

Thomas Square Neighborhood Association Board
320 East 40th Street
Savannah, GA 31401

January 14th, 2022

Metropolitan Planning Commission
110 East State Street
Savannah, GA 31401

Re: 21-006078-ZA

To: MPC Project Planner: Melissa Leto, and all other whom it may concern:

The Board of the Thomas Square Neighborhood Association (TSNA) has voted 8-1 to support the granting of a special use permit, as requested by Guinnevere McMillon for 2312 Abercorn Street.

The members of the Board held a long discussion of the matter, with many concerns considered. In the end, support for Guinnevere McMillon and the wine bar concept generally coalesced around the idea that while all areas of concern have not yet been solved, the Board would prefer to deal with, and the neighborhood is more likely to benefit from, a “bird in hand” with a sophisticated and attractive proposal for this commercial space, from a steward who has already shown herself interested in being a cooperative community partner, rather than an unknown future potential use that might need no special permissions or support from the Board. Thus, the Board (8-1) approves of the special use permit for Guinnevere McMillon at 2312 Abercorn Street.

However, the Board’s continuing concerns are not limited to the dissenting vote. Parking, noise, and refuse are all issues that that could negatively affect the quality of life of neighborhood members whose residential properties surround this location. The Board will expect that a good commercial neighbor will address these issues and see that they are mitigated above and beyond what is required by ordinance.

Sincerely, the TSNA Board:

Jason Combs, Acting President
Barry K. Atwood
Renee Bettag
Amy Dembinski Bodek
Celeste Doppel Cavert
Kwela Sabine Hermanns
Christopher Jean
Virginia Mobley
Kevin Rose

Melissa Paul-Leto

From: Brianne Halverson <comedy@frontporchimprov.com>
Sent: Monday, January 3, 2022 11:46 AM
To: Melissa Paul-Leto
Subject: Letter of Support / 2312 Abercorn st

Dear MPC,

I live in Thomas Square (310 W 35 Street) and I am the co-owner of Front Porch Improv (210 W Victory Drive).

I'm emailing you today to express my support for Wine & Charcuterie Lounge at 2312 Abercorn Street.

As a local business owner and a neighborhood member having more local food & drink options nearby helps promote walking and biking in our community.

Having these walkable options makes Thomas Square a wonderful place to live and work.

I've known Guinnevere Friedman McMillion for more than 10 years and met her back when she ran the Humane Society. Guinn is a wonderfully supportive person who cares about community day in and day out.

Please let me know if you'd like more information or feedback from me.

Thank you for all that you do!

Best,
Brianne

Brianne Halverson | Co-Artistic Director | Pronouns: she/her/hers

FRONT PORCH IMPROV: Savannah's Home for Comedy
[Shows](#) | [Classes](#) | [Training & Business Workshops](#) | [Podcast](#)

SAVANNAH FOR MORONS: Comedy Trolley Tour - [LINK](#)

FRONT PORCH A.C.T.S.: Classes & Workshops - [LINK](#)

Email: comedy@frontporchimprov.com | Phone: (843) 868-1553

Let's connect! [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Newsletter](#)

Melissa Paul-Leto

From: Dan Gilbert <dan@frontporchimprov.com>
Sent: Monday, January 3, 2022 12:21 PM
To: Melissa Paul-Leto
Subject: Wine & Charcuterie Lounge Support

Hello!

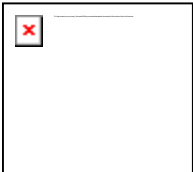
I am one of the owners of Front Porch Improv, and I just wanted to send a quick note in support of the new wine & charcuterie bar the Guinnevere Friedman is planning on opening at the old Urban Poppy space. Having known Guinn casually for years, I have no doubt that her space will fit perfectly into our ever-growing Thomas Square/Starland neighborhood. Her attitude, positivity, and responsible nature will absolutely make this new and exciting space a welcome addition to the area!

Thanks so much for the time and Happy New Year!

Best,
Dan

--
Dan Gilbert

Producer
Front Porch Improv



Melissa Paul-Leto

From: Kristen Wheeler <kristenkeywest@gmail.com>
Sent: Wednesday, January 5, 2022 4:08 PM
To: Melissa Paul-Leto
Subject: Fwd: 2312 Abercorn St.

----- Forwarded message -----

From: **Kristen Wheeler** <kristenkeywest@gmail.com>
Date: Wed, Jan 5, 2022 at 3:53 PM
Subject: 2312 Abercorn St.
To: <Letom@thempc.com>

Good afternoon,

I am writing to express my overwhelming support of the proposed business at 2312 Abercorn Street. Thomas Square/Starland will only improve with the addition of a small wine bar such as this and it will only add to the list of reasons that our neighborhood is arguably the most desirable place to live, work and play in Savannah.

Please feel free to reach out to me directly if you have questions or need anything additional, I'm very happy to help however I can.

Thank you,
Kristen Wheeler
115 E 36th St, Savannah, GA 31401
(305) 849-1300

Melissa Paul-Leto

From: Barry <barrykatwood@gmail.com>
Sent: Wednesday, January 5, 2022 7:09 AM
To: Melissa Paul-Leto
Subject: Fwd: 2312 Abercorn Street in SUPPORT

Dear MPC,

In consideration of the special use permit coming before the MPC 1-18-22, I support the request of this business for their wine bar and issuance of the special use permit.

Thank you,

Barry Atwood
510 East 37th Street
Savannah 31401

Melissa Paul-Leto

From: Tiffany Hampton <tiffanychampton@gmail.com>
Sent: Thursday, January 6, 2022 12:49 PM
To: Melissa Paul-Leto
Subject: New Wine Bar - Starland/Thomas Square

To Whom it May Concern,

I was excited to read on Facebook that a new high-end wine bar will be opening in the Starland area. I was equally upset that there may be challenges with welcoming this establishment.

I live on the border of Parkside and Ardsley Park and love the idea that we have local restaurants and bars within the area to ride our bikes or walk to. As you know, we are extremely limited to any upscale locations in midtown and the new wine bar would be a much needed addition to Thomas Square and the surrounding neighborhoods.

I moved here 4 years ago and choose to live where I do because of the access to downtown, the dog park and the ability to walk/ride my bike to local quants in my area. That was truly not the case when I first moved here due to crime and poor zoning. Over the years, our neighborhoods and surrounding areas have become safer and much more inviting - thanks mostly to the active neighborhood members, new elevated establishments in the area and police efforts. I am comfortable venturing out on foot/bike to Starland/Thomas Square in the evenings - as do many of my neighbors.

The proposed new wine bar would be a great addition to the local community, add much needed variety and encourage support for our local business in Savannah.

Thank you for your time.

Sincerely,

Tiffany Hampton
1108 E 52nd Street
Savannah, GA 31404

Melissa Paul-Leto

From: stephanie kaple <stephaniekaple@gmail.com>
Sent: Thursday, January 6, 2022 3:19 PM
To: Melissa Paul-Leto
Subject: 2312 Abercorn Street

Good Afternoon,

I am writing in support of the proposed business to be located at 2312 Abercorn Street, which is planned to be a wine bar that also serves snacks. I live just a few blocks away at 516 Seiler Ave and cannot wait to welcome them to our neighborhood.

I understand that some neighbors may have concerns about adding a business to the neighborhood and especially one classified as a bar. Prior to moving to Savannah, I lived in a residential neighborhood where a wine bar was opened. Many neighbors expressed the same concerns I am hearing now; what about parking, what about trash, what about noise, what about late rowdy nights? However, I and many other neighbors found the wine bar to be a wonderful addition. Not only did we not have the worst-case scenarios occur, but we also gained very caring neighbors who improved the quality of the neighborhood. In fact, when I moved saying goodbye to my neighbors and friends at that wine bar were some of my harder goodbyes.

My point in sharing this past experience is that not all good neighbors are traditional neighbors. And in my experience, a neighbor with a good bottle of wine is far better than an Air B&B or even a private resident who doesn't maintain the property.

I hope you'll support this business as well as this neighborhood continues to grow into one that welcomes all.

Thank you and have a wonderful day,

Stephanie Kaple
516 Seiler Ave
Savannah, GA 31401