



# MEMO

To: Judee Jones, Revenue Administrator  
From: Candra Teshome, Planning & Zoning Liaison  
Date: June 16, 2021  
Re: Zoning Review of Alcoholic Beverage License Request 21-003176-ABL

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In reference to the application of **Robert Evangelista, T/A Bellwether House**, requesting an alcoholic beverage license at **211 East Gaston Street**, I have determined that the **Proposed Use, Restaurant and Catering establishment with Retail consumption dealer (on premise consumption of alcohol)**, within the current **D-R Zoning District**:

- Is Permitted by Right:** The principal use classification *Catering establishment* is allowed by right in the zoning district; however, such establishment provides meals and/or beverages for off-site consumption and does not include any banquet or reception hall associated with such an establishment or any type of restaurant use. The property does not have a valid license for the *Hall, banquet or reception* principal use classification and does not have non-conforming status for this use classification. No more than six (6) events per year may be held on the Property.
- Is Not Permitted.
- Requires a Special Use Permit from The Mayor and Aldermen:** The principal use classification *Restaurant*, as defined in Article 13 of the zoning ordinance, requires a Special Use Permit from the Mayor and Aldermen. The applicant petitioned the Chatham County—Savannah Metropolitan Planning Commission on May 18, 2021 for the Special Use Permit and the Board voted to deny the request. The petitioner withdrew the request for consideration by the Mayor and Aldermen on June 8, 2021. The principal use classification *Restaurant* is not allowed.
- Is Permitted with the Following Conditions:** The principal use classification *Retail consumption dealer (on premise consumption of alcohol)* is permitted for the sale of beer, wine, or alcoholic beverages served by the drink solely to occupants of a hotel and their guests for consumption only on the premises; provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.
- Is Permitted as a Nonconforming Use.
- Is Permitted as a Limited Use with Standard(s):

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

- Is an Existing use/occupancy, but new ownership, management or request.**
- Is a new use/occupancy.

Additionally, I have determined that the **Location:**

- Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License.
- Has a recent Business Location Approval for the principal use classification *Bed & Breakfast Inn* issued April 12, 2021 per File No. 21-000662-BA.**