

March 5, 2025

David McDonald, President  
Downtown Neighborhood Association  
P.O. Box 9416  
Savannah, GA 31412

Dear David McDonald:

The purpose of this letter is to inform you of a proposed establishment in your neighborhood. The business has applied for an Alcohol Beverage License for Exotic Cigars at 507 E River St. The City of Savannah values the importance of fostering positive relationships between businesses and the communities they serve. As such, we encourage new business owners to meet with neighborhood leaders and residents to discuss expectations and the business's plans. As Downtown Neighborhood Association President, you are free to contact the business owner Ashok Lakhani at (201) 683- 1340 to facilitate that discussion.

If your neighborhood association does not wish to meet with the applicant, please respond to this email indicating no meeting is required.

Proposed Alcohol Beverage License			
Name of Applicant	Business Name/Address	Alcohol License Request	Scheduled Council Date
Ashok Lakhani	Exotic Cigars 507 E River St.	Class D Retail Package Store <i>off-premises consumption</i>	April 10, 2025

If the neighborhood association has any concerns, you may contact our office at (912) 651-3662.

Kind Regards,  
*Katrina Myers, MPA*  
Neighborhood Services Liaison

**AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE**

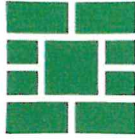
Agenda Date:	04/10/2025
Notification Date from Revenue:	02/19/2025
Business Name:	Exotic Cigar Lounge
Business Address:	507 E River Street
Compliant:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	No Code Violations
Code Case #	25-001195
Re-Inspection Date:	N/A

Comments: No violations



Officer's Name:  
Supervisor Code Compliance Reggie Gadson\_\_\_\_\_

Date: 02/26/2025



# MEMO

To: Judee Jones, Revenue Director  
From: Aislee Jackson, Zoning Use Coordinator  
Date: March 27, 2025  
Re: Zoning Review of Alcoholic Beverage License Request 25-001687-ABL

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In reference to the application of **Ashok Lakhani, T/A Exotic Cigars** requesting an alcoholic beverage license at **507 E. River Street** (PIN 20004 12001), I have determined that the **Proposed Use, Retail Store with Ancillary retail dealer (off-premises consumption of alcohol)** within the current Downtown Waterfront (D-W) zoning district:

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

- ☒ **Is Permitted by Right:** The principal use classification Retail (Cigar store), as defined in Article 13 of the zoning ordinance, is allowed by right in the zoning district. The accessory use classification *Ancillary retail dealer (off-premises consumption)* is permitted by right in the zoning district. The parcel is not within the boundaries of an Alcohol Density Overlay District.
- ☐ Is Not Permitted
- ☐ Requires a Special Use Permit from The Mayor and Aldermen
- ☐ Is Permitted as a Limited Use with Standards:
- ☐ Is Permitted as a Non-conforming Use

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

- ☒ **The parking requirement is met/exempt.**
- ☐ 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 application #24-009013-BA most recent approval 2/16/2024 for Retail (Cigar Shop).**



## MEMORANDUM

**TO:** Joseph A. Melder, City Manager  
**THRU:** Lenny B. Gunther, Chief of Police  
Michelle Halford, Major of Field Operations *MLH*  
**FROM:** William Barnett, Sergeant  
**DATE:** March 25, 2025  
**SUBJECT:** Exotic Cigars / 507 East River Street

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The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective 3/25/2025. The following information concerns the Alcoholic Beverage License application for **Mr. Ashok Lakhani**.

Pertinent records of the Georgia Crime Information Unit and local agencies have been searched as of this date with the following results:

### **Savannah Police Disposition**

(No record or noted any record found)

### **Georgia Crime Information Center Disposition**

(No record or noted any record found)

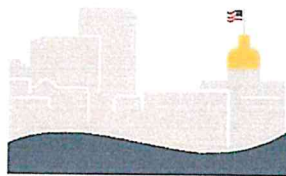
The petitioner is requesting new **Class E (Malt Beer, Wine), (By-the-Package)**, at Exotic Cigars, located at 507 East River Street.

The fingerprints for the ABL Applicant, **Mr. Ashok Lakhani**, 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 for the ABL Responsible Applicant, **Mr. Ashok Lakhani**, 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 **Mr. Ashok Lakhani** and ABL Responsible Applicant **Mr. Ashok Lakhani**.





# SAVANNAH POLICE

To Serve, Protect and Build Trust

*SavannahPD.org*

## MEMORANDUM

**TO:** Judee Jones, Revenue Director  
**THRU:** Michelle Halford, Major *WH*  
**FROM:** William Barnett, Sergeant  
**DATE:** March 25, 2025  
**SUBJECT:** Exotic Cigars/ 507 East River Street

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The purpose of this memorandum is to submit recommendations effectively on 3/25/2025. The following information is being supplied on an official basis concerning an addition to the Alcoholic Beverage License for Mr. Ashok Lakhani. A security plan has been submitted by the applicant and reviewed by the Savannah Police Department.

The security 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).

Regarding the petition for Mr. Ashok Lakhani a Class E (Convenience Store),(Malt Beer, Wine), (By-the-Package), at **Exotic Cigars**, located at 507 East River Street.

I submit the following:

Mr. Ashok Lakhani's security plan has been reviewed. It should be noted that the security 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 the denial of this security plan.

**\*\*PUBLIC NOTICE\*\***  
**OFFICE OF THE CLERK OF COUNCIL**  
**ALCOHOL BEVERAGE LICENSE HEARING**

Ashok Lakhani for River Street Cigars LLC. t/a Exotic Cigars is requesting a Class E (Beer and Wine) Alcohol License at 507 East River Street. The establishment is located between East Broad Ramp Street and Lincoln Ramp in Aldermanic District 2. The applicant plans to operate as a Convenience Store (Existing Business).

Linda Stephens for Ave Bar and Grill LLC t/a Ave Bar and Grill is requesting a Class C (Liquor, Beer, Wine) (By the Drink) Alcohol License with Sunday Sales at 1721 Waters Avenue. The establishment is located between East 33<sup>rd</sup> Street and East 34<sup>th</sup> Street in Aldermanic District 2. The applicant plans to operate as a Restaurant (New Owner/New Business).

Dhaval Desai for National Hotel Investment Group t/a Element Hotel is requesting a Class C (Beer and Wine) Alcohol License with Sunday Sales at 26 West Fairmont Avenue. The establishment is located between White Bluff Road and Abercorn Extension in Aldermanic District 5. The applicant plans to operate as a Hotel. (New Owner/New Business)

The applicant(s) will be heard at the meeting of the City Council at 2:00 p.m., Thursday, April 10, 2025, in the:  
SCCPSS Board Room, Eli Whitney Administrative Complex, 2 Laura Avenue, Building "G".  
Anyone objecting to the issuance of these licenses may appear at that time and be heard.

City of Savannah  
Mark Massey  
Clerk of Council

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**SAVANNAH MORNING NEWS**

**PUBLIC NOTICE COLUMN**

Please insert the above notice in the PUBLIC NOTICE column of the Savannah Morning News:  
WEDNESDAY, APRIL 2, 2025.

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:  
WEDNESDAY, MARCH 26, 2025.