



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: May 4, 2026

MPC FILE NO: Z-0426-000619 (Chatham County)

SUBJECT: Zoning Map Amendment

PETITIONER(S): St. Andrew's School (Kelley Waldron)

REQUEST:

The Petitioner is requesting for approval of a Rezoning (Zoning Map Amendment) to accommodate an addition to the St. Andrew's School. The proposed addition is located on a property with an existing single-family residential dwelling unit onsite. The petitioner is requesting the rezoning of the subject property from One Family Residential (R-1) Environmental Overlay (EO) to Planned Unit Development Institutional (PUD-IS) Environmental Overlay (EO). The referenced property is located at 27 Sapelo Road, Savannah, Georgia 31410 on parcel id number 10077 09007.

CURRENT ZONING AND LAND USE:

As previously noted, currently there's an existing single-family residential dwelling unit on the subject property. The adjacent land uses to the subject property are as follow:

Direction	Zoning	Land Use(s)
North	One Family Residential (R-1) Environmental Overlay (EO)	Single-family residential
South	One Family Residential (R-1) Environmental Overlay (EO)	Single-family residential & Water Tower
East	Planned Unit Development Institution (PUD-IS) Environmental Overlay (EO)	School
West	One Family Residential (R-1) Environmental Overlay (EO)	Single-family residential

INTENT OF ONE FAMILY RESIDENTIAL (R-1) ENVIRONMENTAL OVERLAY (EO) DISTRICT:

The purpose of the One Family Residential District is to create an environment in which one-family dwellings and certain non-dwelling uses are permitted to promote stability and character of low-density residential development with adequate open space. A maximum density of five dwelling units per acre of net residential land area is permitted in this district.

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

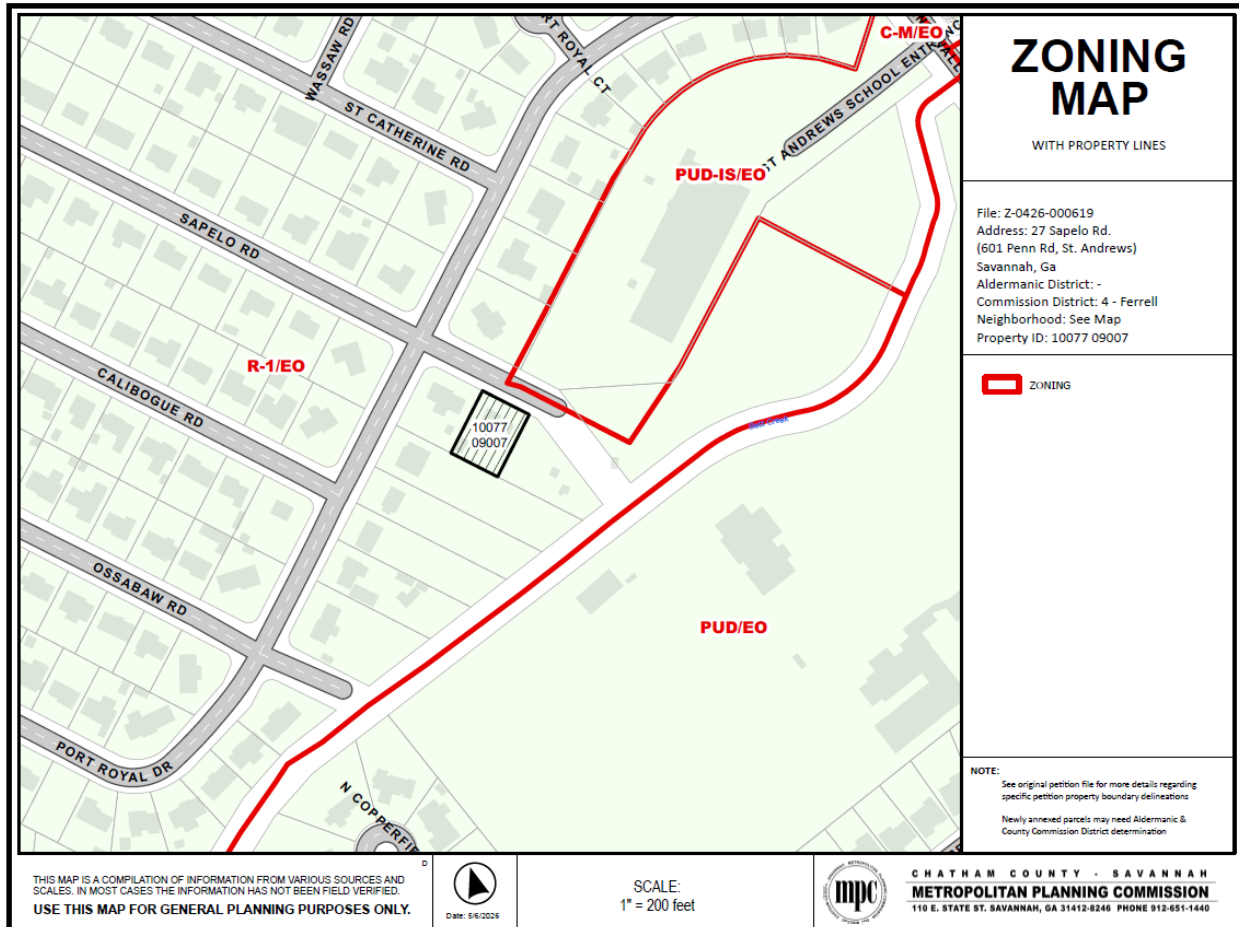
The Chatham County Zoning Regulations does not have an explanation for the official intent of the Planned Unit Development Institutional (PUD-IS) Zoning District. The purpose of the Environmental Overlay District is to establish supplemental standards to bolster those currently in the Chatham County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

- 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.

The petitioner is requesting the rezoning on the subject property to accommodate an addition of the existing St. Andrew's School. Public or private K-12 schools are permitted by right with the proposed Planned Unit Development Institution (PUD-I) Zoning District. The Existing Zoning Map for the subject property is featured below.

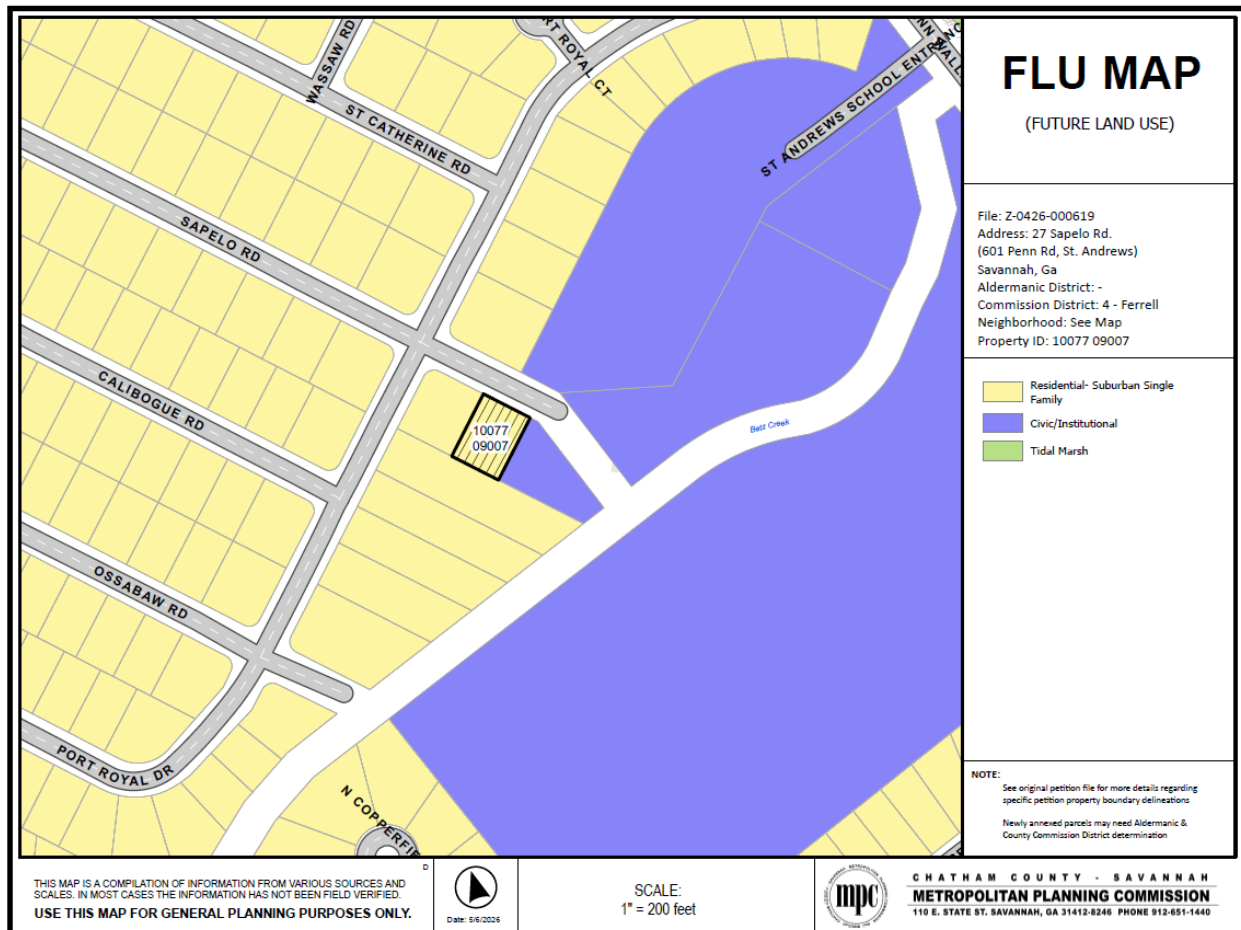


Existing Zoning Map

COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT:

Per the County's Plan 2040 Comprehensive Plan, the subject property is within the 'Suburban Residential' Character Area. The County's Future Land Use Map designates the subject property as 'Residential - Suburban Single-family'. 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 existing single-family residential dwelling unit on the subject property and the petitioner is requesting the rezoning to accommodate an addition to the St. Andrew's School. Since the surrounding area is primarily developed with single-family residential lots and the notion that the existing onsite single-family residential dwelling unit is being converted into an addition for the St. Andrew's School, the proposed development pattern is consistent with the Residential Suburban Single-family Future Land Use designation. The Future Land Use immediately adjacent to the subject property is featured below:



Plan 2040 - Future Land Use Map

PUBLIC SERVICES AND FACILITIES:

The subject property is served by the Chatham County Stormwater System. However, there are no public sewer or water services readily available to the subject property. Chatham County Transit Route Number 10 is located about 0.25 miles east of the subject property on Penn Waller Road.

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 property is the 2nd parcel located from a dead-end residential street with very low traffic volumes. The subject property is also located near the southwestern rear portion of the St. Andrew's School with 1 small building nearby. As such, an addition to the St. Andrew's School on the subject property would not introduce a higher density within the immediate area of the subject property or generate a significant increase in 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 property. 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 addition to the St. Andrew's School will not adversely impact the desirability and marketability of the nearby single-family residential and school properties immediately adjacent to the subject property.

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 an addition to the St. Andrew's School 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 property.

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 an addition to the St. Andrew's School would not generate significantly higher traffic volumes along the vehicular access point along Sapelo Road.

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 use as an addition to the St. Andrew's School would not require a greater level of public services above the requirement for the uses permitted within the Planned Unit Development – Institution (PUD-IS) 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 property. Additionally, the proposed use will 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 County's adopted 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.

Institutional facilities are permitted by right within the Plan Unit Development Institutional (PUD-IS) Zoning District. Based on the recommended secondary uses within the County's Plan 2040, the proposed zoning to PUD-IS is consistent with the Comprehensive Land Use Plan.

STAFF'S EVALUATION:

The petitioner is requesting to rezone 27 Sapelo Road (parcel id number 10077 09007) from One Family Residential (R-1) Environmental Overlay (EO) to Planned Unit Development Institutional (PUD-IS) Environmental Overlay (EO). There's an existing single-family residential building located on the subject property. The petitioner is requesting the rezoning to accommodate an addition to the St. Andrew's School.

Institutional facilities are an official permitted use for the Planned Unit Development Institutional (PUD-IS) Zoning District. Due to the size of the property (0.25 acres), the proposed addition to the St. Andrew's School is compatible with the single-family detached residential units and school facility that's located immediately adjacent to the petitioner's property.

The rezoning of the subject property will not have a significant impact on the traffic volumes on Sapelo Road 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 property; however, the parcels have access to the County's Stormwater System. Due to the size of the property (0.25 acres), a large number of school-aged children are not anticipated to be generated by the proposed addition to the St. Andrew's School on the subject property. Therefore, the rezoning of the subject property will not contribute to the increased demand on the local school system, particularly regarding school bus transportation from the subject property.

The subject property is within the 100-year flood zone. As such, Staff strongly recommends the petitioner to implement appropriate 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 27 Sapelo Road (parcel id number 10077 09007) from One Family Residential (R-1) Environmental Overlay (EO) to **Planned Unit Development Institutional (PUD-IS) Environmental Overlay (EO)**.