



# ALCOHOL LICENSE PUBLIC HEARING MARCH 18, 2024

ALPHARETTA CITY CLERK'S OFFICE  
VIRTUAL MEETING VIA ZOOM

CITY CLERK: [LSHAPIRO@ALPHARETTA.GA.US](mailto:LSHAPIRO@ALPHARETTA.GA.US)  
ASSISTANT CITY CLERK: [KVANHORN@ALPHARETTA.GA.US](mailto:KVANHORN@ALPHARETTA.GA.US)

2:00 PM

## I. VIRTUAL MEETING ZOOM LINK

The City of Alpharetta's Alcohol License Public Hearings are a virtual meeting via Zoom. The meeting begins at 2:00 p.m. on the day of the scheduled hearing. To join the meeting, please click on this link: <https://zoom.us>

Zoom Meeting ID: 823 9184 7660

## II. CALL TO ORDER

- City Clerk Lauren Shapiro called the meeting to order at 2:03 p.m.

## III. ROLL CALL

- Lauren Shapiro, City Clerk
- Kiersten VanHorn, Assistant City Clerk
- Jacob O'Donnell, Code Enforcement Supervisor
- Jodi Chieco, Owner The Topsy Spoon, LLC
- Soraya Khary, Owner LOKHO, LLC d/b/a Hen Mother Cookhouse

## IV. PUBLIC HEARING

A. PH-24-AB-03 The Topsy Spoon, LLC  
64 North Main Street  
Alpharetta, GA 30009

Eating Establishment  
Consumption on Premises  
Distilled Spirits, Beer, Wine & Sunday Sales

Owner: The Topsy Spoon, LLC  
Registered Agent: Jodi Chieco

- Ms. Jodi Chieco, owner of The Topsy Spoon, LLC and residing at 155 Springfield Creek Road, Alpharetta, GA 30004, was on the call.
- Ms. Chieco described the business as an ice cream venue, specifically affogato, with the option of adding alcohol to it.
- Ms. Chieco stated this is located where Four Fat Cows used to be. She is hoping to open by May 1, 2024.
- Ms. Chieco stated there will be 2 employees working at the location and each will a pouring permit. They will all be trained using ServSafe training.

- Ms. Chieco stated she also owns two other restaurants in Alpharetta, Flatlands and Southern Porch, and is familiar with City of Alpharetta’s alcohol ordinances.
- Officer O’Donnell confirmed that City staff has reviewed the application and that it meets all the City’s requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, March 25, 2024, at 6:30 pm in case Mayor or Council have any questions.

**B. PH-24-AB-04 LOKHO, LLC d/b/a Hen Mother Cookhouse  
50 South Main Street, Suite 3A  
Alpharetta, GA 30009**

**Eating Establishment  
Consumption on Premises  
Distilled Spirits, Beer, Wine & Sunday Sales**

**Owner: LOKHO, LLC  
Registered Agent: Soraya Khoury**

- Ms. Soraya Khoury, owner of LOKHO, LLC, and residing at 11780 Windcreek Overlook, Alpharetta, GA 30005, was on the call.
- Ms. Khoury stated they also have a location in Johns Creek, GA. It is a breakfast and lunch restaurant open during daytime hours only.
- Ms. Khoury stated they are familiar with the hours permitted to serve alcohol.
- Ms. Khoury stated this is their first establishment in the City of Alpharetta.
- Ms. Khoury stated they will have under 20 employees at this location. She is familiar with the pouring permit requirements, including a permit for herself.
- Ms. Khoury stated they will be implementing TIPS alcohol training for employees.
- Ms. Khoury stated they are slated to open in late May/early June 2024.
- Officer O’Donnell confirmed that City staff has reviewed the application and that it meets all the City’s requirements for an alcohol license. Ms. Shapiro recommended the application be approved and advised the applicant that a representative will need to appear in person at the Alpharetta City Council meeting on Monday, March 25, 2024, at 6:30 pm in case Mayor or Council have any questions.

**V. PUBLIC COMMENT**

- There were no public comments.

**VI. ADJOURNMENT**

- **City Clerk Lauren Shapiro adjourned the hearing at 2:13 p.m.**

Respectfully submitted,

*Kiersten VanHorn*

Kiersten VanHorn, Assistant City Clerk



# CITY OF ALPHARETTA

## REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development

DATE: 12-20-23

APPLICANT:

TRADE NAME: The Tippy Spoon LLC

ADDRESS: 64 N Main St CITY: Alpharetta STATE: GA ZIP: 30004

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

1. 113 feet to the Private Residence  
(private) residence located at 82 N Main St Alpharetta Ga 30009

2. 581 feet to the Bus Stop  
(regular) school bus stop as designated by the Fulton County Board of Education\*\* where five (5) or more children board the bus and which is located at School Drive and Canton St Alpharetta Ga 30009

\*\* This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

3. 135 feet to the Alpharetta First United Methodist Church  
(church or other place used primarily for religious service) located at 69 N. Main St Alpharetta Ga 30009

4. 1460 feet to the Alpharetta Branch Library  
(public library or branch thereof) located at 10 Park Plaza Alpharetta Ga 30009

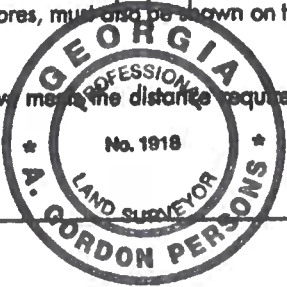
5. 210 feet to the Rivers Academy Private School  
(school ground or college campus) located at 38 N Main St Alpharetta Ga 30009

6. 958 feet to the Town Green Fountain  
(portion of public park habitually used for recreational purposes) located at 40 S. Main St Alpharetta Ga 30004

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meet the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

London Persons  
Signature of Georgia Registered Land Surveyor

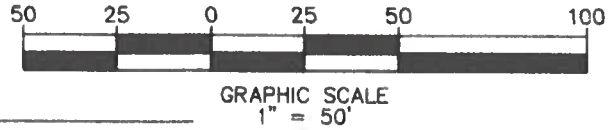


1918  
Surveyor Number

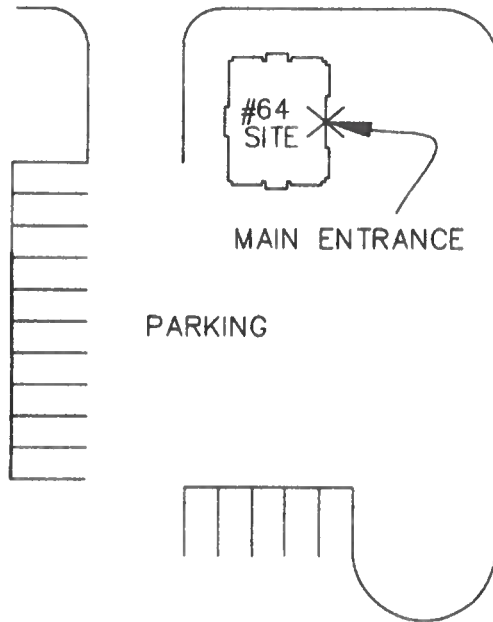
NOTE: A survey showing the distance to the use described above must be attached to this form at the time of submittal.

APPLICANT FOR: CITY OF ALPHARETTA

SITE ADDRESS:  
64 N. MAIN STREET,  
ALPHARETTA, GA 30004  
ZONED: C2  
TAX PARCEL ID:  
22 482312690146



CHURCH STREET



N. MAIN STREET

MAGNETIC



1. SCHOOL: 210 FEET TO RIVERS ACADEMY PRIVATE SCHOOL  
38 N. MAIN STREET, ALPHARETTA, GA 30009
2. CHURCH: 135 FEET TO ALPHARETTA FIRST UNITED METHODIST CHURCH  
(VINEBRANCH BUILDING)  
69 N. MAIN STREET, ALPHARETTA, GA 30009
3. PARK: 958 FEET TO TOWN GREEN FOUNTAIN  
40 S MAIN ST ALPHARETTA, GA 30004
4. LIBRARY: 1,460 FEET TO ALPHARETTA BRANCH LIBRARY  
10 PARK PLAZA, ALPHARETTA, GA 30009
5. PRIVATE RESIDENCE: 113 FEET TO 82 N. MAIN STREET.  
ALPHARETTA, GA 30009
6. BUS STOP: 581 FEET TO SCHOOL DR & CANTON STREET.  
APLHARETTA, GA 30009

ALL DISTANCES MEASURED IN A STRAIGHT LINE.



**Advance Survey, Inc.**

634 N. CLAYTON STREET  
LAWRENCEVILLE, GA. 30046  
OFFICE: (770) 995-0938  
FAX: (770) 554-7539



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ADVANCE SURVEY INC.  
LSF000455  
ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

**THE TIPSY SPOON LLC**

LAND LOT:	1269	SCALE:	1"=50'
DISTRICT:	2ND	DATE:	12/20/2023
SECTION:	2ND	DRAWN BY:	LAR
COUNTY:	FULTON	CHK BY:	GSO PC: GSO
STATE:	GEORGIA	JOB NO:	230327



# CITY OF ALPHARETTA

## REPORT FOR SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

TO: Alcoholic Beverage Permitting - Department of Community Development

DATE: 12-1-2023

APPLICANT: Soraya Khoury

TRADE NAME: Hen Mother Caskhouse

ADDRESS: 505. main Street Suite 3A CITY: Alpharetta STATE: GA ZIP: 30009

The undersigned has examined the subject location and has made measurements to determine the compliance or noncompliance with distance requirement of the Code Of The City Of Alpharetta, Georgia, as follows:

- 854 feet to the Private Residence  
(private) residence located at 40 Old Roswell Road, Alpharetta, GA 30009
- 599' feet to the School Bus Stop  
(regular) school bus stop as designated by the Fulton County Board of Education\*\* where five (5) or more children board the bus and which is located at Academy Street and market Street

\*\* This information can be obtained by faxing your request to "North Transportation: Fulton Board of Education" at 470-254-2978. List type of application applied for, name of company, owner of company, street address, your phone number, and name and information requested.

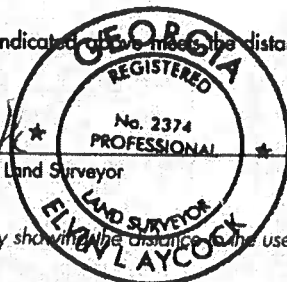
Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta.

- 1063 feet to the First Baptist Church  
(church or other place used primarily for religious service) located at 44 Academy st Alpharetta, GA
- 1373 feet to the Alpharetta Branch Library  
(public library or branch thereof) located at 10 Park Plaza Alpharetta, GA 30009
- 863 feet to the Alpharetta Christian Academy  
(school ground or college campus) located at 44 Academy St Alpharetta, GA
- 624 feet to the Brooke Street Park  
(portion of public park habitually used for recreational purposes) located at 2 Park Plaza Alpharetta

Distance requirements are defined in Section 4-17 and Section 4-398 of the Code of the City of Alpharetta. Please review these sections of the City Code prior to executing this document below. Any distance requirements required by State of Georgia law, such as the minimum distance between package stores, must also be shown on the survey.

In my opinion, the premises indicated above meet the distance requirements for licensing as prescribed by the Code of the City of Alpharetta, Georgia.

E. Laycock  
Signature of Georgia Registered Land Surveyor



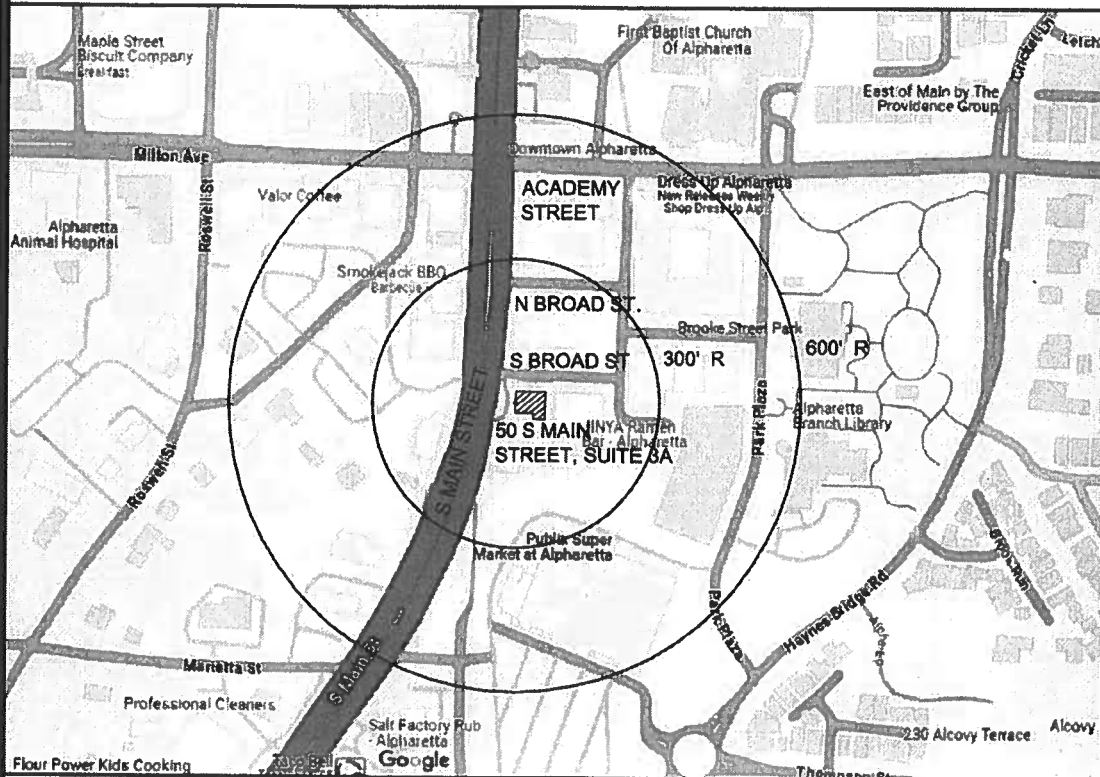
2374  
Surveyor Number

NOTE: A survey showing the distance to the use described above must be attached to this form at the time of submittal.

ATLANTA ENGINEERING SERVICES, INC. HAS NOT PERFORMED A BOUNDARY LINE SURVEY AS PER THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.

**ATLANTA ENGINEERING SERVICES**

918 HOLCOMB BRIDGE ROAD, SUITE 201  
 ROSWELL, GEORGIA 30076  
 PHONE: 770-316-1720



**DISTANCE MEASUREMENTS:**

**SCHOOL / SCHOOL GROUNDS:**  
 ALPHARETTA CHRISTIAN ACADEMY  
 44 ACADEMY STREET, ALPHARETTA, GA 30009  
 863' TO SCHOOL GROUNDS MEASURED IN A DIRECT ROUTE OF TRAVEL

**CHURCH: FIRST BAPTIST CHURCH**  
 44 ACADEMY STREET, ALPHARETTA, GA 30009  
 1063' MEASURED IN A DIRECT ROUTE OF TRAVEL

**PACKAGE STORE: REDS PACKAGE STORE**  
 270 S MAIN STREET, ALPHARETTA, GA 30009  
 2711' MEASURED IN A DIRECT ROUTE OF TRAVEL

**LIBRARY: ALPHARETTA BRANCH LIBRARY**  
 10 PARK PLAZA, ALPHARETTA, GA 30009  
 1373' MEASURED IN A DIRECT ROUTE OF TRAVEL

**RESIDENTIAL:**  
 40 OLD ROSWELL ROAD, ALPHARETTA, GA 30009  
 854' MEASURED IN A DIRECT ROUTE OF TRAVEL

**PUBLIC PARK: BROOKE STREET PARK**  
 2 PARK PLAZA, ALPHARETTA, GA 30009  
 624' MEASURED IN A DIRECT ROUTE OF TRAVEL

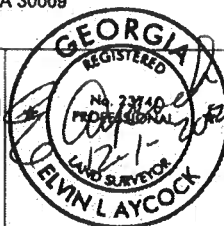
**SCHOOL BUS STOP:**  
 ACADEMY STREET AND MARKET STREET  
 ALPHARETTA, GA 30004  
 599' MEASURED IN A DIRECT ROUTE OF TRAVEL

**OWNER:** ALCOHOLIC LICENSE SURVEY FOR:  
**SORAYA KHOURY**  
 50 S. MAIN STREET, SUITE 3A  
 ALPHARETTA, GA 30009

**Business name:** HEN MOTHER COOKHOUSE  
**Site Address:** 50 S. MAIN STREET, SUITE 3A  
 ALPHARETTA, GA 30009

FULTON COUNTY  
 STATE OF GEORGIA

JOB. NO. 2023-3369  
 SCALE: AS NOTED  
 DWN. BY: ELA  
 FIELD WORK: 11-30-2023  
 DATE DRAFTED: 12-01-2023  
 REVISION:



NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY ATLANTA ENGINEERING SERVICES, INC. OR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

**GENERAL NOTES:**

1. THIS MAP IS A SPECIAL PURPOSE MAP INTENDED FOR SOLE USE OF THE OWNER.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS NOT FOR RECORDING.
4. EQUIPMENT USED FOR MEASUREMENTS: SURVEY MEASURING WHEEL AND GOOGLE EARTH.
5. DISTANCES MEASURED IN A DIRECT ROUTE OF TRAVEL.

