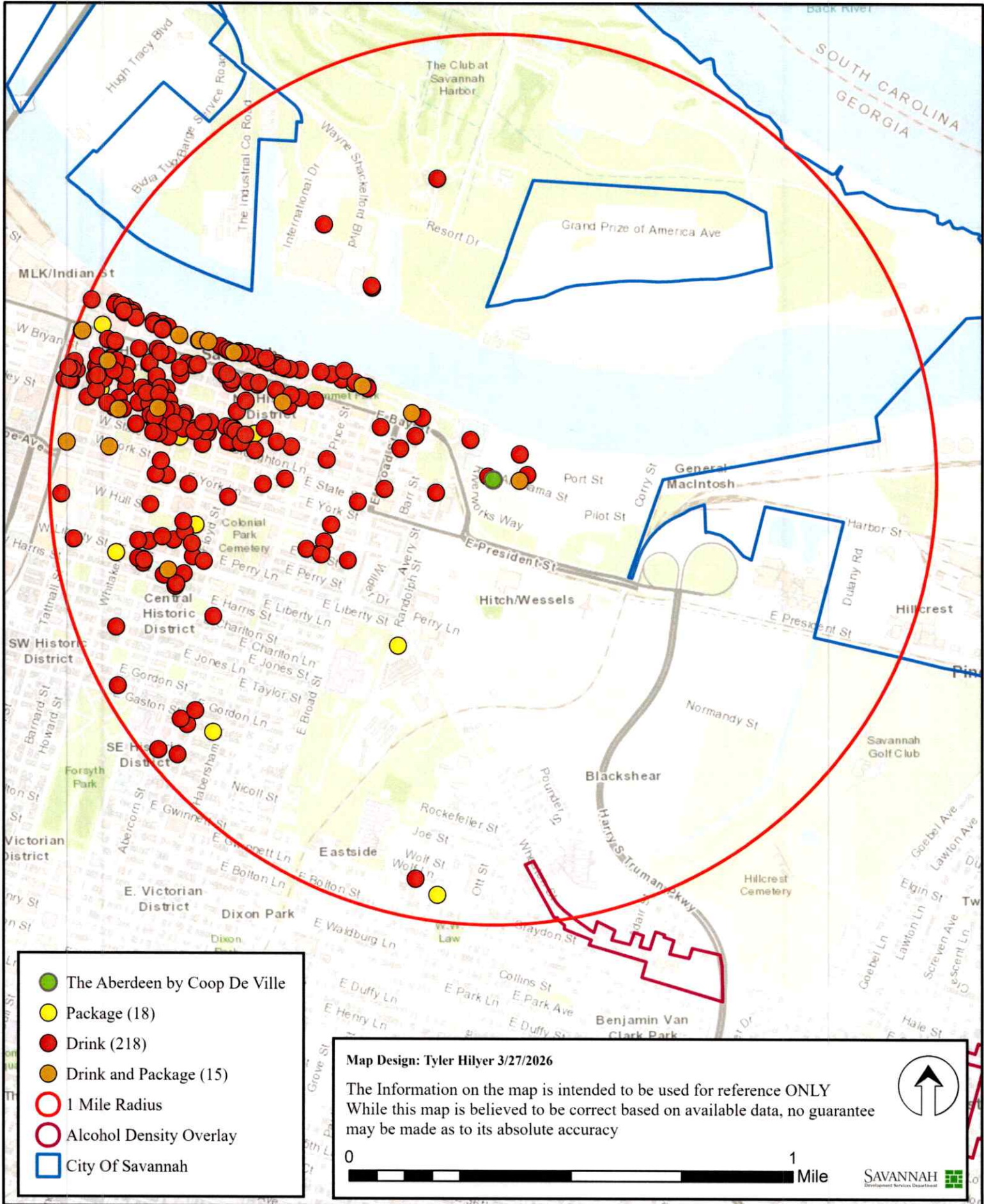


The Aberdeen by Coop De Ville - 301 Passage Way #B101



AGENDA ITEM TITLE: NEW APPLICATION ALCOHOL BEVERAGE LICENSE

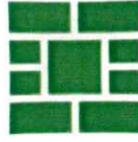
Agenda Date:	4/9/2026
Notification Date from Revenue:	2/23/2026
Business Name:	The Aberdeen Coop De Ville
Business Address:	301 Passage Way Unit B 101
Compliant:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	N/A
Code Case #	26-000680
Re-Inspection Date:	N/A

Comments: No violations



Officer's Name:
Lynn Newman

Date: 01/28/2026



MEMO

To: Judee Jones, Revenue Director
From: Aislee Jackson, Zoning Use Coordinator
Date: March 26, 2026
Re: Zoning Review of Alcoholic Beverage License Request 26-001559-ABL

In reference to the application of **James Ciminillo / The Aberdeen by Coop De Ville**, requesting an alcoholic beverage license at **301 Passage Way, Unit B101** (PIN 20006 05016), I have determined that the **Proposed Use, Restaurant (with or without alcohol sales)**, within the current **Planned Development (PD) Mixed Use Commercial (MU-C)** zoning district as provided in APPENDIX A-2.5 Sec. 8-3350:

- Is Permitted by Right:** The principal use classification, *Restaurant (with or without alcohol sales)*, is permitted by right in the zoning district. This use is permitted in APPENDIX A-2.5, Sec. 8-3350. The parcel is not within the boundaries of an Alcohol Density Overlay District. However, it is located in the Open Container Zone.
- 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 Pre-Existing Use

Additionally, I have determined that the **Proposed Use:**

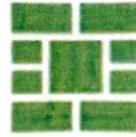
- Is an Existing principal use/occupancy, but new alcohol request.
- Is a New use/occupancy.**

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

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



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 Restaurant principal use classification has not been submitted as of 3/26/2026. Building permit No. 25-04085-BC has not been closed; pending CO.**



MEMORANDUM

TO: Lenny Gunther, Chief of Police

THRU: DeVonn Adams, Assistant Chief of Police
Max Nowinsky, Major of Field Operations 
William Barnett, Administrative Sergeant 

FROM: Kristofer Singleton, Revenue Investigator

DATE: March 25, 2026

SUBJECT: The Aberdeen by Coop De Ville / 301 Passage Way Unit B101

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 **James Ciminillo**. 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 301 Passage Way Unit B101, Coop De Ville Savannah LLC, DBA The Aberdeen by Coop De Ville.**

The fingerprints for the ABL Applicant and ABL Responsible Applicant, **James Ciminillo**, 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

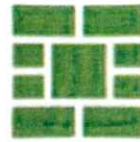
Alcohol Beverage License Notification Slip 2026

Applicant Name James Ciminillo

Date printed 2/10/2026



Printed By Amya Kennedy

Savannah Police Department
241 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 25, 2026

SUBJECT: The Aberdeen by Coop De Ville / 301 Passage Way Unit B101

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 **James Ciminillo**. 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 Ciminillo** requesting a **Class C123 distilled spirits, malt beverages, and wine by the drink with Sunday sales at 301 Passage Way Unit B101, Coop De Ville Savannah LLC, DBA The Aberdeen by Coop De Ville**, I submit the following:

James Ciminillo'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.

Coop De Ville

301 Passage Way unit B101, Savannah GA, 31401

Security Plan

February 6th, 2026

1. **Identification of days and hours of operation:** *What days of the week is your business open? For each day, what time is your business open?*

Sunday to Thursday	5 p.m. to 11:00 p.m.
Friday and Saturday	5 p.m. to 12:00 a.m.

2. **Specific measures and procedures to address crowd management both inside and outside the premise.**

- a. *How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e., lines, smokers, etc.) your establishment remain orderly?*

For each dinner shift, during which guests are seated by a host, we have at least one (1) host and at least one (1) manager on the floor. Therefore, the floor is monitored for crowd management during each shift.

In addition, we have a waiting system to alert guests via text message when their table is ready during dinner shifts. Guests may wait inside the restaurant at the bar or also wait outside.

We also have a camera system to monitor areas both inside and outside the restaurant.

- b. *Do you have no loitering signs, and if so, how many and where?*

No, we do not have any no loitering signs.

- c. *Do you have cameras? If so, how many do you have and where are they? Who has access to the footage? What are their names and contact details.*

Yes, we will have cameras inside and outside of the restaurant. The manager, James Ciminillo, 814-386-3231

- d. *Do you have a cover charge? Is it all day or at certain times of the day*

No

- e. *Do you have a transitional period where you operate differently? (Cover charge at the door starts, menu changes or kitchen closes, live entertainment starts, door person stops letting in under 21)*

No

3. ***Identification of any parking areas owned or controlled by establishment: Where do your customers/patrons park when they're at your establishment?***

We do not own or control any parking areas for the restaurant. Guests may use street or garage parking.

4. ***Means of controlling access to the premises and parking area: How does your establishment control who comes in and out of your establishment? How do you control who uses your parking areas.***

Guests enter the restaurant through the front door. For each shift, the front door is monitored by the host, and/or the manager on the floor.

We do not own or control any parking areas for the restaurant. Guests may use street or garage parking.

5. ***Security Staffing: Do you use security guards? If so, how many? How often do you use them? Were they trained "in house" or by a company? If they were trained by a company, provide the name(s). Do you employ off-duty SPD officers? If so, how many and how often?***

We do not use any security guards.

6. ***Specific measures and procedures to combat underage consumption of alcohol beverages. What does the establishment do to ensure that individuals under the age of 21 are not allowed to buy or consumer alcohol? Be as specific as possible.***

We train our staff to request identification from all guests who order an alcoholic beverage and appear to be under the age of 40 and then ensure the date of birth on the identification demonstrates the age of 21 or older.

7. ***Measures and procedures to combat the risk of fire: What is being done at your location to help ensure there are no accidental fires?***

We have manual fire extinguishers throughout the restaurant and a fire suppression system in the kitchen. In addition, we have multiple exit doors throughout the restaurant that are clearly marked as such. Our staff is also trained with respect to the foregoing.

8. **Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety:** *In the event of an emergency, how is your staff trained to evacuate patrons? Do certain employees have certain duties during emergencies? How does your establishment contact/work with police and EMS during an emergency?*

Our staff are trained to direct guests to the clearly marked exit doors located throughout the restaurant in the event an evacuation is required. In the event of a fire, we have manual fire extinguishers throughout the restaurant and a fire suppression system in the kitchen. Managers are ultimately responsible for (1) the safety of other staff and guests and (2) contacting emergency and/or non-emergency services, depending on the nature of the emergency.

9. **Where applicable, discussion of measures the licensee will undertake to visible distinguish between patrons under and over age of 21.** *Does your establishment allow individuals under 21 years of age to enter? If so, how does your establishment identify and distinguish those 21 years of age and older from those 20 years of age and under? Be specific about your measures taken.*

Not applicable

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

OFFICE OF THE CLERK OF COUNCIL
ALCOHOL BEVERAGE LICENSE HEARING

James Ciminillo for Coop De Ville Savannah LLC, LLC t/a **The Aberdeen by Coop De Ville** is requesting a **Class C (Liquor, Beer, and Wine Alcohol License with Sunday Sales at 301 Passage Way**. The establishment is located Pilot Street and Port Street in Aldermanic District 2. The applicant plans to operate a Restaurant. *(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: **James Ciminillo**

Name of Establishment: **The Aberdeen by Coop De Ville**

Address/Location: **301 Passage Way Unit B101**

Nearest Cross Streets: **Pilot Street and Port 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: **February 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*-

New Shiloh Baptist Church, 661 E Broughton Street

Minimum distance: 100 yards. Measured distance: **391.32 yards** In compliance? Yes No

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

East Broad Street Elementary School, 400 E Broad Street

Minimum distance: 200 yards. Measured distance: **884.51 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: **9486.4 yards** In compliance? Yes No

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

View at Oglethorpe I and II, 280 Randolph Street

Minimum distance: 100 yards. Measured distance: **678.7 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*-

East Broad Street Elementary School, 400 E Broad Street

Minimum distance: 100 yards. Measured distance: **884.51 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: **9486.4 yards** In compliance? Yes No

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

View at Oglethorpe I and II, 280 Randolph Street

Minimum distance: 100 yards. Measured distance: **678.7 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**