26-005330-ZA

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OCT 20 2026
BY: .....

SAVANNAH
savannahga.gov

Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783 / Fax: 912.525.1562
TDD: 912.651.6702 / www.savannahga.gov

Special Use Permit Application

110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO PLANNING@SAVANNAHGA.GOV. Applicants are requested to contact the MPC staff at 912.651.1440 prior to submitting an application.**

I. Subject Property

Street Address(es): 12419 White Bluff Drive

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.) 2-0651-01-021

Total acreage of the subject property: 1.10 Acres

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Windsor Forest Shopping Center B-N zon. dist.

II. Action History

Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

☒ Yes ☐ No If yes, please provide the Plan/Permit File Number(s): 15-006207-ZBA

III. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to the review criteria in Sec. 3.10.8

Petitioner is requesting special use approval for a package store. From 1969-2002 a package store operated in the shopping center. Petitioner is seeking to re-establish a prior use in the shopping center. (See exhibit A)

IV. Property Owner Information

Name(s): Windsor Forest Shopping Center, LLC

Registered Agent: Vinay Patel
(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 1 Harvest Lane

City, State, Zip: Savannah, GA 31410

Telephone: [redacted] Fax:

E-mail address [redacted]

V. Petitioner Information, if different from Property Owner

(If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s):

Registered Agent:
(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address:

City, State, Zip:

Telephone: Fax:

E-mail address: _____

VI. Agent, if different from Petitioner or Property Owner (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Harold Yellin or Josh Yellin

Firm or Agency: Hunter, Maclean, Exley & Dunn, P.C.

Address: [redacted]

City, State, Zip: Savannah, GA 31401

Telephone: [redacted] Fax: _____

E-mail addr[redacted]

VII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 2-0651-01-021, I (we) authorize Harold Yellin or Josh Yellin (Agent Name) of Hunter, Maclean, Exley & Dunn, P.C. (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): ~~County Conveniences, LLC~~ Windsor Forest Shopping Center, LLC

Registered Agent: Vinay Patel
(Or Officer or Authorized Signatory, if Property owner is not an individual)

Signature(s) _____ Date 10/20/26

Witness Signature Certificate

State of Georgia
County of Chatham
Signed or attested before me on 10/20/2026
Date

by Vinaykumar M. Patel,
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

☐ Personally Known or ☒ Produced Identification Type of ID Drivers License

Amber Spain
Signature of Notary Public

Amber Spain
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: August 5, 2030

AMBER SPAIN NOTARY EXPIRES GEORGIA AUG. 5, 2030 PUBLIC CHATHAM COUNTY

VIII. Disclosure of Campaign Contribution Form. To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
   (1) The name and official position of the local government official to whom the campaign contribution was made; and
   (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
   (1) The name and official position of the local government official to whom the campaign contribution was made; and
   (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

Please answer the following questions:

A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of $250 or more to any of the local government officials listed below?

☐ Yes ■ No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Carolyn Bell, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Laureen Boles, Secretary	Traci Amick	Joseph Welch
Travis Coles, Chairman	Coren Ross	Amanda Wilson
Stephen Plunk	Joseph B. Ervin	Jay Melder, Ex-Officio
Jeff Notrica, Treasurer	Dwayne Stephens	Michael Kaigler, Ex-Officio
Karen Jarrett	Tom Woiwode, Vice Chairman	

B. If you checked "Yes" to Question 1, complete the section below:

Contribution			
Name of Official to Whom Contribution was Made	**Official Position at Time of Contribution**	**Date of Contribution**	**Description & Dollar Amount of Contribution**

Signature of Petitioner or Petitioner's Agent or Opponent — Printed Name: Vinay Patel — Date: 10/20/26

IX. Items Required to be Submitted with this Application

A. Filing Fee. The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah. Fees are subject to change.

☑ Special Use Permit: $2,300.00

B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).

C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).

X. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes	No	
☑		Part I. Subject Property
☑		Part II. Application History
☑	☐	Part III. Special Use Permit Review Criteria
☑		Part IV. Property Owner Information
☑	☐	Part V. Petitioner Information
☑	☐	Part VI. Agent
☑	☐	Part VII. Letter of Authorization
☑		Part VIII. Disclosure of Campaign Contribution Form
☐		Part IX. Items Required to be Submitted with this Application
☑		Part X. Complete Application Checklist
☑		Part XI. Certified Application
☑		Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
☐		Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
☐	☐	Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

XI. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Signature of Petitioner or Petitioner's Agent	Printed Name	Date
	Vinay Patel	10-20-26

RETAIN THIS PAGE

Instructions

1. Applicants are requested to contact the Metropolitan Planning Commission (MPC) or the City's Planning and Urban Design Office (City) prior to submitting an application.
2. If the project is a Development of Regional Impact (DRI), the project must first be found "in the best interest of the State" before a rezoning application can be reviewed by the Planning Commission. MPC staff will notify the petitioner or agent when a request qualifies as a DRI.
3. The application form must be complete according to Sec. 3.1.4 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
4. **All applications must be submitted electronically to planning@savannahga.gov**. If the document size is larger than 20 MB, please contact 912-525-2783.
5. The petitioner or agent may include exhibits (e.g., letters or photos) to support the request.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meeting dates are part of this application.

Special Use Permit (Once Application is Submitted)

1. All petitions will be considered by the Planning Commission at a public hearing prior to the Mayor and Aldermen holding the zoning hearing.
2. Once an application submittal is determined to be complete according to Sec. 3.1.4, the MPC will schedule the petition for review by the Planning Commission and prepare a staff recommendation.
3. The MPC will notify the petitioner of the public hearing date/time and publish a public notification in the newspaper.
4. The petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning and Urban Design Office at located at 20 Interchange Drive, Administration Building. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE PLANNING COMMISSION MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the public hearing, the petition will be rescheduled.
5. The Planning Commission meeting will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
6. Digital presentations must be provided to MPC staff at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioners shall provide a sufficient number of copies for the Board and Board secretary.
7. The Planning Commission will make a recommendation to the Mayor and Aldermen regarding the petition. The Planning Commission's recommendation may be to approve, approve with conditions, continue or deny the petition.
8. Once the Planning Commission has made a recommendation, the petition will be forwarded to Mayor and Aldermen for consideration. The City will notify the petitioner of the date and time of the City Council meeting and publish the public notice for the zoning hearing in the newspaper. In addition, the petitioner will receive notification from the City's Planning and Urban Design Office to obtain a Public Notice Sign(s) announcing the petition. The petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE CITY COUNCIL MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days before the zoning hearing, the petition will be rescheduled.
9. The Mayor and Aldermen must have at least two meetings to consider the petition and Planning Commission's recommendation; a zoning hearing and then the first and second readings of the petition. The first and second readings may be held at the same meeting as the zoning hearing.
10. Once the Mayor and Aldermen hear the petition, they make a decision to approve, approve with conditions, deny, continue the petition to the next meeting or a date certain, or remand the petition back to the Planning Commission for further study.
11. Notification of Mayor and Aldermen's final decision will be sent to the petitioner by the City.
12. The petitioner or agent should be in attendance at all Planning Commission and City Council meetings. If no one is present to represent the petition, the petition may still be discussed.

RE: Request for Approval of Liquor/Package Store Use at 12419 White Bluff Road, Savannah, Georgia

To Whom It May Concern:

I am writing to respectfully request approval to operate a liquor/package store at **12419 White Bluff Road in Savannah, Georgia**, within the Windsor Forest Shopping Center.

This request is not for an entirely new or unrelated use at this location. Rather, it represents the return of a type of business that has a long history at this particular property and within this shopping center.

History of the Property and Liquor Store

The history of this location as it relates to the sale of alcoholic beverages dates back to the **late 1960s and 1970s**, when a liquor store was originally established in the shopping center by **Colonel Bailey**.

At some point, Colonel Bailey relocated the liquor store across White Bluff Road. As White Bluff Road was subsequently widened into a four-lane roadway, the liquor store was relocated again to **12403 White Bluff Road**. This move was made in part to provide customers with easier and more convenient access to the business as they traveled home along White Bluff Road.

I later purchased the property at **12403 White Bluff Road**, at a time when it was still operating as a liquor store. I ultimately demolished the existing structure and redeveloped the property as a gas station.

Our current intention is to establish a liquor/package store at **12419 White Bluff Road—the original shopping-center location where Colonel Bailey's liquor store operated decades ago.** In many respects, this proposal would return the business to its historical location rather than introduce a new commercial concept to the property.

Prior Zoning Consideration

There is also a documented history of the property being considered for this same type of use. On **January 28, 2016**, the Savannah Zoning Board of Appeals considered a request for approval of a **Package Store use at 12419 White Bluff Road**. The meeting materials identify the petitioner as an agent for Windsor Forest Shopping Center LLC, and the staff recommendation at that time was **approval of the proposed use**.

This prior consideration is significant because it demonstrates that the proposed use has previously been evaluated in connection with this exact property.

Compatibility with the Shopping Center

The proposed liquor/package store would be located within an established commercial shopping center on White Bluff Road. The property is not being proposed for conversion from a residential or other incompatible use. Instead, the proposed business would occupy commercial space in an established retail environment.

The location also provides convenient access from White Bluff Road and is consistent with the property's long-standing commercial character.

Our intention is to operate a professional, well-maintained business that serves the surrounding community while complying fully with all applicable City of Savannah zoning requirements, alcohol licensing requirements, operating regulations, and public-safety standards.

We understand and respect the City's interest in carefully regulating alcohol sales and ensuring that such businesses do not negatively affect surrounding neighborhoods. We are prepared to comply with all applicable requirements concerning responsible alcohol sales, hours of operation, security, signage, parking, and other conditions that may be required.

Thank you for your time and consideration. We would be pleased to provide any additional documentation, historical information, property records, or other materials that may assist in the review of this request.

Respectfully,

Vinay Patel
Windsor Forest Shopping Center, LLC
[redacted]

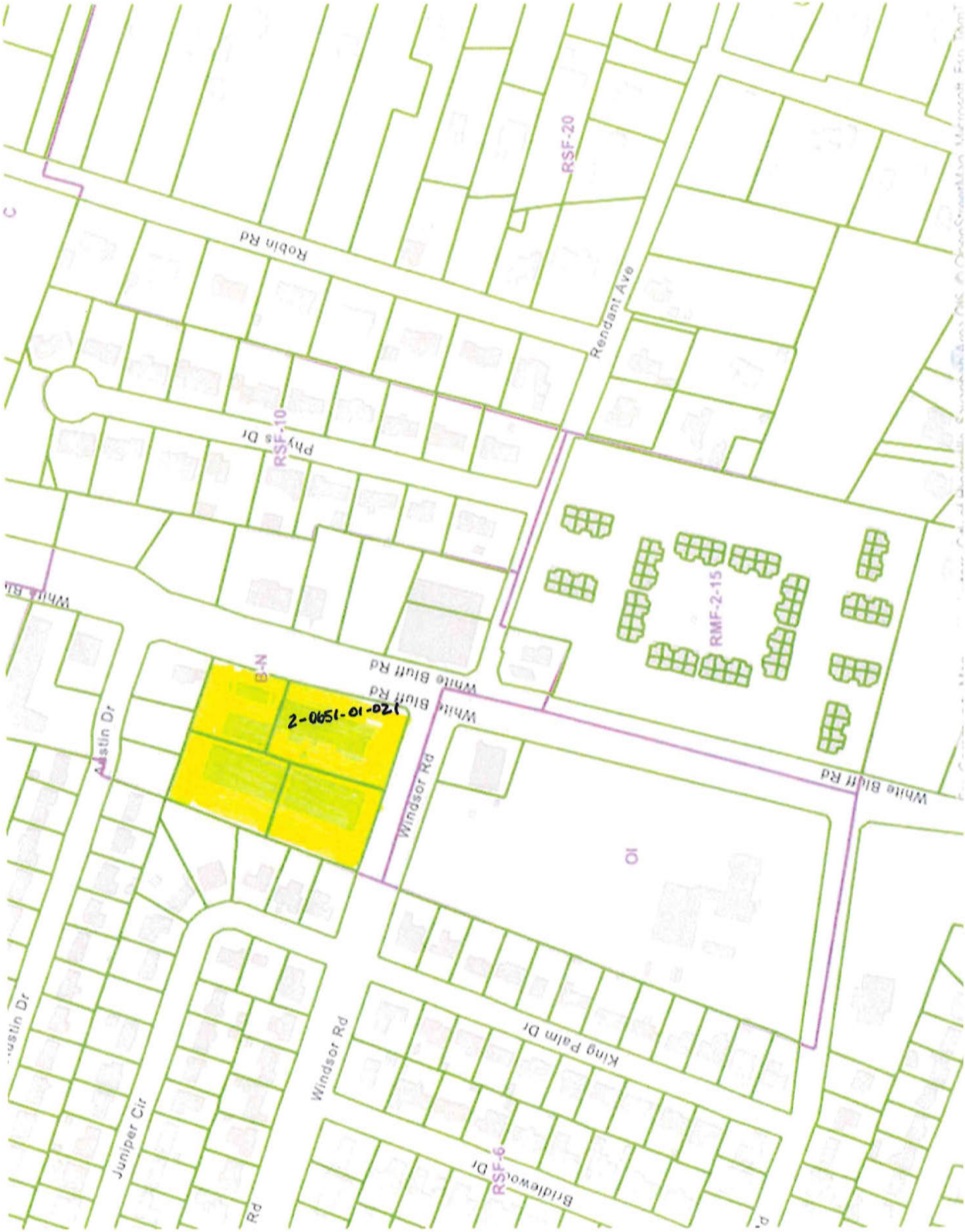
Harold Yellin

From: Vinay Patel [redacted]
Sent: Thursday, October 8, 2026 3:52 PM
To: Harold Yellin
Subject: Liquor Still (name)



Vinay Patel
[redacted]

VINAY PATEL
WINDSOR FOREST SHOPPING CENTER, LLC



STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/20/2026 8:06:50 AM

BUSINESS INFORMATION	
CONTROL NUMBER	0212505
BUSINESS NAME	WINDSOR FOREST SHOPPING CENTER, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/20/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS	
ADDRESS	1 Harvest Lane, SAVANNAH, GA, 31411, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
VINAY PATEL	1 Harvest Lane, SAVANNAH, GA, 31411, USA	Chatham

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Vinay M Patel
AUTHORIZER TITLE	Member