

## MEMORANDUM

**TO:** Judee Jones, Revenue Administrator  
**FROM:** Tiras Winn Petrea, Principal Zoning Inspector  
**Cc:** Sergeant Shinita Young, SCMPD's Alcohol Beverage Compliance Unit  
**DATE:** October 9, 2017  
**SUBJECT:** Zoning Review of Alcoholic Beverage License Request

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In reference to the application of **Erik Duncan, T/A Chart House**, requesting an alcoholic beverage license at **202 West Bay Street**, I have determined that the **Proposed Use, Restaurant, which serves alcoholic beverages/Tavern/Cocktail Lounge**, within the current **B-B 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  
Principal Zoning Inspector

**AGENDA ITEM TITLE: Transfer of Alcoholic Beverage License: CHLN, Inc. dba  
Chart House; Eric Duncan**

AGENDA DATE: 26 October 2017

CODE CASE #: N/A

DATE OF INSPECTION: 26 September 2017

COMMERCIAL BUSINESS: Chart House

ADDRESS: 202 W. Bay Street, Savannah GA 31401

PMD CODE VIOLATIONS: None

COMMENTS: N/A





# CITY OF SAVANNAH

## REVENUE DEPARTMENT

### ALCOHOLIC BEVERAGE LICENSE MEASUREMENT REPORT

Type Application: **TRANSFER**

Council Date: October 26, 2017

Petition Number:

Name of Applicant: **Erik Duncan**

Name of Establishment: **CHLN, INC DBA Chart House**

Address/Location: **202 West Bay Street**

Nearest Cross Streets: **West River Street and West Upper Factors Walk**

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

Date Sign Posted: **N/A**

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

Date Reviewed: **10/10/17**

Reviewed by: **Heath Lloyd, Interim Revenue Director:**

Date Reviewed: **10/13/17**

#### MEASUREMENTS

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

Measured by: **Megan Edwards, ABC Investigator**  
**Savannah Chatham Metropolitan Police Department**

Date Measured: **10/05/2017**

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: In compliance? ☐ Yes ☐ No

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

Minimum distance: 200 yards. Measured distance: 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: 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: 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 St, Savannah, GA 31401**

Minimum distance: 100 yards. Measured distance: **528 yards** In compliance? ☒ Yes ☐ No

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

**Veritas Academy, 25 W Oglethorpe Ln, Savannah, GA 31401**

Minimum distance: 200 yards. Measured distance: **1056 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, Savannah, GA 31406**

Minimum distance: 100 yards. Measured distance: **12848 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-

**Veritas Academy 25 W Oglethorpe Ln, Savannah, GA 31401**

Minimum distance: 100 yards. Measured distance: **1056 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-

**Georgia Regional Hospital, 1915 Eisenhower Drive, Savannah, GA 31406**

Minimum distance: 100 yards. Measured distance: **12848 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**



# SAVANNAH CHATHAM POLICE METROPOLITAN

*Chief Joseph H. Lumpkin, Sr.*

**TO:** Rob Hernandez, City Manager  
**FROM:** Joseph H. Lumpkin Sr., Chief of Police  
**DATE:** October 9, 2017  
**SUBJECT:** 202 West Bay Street / Chart House

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The purpose of this memorandum is to submit recommendations effective 10/09/2017. The following information is being supplied on an official basis concerning the Original Alcohol Beverage License application of Mr. Erik Duncan 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**

Record on File

**GEORGIA CRIME INFORMATION CENTER**

No Record

In reference to the petition for **Mr. Erik Duncan** requesting **Class C (Retail Dealer On-premises Consumption: Distilled Spirits, Malt Beverage, and Wine and Sunday Sales)** at 202 West Bay Street, T/A "Chart House", I submit the following:

**Mr. Erik Duncan'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



# SAVANNAH CHATHAM POLICE METROPOLITAN

Chief Joseph H. Lumpkin, Sr.

TO: Heath Lloyd, Department of Revenue

FROM: DeVonn Adams, Major

DATE: October 5, 2017

SUBJECT: 202 West Bay Street / Chart House

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The purpose of this memorandum is to submit recommendations effective 10/05/2017. The following information is being supplied on an official basis concerning the Original Alcohol Beverage License application of **Erik Duncan**. 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 **Erik Duncan** requesting a **Class C (Retail Dealer, distilled spirits, malt beverage and wine, consumption on premise and Sunday sales)** permit at 202 West Bay Street, T/A "Chart House", I submit the following:

**Erik Duncan'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.

DeVonn Adams, Major  
Savannah Chatham Metropolitan Police Department



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

Notice is hereby given that Erik Duncan for CHLN, Inc. t/a Chart House, requesting to transfer liquor, beer, and wine (drink) license with Sunday sales from Michael Bailey at 202 West Bay Street, District 2 will be heard at the meeting of City Council at 2:00 pm, Thursday, October 26, 2017 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: Wednesday, October 18, 2017.

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, October 16, 2017.

(THIS SIDE FOR OFFICE USE ONLY)

**REPORT**

Petition No. 170405

Filed September 26 20 17

The Department, to Which the Petition  
Was Referred, Reports:

Notice: "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." The stature of limitation for filing a claim against the City is six (6) months.

Clerk of Council

**PETITION**

Erik Duncan

Chart House

202 W. Bay St.

Savannah, GA 31401

Requesting

To transfer beer, wine and liquor  
(drink) license with Sunday sales.

Department Head

Be it resolved By the Mayor and  
Aldermen of the City of Savannah in  
Council assembled that the above  
report be and the same is hereby  
adopted.

In Council \_\_\_\_\_ 20 \_\_\_\_

Certified \_\_\_\_\_

Referred to Revenue

Clerk of Council

City Manager