

*Jenny B. Dempsey*  
*Planning and Zoning Officer*

## MEMORANDUM

TO: Edward I. Aronson, Board of License Commissioners

FROM: Joan A. Jenkins, Office of Planning and Zoning, Zoning Division

SUBJECT: Liquor License Application

DATE: December 24, 2024

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**APPLICANT:** Firebirds of Annapolis, LLC; Charles P. Blankenship, Rahsaan K. Stone

**TRADE NAME:** Firebirds Wood Fired Grill

**ADDRESS:** 2500 Riva Road, Suite 310, Annapolis, MD 21401

**LICENSE REQUESTED:** **NEW LICENSE FOR CLASS B (On and Off-Sale)  
(Beer/Wine/Liquor) Entertainment and Sunday License with  
Outdoor Dining**

This Office finds that the subject property is zoned TC – Town Center District. The license is for a restaurant that is located in a freestanding structure that is located within the Beacon subdivision. The TC – Town Center District allows any use allowed in a C3 District. The C3 General Commercial District allows alcoholic beverage uses as accessory to other uses. In this case the proposed alcoholic beverage use would be accessory to the principal use of the site as a restaurant.

This Office further finds that the proposed use meets the applicable requirements of §18-2-109 and §18-10-104 of the Code with respect to vehicular access and existing traffic patterns for surrounding uses as this is an existing restaurant in the TC - Town Center District. Impact to residential areas, existing and allowed land uses, and the magnitude of the activity would also be substantially the same as existing conditions. Accordingly, this Office would have **no objection** to the issuance of the requested liquor license.

The applicant should be advised that building permits and grading permits are required for all renovation and/or new construction. Additionally, a Zoning Certificate of Use is required for the subject use.

Please contact this Office at 410-222-7437 if there are any questions concerning this matter.

BOARD OF LICENSE COMMISSIONERS FOR  
ANNE ARUNDEL COUNTY



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INTEROFFICE MEMORANDUM

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**TO:** JOAN JENKINS / PZJENK00@AACOUNTY.ORG  
**FROM:** EDWARD I. ARONSON  
**SUBJECT:** LIQUOR LICENSE APPLICATION  
**DATE:** 12/5/2024

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This is an application for a NEW Class B (On and Off-Sale) (Beer/Wine/Liquor) Entertainment and Sunday License with Outdoor Dining on behalf of Firebirds of Annapolis, LLC trading as Firebirds Wood Fired Grill, 2500 Riva Road, Suite 310, Annapolis, MD 21401.

If additional information is required, please do not hesitate to contact this office.

Thank You.

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B(BWL)E,S**

Outdoor Dining

If transfer, formerly trading as: n/a

For the use of: (Check one)

Individual       Partnership       LLC       Corporation       Unincorporated Association

To the Board of License Commissioners  
Anne Arundel County, State of Maryland

Date: 11/14/24

Application is made by the undersigned under the provisions of Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland, for the above license, and the applicant (s) submit (s) and certify (ies) to the following information required by the Article:

1. Applicant(s)

(1) Name: Charles P. Blankenship Address: 5809 Providence Country Club Drive, Charlotte, NC 28277  
Date of Birth: 06/02/1966 Naturalized at: N/A Year: N/A  
Place of Birth: Savannah, GA Sex: Male  
Phone Number: 704-807-5777 Email: cpb@fbgrill.com

(2) Name: Rahsaan K. Stone Address: 16735 Gooseneck Terrace, Olney, MD 20832  
Date of Birth: 01/18/1978 Naturalized at: N/A Year: N/A  
Place of Birth: Flint, MI Sex: Male  
Phone Number: 404-610-0568 Email: rahsaan.stone@fbgrill.com

(3) Name: n/a Address: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Naturalized at: \_\_\_\_\_ Year: \_\_\_\_\_  
Place of Birth: \_\_\_\_\_ Sex: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

2. The applicant(s) (is, are) a citizen(s) or permanent resident(s) of the United States. The applicant(s) (if applying as a qualifying individual for a corporation, unincorporated association, or LLC) (is, are) a resident of the State of Maryland at the time of the filing of this application. The license remains valid only for as long as the resident applicant remains a resident of the State.

The applicant (s) thus qualified (is, are):  1  2  3 (Check number to correspond with name (s) listed above)  
If not a resident of Anne Arundel County, Maryland, the Applicant(s) appoint \_\_\_\_\_  
to serve as resident agent and accept service on behalf of the applicant(s).

3. Corporate name if applicable: Firebirds of Annapolis, LLC

4. The trade name if applicable (s) is: Firebirds Wood Fired Grill

and the location and address where license is desired is: 2500 Riva Road, Suite 310, Annapolis, MD 21401

5. Describe premises: Lot size: 7.52 acres

Square feet of area and type of building applied for: ~5,768 square feet on first floor

6. The name of the owner of the premises described above: Beacon Square, LLC

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B(BWL)E,S**

7. The applicant (s) (has, have) never been convicted of a felony.  True  False
8. The applicant (s) (has, have) never been adjudged guilty of violating the laws governing the sale of alcoholic beverages or for the prevention of gambling in the State of Maryland as follows.  True  False  
If false, State name(s) of applicant, date, and offense: \_\_\_\_\_
9. (Has, have) the applicant (s) ever held a license for the sale of alcoholic beverages.  Yes  No  
If yes, in what state, at what location, and name of license establishment: Both currently hold the Firebirds license in Gaithersburg, MD.
10. The applicant (s) (has, have) not had a license for the sale of alcoholic beverages revoked.  True  False
11. The applicant (s) (has, have) a financial interest in the business to be conducted under said license.  True  False
12. The applicant (s) (is, are) not financially interested in any other place of business in the county, counties or Baltimore City where, or for which, a license has been applied for, granted or issued under Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland.  True  False
13. No person except the applicant (s) is in any way peculiarly interested in the license applied for or in the business to be conducted there under during the continuance of the license, if issued.  True  False \*  
\* *Firebirds International, LLC is the 98% member of Firebirds of Annapolis, LLC.*
14. The applicant (s) (has, have) not been adjudged guilty of any offense against the laws of the State or of the United States.  
 True  False
15. No manufacturer, brewer, distiller, or wholesaler, directly or indirectly, has any financial interest in the premises or business of the applicant.  True  False
16. The applicant (s) will not convey or grant to any manufacturer, brewer, distiller, or wholesaler any financial interest, except as otherwise permitted in the Alcoholic Beverages and Cannabis Article, Annotated Code of Maryland.  
 True  False
17. The applicant (s) (has, have) at the time of filing this application no indebtedness or other financial obligation and will not incur any such indebtedness or other financial obligation, directly or indirectly, to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages.  True  False
18. The applicant (s) will, if granted a license, conform to all laws and regulations relating to the business in which the applicant (s) propose (s) to engage.  True  False
19. The applicant(s) hereby submit(s) a duly executed and acknowledged statement from the premises owner where the proposed business will operate. This statement expresses consent for the issuance of the requested license, granting authority to the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations.  True  False

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B(BWL)E,S

**EXTRACT FROM LAW:** If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.

Name(s), title(s), and address(es) of applicants:

<b>Charles P. Blankenship</b>	Member/Authorized Person	5809 Providence Country Club Drive, Charlotte, NC 28277
(Name)	(Title)	(Home Address)
<b>Rahsaan K. Stone</b>	Member/Authorized Person	16735 Gooseneck Terrace, Olney, MD 20832
(Name)	(Title)	(Home Address)
<b>n/a</b>		
(Name)	(Title)	(Home Address)

\*Note: If President or Vice-President is one of the applicants, they must also sign as an applicant.

- \*1. n/a  
(Signature of President or Vice President)
- 1. Charles P. Blankenship  
(Signature of applicant)
- 2. Rahsaan K. Stone  
(Signature of applicant)
- 3. n/a  
(Signature of applicant)

THE STATE OF ~~MARYLAND~~ North Carolina

COUNTY OF Mecklenburg

I hereby certify that on the 31<sup>st</sup> day of October, before me, the subscriber, a notary public of the State of North Carolina, in and for Mecklenburg County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Charles P. Blankenship (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the application for alcohol license (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

Marie Collins  
Notary Public Signature

Print Name: Marie Collins

My commission expires: March 29, 2028

**MARIE COLLINS  
NOTARY PUBLIC  
Mecklenburg County, North Carolina  
My Commission Expires March 29, 2028**

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B(BWL)E,S

**EXTRACT FROM LAW: If any affidavit or oath required under the provisions of the Act shall contain any false statement, the offender shall be deemed guilty of perjury, and upon indictment and conviction thereof, shall be subject to the penalties provided by law for that crime.**

Name(s), title(s), and address(es) of applicants:

<b>Charles P. Blankenship</b>	Member/Authorized Person	5809 Providence Country Club Drive, Charlotte, NC 282
(Name)	(Title)	(Home Address)
<b>Rahsaan K. Stone</b>	Member/Authorized Person	16735 Gooseneck Terrace, Olney, MD 208
(Name)	(Title)	(Home Address)
<b>n/a</b>		
(Name)	(Title)	(Home Address)

\*Note: If President or Vice-President is one of the applicants, they must also sign as an applicant.

- \*1. n/a  
(Signature of President or Vice President)
- 1. Charles P. Blankenship  
(Signature of applicant)
- 2. Rahsaan K. Stone  
(Signature of applicant)
- 3. n/a  
(Signature of applicant)

THE STATE OF MARYLAND

COUNTY OF \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_, before me, the subscriber, a notary public of the State of Maryland, in and for \_\_\_\_\_ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Charles P. Blankenship (name(s) of person(s) swearing) and made \_\_\_\_\_ (oath or affirmation) in due form of law that the matters and facts set forth in the \_\_\_\_\_ (here describe document to which the person(s) is or are swearing) are true.  
As witness, my hand and notarial seal.

\_\_\_\_\_  
Notary Public Signature

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS: B(BWL)E,S**

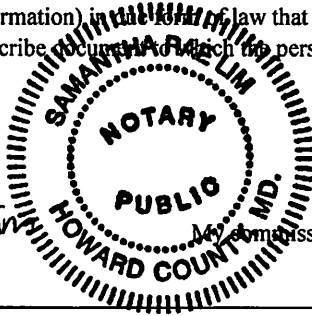
THE STATE OF MARYLAND

COUNTY OF Howard

I hereby certify that on the November 7, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Howard (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Rahsaan K. Stone (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the alcohol license (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

[Signature]  
Notary Public Signature

Print Name: Samantha Rae Lin My commission expires: 12/11/2021



THE STATE OF MARYLAND

COUNTY OF \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_, before me, the subscriber, a notary public of the State of Maryland, in and for \_\_\_\_\_ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared \_\_\_\_\_ (name(s) of person(s) swearing) and made \_\_\_\_\_ (oath or affirmation) in due form of law that the matters and facts set forth in the \_\_\_\_\_ (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

\_\_\_\_\_  
Notary Public Signature

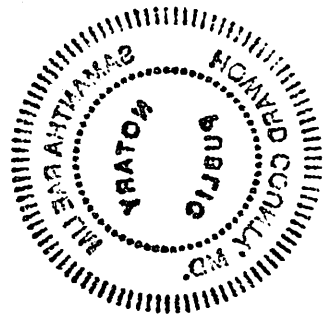
Print Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_

THE STATE OF MARYLAND

COUNTY OF \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_, before me, the subscriber, a notary public of the State of Maryland, in and for \_\_\_\_\_ (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared \_\_\_\_\_ (name(s) of person(s) swearing) and made \_\_\_\_\_ (oath or affirmation) in due form of law that the matters and facts set forth in the \_\_\_\_\_ (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

\_\_\_\_\_  
Notary Public Signature





**BOARD OF LICENSE COMMISSIONERS  
FOR ANNE ARUNDEL COUNTY, MARYLAND**

**APPLICATION FOR ALCOHOLIC BEVERAGES LICENSE CLASS:** B(BWL)E,S  
Print Name: \_\_\_\_\_ My commission expires: \_\_\_\_\_

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH  
ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) HEREBY CERTIFY, that (I am, we are) the owner (s) of the property known as

2500 Riva Road, Building 300, Annapolis, MD 21401

Named in the foregoing application made to the State Comptroller under the Alcoholic Beverages Law of Maryland; that (I, we) hereby authorize the State Comptroller, Executive Director of the Alcohol, Tobacco, and Cannabis Commission, and the Board of License Commissioners of the respective county where the business is situated. Additionally, this authorization extends to their duly authorized deputies, inspectors, clerks, agents, and employees, as well as any peace officer within the county. This authorization allows for the inspection and search, without the need for a warrant, of both the business premises and any and all parts of the building where the business will be conducted, at any time and without limitations.

Beacon Square, LLC, a Delaware limited liability company

By: Beacon Square Manager, LLC, a Georgia limited liability company, its Manager

By: \_\_\_\_\_  
(Signature)

Jeffrey A. DeHart, Manager  
\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

THE STATE OF GEORGIA

COUNTY OF FULTON

I hereby certify that on the 9th Day of November, 2024, before me, the subscriber, a notary public of the State of Georgia, in and for Sumter County (here insert name of the county or City of Baltimore for which notary is appointed), personally appeared Jeffrey A. DeHart (name(s) of person(s) swearing) and made affirmation (oath or affirmation) in due form of law that the matters and facts set forth in the application (here describe document to which the person(s) is or are swearing) are true. As witness, my hand and notarial seal.

[Signature]  
Notary Public Signature

Print: Wade Law



My commission expires: 08-31-2027