



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Planning Commission

THROUGH: Melanie Wilson, Executive Director and CEO

FROM: DeAndrae Spradley, Senior Planner – Development Services

DATE: April 28, 2026

MPC FILE NO: Z-0426-000617 (Chatham County)

SUBJECT: Zoning Map Amendment

PETITIONER(S): Skidaway Health & Living Services, Inc.

REQUEST:

The Petitioner is requesting for approval of a Rezoning (Zoning Map Amendment) to accommodate the development of a Senior Congregate Care Facility on an existing vacant lot from Planned Unit Development Institutional (PUD-IS) Environmental Overlay (EO) and Institutional-Professional (IP) Environmental Overlay (EO) to Planned Unit Development Multi-family (PUD-M) Environment Overlay (EO). The referenced properties are located at 85 & 95 Skidaway Island Park Road, Savannah, Georgia 31411 on parcel id numbers 10219 01004 and 10219 01007.

CURRENT ZONING AND LAND USE:

Currently, there's an active Senior Congregate Care Facility on parcel id number 10219 01004 and parcel id number 10219 01007 is vacant. The adjacent land uses to the subject properties are as follow:

Direction	Zoning	Land Use(s)
North	Planned Unit Development Residential (PUD-R) Environmental Overlay (EO) and Residential Agriculture (RA) Environmental Overlay	Single-family residential and greenspace
South	Institutional Professional (I-P) Environmental Overlay (EO)	Religious Institution / Church

Direction	Zoning	Land Use(s)
East	One Family Residential (R-1-A) Environmental Overlay (EO), Planned Unit Development Residential (PUD-R) Environmental Overlay (EO), and Planned Unit Development Neighborhood Business	Religious Institution / Church
West	Planned Unit Development Residential (PUD-R) Environmental Overlay (EO)	Vacant Residential Land

INTENT OF EXISTING PLANNED UNIT DEVELOPMENT INSTITUTIONAL (PUD-IS) ENVIRONMENTAL OVERLAY (EO) DISTRICT:

The Chatham County Zoning Regulations does not have an explanation for the official intent of the Planned Unit Development Institutional (PUD-IS) Zoning District. The purpose of the Environmental Overlay District is to establish supplemental standards to bolster those currently in the Chatham County Zoning Ordinance in order to:

- a) protect and enhance community character;
- b) provide for safe and orderly development; and
- c) protect environmental quality, especially the estuarine system that surrounds the community.

Per Section 4-6.611 of the Chatham County Zoning Regulations, the definition of Planned Unit Development Institution (PUD-IS) is any institutional, professional, or office development consisting of three acres or more and includes the following:

1. Cultural Facilities. Art galleries, museums, legitimate theaters, libraries, churches, schools, public or private (K-12), and other uses similar in character to those listed;
2. Offices of Health Service/Practitioners. Hospitals, physicians, surgeons, dentist and dental surgeons, osteopathic physician, chiropractors, and other licensed practitioners similar to those listed;
3. Health Service Clinic. Including a pharmacy as an accessory use;
4. General Office Uses. Sales representatives, legal service, engineering and architectural accounting, auditing, bookkeeping, finance, real estate, insurance, and others similar in character to those listed;
5. Other Business Uses. As approved by the MPC where found to be compatible with the overall development plan.

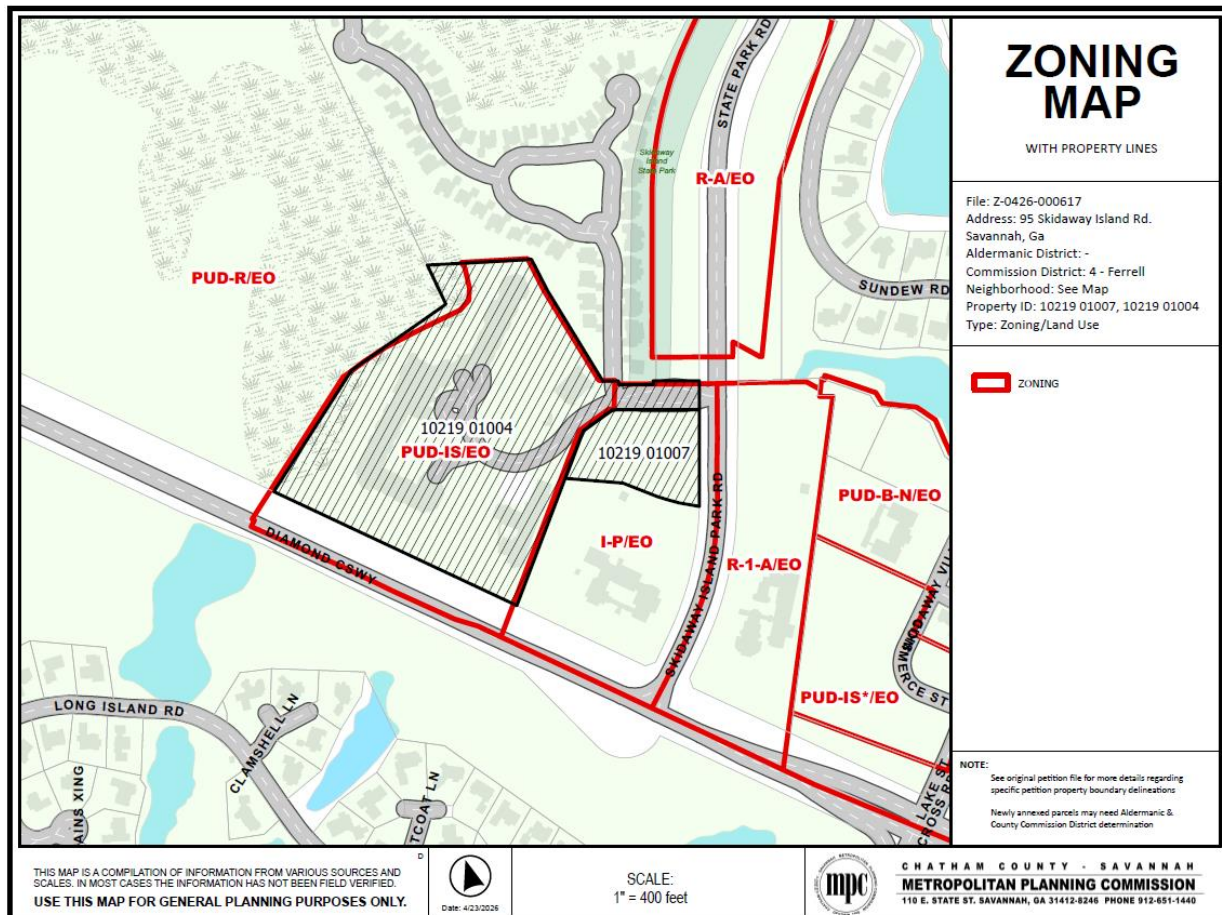
INTENT OF PROPOSED PLANNED UNIT DEVELOPMENT MULTI-FAMILY (PUD-M) DISTRICT:

The Chatham County Zoning Regulations does not have an explanation for the official intent of the Planned Unit Development Multi-family (PUD-M) Zoning District. Per Section 4-6.67 of the

Chatham County Zoning Regulations, the definition of Planned Unit Development Multi-family (PUD-M) is a planned multi-family zoning district of three acres or more, consisting of townhouses, apartments, condominiums, single-family detached, single-family semi-detached, duplexes, and senior citizen congregate housing and includes the following permitted uses:

1. multi-family dwellings, including town homes, apartments, or condominiums;
2. single-family detached dwellings (under R-1 standards). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage maybe increased by the percentage difference between 6,000 square feet and the smaller lot;
3. single-family detached and semi-detached dwellings (under P-R-1-S standards, excluding the minimum two-acre district requirement). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage may be increased by the percentage difference between 6,000 square feet and the smaller lot.
4. two-family dwellings (duplex).
5. senior citizen congregate housing.

The maximum density is 25 dwelling units per acre. The proposed Planned Unit Development Multi-family (PUD-M) Zoning District permits Senior Citizen Congregate Care Facilities by right. The Existing Zoning Map for the subject properties is featured below.



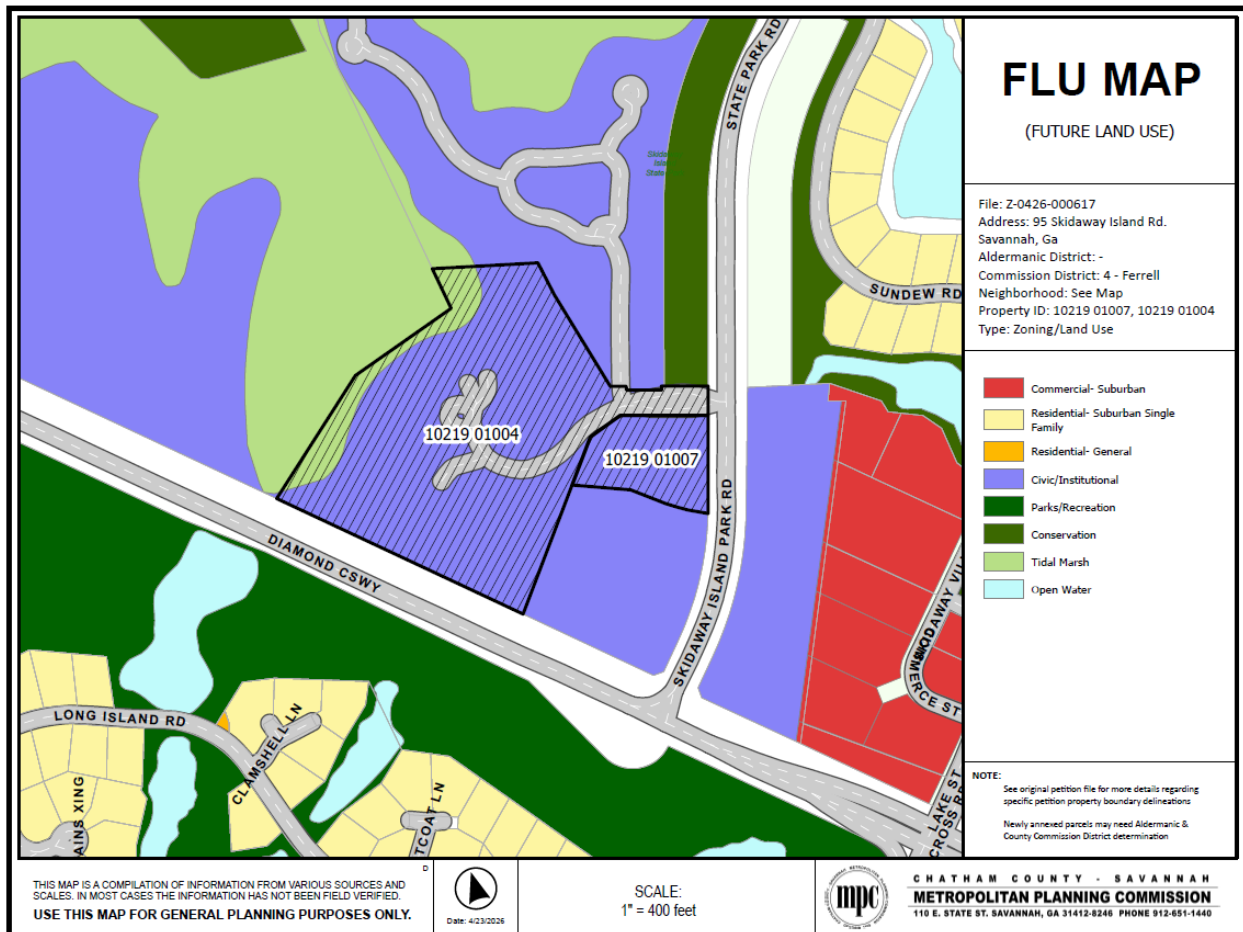
COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT:

Per the County's Plan 2040, the subject properties are within the 'Suburban Residential' Character Area. The County's Future Land Use Map designates the subject properties as 'Civic/Institution'. This designation is appropriate for *'Areas identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.'*

As previously noted, there's an active Senior Congregate Care Facility located on the developed portion of the subject property (parcel id no. 10219 01004) and the petitioner is requesting the rezoning to accommodate a new Senior Congregate Care Facility on the vacant portion of the property (parcel id no. 10219 01007). The existing Senior Congregate Care Facility was originally approved with the Green Island Planned Unit Development that was approved for the following units:

- single-family residential - 36 units;
- multifamily - 70 units;
- assisted living - 60 units; and
- memory care - 50 units (216 units total).

Since the surrounding area is developed with large single-family residential lots and the notion that the existing onsite Senior Congregate Care Facility was built as part of a Planned Unit Development, the proposed development pattern is consistent with the Civic/Institution Future Land Use designation. Furthermore, the proposed Senior Congregate Care Facility is a land use that's compatible to the church or religious facility that is located immediately adjacent to the subject properties. The Future Land Use immediately adjacent to the subject properties are featured below:



Plan 2040 - Future Land Use Map

PUBLIC SERVICES AND FACILITIES:

The subject properties are served by the Chatham County Stormwater System. However, there are no public sewer or water services readily available to the subject properties. Chatham County Transit Route Number 20 is located about 0.5 miles south of the subject properties on Diamond Causeway.

ORDINANCE EVALUATION CRITERIA FOR MAP AMENDMENT:

1. *Will the proposed zoning districts permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Staff Comment: The subject properties have an existing onsite Senior Congregate Care Facility on the larger of the two properties. The petitioner desires to add a smaller extension of the existing onsite Senior Congregate Care Facility on the southeastern portion of the property.

Due to the nature of the residents and the facility type, a Senior Congregate Care Facility does not generate the same volume of traffic that a high-density, multi-family development generates. There are single-family detached residential units on large lots and a church or religious institution immediately adjacent to the subject properties.

The proposed Senior Congregate Care Living Facility use would not introduce a higher density within the immediate area of the subject properties or generate increased traffic. Nor will the proposed development have an adverse impact on the noise levels, odors, airborne particulate matters, visual blights, or reduction of light to the properties immediately adjacent to the subject properties. The requested use is compatible with the surrounding low-density, single-family residential character.

2. *Will the proposed zoning districts permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore, less marketable for the type of development permitted under the current zoning?*

Staff Comment: The proposed Senior Congregate Care Living Facility will not adversely impact the desirability and marketability of the nearby single-family residential and church or religious institution properties immediately adjacent to the subject properties.

3. *Will the proposed zoning district's permitted uses generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Staff Comment: The petitioner's proposed use as a Senior Congregate Care Living Facility will not generate traffic that's incompatible with the adjoining land uses. Vehicles of similar nature to those that currently and previously visit the area are expected to continue to utilize and access the subject properties.

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Staff Comment: The petitioner's proposed use as a Senior Congregate Care Living Facility would not generate significantly higher traffic volumes along the vehicular access points from Skidaway Island Road or along Diamond Causeway.

5. *Will the proposed zoning districts permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Staff Comment: The petitioner's proposed Senior Congregate Care Living Facility would not require a greater level of public services above the requirement for the uses permitted within the Planned Unit Development – Multi-family (PUD-M) Zoning District. The proposed use will not create an additional financial burden to the public for public services needed to accommodate this development. Per SAGIS, Chatham County's public water and sewer systems are not readily available to the immediate area of the subject properties. Additionally, the proposed use typically does not generate a large number of school-aged children that place new demands on the local school system, particularly in terms of school bus transportation.

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Staff Comment: The petitioner's proposed zoning change does not adversely impact the improvement or development of the adjacent and nearby properties in accordance with the existing zoning regulations. The proposed zoning change will not adversely affect the stability and livability of the surrounding neighborhood.

7. *Will the proposed zoning districts permit development that is inconsistent with the comprehensive land use plan?*

Staff Comment: The County's Plan 2040 states that single-family residential (detached & attached) are the recommended primary uses for the Residential–Suburban Land Use designation. The recommended secondary uses include the following:

- small scale commercial and apartment buildings;
- civic and institutional facilities; and
- neighborhood park.

The County's Plan 2040 further states that "alternative types of housing options should be encouraged in suburban areas to accommodate multi-generational households, seniors, and others." Senior Congregate Care Facilities are permitted by right within the Plan Unit Development Multi-family (PUD-M) Zoning District. Based on the recommended housing options within the County's Plan 2040, the proposed zoning to PUD-M is consistent with the Comprehensive Land Use Plan.

STAFF'S EVALUATION:

The petitioner is requesting to rezone 85 and 95 Skidaway Island Park Road (parcel id numbers 10219 01004 and 10219 01007) from Planned Unit Development Institutional (PUD-IS)

Environmental Overlay (EO) and Institutional-Professional (IP) Environmental Overlay (EO) to Planned Unit Development Multi-family (PUD-M) Environment Overlay (EO). There's an existing Senior Congregate Care Facility located at 85 Skidaway Island Park Road. The petitioner is requesting the rezoning to accommodate a new Senior Congregate Care Facility on 95 Skidaway Park Road.

It's important to note that "Senior Congregate Care Facilities" are not an official permitted use for the Planned Unit Development Institutional (PUD-IS) and Institutional-Professional (IP) Zoning Districts. Per Section 4-6.611(a.)5 of the County's Zoning Regulations, the MPC Board initially approved the existing onsite Senior Congregate Care Facility at 85 Skidaway Island Road as part of the Green Island Planned Unit Development (PUD). Senior Care Congregate Facilities are permitted by right for the Planned Unit Development Multi-Family (PUD-M) Zoning District as requested by the petitioner. The proposed Senior Congregate Care Facility is compatible with the single-family detached residential units and church or religious organization that's located immediately adjacent to the petitioner's properties.

The rezoning of the subject properties will not have a significant impact on the traffic volumes on Skidaway Island Road or Diamond Causeway that result in heavy traffic congestion and circulation impacts within the surrounding community.

The proposed zoning is consistent with the Comprehensive Plan's current Residential -Suburban Single-Family designation that primarily supports single-family homes (attached and detached).

The County's water and sewer system is currently unavailable to the subject properties; however, the properties have access to the County's Stormwater System. A large number of school-aged children are not anticipated to be generated by the development of a Senior Congregate Care Facility on the subject parcel. Therefore, the rezoning of the subject properties will not contribute to the increased demand on the local school system, particularly regarding school bus transportation from the subject properties.

The subject properties are within the 500-year flood zone. As such, Staff strongly recommends the petitioner to implement flood mitigation measures to minimize the potential flood risks and ensure the long-term resilience of the proposed development.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the requested Zoning Map Amendment on 85 and 95 Skidaway Island Park Road (parcel id numbers 10219 01004 and 10219 01007) from Planned Unit Development Institutional (PUD-IS) Environmental Overlay (EO) and Institutional-Professional (IP) Environmental Overlay (EO) to **Planned Unit Development Multi-family (PUD-M) Environment Overlay (EO).**