



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

To: The Planning Commission
Through: Melanie Wilson - Executive Director and CEO
From: Subhashi Karunaratne – Planner, Development Services and Current Planning
Date: June 23, 2026
Subject: Zoning Map Amendment

Applicant: Eric Scott and Ashley Scott

Address: 0 Mohawk St

PIN: 20782 01020

Site Area: 0.45 acres (19,602 sf)

Alderman District: 6 – Kurtis Purtee

Chatham County Commission District: 6 – Aaron "Adot" Whitely

Request: Rezone from RSF-20 (Residential Single Family - 20) to RMF-2-15 (Residential Multi Family 2-15)

File Number: 26-002408-ZA-MAP

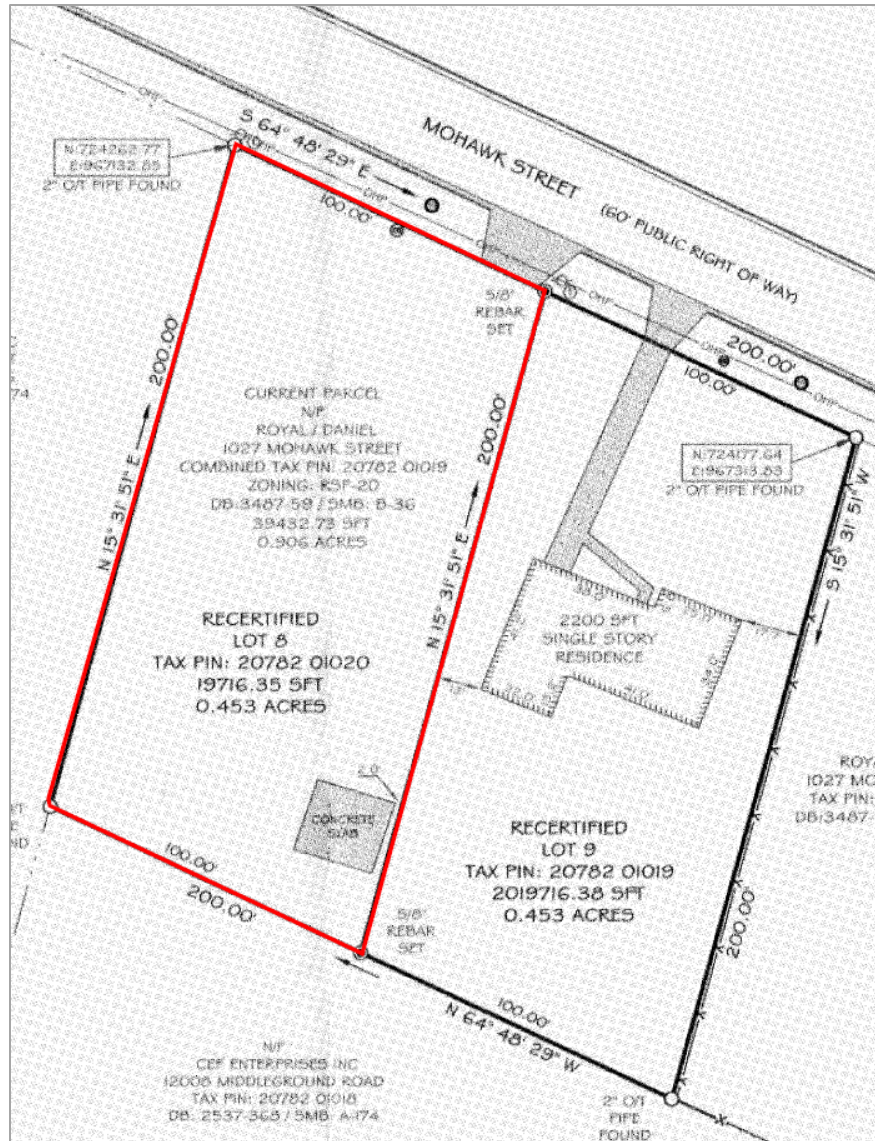
Request

The Petitioner is requesting an amendment to the Official Zoning Map to rezone the subject property at 0 Mohawk Street (PIN 20782 01020) from RSF-20 (Residential Single-Family-20) to RMF-2-15 (Residential Multi-Family-2-15). The proposed development consists of four to six townhome units intended for rental occupancy.

Facts and Findings

Site

The subject property contains approximately 19,716 square feet and has roughly 100 feet of frontage along Mohawk Street with a depth of approximately 200 feet. The property is currently vacant. In its existing RSF-20 (Residential Single-Family-20) zoning district, the lot is legally nonconforming with respect to lot area, as it contains approximately 300 square feet less than the required minimum lot size.



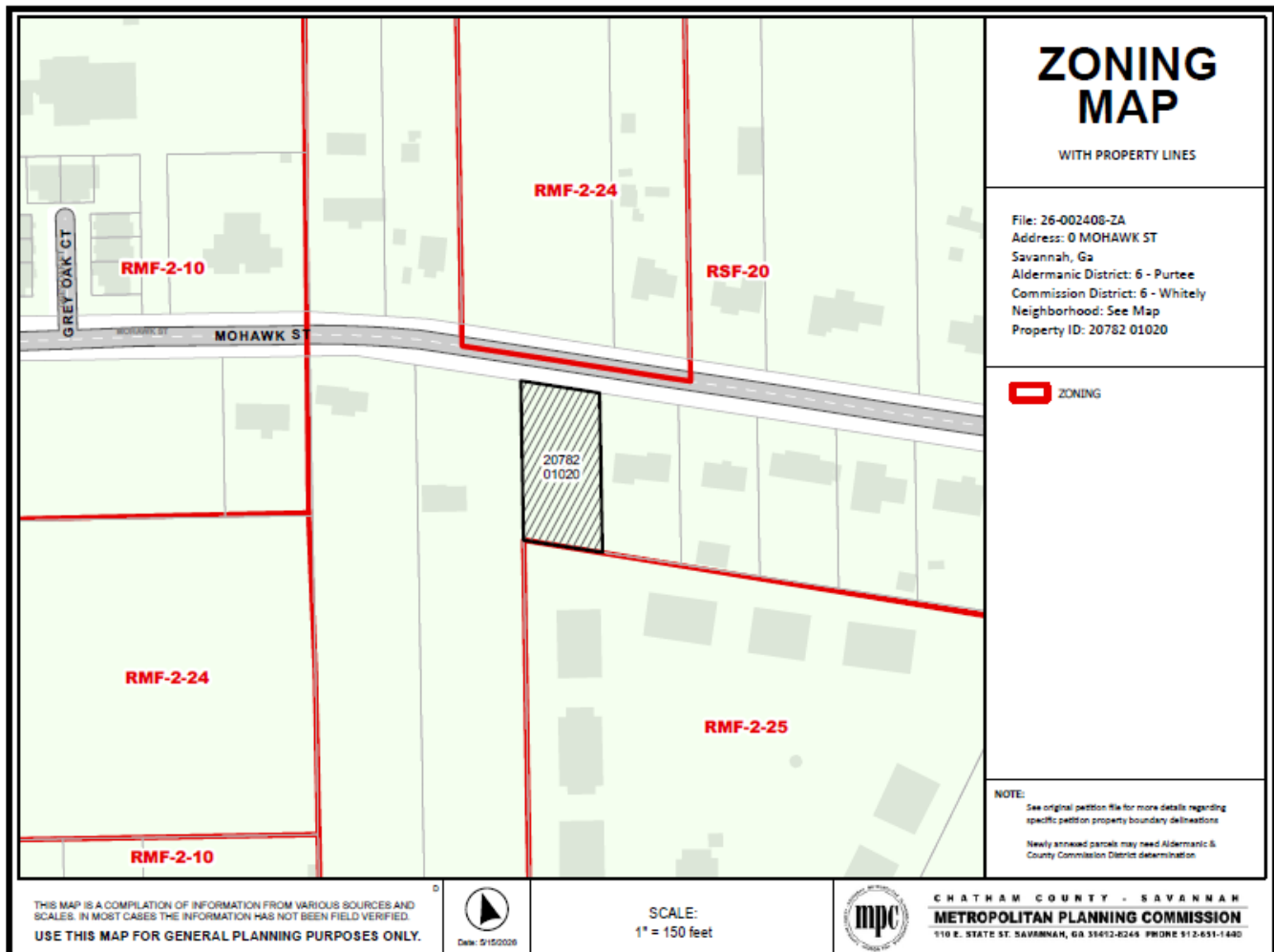
Site survey at 0 Mohawk Street

Existing Zoning and Development Pattern

The subject property is currently zoned RSF-20 (Residential Single-Family-20). The surrounding area is predominantly residential and includes a mix of housing types, including single-family detached, single-family attached, two-family, and multifamily residential development. However, the central portion of the block, including the subject property, is characterized primarily by single-family detached residences.

Properties immediately north and south of the site are zoned RMF-2-24 and RMF-2-25 and are developed with apartment complexes. To the north, the RSF-20 zoning district continues with larger lots occupied by single-family residences, religious institutions, and vacant land. To the east is a row of RSF-20-zoned single-family residential lots. Immediately west of the subject property are two large vacant parcels also zoned RSF-20. Farther west, the area transitions to a mix of multifamily residential and RSF-10 single-family residential zoning districts.

Location	Land Use	Existing Zoning
North	Residential (multi family and single family)	RMF-2-24
South	Residential (multi family)	RMF-2-25
East	Residential (single family)	RSF-20
West	Residential (multi family and single family)	RMF-2-24, and RSF-10



Zoning map of 0 Mohawk Street

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

According to the Petitioner, multiple neighborhood meetings were held regarding the proposed development. Neighbors expressed concerns related to the proposed density and number of townhome units, traffic and pedestrian safety, flooding, neighborhood character, tenant population, property maintenance, and tree preservation. Several attendees indicated a preference for limiting the development to four townhome units and emphasized the importance of maintaining compatibility with the surrounding single-family residential character of the area. Representatives of the Southside Neighborhood Association also requested an opportunity to meet with the developer and stated their intent to participate in the public hearing process.

Impact and Suitability

Public Services and Facilities

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments. The property is served by CAT. The route serving this site is Route 6 – Cross Town. The nearest bus stop is at the corner of Mohawk Street and Middleground Road about 100 feet east of the property.

Comprehensive Land Use Plan Element

The proposed rezoning district is consistent with the existing Residential General Future Land Use designation. The Residential General category is intended to accommodate a wide range of residential housing types, including multifamily dwellings, attached dwellings, small-lot single-family dwellings, and mixed-use developments with upper-story residential units at densities greater than 10 units per gross acre. The proposed RMF-2-15 zoning district is permitted within the Residential General Future Land Use category, whereas the existing RSF-20 zoning district is intended for areas designated Residential–Suburban Single-Family. As a result, the proposed RMF-2-15 zoning district is more closely aligned with the adopted Future Land Use Map designation than the existing RSF-20 zoning district.

Existing Zoning District

- **Intent of the RSF-20 Zoning District:**

The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

- **Allowed Uses:** The uses allowed in the zoning district appear in a chart appended to the agenda.
- **Development Standards:** The development standards of the zoning district appear in a chart appended to the agenda.

Proposed Zoning District

- Intent of the RMF-2-15 Zoning District:

The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning. Such density shall be represented as a numeric suffix after the zoning district (e.g. RMF-3-14). With the exception of RMF-1, the RMF- districts are intended to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas.

The proposed RMF-2-15 zoning district permits a maximum density of 15 dwelling units per acre. The subject property contains approximately 19,716 square feet (0.45 acres). Based on the maximum permitted density, the site could accommodate up to approximately 6 dwelling units. Therefore, the Petitioner's proposal for four to six townhome units would be consistent with the maximum density permitted within the proposed RMF-2-15 zoning district.

- Allowed Uses: The uses allowed in the zoning districts appear in a chart appended to the agenda.
- Development Standards: The development standards of the B-C zoning districts appear in charts appended to the agenda.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *Yes. The range of uses permitted under the proposed RMF-2-15 zoning district is more suitable than those permitted under the existing RSF-20 zoning district. The subject property is designated Residential General on the Future Land Use Map, a category intended to accommodate a variety of residential housing types, including multifamily dwellings, attached dwellings, and townhouses. The proposed RMF-2-15 district is consistent with this designation, whereas the existing RSF-20 district is intended for areas designated Residential–Suburban Single-Family.*

The proposed RMF-2-15 district would permit a broader range of residential housing types, including townhouses, duplexes, three- and four-family dwellings, stacked townhouses, and apartments, which are not permitted under the existing RSF-20 district. However, the expanded range of uses and increased development intensity permitted within the RMF-2-15 district may alter the predominantly single-family detached character of the immediate block face along Mohawk Street.

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: Yes. The proposed RMF-2-15 zoning district addresses the City's identified need for a broader range of housing types. Multiple adopted plans and studies recognize increasing demand for attached and multifamily housing because of population growth, demographic changes, and economic development. The proposed zoning district would support these goals by allowing residential housing types consistent with the Residential General Future Land Use designation.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: No. While the proposed RMF-2-15 zoning district would permit a broader range of residential uses and a greater development intensity than the existing RSF-20 district, the rezoning itself is not anticipated to adversely affect the existing use or usability of adjacent properties. Potential impacts related to traffic and pedestrian circulation, stormwater management, tree preservation, and site design will be evaluated during the site development plan review process and through review by the applicable City departments.

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: Yes. The proposed RMF-2-15 zoning district is generally compatible with the surrounding zoning pattern and residential character of the area. The subject property is designated Residential General on the Future Land Use Map, a category intended to accommodate a variety of residential housing types, including multifamily dwellings, attached dwellings, and townhouses. The proposed RMF-2-15 district is consistent with this designation, whereas the existing RSF-20 district is intended for areas designated Residential Suburban Single-Family. Additionally, multifamily residential zoning districts and developments exist in close proximity to the subject property, supporting the compatibility of the proposed rezoning with the broader development pattern of the area.

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: Yes. The subject property is designated Residential General on the Future Land Use Map and multifamily residential zoning and development exist in close proximity to the site. These conditions support the proposed rezoning to RMF-2-15.

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: Yes. The proposed RMF-2-15 zoning district is more consistent with the Residential General Future Land Use designation than the existing RSF-20 district. It better aligns with the Comprehensive Plan's intent to accommodate a variety of residential housing types, including attached and multifamily development.

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as presently zoned.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.*

Proximity to a Military Base, Installation or Airport

MPC Comment: *The subject parcel is located within the Airport/Airfield Overlay District. Correspondence with Hunter Army Airfield officials regarding the rezoning request is included in the agenda packet for this item.*

Recommendation

MPC Staff recommends **approval** of the request to rezone the subject property to RMF-2-15 based on its consistency with the Residential General Future Land Use designation and its compatibility with the broader development pattern of the area.