



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

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# METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:**            October 28, 2025

**TO:**              THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:**          METROPOLITAN PLANNING COMMISSION

**SUBJECT:**       FLUM Amendment

**PETITION REFERENCED:**

**Owner:** Keigan Stacho, Southeastern Retail Development, LLC

**Agent:** John D. Northup III, Esq., Bouhan Falligant LLP

**Address:** 11750 Abercorn Street

**Alderman District:** 6 – Kurtis Purtee

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

**Property Identification Number:** 20755 01002

**Petition File Number:** 25-004963-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of 'Civic/Institutional' to 'Commercial-Suburban'.

**MPC STAFF RECOMMENDATION:**

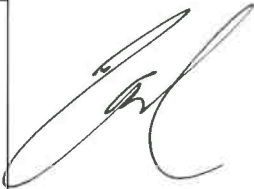
MPC Staff recommends **approval** of the request to amend the FLUM from a designation of 'Civic/Institutional' to 'Commercial-Suburban'.

**MEMBERS PRESENT:**            8

Traci Amick  
Travis Coles – Chairman  
Joseph Ervin  
Karen Jarrett  
Jeff Notrica  
Dwayne Stephens  
Amanda Wilson  
Tom Woiwode – Vice Chair

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation. (8-0)

APPROVAL Votes: 8	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Coles Ervin Jarrett Notrica Stephens Wilson Woiwode		Boles Kaigler Melder Plunk Ross Welch		



Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh

Enclosure

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



# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

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*"Planning the Future, Respecting the Past"*

## Council Report

**To:** City Council  
**From:** Planning Commission  
**Date:** October 28, 2025  
**Subject:** FLUM Amendment

**Applicant:** Keigan Stacho, Southeastern Retail Development, LLC

**Agent:** John D. Northup III, Esq., Bouhan Falligant LLP

**Address:** 11750 Abercorn Street

**PIN:** 20755 01002

**Site Area:** 2.80 acres (121,968 sf)

**Alderman District:** 6 – Kurtis Purtee

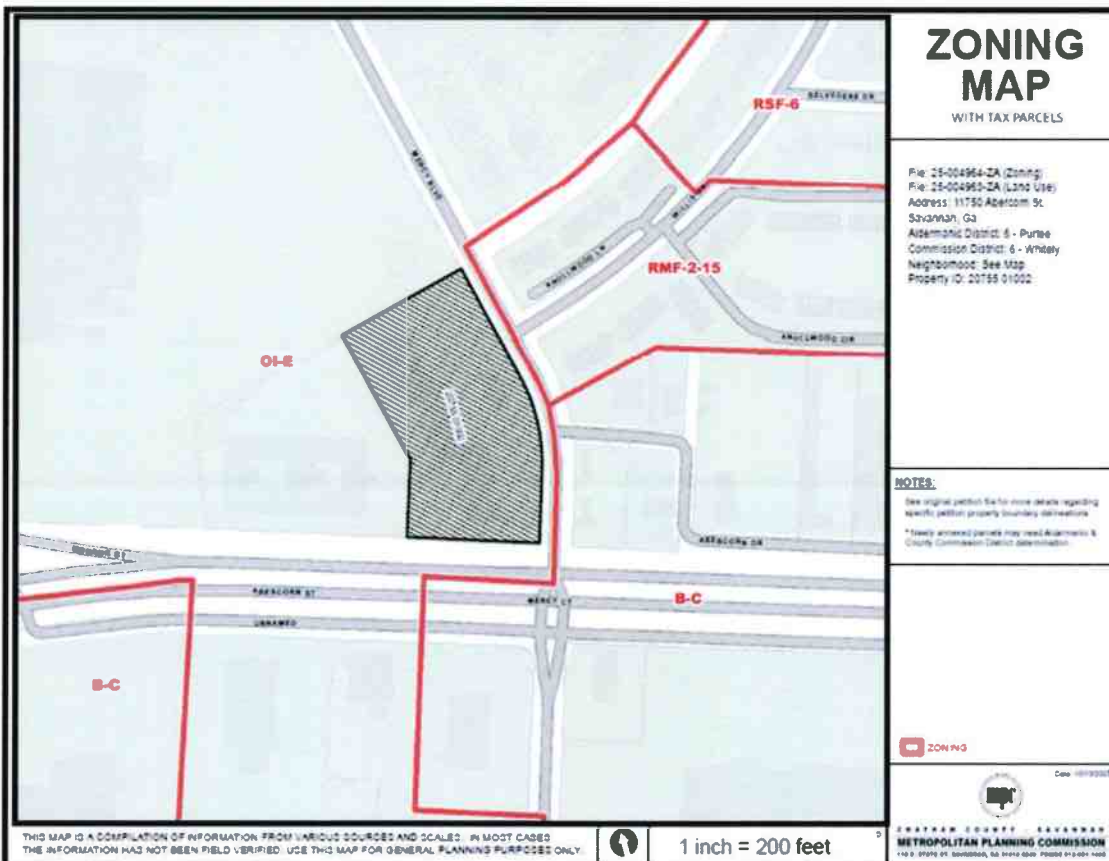
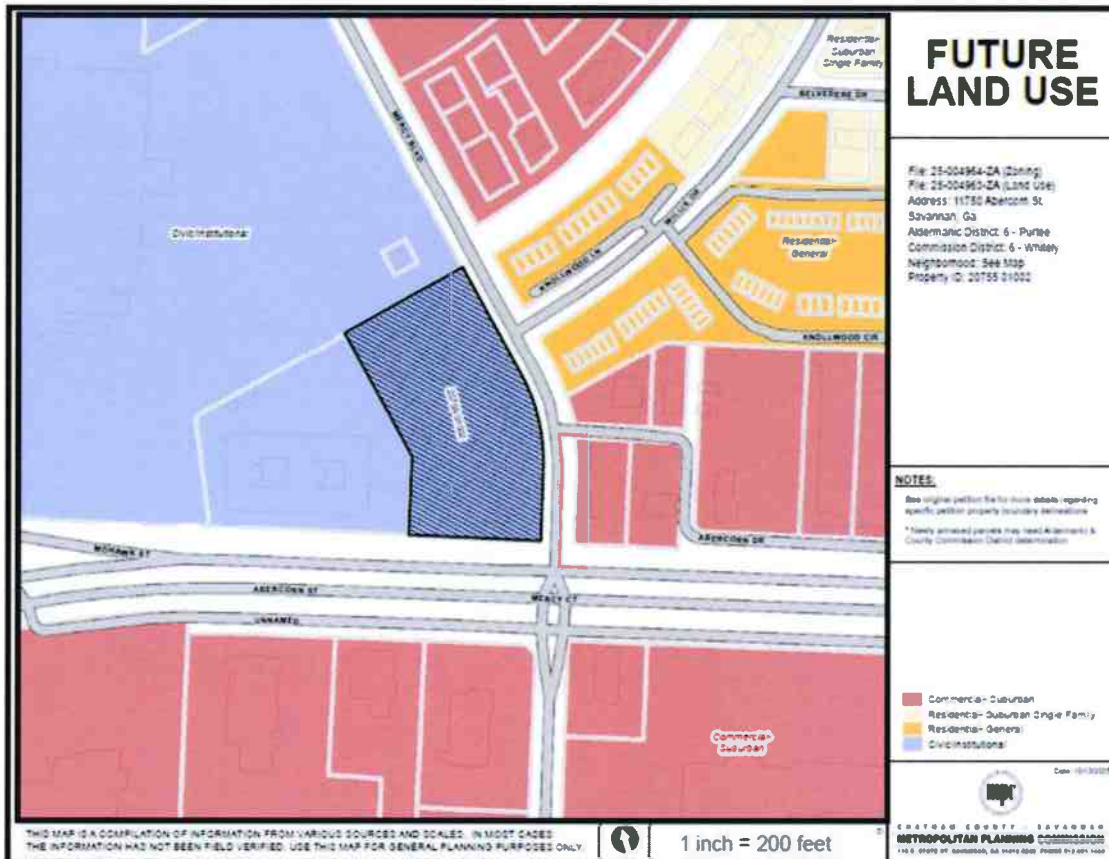
**Chatham County Commission District:** 6 – Aaron "Adot" Whitely

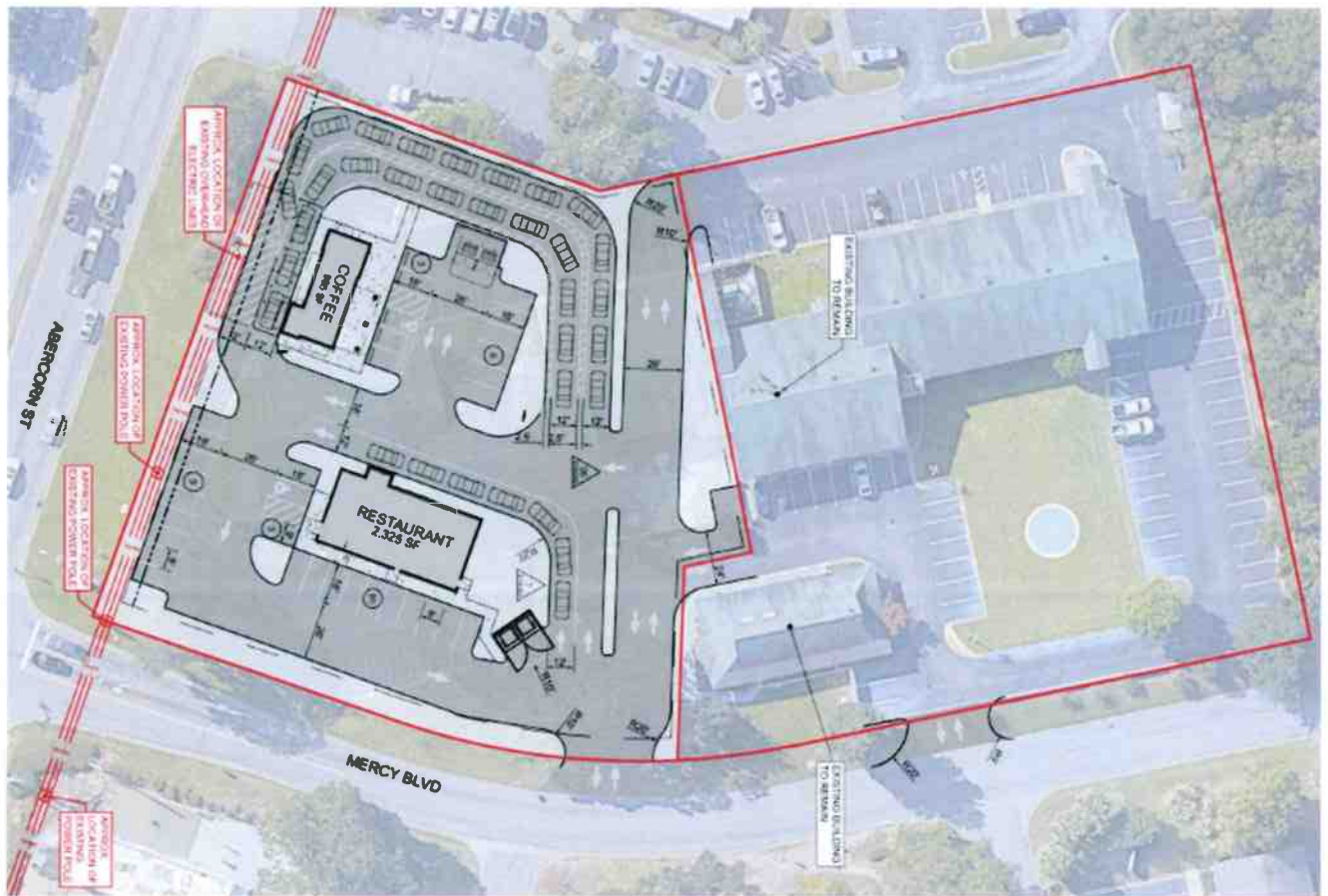
**File Number:** 25-004963-ZA-FLUM

**Request:**

The petitioner is requesting an amendment to the Future Land Use Map from 'Civic/Institutional' to 'Commercial-Suburban' to support the proposed development of a restaurant and a coffee shop at the corner of Abercorn Street and Mercy Boulevard. The site was originally developed as a hotel, which was partially damaged by fire. The remaining hotel buildings are expected to remain in operation. While a future subdivision is anticipated to separate the new commercial uses from the hotel, it is not part of this request. At the time of application, the property was located within the Suburban Commercial Character Area but designated for 'Civic/Institutional' use in the Comprehensive Plan.

This request is being submitted concurrently with a proposed Zoning Map amendment from OI-E (Office and Institutional – Expanded) to B-C (Community-Business) under case number 25-004964-ZA-MAP.





Proposed site plan of 11750 Abercorn

## Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. NewZO requires a Future Land Use designation of 'Commercial Suburban' for property to be rezoned to a Community Business zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

**MPC Comment:** *The proposed amendment aligns with the surrounding land uses and character of the area. While the Future Land Use Map currently designates the site as 'Civic/Institutional,' the property is located within the Suburban Commercial Character Area, which anticipates commercial development along major corridors like Abercorn Street. The proposed restaurant and*

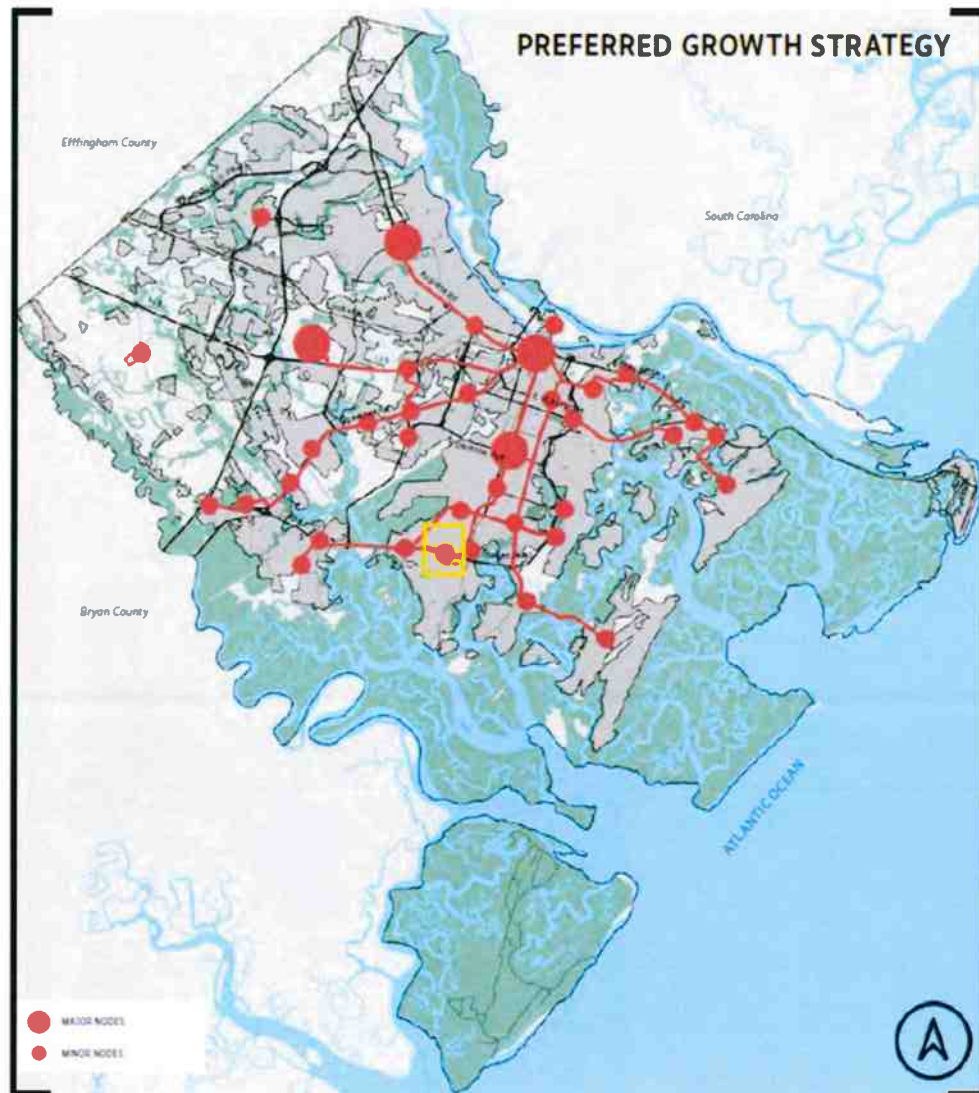


coffee shop are consistent with existing and anticipated land uses in this corridor, and the amendment to 'Commercial-Suburban' would better reflect the evolving development pattern.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

**MPC Comment:** *The proposed amendment directly supports several goals of the Comprehensive Plan, particularly those encouraging redevelopment and reinvestment in established commercial corridors. It promotes a mix of land uses, revitalizes a partially vacant site, and concentrates growth along a major transportation route.*

*The subject property lies within the Suburban Commercial Character Area, which is designed for automobile-oriented commercial uses such as restaurants and retail. The site's location at the intersection of Abercorn Street and Mercy Boulevard, a key intersection within the Abercorn Commercial Corridor, which the Plan identifies as a Strong Corridor (see image below) with Preferred Growth. By facilitating new commercial uses on the site, the Plan's goals for economic vitality, access, and adaptive reuse are facilitated.*



Map 4.5-Preferred Growth Strategy: Strong Corridors

3. Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

**MPC Comment:** *The proposed development aligns with the Southside Vision Plan's goal of reinvesting in aging commercial sites by introducing new commercial activity at a key intersection.*

4. Written comments, evidence, and testimony of the public.

**MPC Comment:** *As of the writing of this report, MPC Staff has received no public comment regarding the proposal.*

### **Recommendation**

The Planning Commission recommends **approval** of the request to amend the FLUM from a designation of 'Civic/Institutional' to 'Commercial-Suburban'.