

March 24, 2026

Jacob Jarvis, President  
Thomas Square Neighborhood Association  
201 E 38<sup>th</sup> St  
Savannah, GA 31401

Dear Jacob Jarvis:

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 Two Tides Brewing located at 12 W 41<sup>st</sup> 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 Thomas Square Neighborhood Association President, you are free to contact the business owner, James Massey at (912) 665-0374 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
James Massey	<b>Two Tides Brewing</b> 12 W 41 <sup>st</sup> St	Class C Retail Dealer <i>on-premises consumption</i>	<b>April 9, 2026</b>

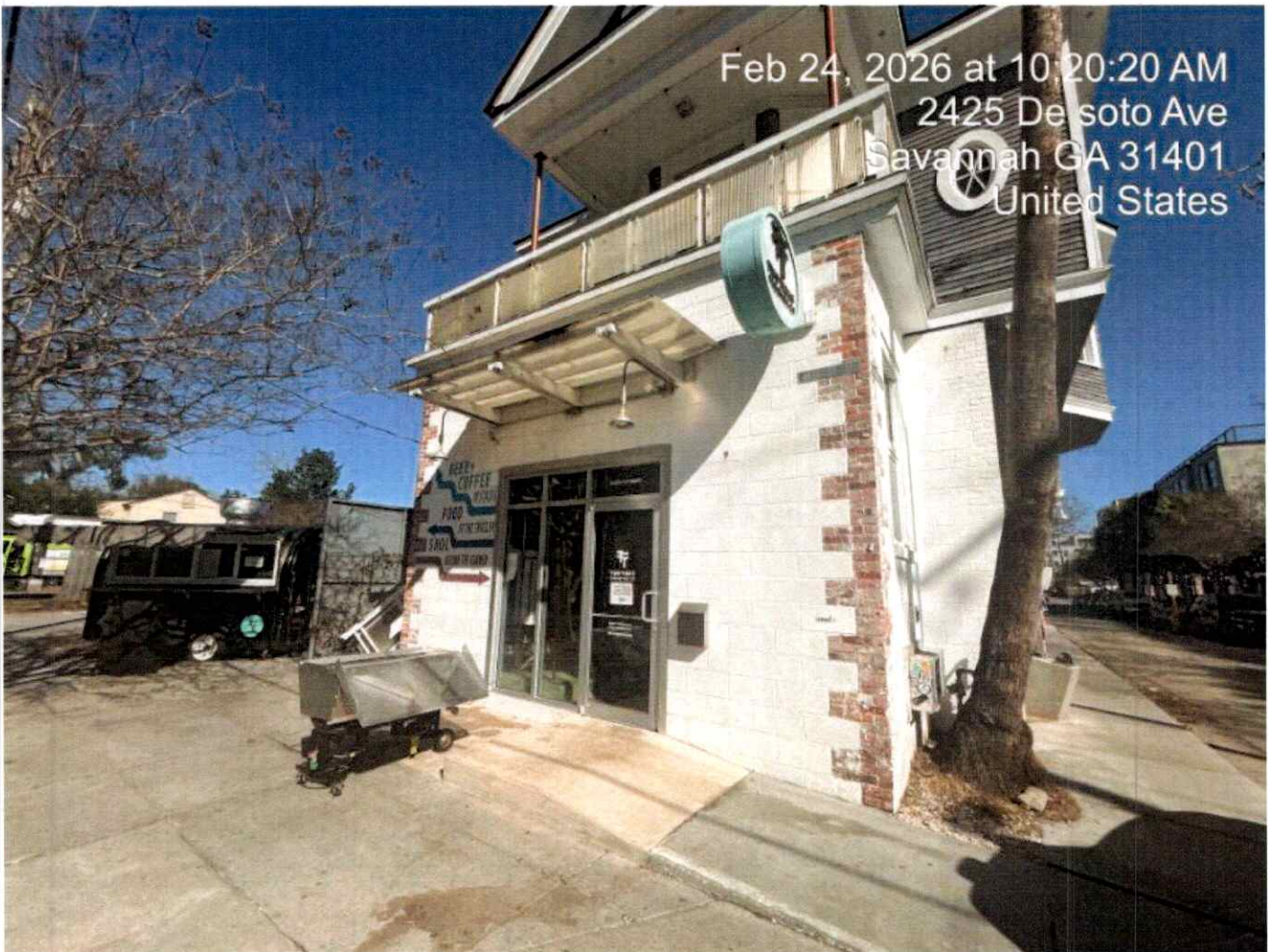
If the neighborhood association has any concerns, you may contact our office at (912) 651-3662.

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:	Two Tides
Business Address:	12 W. 41st
Compliant:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Code Violations:	N/A
Code Case #	26-001601
Re-Inspection Date:	N/A

Comments: No violations



Feb 24, 2026 at 10:20:20 AM  
2425 De soto Ave  
Savannah GA 31401  
United States

Officer's Name:  
Victoria Brown

Date: 2/24/2026



To: Judee Jones, Revenue Director  
From: Aislee Jackson, Zoning Use Coordinator  
Date: March 26, 2026  
Re: Zoning Review of Alcoholic Beverage License Request 26-001560-ABL

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**Administrative Update:**

This memo is an administrative update to previously issued zoning alcohol review memos. The update reflects a change in Alcohol Beverage License classification (addition of wine and liquor) and issuance of a new ABL number only. All prior zoning approvals and special use determinations remain in effect.

In reference to the application of **James Massey, T/A Two Tides Brewing Company, LLC**, requesting an alcoholic beverage license at **12 West 41<sup>st</sup> Street (PIN 20065 47020)**, I have determined that the **Proposed Uses, Distillery, Craft with Retail consumption dealer (on-premises consumption of alcohol) and Ancillary retail dealer (off-premises consumption of alcohol), and Restaurant**, within the current **TC-1 (Traditional Commercial-1) Zoning District**:

- Is Permitted as a Nonconforming Use
- Permitted by Right: Restaurant and Ancillary retail dealer (off-premises consumption of alcohol)** are permitted by right in said zoning district.
- Requires a Special Use Permit from The Mayor and Aldermen: Special Use Permit Approved to establish Distillery, Craft on February 8, 2024 (File No. 23-006445-ZA).** Condition for the Special Use Permit approval included that it shall be non-transferable.
- Is Not Permitted.
- Permitted as a Pre-existing Special Use:** Per Sec. 8.7.24, the accessory use classification, *Retail consumption dealer (on-premises consumption of alcohol)*, requires a Special Use Permit; however, the property has had a valid an Alcoholic Beverage License (ABL) prior to the adoption of the current ordinance and last obtained an ABL [18-000228-ABL](#) in January 2019. The ABL has not expired over the last 12 months. The parcel is not within the boundaries of an Alcohol Density Overlay District. Therefore, the alcohol-related use is permitted as a pre-existing special use.
- Is Permitted as a Limited Use with Standard(s)

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

- Is an Existing use/occupancy**
- Is a new use/occupancy.

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

- The use is pre-existing and therefore the parking standards are met/exempt.**

- The proposed use(s) are deficient in the parking standards.

Additionally, I have determined that the **Location**:

- Zoning Ordinance violations that need to be corrected prior to the issuance of the Alcoholic Beverage License.
- Business Location Approval:** Obtained a new Business Location Approval for the Brewery, Micro principal use classification on January 19, 2018 (File No. 17-003969-BA). Business Location Approval application for a *Restaurant* principal use classification has not been submitted as of 3/26/2026.



## SPECIAL USE PERMIT

**PIN(S):** 20065 47020, 20065 47021, 20065 47019, 20065 47018,  
20065 47017, 20065 47016, and 20065 47007

**SPECIAL USE PERMIT NUMBER:** 23-006445-ZA

**ADDRESS:** 12 W. 41st Street, 2427 DeSoto, 2425 DeSoto, 2423  
DeSoto, 2421 DeSoto, and Bull St

**PROPERTY OWNER:** James Massey

**PETITIONER:** Josh Yellin

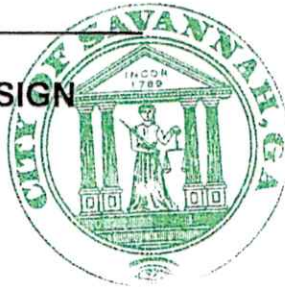
**ZONING DISTRICT:** TC-1 (Traditional Commercial-1)

**SPECIAL USE APPROVAL:** Special Use Permit to Allow a Craft  
Distillery Use. The Special Use Permit  
shall be nontransferable.

**CITY COUNCIL APPROVAL:** February 8, 2024

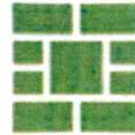
*BAZ*

DIRECTOR,  
PLANNING & URBAN DESIGN



*2/8/2024*

DATE



MEMORANDUM

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

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

**FROM:** Ciera Dailey, Revenue Investigator

**DATE:** March 18, 2026

**SUBJECT:** Two Tides Brewing / 12 W. 41<sup>st</sup> Street

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The purpose of this memorandum is to submit a recommendation for an Alcoholic Beverage License effective **April 09, 2026**. The following information concerns the Alcoholic Beverage License application for **James Massey**. 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)

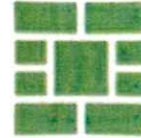
**Georgia Crime Information Center Disposition**  
(No disqualifying information found)

The petitioner is requesting an **Class C, Distilled Spirits and Wine by the drink with Sunday Sales at 12 W. 41<sup>st</sup> Street, Two Tides Brewing.**

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



The fingerprints of the ABL Responsible Applicant, **James Massey**, 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:** Ciera Dailey, Revenue Investigator

**DATE:** March 18, 2026

**SUBJECT:** Two Tides Brewing / 12 W. 41<sup>st</sup> Street

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The purpose of this memorandum is to submit recommendations effective **03/18/2026**. The following information is being supplied on an official basis concerning a new Alcoholic Beverage License for **James Massey**. 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 Massey** requesting a **Class C, Distilled Spirits and Wine, by the drink with Sunday Sales\*** at **12 W. 41<sup>st</sup> Street, Two Tides Brewing**. I submit the following:

**James Massey** 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

James Massey for Two Tides Brewing Company LLC t/a **Two Tides Brewing** is requesting a **Class C (Liquor and Wine)** Alcohol License **with Sunday Sales** at **12 W. 41st Street**. The establishment is located between Whitaker Street and De Soto Ave in Aldermanic District 2. The applicant plans to operate a Restaurant. (***New Applicant/ Existing 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

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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: **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**.