

MEMO

To: Judee Jones, Revenue Director  
From: Aislee Jackson, Zoning Use Coordinator  
Date: February 26, 2026  
Re: Zoning Review of Alcoholic Beverage License Request 26-000952-ABL

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In reference to the application of **James Coyle / McKibbon Hospitality, LLC / DBA Tempo by Hilton Savannah Historic District** requesting an alcoholic beverage license at **220 E Bryan St (PIN 20004 17004)**, I have determined that the **Proposed Use, Hotel/Motel with Retail consumption dealer (on-premises consumption of alcohol) and Ancillary retail dealer (off-premises consumption of alcohol)**, within the current **D-CBD (Downtown Central Business District)** zoning district:

- Is Permitted by right:** The principal use classification, *Hote/Motel*, as defined in Article 13 of the Zoning Ordinance, is permitted by right in the zoning district.  
The accessory use classification, *Ancillary retail dealer (off-premises consumption of alcohol)*, as defined in Article 13 of the Zoning Ordinance, is allowed by right in the zoning district. The property 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:** The accessory use classification, *Retail consumption dealer (on-premises consumption of alcohol)*, as defined in Article 13 of the Zoning Ordinance, is permitted as a Limited Use with Standards. Use is limited to on-premises consumption only. The property is not within the boundaries of an Alcohol Density Overlay District. However, the property is located in the Open Container Zone.
- Is Permitted as a Non-conforming Use

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

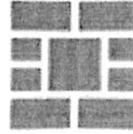
- The parking is exempt / met (Downtown Parking Exempt).**
- The proposed use(s) are deficient in the parking standards.

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:** Applicant needs to submit a new Business Location Approval application and obtain a CO (Certificate of Occupancy) under File No. 23-02991-BC.



MEMORANDUM

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

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

**FROM:** Kristofer Singleton, Revenue Investigator

**DATE:** February 19, 2026

**SUBJECT:** Tempo by Hilton Savannah Historic District / 220 East Bryan Street

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The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **3/12/2026**. The following information concerns the Alcoholic Beverage License application for **James Coyle and Joe Morgan Jr.** 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 C123 distilled spirits, malt beverage, and wine by the drink and a Class E23 beer and wine by the package with Sunday sales at 220 East Bryan Street, McKibbon Hospitality LLC, DBA Tempo by Hilton Savannah Historic District.**

The fingerprints for the ABL Applicant, **James Coyle**, and ABL Responsible Applicant, **Joe Morgan Jr.**, are on file with the Alcohol Beverage Compliance Unit. No disqualifying criminal records are outlined in the City of Savannah Code of Ordinances.

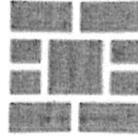
The Savannah Police Department's recommendation for **approval** for the ABL Applicant and ABL Responsible Applicant.

Savannah Police Department  
201 Habersham Street  
Savannah, GA 31401

**City of Savannah**

**Alcohol Beverage License Notification Slip 2026**

Applicant Name JUL MORGAN  
Date printed 8/5/26  
Printed By Allison Kennedy



MEMORANDUM

**TO:** Judee Jones, Revenue Director

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

**FROM:** Kristofer Singleton, Revenue Investigator

**DATE:** February 19, 2026

**SUBJECT:** Tempo by Hilton Savannah Historic District / 220 East Bryan Street

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The purpose of this memorandum is to submit recommendations effective **3/12/2026**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **James Coyle**. 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 **James Coyle** requesting a **Class C123 distilled spirits, malt beverage, and wine by the drink and a Class E23 beer and wine by the package with Sunday sales at 220 East Bryan Street, McKibbon Hospitality LLC, DBA Tempo by Hilton Savannah Historic District**, I submit the following:

**James Coyle'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.

# Safety Plan Form

Name: Tempo by Hilton Savannah Historic District

Establishment: Tempo by Hilton Waving Girl Restaurant and Bar

Address: 220 East Bryan Street Savannah, GA 31401

Date: 2/11/2026

*1. Identification of days and hours of operation.*

Hours of operation 4:00 pm – 11:00 pm Monday – Saturday. 11:00 am – 11:00 pm Sunday

*2. Specific measures and procedures to address crowd management, both within and outside the premises.*

The bar is intended to be used for both hotel guests as well as local and visiting guests. We do not anticipate large crowds, however there are procedures in place to minimize this risk. Both the bartender and the F&B Director/Restaurant Manager on duty will monitor crowd size and place restrictions on the number of occupants in the event the crowd becomes too large.

A. There are no loitering signs posted.

B. There are 16 cameras located in the hotel and the restaurant.  
1 – Front Desk, 1- Front Desk Back Office Safe, 1 – Market, 1- Lobby Elevators, 1 – Front Entrance Vestibule, 2 – Banquet/Meeting Rooms, 1- Courtyard, 1 – Bluestone Lane Café, 1 – Trash Room Rear Entrance, 1 – Rear Entrance Interior, 1 – Employee Breakroom, 1- MDF Room, 1 – 7<sup>th</sup> Floor Elevator Landing, 2 – Waving Girl Bar. GM (Bryan Hale 912-247-3499) and one designate AGM (Tim Mestres 314-740-9736)

*3. Identification of any parking areas either owned or controlled by the licensee.*

All parking is valet. Cars are parked in the Lincoln Street and Bryan Street garages. Guests may self-park in off street spaces or in public garages.

*4. Means of controlling access to the premises and parking areas.*

All parking is valet. The hotel has no parking on premises.

*5. Security Staffing.*

The hotel hires its own security. They are employees of the hotel and provide security from 11:00 pm to 7:00 am daily. From 7:00 am to 11:00 pm the Manager on Duty and Restaurant Manager on duty will monitor all areas of the hotel including the restaurant and bar. They are trained to perform their duties in-house.

*6. Specific measures and procedures to combat underage consumption of alcoholic beverages.*

All guests are carded, regardless of age. Servers will calculate the age by doing math in their head and a daily cheat sheet will be provided stating a guest must be 21 years of age by this date to be served. All servers and bartenders must have a valid City of Savannah Bar Card issued to work in the restaurant. In order to eliminate the need to distinguish between guests that are 21 and over, all guests must have a valid ID card to be served. No exceptions.

*7. Specific measures and procedures to combat the risk of fire.*

Smoking is not permitted anywhere in the building, including the restaurant/bar. All associates are trained to identify potential fire hazards and to report any areas of concern immediately. The hotel has a fire alarm/sprinkler system which is monitored 24/7.

*8. Discussion of matters related to managing emergencies, including fire, evacuation tactics, assignment of specific emergency management duties to personnel, coordination with public safety officers and emergency medical matters.*

All associates are trained in emergency procedures at the hotel/restaurant & bar. In the event of a fire and/or life safety threat, the manager on duty is the person in charge providing direction to the associates and guests who are on the premises. Quarterly drills are conducted to practice action plans in the event of an

emergency. The manager on duty is the point of contact for the emergency personnel in the event of an emergency.

*9. Where applicable, discussion of measures the licensee will undertake to visibly distinguish between patrons under and over the age of 21.*

In order to eliminate the need to distinguish between guests that are 21 and over, all guests must have a valid ID card to be served. No exceptions. We will use mental math with the assistance of Born After This Date calendars (2) located at the bar and server station.

**\*\*\*\*\*PUBLIC NOTICE\*\*\*\*\***

**OFFICE OF THE CLERK OF COUNCIL**

**ALCOHOL BEVERAGE LICENSE HEARING**

James M. Coyle for McKibbon Hospitality, LLC t/a **Tempo by Hilton Savannah Historic District** is requesting a **Class C (Liquor, Beer, and Wine) Class E (Beer and Wine) (By the Package)** Alcohol License with **Sunday Sales** at **220 E. Bryan Street**. The establishment is located between Abercorn Street and Lincoln Street in Aldermanic District 2. The applicant plans to operate a hotel. (*New Applicant/ New Business*).

The applicants will be heard at the meeting of the City Council at 2:00 p.m., **Thursday, March 12, 2026**, in the:

Council Chambers, second floor of City Hall, 2 East Bay Street.

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, MARCH 4, 2026**.

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:

**THURSDAY, FEBRUARY 26, 2026.**