



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** AUGUST 27, 2019  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petition to Rezone Property**

**James C. Wilson, III for Sunrise Acquisitions, LLC, Petitioner**

**Sunrise Acquisitions, LLC, Owner**

**Michael Hussey, Agent**

**1032 Mohawk Street**

**Aldermanic District: 6 – Tony Thomas**

**County Commission District: 6 – James "Jay" Jones**

**Property Identification Number: 2-0783-01-014 and 015**

**File No. 19-003923-ZA**

**MPC ACTION:**

**Approval** of the petitioner's request to rezone the subject parcels from R-6 (Single-family Residential – 6 units per net acre) classification to a P-R-M-24 (Residential-Multifamily - 24 units per net acre).

**MPC STAFF RECOMMENDATION:**

**Denial** of the request to rezone the subject property from an R-6 (Single-family Residential – 6 units per net acre) classification to a P-R-M-24 (Residential-Multifamily - 24 units per net acre) classification based on the previously stated findings.

**MEMBERS PRESENT:** 10 + Chairman

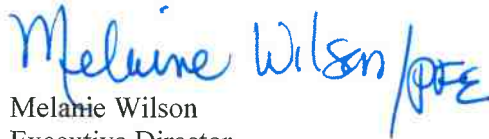
Joseph Ervin, Chairman  
Ellis Cook  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Wayne Noha  
Eula Parker  
Lee Smith

Linder Suthers  
Joseph Welch  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Petitioner's Request (7-3)

<b>APPROVAL Votes: 7</b>	<b>DENIAL Votes: 3</b>	<b>ABSENT</b>	<b>Abstain</b>
Ervin Branch Cook Milton Noha Woiwode Welch	Suthers Manigault Jarrett	Branch Coles Monahan	Parker

Respectfully submitted,

  
Melanie Wilson  
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections





## Chatham County - Savannah Metropolitan Planning Commission

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### August 27, 2019 REGULAR MPC MEETING

#### **Title**

ZONING MAP AMENDMENT | 1032 Mohawk Street - R-6 to P-RM-24 - File Number 19-003923-ZA

#### **Description**

Petition to Rezone Property

James C. Wilson, III for Sunrise Acquisitions, LLC, Petitioner

Sunrise Acquisitions, LLC, Owner

Michael Hussey, Agent

1032 Mohawk Street

Aldermanic District: 6 – Tony Thomas

County Commission District: 6 – James “Jay” Jones

Property Identification Number: 2-0783-01-014 and 015

File No. 19-003923-ZA

Marcus Lotson, MPC Project Planner

The petitioner is requesting a zoning map amendment to rezone property identified as PIN 2-0783-01-014 and 015, also known as 1032 Mohawk Street from an R-6 (Single-family Residential – 6 units per net acre) zoning classification to a P-R-M-24 (Residential-Multifamily - 24 units per net acre) zoning classification.

#### **Recommendation**

The MPC staff recommends **denial** of the petitioner's request to rezone the property identified as 1032 Mohawk Avenue (PIN 2-0783-01-014 and 015) from its current R-6 zoning classification to a P-R-3-24 classification based on findings identified in the staff report.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [Maps.pdf](#)

📎 [Concept Plan - 1032 Mohawk Street.pdf](#)

📎 [Opposition.pdf](#)

📎 [Street Context.pdf](#)

📎 [Staff Report-19-003923-ZA.doc.pdf](#)



**TO:** Mayor and Aldermen, City of Savannah

**FROM:** The Planning Commission

**DATE:** August 27, 2019

**SUBJECT:** Petition to Rezone Property  
James C. Wilson, III for Sunrise Acquisitions, LLC, Petitioner  
Sunrise Acquisitions, LLC, Owner  
Michael Hussey, Agent  
1032 Mohawk Street  
Aldermanic District: 6 – Tony Thomas  
County Commission District: 6 – James “Jay” Jones  
Property Identification Number: 2-0783-01-014 and 015  
File No. 19-003923-ZA

Marcus Lotson, MPC Project Planner

**REPORT STATUS: Initial Report**

**ISSUE**

A request to rezone property identified as PIN 2-0783-01-014 and 015, also known as 1032 Mohawk Street from an R-6 (Single-family Residential – 6 units per net acre) zoning classification to a P-R-M-24 (Residential-Multifamily - 24 units per net acre) zoning classification.

**FACTS AND FINDINGS:**

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on July 19, 2019. Public notice was also posted on the subject site. As of the writing of this report, staff has not received any calls concerning this petition. If any calls are received prior to the MPC meeting on August 6<sup>th</sup>, they will be presented at the pre-meeting.
2. **Existing Development Pattern:** The area surrounding the subject site is residential and includes a variety of housing types from predominantly single-family detached, single family attached, two-family residential, and multi-family residential. However, the middle portion of this block, including the petitioned site is occupied by single family detached houses. The scale of the neighborhood in general is single story homes with a very few examples of two story homes or apartments. The proposed multifamily district allows a maximum height of 40 feet.

3. **Site:** The subject property is comprised of two existing parcels with a combined area of 3.79 acres in size and is located on the north side of Mohawk Street, approximately 850 feet east of Apache Avenue. The westernmost parcel is presently undeveloped with significant vegetation and mature trees and is 2.55 acres in size. The easternmost parcel is occupied by a single-family residential structure, has some vegetation and mature trees, and is 1.24 acres in size. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential	R-6
	Multi-Family Residential – 8 units per acre	PUD-M-8 [1]
	Undeveloped Property	R-6
South	Mohawk Street	
	Undeveloped Property	R-6
	Single-Family Residential	R-6
East	Single-Family Residential	R-6
West	Single-Family Residential	R-6

[1] PUD-M-8 Residential Multi-Family – 8 units per net acre

4. **Transportation Network:** The site has frontage and access on Mohawk Street, an existing collector roadway with a 60-foot right-of-way.
5. **Public Services and Facilities:** The property is served by the Savannah Police Department, Savannah Fire Department, and by Savannah water and sewer services.
6. **Chatham Area Transit (CAT):** The property is served by CAT. The route serving this site is Route 14 – Abercorn Local. The nearest bus stop is at the corner of Mohawk Street and Apache Avenue.
7. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as General Residential. The proposed P-R-M-24 zoning district is compatible with the General Residential land use designation.
8. **Existing R-6 Zoning District:**
- Intent of the R-6 District:** The R-6 district is intended to “maintain single-family dwelling density to not more than six single-family dwellings per net acre of residential land, in order to protect the property in this district from depreciating effects of more densely developed residential uses.”
  - Allowed Uses:** The R-6 district is predominantly a residential district. In addition to single-family dwelling units, some family and group care homes are permitted, as are some public uses. Public and private schools, day nurseries and child care centers are permitted as special uses with Zoning Board of Appeals approval. A

list of the permitted uses allowed within the R-6 district is attached (see Table 2).

- c. **Development Standards:** The development standards for the R-6 district appear in the attached table (see Table 1).

9. **Proposed P-R-M-24 Zoning District:**

- a. **Intent of the P-R-M-6 District:** The “P” establishes the district as a Planned Designation. The Planned Designation means that a site plan is required to be submitted to the Metropolitan Planning Commission as a requisite for site plan approval.

The P-R-M-6 district is intended to provide areas for multifamily development and compatible nonresidential development. In establishing a density standard for an R-M district (in this case, 24 units per net acre), the Metropolitan Planning Commission shall consider the following conditions, among others:

(a) The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification;

(b) The capacity of water and sewer systems to accommodate the proposed development;

(c) The compatibility of the development with the surrounding land uses.

- b. **Allowed Uses:** The P-R-M-24 district, in addition to permitting single and multi-family dwellings in a variety of configurations, also permits accessory dwellings, family and group care homes including adult day care, single-room occupancy dwellings, and some recreational uses. A list of all permitted uses within the R-M-6 district is attached (see Table 2).
- c. **Development Standards:** The development standards for the P-R-M-24 district appear in the attached table (see Table 1).

**SUMMARY OF FINDINGS**

1. Will the proposed zoning district 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?

Yes  X             No    

2. Will the proposed zoning district 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?

Yes                 No  X

3. Will the proposed zoning district permit uses that would 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?

Yes \_\_\_ No X

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?

Yes \_\_\_ No X

5. Will the proposed zoning district 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?

Yes \_\_\_ No X

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?

Yes \_\_\_ No \_\_\_ Likely X

*(The properties located adjacent to and across the street from the petitioned site are single family residential homes that have existed as a low-density single-family neighborhood for over 40 years. The rezoning and development of the subject site to a density that allows four times the density could impact the livability of the affected properties.)*

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

Yes \_\_\_ No X

**POLICY ANALYSIS:**

Differing types of residential housing provide better housing opportunities to the general public and are encouraged. The portion of Mohawk Street where the subject site is located is an existing, single-family neighborhood with large detached lots. The proposed rezoning of the subject site to P-R-M-24 would permit development that is similar to other projects in this portion of the city. The existing zoning along this portion of Mohawk Street has remained unchanged for the past 35 years. Rezoning the subject site to a P-R-M-24 would allow multifamily in a block that has not developed in that way to date.

**ALTERNATIVES:**

1. Recommend approval of the P-R-M-24 zoning classification.
2. Recommend approval of an alternative classification.
3. Recommend denial of the petitioner's request.

**RECOMMENDATION:**

The Planning Commission recommends **approval** of the request to rezone the subject property from an R-6 (Single-family Residential – 6 units per net acre) classification to a P-R-M-24 (Residential-Multifamily - 24 units per net acre) classification based on the overall development pattern of the broader neighborhood and the existing examples of multifamily residential in the vicinity.



<b>Table 1: Comparison of Development Standards for the Existing R-6 and Proposed P-R-M-24 Zoning Districts</b>		
	<b>R-6 District</b>	<b>P-R-M-24 District</b>
<b>Minimum Lot Area</b>	6,000 sq. ft.	Single Family – 6,000 sq. ft. Multi-Family – 1,300 sq. ft. per unit Nonresidential – 6,000 sq. ft.
<b>Minimum Lot Width</b>	60 ft.	60 ft.
<b>Front Yard Setback</b>	67.5 ft. from centerline of street right-of-way; provided no residential structure within 25' of the right-of-way	67.5 ft. from centerline of street right-of-way; provided no residential structure within 25' of the right-of-way
<b>Minimum Side Yard Setback</b>	5 ft.	5 ft. - One and Two Family Three Family and up – 10 ft.
<b>Minimum Rear Yard Setback</b>	25 ft.	25 ft.
<b>Maximum Height</b>	50 ft.	40
<b>Maximum Building Coverage</b>	30 percent	40 percent
<b>Maximum Density</b>	6 units per net acre	24 units per net acre

**TABLE 2**

<b>Comparison of Uses Permitted in the Existing R-6 District and the Proposed R-M District</b>		
	<i>Existing Zoning District</i>	<i>Proposed Zoning District</i>
<i>List of Uses</i>	<i>R-6</i>	<i>R-M</i>
<b>Residential Types:</b>		
(1) One-family dwelling:		
a. Detached	X	X
b. Semidetached or end-row	-	X
c. Attached or row	-	X
(2) Two-family dwelling:		
a. Detached	-	X
b. Semidetached or end-row	-	X
c. Attached or row	-	X
(2b) Three- and four-family dwellings:	-	X
(3) Multifamily dwellings	-	X
(6) Accessory dwelling structure	-	X
<b>Lodging Facilities:</b>		
(9) Rooming houses and boarding houses	-	X
<b>Religious Facilities:</b>		
(15) Church and other places of worship	B1	X
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X	X
(16) Convent or monastery	B1	B1
<b>Health and Welfare:</b>		
(17) Hospitals and care home	-	B1
(17a) Sanitarium or mental care home	-	B1
(18) Eleemosynary or philanthropic institutions	B1	B1
(18b) Group personal care home for the mentally ill (seven to 15 persons)	-	X
(18e) Group care home for the abused or mistreated (seven to 15 persons)	-	X
(18f) Group care home for the elderly (seven to 15 persons)	-	X
(18g) Congregate personal care home for the elderly (16 or more persons)	-	X
(18h) Group care home for the mentally retarded (seven to 15 persons)	-	X
(18m) Adult day care center	-	B
(18n) Family adult day care center	X	X
(18o) Single room occupancy residences	-	X
(18p) Family personal care home for the handicapped (six or fewer persons)	X	X

(18q) Family personal care home for the elderly (six or fewer persons)	-	X
(18r) Senior Citizen Congregate Housing	-	X
<b>Education:</b>		
(20) School, public or private (K-12)	B	B
(22a) Day nurseries and kindergartens	B	B
(22b) Child care center	B	B
<b>Community Facilities:</b>		
(23) Public use	B	X
(27) Public utilities	X	X
<b>Recreation and Social:</b>		
(30) Golf course	B	X
(32a) Private or residential community boat dock or pier	X	X
(38) Agriculture personal	X	X
<b>Retail Sales and Services:</b>		
(48) Administrative office for city-sponsored neighborhood housing service district	X	X
(52) Home occupation	X	X
(53) Accessory use	X	X
(53a) Satellite dish	X	X
<b>Sign:</b>		
(54) Sign, incidental	X	X
(56a) Sign, bus stop benches	X	X