

**AGENDA ITEM TITLE: New Alcoholic Beverage License: Below Zero Rolled Ice Cream Inc., dba Below Zero; Jonathan Tsoi**

**AGENDA DATE:** 18 January 2018

**CODE CASE #:** N/A

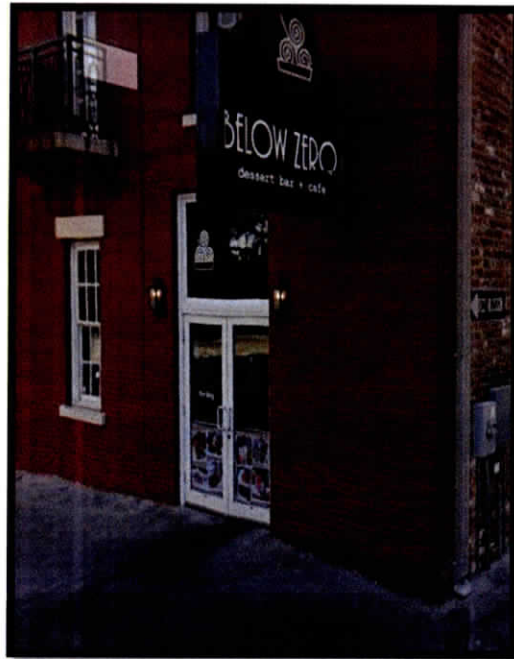
**DATE OF INSPECTION:** 16 December 2017

**COMMERCIAL BUSINESS:** Below Zero

**ADDRESS:** 10 Barnard Street, Savannah GA 31401

**PMD CODE VIOLATIONS:** None

**COMMENTS:** N/A



## Judee Jones

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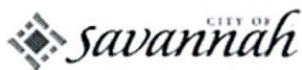
**Subject:** FW: Alcohol applications

**From:** Darlene Jackson01  
**Sent:** Wednesday, December 20, 2017 9:26 AM  
**To:** Melinda Allen ([savannahallens@hotmail.com](mailto:savannahallens@hotmail.com))  
**Cc:** 'president@savannahdna.org'; Judee Jones  
**Subject:** Alcohol applications

Good Morning Ms. Allen,

I attempted to call you at the number I have listed as (912)-595-7742, but I was unable to reach you. Therefore, this email is to inform you of the two establishments listed below that are in your area that have applied for an alcoholic beverage license. If you have any questions or concerns regarding these applications please call our City of Savannah office at (912) 651-6520.

- **NAAN on Broughton**  
114 Broughton Street  
New License: Distilled Spirits, Malt Beverage, Wine, Sunday Sales
  
- **Below Zero**  
10 Barnard Street  
New License: Sunday Sales, package establishment



Darlene W. Jackson  
Community Outreach Specialist  
City of Savannah/Community Planning & Development  
P.O. Box 1027  
Savannah, Georgia 31401

PHONE 912.651.6520 CELL 912.663.0372  
FAX 912.651.6629



# CITY OF SAVANNAH REVENUE DEPARTMENT

## ALCOHOLIC BEVERAGE LICENSE MEASUREMENT REPORT

Type Application: **New**

Council Date: **January 18, 2018**

Petition Number:

Name of Applicant: **Jonathan Tsoi**

Name of Establishment: **Below Zero**

Address/Location: **10 Barnard Street**

Nearest Cross Streets: **Bay Street and Bryan Street**

Type of License:  Beer:  by the drink  package  Sunday Sales  
 Wine:  by the drink  package  
 Liquor:  by the drink  package

Date Sign Posted: **12/28/2017**

Reviewed by **Judee Jones, Deputy City Marshal**

Date Reviewed: **12/29/17**

Reviewed by **David Maxwell CFO, Interim Revenue Director**

Date Reviewed: **1-8-2018**

### MEASUREMENTS

This establishment is in compliance with all distance requirements.  
 This establishment is NOT in compliance with all distance requirements, as described:

Measured by: **Katrina Myers, ABC Investigator  
Savannah Chatham Metropolitan Police Department**

Date Measured: **December 21, 2017**

Done by:  Odometer  Roller Tape

LIQUOR - PACKAGE

**Church, School Building, Educational Building, School Grounds, College Campus, or Package Store**

Measure from the establishment's *primary entrance* to the *primary entrance* of a church, school building, educational building, school grounds, college campus, or existing package store *along a straight line which is the shortest distance between the two property lines* [O.C.G.A 2-2-12 (d)(1)] [licenses issued after April 13, 1979].

Nearest church and location-

Minimum distance: 100 yards. Measured distance \_\_\_\_\_ yards In compliance?  Yes  No

Nearest school building, educational building, school grounds, or college campus and location-

Minimum distance: 200 yards. Measured distance \_\_\_\_\_ yards In compliance?  Yes  No

Nearest package store and location -

Minimum distance: 500 yards. Measured distance \_\_\_\_\_ yards In compliance?  Yes  No

**Alcohol Treatment Center**

Measure from the establishment's *primary entrance* to the *primary entrance* of an alcohol treatment center owned and operated by the state, county, or city by *the most direct route of travel on the ground*.

Nearest alcohol treatment center and location -

Minimum distance: 100 yards. Measured distance \_\_\_\_\_ yards In compliance?  Yes  No

BEER/WINE - PACKAGE

**School Building, Educational Building, School Grounds, or College Campus**

Measure from the establishment's *primary entrance* to the *property line* of a: school building, educational building, school grounds, or college campus by *the most direct route of travel on the ground*.

Nearest school building, educational building, school grounds, or college campus and location-

Minimum distance: 100 yards. Measured distance: \_\_\_\_\_ yards In compliance?  Yes  No

**Alcohol Treatment Center**

Measure from the establishment's *primary entrance* to the *primary entrance* of an alcohol treatment center owned and operated by the state, county or city by *the most direct route of travel on the ground*.

Nearest alcohol treatment center and location -

Minimum distance: 100 yards. Measured distance: \_\_\_\_\_ yards In compliance?  Yes  No

There is no distance minimum to a church for package beer and wine.

**LIQUOR - BY THE DRINK FOR CONSUMPTION ON PREMISES**

**Church, School Building, Educational Building, College Campus, Alcohol Treatment Center, School Grounds**

Measure by the most direct route of travel on the ground FROM the establishment's front door in a straight line to the nearest public sidewalk, walkway, street, road or highway, along such public way by the nearest route TO the front door of the nearest church building, school building, educational building, college campus, or alcohol treatment center owned and operated by the state, county, or city, OR to the nearest portion of the nearest school grounds, whichever is applicable.

Nearest church building and location- **First African Baptist Church 23 Montgomery Street**

Minimum distance: 100 yards. Measured distance: **334** yards In compliance?  Yes  No

Nearest school building, educational building, school grounds, or college campus and location- **Veritas 25 Oglethorpe Lane**

Minimum distance: 200 yards. Measured distance: **827** yards In compliance?  Yes  No

"College campus" does not apply to college grounds, stadiums, or recreational areas.

Nearest school grounds and location -

Minimum distance: 200 yards. Measured distance- yards In compliance?  Yes  No

"School grounds" means the property line of the tract on which the school is located.

Nearest alcohol treatment center and location- **Georgia Regional Hospital 1915 Eisenhower Drive**

Minimum distance: 100 yards. Measured distance - **13,763** yards In compliance?  Yes  No

**BEER AND/OR WINE - BY THE DRINK FOR CONSUMPTION ON THE PREMISE**

**School Building, School Grounds, College Campus, or Alcohol Treatment Center**

Measure by the most direct route of travel on the ground FROM the establishment's front door in a straight line to the nearest public sidewalk, walkway, street, road or highway, along such public way by the nearest route TO the front door of the nearest school building, educational building, or alcohol treatment center, and to the nearest portion of the nearest school grounds.

Nearest school building, educational building, school grounds, or college campus and location-

Minimum distance: 100 yards. Measured distance: yards In compliance?  Yes  No

"School grounds" means the property line of the tract on which the school is located.

"College campus" does not apply to college grounds, stadiums, or recreational areas.

Nearest alcohol treatment center owned and operated by the state, county, or city and location-

Minimum distance: 100 yards. Measured distance: yards In compliance?  Yes  No

No distance requirements apply to churches for beer/wine by the drink for consumption on the premises.

EXEMPTIONS: No distance requirements for liquor, beer or wine sold by the drink for consumption on the premises apply to the following:

1. Hotels of fifty rooms or more which have been in continuous operation for a period of at least five years preceding July 1, 1981
2. Hotels of less than fifty rooms for the retail sale of alcoholic beverages solely to occupants of the hotel and their guests by the drink for consumption only on the premises
3. A private social club which is open only to its members and their guests and not to the general public, which does not advertise for or solicit patrons, which has an operating dining room as an integral part of its facilities, which dispenses alcoholic beverages solely to club members or their guests by the drink for consumption only on the premises
4. A restaurant that sells alcoholic beverages as a part of the meal or to restaurant patrons waiting for a table to be served a meal in a public place, licensed as a restaurant, and kept, maintained, advertised, and held out to the public as a place where meals are served and where meals are actually and regularly served, such place being provided with adequate and sanitary kitchen and dining room equipment and seating capacity of at least forty people, having employed therein a sufficient number and kind of employees to prepare, cook, and serve suitable food for its guests with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto.
5. Colleges within the Historic District or the Victorian District (Savannah River to 37th Street, East Broad Street to MLK Boulevard) when the premises are zoned to allow such use **In Historic/Victorian District? NO**

ATTACH A DIAGRAM OF THE ESTABLISHMENT'S LOCATION IN RELATION TO THE IDENTIFIED SITES.

Diagram attached? **NO**

## MEMORANDUM

**TO:** David Maxwell, CFO  
**FROM:** Tiras Winn Petrea, Principal Zoning Inspector  
**Cc:** Judee Jones, Revenue Administrator; Sergeant Shinita Young, SCMPD's Alcohol Beverage Compliance Unit  
**DATE:** December 20, 2017  
**SUBJECT:** Zoning Review of Alcoholic Beverage License Request

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In reference to the application of **Jonathan Tsoi, T/A Below Zero**, requesting an alcoholic beverage license at **10 Barnard Street**, I have determined that the **Proposed Use, Restaurant, which serves alcoholic beverages/Tavern/Cocktail Lounge**, within the current **B-C-1 Zoning District**:

- Is Not Permitted
- Requires Special Use Approval by the Zoning Board of Appeals
- Is Permitted as a Nonconforming Use
- Is Permitted with the Following Condition(s):
- Is Permitted by Right**

Additionally, I have determined that the **Proposed Use**:

- Is an Existing use/occupancy, but new ownership, management or request.**
- Is a New use/occupancy that requires the issuance of a Certificate of Occupancy prior to issuance of the Alcoholic Beverage License.

*Tiras Winn Petrea*

Tiras Winn Petrea  
Principal Zoning Inspector



# SAVANNAH CHATHAM POLICE

METROPOLITAN

Chief Joseph H. Lumpkin, Sr.

**TO:** Rob Hernandez, City Manager  
**FROM:** Joseph H. Lumpkin Sr., Chief of Police  
**DATE:** December 29, 2017  
**SUBJECT:** 10 Barnard Street / Below Zero

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The purpose of this memorandum is to submit recommendations effective 12/29/2017. The following information is being supplied on an official basis concerning the New Alcohol Beverage License application to Mr. Jonathan Tsoi pertinent records of the Georgia Crime Information Center and local agencies have been searched as of this date with the following results: (Only that information which would bear upon this application is recorded.)

**SAVANNAH-CHATHAM METROPOLITAN POLICE DEPARTMENT**  
No Record

**GEORGIA CRIME INFORMATION CENTER**  
No Record

In reference to the petition for Mr. Jonathan Tsoi requesting Class C (Retail Dealer On-premises Consumption: Distilled Spirits) and Sunday Sales at 10 Barnard Street, T/A "Below Zero", I submit the following:

Mr. Jonathan Tsoi's fingerprints are on file. It should be noted there are no disqualifying criminal records. Applicable criminal records or incidents concerning this location under the listed name and/or business are not on file. Savannah-Chatham Metropolitan Police Department has no reason(s) for recommending denial of this petition.



Joseph H. Lumpkin Sr., Chief of Police  
Savannah Chatham Metropolitan Police Department

JL  
1/23/18




# SAVANNAH CHATHAM POLICE

METROPOLITAN

Chief Joseph H. Lumpkin, Sr.

TO: David Maxwell, CFO

THRU: David Gay, Captain 

FROM: Shinita Young, ABC Unit Sergeant

DATE: December 28, 2017

SUBJECT: 10 Barnard Street / Below Zero

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The purpose of this memorandum is to submit recommendations effective 12/28/2017. The following information is being supplied on an official basis concerning the New Alcohol Beverage License application for **Jonathan Tsio**. A security plan has been submitted by the applicant and reviewed by Savannah-Chatham Metropolitan Police Department.

The security plan was examined to ensure it properly addresses all mentioned concerns in the City of Savannah's 2017 Alcohol Beverage Ordinance, Section 6-1206, Subsection D, Paragraph 4, Items A-I, as applicable.

In reference to the petition for **Jonathan Tsio** requesting a **Class C (Retail Dealer, Distilled Spirits)** and **Sunday Sales** permit at 10 Barnard Street, T/A "Below Zero", I submit the following:

**Jonathan Tsio's** Security Plan has been reviewed. It should be noted the Security Plan addresses all applicable concerns as set forth by the governing sections of the City of Savannah's 2017 Alcohol Ordinance. The Savannah-Chatham Metropolitan Police Department has no reason(s) for recommending denial of this Security Plan.

  
Shinita Young, ABC Unit Sergeant  
Savannah-Chatham Metropolitan Police Department

**OFFICE OF THE CLERK OF COUNCIL  
ALCOHOLIC BEVERAGE LICENSE HEARING  
PUBLIC HEARING NOTICE**

Notice is hereby given that Jonathan Tsoi for Below Zeor Rolled Ice Cream, Inc. t/a Below Zero, requesting liquor (drink) license with Sunday sales at 10 Barnard Street, which is located between West Bay Street and West Bryan Street in District 2. The applicant plans to operate an ice cream shop. (New request/existing business), will be heard at the meeting of City Council at 2:00 pm, Thursday, January 18, 2018 in the Council Chambers, second floor of City Hall.

Anyone objecting to the issuance of this license may appear at that time and be heard.

City of Savannah  
Dyanne C. Reese  
Clerk of Council

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SAVANNAH MORNING NEWS  
SPECIAL NOTICE COLUMN

Please insert the above notice in the SPECIAL NOTICE column of the Savannah Morning News: Tuesday, January 9, 2018.

Please let the City's Purchasing Department have two copies of the affidavit of publication.

OFFICE OF THE CLERK OF COUNCIL

Legal notice emailed to Purchasing to be forwarded to Savannah Morning News:  
Monday, January 8, 2018.