



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

DATE: October 28, 2025

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: Zoning Map 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: 25-004964-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject property to B-C.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to rezone the subject property to B-C.

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

"Planning the Future, Respecting the Past"

Council Report

To: City Council
From: Planning Commission
Date: October 28, 2025
Subject: Zoning Map 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

Request: Rezone from OI-E (Office and Institutional - Expanded) to B-C (Community - Business)

File Number: 25-004964-ZA-MAP

Request

The petitioner is requesting an amendment to the Zoning Map from OI-E (Office and Institutional – Expanded) to B-C (Community-Business). The proposed development is a restaurant and a coffee shop at the intersection of Abercorn Street and Mercy Boulevard. The property was originally developed as a hotel, which was partially destroyed by fire. The remaining hotel buildings will continue to operate. Although the property is expected to be subdivided in the future to separate the proposed commercial uses from the hotel, subdivision is not included in the current request.

This rezoning request is being considered concurrently with a Future Land Use Map (FLUM) amendment (File No. 25-004963-ZA-FLUM), which seeks to change the designation of the subject parcels to 'Commercial-Suburban.' At the time of application, the parcels were located within the Suburban Commercial Character Area and designated for 'Civic/Institutional' use in the Comprehensive Plan.

Facts and Findings

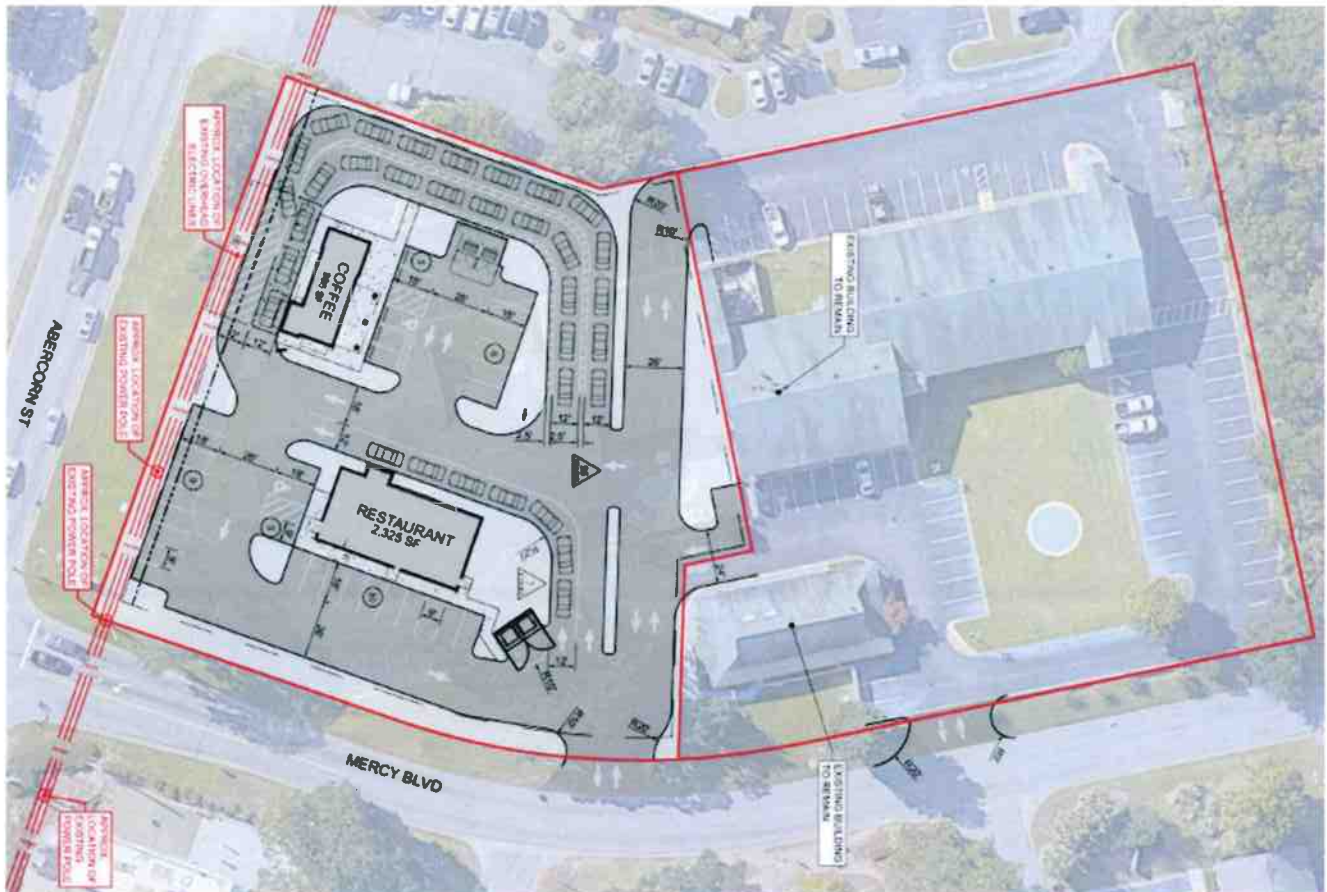
Site

The subject property measures approximately 121,968 square feet with 548 feet of curved frontage on Mercy Boulevard and a depth of approximately 250 feet along Abercorn Street. According to the Chatham County Tax Assessor, the existing structure was built in 1984 and has an approximate building footprint of 11,168 square feet.

The property owner, Om Hotels Abercorn LLC intends to subdivide the existing 2.8-acre parcel, retaining the northern portion with the remaining hotel buildings (approx. 1.6 acres) and selling the vacant 1.2-acre southern portion to Southeastern Retail Development, LLC (SERD).

SERD plans to develop the southern parcel with two commercial buildings: one for a coffee shop with a drive-through, and the other for a fast-casual restaurant (see attached concept plan). SERD is under contract to purchase the southern parcel, contingent on rezoning approval to allow the proposed uses.

With Om Hotels' consent, the rezoning request applies to the entire parcel to align the zoning with both the hotel use and proposed commercial development.

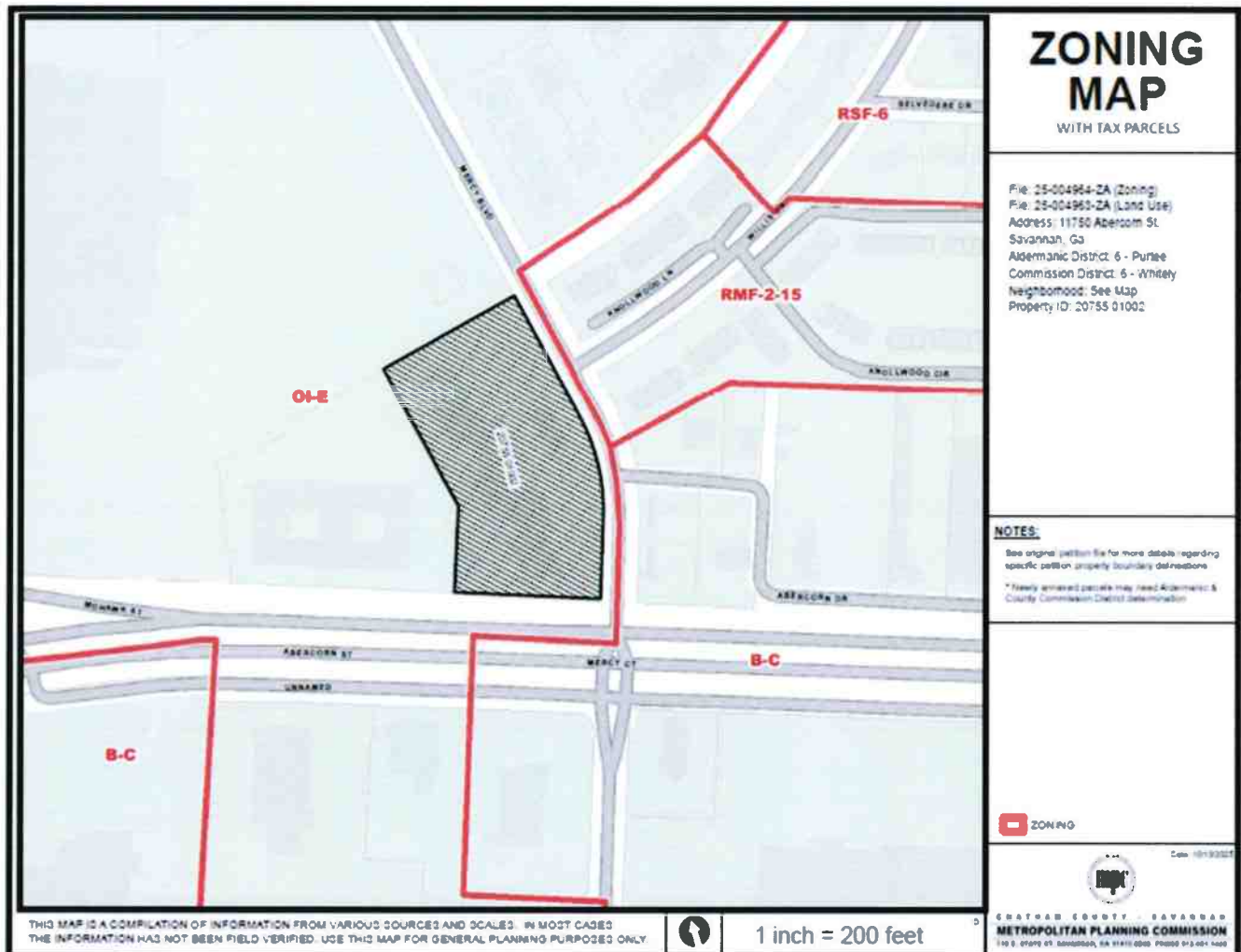


Proposed site plan of 11750 Abercorn

Existing Zoning and Development Pattern

The subject parcel is currently zoned OI-E (Office and Institutional – Expanded). A larger area to the north of the site shares the same zoning designation and is occupied by a hospital. Properties to the east and south are primarily commercial in use, which aligns with the character of Abercorn Street, a well-established commercial corridor.

Location	Land Use	Existing Zoning
North	Hospital (Civic/Institution)	OI-E
South	Retail (Commercial Suburban)	OIE and B-C
East	Retail (Commercial Suburban) and Multifamily Residential (Residential General)	OI-E
West	Hospital and Care Center (Civic/Institution)	RMF-2-15 and B-C



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, the proposed project was presented at a meeting with the leadership of the Southside Neighborhood Association on October 13, 2025.

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.

Comprehensive Land Use Plan Element

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect Commercial- Suburban use on the subject parcel. At the time of the request, the parcel was designated for Suburban Commercial Character Area with a future land use of Civic/Institutional. This future land use designation would not support the rezoning to a Community Business zoning district.

Commercial Suburban FLUM areas are business areas supporting shopping centers and corridor commercial uses and is the only FLUM designation that allow Community Business zoning district.

Suburban Commercial Character areas are automobile-oriented commercial centers typically located along major transportation corridors such as Abercorn Street, US 80, and I-16. These areas often feature malls, big box retailers, and office buildings, generally characterized by large front-facing surface parking lots that prioritize vehicular access. While primarily commercial in nature, residential uses are often situated behind commercial frontages, creating a land use pattern that separates housing from retail activity. However, the long-term vision for these areas includes a transition toward mixed-use development, where residential, commercial, and civic spaces are better integrated.

The requested FLUM amendment and uses are consistent with the *Plan 2040* Character Area designation.

Existing Zoning District

- Intent of the OI-E Zoning District:

This district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve as a transition district between the more intensive Nonresidential districts and less intensive districts.

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

Proposed Zoning District

- Intent of the B-C Zoning District:

The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.

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

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 B-C zoning district is more suitable than those allowed under the current OI-E designation, especially given that all three adjacent sides at this junction are already zoned B-C. This change would promote consistency in land use and better align with the established commercial character of the area.

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

MPC Comment: Yes. The proposed zoning district addresses a specific need identified in the Comprehensive Plan. The site is located within the Abercorn Extension Commercial Corridor, a designated area that supports regional commercial activity and includes major employers such as Walmart, Kroger, and Georgia Southern University (Armstrong Campus). This high-traffic, auto-oriented corridor is well-suited for commercial uses like those permitted in the B-C (Community-Business) zoning district. Additionally, the site falls within the Suburban

Commercial character area, which is intended to accommodate community and regional shopping and services along major arterials like Abercorn Street. The proposed rezoning aligns with these goals by promoting compatible commercial development that meets current and future service needs of the community.

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

MPC Comment: *No. The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby properties.*

- 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 zoning proposal is compatible with the existing zoning pattern, the conforming uses of nearby properties, and the overall character of the surrounding area, which is predominantly commercial in nature and includes several adjacent parcels already zoned B-C.*

- 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: *The recent fire that destroyed a portion of the former hotel has created a change in the conditions. This event presents an opportunity for redevelopment that aligns with the surrounding commercial character.*

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: *The requested FLUM amendment to 'Suburban Commercial' and proposed zoning Community Business are consistent with the Comprehensive Plan and zoning ordinance.*

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 and developed.*

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

The Planning Commission recommends **approval** of the request to rezone the subject property to B-C.