

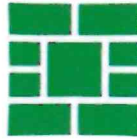
AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE

Agenda Date:	8/27/2026
Notification Date from Revenue:	7/7/26
Business Name:	Ruby's Corner
Business Address:	1170 E. DeRenne Ave.
Compliant:	YES _____ NO <u> X </u>
Code Violations:	Premise Identification, Roofs and Drains, Debris and Objects, Overgrowth and Vegetation, and Maintain Tree Lawns, Side Streets, Sidewalks Free of Litter
Code Case #	26-007260
Re-Inspection Date:	8/12/2026



Officer's Name: Thomas Lord

Date: 8/05/2026



MEMO

To: Judee Jones, Revenue Director
From: Aislee Jackson, Zoning Use Coordinator
Date: August 3rd, 2026
Re: Zoning Review of Alcoholic Beverage License Request 26-004021-ABL

In reference to the application of **Deana Dabit / Ruby's Corner** who is requesting an alcoholic beverage license at **1170 E Derenne Ave** (PIN [20125A05008](#)), I have determined that the **Proposed Use, Convenience Store and Fuel/Gas station with Ancillary retail dealer (off-premises consumption of alcohol)**, within the current **B-N (Neighborhood Business)** zoning district:

- ☐ Permitted by Right
- ☐ Is Not Permitted
- ☐ Requires a Special Use Permit from The Mayor and Aldermen
- ☒ **Is Permitted as a Limited Use with Standards:** The principal use classifications, *Convenience store* and *Fuel/Gas station*, are permitted as limited uses with standards in the zoning district. This use is pre-existing; the standards are met through continuation of legal use and/or nonconforming standards.
- ☒ **Is in the AD-9 District (East Derenne Ave Area) – pre-existing non-conforming:** The parcel is located within the boundaries of an Alcohol Density Overlay District AD-9. The Alcohol License has not expired for more than a year and is current. Therefore, the accessory use classification *Ancillary retail dealer (off-premises consumption)* may be re-established and considered a pre-existing, non-conforming use based on 7.14.4.c.
- ☒ **Permitted as a Pre-existing, Non-conforming Use.** See above.

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

- ☒ **The parking requirement has been met as Pre-existing /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:

- ☒ **A new Business Location Approval (BLA) Application for Convenience Store and Fuel/Gas station has not been submitted for new ownership.**



MEMORANDUM

TO: Judee Jones, Revenue Director

THRU: Michelle Halford, Major of Criminal Investigations *MMH*
William Barnett, Administrative Sergeant

FROM: Kristofer Singleton, Revenue Investigator

DATE: August 4, 2026

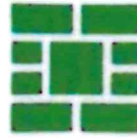
SUBJECT: Ruby's Corner / 1170 East Derenne Avenue

The purpose of this memorandum is to submit recommendations effective **8/27/2026**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Deana Dabit**. 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 **Deana Dabit** requesting a **Class E 23 malt beverage and wine by the package license at 1170 East Derenne Avenue, 1170 E Derenne Avenue, DBA Ruby's Corner**, I submit the following:

Deana Dabit's 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.



MEMORANDUM

TO: Lenny Gunther, Chief of Police
THRU: Max Nowinsky, Major of Field Operations
William Barnett, Administrative Sergeant (WB)
FROM: Kristofer Singleton, Revenue Investigator
DATE: July 29, 2026
SUBJECT: Ruby's Corner / 1170 East Derenne Avenue

The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective 8/27/2026. The following information concerns the Alcoholic Beverage License application for **Deana Dabit**. 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 E 23 malt beverage and wine by the package license at 1170 East Derenne Avenue, 1170 E Derenne Avenue, DBA Ruby's Corner.**

The fingerprints for the ABL Applicant and ABL Responsible Applicant, **Deana Dabit**, 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.