



MAYOR
Richard E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

**CITY OF AUBURN
MAYOR and CITY COUNCIL
July 23, 2026
6:00 PM
Council Workshop Meeting
1 Auburn Way
Auburn, GA 30011**

COUNCIL REPORTS AND ANNOUNCEMENTS

OLD BUSINESS (VOTING ITEM)

1. Sunbelt Special Use Permit – Sarah McQuade
(Public Hearing was held on July 9, 2026)

NEW BUSINESS

2. Utility Rates – Michael Parks
3. OAR26 – 003 Alcohol License – Michael Parks
4. DDA/Mainstreet Resolution – Jack Wilson

CITIZEN COMMENTS ON AGENDA ITEMS

ADJOURN



MAYOR
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CITY ADMINISTRATOR
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AGENDA ITEM: 1

TO: Mayor and City Council

FROM: Sarah McQuade, AICP
City Planner

DATE: July 23, 2026

PURPOSE:

SU26-0001. Special use permit to expand/alter an existing asphalt plant in a M-2: Heavy Industry district (tax map parcel AU09 022).

BACKGROUND:

The applicant is requesting a special use permit to expand/alter an existing asphalt plant on a 16.18± acre tract in a M-2 (heavy industrial) zone. Pursuant to Code Sec. 17.90.110.D.1, asphalt plants in the M-2 zone require a special use permit, which includes the alteration of existing facilities. If the subject request is denied, the applicant would be able to retain the existing asphalt plant on the site.

On June 22, 2026, the Northeast Georgia Regional Commission (NEGRC) released their final Development of Regional Impact (DRI) report, which includes a summary of the request, potential impacts, and recommendations.

PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting on April 15, 2026, the Planning Commission voted to recommend approval of the special use permit, subject to the following conditions:

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
2. No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.

3. Except for temporary testing activities, the new asphalt plant shall never operate at the same time as the existing asphalt plant.
4. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.

PUBLIC MEETING SUMMARIES:

At their public meeting on June 18, 2026, the Mayor and City Council discussed the subject special use permit request and recommendation issued by the Planning Commission. During that discussion, Council considered removing recommended Condition #3 and adding two conditions related to the traffic circulation and improvements to Parks Mill Road. Those updates are reflected in the conditions below:

- Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
- No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
- All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.
- Left turns from the plant are permitted to allow truck traffic to exit toward Union Grove Church Road.
- No later than December 31, 2026, the Applicant shall, at its sole cost and expense, pave or repave Parks Mill Road from the Applicant's property south to County Line Road for the full road width and add an additional two feet of stabilized and paved shoulder on each side of the pavement. The improvements shall be designed in accordance with applicable City roadway standards, reviewed and approved by the City Engineer, and reviewed by Barrow County for any portion within County right-of-way unless the County declines review in writing. The improvements are required to provide safe and adequate access for vehicular traffic associated with the approved SUP and plant expansion. Note: The applicant has indicated consent to this condition.

On July 9, 2026, the Mayor and City Council held a public hearing for this case and voted to *table* their decision on the request to this meeting.

FUNDING: N/A



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN

1 AUBURN WAY

AUBURN, GA 30011

PHONE: 770-963-4002

www.cityofauburn-ga.org

CASE NUMBER:	SU26-0001
LOCATION:	1410 Sunbelt Way
PARCEL NUMBER:	AU09 022
ACREAGE:	16.18± acres
CURRENT ZONING:	M-2: Heavy Manufacturing / Industry district
REQUEST:	Special use permit to expand/alter an existing asphalt plant
FUTURE DEVELOPMENT MAP:	Heavy industrial future land use area
STAFF RECOMMENDATION:	Approval with Conditions
APPLICANT:	The Scruggs Company – DBA Sunbelt Asphalt Services
CONTACT:	Mark Edgar

SUMMARY

The applicant is requesting a special use permit to expand/alter an existing asphalt plant on a 16.18± acre tract in a M-2 ([heavy manufacturing / industry](#)) zone. Pursuant to Code [Sec. 17.90.110.D.1](#), asphalt plants in the M-2 zone require a special use permit, which includes the alteration of existing facilities. If the subject request is denied, the applicant would be able to retain the existing asphalt plant on the site.

The property is located at the intersection of Sunbelt Way (a private road) and Parks Mill Rd, and records indicate it was annexed into Auburn in 2012. In 2015, Sunbelt Paving Company petitioned for a special use permit to operate an asphalt plant on the site. The property was zoned M-2 prior to the request; no rezoning was necessary. On October 1, 2015, the special use permit request was approved with conditions, and an asphalt plant was installed on the site. This enabled the transition of the company's asphalt plant from 301 Parks Mill Rd to the subject 1410 Sunbelt Way. The adopted conditions of the special use permit are provided below:

1. A construction stormwater National Pollutant Discharge Elimination System (NPDES) permit is required for this site.
2. Sunbelt shall prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with the U.S. Environmental Protection Agency's oil spill planning rule. The SPCC must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SPCC must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SPCC must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.

3. Sunbelt shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Georgia Stormwater Management Manual (GSMM). The SWPPP must meet the requirements:
 - a. In the GSMM, Volume 3, Pollution Prevention Guidebook, pertaining to Asphalt Production Facilities.
 - b. In the document entitled "Additional Requirements for Concrete and Asphalt Batch Plants" published by the State of Oklahoma.

The SWPPP must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SWPPP must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SWPPP must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.

4. Wastewater arising from stormwater runoff and spills should be collected and transported to an offsite wastewater treatment facility. Wastewater may alternatively be treated and disposed of onsite. If the above alternatives are not viable then an industrial stormwater NPDES Permit as required by State and Federal Agencies is required. Prior to construction, Sunbelt shall be required to obtain approval of their selected method of wastewater treatment through reports, plan and/or specifications submitted to the City under the seal of a Professional Engineer registered in the State of Georgia. Prior to construction, the wastewater treatment facility shall be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
5. Sunbelt shall be required to implement all air and water emission control technologies and procedures set forth by State and Federal Agencies in the course of permitting the facility.

Applicable state and federal environmental regulations, including NPDES, SPCC, and SWPPP requirements, remain in effect regardless of this Special Use Permit approval. These requirements operate independently of zoning conditions, and compliance is required in addition to, not in place of, any conditions adopted by the Mayor and Council in 2015, or established as part of this application process. The 2015 conditions of zoning continue to apply unless specifically modified or superseded by the Mayor and Council as part of this request.

The applicant originally indicated that the request was to replace the existing asphalt plant due to age and reliability concerns, with the new facility operating at a similar capacity and the existing plant to be decommissioned once the new plant became operational. However, following subsequent coordination during the review process, the applicant has revised the request. Based on further evaluation of operational needs and site functionality, the applicant determined that maintaining the existing plant would better support ongoing operations. The current proposal is therefore to modify the existing asphalt operation by constructing a new plant with supporting equipment approximately 500 feet west of the current plant location, while retaining the existing plant, office, shop, scale, and parking facilities. The existing plant is proposed to remain in place to support operations during periods of peak or overflow demand, rather than being dismantled as initially contemplated.

The subject property will continue to function as an asphalt production and industrial site, with the improvements intended to modernize operations, improve site layout, and enhance efficiency. The existing plant will remain in place to operate during periods of overflow demand. The facility will continue to operate under the existing Georgia Environmental Protection Division air permit limitations, which authorize a maximum annual production of 400,000 tons and no more than 3,000 aggregate operating hours. As proposed, the modifications are not anticipated to increase the overall intensity of operations,

and any future expansion beyond these thresholds would require a modification to the applicable permit and compliance with all relevant regulations.

The Barrow County portion of the City of Auburn, which contains the subject site, is within the Northeast Georgia Regional Commission (NEGRC) area. Pursuant to the Georgia Department of Community Affairs (DCA), all new asphalt plants, or the redevelopment or expansion of an existing asphalt plant by greater than 50 percent, are considered Developments of Regional Impact (DRI). On June 22, 2026, the Commission released their final report on the proposal. The report includes a summary of the project, in addition to potential impacts and recommendations. The recommendations contained within the report are not binding as compliance is optional.

The report provides potential impacts of the proposal, paired with recommendations, as indicated below:

- "The proposed development has the potential to negatively impact surrounding areas due to noise, heavy truck traffic, and air pollution. The applicant should maximize buffers to mitigate impacts on surrounding areas."
- "The development's proximity to the creek could have negative impacts due to contaminated stormwater runoff containing heavy metals, oil, and fine dust. Mitigation of stormwater runoff should be a high priority for this project to mitigate any downstream effects of erosion, sedimentation, and pollution. The developer should consider installing berms, curbs, grassed swales or other diversion measures to ensure that stormwater runoff from other parts of the facility does not flow over the maintenance area."
- "The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements."

The table below compares the relative placement of the existing and proposed asphalt plants. In summary, the new facility would be closer to the residences west of the site, in unincorporated Barrow County, but it would be set back further from Parks Mill Rd.

	Existing Asphalt Plant	Proposed Asphalt Plant	Difference
Distance to Nearest Residential Property Line	510 ft	110 ft	-400 ft
Distance to Nearest Wetlands	80 ft	100 ft	+20 ft
Distance to Parks Mill Rd	760 ft	1,210 ft	+450 ft
Note: Distances are measures as the shortest straight-line separation rounded to the nearest ten feet.			

The abutting three (3) residential properties have deep rear setbacks in part due to the creek that bisects each of them. The shortest distance separating a primary residence from the subject industrial property is approximately 480 feet (parcel XX031 015). From there, around 820 feet would separate the property line from the conceptualized asphalt plant, totaling nearly 1,300 feet (a quarter mile) of separation.

The application states that impacts to local traffic patterns and infrastructure are not anticipated as the new facility would use the same internal drives and entrances/exits as present. All other land uses on the

site, including an office, maintenance shop, scale, and associated parking, would also remain consistent.

At their public meeting on June 18, 2026, the Mayor and City Council discussed the subject special use permit request as a work session item. At their public meeting on July 9, 2026, the Mayor and City Council held a public hearing for the subject request and voted to *table* their decision to the scheduled July 23, 2026 public meeting.

LAND USE AND COMPREHENSIVE PLAN ANALYSIS

The table below summarizes the nearby zoning districts and land uses:

Direction	Zoning	Current Land Use	Future Land Use
N	M-2: Heavy Industry district, Barrow County AG: Agricultural district	Government offices and facilities, single-family residential	Heavy Industrial, Barrow County Traditional Neighborhood
S	M-1 Light Industry district, Barrow County AG: Agricultural district	Asphalt plant, single-family residential	Heavy Industrial, Barrow County Traditional Neighborhood
W	Barrow County AG: Agricultural district, Barrow County AR: Agricultural Residential district	Single-family residential	Barrow County Traditional Neighborhood
E	M-1 Light Industry district	Utility facilities	Heavy Industrial

Pursuant to the City of Auburn Comprehensive Plan, 2023-2028, the subject site is located within the Heavy Industrial future land use area. This Area is intended for “intensive manufacturing and industrial operations and processes that are not public nuisances and are not dangerous to the health, safety, or general welfare of the inhabitants of the city.”

This request does not constitute a significant change of land use or intensity, and it aligns with the subject future land use area.

WETLANDS, STREAMS, AND FLOODPLAIN

The southern edge of the property is located within Flood Zone A according to the FEMA Flood Map Service Center. Per the special use conceptual plan, a portion of the property is also designated wetlands. The existing asphalt plant lies within approximately 80 feet of a designated wetland. The conceptualized replacement facility would maintain near 100 feet of separation from the nearest wetland.

Rock Creek passes through the southeastern portion of the property.

DEVELOPMENT REVIEW

The development shall be subject to the regulations described in the Auburn Municipal Code, unless relief has been explicitly granted as part of this application.

Approval of an erosion control plan from the Georgia Soil and Water Conservation Commission, and

Barrow County Fire Marshal development plan approval, is required prior to land disturbance activity.

TRANSPORTATION

In 2024, the Georgia Department of Transportation (GDOT) measured the annual average daily traffic (AADT) on Parks Mill Rd as 1,940 vehicles, as measured 650 feet south the intersection of Parks Mill Rd and Sunbelt Way.

SPECIAL USE PERMIT ANALYSIS

Pursuant to [Sec. 17.170.040](#), which governs impact analysis, special use permit requests shall be evaluated per the standards of [Sec. 17.170.030](#).

(1) [Sec. 17.170.030](#) – Standards governing exercise of the zoning power

The City Council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power:

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

Mentions of "rezoning" in the Ordinance criteria shall be interpreted to mean "special use permit" for the purposes of this request.

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;

- a. The special use permit request would maintain the same land use (asphalt plant), while modifying the existing operation through the addition of new plant equipment, which was approved in 2015 and has been present on the property since then.
- b. The subject site is located along an industrial corridor (Parks Mill Rd); however, the rear of the property abuts a predominantly single-family residential area in unincorporated Barrow County.
 - i. An asphalt plant is suitable and consistent with the land uses found elsewhere along Parks Mill Rd, but does not align with the character of the unincorporated areas to the west.
 - ii. The proposed asphalt plant addition and retention of the existing facility represents an increase in operational capacity and intensity on the site. Additionally, the placement of new equipment further west on the property may increase potential impacts to abutting and nearby residential properties.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;

- a. The subject land use has existed for several years, but the addition of new plant equipment and the potential for increased operational capacity may result in incremental impacts to nearby properties, particularly those to the west. These impacts are expected to be similar in nature to existing conditions but could occur with greater frequency or intensity.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use

as currently zoned;

- a. The property is currently zoned M-2 (heavy manufacturing / industry) and is currently developed with an asphalt plant, the modification and expansion of which is the subject of this special use permit request.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

- a. The addition of a new asphalt plant and retention of the existing facility may increase overall operational capacity on the site; however, impacts to transportation and infrastructure are expected to remain within the general range of existing industrial activity. Construction and installation activities may result in temporary increases in local vehicle traffic.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan; and

- a. The special use permit request is aligned with the subject Heavy Industrial future land use area.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

- a. Staff is not aware of any changing conditions which would inherently support approval or disapproval of the subject request.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Note: Recommended zoning conditions #4 and #5 listed below were provided before the subject land use request was modified to retain the existing asphalt plant. Additionally, interest in removing condition #3 was expressed by the City Council during their June 18, 2026, public meeting.

Staff recommends **approval with conditions** of subject special use permit request SU26-0001, as the proposal generally aligns with City regulations and local land use patterns. Staff recommends the following **conditions** be adopted as part of the approval:

1. All prior conditions of zoning from the 2015 Special Use Permit shall remain in effect unless specifically modified or superseded herein.
 - 1.1 A construction stormwater National Pollutant Discharge Elimination System (NPDES) permit is required for this site.
 - 1.2 Sunbelt shall prepare a Spill Prevention, Control, and Countermeasure (SPCC) Plan in accordance with the U.S. Environmental Protection Agency's oil spill planning rule. The SPCC must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SPCC must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SPCC must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.3 Sunbelt shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Georgia Stormwater Management Manual (GSMM). The SWPPP must meet the requirements:
 - 1.4 In the GSMM, Volume 3, Pollution Prevention Guidebook, pertaining to Asphalt

Production Facilities.

- 1.5 In the document entitled "Additional Requirements for Concrete and Asphalt Batch Plants" published by the State of Oklahoma.
 - 1.6 The SWPPP must be certified by a Professional Engineer licensed in the State of Georgia; self-certification is not acceptable. The SWPPP must cover both the existing Sunbelt facility and the proposed asphalt plant. Prior to construction, the SWPPP must be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.7 Wastewater arising from stormwater runoff and spills should be collected and transported to an offsite wastewater treatment facility. Wastewater may alternatively be treated and disposed of onsite. If the above alternatives are not viable then an industrial stormwater NPDES Permit as required by State and Federal Agencies is required. Prior to construction, Sunbelt shall be required to obtain approval of their selected method of wastewater treatment through reports, plan and/or specifications submitted to the City under the seal of a Professional Engineer registered in the State of Georgia. Prior to construction, the wastewater treatment facility shall be reviewed and concurred with by a Professional Engineer retained on behalf of the City.
 - 1.8 Sunbelt shall be required to implement all air and water emission control technologies and procedures set forth by State and Federal Agencies in the course of permitting the facility.
2. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
 3. No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
 4. Except for temporary testing activities, the new asphalt plant shall never operate at the same time as the existing asphalt plant.
 5. The existing asphalt plant shall cease operations upon commencement of regular operations of the new facility and shall be fully decommissioned and removed from the site within ninety (90) days thereafter, including all associated equipment, structures, and materials, unless otherwise approved by the City.
 6. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.

PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting on April 15, 2026, the Planning Commission voted to recommend **approval with conditions** of the special use permit. The recommended **conditions** are as follows:

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
2. No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
3. Except for temporary testing activities, the new asphalt plant shall never operate at the same time as the existing asphalt plant.

4. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.

WORK SESSION SUMMARY:

At their public meeting on June 18, 2026, the Mayor and City Council discussed the subject special use permit request and recommendation issued by the Planning Commission. During that discussion, Council considered removing recommended Condition #3 and adding two conditions related to the traffic circulation and improvements to Parks Mill Road. Those updates are reflected in the conditions below:

- Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
- No portion of the new asphalt plant, nor any buildings or structures directly associated with it, except for fences and walls, shall be constructed closer to any side or rear property line than proposed on the submitted conceptual plan.
- All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.
- Left turns from the plant are permitted to allow truck traffic to exit toward Union Grove Church Road.
- No later than December 31, 2026, the Applicant shall, at its sole cost and expense, pave or repave Parks Mill Road from the Applicant's property south to County Line Road for the full road width and add an additional two feet of stabilized and paved shoulder on each side of the pavement. The improvements shall be designed in accordance with applicable City roadway standards, reviewed and approved by the City Engineer, and reviewed by Barrow County for any portion within County right-of-way unless the County declines review in writing. The improvements are required to provide safe and adequate access for vehicular traffic associated with the approved SUP and plant expansion. Note: The applicant has indicated consent to this condition.



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AGENDA ITEM: 2

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: July 23, 2026

PURPOSE:

To Approve the 2026 Utility Rates

BACKGROUND:

Annual increase in rates under the Agreement for Solid Waste Collection Agreement dated December 17th, 2020, between the City of Auburn, Georgia (the "City") and Republic Services of Georgia, LLC.

RECOMMENDATION:

Based on the increased overall cost for services to be provided efficiently by the City, approval is recommended for the utility rates to increase.

FUNDING:

N/A



Re: Annual Increase in rates under the Agreement for Solid Waste Collection Agreement dated December 17th, 2020, between the City of Auburn, Georgia (the “City”) and Republic Services of Georgia, LLC.

Republic Services make an annual adjustment for annual water, sewer, trash index CPI increase or minimum of four percent each calendar year.

New 2026 Residential Rates:

1 Can	Monthly Rate: \$31.73	Change: \$0.98
Additional Can	Monthly Rate: \$14.64	Change: \$0.63
Delivery Fee	Monthly Rate: \$55.00	Change: \$0.92



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AGENDA ITEM: 3

TO: City of Auburn Mayor and City Council

FROM: Jack Wilson
City Attorney

DATE: July 23, 2026

PURPOSE:

Alcohol License Application for new tenant for 1296 Atlanta Hwy., Ste. 103 –
Auburn Express Exxon

BACKGROUND:

The previous tenant/operator of the convenience store at this location ceased operations in December 2025. The applicant is requesting approval of a retail beer and wine license for off-premises consumption to continue operating the convenience store at the existing location. As the proposed use is substantially the same as the previous operation and no changes to the use or location are proposed, staff recommends approval of the application.

STAFF RECOMMENDATION:

Staff Recommends approval of the license under new ownership Rozina Nathani, 1296 Auburn LLC.

FUNDING: N/A



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AGENDA ITEM: 3

TO: City of Auburn Mayor and City Council

FROM: Jack Wilson
City Attorney

DATE: July 23, 2026

Staff Analysis: 1296 Auburn LLC

Staff have reviewed the application and determined that it complies with the requirements of the City of Auburn Code of Ordinances governing alcoholic beverage licenses. The request represents a change in ownership only, with no proposed changes to the location or the nature of the business. All required application materials have been submitted, and the applicant has met the City's licensing requirements.

Financial Impact

Approval of the application will result in the collection of the applicable business license and alcoholic beverage license fees in accordance with the City's adopted fee schedule.

Recommended Action

Approve the Retail Beer and Wine License for Off-Premises Consumption for the applicant to operate at the existing convenience store location.



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF AUBURN
1 AUBURN WAY
AUBURN, GA 30011
(770) 963-4002
www.cityofauburn-ga.org

OAR #: 26-0003

DOWNTOWN AUBURN OVERLAY DISTRICT
ARCHITECTURAL REVIEW

In accordance with provisions of the Auburn Downtown Overlay District regulations, new buildings, exterior improvements to existing buildings, landscaping, signage, and site planning must be approved by the Mayor and City Council before issuance of a building permit.

SUBMITTAL REQUIREMENTS: 1 HARD COPY AND/OR DIGITAL COPIES OF EXTERIOR VIEWS, CONCEPT DRAWINGS, PHOTOS, LANDSCAPE PLAN, SITE PLAN, OR COLOR SAMPLES.

DATE: 7/7/2026

APPLICANT NAME:

Rozina NATHANI

PROPERTY ADDRESS 1296 ATLANTA HWY SUITE 103 AUBURN GA 30011

PHONE: 4704945067 EMAIL: 1296AUBURNLLC@gmail.com

PROPERTY OWNER: muham ~~mad~~ aqib

ADDRESS: 1296 At lant hlg hwy auburn ga 30011

PHONE: 2058866955 EMAIL: p la tnumcrest cap ~~gahd~~@com

IMPROVEMENT TYPE: (Check all that apply)

☐ New Building

☒ Existing Building

☐ Site Dev.

rozina Sign

PROJECT DESCRIPTION:

gas station / convenience store

Mayor and Council Public Hearing: _____ 1 AUBURN WAY, AUBURN GA 30011 (COUNCIL CHAMBERS)

RECOMMENDATION: _____ APPROVAL _____ APPROVAL W/ CONDITIONS _____ DENIAL

CONDITIONS: _____

REVIEW COMPLETED: _____ SIGNATURE: _____



Rev. 5/2011

P.O. Box 1039, 1369 Fourth Avenue, Auburn, GA 30011

P : 770-963-4002 P : 770-513-9255

City of Auburn Alcohol Permit Application Checklist

- | Yes | No | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | New Business (Business license, certificate of Occupancy, etc) |
| ☒ | ☐ | City of Auburn Alcohol Permit Application fully completed, signed, dated and notarized? |
| ☒ | ☐ | Copy of applicant(s) state driver's license and a copy of the State of Georgia Alcoholic License Application |
| ☒ | ☐ | Copy of the lease agreement or deed attached. [Ord.5.50.360] |
| ☒ | ☐ | Copy of Occupational Tax or Occupational Tax Application attached |
| ☒ | ☐ | Complete sets of fingerprints for each owner, registered agent and/or corporate officer(s)?
Fingerprints will be forwarded to the Georgia Crime Information Center and files may be searched by the City of Auburn Police Department, upon their discretion, within a period of two years immediately preceding the date of such application for any instance of criminal activity. The federal records, if any, shall be obtained and returned to the agency considering such application. |
| ☒ | ☐ | Is the applicant a U.S. Citizen or a permanent resident alien? |
| ☒ | ☐ | Has the Powers permit been fully completed, signed and dated. |
| ☒ | ☐ | Is the applicant at least 21 years of age? |
| ☐ | ☐ | Applicant (Powers Permit) meets the requirement of the Ordinance? [Ord. 5.50.320] Every partner, corporate officer and trustee that will be pouring or serving alcohol must submit a pourer's permit along with applicable fees |
| ☒ | ☐ | Application accompanied by a certified check, money order, or cash for all permit fees. |
| ☒ | ☐ | License fee and separate check and/or cash in the amount of \$300 to defray administrative costs?
(Note: Administrative defrayment fee of \$300.00 is non-refundable [Ord.5.50.1260]. This fee includes the criminal and background history for the owner or registered agent only. All other partners, corporate officers, and trustees must fill out a separate consent form and submit with fingerprints and pay the required fees.) |
| ☒ | ☐ | Is the business a Corporation?
If you answered yes to the above question then you need to provide the following
1. Names of shareholders having more than 5% interest in the business
2. Registered agent information
3. Manager, partners, officers information provided?
4. Two copies of each person's (owner, manager, partner, officer, etc.) driver's license. The copy of the driver's license must be legible.
5. A pourer's permit application and fees must be submitted for each applicant. |
| ☒ | ☐ | Are details plans of the building and outside premises attached?
If a new building is being built, proposed plans and specification and a building permit of the proposed building <u>must</u> be attached to the application. [Ord.5.50.360] |



Per 9/26/11

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P : 770-963-4002 F : 770-313-9255

City of Auburn Alcohol Permit Application Checklist

Yes No

- ☒ ☐ Are the building(s) in compliance with applicable City, County, State of Georgia Alcoholic Beverage Codes, State Revenue Commissioner, State Minimum Standard Building and Life Safety Codes? [Ord. 5.50.360]
- ☒ ☐ Is the county plat map attached to the application? (Survey with a legal description of the site may be used in place of the plat map)
- ☒ ☐ Is the distance from the premises to any school building, Kindergarten, Day Care Center, Church, Municipal Park or Municipal Recreation Area more than 300 feet. Distance shall be measured in a straight line from the main entrance of the school or church building in question to the main entrance of the establishment for the sale of alcoholic beverages [Ord. 5.50.050 (d)]
- ☐ ☒ Does the establishment have an outdoor patio and is the establishment in compliance with Ord. 5.50.340?
- ☒ ☐ Property zoned for requested permitted use?
- ☒ ☐ Applicant(s) meets the requirement of the Ordinance? [Ord. 5.50.220 (a), (b), 5.50.230, 5.50.240, 5.50.250, 5.50.260, 5.50.270, 5.50.090]

[Ord. 5.50.350] The City Planner will not submit any application for approval before the City of Auburn City Council unless the premise is in compliance with all City of Auburn ordinances, including, without limitation, any ordinances dealing with building safety or zoning.

No license defined in the City of Auburn Liquor Ordinance shall be issued to a person who is not a legal resident of the United States and at least 21 years of age. In the interest of Public Employees, the City Planner will not grant to any City of Auburn employee whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax-collecting activity.

The premises of the holder a retail consumption dealer license for the sale of alcoholic beverages shall be open to inspection at any and all times by officers or officials authorized to conduct such inspections by the City, State or Federal authorities. Licenses under this Ordinance shall be displayed prominently at all times on the premises for which same was issued. Please note that if business should have a new manager, the name, address and telephone numbers shall be filed with the Planning Department within (5) days of the date of such employment.

DEPARTMENT USE ONLY:

City Clerk:	☐ Denied	☐ Approved	Date: _____
City Planner:	☐ Denied	☐ Approved	Date: _____
City Council:	☐ Denied	☐ Approved	Date: _____

- ☐ Check this box if written notice has been sent to the applicant giving reasons for denial and advising of rights to appeal. Attach the notice of denial to the application paperwork.



Per 222011

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Alcohol Permit Application

INSTRUCTIONS AND CONDITIONS FOR APPLYING FOR LICENSE TO SELL ALCOHOLIC BEVERAGES CITY OF AUBURN, GEORGIA

- Every question must be fully and correctly answered, type written or legibly hand printed. Do not use initials. Spell out all names. Failure to do so may result in the denial or, if granted, the later revocation of a license. If the space provided is not sufficient, answer the question on a separate sheet and indicate in the space provided that a separate sheet is attached.
- The completed application form and the required investigation fee of \$300.00 must be submitted at the time application is made to the planning department. Upon approval of the application, all additional fees must be tendered prior to issuance of license. Fees must be submitted in the form of certified cash, check or money order. All checks will be deposited daily as received by the City of Auburn Planning Department.
- Any change in the ownership, or any other status of the licensed operation which would change any answers on the original application must be reported in writing to the City of Auburn Planning Department within thirty (30) calendar days from the time of such change. Failure to do so may result in the revocation of the license.
- Background screening is required on all agents and officers. Planning Department will determine specific screening requirements upon review of application.
- The applicant shall be responsible for determining the distance of the proposed licensed location, for each of the following: school building, kindergarten, day care center, church building, municipal park, municipal recreation area, and private residence (street address and name required) as required by the ordinance. A current certified plat from a registered surveyor is required to confirm the distance requirements and must accompany the application. The plat must show straight line measurements from point to point that certify the distance required.
- No license shall be issued if property is not zoned properly as defined by the applicable local zoning ordinances. Contact the City of Auburn Planning Department for zoning questions.
- The applicant shall be responsible for filing plans to review with Planning Department for occupancy requirements.
- All corporate applicants, without regard to the number of stockholders, shall list the names and addresses of the officers of the corporation. In addition they shall name an agent whose name shall appear on the license issued to the corporation. The corporation shall provide the name and address of the agent, who shall be the individual who does in fact have regular, managerial, and supervisory authority over the business conducted on the licensed premises. In addition, the manager shall be an agent for service for the corporation in addition to all other methods allowed for serving a corporation by the laws of Georgia.
- Information requested concerning race and sex identification of applicants, corporations and stockholders are for investigative purposes only.
- Georgia Crime Information Center Council (GCIC) rules require that the consent form on the last page of the application form be completed, signed and notarized prior to any information being accessed for release of criminal history investigations by the Police Department in reference to your application for license to sell alcoholic beverages.
- A review of the regulations of the Georgia Department of Revenue is recommended. Local Alcohol Agents may be reached at Georgia Department of Revenue, P.O. Box 1843, Athens, GA. 30603

- A State of Georgia Alcohol License is required before you can purchase and sell alcoholic beverages. Please contact the Georgia Department of Revenue, Registration, P.O. Box 740001, Atlanta, GA. 30374-0001. Phone 404-651-8651 for their requirements, fees, and application.
- Contact the Federal Alcohol, Tobacco, and Firearms Licensing Department for their requirements. Federal ATF, Licensing Department, 2600 Century Center Parkway, Atlanta, Georgia, 30345. Phone Number 404-679-5040.
- A copy of the City of Auburn Alcohol Ordinance is a part of this application package. Please read it carefully and retain it for your information.
- No person shall be employed to dispense, sell, serve, take orders, mix alcoholic beverages, or serve in any managerial position, until such person has been fingerprinted or cleared by the chief of police or his designee, indicating that the person is eligible for such employment. All bartenders and any person who pours alcohol shall be at least 21 years of age.
- A personal financial statement must be submitted with each application. The application must include:
 - o Balance Sheet (Assets, Liabilities, and Net Worth); Estimate of Annual Income; Estimate of Annual Expenses; Contingent Liabilities.
 - o Life Insurance (List those policies you own.); Securities; Notes and Accounts Receivable; Real Estate Owned; Mortgages and Contracts Owned; Personal Property; Notes Payable.
- When completed, the application must be dated, signed, and verified under oath to assure that your license is processed timely. Allow approximately a thirty (30) day period for application processing.
- **Legal Notices:** When obtaining an Alcohol License from the City of Auburn, it is necessary to post a legal notice in the City's Public Organ. The City of Auburn will post the Legal Notice. This notice shall be advertised once a week for two weeks prior to consideration of the application by City Council.
- **City Council Consideration:** When obtaining a Distilled Spirits (Liquor) License (By the Drink or Packaged), it is necessary for the applicant and all concerned to be present at the City Council Meeting. As long as all prerequisites and requirements have been met, Council will take action on the applications.

Application for Alcohol Beverages License should be returned to:

Location Address: City of Auburn
City Clerk
1369 Fourth Avenue
Auburn, Georgia 30011

Mailing Address: City of Auburn
City Clerk
P.O. Box 1059
Auburn, Georgia 30011

Phone: 770-963-4002

Note: Faxed applications or photocopied applications will not be accepted or the application will be denied. Only an original application filled out in black ink and notarized in the appropriate areas will be accepted.
PLEASE CONTACT THE CITY CLERK OR PLANNING DIRECTOR IF FURTHER ASSISTANCE IS NEEDED



Rev 07/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn
Alcohol Permit Application

BUSINESS INFORMATION SECTION			
LEGAL BUSINESS NAME 1296 Auburn LLC DBA: Auburn Express			
BUSINESS ADDRESS (PHYSICAL ADDRESS) 1296 Atlanta Hwy, Suite 103			
CITY Auburn		STATE GA	ZIP CODE 30011
PRIMARY PHONE NUMBER 205-886-6955	SECONDARY NUMBER OR MOBILE 470-194-5067		FAX NUMBER -
MAILING ADDRESS (IF DIFFERENT FROM THE BUSINESS ADDRESS) -			
CITY -		STATE -	ZIP CODE -
FEDERAL EMPLOYMENT ID NUMBER (FEI) 42-2424982		GEORGIA SALES TAX ID NUMBER (STI) 20317650731	
GEORGIA DEPARTMENT OF REVENUE ALCOHOL LICENSE NUMBER (IF YOUR APPLICATION HAS NOT BEEN APPROVED YET THEN PLEASE SUBMIT A COPY OF THE STATE APPLICATION)			

BUSINESS STATUS SECTION	
☐ SOLE PROPRIETORSHIP	
☐ PARTNERSHIP DATE THAT PARTNERSHIP WAS FORMED: _____ (PROVIDE LEGAL PROOF OF PARTNERSHIP)	
☒ CORPORATION (THIS INCLUDES S-CORPORATION AND LIMITED LIABILITY) (PROVIDE A LETTER OF CORPORATE STATUS)	
ALL PARTNERS AND CORPORATE OFFICERS MUST PAY THE BACKGROUND CHECK FEE OF \$15.00. EACH PARTNER OR CORPORATE OFFICER WHO WILL SERVE OR POUR DRINKS MUST COMPLETE A POURER'S PERMIT FORM AND PAY AN ADDITIONAL \$10.00 FEE FOR THE POURER'S PERMIT CARD	

PERSONAL INFORMATION OF PRIMARY OWNER OR REGISTERED AGENT SECTION			
NAME OF OWNER OR REGISTERED AGENT ROZINA NATANIAN		☒ OWNER ☐ REGISTERED AGENT	
DRIVER'S LICENSE NUMBER (APPLICANT MUST POSSESS A VALID GEORGIA DRIVER LICENSE) [REDACTED]			
DATE OF BIRTH (MM/DD/YYYY FORMAT) [REDACTED]		SOCIAL SECURITY NUMBER [REDACTED]	
PRIMARY PHONE NUMBER 205-886-6955		SECONDARY NUMBER OR MOBILE -	
PHYSICAL HOME ADDRESS 2316 Lawrenceville Hwy Apt. 4			
CITY Decatur		STATE GA	ZIP CODE 30023



Rev 07/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Alcohol Permit Application

*ALL INDIVIDUALS IN THIS SECTION MUST SUBMIT A SEPARATE FORM FOR CRIMINAL HISTORY AND BACKGROUND CHECK AND PAY EXTRA FEES

PERSONAL INFORMATION OF BUSINESS PARTNER'S SECTION			
ONLY COMPLETE THIS SECTION IF "PARTNERSHIP" WAS CHECKED IN QUESTION 9. IF "CORPORATION" WAS CHECKED THEN MOVE ON TO THE CORPORATE OFFICER'S SECTION IN THE NEXT PAGE. Where the applicant is a partnership or corporation, the provisions of this section shall apply to all its partners, officers and majority stockholders. In the case of a partnership, the license will be issued to all the partners owning at least five percent of the partnership; or if no partner owns five percent of the partnership, then the general partner, managing partner or the partner with the greatest ownership will be licensed. Section 550.090 (b)			
NAME OF BUSINESS PARTNER		PERCENTAGE OF OWNERSHIP	
1102111A NATHAN		100%	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
[REDACTED] # Georgia			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
[REDACTED]		[REDACTED]	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
205-886-6955		-	
PHYSICAL HOME ADDRESS			
2316 Lawrenceville, apt 4			
CITY		STATE	ZIP CODE
Decatur		GA	30033

NAME OF BUSINESS PARTNER		PERCENTAGE OF OWNERSHIP	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
PHYSICAL HOME ADDRESS			
CITY		STATE	ZIP CODE

NAME OF BUSINESS PARTNER		PERCENTAGE OF OWNERSHIP	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
PHYSICAL HOME ADDRESS			
CITY		STATE	ZIP CODE

YOU MAY DUPLICATE THIS PAGE TO INCLUDE ALL BUSINESS PARTNERS ASSOCIATED WITH YOUR COMPANY



Rev: 09/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 P: 770-513-9255

City of Auburn
Alcohol Permit Application

*ALL INDIVIDUALS IN THIS SECTION MUST SUBMIT A SEPARATE FORM FOR CRIMINAL HISTORY AND BACKGROUND CHECK AND PAY EXTRA FEES

CORPORATE OFFICERS, STOCKHOLDERS, AND TRUSTEES INFORMATION SECTION			
Where the applicant is a partnership or corporation, the provisions of this section shall apply to all its partners, officers and majority stockholders. In the case of a corporation, the license shall be issued jointly to the corporation and the majority stockholder, if an individual. Where the majority stockholder is not an individual, the license shall be issued jointly to the corporation and its agent registered under the provisions of this chapter, Section 450-470 (g).			
NAME OF OFFICER, STOCK HOLDER, OR TRUSTEE		OFFICE HELD AND/OR PERCENTAGE OF STOCK	
ROZINA NATHAN		100%	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
DATE OF BIRTH		SOCIAL SECURITY NUMBER	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
205 886 6955		-	
PHYSICAL HOME ADDRESS			
2316 Lawrenceville Hwy, Apt. 4			
CITY		STATE	ZIP CODE
Decatur		GA	30033

NAME OF OFFICER, STOCK HOLDER, OR TRUSTEE		OFFICE HELD AND/OR PERCENTAGE OF STOCK	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
PHYSICAL HOME ADDRESS			
CITY		STATE	ZIP CODE

NAME OF OFFICER, STOCK HOLDER, OR TRUSTEE		OFFICE HELD AND/OR PERCENTAGE OF STOCK	
DRIVER'S LICENSE NUMBER (MUST POSSESS A VALID STATE DRIVER LICENSE)			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PRIMARY PHONE NUMBER		SECONDARY NUMBER OR MOBILE	
PHYSICAL HOME ADDRESS			
CITY		STATE	ZIP CODE

YOU MAY DUPLICATE THIS PAGE TO INCLUDE ALL CORPORATE OFFICERS ASSOCIATED WITH YOUR COMPANY



Rev. 02/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn
Alcohol Permit Application

NA

PREVIOUS ADDRESS SECTION			
IF THERE IS ANY INDIVIDUAL LISTED IN THIS APPLICATION WHO HAS RESIDED AT THEIR CURRENT ADDRESS FOR LESS THAN FIVE (5) YEARS THEN COMPLETE THE INFORMATION BELOW.			
NAME OF PERSON			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE

NAME OF PERSON			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE

NAME OF PERSON			
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE
PREVIOUS ADDRESS		PERIOD OF TIME AT RESIDENCE FROM: TO:	
CITY		STATE	ZIP CODE

YOU MAY DUPLICATE THIS PAGE TO INCLUDE ALL INDIVIDUALS ASSOCIATED WITH YOUR COMPANY



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P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Alcohol Permit Application

TYPE OF BUSINESS SECTION		
15	CHECK ONLY ONE BOX ☐ RESTAURANT ☐ HOTEL IN-ROOM SERVICE ☒ OTHER <i>bus-station & c-store</i> ☐ GROCERY STORE ☐ SERVICE STATION ☐ CONVENIENCE STORE ☐ GROWLER SHOP	

ALCOHOL LICENSE SECTION	
BOXES 15-19 ALL THE ALCOHOL LICENSES THAT MAY BE CHOSEN. (YOU MAY ONLY CHOOSE ONE MAJOR CATEGORY PER APPLICATION)	
16	☐ RETAIL SALES TO BE CONSUMED ON THE PREMISES (CHECK ALL THAT APPLY) ☐ DISTILLED SPIRIT SALES (FOR THE FIRST FIXED BAR) - \$4,000.00 ☐ DISTILLED SPIRIT SALES WITH SUNDAY SALES - \$4500.00 ☐ BEER SALES - \$500.00 ☐ BEER SALES WITH SUNDAY SALES - \$585.00 ☐ WINE SALES - \$500.00 ☐ WINE SALES WITH SUNDAY SALES - \$585.00 ☐ BEER & WINE SALES - \$1,000.00 ☒ BEER & WINE SALES WITH SUNDAY SALES - \$1,125.00 Applicant will also comply with Georgia Law (O.C.G.A. Section 3-3-7) which states: "The sale of alcoholic beverages to be sold for consumption on the premises on Sundays from 12:30 p.m. until 12:00 midnight in any licensed establishment which derives at least 50% of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishments where food is served and in any licensed establishment which derives at least 50% of its total annual gross income from the rental of rooms for overnight lodging." By submitting this application for a Sunday Sales Permit, the applicant certifies that their business establishment will operate in compliance with "The Gross Sales" provisions of Georgia Law. Sunday sales permit holders are subject to audit for compliance with State Law. Each Establishment is encouraged to maintain Plans and Records on food sales and alcohol sales by separate business locations to demonstrate compliance with State Law.
17	☒ RETAIL PACKAGE SALES (CHECK ALL THAT APPLY) ☐ BEER SALES - \$500.00 ☐ WINE SALES - \$500.00 ☐ BEER & WINE SALES - \$1,000.00 ☐ 4 HOUR SALES - \$412.00 ☐ BEER SALES WITH SUNDAY SALES - \$585.00 ☐ WINE SALES WITH SUNDAY SALES - \$585.00 ☒ BEER & WINE SALES WITH SUNDAY SALES - \$1,125.00 ☐ GROWLER SHOP \$500.00
18	☐ WHOLESALE ALCOHOL SALES WITH DEALER LOCATED IN CITY LIMITS (CHECK ALL THAT APPLY) ☐ BEER SALES - \$250.00 ☐ WINE SALES - \$250.00 ☐ BEER & WINE SALES - \$500.00 ☐ DISTILLED SPIRIT SALES - \$1,000.00 <i>- WA -</i>
19	☐ WHOLESALE ALCOHOL SALES WITH DEALER LOCATED OUTSIDE CITY LIMITS ☐ ALCOHOLIC BEVERAGE SALES - \$1,000.00 <i>- WA -</i>
20	☐ HOTEL/MOTEL ALCOHOL SALES ☐ IN ROOM SERVICE - \$100.00 <i>- WA -</i>

Add Total Amount of license types selected : 1125 (Line 1)
 Criminal History & Background Check: \$15.00 (Line 2) *Cost is only for owner or registered agent*
 All other background checks: X \$15.00 = (Line 3) *Add all partners, officers, and managers*
 TOTAL
 Total Renewal Cost: _____ (Add Line 1, 2, and 3)



Rev 09/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn
Alcohol Permit Application

PROPERTY INFORMATION SECTION			
PROPERTY STATUS			
☐ OWNED (PLEASE PROVIDE PROOF OF OWNERSHIP)			
☒ LEASED (PLEASE PROVIDE A LEASE AGREEMENT)			
PARCEL INFORMATION (THIS SECTION MUST BE FILLED OUT)			
NAME OF PROPERTY OWNER			
Platinum crest capital Llc			
PROPERTY OWNER'S PHYSICAL ADDRESS			
5845 live oak Pkwy, STE C			
CITY		STATE	ZIPCODE
Norcross		GA	30093
MAP & PARCEL NUMBER		ACREAGE OF THIS PARCEL	



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P: 770-963-4002 F: 770-513-9255

City of Auburn Alcohol Permit Application

ALL INDIVIDUALS IN THIS SECTION MUST SUBMIT A SEPARATE FORM FOR CRIMINAL HISTORY AND BACKGROUND CHECK AND PAY EXTRA FEES

PERSONAL INFORMATION OF MANAGERS SECTION			
PROVIDE THE NAMES OF ALL THE MANAGERS OF THE BUSINESS AND HOW THEY ARE COMPENSATED. NEW MANAGERS MUST FILE WITH THE CITY OF AUBURN PLANNING DEPARTMENT WITHIN THREE (3) BUSINESS DAYS OF HIRE.			
NAME OF PERSON		METHOD OF COMPENSATION	
ROZINA NATHAN		Pay	
DATE OF BIRTH (MM/DD/YYYY FORMAT)	SOCIAL SECURITY NUMBER		
PREVIOUS PLACE OF EMPLOYMENT		PERIOD OF EMPLOYMENT	
		FROM: TO:	
PHYSICAL ADDRESS			
2316 Lawrenceville Hwy, Apt 4			
CITY	STATE	ZIP CODE	
Decatur	GA	30033	

NAME OF PERSON		METHOD OF COMPENSATION	
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PREVIOUS PLACE OF EMPLOYMENT		PERIOD OF EMPLOYMENT	
NA		FROM: TO:	
PHYSICAL ADDRESS			
CITY			
STATE		ZIP CODE	

NAME OF PERSON		METHOD OF COMPENSATION	
DATE OF BIRTH (MM/DD/YYYY FORMAT)		SOCIAL SECURITY NUMBER	
PREVIOUS PLACE OF EMPLOYMENT		PERIOD OF EMPLOYMENT	
NA		FROM: TO:	
PHYSICAL ADDRESS			
CITY			
STATE		ZIP CODE	

YOU MAY DUPLICATE THIS PAGE TO INCLUDE ALL INDIVIDUALS ASSOCIATED WITH YOUR COMPANY

This Manager's Section shall only apply to establishments holding a license for consumption of alcoholic beverages on the premises.

No person shall be employed to dispense, sell, serve, take orders, mix alcoholic beverages, or serve in any managerial position, by an establishment holding a license under this chapter until the person has been fingerprinted or cleared by the chief of police or his/her designee, indicating that the person is eligible for such employment. (550.370 (A))



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P : 770-963-4002 F : 770-513-9255

City of Auburn Alcohol Permit Application

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Is there anyone connected with this business that is not a legal resident of the United States and at least twenty one (21) years of Age? If yes, give full details on separate sheet. |
| ☐ | ☒ | If not an U.S. Citizen, can they legally be employed in the United States? If yes, give full details on separate sheet and submit copies of eligibility. |
| ☐ | ☒ | Is there anyone connected with this business that has applied for a beer, wine, and or liquor license from any City or County in the State of Georgia and been denied? If yes, give full details on separate sheet. |
| ☐ | ☒ | Have you had revoked, for cause, within two (2) years preceding this application, any permit issued by the City of Auburn, the State of Georgia, or any other state, to sell alcoholic beverages of any kind. If yes, give full details on separate sheet. |
| ☐ | ☒ | Is there anyone, connected with this business, who holds another alcohol license? If yes, give full details on separate sheet. |
| ☐ | ☒ | Is there anyone connected with this business that has been convicted of a felony or a crime involving moral turpitude, or convicted of violations(s) of the ordinances of the city or county governing alcoholic beverages licensed within a ten (10) year period, or the violation of any state or federal laws pertaining to the manufacture, possession, transportation or sale of malt beverages, wine or intoxicating liquors, or the taxability within the last five (5) years immediately prior to the filing of said application? If yes, give full details on separate sheet. |
| ☐ | ☒ | Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last three (3) years? If yes, give full details on separate sheet. |
| ☐ | ☒ | Is there anyone connected with this business that is an official or public employee whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity. If yes, give full details on separate sheet. |
| ☐ | ☒ | Will adult entertainment be a part of the business operations? If yes, give full details on separate sheet. |



Rev 09/2014

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Alcohol Permit Application

I understand that a violation of any of the regulations of the City of Auburn, or a violation of any law or regulations of the state of Georgia, pertaining to the sale of malt beverages or wine, shall subject my permit to immediate revocation, and that permit may be revoked at the discretion of the City Council, or the City of Auburn Police Department.

I, ROZINA NATHANI, solemnly swear, subject to the criminal penalties for false swearing, as provided under Georgia, that all information in this application and supporting documents for a license to sell alcoholic beverages in City of Auburn, Georgia are true and correct to the best of my knowledge and I fully understand that any false information may cause the denial or revocation of said license. Should any changes occur during the year for which the license is issued pursuant to this application, which would require a different answer to any questions contained in this application, such change will be reported as an amendment to this application within two business days. The failure to make such amendment shall be cause for the revocation of any license.

I have received and have read a copy of the City of Auburn, Georgia Alcohol Ordinance.

Signature of applicant: Nathani

Date: 5/18/26

Sworn to and subscribed before me this the 18th day of MAY, 2026.

Salim DND and
NOTARY PUBLIC ROZINA NATHANI
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires 02/09/2029

As a Notary Public, I am required to keep a record of all notarial acts for at least one year from the first date of each denial (O.C.G.A. § 44-6-11).

City Council Signature:

Date: _____

**LICENSE FOR THE SALE OF ALCOHOLIC BEVERAGES
CITY OF AUBURN GEORGIA**

Do not write in this section. This section is for department use only.

"This license is a mere privilege subject to be revoked and annulled, and is subject to any further ordinances which may be enacted."



Rev: 05/2018

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn
Pourers Permit Application

PERMIT STATUS SECTION		
PLEASE CHECK ONE OF THE FOLLOWING REASONS FOR APPLYING FOR THIS PERMIT		
☒ MANAGER ☐ ASSISTANT MANAGER ☐ BARTENDER ☐ SERVER ☐ HOST/HOISTESS ☐ OTHER _____		
NAME OF COMPANY 1296 Auburn LLC		

APPLICANT INFORMATION SECTION		
NAME OF APPLICANT Rozina Nathani		
LIST ALL PREVIOUS LAST NAMES AND ALIASES -		
DRIVER'S LICENSE NUMBER (APPLICANT MUST POSSESS A VALID GEORGIA DRIVER LICENSE) [REDACTED]		
DATE OF BIRTH (MM/DD/YYYY FORMAT) [REDACTED]		SOCIAL SECURITY NUMBER [REDACTED]
PRIMARY PHONE NUMBER 205-886-6955		SECONDARY NUMBER OR MOBILE -
PHYSICAL HOME ADDRESS 2316 Lawrenceville Hwy, Apt 4, Decatur		
CITY Decatur	STATE GA	ZIP CODE 30033

LIST TWO PREVIOUS EMPLOYER'S INFORMATION BELOW		
COMPANY NAME Mohammed Rahman Agency		PERIOD OF TIME EMPLOYED FROM: 04/2017 TO: 05/2024
PHYSICAL ADDRESS 1685 Church St, #209, Decatur GA 30033		
CITY Decatur	STATE GA	ZIP CODE 30033
COMPANY NAME Bundley Insurance		PERIOD OF TIME EMPLOYED FROM: 10/2024 TO: 12/2024
PHYSICAL ADDRESS 2775 Cruse Rd NW, STE 1002		
CITY Lawrenceville	STATE GA	ZIP CODE 30044



Rev 05/2004

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Pourers Permit Application

5.50.320 Regulations as to employees and manager.

The following regulations shall apply to all establishments holding a license for consumption of alcoholic beverages on the premises:

- A. No person shall be employed to dispense, sell, serve, take orders, mix alcoholic beverages, or serve in any managerial position, by an establishment holding a license under this chapter until the person has been fingerprinted or cleared by the chief of police or his/her designee, indicating that the person is eligible for such employment. All bartenders and any person who pours alcohol shall be at least twenty-one years of age.
- B. This section shall not be construed to include employees whose duties are limited solely to those of busboy(s), cook(s), or dishwasher(s).
- C. No permit shall be issued until such time as a signed application has been filed with the police department, chief of police or designee, and upon paying a fee which shall be established by the city council, and a search of the criminal record of the applicant completed. The application shall include, but shall not be limited to, the name, date of birth, and prior arrest record of the person, though the fact of an arrest record shall be used for investigative purposes only, and shall give rise to no presumption or inference of guilt. Due to the inclusion of arrest information, these applications shall be regarded as confidential and shall not be produced for public inspection without a court order.
- D. The chief of police or his/her designee shall have a complete and exhaustive search made relative to any police record of the person fingerprinted or cleared. If there is no record of a violation of this chapter, the chief of police or his/her designee shall issue a permit to the person, by mail, stating that the person is eligible for employment. If it is found that the person is not eligible for employment, the chief of police or his/her designee shall notify the person, in writing, that they are not eligible for employment, the cause of such denial and their right to appeal.
- E. No person shall be granted a pouring permit unless it appears to the satisfaction of the chief of police or his/her designee, that the person has not been convicted or pleaded guilty or entered a plea of nolo contendere to any crime involving moral turpitude, illegal gambling, or illegal possession or sale of controlled substances or the illegal sale or possession of alcoholic beverages, including the sale or transfer of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, solicitation of sodomy, or any sexual-related crime within a period of five years of the date of conviction and has been released from parole or probation. A person's first time conviction for illegal possession of alcohol as a misdemeanor or violation of a city or county ordinance shall not, by itself, make a person ineligible for an alcohol pouring permit. No person shall be granted a pouring permit who has been convicted, pleaded guilty or entered a plea of nolo contendere to any federal, state, or local law for any felony within five years of the date of conviction and has not been released from parole or probation prior to the filing for application for the permit. For purposes of this chapter, a conviction or plea of guilt or nolo contendere shall be ignored as to any offense for which the defendant who was allowed to avail himself or herself of the Georgia First Offender Act (1968 Ga. Laws, p. 324) as amended. Except, however, that any such offense shall not be ignored where the defendant violated any term of probation imposed by the court granting first offender treatment or committed another crime and the sentence in court entered an adjudication of guilt as to the crime for which the defendant had previously been sentenced as a first offender.
- F. An alcohol pouring permit shall be issued for a period of one calendar year from the date of the original application. As noted in subsection K of this section, the alcohol pouring permit must be in the possession of the employee while the employee is working at the licensed establishment. This permit must be in the possession of the employee while the pouring permit holder is working and available for inspection by members of the police department or the city's staff.
- G. No person shall be issued a permit if it is determined that the person falsified, concealed or covered up any material fact by any device, trick or scheme while making application to the police department for an alcoholic beverage pouring permit under this section. If it is determined that a person is in violation of this subsection and a permit is denied for this reason, then thirty calendar days must elapse from the date of notification per certified mailing before a new application and fee may be resubmitted.
- H. All permits issued through administrative error shall be terminated and seized by the chief of police or his/her designee, or the city clerk or his/her designee.
- I. Replacement permits will be issued within thirty days of original date upon paying one-half of the fee charged for alcohol pouring permits. After thirty days of the original application date, a new application and fee must be submitted.
- J. All permits issued under this chapter shall remain the property of the police department and shall be produced for inspection upon the demand of any officer or designee of the police department or employee of the business license department.
- K. No licensee shall allow any employee or manager required to hold a permit to work on the premises unless the employee or manager has in their possession a current valid city pouring permit. For new employees, a receipt issued by the city police permit unit may be used for a maximum of thirty days from the date of issuance. Licensees are required by this chapter to inspect and verify that each employee required to do so has in their possession a valid current alcohol pouring permit.
- L. It is the duty of all persons holding any license to sell alcoholic beverages to file with the chief of police, or his/her designee, the name of the establishment, the license number and a list of all employees, with their home addresses and home telephone numbers, twice annually during the month of June and again during the month of December.
- M. Any person(s) convicted of any violation(s) of this section shall receive a minimum fine of two hundred dollars.
- (Ord. 03-004 (part), 2003)



Rev. 05/2008

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn Pourers Permit Application

Answer the following questions. If you cannot answer "Yes" to any of the questions below then your application will be denied

- | Yes | No | |
|-------------------------------------|--------------------------|---|
| ☒ | ☐ | Is the applicant at least 21 years of age?
<u>Note: Permit shall be issued for a period of one calendar year. Permitted pourers must possess such permit at all times while employed at the licensed establishment. This is to include owners and managers [Ord. 5.50.320 (6)]</u> |
| ☒ | ☐ | Is the applicant a U.S. Citizen or a permanent resident alien? |
| ☒ | ☐ | Has the Pourers permit application been fully completed, signed and dated. |
| ☒ | ☐ | Has the Criminal History and Background Check Consent Form been fully completed, signed, dated and notarized. |
| ☒ | ☐ | Have you included a certified check, money order, or cash for the <u>permit fee of \$25.00</u> |

I, Rozina Nathani understand that I will receive a pourer's permit upon completion of this form and the criminal history and background check consent form. I further understand that if there is any negative information returned from GCIC or the Auburn Police Department then my permit will be revoked.

Rozina Nathani
Signature

Rozina Nathani
Print Name

5/18/26
Date

DEPARTMENT USE ONLY:

Yes No

☐ ☐ Does the applicant (Pourers Permit) meet the requirement of the Ordinance? (Ord. 5.50.320)

City Clerk: ☐ Denied ☐ Approved Date: _____

Police Chief: ☐ Denied ☐ Approved Date: _____

☐ Check this box if written notice has been sent to the applicant giving reasons for denial and advising of rights to appeal. Attach the notice of denial to the application paperwork.



Rev. 03/2009

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P: 770-963-4002 F: 770-513-9255

City of Auburn
Criminal History and Background Check Consent Form

APPLICANT INFORMATION SECTION							
NAME OF APPLICANT Rozina Nathan							
LIST ALL PREVIOUS LAST NAMES AND ALIASES -							
DRIVER'S LICENSE NUMBER (APPLICANT MUST POSSESS A VALID GEORGIA DRIVER LICENSE) [REDACTED] Georgia							
DATE OF BIRTH (MM/DD/YYYY) [REDACTED]				SOCIAL SECURITY NUMBER [REDACTED]			
RACE Asian	ETHNICITY Indian	SEX Female	WEIGHT 135 lb	HEIGHT 5'2"	EYE COLOR Brown	HAIR COLOR Black	
MARITAL STATUS ☐ SINGLE ☒ MARRIED ☐ DIVORCED ☐ WIDOWED				SPOUSES NAME			
LEGAL STATUS ☒ U.S. CITIZEN ☐ RESIDENT ALIEN - LIST YOUR INS NUMBER: _____							
CITY Decatur				STATE GA		ZIP CODE 30033	

BUSINESS INFORMATION SECTION			
NAME OF PLACE OF EMPLOYMENT 1296 Auburn LLC			
PHYSICAL ADDRESS 1296 Atlanta Hwy			
CITY Auburn		STATE GA	ZIP CODE 30011

ARREST INFORMATION SECTION			
IF YOU HAVE EVER BEEN ARRESTED THEN PLEASE LIST ALL ARRESTS BELOW (MUST INCLUDE ALL CHARGES EVEN IF THEY WERE DISMISSED OR EXPUNGED) LIST ANY ADDITIONAL ARRESTS ON A SEPARATE SHEET OF PAPER AND ATTACH TO THIS APPLICATION			
DATE ARRESTED	CHARGE	ARRESTING AGENCY	COURT DISPOSITIONS
DATE ARRESTED	CHARGE	ARRESTING AGENCY	COURT DISPOSITIONS
DATE ARRESTED	CHARGE	ARRESTING AGENCY	COURT DISPOSITIONS

BUSINESS PARTNERS AND CORPORATE OFFICERS MUST SUBMIT A SEPARATE CHECK FOR \$40.00 TO DEFRAY INVESTIGATIVE COSTS



Rev 05/2008

P.O. Box 1059, 1369 Fourth Avenue, Auburn, GA 30011

P : 770-963-4002 F : 770-513-9255

City of Auburn Criminal History and Background Check Consent Form

NOTE: THE COPY OF THE REQUEST FOR THE CRIMINAL HISTORY MUST BE MAINTAINED FOR FOUR (4) YEARS FOR THE PURPOSE OF GCIC/NCIC AUDITS.

ILLEGAL USE OF THE INQUIRY FOR ANY REASON OTHER THAN STATED ABOVE IS A VIOLATION OF STATE LAW AND GCIC/NCIC POLICY AND PROCEDURES AND COULD RESULT IN THE PROSECUTION AND/OR SANCTIONS AGAINST YOU.

(Note: Unless all blanks are completed on this form and the form is notarized, no information will be released.)

***** Rules of Georgia Crime Information Center Council Chapter (GCIC) 140-02 Section 140-02 04 Criminal Justice Information Exchange and Discrimination. Amended *****

Criminal justice agencies may disseminate criminal history records to private persons, businesses, public agencies, political subdivisions, authorities and instrumentalities, including state or federal licensing and regulatory agencies, or to their designated representatives. For dissemination purposes, criminal history records include all available criminal history information; except information relating to any arrest or charges disposed of under the provisions of the Georgia First Offender Act shall not be provided after the person has been discharged from First Offender status and exonerated of the charges. At the time of each request requestors shall provide the fingerprints or the signed and notarized consent of the person whose record is requested. The signed and notarized consent must be in a format approved by GCIC and must include the person's full name, address, social security number, race, sex and date of birth. Criminal justice agencies which disseminate criminal history records to private individuals and to public and private agencies shall advise all requestors that if an employment or licensing decision adverse to the record subject is made, the record subject must be informed by the individual or agency making the adverse decision of all information pertinent to that decision. This disclosure must include information that a criminal history check was made, the specific contents of the record, and the effect the record had upon the decision.

The City of Auburn requires an annual investigation of all licensees. A new Consent will be required with each renewal. The criminal investigation is done by the City of Auburn Police Department through the State of Georgia and GCIC does the background investigation.

By signing this form I, Razina Nathani, the applicant, understand the reason for this inquiry. I also authorize the City of Auburn and its designees to receive my criminal history from the Auburn Police Department. I further authorize the City of Auburn and its designees to receive my background history from the Georgia Crime Information Center. I understand that I will receive a pourer's permit upon completion of this form and the criminal history and background check consent form. I further understand that if there is any negative information returned from GCIC or the Auburn Police Department or if I falsely entered any information then my permit will be revoked.

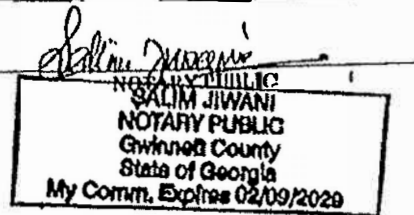
SIGNATURE

DATE

SWORN AND SUBSCRIBED BEFORE ME THIS

18TH

DAY OF May, 2026



GEORGIA

DRIVER'S LICENSE

DRIVER'S LICENSE

DL

USA
GA



Governor: *B. Ph*

4d DL NO. [REDACTED]

3 DOB [REDACTED]

9 CLASS C

4b EXP 06/17/2031

2 ROZINA RAJABALI

1 NATHANI

8 [REDACTED]

DEKALB

12 REST A

9a END NONE

4a ISS 07/14/2023

15 SEX F

18 EYES BRO

16 HGT 5'-02"

17 WGT 135 lb

06/17/1974

Commissioner: *Spencer L. Moore*



R. Nathani

6 DD 533170300570020000

01/02/2019

www.dds.georgia.gov



MEDICAL INFORMATION: BLOOD TYPE B+

CLASS: C-S 26,000 lbs. GVWR and Trailer < 10,000 lbs. All recreational vehicles included

ENDORSEMENTS: NONE

RESTRICTIONS: A-Mult



DOB: 66/17/1974

UNITED STATES OF AMERICA

No. 44468215

CERTIFICATE OF NATURALIZATION

Personal description of holder
as of date of naturalization:

Date of birth: JUNE 17, 1974

Sex: FEMALE

Height: 5 feet 02 inches

Marital status: MARRIED

Country of former nationality:
INDIA

U.S.C.I.S. Registration No: A063 990 235

I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

Rattana

(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Secretary of
Homeland Security:

at: ATLANTA, GEORGIA

The Secretary having found that:

ROZINA RAJABALI NATHANI

residing at:

DECATUR, GEORGIA

having complied in all respects with all of the applicable provisions of the
naturalization laws of the United States, being entitled to be admitted as
a citizen of the United States, and having taken the oath of allegiance at a
ceremony conducted by

U.S. CITIZENSHIP AND IMMIGRATION SERVICES

at: ATLANTA, GEORGIA

on: JUNE 17, 2023

such person is admitted as a citizen of the United States of America.

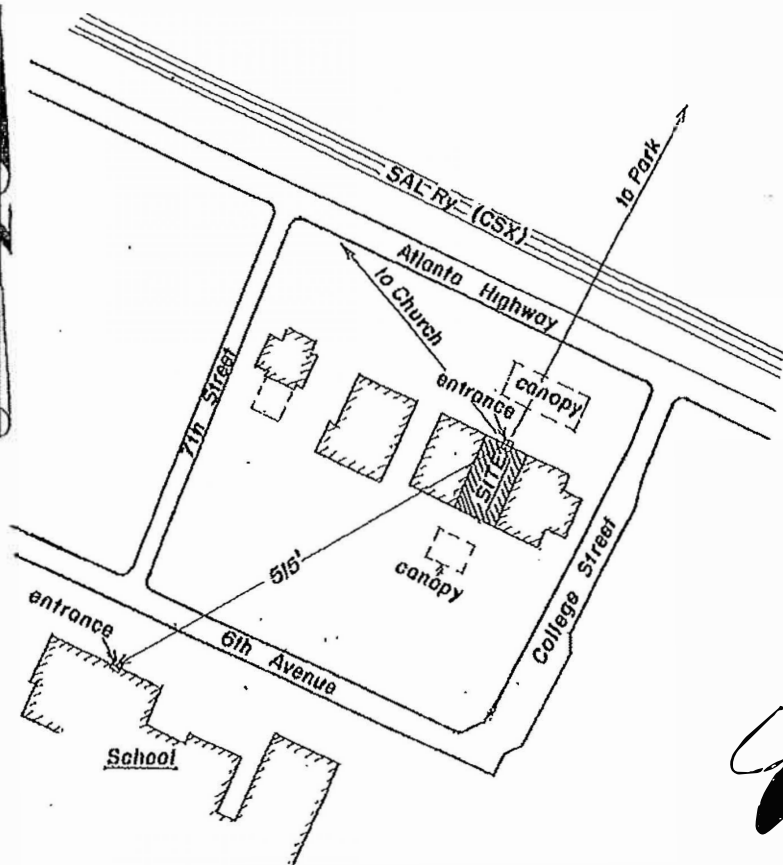
Mr. M. Jaddor

U. S. Citizenship and Immigration Services



ALTERATION OR ABUSE OF THIS DOCUMENT IS
A FEDERAL OFFENSE AND PUNISHABLE BY LAW

MAGNETIC NORTH



Site Address-
1296 Atlanta Highway
Suite 103
Auburn, Georgia 30011



The following distances were measured between main entrances in a straight line,
per City of Auburn code:

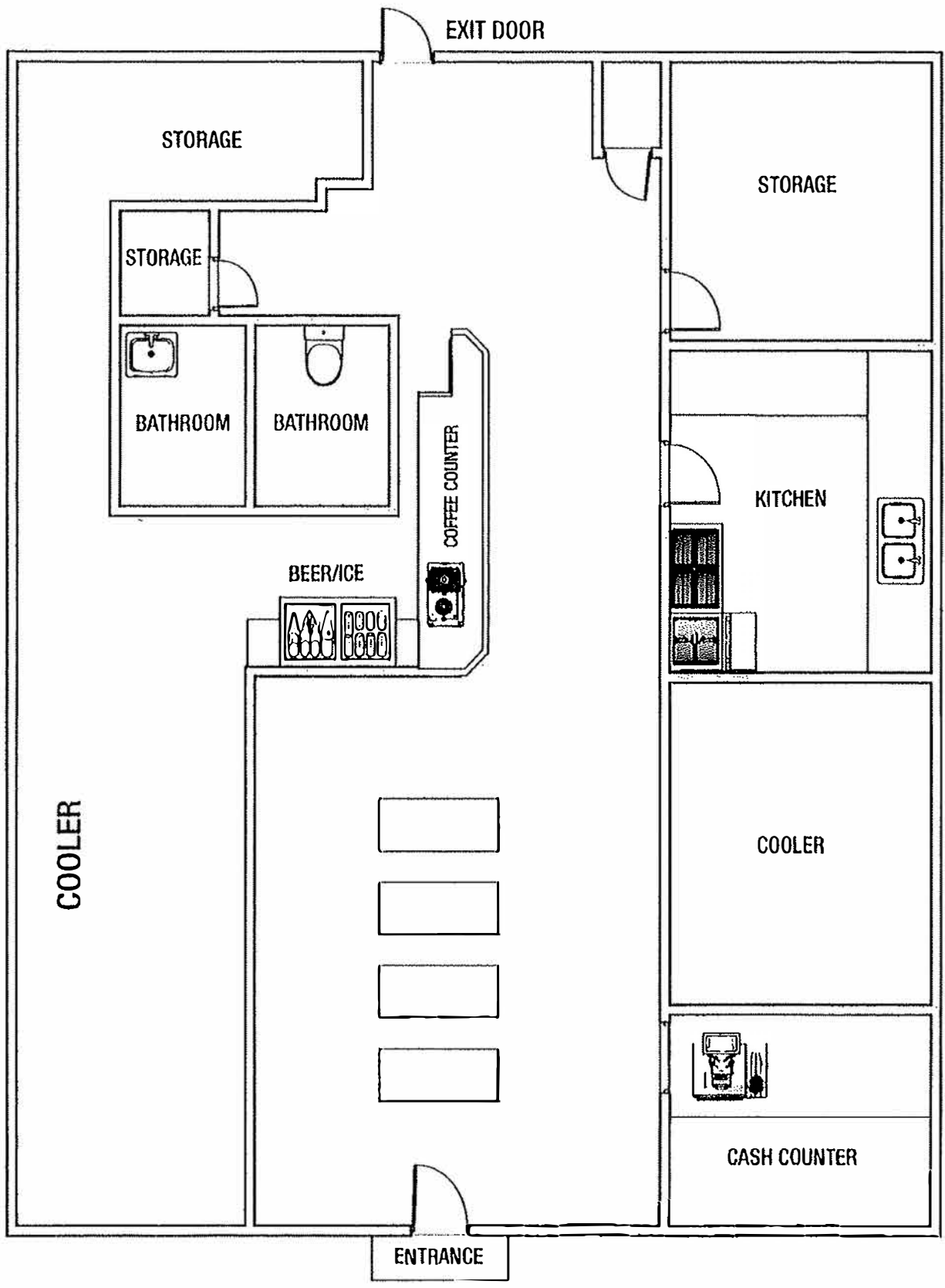
CHURCH- 1035' to Auburn seventh Day Adventist Church, @ 14 County Line Auburn Road.

SCHOOL- 515' to Auburn Elementary School, @ 1334 6th Avenue.

PARK- 865' to City of Auburn Ball Park, @ 1320 Mary Carter Road.

City of Auburn Alcoholic Beverage and Hemp Retail Package License Survey for:
1296 Auburn LLC

DATE: 6 / 22 / 2026	SCALE: 1" = 200'	0 100 200 400
DRAWN BY: GD	GRAPHIC SCALE IN FEET	
GMD 1740		
BARROW	COUNTY	GEORGIA
GEORGIA LAND SURVEYING CO. 155 CLIFTWOOD DRIVE, ATLANTA, GA 30328 PHONE (404)255-4671 FAX (404)255-6607 WWW.GEORGIALANDSURVEYING.COM		206164



**COMMERCIAL LEASE AGREEMENT
STATE OF GEORGIA**

THIS COMMERCIAL LEASE AGREEMENT ("Lease") is entered into and effective as of July 1, 2026, by and between:

LANDLORD:

PLATINUM CREST CAPITAL LLC,
a Georgia limited liability company ("Landlord")

Address:

5845 Live Oak Parkway, Suite C, Norcross, Georgia 30093

and

TENANT:

1296 AUBURN LLC,
a Georgia limited liability company ("Tenant")

Address: 1296 Atlanta Hwy, Suite 103, Auburn, Georgia 30011

RECITALS

WHEREAS, Landlord is the owner or authorized lessor of certain commercial real property improved with a gas station and convenience store; and

WHEREAS, Tenant desires to lease the Premises from Landlord for the operation of a gas station and convenience store business;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

ARTICLE 1

PREMISES

1.1 Leased Premises.

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the real property and improvements commonly known as:

Property Address: 1296 Atlanta Hwy, Suite 103, Auburn, Georgia 30011

together with all buildings, parking areas, access rights, driveways, canopies, fuel dispensing facilities, convenience store improvements, and appurtenances associated therewith (collectively, the "Premises").

ARTICLE 2

TERM

2.1 Lease Term.

The Lease shall commence on July 1, 2026 ("Commencement Date") and shall continue for a period of ten (10) years, terminating on June 30, 2036 ("Expiration Date"), unless sooner terminated in accordance with this Lease.

ARTICLE 3

RENT

3.1 Base Rent.

Tenant shall pay monthly Base Rent to Landlord according to the following schedule:

Lease Year 1

July 1, 2026 – June 30, 2027

\$25,000.00 per month

Lease Year 2

July 1, 2027 – June 30, 2028

\$25,750.00 per month

Lease Year 3

July 1, 2028 – June 30, 2029

\$26,522.50 per month

Lease Year 4

July 1, 2029 – June 30, 2030

\$27,318.18 per month

Lease Year 5

July 1, 2030 – June 30, 2031

\$28,137.72 per month

Lease Year 6

July 1, 2031 – June 30, 2032

\$28,981.85 per month

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Lease Year 6

July 1, 2031 – June 30, 2032

\$28,981.85 per month

Lease Year 7

July 1, 2032 – June 30, 2033

\$29,851.31 per month

Lease Year 8

July 1, 2033 – June 30, 2034

\$30,746.85 per month

Lease Year 9

July 1, 2034 – June 30, 2035

\$31,669.26 per month

Lease Year 10

July 1, 2035 – June 30, 2036

\$32,619.34 per month

3.2 Payment of Rent.

Rent shall be paid in advance on the first (5th) day of each month without offset, deduction, or demand.

3.3 Late Fee.

Any rent payment not received within five (5) days after its due date shall incur a late charge equal to five percent (5%) of the delinquent amount.

ARTICLE 4

PERMITTED USE

4.1 Use.

Tenant shall use the Premises solely for:

- (a) Operation of a gas station;
- (b) Operation of a convenience store;
- (c) Retail sale of fuel products;
- (d) Food, beverage, tobacco, lottery, and related retail sales where legally permitted;
- (e) ATM, money transfer, and ancillary retail services; and
- (f) Other lawful uses customarily associated with a convenience store and fuel station.

4.2 Compliance.

Tenant shall comply with all applicable federal, state, county, and municipal laws, regulations, permits, licenses, and ordinances.

**ARTICLE 5
TRIPLE-NET LEASE**

5.1 Net Lease.

This Lease is intended to be a Triple-Net (NNN) Lease. Except as expressly provided herein, Tenant shall be responsible for all costs associated with the ownership, operation, maintenance, and use of the Premises, including:

- (a) Real estate taxes;
- (b) Personal property taxes;
- (c) Utilities;
- (d) Insurance;
- (e) Maintenance and repairs;
- (f) Licenses and permits;
- (g) Operational expenses; and
- (h) Assessments imposed by governmental authorities.

**ARTICLE 6
UTILITIES**

Tenant shall promptly pay all charges for electricity, water, sewer, natural gas, internet, telephone, security monitoring, garbage collection, and any other utility services furnished to the Premises.

**ARTICLE 7
MAINTENANCE AND REPAIRS**

7.1 Tenant Responsibilities.

Tenant shall maintain the Premises in a clean, safe, and commercially reasonable condition and shall be responsible for:

- (a) Fuel pumps and dispensers;
- (b) Store fixtures and equipment;
- (c) HVAC systems;
- (d) Signage;
- (e) Parking areas;
- (f) Landscaping;
- (g) Interior and exterior lighting; and
- (h) Routine repairs and maintenance,

7.2 Structural Components.

Landlord shall be responsible for repairs to the foundation, load-bearing walls, and structural framework of the building unless damage is caused by Tenant, its employees, contractors, or agents.

ARTICLE 8

ENVIRONMENTAL COMPLIANCE

8.1 Compliance.

Tenant shall strictly comply with all environmental laws and regulations governing petroleum products, underground storage tanks, hazardous substances, fuel dispensing operations, and waste disposal.

8.2 Environmental Reporting.

Tenant shall immediately notify Landlord of any spill, leak, release, contamination, governmental notice, environmental investigation, or regulatory action relating to the Premises.

8.3 Environmental Indemnity.

Tenant shall indemnify, defend, and hold harmless Landlord from any environmental liability, penalty, cleanup cost, claim, damage, or expense arising from Tenant's operations on the Premises.

ARTICLE 9

INSURANCE

Tenant shall maintain throughout the Lease term:

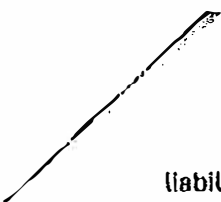
- (a) Commercial General Liability Insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate;
- (b) Property Insurance covering Tenant's inventory, equipment, fixtures, and improvements;
- (c) Workers' Compensation Insurance as required by Georgia law;
- (d) Environmental/Pollution Liability Insurance if reasonably required by Landlord.

Landlord shall be named as an additional insured where applicable.

ARTICLE 10

INDEMNIFICATION

Tenant shall indemnify, defend, and hold harmless Landlord and its members, managers, officers, employees, agents, successors, and assigns from and against all claims,



liabilities, damages, judgments, losses, costs, and expenses, including reasonable attorney's fees, arising from Tenant's use or occupancy of the Premises.

ARTICLE 11

ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or sublease all or any portion of the Premises without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

ARTICLE 12

DEFAULT

12.1 Events of Default.

The following shall constitute events of default:

- (a) Failure to pay rent when due and continuing for ten (10) days after written notice;
- (b) Failure to perform any material obligation under this Lease and failure to cure within thirty (30) days after notice;
- (c) Abandonment of the Premises;
- (d) Insolvency, receivership, dissolution, or bankruptcy filing by Tenant.

12.2 Remedies.

Upon default, Landlord may exercise any remedy available under Georgia law, including:

- (a) Termination of the Lease;
- (b) Recovery of possession;
- (c) Collection of unpaid rent and damages;
- (d) Recovery of attorney's fees and court costs; and
- (e) Any other legal or equitable remedy.

ARTICLE 13

CASUALTY

If the Premises are materially damaged by fire or other casualty, Landlord may elect to repair the Premises or terminate this Lease by written notice to Tenant.

ARTICLE 14

CONDEMNATION

If all or a substantial portion of the Premises is acquired through eminent domain or condemnation, either party may terminate this Lease.

**ARTICLE 15
QUIET ENJOYMENT**

Provided Tenant is not in default, Tenant shall peacefully and quietly enjoy possession of the Premises throughout the Lease term.

**ARTICLE 16
NOTICES**

All notices required or permitted under this Lease shall be in writing and delivered personally by certified mail, overnight courier, or electronic mail with confirmation of receipt.

LANDLORD:

Platinum Crest Capital LLC
5845 Live Oak Parkway, Suite C, Norcross, Georgia 30093

Email: Karim_murid@yahoo.com

TENANT:

1296 Auburn LLC

Address: 1296 Atlanta Hwy, Suite 103, Auburn, Georgia 30011

Email: 1296auburnllc@gmail.com

**ARTICLE 17
ATTORNEY'S FEES**

In any litigation or proceeding arising out of this Lease, the prevailing party shall be entitled to recover reasonable attorney's fees and costs as permitted by Georgia law.

**ARTICLE 18
GOVERNING LAW**

This Lease shall be governed by and construed in accordance with the laws of the State of Georgia.

ARTICLE 19
ENTIRE AGREEMENT

This Lease constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements. Any modification shall be in writing and signed by both parties.

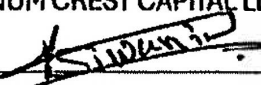
ARTICLE 20
COUNTERPARTS AND ELECTRONIC SIGNATURES

This Lease may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one agreement.

IN WITNESS WHEREOF, the parties have executed this Commercial Lease Agreement effective as of July 1, 2026.

LANDLORD:

PLATINUM CREST CAPITAL LLC

By: 

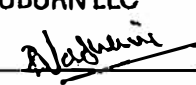
Name: Karim Jiwani

Title: President

Date: 6/12/26

TENANT:

1296 AUBURN LLC

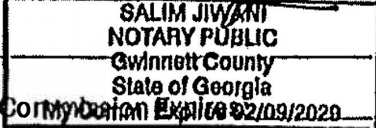
By: 

Name: Rozina Nathani

Title: Owner

Date: 06-12-2026

NOTARY PUBLIC: 


SALIM JIWANI
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires 02/09/2029

Date 06/12/2026



Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19265-0023
Important Information - Please Read



IRS Notice CP575A

1296 AUBURN LLC
AUBURN EXPRESS
% ROZINA NATHANI SOLE MBR
1296 ATLANTA HWY STE 103
AUBURN, GA 30011

May 08, 2026

We assigned you an employer identification number (EIN)

Your EIN is 42-2424983. The name control associated with this EIN is 1296.

What you need to do

- If you did not apply for this EIN, visit [IRS.gov/EINNotRequested](https://www.irs.gov/EINNotRequested).
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.
- You must file the following forms by the dates shown.

Form	Due Date
940	01/31/2027
941	10/31/2026

What you need to know

If you need to pay certain types of taxes, like employment or corporate income taxes, we'll send you a package with instructions. The package will tell you how to pay your taxes online using the Electronic Federal Tax Payment System (EFTPS). We'll also send you a personal identification number (PIN) separately. Be sure to activate your PIN when you receive it, so you can start using the EFTPS. To learn more about EFTPS, refer to Publication 968, Electronic Choices to Pay All Your Federal Taxes.

Your Form 11C and/or 730 becomes due the month after your wagering starts.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting [IRS.gov/Forms](https://www.irs.gov/forms) or by calling 800-TAX-FORM (800-829-3676).
- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.

STATE OF GEORGIA

Secretary of State

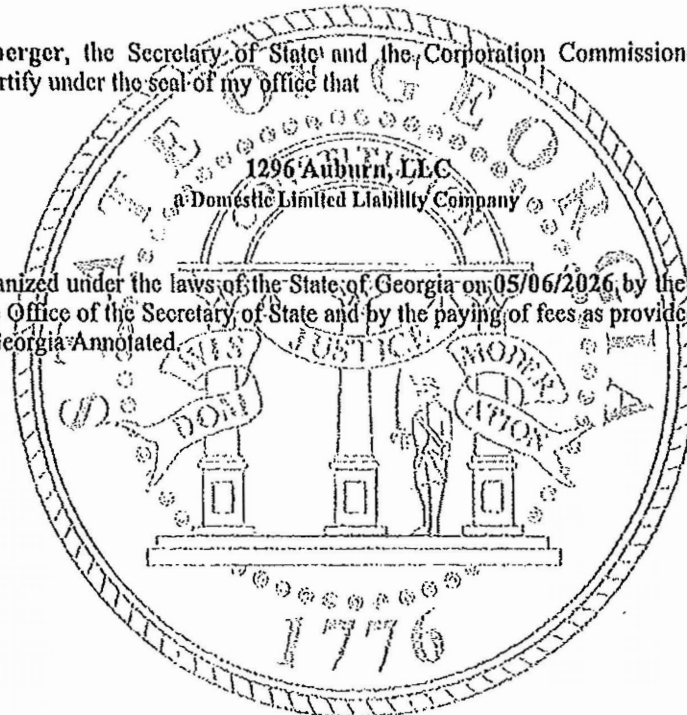
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

1296 Auburn, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on 05/06/2026 by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.



WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 05/08/2026.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 5/6/2026 2:08:38 PM

BUSINESS INFORMATION
CONTROL NUMBER 26102837
BUSINESS NAME 1296 Auburn, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 05/06/2026

REGISTERED ADDRESS
ADDRESS 1296 Atlanta Hwy, Suite 103, Auburn, GA, 30011, USA

REGISTERED AGENT
NAME Rozina Nathani
ADDRESS 1296 Atlanta Hwy, Suite 103, Auburn, GA, 30011, USA
COUNTY Barrow

ORGANIZER
NAME Rozina Nathani
TITLE ORGANIZER
ADDRESS 1296 Atlanta Hwy, Suite 103, Auburn, GA, 30011, USA

OFFICIAL INFORMATION
N/A

AUTHORIZED INFORMATION
AUTHORIZER SIGNATURE Rozina Nathani
AUTHORIZER TITLE Organizer



MAYOR
Richard E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 4

TO: City of Auburn Mayor and City Council

FROM: Jack Wilson
City Attorney

DATE: July 23, 2026

PURPOSE:

To separate the Auburn Main Street Program from the Downtown Development Authority (DDA) is to establish a clear governance structure that allows each organization to focus on its respective mission while continuing to collaborate on downtown initiatives.

BACKGROUND:

The City Council has determined that it is beneficial to clarify the roles and responsibilities of the Downtown Development Authority (DDA) as they relate to the Georgia Main Street Program and the Auburn Main Street Program. This action will establish a clear organizational structure, define the responsibilities of each entity, and strengthen accountability while allowing both organizations to continue working collaboratively to support downtown revitalization and economic development. The proposed changes will align the City's organizational framework with the objectives of both the Georgia Main Street Program and the Downtown Development Authority.

STAFF RECOMMENDATION:

Staff recommend separation of boards based on the resolution as presented.

FUNDING: N/A

RESOLUTION NO. _____
A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF AUBURN, GEORGIA
REGARDING AUBURN MAIN STREET

WHEREAS, the City Council has determined that it is beneficial to clarify the roles of the members of the Downtown Development Authority (DDA) as it involves the Georgia Main Street and Auburn Main Street programs; and

WHEREAS, City has maintained an affiliate status with Georgia Main Street and the Department of Community Affairs; and

WHEREAS, changing that status would involve the expenditure of significant public funds beyond the City's current budgetary capacity; and

WHEREAS, historically, for economy and convenience, the members of the DDA have also served as members of the Main Street Board of Directors; and

WHEREAS, the functions of the Downtown Development Authority and of the Main Street Board are distinguishable; and

WHEREAS, the Council is grateful for the service of the members of the Downtown Development Authority and believes it advisable to define, streamline and separate the activities and functions of the Main Street program; and

WHEREAS, funds designated for use by the DDA have historically been administered by City staff; and

WHEREAS, the funds should be titled, held and controlled by the DDA directly; and

WHEREAS, it is in the best interest of the citizens, staff and appointed officials to update and clarify the operations of the Auburn Main Street program, to provide the Downtown Development Authority with control over its own funds, and to adopt related procedures;

NOW, THEREFORE, BE IT RESOLVED by the governing authority of the City of Auburn, Georgia, that:

1. The Auburn Main Street Board of Directors shall be separated from the Downtown Development Authority (DDA) so that the DDA may be free to focus on its core mission to revitalize and redevelop central business district of the City. A new Auburn Main Street Board of Directors shall be created with members recruited by the City's Main Street Coordinator (or equivalent staff position) and approved by the Mayor and City Council. The Main Street Board of Directors shall function to promote business activities and economic development in the City of Auburn.
2. Funds held and designated for use by the Downtown Development Authority shall be placed in a separate bank account in the name of the Downtown Development Authority. The DDA shall determine which of its members shall be authorized signers on the account, and City staff shall assist the DDA to create a new account. The DDA account shall be administered, maintained subject to audit in accordance with State law.

SO RESOLVED this ____ day of August, 2026.

Mayor Richard E. Roquemoire

Joshua Rowan, Council Member

Jamie L. Bradley, Council Member

Taylor J. Sisk, Council Member

Johnathen Eggleston, Council Member

ATTEST:

Brooke Haney, City Clerk

DRAFT