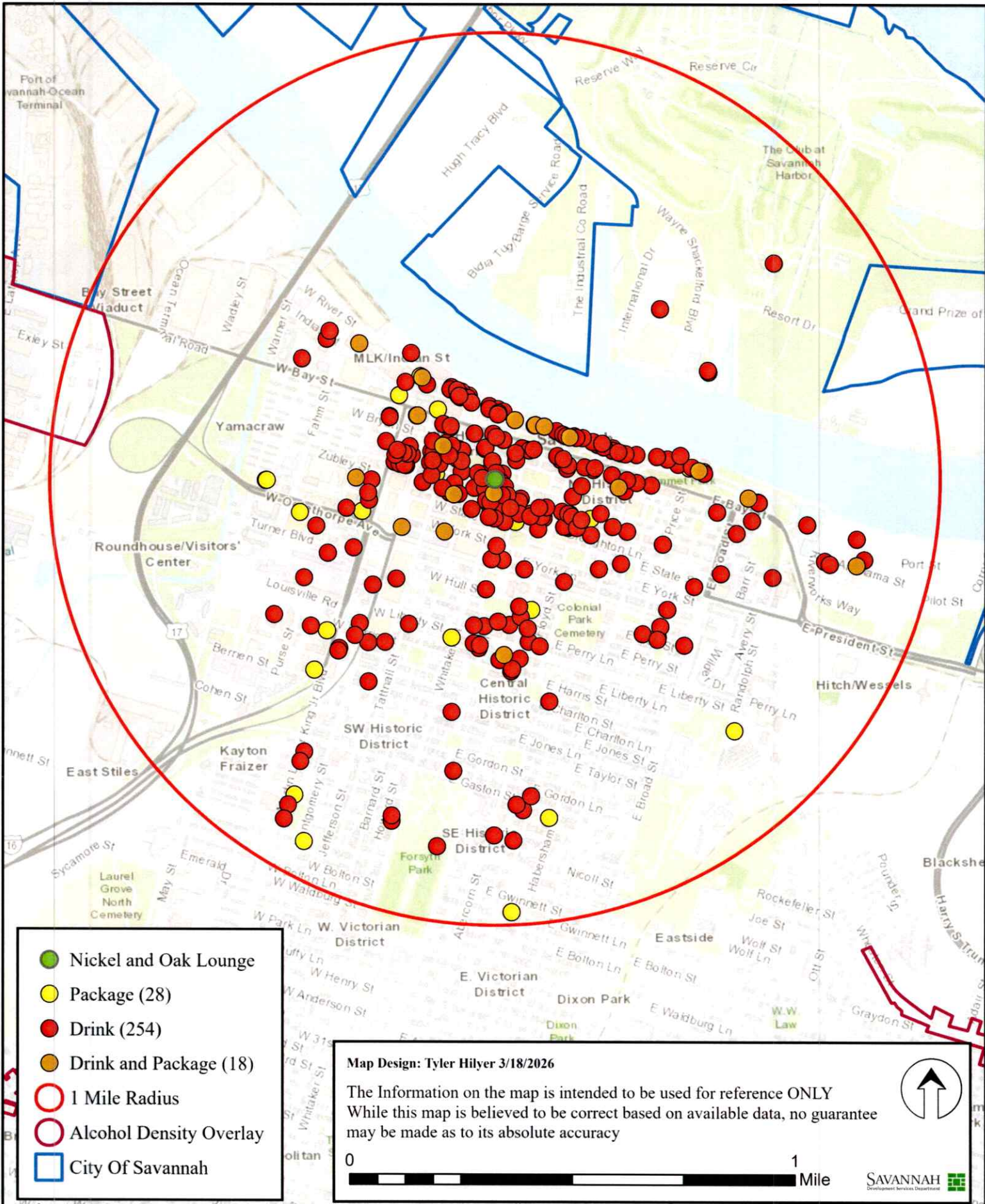


Nickel and Oak Lounge - 111 W Congress St





March 24, 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 Nickel and Oak Lounge at 111 W Congress 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 Matthew Lipman at (239) 229-6466 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
Matthew Lipman	Nickel and Oak Lounge 111 W Congress St	Class C Retail Consumption <i>On-premises consumption</i>	April 9, 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:	4/9/2026
Notification Date from Revenue:	3/4/2026
Business Name:	Nickel and Oak Lounge
Business Address:	111 W. Congress
Compliant:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	N/A
Code Case #	26-001604
Re-Inspection Date:	N/A

Comments: No violations



Officer's Name:
Judy Stewart

Date: 2/23/2026



MEMORANDUM

To: Judee Jones, Revenue Director
From: Aislee Jackson, Zoning Use Coordinator
Date: March 26, 2026
Re: Zoning Review of Alcoholic Beverage License Request 26-001558-ABL

In reference to the application of **Matthew Lipman/ Congress Lounge, LLC / DBA Nickel and Oak Lounge**, requesting an alcoholic beverage license at **111 W Congress St** (PIN 20004 36015), I have determined that the **Proposed Use, Bar /tavern with Retail consumption dealer (on-premises consumption of alcohol)**, within the current **D-CBD (Downtown Central Business District) zoning district**:

- 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 **Bar/tavern**, as defined in Article 13 of the Zoning Ordinance, is allowed as a limited use in the zoning district. The standards are met.
The accessory use classification, **Retail consumption dealer (on-premises consumption of alcohol)**, is permitted as a limited use 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:

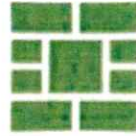
- The parking is exempt / met (Downtown Parking Exempt).**
- The proposed use(s) are deficient in the parking standards.

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 application for a Bar/tavern principal use classification has been submitted on February 5, 2026, pending an issuance of CO file No. 24-00851-BC.**



MEMORANDUM

TO: Lenny Gunther, Chief of Police

THRU: DeVonn Adams, Assistant Chief of Police
Max Nowinsky, Major of Field Operations ^W
William Barnett, Administrative Sergeant ^{WB}

FROM: Kristofer Singleton, Revenue Investigator

DATE: March 24, 2026

SUBJECT: Nickel and Oak Lounge / 111 West Congress Street

The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **04/09/2026**. The following information concerns the Alcoholic Beverage License application for **Matthew Lipman**. 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 beverages, and wine by the drink with Sunday sales at 111 West Congress Street, Congress Lounge LLC, DBA Nickel and Oak Lounge.**

The fingerprints for the ABL Applicant and ABL Responsible Applicant, **Matthew Lipman**, 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.

City of Savannah

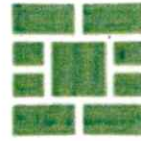
Alcohol Beverage License Notification Slip 2026

Applicant Name Matthew Lipman

Date printed 3/16/24


Printed By Alison Kennedy

Savannah Police Department
201 Habersham Street
Savannah, GA 31401



MEMORANDUM

TO: Judee Jones, Revenue Director

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

FROM: Kristofer Singleton, Revenue Investigator

DATE: March 30, 2026

SUBJECT: Nickel and Oak Lounge / 111 West Congress Street

The purpose of this memorandum is to submit recommendations effective **04/09/2026**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **Matthew Lipman**. 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 **Matthew Lipman** requesting a **Class C123 distilled spirits, malt beverages, and wine by the drink at 111 West Congress Street, Congress Lounge, LLC, DBA Nickel and Oak Lounge**, I submit the following:

Matthew Lipman'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

Matthew Lipman for Congress Lounge LLC t/a **Nickel and Oak Lounge** is requesting a **Class C (Liquor, Beer, and Wine)** Alcohol License at **111 W. Congress Street**. The establishment is located between Barnard Street and Whitaker Street in Aldermanic District 2. The applicant plans to operate a Bar/Lounge. (*New Applicant/ New Business*).

The applicants will be heard at the meeting of the City Council at 2:00 p.m., **Thursday, April 9, 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

SAVANNAH MORNING NEWS

PUBLIC NOTICE COLUMN

Please insert the above notice in the PUBLIC NOTICE column of the Savannah Morning News: **TUESDAY, MARCH 31, 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, MARCH 20, 2026.

ALCOHOLIC BEVERAGE LICENSE MEASUREMENT REPORT

Type Application: **NEW** Council Date: **4/9/2026** Petition Number:

Name of Applicant: **Matthew Lipman**

Name of Establishment: **Nickel and Oak Lounge**

Address/Location: **111 West Congress Street**

Nearest Cross Streets: **Barnard Street and Whitaker Street**

Type of License:
 Beer: by the drink package Sunday Sales: Yes No
 Wine: by the drink package
 Liquor: by the drink package

Date Sign Posted: **3/26/2026**

Reviewed by **Kristofer Singleton, Revenue Investigator** *KS* Date Reviewed: **3/26/2026**

Reviewed by **Phylcia Butts, Revenue Compliance Coordinator** *PB* Date Reviewed: **3/26/2026**

MEASUREMENTS

This establishment is in compliance with all distance requirements.
 This establishment is NOT in compliance with all distance requirements, as described:

Measured by: **Kristofer Singleton, Revenue Investigator**

Date Measured: **2/2/2026** Done by: Odometer Roller Tape

LIQUOR - PACKAGE

Church, School Building, Educational Building, School Grounds, College, or Package Store
 Measure from the establishment's *primary entrance* to the *primary entrance* of a church, school building, educational building, school grounds, college, or existing package store *along a straight line which is the shortest distance between the two property lines* [O.C.G.A 3-3-21] (a)(1)(A) [licenses issued after July 1, 2017].
 Nearest church and location-

Minimum distance: 100 yards. Measured distance: **yards** In compliance? Yes No

Nearest school building, educational building, school grounds, or college and location-

Minimum distance: 200 yards. Measured distance: **yards** In compliance? Yes No

Nearest package store and location -

Minimum distance: 500 yards. Measured distance: **yards** In compliance? Yes No

Alcohol Treatment Center
 Measure from the establishment's *primary entrance* to the *primary entrance* of an alcohol treatment center owned and operated by the state, county, or city by *the most direct route of travel on the ground*.

Nearest alcohol treatment center and location -

Minimum distance: 100 yards. Measured distance: **yards** In compliance? Yes No

BEER/WINE - PACKAGE

School Building, Educational Building, School Grounds, or College
 Measure from the establishment's *primary entrance* to the *property line* of a: school building, educational building, school grounds, or college by *the most direct route of travel on the ground*.

Nearest school building, educational building, school grounds, or college campus and location-

Minimum distance: 100 yards. Measured distance: **yards** In compliance? Yes No

Alcohol Treatment Center
 Measure from the establishment's *primary entrance* to the *primary entrance* of an alcohol treatment center owned and operated by the state, county or city by *the most direct route of travel on the ground*.

Nearest alcohol treatment center and location -

Minimum distance: 100 yards. Measured distance: **yards** In compliance? Yes No

There is no distance minimum to a church for package beer and wine.

LIQUOR - BY THE DRINK FOR CONSUMPTION ON PREMISES

Church, School Building, Educational Building, College, Alcohol Treatment Center, School Grounds

Measure by the most direct route of travel on the ground FROM the establishment's front door in a straight line to the nearest public sidewalk, walkway, street, road or highway, along such public way by the nearest route TO the front door of the nearest church building, school building, educational building, college, or alcohol treatment center owned and operated by the state, county, or city, OR to the nearest portion of the nearest school grounds, whichever is applicable.

Nearest church building and location-

Christ Church Episcopal, 28 Bull Street

Minimum distance: 100 yards. Measured distance: **222.43 yards**

In compliance? Yes No

Nearest school building, educational building, school grounds, or college and location-

Veritas Academy, 207 Bull Street

Minimum distance: 200 yards. Measured distance: **369.13 yards**

In compliance? Yes No

"School grounds" means the property line of the tract on which the school is located.

"College" does not apply to college grounds, stadiums, or recreational areas.

Nearest alcohol treatment center and location -

Georgia Regional Hospital, 1915 Eisenhower Drive

Minimum distance: 100 yards. Measured distance: **9768 yards**

In compliance? Yes No

Nearest Housing Authority owned and operated by the state, county, or city and location-

Yamacraw Village, 555 West Bay Street

Minimum distance: 100 yards. Measured distance: **560 yards**

In compliance? Yes No

BEER AND/OR WINE - BY THE DRINK FOR CONSUMPTION ON THE PREMISE

School Building, School Grounds, College, or Alcohol Treatment Center

Measure by the most direct route of travel on the ground FROM the establishment's front door in a straight line to the nearest public sidewalk, walkway, street, road or highway, along such public way by the nearest route TO the front door of the nearest school building, educational building, or alcohol treatment center, and to the nearest portion of the nearest school grounds.

Nearest school building, educational building, school grounds, or college campus and location-

Veritas Academy, 207 Bull Street

Minimum distance: 100 yards. Measured distance: **369.13 yards**

In compliance? Yes No

"School grounds" means the property line of the tract on which the school is located.

"College" does not apply to college grounds, stadiums, or recreational areas.

Nearest alcohol treatment center owned and operated by the state, county, or city and location-

Georgia Regional Hospital, 1915 Eisenhower Drive

Minimum distance: 100 yards. Measured distance: **9768 yards**

In compliance? Yes No

Nearest Housing Authority owned and operated by the state, county, or city and location-

Yamacraw Village, 555 West Bay Street

Minimum distance: 100 yards. Measured distance: **560 yards**

In compliance? Yes No

No distance requirements apply to churches for beer/wine by the drink for consumption on the premises.

EXEMPTIONS: No distance requirements for liquor, beer or wine sold by the drink for consumption on the premises apply to the following:

- Hotels of fifty rooms or more which have been in continuous operation for a period of at least five years preceding July 1, 1981
- Hotels of less than fifty rooms for the retail sale of alcoholic beverages solely to occupants of the hotel and their guests by the drink for consumption only on the premises
- A private social club which is open only to its members and their guests and not to the general public, which does not advertise for or solicit patrons, which has an operating dining room as an integral part of its facilities, which dispenses alcoholic beverages solely to club members or their guests by the drink for consumption only on the premises
- A restaurant that sells alcoholic beverages as a part of the meal or to restaurant patrons waiting for a table to be served a meal in a public place, licensed as a restaurant, and kept, maintained, advertised, and held out to the public as a place where meals are served and where meals are actually and regularly served, such place being provided with adequate and sanitary kitchen and dining room equipment and seating capacity of at least forty people, having employed therein a sufficient number and kind of employees to prepare, cook, and serve suitable food for its guests with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto.
- Colleges within the Historic District or the Victorian District (Savannah River to 37th Street, East Broad Street to MLK Boulevard) when the premises are zoned to allow such use **In Historic/Victorian District? YES**
- For businesses classified as banquet, reception halls, or event venues whose dominant business activity and related gross sales are from the rental of facilities and catering of food for banquets, receptions, and events, there shall be no distance requirements for businesses within the Historic District when the premises are zoned to allow such use and such businesses are otherwise determined eligible for a beverage alcohol license for consumption on premises.

ATTACH A DIAGRAM OF THE ESTABLISHMENT'S LOCATION IN RELATION TO THE IDENTIFIED SITES.

Diagram attached? **NO**