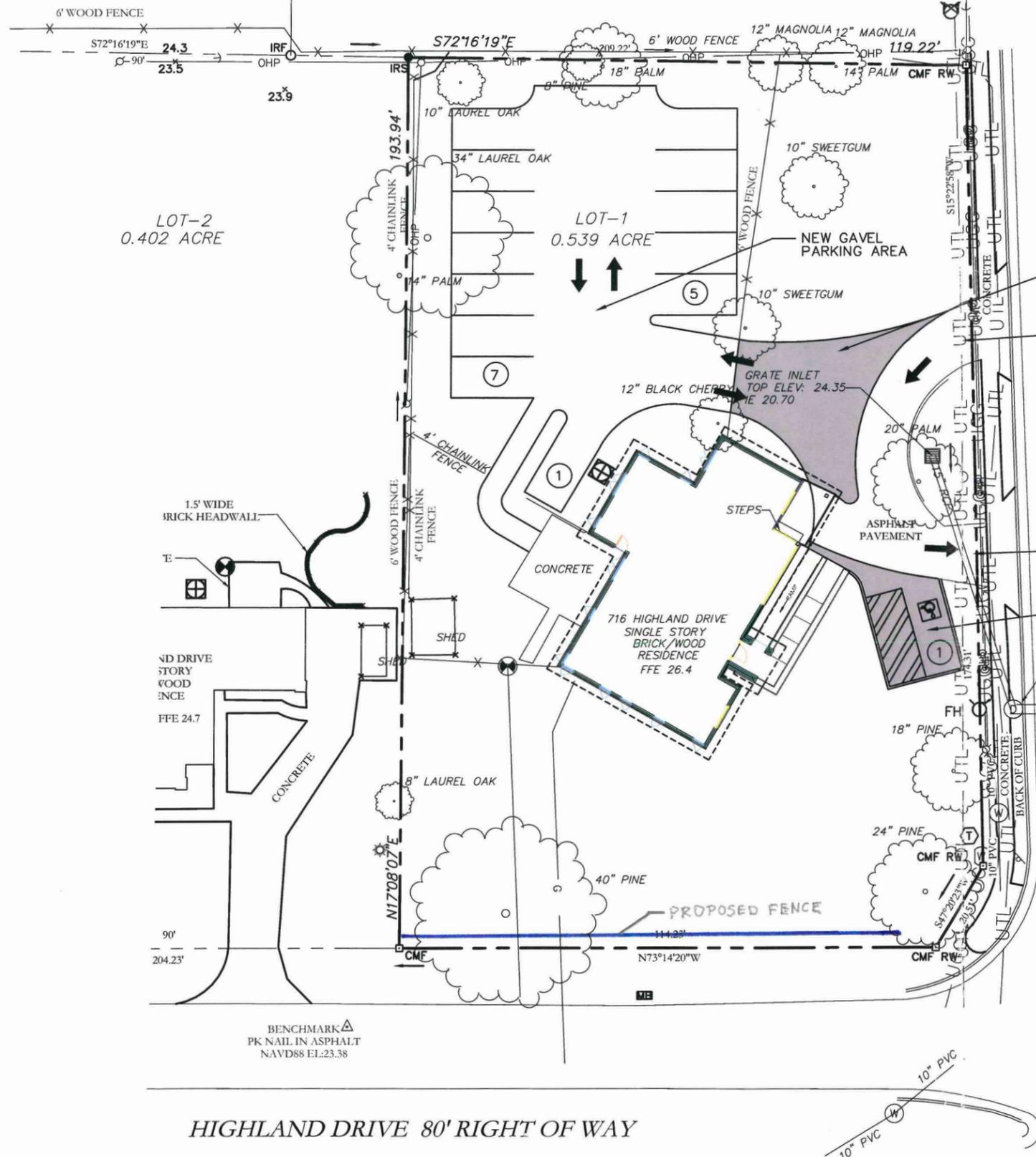
2-0491-07-022  
N/F  
EAST COAST LUBE INC  
7209 WATERS AVENUE  
DB. 397J PG. 749

LOT-2  
0.402 ACRE

LOT-1  
0.539 ACRE



ENTRY INSPIRATION



WATERS AVENUE RIGHT OF WAY VARIES

HIGHLAND DRIVE 80' RIGHT OF WAY

NEW PAVEMENT

ENTRANCE ONLY  
(EXISTING CURB CUT)

EXIT ONLY  
(EXISTING CURB CUT)

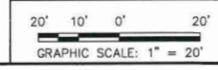
NEW PAVEMENT

- STUCCO
- WOOD OR COMPOSITE
- 2X6 PAINTED CEDAR PLANTERS
- PLANTERS

CURB INLET  
FR: 25.17  
THRT: 24.37  
IE(N): 20.12  
IE(E): 16.62  
24" RCP

NOTES:

1. PROPERTY ADDRESS: 716 HIGHLAND DRIVE SAVANNAH, GA 31406
2. TOTAL AREA: 0.54 AC.  
PROPOSED DISTURBED AREA = 0.25 AC
3. PARKING: OFFICE  
1 SPACE/300 S.F.  
1,900 S.F. (1 SPACE PER 300 S.F.)  
= 6 SPACES (REQUIRED)  
14 SPACES PROVIDED (DRIVEWAYS)
4. HANDICAP SPACES = 1 VAN ACCESSIBLE (REQUIRED)
5. CURRENT ZONING = R-6; PROPOSED ZONING = O-1
6. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83. DATUM: NAVD 88.
7. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, 13051C0163G EFFECTIVE DATE: 08/16/18.
8. PARCEL IDENTIFICATION NUMBER: 2-0491-07-010
9. STORMWATER: THIS DEVELOPMENT WILL NOT INCREASE THE STORMWATER RUNOFF AS THIS PROJECT WILL UTILIZE ON-SITE DETENTION. WATER QUALITY WILL BE HANDLED BY UTILIZING THE PROPOSED DETENTION POND. SPECIFICS OF BOTH DESIGNS WILL BE PROVIDED DURING THE SPECIFIC DEVELOPMENT DESIGN FOR THIS PROJECT.
10. LANDSCAPE LANDSCAPE POINTS REQUIRED: 0.54 \* 400 PNTS/AC. = 216 PNTS.  
TREE QUALITY POINTS REQUIRED: 0.54 \* 1600 PNTS/AC. = 864 PNTS.
11. EXISTING IMPERVIOUS AREA  
EXISTING IMPERVIOUS AREA = 4,310.69 S.F. (0.10)
12. PROPOSED GREEN SPACE = 59.3% (0.32 AC.)  
PAVEMENT AREA = 2,897.70 S.F. (0.07 AC.)  
BUILDING AREA = 2,138.82 S.F. (0.05 AC.)  
GRAVEL PARKING AREA = 4,422.02 S.F. (0.10 AC.)  
TOTAL IMPERVIOUS = 9,458.54 S.F. (0.22 AC.)
13. DATE OF SURVEY: 04/27/2020 BY BREWER LAND SURVEYING.



FRETUS ENGINEERING  
315 COMMERCIAL DRIVE  
SUITE D-4  
SAVANNAH, GA 31406  
MAIL TO:  
P.O. BOX 13091  
SAVANNAH, GA 31416-0091  
PH: (912) 228-2982  
fretus800@gmail.com

LEVEL II CERTIFIED DESIGN  
PROFESSIONAL #8750



No.	Revision/Issue	Date
-	-	-
-	-	-
-	-	-
-	-	-

PROJECT TITLE  
**SEAPORT OFFICE**

OWNER  
SEAPORT REAL ESTATE GROUP

PREPARED FOR  
PANTHEON ADC

PROJECT LOCATION  
716 HIGHLAND DRIVE  
SAVANNAH, GEORGIA 31406

SHEET TITLE  
**GENERAL DEVELOPMENT PLAN**

SCALE: 1"=20'  
PROJECT NO.: 003-052-20  
DATE: MAY 14, 2020  
DRAWN BY: JF  
CHECKED BY: JWF

SHEET **1** OF 1

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