



**Chatham County Application for
Rezoning, Zoning Text Amendment or Special Use**

1117 Eisenhower Drive / P.O. Box 8161
Savannah, GA 31412-8161
Phone: (912) 201-4300 / Fax: (912) 201-4301
www.chathamcounty.org ~ www.thempc.org

RECEIVED
CHATHAM COUNTY
APR 17 2026

DEPT. OF BUILDING SAFETY
& REGULATORY SERVICES

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be accepted for processing by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information are located on page 7.

I. GENERAL INFORMATION

Petitioner Information (Note: A signed, notarized statement of authorization from the property owner required if the petitioner is not the property owner.)

Name: Skidaway Health & Living Services, Inc.

Address: 95 Skidaway Island Road Park Road City: Savannah State: GA Zip: 31411

Telephone No.: () _____ Fax No.: () _____

E-mail Address: _____

Property Owner Information, if different from Petitioner

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: () _____ Fax No.: () _____

E-mail Address: _____

Agent Information, if different from Petitioner or Owner (Note: A signed, notarized statement of authorization from property owner required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name: Joshua Yellin, HunterMaclean

Address: 200 East Saint Julian Street City: Savannah State: GA Zip: 31401

Telephone No.: [REDACTED] Fax No.: () _____

E-mail Address: [REDACTED]

II. ACTION REQUESTED

(A) Check applicable request. If more than one action is sought, submit a separate application and fee for each request.

- ☒ Rezoning (Zoning Map Amendment) [Complete Sections II-B, II-C and III]
☐ Zoning Text Amendment [Complete Sections II-B, II-D and III]
☐ Special Use [Complete Sections II-B & E and (III)]

(B) Application History

Have any previous applications been made for a rezoning / zoning map amendment affecting the subject property or for a similar text amendment?

Yes X No _____

If yes, please provide the MPC File Number(s): Unknown file number (1997)

(Note: An application for rezoning cannot be accepted if a rezoning petition for the same property was denied by the County Commission less than one year before the date of filing this application. Likewise, if a previous rezoning petition was not acted upon by the County Commission but was denied by MPC less than one year before the date of filing this application, the application cannot be processed.)

(C) Rezoning (Zoning Map Amendment)

1. Existing Zoning District(s) for the subject property: PUD-IS(EO); I-P(EO)

2. Proposed zoning district(s) for the subject property: PUD-M(EO)

(Note: Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale. A zoning district must be identified or the application will not be processed.)

3. Street address(es) of the subject property: 85 and 95 Skidaway Island Park Road

4. Property Identification Number(s) of the subject property. *(Note: Attach a boundary survey, recorded or proposed plat, tax map, or scaled plot plan to identify the property boundary lines.)*

10219 01007 and 10219 01004

5. Total acreage of the subject property: +/- 21.57 acres

6. Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family residence.)

Undeveloped and senior congregate care facility

7. List all proposed land use(s) and land use number(s) in accordance with the Zoning Ordinance. *(Note: Refer to Zoning Ordinance Sections 4-5.1 or 4-5.2, Land Use Schedules, or see the list of allowed uses within the desired zoning district that is not included in the use schedule. If your desired use is not listed in either source, contact the County Zoning Administrator to for a use determination. If the proposed use is a combination of uses such as warehouse with a retail showroom and outdoor storage, please describe the proposed operation. The County Zoning Administrator is located at Building Safety and Regulatory Services, 1117 Eisenhower Drive, or can be contacted at 201-4300.)*

Senior congregate care facility

2-0126-000017

(D) Text Amendment

1. Identify the specific section(s) of the Zoning Ordinance sought to be amended, including section number.

- a) What is the existing text requested to be repealed, if any?

- b) What is the proposed text, if any?

2. State the reason(s) for the text amendment:

(E) Special Use(s)

Only the PUD-IS, PUD-IS-B, PUD-M and PUD-R zoning districts can be considered for "special use" approval. A special use within these districts is a use that is not listed as an allowed use for the district but that may be considered for approval by the MPC and the County Commission provided that the criteria in Section 10-6.2 (1-11) can be met.

1. What use or uses are proposed?

III. Items Required to be Submitted with an Application for Rezoning, Zoning Text Amendment or Special Use

- A. **Application.** A completed original application form and one copy.
- B. **Submittal Fee.** A non-refundable filing fee payable by check. The base fee is \$3,500 plus \$50 per acre for a rezoning, \$3,000 for a zoning text amendment and \$2,300 for a special use. Make check payable to "Chatham County". Fee is subject to change. (\$4,578.50)
- C. **Notarized Authorization Form.** If the property owner will not represent the petition, a signed, notarized statement from the property owner authorizing the petitioner / agent to act on his behalf is required.

In addition to items A-G, an application for rezoning (map amendment) or special use must include the following:

- D. **Disclosure Form.** Disclosure of Campaign Contribution Form (to be filed within 10 days of filing this application).
- E. A scaled or dimensioned boundary survey, tax map, plot plan or sketch showing the subject property.

Petitioner states that she/he has read, understands, and completed this application. Approval of an application for rezoning or a text amendment by the Chatham County Commission does not constitute a waiver from any applicable local, state, or federal regulations.



Signature of
Petitioner or Petitioner's Agent

Joshua Yellin

Printed Name

04/17/2026

Date

Z-0426-000617

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
Chatham County

The Conflict of Interest in Zoning Actions Act (O.C.G.A. Chapter 67A) requires that an applicant for a map amendment /rezoning action must disclose campaign contributions in the amount of \$250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the applicant.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this Act is a misdemeanor.

1. Within two years preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below?
Yes _____ No X If you answered "Yes", please complete Question 2.

CHATHAM COUNTY COMMISSION	
Chester A. Ellis, Chairman	Tanya Milton, District 5
Helen Stone, District 1	Aaron Whitely, District 6
Jean Rivers, District 2	Dean Kicklighter, District 7
Bobby Lockett, District 3	Kenneth A. Adams, District 8
Patrick Farrell, District 4	

METROPOLITAN PLANNING COMMISSION		
Karen Jarrett, Chair	Michael Kaigler, Ex-Officio	Traci Amick
Travis H. Coles, Vice-Chair	Stephen Plunk	Joseph Welch
Wayne Noha, Secretary	Coren Ross	Tom Woiwode
Laureen Boles, Treasurer	Dwayne Stephens	Joseph B. Ervin
Jay Melder, Ex-Officio	Jeff Notrica	

2. If you checked "Yes" to Question 1, complete the section below.

CONTRIBUTION			
Name of Official to Whom Contribution was Made	Official Position at time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution

Signature of Petitioner or Petitioner's Agent

Joshua Yellin

Printed Name

03/20/2026

Date

2-0426-000617
File No.

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CONTRIBUTION			
Name of Official to Whom Contribution was Made	Official Position at time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution



Signature of Petitioner or Petitioner's Agent

4/10/24

Date

Printed Name

2-0426-000617

File No.

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)

10219 01007 and 10219 01004 I (we) authorize

Joshua Yellin of HunterMaclean
(Agent Name) (Firm or
Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application
for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our)
authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): Skidaway Health & Living Services, Inc.

Registered Agent: Thomas E. Souls, President
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] 4/10/24
Signature(s) Date

Witness Signature Certificate

State of Georgia

County of Chatham

Signed or attested before me on April 10, 2024 by Thomas E. Souls
Date (Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☒ Personally Known or ☐ Produced Identification Type of ID _____

Gaye Rountree
Signature of Notary Public



Gaye Rountree
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 02/02/2028

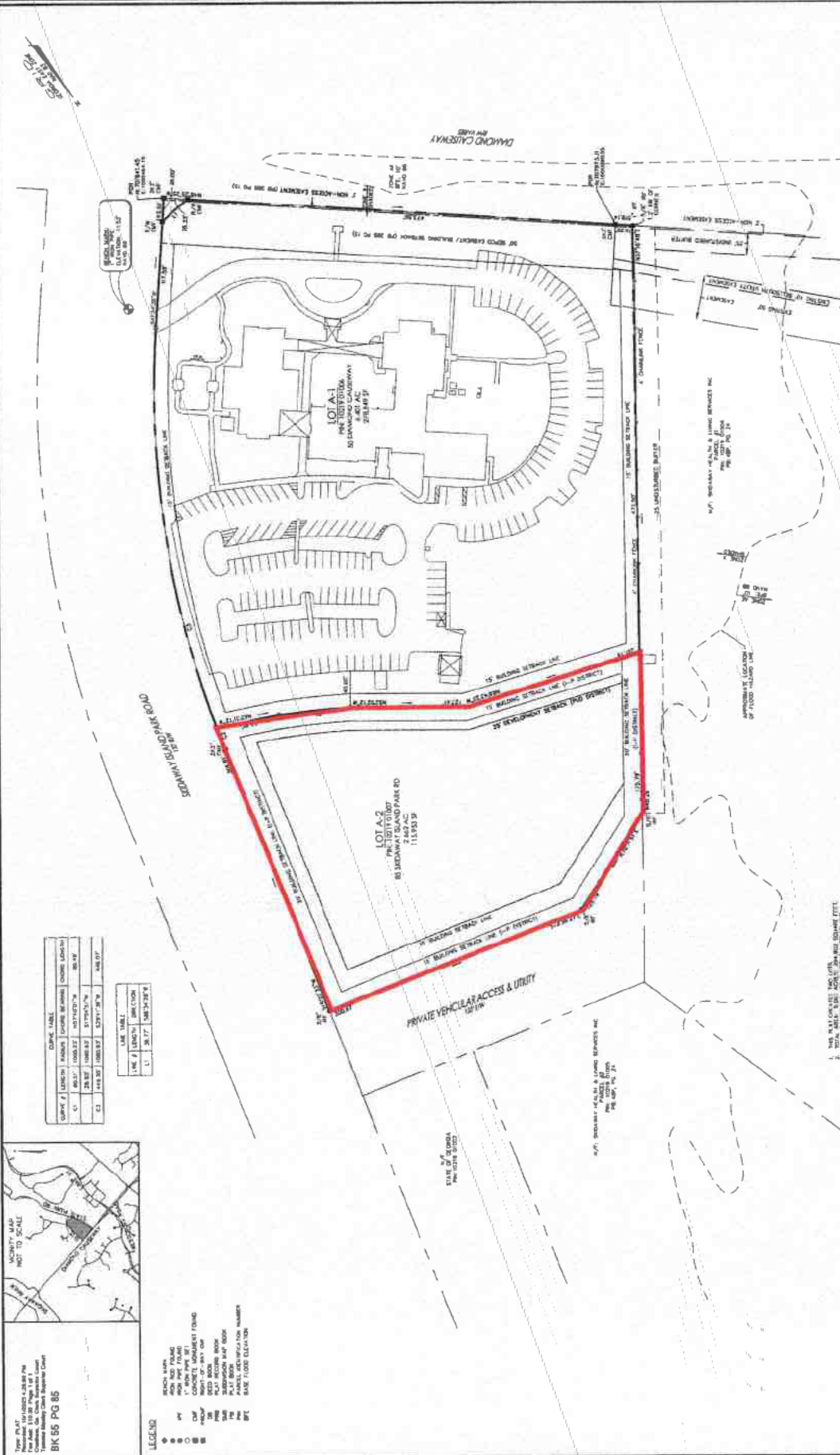
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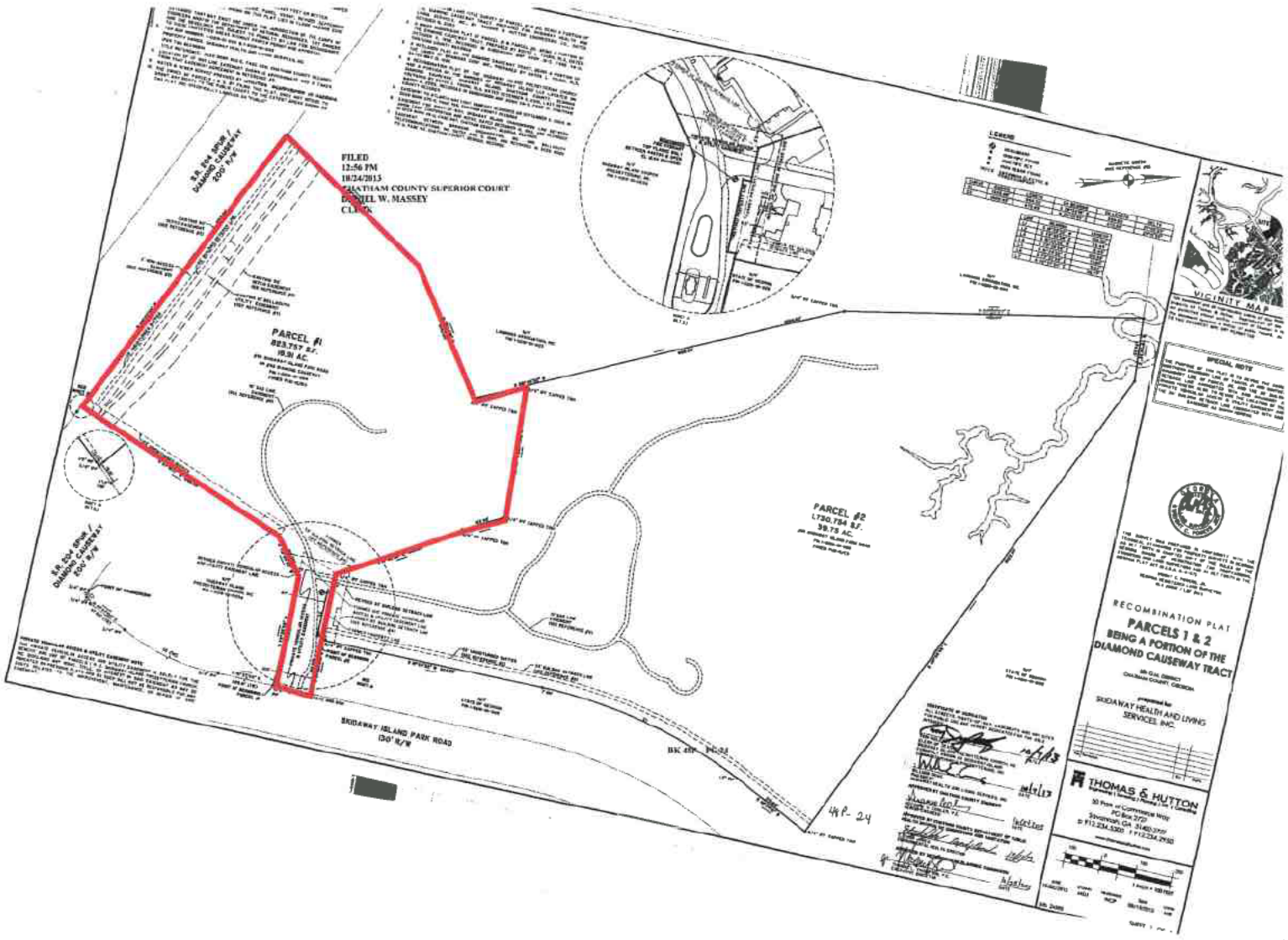
INSTRUCTIONS / INFORMATION FOR THE PETITIONER
(Retain This Page for Your Records)

1. The petitioner and/or agent is encouraged to speak with the MPC staff prior to submitting an application. MPC is the agency responsible for processing the application for the County. The address for the MPC is provided at the end of this document.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the MPC. MPC staff will notify the petitioner or agent when a request may be a DRI.
3. Submit the original application and one copy to the County Zoning Administrator. Faxed or emailed applications will not be accepted.
4. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request. If a petition is to be submitted, please provide the original at the MPC meeting and make a copy to be retained.
5. Once the application is deemed complete, MPC staff will schedule the petition for review by the MPC and prepare a staff report and recommendation.. A schedule of MPC and County Commission meetings is available online at www.thempc.org.
6. **The petitioner must erect a sign on the subject property announcing the petition at least 15 DAYS PRIOR TO THE MPC MEETING.** The sign must be posted within 10 feet of the most traveled right-of-way. If the property does not abut a public right-of-way, the sign must be erected in a manner that would be most readily seen by the public. The sign must be at least 2 ½ feet above the ground. If a sign is not erected in a timely manner, the petition will be rescheduled to the next scheduled MPC meeting. The sign shall remain in place until an MPC recommendation is made. The sign will be furnished by County Building Safety and Regulatory Services.
7. The MPC will make a recommendation to the County Commission regarding the petition. The MPC may approve, deny or recommend an alternative to the request. The applicant will be notified of the date and time of the County Commission meeting by Building Safety and Regulatory Services. **The sign for the County Commission meeting must be obtained from Building Safety and Regulatory Services. THE PETITIONER MUST ERECT THE SIGN AT LEAST 15 DAYS PRIOR TO A COUNTY COMMISSION MEETING. Posting requirements are the same as the requirements for the MPC meeting. The sign shall remain in place until a County Commission decision has been made.**
8. The County Commission must have two meetings for the petition. *Typically*, the discussion occurs only at the second meeting. Notification of the decision of the County Commission will be sent to the applicant or agent.
9. **The applicant or agent should be in attendance at the MPC and County Commission meetings.** If no one is present to represent the petition, it may still be discussed.

2-0426-000617



[illegible]



FILED
12:56 PM
10/24/2013
DAKOTA COUNTY SUPERIOR COURT
MICHEL W. MASSEY
Clerk

PARCEL #1
823.757 sq. ft.
10.31 AC.
1/4 SECTION 10, T4N, R10E, S10W
1/4 SECTION 11, T4N, R10E, S10W
1/4 SECTION 12, T4N, R10E, S10W

PARCEL #2
1730.784 sq. ft.
39.75 AC.
1/4 SECTION 10, T4N, R10E, S10W
1/4 SECTION 11, T4N, R10E, S10W
1/4 SECTION 12, T4N, R10E, S10W

RECOMBINATION PLAT
PARCELS 1 & 2
BEING A PORTION OF THE
DIAMOND CAUSEWAY TRACT

AN O&M PROJECT
DALLAS COUNTY, GEORGIA

PREPARED BY
SIDEWAY HEALTH AND LIVING
SERVICES, INC.

THOMAS & HUTTON
30 Park of Commerce Blvd.
PO Box 272
Savannah, GA 31402-0272
P 912.234.5300 F 912.234.2930



RECEIPT (REC-044757-2026)
FOR CHATHAM COUNTY BUILDING SAFETY AND REGULATORY SERVICES

BILLING CONTACT

HUNTER, MACLEAN
JOSHUA YELLIN
9848 9848
SAVANNAH, 31412-0261



Payment Date: 04/17/2026

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
Z-0426-000617	Rezoning	Fee Payment	Check #99875	\$4,578.50
95 SKIDAWAY ISLAND PARK RD UNINCORPORATED, GA 31411				
SUB TOTAL				\$4,578.50
TOTAL				\$4,578.50