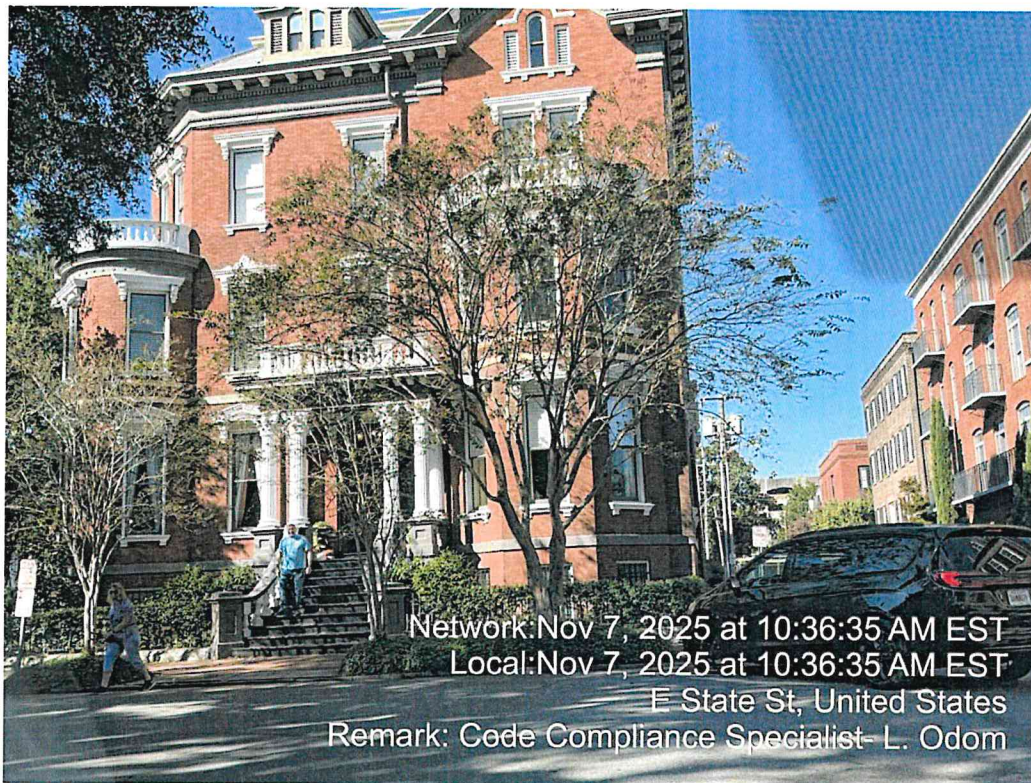


## AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE

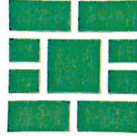
Agenda Date:	11/5/2025
Notification Date from Revenue:	11/6/2025
Business Name:	Kehoe House
Business Address:	123 Habersham St.
Compliant:	YES <input checked="" type="checkbox"/> X <input type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	None
Code Case #	25-009088
Re-Inspection Date:	

Comments: No violations



Officer's Name:  
Senior Code Compliance Specialist Lorie Odom\_\_\_\_\_

Date: 11/7/2025



MEMO

To: Judee Jones, Revenue Director  
From: Aislee Jackson, Zoning Use Coordinator  
Date: November 5, 2025  
Re: Zoning Review of Alcoholic Beverage License Request 25-005583-ABL

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In reference to the application of **Travis Shelhorse / Vrehvll Kehoe House LLC** requesting an alcoholic beverage license at **123 Habersham St (PIN 20004 57001)**, I have determined that the **Proposed Use, *Inn and Retail consumption dealer (on-premises consumption of alcohol)***, within the current **D-R (Downtown Residential)** zoning district:

I have determined that the **Proposed Use(s)**:

- ☐ Is Permitted by Right.
- ☐ Is Not Permitted.
- ☐ Requires a Special Use Permit from The Mayor and Aldermen:
- ☒ **Is Permitted as a Nonconforming Use:** The principal use classification *Retail consumption dealer (on-premises consumption of alcohol)* is permitted as Nonconforming Use. The business Has a Pre-existing Alcohol License prior to September 1, 2019.
- ☒ **Is Permitted as a Limited Use with Standard(s):** The principal use classification *Inn* as defined in Article 13 of the zoning ordinance, is permitted as a Limited Use. The Pre-existing 13 Room Inn has non-conforming use for use conditions/limitations (25-002275-ZCL).

Further, I have determined that **Parking** at the property:

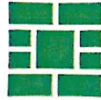
- ☒ **The parking is met/exempt (Pre-existing use).**
- ☐ The proposed use(s) are deficient in the parking standards.

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** has:

- ☐ Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License
- ☒ **Business Location Approval (25-002410-BA) was approved on November 6, 2025, for pre-existing, legal nonconforming Inn (standards/limitations).**



May 8, 2025

Lorri Lynch  
Zoning Info  
2509 Scripture Street, Suite 200  
Denton, TX 76201  
llynch@zoning-info.com

RE: 123 Habersham Street (the Property)  
PIN: 20004 57001

To Whom It May Concern:

Per your request, I hereby certify that I am a Planning Manager in the Planning and Urban Design Department for the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the administration and interpretation of the Zoning Ordinance of the Jurisdiction. Furthermore, I have access to the information required to make the following certifications:

1. **Current Zoning Classification:** As of May 8, 2025, the Property is zoned D-R (Downtown Residential).
2. **Permissible Uses:** Per [Sec. 5.14.1](#), *"The D-R district is established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown."*

The uses allowed in the D-R zoning district are identified in [Sec. 5.4 Principal Use Table](#) of the Zoning Ordinance. The property tax record lists 13 units on the Property. "Hotel/motel, 16-74 rooms" is not a permitted use in D-R. "Inn" is a limited use in D-R zoning. An "Inn" is defined as having 6 to 15 guest rooms and being owner occupied or having 24-hour per day on-site staffing. The Property meets the limited use standard in [Sec. 8.4.35](#) requiring the use to be located on an arterial or collector street. Habersham Street is a collector at the Property. The Property can be used as a conforming "Inn" if it is owner-occupied or has 24-hour per day staffing. If it does not meet that requirement, then it is a legal nonconforming use. It may continue to operate because it predates the current regulations. If it is vacant for more than one year, the use will not be allowed to be re-established unless approved by the Zoning Board of Appeals.

3. **Development Standards:** The general development standards that govern the parcel can be found in [Sec. 5.14.5 Development Standards for Permitted Uses](#), [Article 8.0 Use Standards](#), and [Article 9.0 General Site Standards](#).
4. **Overlay Districts:** The Property lies within the boundaries of [Short-term Vacation Rental Overlay District \(STVRD\)](#), [Savannah Downtown Historic Overlay District](#), and [Hotel Development Overlay District \(HDO\)](#).
5. **Variances, Zoning Map Amendments, Special Use Permits, etc.:** I am not personally aware of any variances, zoning map amendments, special use permits, etc. pertaining to the Property.

6. **Zoning Violations:** I am not personally aware of any action or proceeding by the Jurisdiction pending before any court or administrative agency with respect to the zoning of the Property or any improvements located thereon.
7. **Code Violations:** I am not personally aware of any existing violations related to the zoning ordinance on the Property.

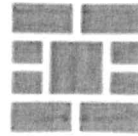
This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the Property will remain in the current zoning district for any specified period or that the list of uses permitted in the zoning district will remain in effect for any specific period.

The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requester. The Jurisdiction assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,



John Anagnost  
Planning Manager



MEMORANDUM

**TO:** Lenny Gunther, Chief of Police

**THRU:** DeVonn Adams, Assistant Chief of Police  
Michelle Halford, Major of Field Operations *WH*  
William Barnett, Administrative Sergeant

**FROM:** Ciera Dailey, Revenue Investigator

**DATE:** November 10, 2025

**SUBJECT:** Kehoe House / 123 Habersham Street

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The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **December 11, 2025**. The following information concerns the Alcoholic Beverage License application for **Travis Shelhorse, Susan Y. Powers**. Pertinent records of the Georgia Crime Information Unit and local agencies have been searched as of this date with the following results:

**Savannah Police Department Disposition**  
(No disqualifying information found)

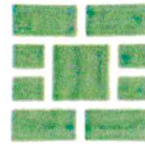
**Georgia Crime Information Center Disposition**  
(No disqualifying information found)

The petitioner is requesting a **Class C, Distilled Spirits, Malt Beverage and Wine by the drink. Sunday Sales at 123 Habersham Street, Kehoe House.**

The fingerprints for the ABL Applicant, **Travis Shelhorse and Susan Y. Powers** are on file with the Alcohol Beverage Compliance Unit. No disqualifying criminal records are outlined in the City of Savannah Code of Ordinances.

The fingerprints of the ABL Responsible Applicant, **Travis Shelhorse and Susan Y. Powers** are on file with the Alcohol Beverage Compliance Unit. No disqualifying criminal records are outlined in the City of Savannah Code of Ordinances.

The Savannah Police Department's recommendation for **approval** for the ABL Applicant and ABL Responsible Applicant.



MEMORANDUM

**TO:** Judee Jones, Revenue Director

**THRU:** Michelle Halford, Major of Field Operations *cut*  
William Barnett, Administrative Sergeant

**FROM:** Ciera Dailey, Revenue Investigator

**DATE:** November 13, 2025

**SUBJECT:** Kehoe House / 123 Habersham Street

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The purpose of this memorandum is to submit recommendations effective **11/13/2025**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Travis Shelhorse and Susan Powers**. A safety plan has been submitted by the applicant and reviewed by the Savannah Police Department.

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

In reference to the petition for **Travis Shelhorse and Susan Powers** requesting a **Class C, Distilled Spirits, Malt Beverage and Wine by the drink with Sunday Sales\*** at **123 Habersham Street, Kehoe House**. I submit the following:

**Travis Shelhorse and Susan Powers** safety plan has been reviewed. It should be noted; the safety plan addresses all applicable concerns set forth by the governing sections of the City of Savannah's Alcohol Ordinance. The Savannah Police Department has no reason(s) for recommending denial of this safety plan.