

IN THE MATTER OF THE	*	BEFORE THE ALCOHOLIC
APPLICATION OF ROBERT ANTHONY	*	BEVERAGE HEARING BOARD
MEAD, AMIT KAPOOR AND SHEETAL	*	OF
KAPOOR ON BEHALF OF GK EVENTS	*	HOWARD COUNTY, MARYLAND
LLC T/A WILLOW SPRINGS GOLF	*	
COURSE FOR A TRANSFER AND A	*	CASE NO.: 20-10
CHANGE OF CLASS FOR A CLASS D	*	
BEER, WINE & LIQUOR 7-DAY	*	
ON-SALE LICENSE	*	

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### **DECISION AND ORDER**

The Board of License Commissioners for Howard County, Maryland (the “Liquor Board”), pursuant to Rule 1.02(A) of the Liquor Board Rules and Regulations, has delegated the authority to hear and decide cases to the Alcoholic Beverage Hearing Board for Howard County, Maryland (the “Hearing Board”).

On February 25, 2020, the Hearing Board heard the application of Robert Anthony Mead, Amit Kapoor and Sheetal Kapoor (the “Applicants”), on behalf of GK Events, LLC t/a Willow Springs Golf Course (“Willow Springs Golf Course”) for a transfer and change of class from a Class D, Beer and Wine to a Class D, Beer, Wine, & Liquor 7-day on-sale license from The Springs, Inc. t/a Willow Springs Golf Course, for a 544-square foot clubhouse plus 111 acres for property located at 12980 Livestock Road, West Friendship, Maryland.

The hearing was properly advertised, and the property posted pursuant to the Alcoholic Beverages Article of the Annotated Code of Maryland. The Applicants were represented by Thomas Meachum, Esquire. There were no protestants who appeared in opposition to the application.

All the documents on file were incorporated into the record by reference.

### **SUMMARY OF TESTIMONY**

Sheetal Kapoor, Managing Member of the LLC and 45% interest holder, was sworn in and testified that both she and her husband are familiar with the establishment pursuant to a management agreement. Ms. Kapoor testified that they both took the Alcohol Awareness course and that her husband will work at the premises full time and that she plans to be on site 4-5 days per week. Ms. Kapoor stated that she will take care of the back-end office and paperwork. Ms. Kapoor stated that she and her husband have no experience with a golf course or with a liquor license; however, her husband has prior experience in the restaurant business.

Ms. Kapoor testified that she will walk around the property to make sure things are running smoothly and oversee the employees, and that the employees will also be alcohol awareness certified. Ms. Kapoor testified that she plans to expand the events at the golf course to include fundraising, and personal and corporate events. Ms. Kapoor is also requesting to change the current Beer and Wine license to Beer, Wine, and Liquor. Ms. Kapoor stated that she wants to add liquor to the license to benefit weddings and other events. Ms. Kapoor clarified that they will be only be running the restaurant and bar at the golf course; however, they will not be running the golf course itself.

Ms. Kapoor testified that she wants to help the community as much as possible and will offer a discount and better prices for the local community and for certain special events. Ms. Kapoor described the beverage cart that delivers alcohol to the members while they are playing golf. There is only one cart serving all 111 acres, which will be driven by an employee that is over the age of 21, and identification will be checked before anyone is served alcohol. The restaurant will also serve patrons of the golf course and the current menu will have some changes and the food offered will mostly be snack-type food.

Ms. Kapoor explained that the floor plan shows a 70' x 60' building with a porch that is attached to two sides of the building; however, the porch is not screened in. Ms. Kapoor stated that alcohol will also be served on the porch and there will be a server available to monitor anyone drinking alcohol on the porch. Ms. Kapoor testified that the capacity for the restaurant is 70 people, and the capacity for the porch area is 30 people.

Ms. Kapoor testified that they expect to have 8-10 employees to staff special events of approximately 100 people. Ms. Kapoor stated that a caterer will provide the food for weddings; however, the Applicants plan to dispense alcohol under their liquor license and that identification will be checked during all events. Ms. Kapoor stated she will handle coordinating special events and that her husband will take care of ordering alcohol. Ms. Kapoor testified that she has read and understands the Board's Rules and Regulations and will abide by them.

Amit Kapoor, Managing Member for the LLC and 45% interest owner, was sworn in and testified that he previously worked at Waterloo Pizza, so he has prior experience in the restaurant business. Mr. Kapoor testified that he will work at the restaurant full time and will oversee everything related to the running of the restaurant. He stated that when someone orders alcohol, whether in the restaurant, on the porch, or from the beverage cart, employees will check identification. If there is an event at the golf course, employees will watch to make sure there are no underage persons drinking alcohol. Mr. Kapoor stated that beverage carts are typical at golf courses and people are not allowed to bring alcohol onto or take alcohol out of the golf course premises.

Mr. Kapoor testified that he currently works at the mall in a jewelry and watch business; however, he will leave this business to work full-time at the golf course. Mr. Kapoor explained that he is only in charge of managing the restaurant and beverage cart, and not running the golf



course. Mr. Kapoor stated that for special events, he will make arrangements with the caterers and that they will provide food, and the Applicants will provide the alcohol service. Mr. Kapoor testified that he has no current relationship with the existing caterers. Mr. Kapoor also indicated that there is currently a manager on site that is alcohol awareness certified, and they plan to retain him as manager. Mr. Kapoor also stated that there have never been any violations at this site in the past.

Mr. Kapoor testified that he does not currently have a lease with the golf course, but is operating under a management agreement, and since it is currently winter, there are no planned events at this time. Mr. Kapoor explained that during the winter months, there are maybe three people working. Mr. Kapoor stated that under a business arrangement with the owner, the Applicants plan to run the restaurant and expand events on the property. Mr. Kapoor plans to train under the owner's current staff and will keep the current staff employed at this site. Mr. Kapoor testified that he will promote the expansion of this business and will advertise that they are under new management.

Mr. Kapoor testified that he has read and understands the Board's Rules and Regulations and will abide by them.

Thomas Beach, developer and former operator of the golf course, was sworn in and testified that he and his wife have been on the liquor license at this site for 30 years and have never had a violation. Mr. Beach testified that he has sold this business; however, he has been assisting with the food and beverage operation by working with the Applicants to get them up to speed so that they can grow in this business. Mr. Beach testified that he plans to work with the Applicants for as long as it takes them to be ready to operate on their own. Mr. Beach stated that he lives on the fourth hole so he will be nearby if needed. Mr. Beach stated that current employee, Donna

LaRocco, will help with the administrative work and that she provides training two days a week. Mr. Beach explained that an LLC purchased the golf course; however, the Kapoors have been chosen to run the liquor/food operations at the golf course. Mr. Meachum proffered that the LLC who purchased the golf course does not have a financial interest in the alcoholic beverage license.

Mr. Beach testified that a beverage cart is typical at golf courses and explained how a beverage cart operates. Specifically, there is just one beverage cart operated by a person of age, who is alcohol awareness certified, and that person is responsible to check identification for everyone who orders alcohol. Mr. Beach stated that if someone does not have proper identification, they are not served alcohol.

Mr. Beach testified that there is sliding glass between the restaurant and the covered porch, that people come up to the glass to purchase food and alcohol, and that the customers on the porch can be seen from inside the restaurant. Mr. Beach stated that there are eight tables on the porch and that all underage golfers are monitored by employees.

Mr. Beach testified that they have utilized caterers in the past to cater events where the caterers provide the food and the golf course provides and dispenses the alcohol, and that there has never been any problems with this arrangement.

Robert Mead, 10% interest holder and authorized person of the LLC, was sworn in and testified that he is a registered voter and has lived in Howard County for more than 20 years. Mr. Mead stated that he holds two other liquor licenses at Walrus Oyster & Ale House and Dandelion Bakery Bistro, was previously on the license for Fuddruckers, and has never had a violation while he has been a licensee. Mr. Mead testified that he is alcohol awareness certified and is familiar with golfing and with the Willow Springs Golf Course.

Mr. Mead testified he plans to make unscheduled stops at this golf course at various times

to oversee the operations. Mr. Mead stated that he has read and understands the Board's Rules and Regulations and will abide by them.

Pursuant to Rule 6.13 of the Liquor Board Rules and Regulations, the Applicants waived their right to request the Liquor Board to hear the case.

Based on the evidence presented at the hearing, the Alcoholic Beverage Hearing Board makes the following Findings of Fact and Conclusions of Law:

### **FINDINGS OF FACT**

1. The Hearing Board finds that Robert Anthony Mead, Amit Kapoor and Sheetal Kapoor, on behalf of GK Events, LLC t/a Willow Springs Golf Course, for a transfer and change of class from a Class D, Beer and Wine to a Class D, Beer, Wine, & Liquor 7-day on-sale license from The Springs, Inc. t/a Willow Springs Golf Course, for a 544-square foot clubhouse plus 111 acres for property located at 12980 Livestock Road, West Friendship, Maryland.

2. The Hearing Board finds that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board finds that the granting of the application is necessary for the accommodation of the public.

4. The Hearing Board finds that the granting of the application will not unduly disturb the peace and safety of the residents of the neighborhood.

### **CONCLUSIONS OF LAW**

1. The Hearing Board concludes that Robert Anthony Mead, Amit Kapoor and Sheetal Kapoor, on behalf of GK Events, LLC t/a Willow Springs Golf Course, for a transfer and change of class from a Class D, Beer and Wine to a Class D, Beer, Wine, & Liquor 7-day on-sale license from The Springs, Inc. t/a Willow Springs Golf Course, for a 544-square foot clubhouse plus 111



acres for property located at 12980 Livestock Road, West Friendship, Maryland.

2. The Hearing Board concludes that the Applicants are fit and proper persons to hold an alcoholic beverage license.

3. The Hearing Board concludes that the granting of the application is necessary for the accommodation of the public.

4. The Hearing Board concludes that the granting of the application would not unduly disturb the peace and safety of the neighborhood.

### **ORDER**

For the foregoing reasons, it is this 24<sup>th</sup> day of April, 2020, by the Alcoholic Beverage Hearing Board of Howard County **ORDERED** that the application of Robert Anthony Mead, Amit Kapoor and Sheetal Kapoor, on behalf of GK Events, LLC t/a Willow Springs Golf Course, for a transfer and change of class from a Class D, Beer and Wine to a Class D, Beer, Wine, & Liquor 7-day on-sale license from The Springs, Inc. t/a Willow Springs Golf Course, for a 544-square foot clubhouse plus 111 acres for property located at 12980 Livestock Road, West Friendship, Maryland, be and the same is hereby **GRANTED**, subject to the following conditions:

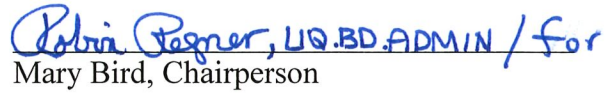
- (a) That the Applicants comply with all State and County Rules and Regulations; and
- (b) That the Applicants satisfy any requirements necessary to obtain the license by September 1, 2020, unless that deadline is extended by the Board upon good cause shown; and
- (c) Failure to comply with these conditions shall render this Proposed Decision and Order null and void.

**ATTEST:**

**ALCOHOLIC BEVERAGE HEARING  
BOARD OF HOWARD COUNTY,  
MARYLAND**

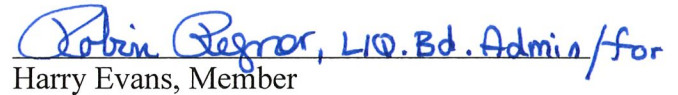


Robin Regner  
Board Administrator

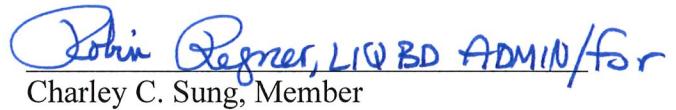


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(term expired)  
Heather Gaetano, Vice Chairperson

**REVIEWED BY HOWARD COUNTY  
OFFICE OF LAW  
GARY W. KUC  
COUNTY SOLICITOR**



Jamar Herry, Esquire  
Assistant County Solicitor



Charley C. Sung, Member