



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
 6/9/2025

Requesting Agency (Initiator)

Applicant

Sponsor(s)

Community Development

Item Title:

Discussion regarding Alcohol license for retail sales at 8664 Tara Blvd, Jonesboro, GA. 30236. The legal business name is DHRITI Investment LLC, DBA Pit Stop Food Mart. Miteshkumar B. Patel has requested to be the License Representative. (Required hearing and consideration is set for Monday, June 9, 2025).

Requested Action: Approval of the application for Alcohol license for retail sales.

Requirement for Board Action: The Applicant has met the conditions and requirements of Article II, Licensing, Sec. 6-36 - Sec. 6-48, of the City Ordinances, which provides the purpose and authority to regulate alcohol sales.

(Sec. 6-49 (d, 1-5). - Standards to be applied by the mayor and city council in granting licenses). In determining whether or not any application shall be granted and a license issued, the mayor and city council shall also consider the following information in the public interest and welfare:

- (1) If the license representative or any individual listed on the application or partner has ever violated any federal, state, city or county law or regulation regarding alcoholic beverages and illegal drugs, their sale, consumption, distribution or manufacture. **No, based on the fingerprint and background check approval received from the JCPD.**
- (2) The manner in which the license representative or any individual listed on the application or partner has conducted any business within the city as to the necessity for unusual law enforcement observation and inspection in order to prevent the violation of any law, regulation or ordinance or as to the necessity for city action to compel the applicant's and/or licensee's adherence to any city law, regulation or ordinance. **No, based on the fingerprint and background check approval received from the JCPD.**
- (3) The location for which the license is sought as to traffic congestion, public safety, the general character of the neighborhood and the effect of such an operation on surrounding property values. **No, adverse impact to traffic, public safety, or surrounding property value.**
- (4) Whether the license representative or any individual listed on the application or partner has ever had an alcoholic beverage or business license suspended or revoked by the state or any political subdivision thereof. **No, based on the fingerprint and background check approval received from the JCPD.**
- (5) Whether the applicant is in compliance with all provisions of this chapter and the application meets the requirements of this chapter. **Yes, currently the Applicant is a license representative on file with the state of Georgia and the city. However, due to the Applicant wanting to utilize the residential section of the building as her primary residential dwelling, a new Alcohol License Application had to be filed with the updated address.**

Is this Item Goal Related? Yes, the individual interested in the license for the retail sales of alcohol is the business owner. If approved, there are annual renewal fee(s).

Summary and Background: This is an existing business with a new owner. The City received a new business license application due to a change of ownership. The Applicant, Miteshkumar B. Patel is the new owner of Pit Stop Food Mart located at 8664 Tara Blvd, Jonesboro, GA. 30236, and has made an application for a license for retail sale of alcoholic beverages at this location.

The subject site is located in the main commercial corridor within Clayton County, the Tara Boulevard Corridor. This corridor contains many commercial establishments and governmental uses.

Fiscal Impact: None to the City. However, alcohol sales and annual renewal fee(s) will contribute to the City's tax base.

Exhibits Attached: Application and supporting documents.

Staff Recommendation: Approval - Lisa Cameron, Community Development Director, 770-478-3800.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	

ALCOHOL BEVERAGE APPLICATION



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236
www.jonesboroga.com

B/L # 3590



ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF THE ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

- LICENSE FEE:
- \$5000 LIQUOR STORE
 - \$4500 POURING OF BEER, WINE AND DISTILLED SPIRITS
 - \$2000 BEER & WINE (POURING OR PACKAGE)
 - \$1000 BEER ONLY (POURING OR PACKAGE)
 - \$1000 WINE ONLY (POURING OR PACKAGE)
 - \$500 PROCESSING FEE
 - \$50 FINGERPRINTING
 - \$35 BACKGROUND CHECK

(ALL FEES ARE NON-REFUNDABLE)

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

Legal Business Name: DHRITI INVESTMENT LLC, DBA PITSTOP FOOD MART

Physical Business Address: 8664 TARA BLVD, JONESBORO, GA 30236-0000

Mailing Address: 8664 TARA BLVD

City: JONESBORO State: GA Zip Code: 30236

Please check all that apply to the type of business you intend to operate:

- Hotel/Motel/Bed & Breakfast
- Retail Package Liquor Store
- Private Club
- Restaurant
- Retail Consumption Dealer



ALCOHOL BEVERAGE APPLICATION

Licensee/License Representative Name: MITESHKUMAR B PATEL

Relationship of Applicant to Business: OWNER

Other names used by the applicant, including maiden name, names by former marriages, former names changed legally or otherwise, aliases, nicknames, etc.: _____

Phone: (Day) _____ (Evening) _____

Home Address: _____

City: _____ State: _____ Zip Code: _____

Is the above address your legal and bona fide domicile? YES

If yes, for how long? 2 YEARS

Are you a United States citizen? NO

If yes, are you a citizen by birth or a naturalized citizen? N/A

If no, please state your native country, date and port of entry. If applicable, also state the date, place, and court of your naturalization: _____

Owner of the building and/or land in which the proposed business is to be located (you may

Skip this section if you are an owner/applicant: _____

Name: 8664 TARA BLVD LLC

Mailing Address: 5500 OAK BANK PKWY STE #170

City: MORCROSS State: GA Zip Code: 30093

Phone: (Day) _____ (Evening) _____

Has the applicant entered into an agreement or contracted with either the owner or owners, lessors and sublessors, for either the building or the land or both, which provide payment of rent on a percentage or profit share basis? YES

If so, explain the nature of the agreement, including the name(s) and contact information of all parties: _____

8664 TARA BLVD LLC

ALCOHOL BEVERAGE APPLICATION

What is the distance from the proposed premises to the nearest school _____, church _____, public library _____, publicly operated alcohol treatment center _____, other retail dealer _____?

Note: A certified survey will be required at the applicant's expense.

Are there other uses or businesses within the same property? NO If so, please describe, and provide contact information for the shared users of the property:

Do you, alone or with others, hold (or have held) any other license for the sale of alcoholic beverages? YES If so, please state the type of license, name in which the license was issued, the dates held, and the full address of the licensed premises for each license:

(RETAIL)
BEER AND WINE license, OM SAI RAM GROUP LLC/DBA
EXXON, 10571 FIAT SHOARD RD, COVINGTON, GA 30016, FROM 2017-2019

Do you currently own any property on which an alcoholic beverage licensed establishment is located? NO If so, please provide the property address and business name for each property:

Have you ever had any financial interest in a liquor business which was denied a liquor license or had its license revoked or suspended for any reason? NO If so, please give details:

Has any place of business, engaged in the sale of alcoholic beverages, with which you have been associated, ever been cited, or charged, at any time, with any violation of Georgia, Federal, or Municipal law or any rule, regulation, or ordinance concerning the sale of such products? _____ If so, please provide full details, including the date(s), alleged charge(s), citation issuing authority, and any legal action or result: NO

ALCOHOL BEVERAGE APPLICATION

Has any business, with which you were affiliated as owner, manager, employee, stockholder, officer, director, partner, or any other capacity, or have any of your associates, partners, or employees ever been charged with violating any law or ordinance related to narcotics, prostitution, or gambling? NO

If so, please explain in detail: _____

Applicants cannot have been convicted of, nor entered a plea of nolo contendere to, any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal drugs within five (5) years prior to the date of this application. Applicants must read and understand the City of Jonesboro ordinance regarding the rules and regulations of the sales of alcoholic beverages. The licensee and/or the license representative must be a resident of the State of Georgia and an acting manager of the business. If the licensee and/or licensee representative have not been a resident of the State of Georgia for at least five years, then they must have a background investigation conducted by a law enforcement agency in their previous state(s) of residence. The background investigation report must include all arrests and convictions for misdemeanors, felonies and local ordinances. This report must be sent directly from the investigating agency to the City of Jonesboro, Chief of Police, 1859 City Center Way, Jonesboro, Georgia 30236.

The licensee and/or license representative must also be fingerprinted or have fingerprints on file at the Jonesboro Police Department.

Date last fingerprint taken: _____ File verified by: _____

Is any person who owns an interest in this license an employee, or elected official, of the City of Jonesboro? If so, please explain whom and how the person(s) is affiliated with the City and this Potential licensee:

NO

Name, social security number, per cent interest and legal address of all stockholders owning 5% or more of the company.

Name: MITESHKOMAR B PATEL S.S # 

Address  % Interest: 100%

Name: _____ S.S # _____

Address: _____ % Interest _____

ALCOHOL BEVERAGE APPLICATION

Are all of these stockholders U. S. Citizens? NO

If not, give permanent alien registration No. [REDACTED] and attach a copy of the green card.

Before signing this application, please check to make sure that all answers and explanations are stated fully and correctly. The following statement is to be executed under oath and is subject to the penalties of false swearing. Be sure that it includes all attached sheets submitted herewith.

STATE OF GEORGIA, CLAYTON COUNTY, CITY OF JONESBORO

I, MITESHKUMAR B PATEL, do solemnly swear or affirm, subject to the penalties of false swearing, that the statements and answers made by me, as the applicant, in the foregoing application are true and correct. I am familiar with, have read, understand, and agree to abide by all applicable City Ordinances, local, state, and federal laws pertaining to the establishment and operation of a business inside the City of Jonesboro's City limits involved in the sale of alcohol and the proper conduct of its management. I understand that a violation of any applicable law, no matter how minor, may result in the permanent revocation of my liquor license.

Full legal name: MITESHKUMAR B PATEL

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Driver's License Number: [REDACTED] Issuing State: GEORGIA

Applicant Signature: [Signature] Date: 04 / 15 / 2025

I hereby certify that MITESH Kumar B Patel signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and under oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 15 Day of April, 2025

Notary Public Signature: [Signature]

Pat Daniel
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 02/03/2028



CITY OF JONESBORO
1859 City Center Way
Jonesboro GA 30236
CITY HALL: (770) 478-3800
FAX: (470) 726-1646

Affidavit Verifying Status for City Public Benefit Application

By executing this affidavit under oath, as an applicant for a Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit, as referenced in O.C.G.A. Section 50-36-1, from the City of Jonesboro, the undersigned applicant verifies one of the following with respect to my application for a public benefit.

- 1) _____ I am a United States citizen.
- 2) I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

DRIVERS LICENSE [REDACTED] AND PASSPORT

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Jonesboro, Georgia

Signature of Applicant:

Date:

[Signature] 04-15-2025

SUBSCRIBED AND SWORN
BEFORE ME ON THIS

15 DAY OF April, 2025

Notary Public

My Commission Expires:

2-3-25

Pat Daniel

Pat Daniel

NOTARY PUBLIC

CLAYTON COUNTY, GEORGIA

My Commission Expires 02/03/2028

Printed Name of Applicant:

MITESHKUMAR B PATEL

* [REDACTED]
Alien Registration number for non-citizens

Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number: _____

ALCOHOL BEVERAGE APPLICATION

FOR OFFICE USE ONLY:

Date Received: 4 / 15 / 25 Type of License: Package Beer & Wine

Fee Amount Enclosed: \$ 2585⁰⁰ State Alcohol License Number: _____

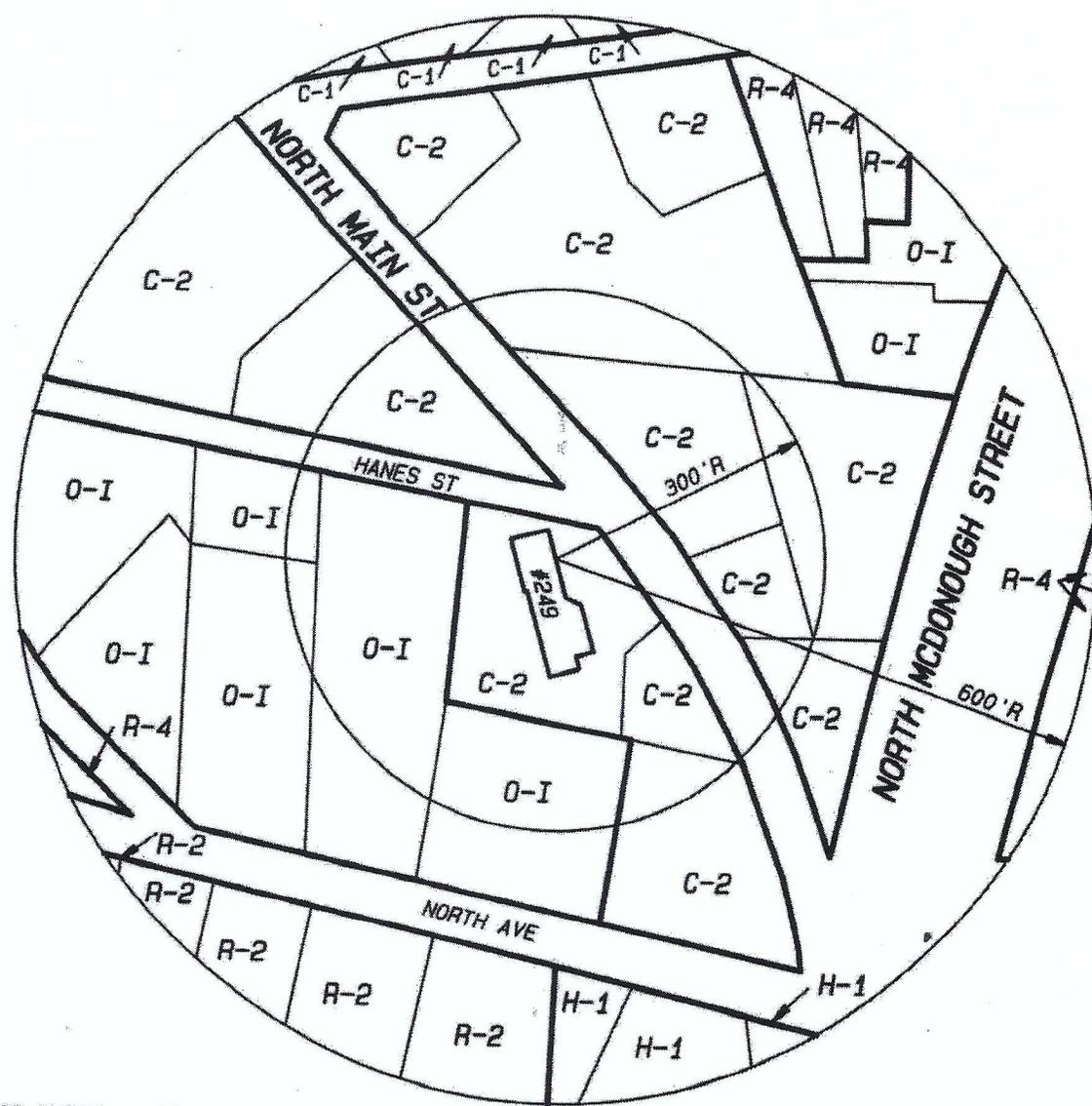
Date Approved: _____ City Alcohol License Number: _____

Date Denied: ____ / ____ / ____ Reason (if any) _____

Misc. Notes:

City Manager Signature: _____ Date: ____ / ____ / ____

Clerk



ALCOHOL LICENSE SURVEY NOTES:
 NEAREST CHURCH: 392± YARDS TO SHILOH BAPTIST CHURCH ANNEX
 203 NORTH MAIN STREET
 NEAREST SCHOOL: 996± YARDS TO CLAYTON COUNTY PUBLIC SCHOOLS
 1058 FIFTH AVENUE
 NEAREST DRUG AND ALCOHOL TREATMENT CENTER: 8, 260± YARDS TO RIVERWOODS PSYCHIATRIC CENTER
 223 UPPER RIVERDALE ROAD

GRAPHIC SCALE 1"=200'



**BETTERTON
 SURVEYING & DESIGN, INC.**

LAND SURVEYING,
 LAND PLANNING,
 SUBDIVISION & COMMERCIAL
 SITE DESIGN

950 WEST SANDTOWN ROAD
 MARIETTA, GEORGIA 30064
 (678) 483-0242



SEPTEMBER 17, 2021

ALCOHOL DISTANCE SURVEY

249 NORTH MAIN STREET
 SUITE B

LOCATED IN: LAND LOT 240
 13TH DISTRICT,
 CLAYTON COUNTY, GEORGIA
 CITY OF JONESBORO
 SCALE: 1"=200FT
 DATE: SEPTEMBER 17, 2021
 PREPARED FOR:

BOBBY SHAH



City of Jonesboro
1859 City Center Way
Jonesboro, Georgia 30236

R. Daniel

**APPLICATION FOR ALCOHOL IDENTIFICATION CARD AND BACKGROUND CHECK
OFFICE OF THE CITY MANAGER**

The City of Jonesboro requires an employee identification card for any employee, agent representative, or independent contractor of a licensee holding a license for the sale of alcoholic beverages for consumption on the premises who pours, handles, dispenses, or serves alcoholic beverages on the licensed premises or anyone who manages or supervises any employee who pours, handles, dispenses, or serves alcoholic beverages on the licensed premises. (Ordinance 2021-077).

EMPLOYEE ID CARD/BACKGROUND CHECK \$25

REPLACEMENT CARD \$25 _____

BACKGROUND CHECK FOR BUSINESS OWNER/MANAGER/LICENSE REPRESENTATIVE \$35

Name: MITESHKOMAR B PATEL
First Middle Last

Social Security # [REDACTED] Date of Birth [REDACTED]

Permanent Address [REDACTED]

City, State, Zip [REDACTED] Phone [REDACTED]

Driver's License [REDACTED] Applicant's Employer Pit Stop

Employers Address 8664 TARA BLVD, JONESBORO Employers Phone # 404-988-9793

Yes ___ No Have you ever been convicted of a felony within the past five years? List conviction(s), date(s), city, state & county. Attach a separate sheet of paper if necessary. (Sec. 6-101)

Yes ___ No Have you been convicted of or had a diversion for DUI (Driving Under the Influence) within the past 10 years? List conviction(s), date(s), city, state & county. Attach a separate sheet of paper if necessary. (Sec. 6-101)

[Signature] 04-15-2025 Pat Daniel
Applicant's Signature/Date Notary Public/Date

Pat Daniel
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 02/03/2028

FOR OFFICE USE ONLY

Date Received 4/21/25 Background Check Completed 4/21/25 Results No Record
Approved [Signature] Denied _____ Reason _____
4/23/25



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	DHRITI INVESTMENT LLC	Control Number:	24225467
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Retail Trade	NAICS Sub Code:	Gasoline Stations with Convenience Stores
Principal Office Address:	8664 TARA BLVD, JONESBORO, GA, 30236, USA	Date of Formation / Registration Date:	12/10/2024
State of Formation:	Georgia	Last Annual Registration Year:	2027

REGISTERED AGENT INFORMATION

Registered Agent Name: **MITESHKUMAR PATEL**
 Physical Address: **196 SUNLAND BLVD, MCDONOUGH, GA, 30253, USA**
 County: **Henry**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

POST IN A CONSPICUOUS PLACE – NOT TRANSFERABLE

Business Tax #: 3589

CITY OF JONESBORO

1859 City Center Way
Jonesboro, GA 30236
PHONE (770) 478-3800



2025

OCCUPATIONAL TAX CERTIFICATE

PIT STOP FOOD MART
8664 TARA BLVD
JONESBORO, GA 30236

Code: 447110

Date of Issue: 4/09/2025

Type of Business: CONVENIENCE STORE/GAS

In consideration of which City of Jonesboro has granted a Certificate for carrying on the business of:

PIT STOP FOOD MART

This license is valid until December 31, 2025.

COMMUNITY DEVELOPMENT DIRECTOR
Issuer

This certificate is not transferable and is subject to be revoked if abused.

Occupational Tax is levied for revenue purposes only and is not for regulatory purposes; nor is the payment of tax a condition precedent to the practice of any profession, trade or calling. Issuance of this certificate does not constitute approval by the city that the business activity or use of the property is permitted or complies with the City's Zoning Ordinance. Renewal returns shall be filed on or before March 15 of each year. Occupational Tax due from businesses continuing operation from the preceding year shall be considered delinquent if not paid by April 15 of each year. Notify this office of any changes in location or ownership.

---RECEIPT---

Fee Description		Fee Amount
RATE 01 - .75	480,000.00	435.00
	Penalties	\$ 0.00
	Total Fees	\$ 435.00

Your Business License for the period January 01, 2025 - December 31, 2025 is attached.

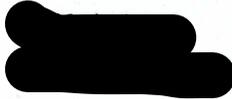
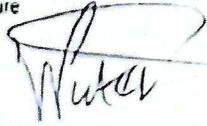
Total Fees paid for this year are: \$ 435.00

PIT STOP FOOD MART
DHRITI INVESTMENT LLC
8664 TARA BLVD
JONESBORO GA 30236

8664 Tara Blvd, Jonesboro, Ga 30236 Lease Agreement

THIS LEASE is made this 01 day of April, 2025 by and among Sv Truck Stop LLC, a Georgia LIMITED LIABILITY COMPANY ("Lessor"), AND Dhriti Investment llc ("Tenant")

- Lease will commence on April 1st, 2025 and be on a monthly basis for 24 months, ending March 31, 2027.
- Lessee will have an option to renew this lease at the end of this lease terms with rent to be negotiate by the Lessor & landlord.
- Tenant will pay \$11,500.00 by the 1th of each month.
- If Lessor fails to receive all or any portion of a rent payment within Five (05) days after it becomes due, Tenant shall pay Lessor, as additional rental, a flat late charge of TWO HUNDRED FIFTY DOLLARS (\$250.00). The parties agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reasons of such late payment.
- The Premises shall be used for Gas station with C- Store or any other entity deemed by the landlord as "fit tenancy". The Premises shall not be used for any illegal purposes, or in any manner to create any nuisance or trespass, or in any manner to vitiate the insurance or increase the rate of insurance on the Premises.
- Tenant understands during any time in the 24 month period, Master lessee has all rights to terminate lease for any reason(s) which are not best fit for the property, or in the case of default of payment by 15 days.
- Tenant will be responsible for all property inside and outside and will be required to have personal insurance in the instance of burglary & vandalism. Tenant will be responsible for all utilities.
- Tenant will be responsible for all licenses accordingly from the City of Jonesboro. And will be Responsible for Countys & floor tax for the Business during their term of lease.
- At the end of term tenant will return premise to landlord according to how it was given. All Gas Station equipments will have to be maintained by Tenant. All Property Maintenances has to be done by Tenant.
- This lease shall be personally guaranteed by Miteshkumar Patel.

Lessor:	TENANT:
Sv Truck Stop llc	Dhriti Investment LLC
2741 Heritage Bend Ct	
Grayson, GA - 30017	
Vimal K Patel	Miteshkumar Patel
Signature 	Signature: 
Title Leassor	Title Tenant
Date April <u>01</u> , 2025	Date April <u>01</u> , 2025

RECEIVED
4/20

needs to go before Council for approval

4-24-25
Pat

CITY OF JONESBORO
770-478-3600

REC#: 00037145 4/15/2025 4:45 PM
OPER: PD TERM: 003
REF#: 1125

TRAN: 1.0000 BUSINESS LICENSE
3590-12/31/25 PIT STOP
BEER & WINE 2,000.00CR

TRAN: 36.0000 ALCOHOL PACKAGE APP
NAME: MITESH KUMAR B PATEL
PIT STOP
100-0000-32-1101
APPLICATION FEE 500.00CR

TRAN: 26.0000 BACKGROUND CHECK
NAME: MITESH KUMAR B PATEL
PIT STOP
100-0000-32-1102
ALCOHOL BACKGROUND 35.00CR

TRAN: 37.0000 ALC FINGERPRINTING
NAME: MITESH KUMAR B PATEL
PIT STOP
100-0000-32-1102
ALCOHOL BACKGROUND 50.00CR

TENDERED: 2,585.00 CHECK
APPLIED: 2,585.00-

CHANGE: 0.00

THANK YOU FOR VISITING
THE CITY OF JONESBORO
1859 CITY CENTER WAY
JONESBORO, GA 30236

BlH
3590

why was the license fee taken/reced before council's decision?
go

Pat Daniel

From: Mike Patel <pitstop8664@gmail.com>
Sent: Wednesday, April 16, 2025 3:54 PM
To: Pat Daniel
Subject: Re: CITY OF JONESBORO - ALCHOL APPLICATION

Hi Pat

I've already gave you the copy of my lease when I gave you my business license application.

Here's the names of my employees

- 1- Miteshkumar Patel (me)
- 2- Bharatbhai Patel
- 3- Arifuddin Mohammed (Amzad)

Sent from my iPhone

On Apr 16, 2025, at 3:38 PM, Pat Daniel <pdaniel@jonesboroga.gov> wrote:

Mr. Patel,

I need a list of names of your employees and a copy of your lease.

Thank you

<image001.jpg>

Pat Daniel | Assistant City Clerk | **City of Jonesboro, GA**
Tel: [770-478-3800](tel:770-478-3800) | | pdaniel@jonesboroga.gov
1859 City Center Way | Jonesboro, Georgia 30236 | www.jonesboroga.gov
[Like Us On Facebook](#) [Like Us on Twitter](#)

8664 Tara Blvd

Aerial for Alcohol License Applic.

Legend

- 📍 8664 Tara Blvd
- 📍 Atlanta Clayton Bail Bond
- 📍 Feature 1
- 📍 Horizon Rental Car & Auto Sales (Cash?)
- 📍 KFC
- 🌿 PIEDMONT NATIONAL WILDLIFE REFUGE
- 📍 Riverwood Townhouses
- 📍 Select Farmers Market

Google Earth

© 2025 Google

Advance Auto Parts

500 ft

