

From: [Subhashi Karunarathne](#)
To: [Sally Helm](#)
Subject: Fw: 11750 Abercorn Street - Rezoning - Hunter Army Air Field Review
Date: Monday, November 17, 2025 9:13:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Sally,

This is the review from the Hunter AA for 11750 Abercorn, which was approved for rezoning and FLUM at MPC. I think it still didn't go through City Council. So we need to add this for the Council report.

Best regards,
Subhashi

From: Meleka, M A CIV USARMY ID-READINESS (USA) <meleka.a.meleka.civ@army.mil>
Sent: Monday, November 17, 2025 7:34 AM
To: Subhashi Karunarathne <ksubhashi@thempc.org>
Subject: RE: 11750 Abercorn Street - Rezoning - [UNCLASSIFIED]

UNCLASSIFIED

[Hi Subhashi,](#)

[We completed our review of the referenced Rezoning application. We have no major concerns regarding this application; however, if a crane will be used during construction, they need to notify the FAA. <https://oeaaa.faa.gov/>.](#)

[Respectfully,](#)

Mel A. Meleka, MCRP, M.ASCE
CHIEF, MASTER PLANNING BRANCH
FSGA, DIRECTORATE OF PUBLIC WORKS
1616 VETERANS PKWY
BUILDING: 1119
ROOM: 118
FORT STEWART/HUNTER ARMY AIRFIELD, GA 31314
OFFICE PHONE: (571) 801-2287
CELL: (912) 320-6865
E-MAIL: meleka.a.meleka.civ@army.mil

"Standards enforced define an organization."



UNCLASSIFIED

From: Subhashi Karunarathne <ksubhashi@thempc.org>
Sent: Thursday, October 23, 2025 7:47 AM

To: Meleka, M A CIV USARMY ID-READINESS (USA) <meleka.a.meleka.civ@army.mil>

Subject: Re: 11750 Abercorn Street - Rezoning

Good morning Mel,

Thank you very much for your response, and I completely understand. I appreciate you letting me know despite the current furlough status.

We'll await your review once normal operations resume, and we fully respect your team's right to provide input outside the 30-day window given the circumstances.

Wishing you and your colleagues all the best during this time. Please don't hesitate to reach out if you need anything from our end in the meantime.

Best regards,
Subhashi

Subhashi Karunarathne, AICP Candidate

Special Projects Planner

Chatham County-Savannah Metropolitan Planning Commission

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<https://linktr.ee/mpcresources>



From: Meleka, M A CIV USARMY ID-READINESS (USA) <meleka.a.meleka.civ@army.mil>

Sent: Wednesday, October 22, 2025 4:56 PM

To: Subhashi Karunarathne <ksubhashi@thempc.org>

Subject: Re: 11750 Abercorn Street - Rezoning

Hi Subhashi,

We are currently in furlough including all concerned staff. We will respond as soon as we are back after the shutdown is over. We reserve the right for our recommendation regardless of the 30-day window given the current hardship. Thanks for your understanding and patience.

Respectfully,

Mel A. Meleka, MCRP, M.ASCE

CHIEF, MASTER PLANNING BRANCH

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1616 VETERANS PKWY

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From: Subhashi Karunaratne <ksubhashi@thempc.org>
Sent: Wednesday, October 22, 2025 4:21:39 PM
To: Meleka, M A CIV USARMY ID-READINESS (USA) <meleka.a.meleka.civ@army.mil>
Subject: 11750 Abercorn Street - Rezoning

You don't often get email from ksubhashi@thempc.org. [Learn why this is important](#)

Good evening Mel,

I hope you're doing well!

I'm reaching out to request your assistance with the review of another rezoning application, this time for the property located at 11750 Abercorn Street.

If you recall, this property previously functioned as a hotel, and several buildings were destroyed in a fire earlier this year. One unique feature of the site is the existing helipad. While I'm not aware of how it was previously used, the applicant has indicated that they do not intend to alter or remove the helipad as part of the proposed new development.

The applicant's long-term plan (not part of the current application) includes subdividing the property and developing a coffee shop and a restaurant, while the remaining hotel buildings will continue in their current use.

With that in mind, I wanted to ask:

Are there any specific conditions or restrictions related to the helipad that we should be aware of during this review?

As the site falls within the Airport Airfield Overlay District, your review is required as part of the current rezoning process.

Attached to this email, you'll find:

1. The rezoning application and submittal materials from the applicant
2. The relevant section of the City of Savannah Zoning Ordinance related to the rezoning process
[Document Viewer](#) | [City of Savannah Code of Ordinances](#)

f. Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport the following shall occur:

- i. The commander of such military base, installation or airport, including Hunter Army Airfield, shall be requested to provide a written recommendation and supporting facts at least 30 days prior to the public hearing.
- ii. If there is no response from the commander, there shall be a presumption that the proposed rezoning will not have any adverse effect relative to the standards listed below and the Planning Director shall make such investigation and recommendation with respect to the standards listed below.
 1. Whether the zoning proposal will permit a use that is suitable in view of the use of adjacent or nearby property within 3,000 feet of a military base, installation or airport;
 2. Whether the zoning proposal will adversely affect the existing use or usability of nearby property within 3,000 feet of a military base, installation or airport;
 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 4. Whether the zoning proposal will result in a use which will or could cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools due to the use of nearby property such as a military base, installation or airport;
 5. Whether the zoning proposal is in conformity with the policy and intent of the adopted land use plan (i.e., the Comprehensive Plan); and,
 6. Whether there are existing or changing conditions affecting the use of the nearby property such as a military base, installation or airport, which give supporting grounds for either approval or disapproval of the zoning proposal.

Thank you in advance for your time and attention to this request. Please don't hesitate to reach out if you have any questions or need additional information.

P.S. I truly appreciated your prompt response on the last rezoning request. You were incredibly helpful!

**Best regards,
Subhashi**

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