



August 25, 2026

Paul Cobet, President
Downtown Neighborhood Association
P.O. Box 9416
Savannah, GA 31412

Dear Paul Cobet:

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 38 Rocks at 137 Bull 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 Yash Patel (912) 323-5611 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
Yash Patel	38 Rocks 137 Bull St.	CLASS E – RETAIL PACKAGE Off-premises consumption	September 10, 2026

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:	9/10/20206
Notification Date from Revenue:	8/3/26
Business Name:	38 ROCKS LLC
Business Address:	137 BULL STREET
Compliant:	YES ☒ NO ☐
Code Violations:	NONE
Code Case #	26-008190
Re-Inspection Date:	N/A

Comments: No violations



Officer's Name:
____Judy Stewart____

Date: 8-4-26



MEMO

To: Judee Jones, Revenue Director
From: Aislee Jackson, Zoning Use Coordinator
Date: August 27, 2026
Re: Zoning Review of Alcoholic Beverage License Request 26-004397-ABL

In reference to the application of **Yash Patel, T/A 38 Rocks LLC** requesting an alcoholic beverage license at **137 Bull Street** (PIN 20015 09005B), I have determined that the **Proposed Use, Ancillary retail dealer (off-premises consumption of alcohol)** within the current D-CBD (Downtown Central Business District) 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 Limited Use with Standards:** The principal use classification Retail / Convenience Store, as defined in Article 13 of the zoning ordinance, is allowed by right in the zoning district. Open Container zone. Not in Alcohol overlay district.
- ☐ 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 #23-004355-BA approved 8/28/2023.**



MEMORANDUM

TO: Lenny Gunther, Chief of Police

THRU: Max Nowinsky, Major of Field Operations 
William Barnett, Administrative Sergeant

FROM: Latoria McMiller, Revenue Investigator

DATE: August 17, 2026

SUBJECT: 38 Rocks LLC / 137 Bull Street

The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **September 10, 2026**. The following information concerns the Alcoholic Beverage License application for **Yash Patel**. 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 an **Class ECS2-23, Malt Beverage and Wine by the package with Sunday Sales at 137 Bull Street, 38 Rocks LLC**.

The fingerprints for the ABL Applicant and ABL Responsible Applicant **Yash Patel** 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: Max Nowinsky, Major of Field Operations 
William Barnett, Administrative Sergeant
FROM: Latoria McMiller, Revenue Investigator
DATE: August 7, 2026
SUBJECT: 38 Rocks LLC/ 137 Bull Street

The purpose of this memorandum is to submit recommendations effective **September 10, 2026**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Yash Patel**. 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 **Yash Patel** requesting a **Class ECS2-23 License Malt Beverage and Wine By The Package with Sunday Sales at 137 Bull Street, Savannah, GA 38 Rocks LLC**. I submit the following:

Yash Patel'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.

*******PUBLIC NOTICE*******

**OFFICE OF THE CLERK OF COUNCIL
ALCOHOL BEVERAGE LICENSE HEARING**

Yash Patel for 38 Rocks LLC t/a **Bull Smoke Market** is requesting a **Class E (Beer and Wine) (By the Package)** Alcohol License at **137 Bull Street**. The establishment is located between West York Street and West Oglethorpe Ave in Aldermanic District 2. The applicant plans to continue to operate a convenience store.
(New Applicant/ Existing Business).

The applicants will be heard at the meeting of the City Council at 2:00 p.m.,
Thursday, September 10, 2026, in the:

Council Chambers, 2nd 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

SAVANNAH MORNING NEWS

PUBLIC NOTICE COLUMN

Please insert the above notice in the **PUBLIC NOTICE** column of the Savannah Morning News:

WEDNESDAY, SEPTEMBER 2, 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:

TUESDAY, AUGUST 25, 2026.