



Public Services Committee Meeting

March 25, 2025

Alcohol License

Department:	Planning & Development
Presenter:	Cecilia Woodruff, Planning Services Branch Manager
Caption:	A.N. 25-17 – New Ownership: Consumption on Premises Beer, Wine & Sunday Sales. Manish Kumar N. Patel applicant for Homewood Suites by Hilton Augusta , located at 1049 Stevens Creek Road. District 7, Super District 10
Background:	Existing Business Name – Crestline Hotels & Resorts. LLC
Analysis:	Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
Financial Impact:	Applicant to pay a fee of \$2660.00
Alternatives:	N/A
Recommendation:	Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements. Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

Case Number: A.N. 25-17

Application Type: Consumption on Premises Beer, Wine, and Sunday Sales – New Ownership (Hotel)

Business Name: Homewood Suites by Hilton Augusta

Hearing Date: March 25, 2025

Prepared By: Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

Applicant: Manish Kumar N. Patel

Property Owner: HIT Portfolio II Owner LLC

Address of Property: 1049 Stevens Creek Rd

Tax Parcel #: 012-0-478-00-

Commission Districts: District 7,
Super District 10



ANALYSIS:

Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

ADDITIONAL CONSIDERATIONS:

- **Reputation, Character** – The applicant's reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to



Richmond County Planning & Development Department
1803 Main St. Griffin Road
Augusta, GA 30905

ALCOHOL BEVERAGE APPLICATION

Alcohol Number _____ Year _____ Alcohol Account Number _____

1. Name of Business Homewood suites by Hilton Augusta
2. Business Address 1049 Stevens Creek Road
3. City Augusta State GA Zip 30907
4. Business Phone (706) 738-3131 Home Phone ()
5. Applicant Name and Address: Patel Manishkumar Naginbhi
906 WEBER CT
ALMAHA GA 31101
Email address manish.81089@yahoo.com
6. Applicant Social Security # _____ D.O.B. 08/18/1973
7. If Application is a transfer, list previous Applicant:
CRESTLINE HOTELS & RESORTS, LLC
8. Business Location: Map & Parcel _____ Zoning _____
9. Location Manager(s) _____

10. Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?
☒ Yes () No

OWNERSHIP INFORMATION

11. Corporation (if applicable): Date Chartered: 12/5/2024
12. Mailing Address:
Name of Business 1049 Stevens Creek Rd LLC
Attention _____
Address 1049 Stevens Creek Rd
City/State/Zip Augusta GA 30907
13. Ownership Type: ☒ Corporation () Partnership () Individual
14. Corporate Name: 1049 Stevens Creek Road LLC
List name and other required information for each person having interest in this business.

Name	Position	SSNO#	Address	Interest
MANISH PATEL	Co-owner		906 WEBER CT ALMAHA	23%
Archanakumar	Co-owner		316 Cannon PL Groom	18%
Lipika Patel	Co-owner		116 Fike Lake Pkwy Easley SC	18%

15. What type of business will you operate in this location?
- () Restaurant - Full () Lounge () Convenience Store
() Restaurant - Limited () Package Store () Hybrid
(X) Other: Hotel AND MOTELS

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

18. Attach a passport-size photograph (front view) taken within two years. Write name on back of the dealer submitting the license application.



19. Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed ever been cited for any violation of the rules and regulations of Augusta-Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits? () Yes (X) No
If yes, give full details: _____

20. Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County or Municipal law, regulation or ordinance: (Do not include traffic violations, with the exception of any offenses pertaining to alcohol or drugs). All other charges must be included, even if they are dismissed. () Yes (X) No
If yes, give reason charged or held, date and place where charged and its disposition. _____

21. List owner or owners of building and property.

1049 Stevens Creek Road LLC

22. List the name and other required information for each person, firm or corporation having any interest in the business.

23. If a new application, attach a surveyor's plat and state the straight line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are sold.

A) Church _____

C) School _____

B) Library _____

D) Public Recreation _____

24. State of Georgia, Augusta-Richmond County, I, _____

Do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

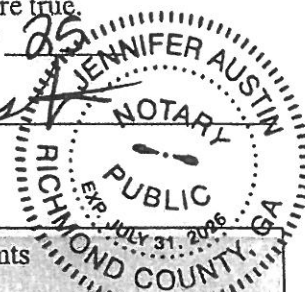
Manish Patel
Applicant Signature

25. I hereby certify that Manish Patel is personally known to be, That he/she signed his/her name to the forgoing application stating to me that he/she knew and understood all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true.
This 12th day of Feb, in the year 2008

Notary Public

FOR OFFICE USE ONLY

Department Recommendation	Approve	Deny	Comments
	<u>/</u>		



the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.

Dancing – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.

- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

FINANCIAL IMPACT: The applicant will pay a fee of \$2660.00

RECOMMENDATION:

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

NOTE: The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

