



PLANNING COMMISSION MEETING APRIL 2, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Planning Commission Minutes of March 5, 2026**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road**

Consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot 129, 1st District, 1st Section, Fulton County, Georgia.
7. **ADJOURNMENT**



PLANNING COMMISSION MEETING

UNOFFICIAL Minutes

MARCH 5, 2026

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

2 PARK PLAZA

6:30 PM

1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:32 p.m..

2. ROLL CALL

A. Commissioner's Present:

1. Francis Kung'u
2. DC Aiken
3. Dennis Mitchell
4. Karen Richard
5. Todd Stratton
6. Valerie Manley
7. Chris Godfrey

B. Staff Present:

1. Kathi Cook, Director of Community Development
2. Michael Woodman, Planning & Development Services Manager
3. George Doyle, Transportation Engineer
4. Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes of February 5, 2026

- ❖ Commissioner Richards offered a motion to approve.
 - Commissioner Manley seconded the motion.
 - The motion carried (6-0-1) (Stratton)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read the procedure.

b. MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Michael Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

Item was presented at February 5, 2026 Planning Commission and deferred.

- Description of Request.
- Update on what has happened since last meeting:
 - Staff verified 62 parking spaces.
 - Opposition Concerns Correspondence Received:
 - Insufficient public notification.
 - Conflicting use with Winward Business Assoc.
 - Covenant Conditions and Restrictions.
 - Negative Impact on surrounding property values.
 - Security Concerns.
 - Belief that there is insufficient parking.
 - Concerns of overflow parking from the church onto surrounding properties.
 - Applicant invitation to meet with property owners.
 - Read Conditions.
- Aerial Map
- Site Plan with 62 parking spaces.
- Windward Master Plan Amendments Table.
- Traffic.
- Parking:
 - Currently 62 parking spaces.
 - Church may have no more than 124 seats in the primary assembly room in order to comply with the City's minimum parking requirements.

- **Standards for Master Plan Amendments:**

- The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.
- The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.
- The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- The zoning proposal reflects a reasonable balance. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.
- The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Corporate Office'.

- **Conditional Use Review Criteria:**

- The subject property has access from the Nobel Court cul-de-sac. Nobel Court is located off Alderman Drive, which connects to Windward Parkway to the west and Windward Concourse to the east. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation. Therefore, the proposed church would not negatively impact traffic or pedestrian safety.
- The above-referenced improvements are generally provided on the subject property. If approved, the dumpster should be housed in an enclosure and the church should be limited to no more than 124 seats in order to comply with the City's minimum parking requirements.
- The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- The proposal should not impede the normal and orderly development of surrounding properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

- The location and character of the 'Church, Synagogue' is appropriate as it relates to the use and development of adjacent or nearby properties which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.
- There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.

There was discussion from the Commission:

- Relevance of WBSCA Covenants, Restrictions and Conditions are not something the City has on file or being considered this evening.

Staff's Recommendation was to approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
2. 'Church, Synagogue' shall be an approved use at 145 Nobel Court with a maximum seating capacity of no more than 124 seats in the primary sanctuary of the church.
3. There shall be no 'Church, Synagogue' permitted on the subject property, except for a 'Church, Synagogue' operated by Spirit of God Christian Church, Inc. In the event that a 'Church, Synagogue' is not operated by the Spirit of God Christian Church, Inc., then the City may initiate appropriate application to terminate the Conditional Use Permit for said operation and any zoning condition amendments consistent with such action, and the City shall comply with all necessary procedural requirements of the City's Unified Development Code and the state Zoning Procedures Law.
4. There shall be no day care center or academic school operated on the property.
5. In an effort to avoid traffic and parking conflicts between the church's operations, office/industrial tenant operations on the subject property, and business operations on surrounding and nearby properties, the church's primary worship service(s) in the sanctuary shall be limited to Saturday and Sunday. Additional weekday church activities, except for the operations of church administrative offices and minor worship and church activities, shall be scheduled at 5 PM or after if needed to avoid conflict with parking and traffic constraints to the maximum extent practicable. Nothing contained herein shall preclude special events, such as Easter, Christmas, or other seasonal activities or worship services.
6. If the existing loading dock will be utilized, the 2 parking spaces in the loading dock area and the 3 parking spaces directly south of the loading area shall be marked with signage stating, "No Parking on the Weekday", as approved by Staff.
7. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
8. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
9. Dumpster shall be located in a masonry enclosure with opaque metal gate, with final approval by Staff.
10. Outside speakers shall be prohibited.

Applicant came forward to speak:

- Have done everything the City asked.
- Set up several meetings but property owners did not meet with them.
- 1 person from WBSCA met with them.

Public Comment:

In Favor:

1. Darrell Thompson,, 405 Ridgewood Way, Alpharetta, GA 30005.
2. There was also a large group of members of the church in attendance in support.
3. Applicant showed a video of 2025 Church Recap.

Reasons:

- Church has been a pillar in the community for 22 years.
- Will generate positive community activity to strengthen the character of the neighborhood.

In Opposition:

1. Brian Fees, 1255 Alderman Dr., Alpharetta, GA, 30005
2. Georgia Barrow, 1580 Spinnaker Dr., Alpharetta, GA, 30005
3. James Cooke, 1121 Alderman Dr. , Alpharetta, GA, 30005
4. Jessica Cantrell, Attorney at Underwood Scoggins.

Concerns:

- Parking.
- Procedural Issues.
- Compatibility of use with existing businesses.

There was more discussion from the Commission:

- Church agrees to adhere to parking regulations.
- Clarification on parking spaces.
- Code Enforcement will enforce.
- Adjustments to Condition #2.
- Church Attendance.
- Youth programming.

- Precedent with 2 other churches.
- ❖ Commissioner Stratton offered a motion to approve subject to the conditions as read by Mr. Woodman but with these edits in Condition # 2 after the word approved use we want to say by the City of Alpharetta and then we want to add two sentences to that condition. The first one is " This is based on a total of 62 parking spaces for this location. If parking spaces are removed an equivalent number of seating capacity should be reduced to meet parking ratios. Outdoor outside speakers shall be prohibited for the purposes of this condition. A speaker shall mean a non-portable device which is capable of producing or reproducing sound, such as music or a person's voice from an amplified or combined sound source and is projected out to an audience.
 - Motion failed for lack of a second.
- ❖ Commissioner Richard offered a motion to deny.
 - Commissioner Manley seconded the motion.
 - The motion failed (3-4) (Mitchell, Aiken, Kung-u, Stratton)

There was discussion from the Commission:

- Two separate sets of criteria.
- CCNR's not in the City's purview.
- This application meets Standards for Master Plan Amendment as well as Standards for Conditional Use.
- There is precedent to allow a church.
- ❖ Commissioner Stratton reintroduced a motion to approve subject to the conditions as read by Mr. Woodman with these edits in Condition #2 after the word use let's add by the City of Alpharetta and then we want to add two sentences to that condition. The first one is " This is based on a total of 62 parking spaces for this location. If parking spaces were removed an equivalent number of seating capacity should be reduced to meet parking ratios. Condition #10 would read " Outdoor outside speakers shall be prohibited for the purposes of this condition, A speaker shall mean a non-portable device which is capable of producing or reproducing sound, such as music or a person's voice from an amplified or combined sound source and is projected out to an audience.
 - Commissioner Aiken seconded the motion.
 - The motion carried (4-3) (Manley, Richard, Godfrey)

Final Conditions:

Approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.

2. 'Church, Synagogue' shall be an approved use by the City of Alpharetta at 145 Nobel Court with a maximum seating capacity of no more than 124 seats in the primary sanctuary of the church. Seating capacity is based on a total of 62 parking spaces on the property. If parking spaces are removed, an equivalent amount of seating capacity shall be reduced in compliance with the City's parking requirements.
3. There shall be no 'Church, Synagogue' permitted on the subject property, except for a 'Church, Synagogue' operated by Spirit of God Christian Church, Inc. In the event that a 'Church, Synagogue' is not operated by the Spirit of God Christian Church, Inc., then the City may initiate appropriate application to terminate the Conditional Use Permit for said operation and any zoning condition amendments consistent with such action, and the City shall comply with all necessary procedural requirements of the City's Unified Development Code and the state Zoning Procedures Law.
4. There shall be no day care center or academic school operated on the property.
5. In an effort to avoid traffic and parking conflicts between the church's operations, office/industrial tenant operations on the subject property, and business operations on surrounding and nearby properties, the church's primary worship service(s) in the sanctuary shall be limited to Saturday and Sunday. Additional weekday church activities, except for the operations of church administrative offices and minor worship and church activities, shall be scheduled at 5 PM or after if needed to avoid conflict with parking and traffic constraints to the maximum extent practicable. Nothing contained herein shall preclude special events, such as Easter, Christmas, or other seasonal activities or worship services.
6. If the existing loading dock will be utilized, the 2 parking spaces in the loading dock area and the 3 parking spaces directly south of the loading area shall be marked with signage stating, "No Parking on the Weekday", as approved by Staff.
7. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
8. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
9. Dumpster shall be located in a masonry enclosure with opaque metal gate, with final approval by Staff.
10. Outside speakers shall be prohibited. For purposes of this condition, a speaker shall mean a non-portable device which is capable of producing or reproducing sound, such as music or a person's voice, from an amplified or combined sound source and is projected out to an audience.

c. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

Michael Woodman, Planning & Development Services Manager, presented consideration of a rezoning and variance to allow for the construction of 8 'For-Sale' single-family dwelling units, including 4 detached homes and 4 semi-detached homes on 1.119 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Aerial Map
- Table with Variance Requests
- Site Plan
- Renderings
- Traffic
- Schools
- **Standards for Zoning Changes**
 - The zoning proposal is compatible with the development of the adjacent property to the west, Victoria Square. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.
 - The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The proposed residential use is compatible with Victoria Square and access to the property has been moved from Cotton Alley to Roswell Street in an effort to limit impacts on Victoria Square.
 - The property is currently zoned C-2, which does not allow residential use. In addition, the existing zoning is inconsistent with the vision for Downtown to become a mixed-use, walkable environment. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.
 - The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning and proposed uses would reduce demand on transportation facilities and increase demand on parks. Fulton County Schools anticipates 0 – 7 school age children generated from the proposed subdivision.
 - The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested zoning district is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'
 - The property is currently zoned C-2, which does not allow residential use. In addition, the existing zoning is inconsistent with the vision for Downtown to become a mixed-use, walkable environment. The requested zoning district is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.
- **Variance Review Criteria**
 - The property has extraordinary and exceptional conditions related to its size, shape and topography. The triangular shape, small size, and topography of the property limit site layout.
 - Application of the ordinance would create an unnecessary hardship. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street,

as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.

- The property has peculiar conditions which affect its reasonable use. The property has road frontage on three (3) sides. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street, as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.

Staff's recommendation was to Approve Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street, subject to the following conditions:

1. The site, consisting of approximately 1.119 acres, shall be rezoned to DT-C and developed substantially similar to site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Uses shall be limited to 'Dwelling, 'For-Sale', Detached and Attached.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by A Classical Studio, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Each detached home shall have a unique elevation, and all homes shall have 4-sided architecture, materials and details, as approved by DRB.
3. Density shall not exceed 7.15 dwelling units/acre.
4. Homes along Roswell Street and Cotton Alley shall be oriented to those streets with vehicular access limited to the new alley. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with brick or stone columns, as approved by DRB.
5. Minimum building setbacks shall be: Front – 10' (Roswell St and Cotton Alley), Side – 0', and Rear – 3'.
6. Developer shall improve Roswell Street streetscape with a minimum 4' planter (planted with street trees), minimum 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around trees shall be planted with evergreen ornamental grasses, groundcover and/or shrubs. Street trees and landscape strip trees shall alternate both sides of the sidewalk, as approved by DRB.
7. Developer shall improve Marietta Street streetscape with decorative pedestrian lighting, as approved by Staff.
8. Developer shall improve Cotton Alley streetscape with a minimum 2' planter (planted with a row of shrubs) decorative pedestrian lighting, with final approval by Staff.
9. Brick wall along Cotton Alley shall be retained, except that the developer may reconstruct portions of the wall where necessary to allow for the proposed development, as approved by Staff.
10. Non-access easement shall be recorded on the final plat where the alley terminates near the property line along Cotton Alley, as approved by Staff.
11. Developer shall dedicate right-of-way 15' east of the centerline of Cotton Alley for roadway and public access.

12. Developer shall restripe the crosswalk markings at the Orchid Lane at Marietta Street and the Cotton Alley at Marietta Street intersections.
13. Developer shall install Alpha Loop special emphasis crosswalk green tips at the existing crosswalk at Roswell Street at Marietta Street, as approved by Staff. Improvement shall be eligible for impact fee credits.
14. Private alley shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26 and shall include pedestrian lighting, with final approval by Staff. A decorative barrier, such as timber guard rail, brick or stone wall, etc. shall be required at the terminus of the alley, as approved by DRB. If a wall is used as a barrier, it shall be covered with creeping or climbing landscaping, as approved by DRB. Maintenance of the private alley shall be addressed in the HOA covenants.
15. Project entrance shall include a decorative paver entrance (minimum 20' deep with concrete banding on each end), as approved by Staff.
16. Landscape strips along Roswell Street and Cotton Alley shall be planted with an even mix of overstory shade trees and understory trees, as approved by DRB. Overstory trees shall be offset a minimum 15' from the face of homes and a minimum 15' from overhead utilities.
17. Existing power lines along Roswell Street frontage shall be relocated or placed underground, as noted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26.
18. Minimum 5' buffer, except where brick wall and sidewalk encroach, shall be provided along the north property line and shall be planted with a row of evergreen and deciduous trees, as approved by DRB.
19. Project entrance shall include decorative landscaping, low walls or hedge with brick or stone columns, as approved by DRB. HOA shall be responsible for regular maintenance of entrance improvements.
20. Open space shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Open space shall be developed with decorative landscape and hardscape. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
21. Developer shall save trees as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Any streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.
22. Encroachment into the critical root zone (CRZ) of off-site saved trees shall be limited to no more than 20%, subject to final approval by Staff. Off-site tree removal resulting from CRZ encroachments exceeding 20% shall require written approval from the property owner.
23. Fences and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping landscape material, as approved by DRB.
24. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
25. Garbage pickup shall be accommodated from within the development.
26. Construction parking and staging shall be prohibited on Cotton Alley. A construction staging plan shall be provided with the LDP, subject to final approval by Staff.
27. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion from the Commission:

- Ballards will stay.
- Tree Save Area.

- Mail Kiosks.

The Applicant gave a presentation:

- Aerial Map.
- 3 Frontages.
- Photo of Alpha Loop.
- 4 way stop intersection.
- View from Marietta St.
- Trees to be saved.
- Approved Site Plan under C-2 Zoning.
- Proposed Site Plan.
- Walk up Mail Kiosk.
- Access to Packet Park.
- Tudor Eclectic Elevations.
- Landscape Concept.
- Stormwater.
- Proposed Changes to Conditions.

There was discussion from the Commission:

- Walkways on Cotton Alley.

Public Comment:

1. Wren Fowler, Victoria Square HOA, 12004 Orchid Lane, Alpharetta, GA 30009.

Concerns:

1. Use of Cotton Alley.

There was discussion from the Commission:

- Construction Traffic.
- Condition # 26.
- Applicant Proposed Changes to Condition #'s 6, 7 and 17.
- Staff would recommend that Staff Conditions remain. Applicant may present a Landscape Plan prior to City Council.

❖ Commissioner Richard offered a motion to approve subject to the 25 conditions as read by Micheal Woodman with one change to Condition #26, that is adding in the second sentence " A construction staging plan and a construction traffic plan shall be provided with the LDP subject to final approval by Staff.

- Commissioner Manley seconded the motion.
- The motion carried (7-0)

Chair Kung'u called a five minute recess at 9:27 p.m.

Chair Kung'u reconvened the meeting at 9:32 p.m.

d. **MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**

Michael Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

- Brookside Small Area Plan.
- Brookside Master Plan.
- Site Plan.
- Zoning Plan.
- Comparison Table of TPG Brookside West to the Brookside Master Plan Pod A Entitlement.
- Renderings.
- Traffic.
- Schools.
- **Standards for Comprehensive Land Use Plan Amendments:**
 - The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to where people work. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.
 - The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.
 - The proposed future land use change to allow a residential development would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development and the development is located within walking distance of Brookside Park and the Big Creek Greenway.
 - The proposal would not negatively impact public health, safety, and welfare. The intent of

the proposal is to re-position the Brookside office park by adding residential to create activity nodes.

- The current market demand provides an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work.

- **Standards for Zoning and Master Plan Changes:**

- While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing people closer to goods and services, and where they work.
- The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed with commercial and office uses, as well as Georgia State University. The intent of the proposal is to re-position the Brookside office park by adding a residential use that will bring people closer to goods and services, and where they work.

There was discussion from the Commission:

- Gating not allowed in MU.
- Location of proposed gating.
- Condition #14.
- Workforce Housing.
- Detached Housing.
- HVAC Units.
- Fence type and location.
- Variance for width of Townhomes.

The Applicant gave a presentation:

- Large vacancy in office product.
- Brookside Small Area Plan.
- Zoning Plan.
- Road Diet Project.
- Decorative Fencing.
- Front Facing Units.
- Amenities.
- Community Gathering Places.
- Side Entry Elevation.
- Streetscape.
- Reason for different size units.

There was discussion from the Commission:

- Expansion of Georgia State University.
- Gate.

- HVAC Units.

There was no public comment.

- ❖ Commissioner Aiken offered a motion to Approve subject to Staff's Conditions with the exception # 3, which would be with developer as requested.

There was discussion during the motion:

1. Staff will work with Developer on Condition #3. It's fine, the way Developer has it. Removal of porches was not the intent of the Condition.
2. There was clarification that Condition # 12 Gate will be allowed for now. Let Council make the decision.

- Commissioner Stratton seconded the motion.
- Motion carried (5-2) (Manley, Richard)

Final Conditions:

Approve MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned R-10M and the site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 2/10/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
3. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
4. No more than 46 townhome units shall have a minimum unit width of 18'.
5. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
6. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
7. Building setback shall be a minimum 20' along Brookside Parkway.
8. Minimum 10' landscape strips shall be provided along all internal streets (not including alleys). Unit stoops and lead walks shall be allowed to encroach in the landscape strip but

- cannot displace any of the required landscaping. Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.
9. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
 10. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
 11. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 2/10/26, or as approved by Staff.
 12. The proposed development may be gated as depicted on the site plan prepared by Kimley-Horn, dated 2/10/26, as approved by Staff.
 13. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.
 14. Developer shall improve line of sight distances to the maximum extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.
 15. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 2/10/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.
 16. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.
 17. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.
 18. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.
 19. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.
 20. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.
 21. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.
 22. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
 23. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.
 24. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
 25. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

e. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**

Michael Woodman, Planning & Development Services Manager, presented consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

- Aerial Map.
- Windward Parkway and Highway 9 Strategic Master Plan
- LCI exhibits.
- Site Plan.
- Parking Table.
- Traffic Table.
- Schools.
- Renderings.
- Floor Plans.
- **Standards for Comprehensive Land Use Plan Amendments:**
 - The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision.
 - The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments. Land Use Strategy 10.1 and 10.2 call for "mixed use patterns that will create activity nodes near existing suburban office developments" and "retrofitting suburban office with desirable amenities." Housing Goal H and Strategy 5.3 emphasize diversifying housing options and expanding "Missing Middle" choices to balance Alpharetta's jobs-to-housing ratio. ED Policy 2 encourages investment in office districts with amenities that attract highly skilled employees.
 - The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning

and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area.

- **Standards for Zoning Changes:**
 - The proposed mixed-use development is suitable in view of the adjacent and nearby properties, which are developed as a suburban office park and commercial corridor. The Windward Parkway and Highway 9 Strategic Master Plan envisions the area as a town center development connecting the existing commercial node at the Windward Plaza shopping center with surrounding office and adding residential uses. The town center development is situated adjacent to a future park located across Morris Road in the City of Milton.
 - The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed as a suburban office park and commercial corridor. The proposal is consistent with the vision of the Windward Parkway and Highway 9 Strategic Master Plan which envisions the area as a walkable, connected town center development.
 - The applicant's proposal represents retrofitting an existing office development on underutilized land currently developed as a surface parking lot. The proposal would not adversely affect the natural environment. Tree saves are proposed along the perimeter of the property and around the existing lake on the west side of the property.
 - The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision and would bring residences closer to goods and services and where people work.
 - The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision and would bring residences closer to goods and services and where people work.
 - The proposal reflects a reasonable balance and would not negatively impact public health, safety, and welfare. The intent of the proposal is to create a town center activity node in an effort to re-position the Deerfield suburban office park and Windward commercial corridor for long-term success. The Windward Parkway and Highway 9 Strategic Plan calls for transforming Windward and Morris Road into a walkable mixed-use corridor, with "infill redevelopment opportunities that balance office, residential, and commercial."
 - The comprehensive land use plan designation of the subject property is 'Corporate Office', which requires an amendment to 'Mixed Use' to allow the applicant's proposal.
- **Variance Review Criteria:**

- The subject property has exceptional conditions due to its unusual shape. The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. The City's MU zoning district did not contemplate retrofitting and connecting existing development(s) to create mixed-use environments, which could occur on smaller properties. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center

- Application of the ordinance would create an unnecessary hardship. The proposal represents an infill opportunity along the Windward Parkway corridor where most large parcels of land are already developed. The proposal is consistent with the vision for the area to become a town center by introducing residential use and connecting the development with the adjacent retail center.

- The property has peculiar conditions related to its town center designation in the Windward Parkway and Highway 9 Strategic Master Plan. In addition, the proposed minimum lot size reduction has been approved at other mixed-use developments, including at Northwinds Summit. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

Staff's recommendation is to Approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, subject to the following conditions:

1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 11/5/25, except for changes required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation shall be 'Mixed Use'.
3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.
5. Development regulations shall be as follows:
 - a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.

- b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.
 - c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.
6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Retail
 - c. Restaurant (no drive-through)
 - d. 'For-Sale' Residential
 7. Retail uses shall be limited to the following:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop and Beauty Shop
 - d. Book Store
 - e. Brewery
 - f. Dry Cleaning Pick-up Station
 - g. Fitness Studio
 - h. Florist, Retail without Greenhouse
 - i. Grocery Store (not to exceed 5,000 SF)
 - j. Office Supply Store (not to exceed 3,000 SF)
 - k. Print Shop
 - l. Restaurant (no drive-through)
 - m. Retail Establishment
 8. Internal drive aisles shall be private.
 9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.
 10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.
 11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.
 12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 11/5/25. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.
 13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable, any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.
17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.
18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.
21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.
22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 11/5/25, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.
23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.
25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for

review and approval. This document shall address entrance treatment details for the Morris Road entrance.

26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.
27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian network.
 - c. Overall planned open space areas.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

There was discussion from the Commission:

- Condition #22 Trail Connection.
- Condition # 9 Sidewalk.
- Price Points.
- HOA Free.
- Entry and Exit through Commercial Center
- 2 lane road
- Width of road decreases
- Crosswalk in bend further north.
- A lot going on I a condensed location.

Applicant gave a presentation:

- Site Plan.
- Other Retail nearby.
- 12 ft rail. 26' wide road for Fire Department.
- Additional Parking spaces.
- Access Drove.
- Good circulation through project.
- 110 unit 3 story condo building.
- 64% office, 35% residential, the rest is retail. (Sundry shop, Restaurant).
- Reduce sea of parking.

- 1 & 2 bedrooms.

There was more discussion from the Commission:

- Amount of units.
- Price points.
- Workforce Housing.
- 10% Restriction on Investment property.
- HOA costs.
- 5 curb cuts.
- Difficulty taking a left on Morris Rd.
- Primary entrance is to the shopping center.
- It is a City Street.
- Future plans anticipating the need for safety.
- Milton developments effect on this area.
- Green space.
- Open space.

There was no public comment.

There was more discussion from the Commission:

- Development will create a more vibrant environment.
- Supports the Windward LCI.
- Concern about access through Windward Plaza.
- Need more options for ingress and egress for the development.
- Collaboration across two jurisdictions.
- Traffic.
- Conversion of surface parking to condos.
- Focus on connectivity to office, greenspace, parks.
- Concern over curb cut..

❖ Commissioner Richard offered a motion to approve subject to the 28 conditions as reviewed by Mr. Woodman.

- Commissioner Manley seconded the motion.

- Motion carried (7-0)

- f. **PH-26-04 Unified Development Code Text Amendments – Business and Recreational Vehicles**
This request was deferred by Staff and was not considered at the March 5, 2026 Planning Commission meeting.

Consideration of text amendments to Unified Development Code (UDC) Section 1.4 and Subsection

2.5.4 to add definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

- g. **MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond**
This request was deferred by the applicant and was not considered at the March 5, 2026 Planning Commission meeting.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 207 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent or 'For-Sale' Residential. A variance is requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the front setback from 35' to 25'. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.

7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting at 10:33 p.m.



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-26-03/V-26-04 7 BREW COFFEE/11378 STATE BRIDGE ROAD

PLANNING COMMISSION: APRIL 2, 2026

CITY COUNCIL: APRIL 27, 2026

II. STAFF RECOMMENDATION:

Approve CU-26-03/V-26-04 7 Brew Coffee/11378 State Bridge Road, subject to the following conditions:

1. 'Restaurant w/Drive-Thru Window' shall be added as a permitted use at 11378 State Bridge Road and limited to a building with no more than 510 square feet (not including accessory buildings) and a 2-lane drive-through.
2. Conditional use approval shall be limited to 7 Brew Coffee; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the property.
3. Hours of operation for the business shall be Sunday – Thursday 5:30 AM – 10:00 PM, and Friday – Saturday 5:30 AM – 11:00 PM.
4. Minimum building setback along State Bridge Road shall be 35'.
5. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building.
6. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.
7. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.
8. All landscape strips shall be exclusive of easements and utilities.
9. Developer shall improve the State Bridge Road streetscape to include a minimum 4' planter, minimum 8' sidewalk, and pedestrian lighting, as approved by Staff.
10. Sidewalk connection shall be provided between State Bridge Rd and the building, as approved by Staff.
11. Developer shall submit a supplemental vehicle queuing estimation memo at LDP that analyzes and validates the proposed drive-thru lanes are designed with enough storage length to accommodate peak hour site traffic, as coordinated with and approved by the City Transportation Engineer.
12. Developer shall provide 'Don't Block the Box' pavement markings and signage in the driveway across from the drive-through exit lane, with final approval by Staff.
13. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.
14. Outside speakers for the drive-through shall not be audible from off-site properties.

III. REPORT IN BRIEF:

The applicant, WJ Bev StandCo 24, LLC, is requesting a conditional use and variance to allow 7 Brew Coffee to operate a 'Restaurant w/Drive-Thru Window' on a 0.70-acre site including a 510 square foot building and two (2) drive-through lanes. A conditional use is requested to allow 'Restaurant w/Drive Thru Window' for 7 Brew Coffee and a variance is requested to Unified Development Code (UDC) Subsection 2.2.14(D) to reduce the front

building setback. The subject property is located at 11378 State Bridge Road near the northeast corner of Kimball Bridge Road and State Bridge Road.

DISCUSSION

The submitted request, if approved, would allow 7 Brew Coffee to operate a 'Restaurant w/Drive-Thru Window' on a 0.70-acre site including a 510 square foot building and two (2) drive-through lanes. A conditional use is requested to allow 'Restaurant w/Drive Thru Window' for 7 Brew Coffee and a variance is requested to Unified Development Code (UDC) Subsection 2.2.14(D) to reduce the front building setback. The subject property is located at 11378 State Bridge Road near the northeast corner of Kimball Bridge Road and State Bridge Road.

The property is zoned C-1 (Neighborhood Commercial) and is developed with a one (1) story, 3,508 square foot medical office building currently being used by Georgia Clinic. There is an existing billboard on the southwest corner of the property, which will remain. A 'Restaurant w/Drive-Thru Window' is a permitted use in the C-2 (General Commercial) and LI (light Industrial) zoning districts and a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-1, and PSC (Planned Shopping Center) zoning districts. Surrounding properties are zoned C-1 to the north, east, south and west. Shell Gas Station is located to the north, U-Store storage facility is located to the east, Kimball Plaza retail center is located to the south, and Chick-fil-A is located to the west. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's request.

7 Brew Coffee has more than 500 locations across 38 states. There are two (2) nearby locations in Johns Creek at 5813 State Bridge Road and in Milton at 12875 Highway 9 (opening soon). In addition, there are five (5) additional locations in the Atlanta metro area, including Buford, Lilburn, Snellville, and two (2) locations in Mableton. Piedmont Beverage Company currently operates three (3) locations in Greer and Greenville, South Carolina and is actively expanding in the Southeast. The business model is a coffee drive-through only concept with no interior dining space. Customers are also able to walk up to place an order; however, the applicant does not anticipate a significant walk-up business at this location. 7 Brew offers a wide variety of handcrafted beverages, including coffee drinks, teas, energy drinks, smoothies, lemonades, and shakes. Hours of operation are proposed to be Sunday through Thursday 5:30 AM – 10:00 PM and Friday and Saturday 5:30 AM – 11:00 PM. The applicant anticipates approximately eight (8) employees working in a shift.

SITE PLAN

The site plan depicts a one (1) story, 510 square foot building and attached cooler building pulled up to State Bridge Road with a two (2) lane drive-through and parking lot located behind the building. The building is depicted with a 35' setback and twenty-foot (20') landscape strip along State Bridge Road. Access to the property is depicted from the existing shared right-in and right-out driveway on State Bridge Road located on the north end of the property. Interparcel access is provided to the properties to the east, which will also remain. Ten (10) employee parking spaces, a dumpster enclosure and stormwater management facility are depicted on the east side of the property. UDC parking regulations require six (6) parking spaces for the proposed use.

TRAFFIC

The applicant submitted a trip generation report for the proposed use. As shown in the table below, the proposed development is expected to generate 358 daily trips, 88 AM Peak Hour trips, and 30 PM Peak Hour trips.

Land Use	Code	Project Density (Lanes)	Period	Total	Inbound	Outbound
Coffee/Doughnut Shop with Drive-Through Window and No Indoor Seating	938	2 Lanes	Daily	358	179	179
			AM	88	44	44
			PM	30	15	15

Staff analyzed the applicant’s proposed drive-through and determined that sufficient stacking is provided on the property. The applicant’s proposed site layout and stacking plan provides a two (2) lane drive-through that accommodates a total twelve (12) car stacking length, six (6) cars in each drive-through lane.

Staff observed the circulation pattern during the AM Peak Hour at the Johns Creek 7 Brew location, which has a total fourteen (14) car stacking length in its two (2) lane drive-through. It was noted that at this location, the maximum vehicular queue observed during the AM peak hour totaled eight (8) cars, as shown in the photograph below. On average, vehicular queues observed at this location were sporadic across the AM Peak Hour but generally did not exceed five (5) cars. There were also long spans of time within the AM Peak Hour when zero (0) cars were present in either drive-through lane. Staff observed the drive-through services operated with approximately six (6) employees: two (2) cashiers located outside for each drive-through lane, three (3) baristas inside the building managing and making orders, and one (1) floater that helped outside with drive-through services if there were ever more than three (3) cars in a drive-through lane. Finally, Staff observed that only four (4) of the fourteen (14) on-site parking spaces were continuously utilized during the AM Peak Hour.

Johns Creek 7 Brew – AM Peak Hour Observations (Maximum Vehicular Queue)



CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The property has direct access from State Bridge Road, as well as secondary access to State Bridge Way and Kimball Bridge Road by way of interparcel access to the properties to the east. Staff analyzed the applicant's proposed drive-through and observed the drive-through operations at the 7 Brew location in Johns Creek and determined that sufficient stacking is provided on the property. The proposed use would not have significant impacts on vehicular and pedestrian access.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-mentioned site improvements are addressed on the applicant's site plan.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal would not have significant impacts on surrounding properties. The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposal would not have significant impacts on surrounding properties. The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

Response: Two (2) 'Restaurant w/Drive-Thru Window' businesses (Chick-fil-A and Wendy's) are located directly across the street from the applicant's property. There are no conflicting uses in the area.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has exceptional conditions related to its unusual shape. The reduced front setback would allow the building to be situated between the street and the drive-through lanes and parking, screening the vehicular areas from the street. The Kimball Plaza retail center located to the south was approved with the same front setback in order to screen vehicular areas from State Bridge Road.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The application of the ordinance would result in the drive-through lanes and parking to be visible from State Bridge Road. The Kimball Plaza retail center located to the south was approved with the same front setback in order to screen vehicular areas from State Bridge Road.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The subject property has peculiar conditions related to its unusual shape. The reduced front setback would allow the building to be situated between the street and the drive-through lanes and parking, screening the vehicular areas from the street. The Kimball Plaza retail center located to the south was approved with the same front setback in order to screen vehicular areas from State Bridge Road.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use and variance. The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs. The property has direct access from State Bridge Road, as well as secondary access to State Bridge Way and Kimball Bridge Road by way of interparcel access to the properties to the east. In addition, Staff analyzed the applicant's proposed drive-through and observed the drive-through operations at the 7 Brew location in Johns Creek and determined that sufficient vehicular

stacking is provided on the property. The proposed use would not have significant impacts on vehicular and pedestrian access.

The property has exceptional and peculiar conditions related to its shape and access. The reduced front setback would allow the building to be situated between the street and the drive-through lanes and parking, screening the vehicular areas from the street. The Kimball Plaza retail center, located to the south, was approved with the same front setback in order to screen vehicular areas from State Bridge Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that comments were received at the CZIM regarding traffic impacts, number of employees, walk-up traffic, and neutral building colors are preferred.

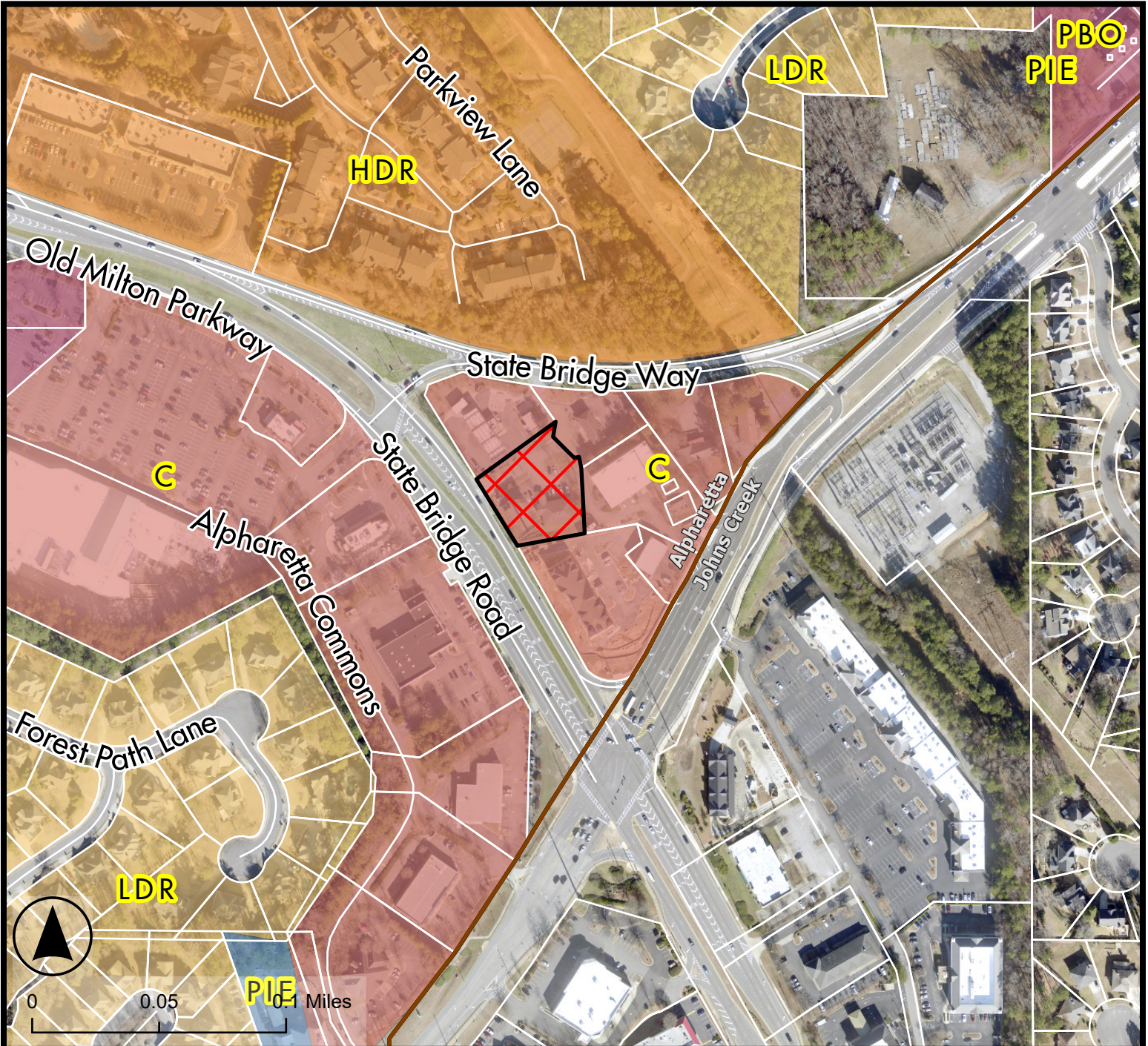
Staff met with the adjacent property owner to the south (Kimball Plaza) to discuss their concerns over traffic impacts and parking.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 11, 2026. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Map Series
- Updated Site Plan
- Exhibit A - Updated Renderings
- CZIM
- Citizen Part B
- Public Comment
- Application



Legend

-  CU-26-03, V-26-04
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040**
-  Commercial
-  High Density Residential
-  Low Density Residential
-  Professional Business Office
-  Public, Institutional, Education

Future Land Use Map

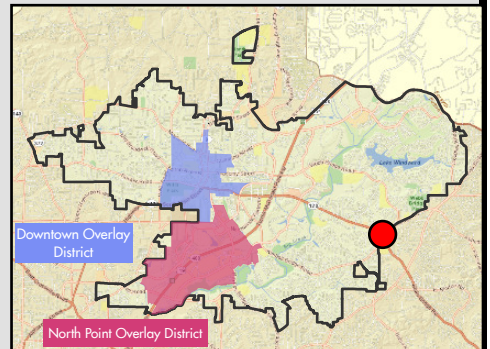
WJ Bev Stand24, LLC

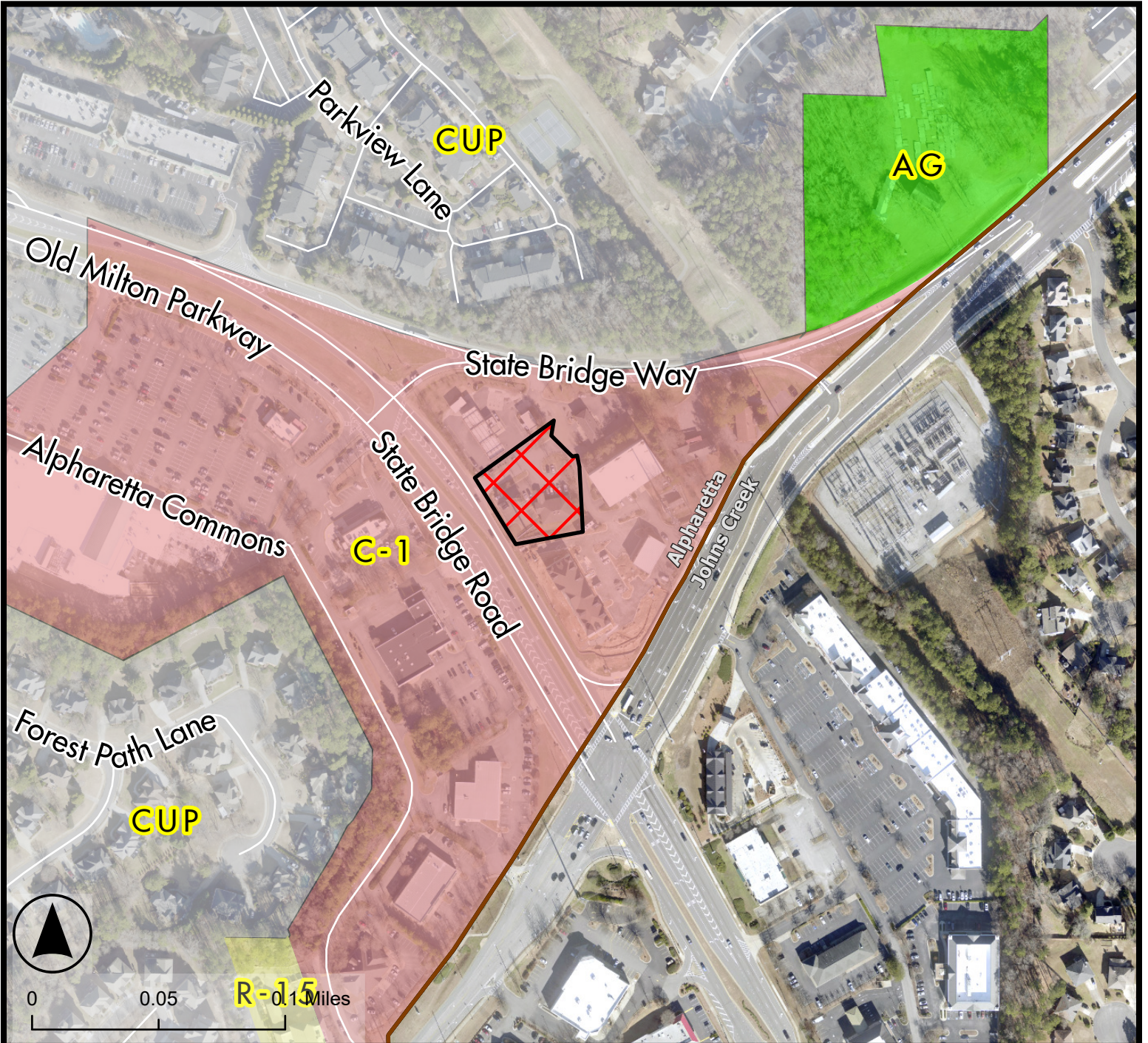
CU-26-03, V-26-04

D/LL: 1/1/129

PC: 4/2/2026

CC: 4/27/2026





Legend

- CU-26-03, V-26-04
- Alpharetta City Limits

Zoning District

- AG Agriculture
- C-1 Neighborhood Commercial
- CUP Community Unit Plan
- R-15 Single Family Detached Residential

Zoning Map

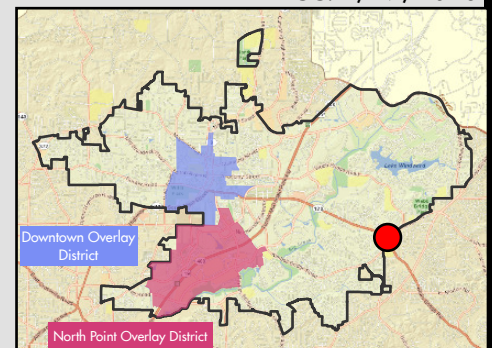
WJ Bev Stand24, LLC

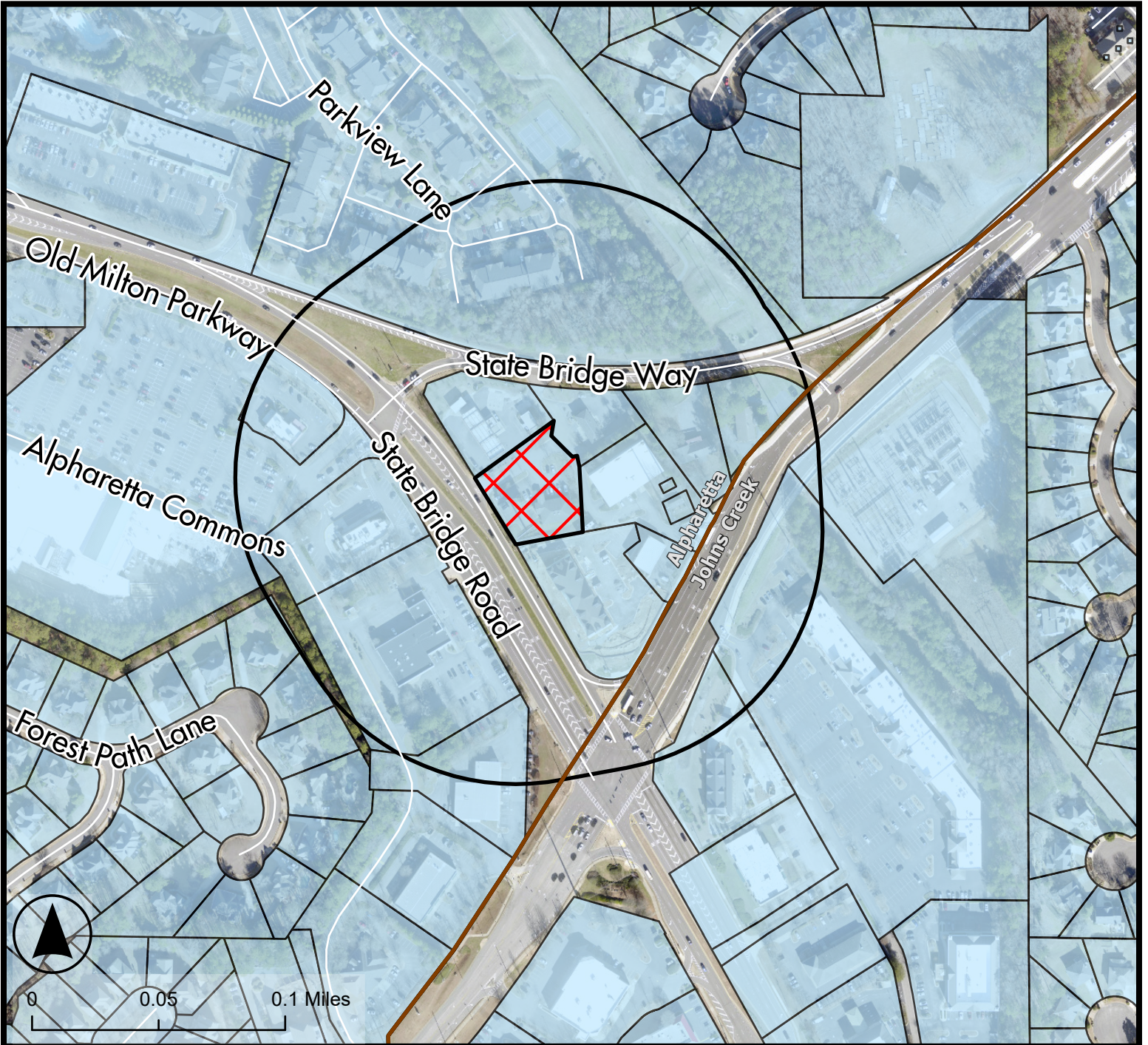
CU-26-03, V-26-04

D/LL: 1/1/129





PC: 4/2/2026

CC: 4/27/2026





Legend

-  CU-26-03, V-26-04
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

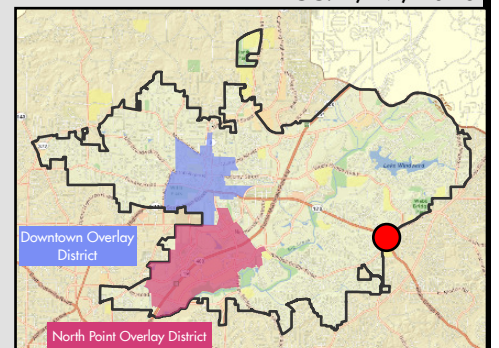
WJ Bev Stand24, LLC

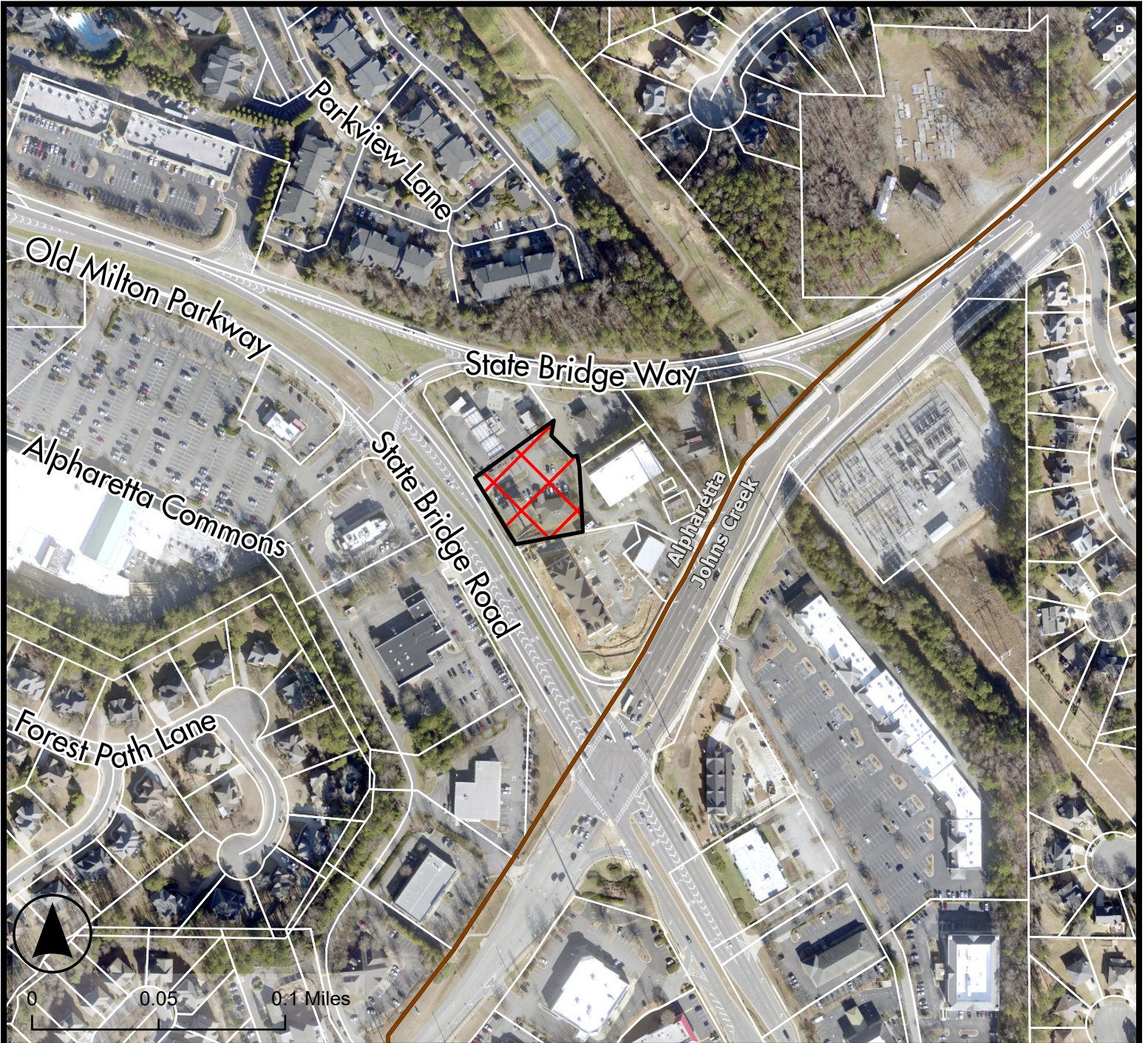
CU-26-03, V-26-04

D/LL: 1/1/129




PC: 4/2/2026

CC: 4/27/2026





Legend

-  CU-26-03, V-26-04
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

WJ Bev Stand24, LLC

CU-26-03, V-26-04

D/LL: 1/1/129

PC: 4/2/2026

CC: 4/27/2026

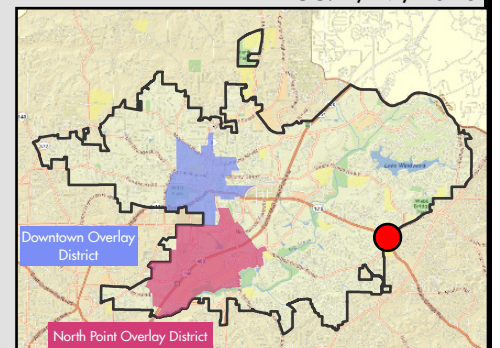


Exhibit A - Updated Renderings









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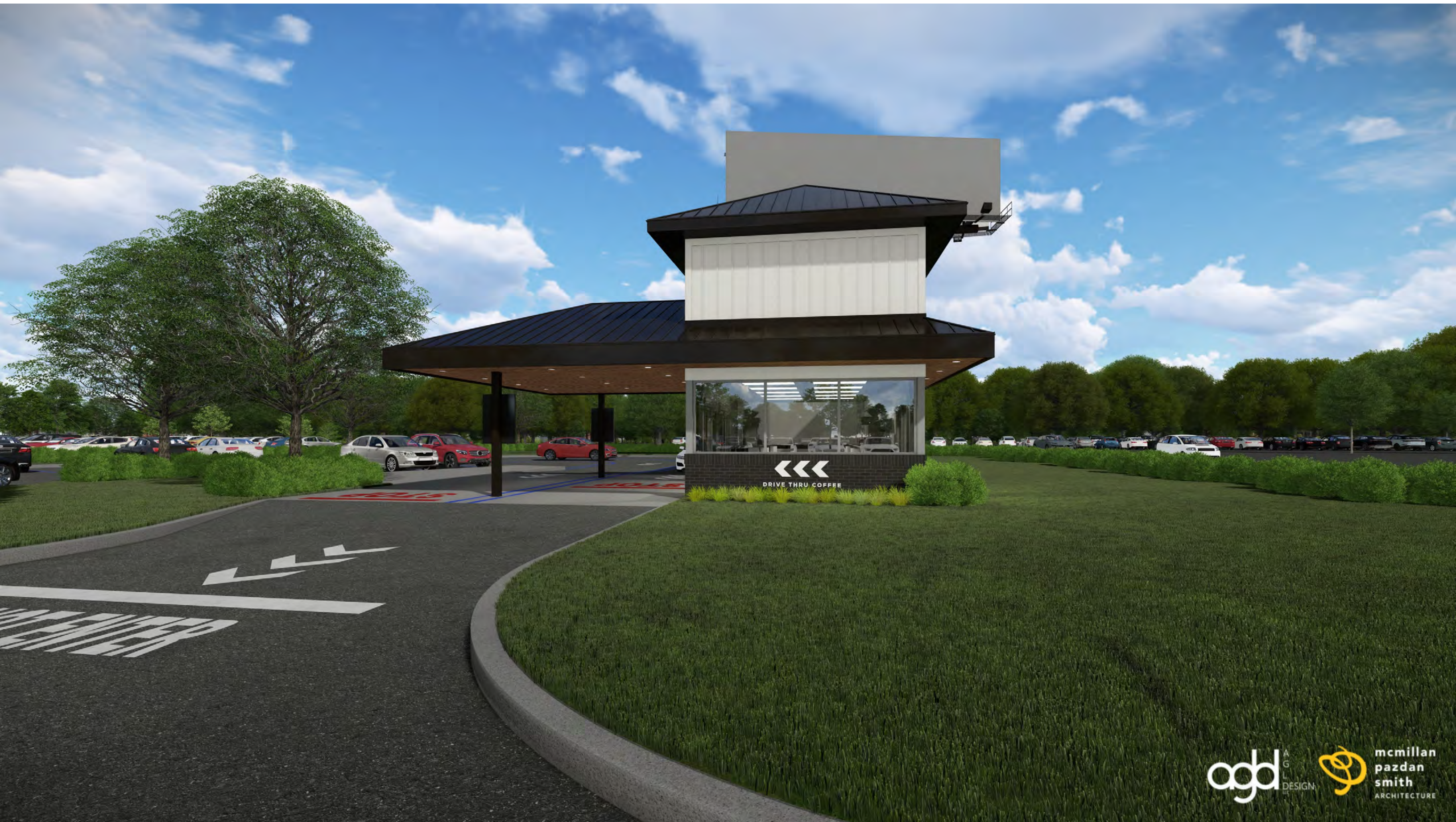
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SEVEN 7 & BREW
DRIVE THRU COFFEE >>>



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ARCHITECTURE





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ARCHITECTURE



Community Zoning Information Meeting (CZIM)

March 11, 2026

Please sign-in and leave your comments and/or concerns.

CU-26-03/V-26-04 / 7Brew Coffee/11378 State Bridge Road

NAME	ADDRESS	COMMENTS
Richard Wernick	3366 Carverton Ln Alpharetta, GA	rwwernick@gmail.com 770 527 3286

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: WJ Bev StandCo 24, LLC / 11378 State Bridge Road

Contact Name: Underwood Scoggins, LLC - J. Ethan Underwood Telephone: 470-995-1776

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Letters, mailed February 24, 2026, notified nearby property owners of a Community Zoning Information Meeting (CZIM) held on March 11, 2026 at 6:00 PM and the Public Hearing to be held on April 2, 2026, at the Alpharetta City Hall. Copies of this letter and mailing certification are attached as Exhibits "A" and "B." A copy of the Community Zoning Information Meeting sign in and comment sheet is attached as Exhibit "C." Additionally, a summary of issues raised and discussed during the Citizen Participation Process and supporting documents are attached as Exhibit "D."

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

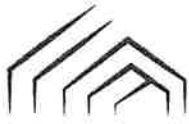
- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input checked="" type="checkbox"/> Other <i>(Please Specify)</i> <u>Community Zoning Information Meeting</u> |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:  Date: 3/13/2026

Print Form



J. Ethan Underwood
eunderwood@underwoodscoggins.com

February 24, 2026

Re: CU-26-03 / V-26-04 – 7Brew Coffee / 11378 State Bridge Road

Dear Property Owner:

In an effort to foster community accord, WJ Bev StandCo 24, LLC, (the "Applicant") would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 0.697 acres located at 11378 State Bridge Road, Alpharetta, GA 30022. The Applicant proposes to develop a Restaurant with Drive-thru Window.

The Applicant is requesting the following:

- a) **CU-26-03 – Restaurant with Drive-thru Window**
Conditional Use on the Subject Property to allow a Restaurant with Drive-thru Window.
- b) **V-26-04 – Variance:**
 1. Reduce minimum front yard setback from right-of-way of other streets from 65 ft. to 35 ft. [Alpharetta Code § 2.2.14(D)].

A copy of the proposed site plan for these applications is enclosed.

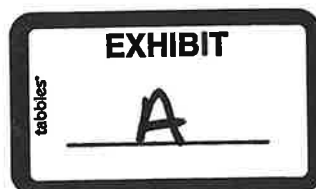
The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, March 11, 2026 at 6:00PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009.

The requests will be considered by the **Planning Commission on Thursday, April 2, 2026, at 6:30PM and the City Council on Monday, April 27, 2026, at 6:30PM**. The meetings will be held in the Council Chambers at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (470) 955-1776 or eunderwood@underwoodscoggins.com. When contacting our office, please reference North Main Street so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant





WJ Bev StandCo 24, LLC CU-26-03 / V-26-04

16219.0000

18 letters

Certificate of Mailing — Firm

Name and Address of Sender Underwood Scoggins, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040	TOTAL NO. of Pieces Listed by Sender <p style="text-align: center;">6</p>	TOTAL NO. of Pieces Received at Post Office™ <p style="text-align: center;">6</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: right;"> U.S. POSTAGE PAID CUMMING, GA 30040 FEB 24, 26 AMOUNT \$4.20 S2322S502173-23 </div> </div> <div style="text-align: center; margin-top: 20px;"> </div>			
	Postmaster, per (name of receiving employee) <p style="text-align: center; font-size: 1.2em;">LORI ANN LEE CHONG</p>					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
	RAMALEKSHMANAN RAMESH KUMAR & VIJA YAKUMARI BINITHA 822 FOREST PATH LANE ALPHARETTA GA 30022	.74		CUMMING, GA		
	JOHN & CATHERINE JACKSON FAMILY TR UST THE 824 FOREST PATH LN ALPHARETTA GA 30022					
	DRP COMPANY 4308 CAYUGA ST TAMPA FL 33614					
4.	HMB FOOD INC 4239 BLUEHOUSE LN ALPHARETTA GA 30022					
5.	H&N KIMBALL LLC 4400 KIMBALL BRIDGE RD ALPHARETTA GA 30005					
6.	PETROV HOLDINGS LLC 4435 STATE BRIDGE WAY ALPHARETTA GA 30005					

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EXHIBIT

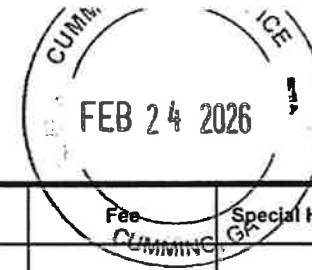


Certificate of Mailing — Firm

Name and Address of Sender Underwood Scoggins, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040	TOTAL NO. of Pieces Listed by Sender <p style="text-align: center;">6</p>	TOTAL NO. of Pieces Received at Post Office™ <p style="text-align: center;">6</p>
	Postmaster, per (name of receiving employee) <p style="text-align: center;">LORIANIN LEECHONG</p>	



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
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2.	HHK PROPERTIES LLC 5450 MCGINNIS FERRY VILLAGE PL UNI T 103 ALPHARETTA GA 30005				
3.	BROTHERS PROPERTIES JOHNS CREEK LLC 8920 EVES RD NE BOX 767172 ROSWELL GA 30076				
4.	ARG TW10SLB001 LLC 38 WASHINGTON SQ NEWPORT RI 02840				
5.	H&M ALPHARETTA LLC 35 JOHNSON FERRY RD MARIETTA GA 30068				
6.	CHICK FILA INC 5200 BUFFINGTON RD ATLANTA GA 30349				

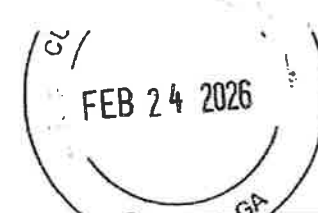


Certificate of Mailing — Firm

Name and Address of Sender Underwood Scoggins, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040	TOTAL NO. of Pieces Listed by Sender <p style="text-align: center;">6</p>	TOTAL NO. of Pieces Received at Post Office™ <p style="text-align: center;">6</p>
	Postmaster, per (name of receiving employee) <p style="text-align: center;">KORIAN LEE CHONG</p>	



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\$4.20
 S2322S502173-23




USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	D & T REALTY ASSOCIATES LLLP 4030 JOHNS CREEK PKWY SUWANEE GA 30024	.74			
2.	TMT PARK BRIDGE INC 3550 LENOX RD NE STE 2000 ATLANTA GA 30326				
3.	MEMPHIS INTERIORS L L C 4465 STATE BRIDGE WAY ALPHARETTA GA 30005				
4.	STATE AND STATE LLC 3366 CAVERTON LN ALPHARETTA GA 30022				
5.	PARIKH & PARIKH LLC 9210 PRESTWICK CLUB DR DULUTH GA 30097				
6.	GEORGIA TRANSMISSION CORP 2100 EAST EXCHANGE PL TUCKER GA 30085				

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

March 11, 2026

CU-26-03/V-26-04 / 7Brew Coffee/11378 State Bridge Road

NAME	ADDRESS	COMMENTS
Richard Wernick	3366 Carverton Ln Alpharetta, GA	

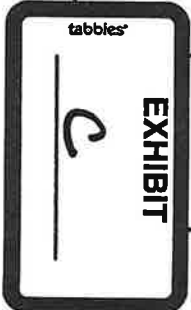


Exhibit "D"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Summary of Issues raised at the Community Zoning Information Meeting (CZIM) at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009, on March 11, 2026.

Summary of Issues/Questions & Responses:

Issue #1: An Attendee expressed concern about heavy traffic on State Bridge Road during peak hours that sometimes hinders access to the retail developments on the block.

Response: The Applicant has completed a traffic impact study for this location. The drive-thru lanes have been located to the rear of the Subject Property in anticipation of traffic entering the business to provide adequate stacking capacity for vehicles entering and exiting the Subject Property.

Issue #2: An Attendee inquired about the number of cars anticipated to visit the site.

Response: At similar properties operated by the Applicant, the 7 Brew Coffee drive-thru receives approximately 700 – 1,000 trips per day, averaging 60-70 trips per hour, with most occurring during the AM peak drive times.

Issue #3: An Attendee inquired about the number of employees that will work on the Subject Property at any given time.

Response: At similar properties operated by the Applicant, the 7 Brew Coffee drive-thru employs approximately 12 – 14 employees.

Issue #4: An Attendee inquired about potential walk-up traffic.

Response: Due to the location and traffic patterns of the Subject Property and adjacent road, the Applicant does not anticipate significant walk-up business.

Issue #5: An Attendee indicated he would prefer neutral colors for the proposed building.

Response: The Applicant is taking this into consideration.

B. Correspondence from Interested Parties

The Applicant received responses as a result of the Public Hearing letter mailed on February 24, 2026.

Issue #1: An interested party requested copies of building renderings.

Response: City of Alpharetta Staff provided copies of updated building renderings and a link to view all information pertaining to the Applicant's request.

COPIES OF EMAILS PROVIDED BY THE CITY OF ALPHARETTA ARE ATTACHED ON THE FOLLOWING PAGES.

From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road Speaking In Support of Application
Date: Thursday, March 5, 2026 2:54:09 PM

Public comment for the file.

From: Channing Allen [REDACTED]
Sent: Thursday, March 5, 2026 2:48 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road Speaking In Support of Application

Good afternoon,

My name is Channing Allen, a longtime resident of Alpharetta who wants to speak in support of the 7Brew Coffee conditional use and variance. I am not speaking on 7Brew's behalf and do not have an affiliation with them besides being their customer. The area where 7Brew wants to build could easily support them. The potential sales tax revenue a 7Brew would bring to the City of Alpharetta would benefit the City greatly. To my knowledge, Johns Creek has an open location and another one in Milton is close to being completed. If this application is denied, Alpharetta would be without a 7Brew and both cities adjacent to Alpharetta would be with one. This part of Old Milton Parkway could easily support a 7Brew in the proposed location. The 7Brew is not unlike other businesses in this part of Alpharetta and would complement the surrounding area. I unfortunately will not be able to attend both the scheduled Planning Commission meeting and City Council meeting as I am a full-time student at The University of Alabama and will be out of the area during both meetings, but wanted to voice my support. If I have sent this email to the wrong individuals, could you please forward this email to the right people?

Thank you for your time and consideration.

Best,
Channing Allen
2040 Beacon Hill Way
Alpharetta, GA 30005
[REDACTED]

From: Taylor, Elicia
To: [REDACTED]
Cc: Woodman, Michael
Subject: CU-26-03/V-26-04 7BREW COFFEE/11378 STATE BRIDGE ROAD
Date: Wednesday, March 11, 2026 12:42:00 PM
Attachments: [image001.png](#)
[Complete App WJ Bev StandCo24, LLC 2-6-26.pdf](#)
[7 Brew Alpharetta Updated Concept 2026-03-11.pdf](#)
[7 Brew Alpharetta - Concept Landscape Plan 2026-03-11.pdf](#)
[SEVEN BREW -RENDERINGS 2026-03-11.pdf](#)

Larry,

Thank you for your interest in this case.

You can find information pertaining to this case at: <https://www.alpharetta.ga.us/158/Public-Hearings>.

The CZIM is tonight at 6:00 p.m. We received new proposed renderings today. Please see attached documents.

Thank you,

Elle

Elicia Taylor
Planning & Zoning Coordinator
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6074
E: etaylor@alpharetta.ga.us



From: [Woodman, Michael](#)
To: [Taylor, Elicia](#)
Subject: FW: CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road Speaking In Support of Application
Date: Thursday, March 5, 2026 2:54:09 PM

Public comment for the file.

From: Channing Allen [REDACTED]
Sent: Thursday, March 5, 2026 2:48 PM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road Speaking In Support of Application

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Thank you for your time and consideration.

Best,
Channing Allen
2040 Beacon Hill Way
Alpharetta, GA 30005
[REDACTED]

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: CU-26-03 V-26-04

PH #: PHA260001

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Underwood Scoggins, LLC - J. Ethan Underwood

Telephone: 470-995-1776

Address: 202 Tribble Gap Road

Suite: 200

City Cumming

State: GA

Zip: 30040

Fax: 470-998-2684

Mobile Tel: N/A

Email: eunderwood@underwoodscoggins.com / nmorris@underwoodscoggins.com

Subject Property Information:

Address: 11378 State Bridge Road, Alpharetta, GA 30022

Current Zoning: C-1

District: 1st

Section: 1st

Land Lot: 129

Parcel ID: 11 036001290528

Proposed Zoning: C-1

Current Use: Medical Clinic

This Application For *(Check All That Apply):*

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Restaurant with Drive-thru Window.

Applicant's Request (Please itemize the proposal):

a) Conditional Use to allow a Restaurant with Drive-thru Window.

b) Variance:

- 1) Reduce minimum front yard setback from right-of-way of other streets from 65 ft. to 35 ft. (Alpharetta Code § 2.2.14(D)).

Applicant's Intent *(Please describe what the proposal would facilitate).*

The Applicant requests a Conditional Use Permit for the Proposed Use to operate a 7 Brew Drive-thru Coffee establishment. The proposed structure is 510 square feet single-story coffee drive-thru standalone structure and a single-story remote cooler standalone structure. The proposed drive-thru circulation is internal to the site, provides adequate vehicle stacking, and minimizes interaction with public rights-of-way, consistent with the City's drive-through design objectives.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Parikh & Parikh, LLC

Telephone: 678.523.1562

Address: 9210 Prestwick Club Drive

Suite: _____

City: Duluth

State: GA

Zip: 30097

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: WJ Bev StandCo 24, LLC

Telephone: 470-995-1776

Address: 202 Tribble Gap Road

Suite: 202

City: Cumming

State: GA


Zip: 30040

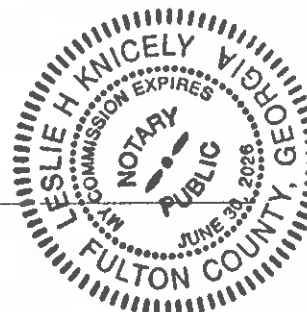
So Sworn and Attested:

Owner Signature: 

Date: 1.27.22

Notary:

Notary Signature: 



Date: 1-27-26

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: WJ Bev StandCo 24, LLC

Subject Public Hearing Case: 11378 State Bridge Road

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 1/30/26

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

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Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: **David Moore**

Digitally signed by David Moore
DN: C=US, E=dmoore@piedmontbevco.com,
O=PBC, CN=David Moore
Date: 2026.01.20 09:31:46-05'00'

Date: 1/20/26

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal to facilitate a stand alone coffee shop with a drive-thru window around the rear of the building on 0.697 acres is compatible with the surrounding properties. The Proposed Use is compatible with surrounding properties, all of which are zoned C-1, Neighborhood Commercial District, and are developed or anticipated for commercial use. Many of the properties to the east of the Subject Property are restaurants with a drive-thru window.

How will this proposal affect the use and value of the surrounding properties?

This proposal will positively affect the use and value of the surrounding commercial uses. The use of the surrounding properties will be enhanced by the Subject Property's premium site design and the convenience of the Proposed Use.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

This proposal is not requesting a change in zoning.

What would be the increase to population and traffic if the proposal were approved?

There is no projected increase to the population based on the proposal. Access and traffic are not anticipated to be a problem as traffic generated from the development will be in keeping with projected growth.

What would be the impact to schools and utilities if the proposal were approved?

There is no projected impact to schools or the student population. Water and sewer is provided by Fulton County and is available to the site. Other utilities are also available to the site and any impact on public utilities will be in keeping with the growth projected by utility providers.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Commercial land use category, where the proposed restaurant is an approved use (See Comprehensive Plan page 58).

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Development conditions along State Bridge Road (GA Highway 120) and the City's current design expectations for drive-thru facilities affect the Subject Property and support the proposed request. At staff's direction, the drive-thru lanes were relocated behind the building to improve circulation, reduce visual impacts from the roadway, and enhance compatibility with surrounding commercial development. The site plan reflects this adjustment.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes. Extraordinary and exceptional circumstances exist due to the property's unusually shallow parcel with a constrained depth due to its frontage along State Bridge Road (GA Highway 120), an established state highway with a variable public right-of-way. The required front yard setback of sixty-five (65) feet, when applied to this parcel, significantly limits the buildable area. In addition, the parcel's configuration must accommodate vehicular access, internal circulation, and stacking for a drive-thru use, all within a relatively small site of approximately 0.697 acres. These physical constraints are exceptional when compared to larger or deeper commercially zoned parcels in the vicinity.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Strict application of the sixty-five (65) foot front yard setback would create an unnecessary hardship by effectively preventing the reasonable development of the property for a permitted commercial use. Compliance with the full setback would eliminate the ability to place the building and associated drive-thru circulation in a manner that meets City design expectations. Notably, during pre-application review, the Applicant was specifically requested to locate the drive-thru lanes behind the building, and the site plan was revised accordingly. Without the requested reduction in the front setback, the property cannot accommodate this staff-directed layout while maintaining functional circulation and compliance with other applicable requirements.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Conditions peculiar to the Subject Property include its limited depth, its frontage along a major state highway with an expanded right-of-way, and the need to design internal circulation that safely separates drive-thru traffic from ingress and egress points. Unlike many commercially zoned parcels, the Subject Property must balance visibility, access management, and internal stacking within a compact footprint. These conditions are not self-created and do not result from the Applicant's actions, but rather from the physical characteristics and location of the parcel.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the requested variance will not cause substantial detriment to the public good nor impair the purpose and intent of the Zoning Code. The proposed development remains consistent with the C-1 zoning district, complies with all other applicable development standards, and incorporates staff-requested site design modifications. The reduced front setback does not negatively affect adjacent properties, all of which are commercially zoned, and does not encroach into the public right-of-way. To the contrary, approval of the variance allows for a safer and more orderly site layout, supports appropriate commercial infill along State Bridge Road, and advances the intent of the Zoning Code by facilitating reasonable use of the property under existing conditions.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 7 Brew Alpharetta

Contact Name: Underwood Scoggins, LLC - J. Ethan Underwood Telephone: 470-995-1776

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Owners of Properties located within 500 ft. of the Subject Property

Affected government departments

City officials

Interested parties noted on any list provided by the City

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input checked="" type="checkbox"/> Other <i>(Please Specify)</i> Community Zoning Information Meeting |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Individuals can contact Ethan Underwood via telephone at 470-995-1776 or via email eunderwood@underwoodscoggins.com as well as during the public participation process.

J. Ethan Underwood
eunderwood@underwoodscoggins.com

March 25, 2026

VIA EMAIL: mwoodman@alpharetta.ga.us

City of Alpharetta
Department of Community Development
Attn: Mr. Michael Woodman
2 Park Plaza
Alpharetta, GA 30009

Re: WJ Bev StandCo 24, LLC / CU-26-03 & V-26-04 Business Description

Mr. Woodman:

We are pleased to submit this business description in support of the Conditional Use Permit application for a proposed 7 Brew Coffee drive-through location, to be operated by Piedmont Beverage Company.

7 Brew Coffee is a fast-growing drive-through coffee concept focused on convenience, quality, and customer experience. The drive-through format provides quick, convenient service while maintaining a high-quality customer experience. 7 Brew offers a wide range of handcrafted beverages including classic coffee drinks, teas, energy drinks, smoothies, lemonades, and shakes. A defining feature of the brand is its extensive customization options, allowing customers to tailor each order to their preferences while maintaining quick service times.

The proposed location will operate daily from 5:30 a.m. to 10:00 p.m., Sunday through Thursday, and extends hours on Friday and Saturday from 5:30AM to 11:00PM, accommodating both early morning commuters and evening customers. The business is expected to have approximately eight (8) employees working at any given time to support efficient operations and a high level of customer service.

7 Brew Coffee has established a strong presence nationwide, with more than 500 locations across 38 states. Piedmont Beverage Company currently operates three successful locations: 1409 W. Wade Hampton Blvd in Greer, South Carolina, and 1457 Woodruff Road and 2102 Wade Hampton Blvd, both in Greenville, South Carolina. Piedmont Beverage Company is actively expanding throughout the Southeast, including planned locations in Georgia, South Carolina, and North Carolina.

The proposed building is intentionally compact and efficient in design, consisting of approximately 646 square feet, with an additional 238 square feet dedicated to a walk-in cooler, for a total building area of 884 square feet. The scale of the building supports the drive-through model while minimizing the overall footprint on the site.

Overall, this use is well suited for the proposed location, providing a low-intensity commercial use while offering a convenient and popular service to the surrounding community. The brand's emphasis on speed, friendliness, and consistency makes it a strong addition to the area's existing commercial offerings.

Please let us know if you need any additional information as you review this application.

Sincerely,



Ethan Underwood
Attorney for Applicant



Real Estate

View Bill

As of	1/6/2026
Bill Year	2025
Bill	2504153
Owner	PARIKH & PARIKH LLC
Parcel ID	11 -0360-0129-052-8

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$1,084.62	\$1,084.62	\$0.00	\$0.00	\$0.00
TOTAL		\$1,084.62	\$1,084.62	\$0.00	\$0.00	\$0.00

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Code Violation Search Results

11378 State Bridge Road

No Results

ADRIANETTA

Filters
Code Enforcement

Filters My Map

Filter on map

Location

11378 State B

No results

Select attribute filters (13)

- Type Description
Value: 4
- Number
Value: 115
- Tag
Value: 67
- Status Code
Value: 1
- Assigned To
Value: 2
- Initiated Date
9/15/2022 to 1/13/2023

Showing rows: 25 of 115

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Z	Location	Reference ID	created_user
Code Enforcement-Trees	CE220717	Tree removal and excessive ...	OPEN		9/15/2022, 12:39 PM		2005 Hembree Road	59509	ARCGIS
Code Enforcement-Trees	CE230206	Tree Removal Without Permit.	OPEN		4/13/2023, 3:18 PM		10990 Pinwalk Forest Circle	63747	ARCGIS
Code Enforcement-Trees	CE230230	Tree topping/removal withou...	OPEN		4/25/2023, 2:26 PM		13005 Dartmore Avenue	64019	ARCGIS
Code Enforcement-Trees	CE230239	Tree Removal w/o Permit	OPEN		4/27/2023, 2:53 PM		5015 Morriscastle Drive	64102	ARCGIS
Code Enforcement-Co...	CE230267	CONSTRUCTION WITHOUT ...	OPEN		5/16/2023, 1:09 PM	0	10715 Waters Road	64434	ARCGIS
Code Enforcement-Trees	CE230269	TREE(S) REMOVAL WITHOU...	OPEN		5/16/2023, 2:48 PM	0	265 Rolling Mist Court	64438	ARCGIS
Code Enforcement-Co...	CE230310	From-SR: COM DEV RESIDE...	OPEN		6/2/2023, 9:15 AM	0	3565 Goldenrod Dr	64802	ARCGIS
Code Enforcement-Co...	CE230315	Rubbish/Construction Debris...	OPEN		6/6/2023, 2:54 PM	0	1380 Millstone Drive	64901	ARCGIS
Code Enforcement-Co...	CE230325	CONSTRUCTION WITHOUT ...	OPEN		6/13/2023, 2:34 PM	0	290 Birch Hill Dr	65046	ARCGIS
Code Enforcement-Co...	CE230349	From-SR: CODE COMMERCIAL	OPEN		6/26/2023, 8:22 AM	0	32 Old Canton St	65313	ARCGIS
Code Enforcement-Trees	CE230352	EXCESSIVE TREE PRUNING ...	OPEN		6/26/2023, 2:04 PM	0	10150 Lauren Hall Court	65328	ARCGIS
Code Enforcement-Trees	CE230383	TREES REMOVED WITHOUT ...	OPEN		7/6/2023, 2:09 PM	0	535 Jacaranda Court	65542	ARCGIS
Code Enforcement-Co...	CE230408	SWO- DECK CONST WO PE...	OPEN		7/19/2023, 10:56 AM	0	410 North Pine Drive	65789	ARCGIS
Code Enforcement-Trees	CE230443	From-SR: COM DEV RESIDE...	OPEN		8/4/2023, 9:39 AM	0	58 Nathan Circle	66154	ARCGIS
Code Enforcement-Trees	CE230468	Tree removal without permit	OPEN		8/15/2023, 3:49 PM	0	1790 Providence Place Drive	66378	ARCGIS
Code Enforcement-Trees	CE230506	Tree removal without permit	OPEN		8/24/2023, 3:47 PM	0	410 North Main Street	66583	ARCGIS
Code Enforcement-Trees	CE230517	Kal tree removal	OPEN		8/31/2023, 8:27 AM	0	11371 Southbridge Parkway	66741	ARCGIS

RAMALEKSHMANAN RAMESH KUMAR & VIJA
YAKUMARI BINITHA
822 FOREST PATH LANE
ALPHARETTA GA 30022

ARG TW10SLB001 LLC
38 WASHINGTON SQ
NEWPORT RI 02840

GEORGIA TRANSMISSION CORP
2100 EAST EXCHANGE PL
TUCKER GA 30085

JOHN & CATHERINE JACKSON FAMILY TR
UST THE
824 FOREST PATH LN
ALPHARETTA GA 30022

KER CAR LLC
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

DRP COMPANY
4308 CAYUGA ST
TAMPA FL 33614

H&M ALPHARETTA LLC
35 JOHNSON FERRY RD
MARIETTA GA 30068

HMB FOOD INC
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

CHICK FIL A INC
5200 BUFFINGTON RD
ATLANTA GA 30349

H&N KIMBALL LLC
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

D & T REALTY ASSOCIATIES LLLP
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

PETROV HOLDINGS LLC
4435 STATE BRIDGE WAY
ALPHARETTA GA 30005

TMT PARK BRIDGE INC
3550 LENOX RD NE STE 2000
ATLANTA GA 30326

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

MEMPHIS INTERIORS L L C
4465 STATE BRIDGE WAY
ALPHARETTA GA 30005

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

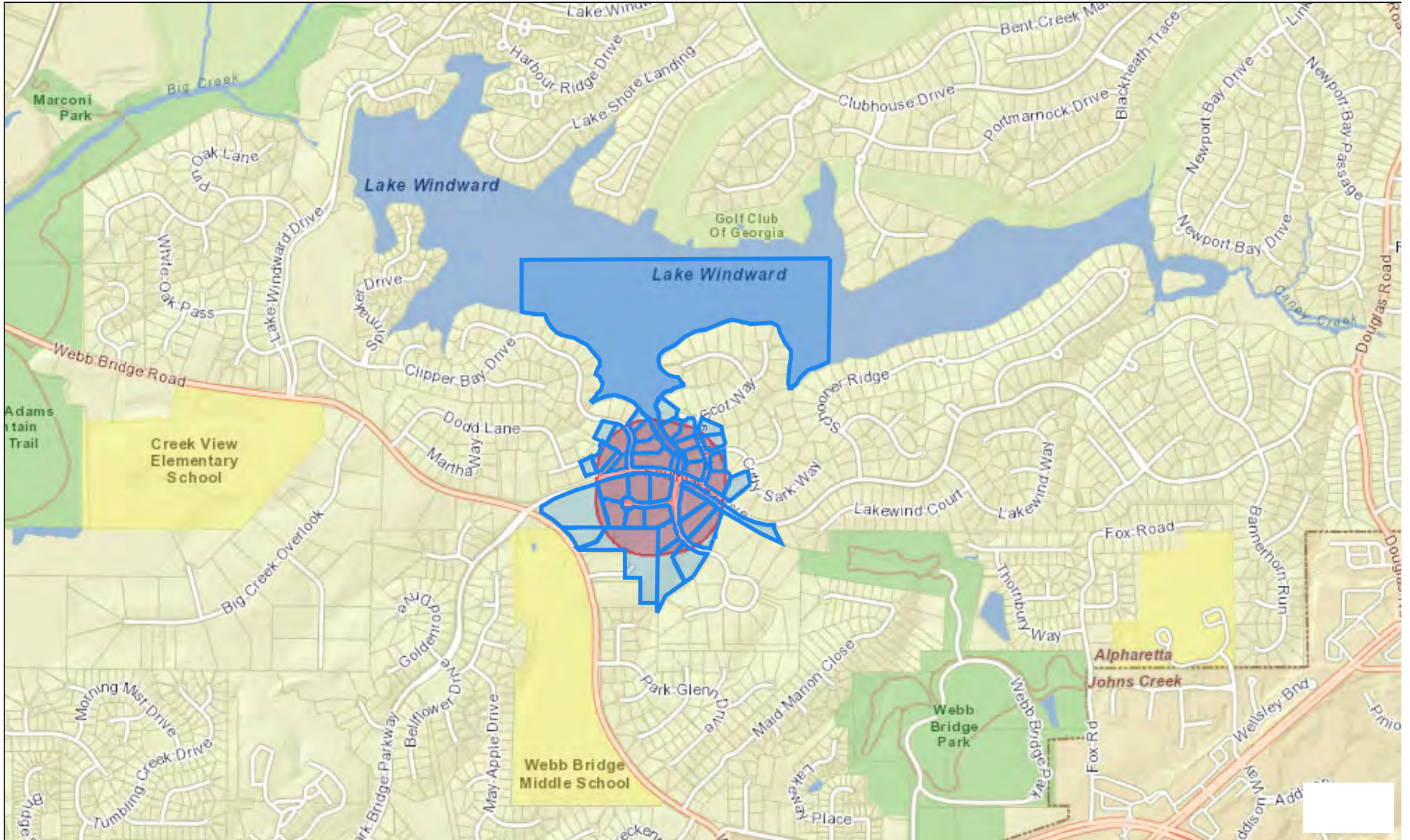
STATE AND STATE LLC
3366 CAVERTON LN
ALPHARETTA GA 30022

HHK PROPERTIES LLC
5450 MCGINNIS FERRY VILLAGE PL UNI
T 103
ALPHARETTA GA 30005

STATE AND STATE LLC
3366 CAVERTON LN
ALPHARETTA GA 30022

BROTHERS PROPERTIES JOHNS CREEK LLC
8920 EVES RD NE BOX 767172
ROSWELL GA 30076

PARIKH & PARIKH LLC
9210 PRESTWICK CLUB DR
DULUTH GA 30097





J. Ethan Underwood
eunderwood@underwoodscoggins.com

February 2, 2026

CAMPAIGN DISCLOSURE

Applicant:	WJ Bev StandCo 24, LLC
Subject Property:	0.697 Acres Designated as Fulton County Tax Parcel(s): 11 036001290528
Current Zoning:	C-1 – Neighborhood Commercial District
Proposed Zoning:	C-1 – Neighborhood Commercial District
Proposed Use:	Restaurant, with Drive-thru Window
Application:	Conditional Use with Variance
ROW Access:	State Bridge Road (GA Highway 120)
Governing Jurisdiction:	City of Alpharetta, Georgia

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Underwood Scoggins, LLC has not given campaign contributions to local officials of the Governing Jurisdiction:

In addition, I made the following contributions through my solely owned entity, J. Ethan Underwood, P.C., a Georgia professional corporation, to the following elected officials:

- N/A

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@underwoodscoggins.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	WJ Bev StandCo 24, LLC
Subject Property:	0.697 Acres Designated as Fulton County Tax Parcel(s): 11 036001290528
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Proposed Use:	Restaurant, with Drive-thru Window
Application:	Conditional Use and Variance
ROW Access:	State Bridge Road (GA Highway 120)
Governing Jurisdiction:	City of Alpharetta, Georgia

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



LETTER OF INTENT

Applicant:	WJ Bev StandCo 24, LLC
Subject Property:	0.697 Acres Designated as Fulton County Tax Parcel(s): 11 036001290528
Current Zoning:	C-1 – Neighborhood Commercial District
Proposed Zoning:	C-1 – Neighborhood Commercial District
Proposed Use:	Restaurant, with Drive-thru Window
Application:	Conditional Use with Variance
ROW Access:	State Bridge Road (GA Highway 120)
Governing Jurisdiction:	City of Alpharetta, Georgia

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, Georgia for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the “UDC”), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a conditional use and variance, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- a) **Conditional Use to the Subject Property to allow a Restaurant with Drive-thru Window.**
- b) **Variance(s):**
 - 1. **Reduce minimum front yard setback from right-of-way of other streets from 65 ft. to 35 ft. (Alpharetta Code § 2.2.14(D)).**

COMPREHENSIVE PLAN

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Commercial land use category, where the proposed restaurant is an approved use (See Comprehensive Plan page 58).

The Applicant requests a Conditional Use Permit for the Proposed Use to operate a 7 Brew Drive-through Coffee establishment. The proposed structure is 510 square feet single-story coffee drive through standalone structure and a single-story remote cooler standalone structure. The proposed drive-through

circulation is internal to the site, provides adequate vehicle stacking, and minimizes interaction with public rights-of-way, consistent with the City's drive-through design objectives.

The Proposed Use is compatible with surrounding properties, all of which are zoned C-1, Neighborhood Commercial District, and are developed or anticipated for commercial use. The site design provides internal vehicular circulation, adequate vehicle stacking for the drive-through, on-site parking, and buffering consistent with UDC requirements, as illustrated on the submitted site plan. The Proposal to approve a Conditional Use Permit for the proposed use is therefore consistent with the adjacent and nearby uses that either already exist or are anticipated on the surrounding properties.

The requested variance is necessitated by the limited depth and configuration of the Subject Property, the existing right-of-way conditions along State Bridge Road (GA Highway 120), and the functional requirements of a safe and efficient drive-through circulation pattern. At the pre-application meeting, a request was made to locate the drive-through lanes behind the building, and the site plan was revised accordingly. Granting the variance allows the project to accommodate this staff-requested layout while maintaining compatibility with surrounding commercial uses and avoiding adverse impacts to adjacent properties or the public right-of-way.

This proposal will positively affect the use and value of the surrounding commercial uses. The use of the surrounding properties will be enhanced by the Subject Property's premium site design and the convenience of the Proposed Use.

There will be no increase to the population based on the Proposed Use. Access design will comply with all applicable regulations and traffic from the Proposed Use is anticipated to be in keeping with projected growth and right-of-way capacity design. A Trip Generation Report analyzing the projected effects of the Proposed Use on traffic is submitted with this Application and incorporated by reference. Parking will be provided on site in compliance with UDC requirements, including a total of ten (10) parking spaces, one (1) of which is an ADA-compliant space, as shown on the submitted site plan.

With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@underwoodscoggins.com

Applicant:	WJ Bev StandCo 24, LLC
Subject Property:	0.697 Acres Designated as Fulton County Tax Parcel(s): 11 036001290528
Current Zoning:	C-1 – Neighborhood Commercial District
Proposed Zoning:	C-1 – Neighborhood Commercial District
Proposed Use:	Restaurant, with Drive-thru Window
Application:	Conditional Use with Variance
ROW Access:	State Bridge Road (GA Highway 120)
Governing Jurisdiction:	City of Alpharetta, Georgia

ARCHITECTURAL NARRATIVE

The proposed Seven Brew Coffee building is designed as a compact, high-quality commercial structure that emphasizes contemporary architecture and durable materials while remaining compatible with surrounding commercial development. The building’s form, materials, and detailing are intended to create a visually appealing and recognizable presence that contributes positively to the streetscape.

Exterior Character

The exterior materials consist primarily of light-colored brick masonry with darker brick accents at the base and secondary walls, providing durability, visual depth, and a grounded appearance. The drive-through canopy and trim details are incorporated as architectural accents and are finished in a color palette consistent with the Seven Brew brand and the surrounding commercial context.

Windows & Openings

Large storefront windows are provided along the primary façades to create an active, inviting appearance. A prominent drive-through canopy extends from the building to provide weather protection and clearly define circulation, while remaining visually integrated with the overall architectural design.

Lighting and Nighttime Appearance

As shown in the night renderings, architectural lighting is used to highlight key building elements, including the canopy and curved roof shape, without creating excessive illumination. The lighting strategy enhances visibility and safety while reinforcing the building’s identity during evening hours. Lighting levels are designed to be appropriate for a commercial corridor setting and consistent with City standards.

Signage

Building-mounted signage is integrated into the architecture and scaled appropriately to the building façades. Sign placement aligns with architectural features rather than competing with them, ensuring a cohesive appearance. Freestanding and directional signage within the site is minimal and coordinated with the overall site design.

Overall, the proposed design offers a clean, modern aesthetic that meets the City of Alpharetta's expectations for quality commercial architecture and contributes positively to the surrounding streetscape.

Sincerely,

Ethan Underwood

Ethan Underwood
Attorney for Applicant

TECHNICAL MEMORANDUM

To: William Greer, PE (wgreer@eberly.net)
 Eberly & Associates
 2951 Flowers Road South, Suite 119
 Atlanta, GA 30341

From: Erika Becker, AICP (erika.becker@nv5.com)
 10745 Westside Way, Suite 300
 Alpharetta, Georgia 30009

Date: January 29, 2026

Re: Trip Generation Memorandum
 7 Brew Coffee Shop
 Forsyth County, Georgia

NV5 Engineers and Consultants, Inc. completed a trip generation study for the proposed 7 Brew Coffee Shop, which will be located at 11378 State Bridge Road in Forsyth County, Georgia. The proposed development consists of a single building totaling 510 square feet, with two (2) drive-thru lanes and three (3) total access points. One (1) right-in/right-out only access point onto State Bridge Road, one (1) right-in/right-out only access point onto Kimball Bridge Road, and one (1) left-in/left-out only access point on State Bridge Way. The site plan is included as Attachment A.

Trip Generation

Project trip generation was calculated using rates and equations provided in the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 12th Edition, 2025. The development is expected to generate 358 daily trips, 88 AM peak hour trips (44 inbound and 44 outbound) and 30 PM peak hour trips (15 inbound and 15 outbound), as shown below (see Attachment B):

Land Use	Code	Project Density (Lanes)	Period	Total	Inbound	Outbound
Coffee/Doughnut Shop with Drive-Through Window and No Indoor Seating	938	2 Lanes	Daily	358	179	179
			AM	88	44	44
			PM	30	15	15

Trip Distribution

Available GDOT data indicates that approximately 55% of site trips are expected to travel to/from the east along State Bridge Road, and about 20% to/from the west. In addition, 15% of trips are projected to travel to/from the north along Kimball Bridge Road, and 10% to/from the north along State Bridge Way. Given the relatively low number of projected site-generated trips, particularly during peak hours, the development’s traffic is not expected to produce any meaningful operational impacts on the adjacent roadway network. The modest trip volumes, when compared to existing traffic conditions, combined with the existing access points on State Bridge Road, Kimball Bridge Road, and State Bridge Way, are anticipated to provide adequate and sufficient site access.

Coffee/Doughnut Shop with Drive-Through Window and No Indoor Seating (938)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out		Average Rate
		Total	Inbound	Outbound				Distribution		
Coffee/Doughnut Shop with Drive-Through Window and No Indoor Seating	2 Lanes				938	Drive-Through Lanes				
Daily		358	179	179			$T = 179 * X$	50%	50%	179.00
AM Peak Hour		88	44	44			$T = 53.21 * X - 17.43$	50%	50%	39.81
PM Peak Hour		30	15	15			$T = 15.08 * X$	50%	50%	15.08
Reductions for Pass-By Trips										
Daily		0	0	0						
AM Peak Hour	90%	80	40	40						
PM Peak Hour	98%	30	15	15						
TOTAL PROJECT TRIPS										
Daily		358	179	179						
AM Peak Hour		8	4	4						
PM Peak Hour		0	0	0						

Note: Pass-By Percentages are from the ITE 12th Edition Appendices (2025)

¹ Where: T = Trips; X = Density by Variable

0000121_0312 - 121-0312 - RPX 400033L400034R

County: FULTON
 Route number: 00012000
 LRS section: 1211012000
 Functional class: 3U - Principal Arterial - Other (Urban)
 Coordinates: 34.06397125, -84.25179971

Site Data



Count History

Year	Month	Count type	Duration	ADT	Count
2025	April	Class	48 hours	55,232	110,485
2022	October	Class	48 hours	53,948	107,897
2020	July	Class	48 hours	44,363	88,726
2018	January	Class	48 hours	50,756	101,513
2016	April	Class	48 hours	55,674	111,347
2014	March	Volume	48 hours	53,572	107,144
2012	April	Class	48 hours	47,826	95,652

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AAADT	50,800	51,500	54,500	52,000	52,400	41,800	45,100	47,900	48,400	49,000
SU AADT	943	1,384	-	1,321	1,330	1,277	1,380	1,390	1,405	1,420
CU AADT	221	267	-	285	287	256	277	260	262	265
K-Factor	0.084	0.081	-	0.075	0.075	0.083	0.083	0.079	0.079	0.079
D-Factor	0.600	0.600	-	0.640	0.640	0.540	0.540	0.510	0.510	0.510
Future AADT	-	63,700	62,800	65,600	66,000	66,000	79,800	60,400	61,000	61,700

Average Hourly Volume



Count History



AAADT Trend



Vehicle Classification 2026

1. Motorcycles 2 axes, 2 or 3 wheels.		0.2%
2. Passenger cars 2 axes. Can have 1- or 2-axle trailers.		83.98%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		12.39%
4. Buses 2- or 3-axle, full length.		0.58%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		1.91%
6. Single-unit trucks 3-axle, single-unit trucks.		0.38%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.01%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		0.34%
9. Single-trailer trucks 5-axle, single-trailer trucks.		0.18%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.02%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0%

0000121_0314 - 121-0314 - CST 008525 R

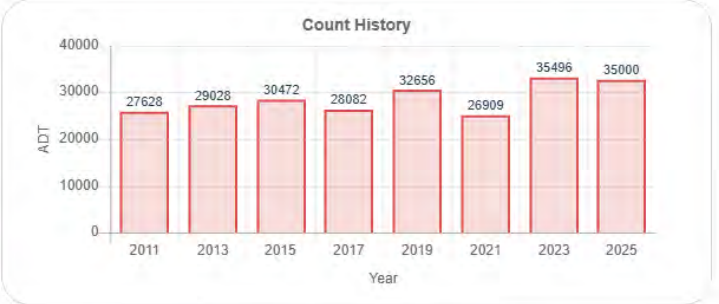
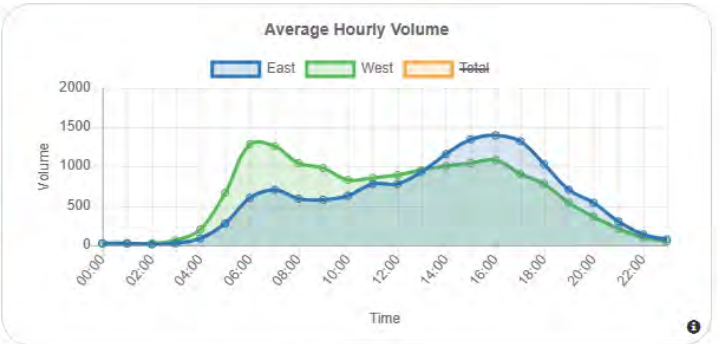
County: FULTON
 Route number: 00012000
 LRS section: 1211012000
 Functional class: 4U - Minor Arterial (Urban)
 Coordinates: 34.0622412355757, -84.2216730981834

Site Data



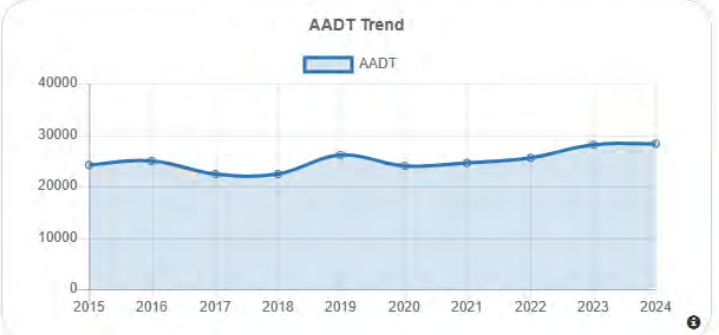
Count History

Year	Month	Count type	Duration	ADT	Count
2025	March	Volume	48 hours	35,000	70,001
2023	May	Class	48 hours	35,496	70,993
2021	January	Class	48 hours	26,909	53,818
2019	June	Class	48 hours	32,656	65,313
2017	February	Class	48 hours	28,082	56,163
2015	September	Volume	48 hours	30,472	60,944
2013	March	Volume	48 hours	29,028	58,057



Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated
AADT	28,300	29,200	26,200	26,200	30,500	28,100	28,700	29,900	32,800	33,200
SU AADT	-	-	593	592	627	578	662	689	779	788
CU AADT	-	-	69	69	119	110	141	146	148	150
K-Factor	0.084	0.084	0.076	0.076	0.090	0.090	0.090	0.090	0.097	0.097
D-Factor	0.500	0.500	0.550	0.550	0.610	0.610	0.550	0.550	0.550	0.550
Future AADT	-	32,800	46,300	43,600	44,400	44,400	42,000	40,000	43,700	45,800



Legal Description

All that tract or parcel of land lying and being in Land Lot 129 of the 1st Land District of the 1st Section, Fulton County, Georgia, containing approximately 0.697 acres, more or less, according to a plat of survey dated October 9, 2025 and last updated January 23, 2026, prepared for WJ Bev StandCo 24 LLC by Tru-Line Surveying Company, Inc., certified South Carolina No. 001770 and, according to such plat of survey, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection formed by the southern right-of-way line of State Bridge Way (50-foot R/W), and the northeastern right-of-way line of State Bridge Road (variable R/W); thence in a southeasterly direction along the northeastern right-of-way line of State Bridge Road North 30 degrees 43 minutes 09 seconds West a distance of 363.78 feet to a point which is the the TRUE POINT OF BEGINNING; run

THENCE North 58 degrees 16 minutes 46 seconds East a distance of 159.49 feet; run

THENCE South 44 degrees 58 minutes 38 seconds East a distance of 61.98 feet; run

THENCE North 78 degrees 21 minutes 57 seconds East a distance of 9.98 feet; run

THENCE South 11 degrees 56 minutes 19 seconds East a distance of 152.97 feet; run

THENCE South 78 degrees 10 minutes 29 seconds West a distance of 142.40 feet; run

THENCE North 30 degrees 43 minutes 09 seconds West a distance of 139.00 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

LEASE AREA -- Exhibit "A"

PARCEL 1:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 1ST DISTRICT, 1ST SECTION, OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION FORMED BY THE SOUTHERN RIGHT-OF-WAY LINE OF STATE BRIDGE WAY (ALSO KNOWN AS GEORGIA HIGHWAY NO. 120, HAVING A 50-FOOT RIGHT-OF-WAY), AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (60-FOOT RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 29 DEGREES 38 MINUTES 09 SECONDS EAST, 126.79 FEET TO A POINT; SOUTH 29 DEGREES 26 MINUTES 13 SECONDS EAST, 235.47 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD, NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, 50.93 FEET TO A POINT AND THE TRUE POINT OF BEGINNING FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, THENCE NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, 161.00 FEET TO A POINT; THENCE SOUTH 45 DEGREES 15 MINUTES 28 SECONDS EAST, 62.00 FEET TO A POINT; THENCE NORTH 77 DEGREES 47 MINUTES 13 SECONDS EAST, 10.00 FEET TO A POINT; THENCE SOUTH 12 DEGREES 12 MINUTES 47 SECONDS EAST, 153.00 FEET TO A POINT; THENCE SOUTH 77 DEGREES 47 MINUTES 13 SECONDS WEST, 143.92 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES 00 SECONDS WEST, 139.00 FEET TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CIRCULAR CURVE, AN ARC DISTANCE OF 20.00 FEET TO A POINT (THE PRECEDING ARC BEING SUBTENDED BY A CHORD BEARING NORTH 31 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 20.00 FEET) AND THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 0.7038 ACRES (30,626 SQUARE FEET) AND BEING DENOMINATED "TRACT ONE" ACCORDING TO A SURVEY OF A PORTION OF LOT 1, EXEMPTION PLAT FOR LAND SELLATIONS, FOR ALFRED M. MARTIN, III, FIRST AMERICAN TITLE INSURANCE COMPANY, AND TRUST COMPANY BANK OF SAVANNAH, BY G.M. GILLESPIE, GEORGIA REGISTERED LAND SURVEYOR NO. 2121, OF WATTS & BROWNING ENGINEERS, INC., DATED MAY 27, 1998, AND LAST REVISED APRIL 24, 1995.

PARCEL 2:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 1ST DISTRICT, 1ST SECTION, OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION FORMED BY THE SOUTHERN RIGHT-OF-WAY LINE OF STATE BRIDGE WAY (ALSO KNOWN AS GEORGIA HIGHWAY NO. 120, HAVING A 50-FOOT RIGHT-OF-WAY), AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (60-FOOT RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD, THE FOLLOWING COURSES AND DISTANCES: SOUTH 29 DEGREES 38 MINUTES 09 SECONDS EAST, 126.79 FEET TO A POINT; SOUTH 29 DEGREES 26 MINUTES 13 SECONDS EAST, 235.47 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD, NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, 50.93 FEET TO A POINT AND THE TRUE POINT OF BEGINNING FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, THENCE NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST, 161.00 FEET TO A POINT; THENCE SOUTH 45 DEGREES 15 MINUTES 28 SECONDS EAST, 62.00 FEET TO A POINT; THENCE NORTH 77 DEGREES 47 MINUTES 13 SECONDS EAST, 10.00 FEET TO A POINT; THENCE SOUTH 12 DEGREES 12 MINUTES 47 SECONDS EAST, 153.00 FEET TO A POINT; THENCE SOUTH 77 DEGREES 47 MINUTES 13 SECONDS WEST, 143.92 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES 00 SECONDS WEST, 139.00 FEET TO A POINT; THENCE COUNTERCLOCKWISE ALONG THE ARC OF A CIRCULAR CURVE, AN ARC DISTANCE OF 20.00 FEET TO A POINT (THE PRECEDING ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 31 DEGREES 31 MINUTES 15 SECONDS EAST, A DISTANCE OF 20.00 FEET); THENCE SOUTH 31 DEGREES 00 MINUTES 00 SECONDS EAST, 139.00 FEET TO A POINT; THENCE SOUTH 77 DEGREES 47 MINUTES 13 SECONDS WEST, 58.00 FEET TO A POINT ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERN RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD, NORTH 29 DEGREES 26 MINUTES 13 SECONDS WEST, 139.48 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; SAID TRACT CONTAINING 0.1834 ACRES (7,925 SQUARE FEET) AND BEING DENOMINATED "TRACT TWO" ACCORDING TO A SURVEY OF A PORTION OF LOT 1, EXEMPTION PLAT FOR LAND SELLATIONS, FOR ALFRED M. MARTIN, III, FIRST AMERICAN TITLE INSURANCE COMPANY, AND TRUST COMPANY BANK OF SAVANNAH, BY G.M. GILLESPIE, GEORGIA REGISTERED LAND SURVEYOR NO. 2121, OF WATTS & BROWNING ENGINEERS, INC., DATED MAY 27, 1998, AND LAST REVISED APRIL 24, 1995.

LESS AND EXCEPT FROM PARCELS 1 AND PARCEL 2, THE FOLLOWING FOUR (4) CONVEYANCES:
1) PROPERTY CONVEYED IN RIGHT OF WAY DEED FROM STATE AND STATE PARTNERSHIP TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED JANUARY 30, 1995, FILED FOR RECORD JANUARY 30, 1995, AND RECORDED IN DEED BOOK 19201, PAGE 340, FULTON COUNTY, GEORGIA RECORDS.
2) PROPERTY ACQUIRED PURSUANT TO ORDER AND JUDGMENT ENTERED IN CIVIL ACTION E-64858, SUPERIOR COURT OF FULTON COUNTY, GEORGIA, STYLED FULTON COUNTY V. 0.444 ACRES OF LAND AND STATE AND STATE PARTNERSHIP, ET AL., DATED NOVEMBER 7, 1997, FILED FOR RECORD NOVEMBER 7, 1997, AND RECORDED IN DEED BOOK 23423, PAGE 241, FULTON COUNTY, GEORGIA RECORDS.
3) PROPERTY ACQUIRED PURSUANT TO ORDER AND JUDGMENT ENTERED IN CIVIL ACTION E-64860, SUPERIOR COURT OF FULTON COUNTY, GEORGIA, STYLED FULTON COUNTY V. CERTAIN EASEMENT RIGHTS, AND HAMID B. MASHINCHI ET AL., DATED NOVEMBER 7, 1997, FILED FOR RECORD NOVEMBER 7, 1997, AND RECORDED IN DEED BOOK 23423, PAGE 241, AFORESAID RECORDS.
4) PROPERTY ACQUIRED PURSUANT TO ORDER AND JUDGMENT ENTERED IN CIVIL ACTION E-64859, SUPERIOR COURT OF FULTON COUNTY, GEORGIA, STYLED FULTON COUNTY V. 0.19 ACRES OF LAND; CERTAIN EASEMENT RIGHTS, AND ALFRED M. MARTIN, III, SHAREN MARTIN, ET AL., DATED NOVEMBER 7, 1997, FILED FOR RECORD NOVEMBER 7, 1997, AND RECORDED IN DEED BOOK 23423, PAGE 288, AFORESAID RECORDS.

PARCEL 3:
EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED ON LIMITED WARRANTY DEED AND AGREEMENT TO CONVEY BETWEEN STATE AND STATE PARTNERSHIP, A GEORGIA GENERAL PARTNERSHIP, AND HAMID B. MASHINCHI, DATED FEBRUARY 8, 1995, FILED FOR RECORD FEBRUARY 13, 1995, AND RECORDED IN DEED BOOK 19285, PAGE 19, FULTON COUNTY, GEORGIA RECORDS.
PARCEL 4:
EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY CONTAINED IN LIMITED WARRANTY DEED BETWEEN STATE AND STATE PARTNERSHIP, A GEORGIA GENERAL PARTNERSHIP, AND ALFRED M. MARTIN, III AND SHAREN MARTIN, DATED MAY 2, 1995, FILED FOR RECORD MAY 3, 1995, AND RECORDED IN DEED BOOK 19485, PAGE 210, AFORESAID RECORDS.

General Notes

- REFERENCES:**
- GN1. TAX PID: 11 03600129028
CURRENT OWNERS: PARISH & PARISH LLC
DEED BOOK: BOOK 60488 & PAGE 65
POSTED ADDRESS: 11378 STATE BRIDGE RD
 - GN2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT ARE NOT REFLECTED IN THE HERETOFORE REFERENCED TITLE COMMITMENT.
 - GN3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO BURDEN OF STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - GN4. BY GRAPHICAL SCALING AND PLOTTING ONLY: THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF FREQUENT FLOODING) PER FIRM CONVEYANCE MAP FOR FULTON COUNTY, GEORGIA, MAP NUMBER 11212C0885, WITH A MAP REVISION DATE OF SEPTEMBER 18, 2013.
 - GN5. THE SUBJECT PROPERTY HAS INDIRECT ACCESS AND IS CONTIGUOUS TO THE PUBLIC RIGHT OF WAY OF FAIRVIEW ROAD; WITH NO GAPS, GORES, OR OVERLAPS BETWEEN SUBJECT PROPERTY AND SAID ROAD RIGHT OF WAY. IN ADDITION, THERE ARE NO GAPS, GORES, OR OVERLAPS KNOWN TO THE SURVEYOR ON THIS DATE, BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES SHOWN.
 - GN6. THERE WERE NO WETLANDS FLAGGED ON DATE OF SURVEY.
 - GN7. THERE WERE NO CEMETERIES OBSERVED ON SUBJECT PROPERTY ON DATE OF SURVEY.
 - GN8. THERE ARE NO KNOWN CHANGES TO STREET RIGHT OF WAYS, HOWEVER, PER PAROLE EVIDENCE FROM ADJOINING PROPERTY OWNER A SIDEWALK ALONG STATE BRIDGE ROAD MAY BE ADDED AT A LATER DATE.
 - GN9. THERE IS CURRENTLY NO GRADING OR CONSTRUCTION OF ANY TYPE ON SUBJECT PROPERTY.
 - GN10. THERE IS CURRENTLY 18 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES ON THE SUBJECT PROPERTY.
 - GN11. THERE IS NO OBVIOUS AND/OR APPARENT EVIDENCE THAT THE PROPERTY WAS USED AS A LANDFILL.
 - GN12. PROPERTY SHOWN HEREBY IS THE SAME PROPERTY AS REFERENCED IN FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES' COMMITMENT # NCS-288886272, DATED DECEMBER 22, 2025 AT 8:00 AM.

ALTA / NSPS LAND TITLE SURVEY

for
WJ Bev StandCo 24 LLC
11378 State Bridge Road
Alpharetta, GA 3005
Fulton County, Georgia

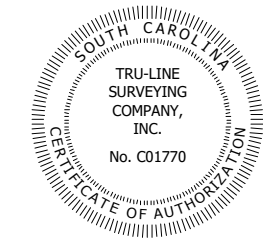
TO: WJ BEV STANDCO 29 LLC, FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a), 13, 14, 16-19 of Table A thereof. The field work was completed on November 1, 2025.

Thomas A. Sherard, PLS
3063 Maritime Forest Dr
John's Island, SC 29455
(864) 304-3216

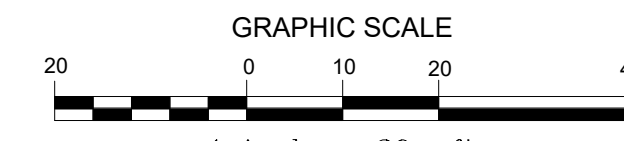
PLAT PREPARED BY
STEWART L BAYLOR

TELE: 864-230-9268
trulime.co@gmail.com
622 Tomachichi Road
Cross Hill, SC 29332



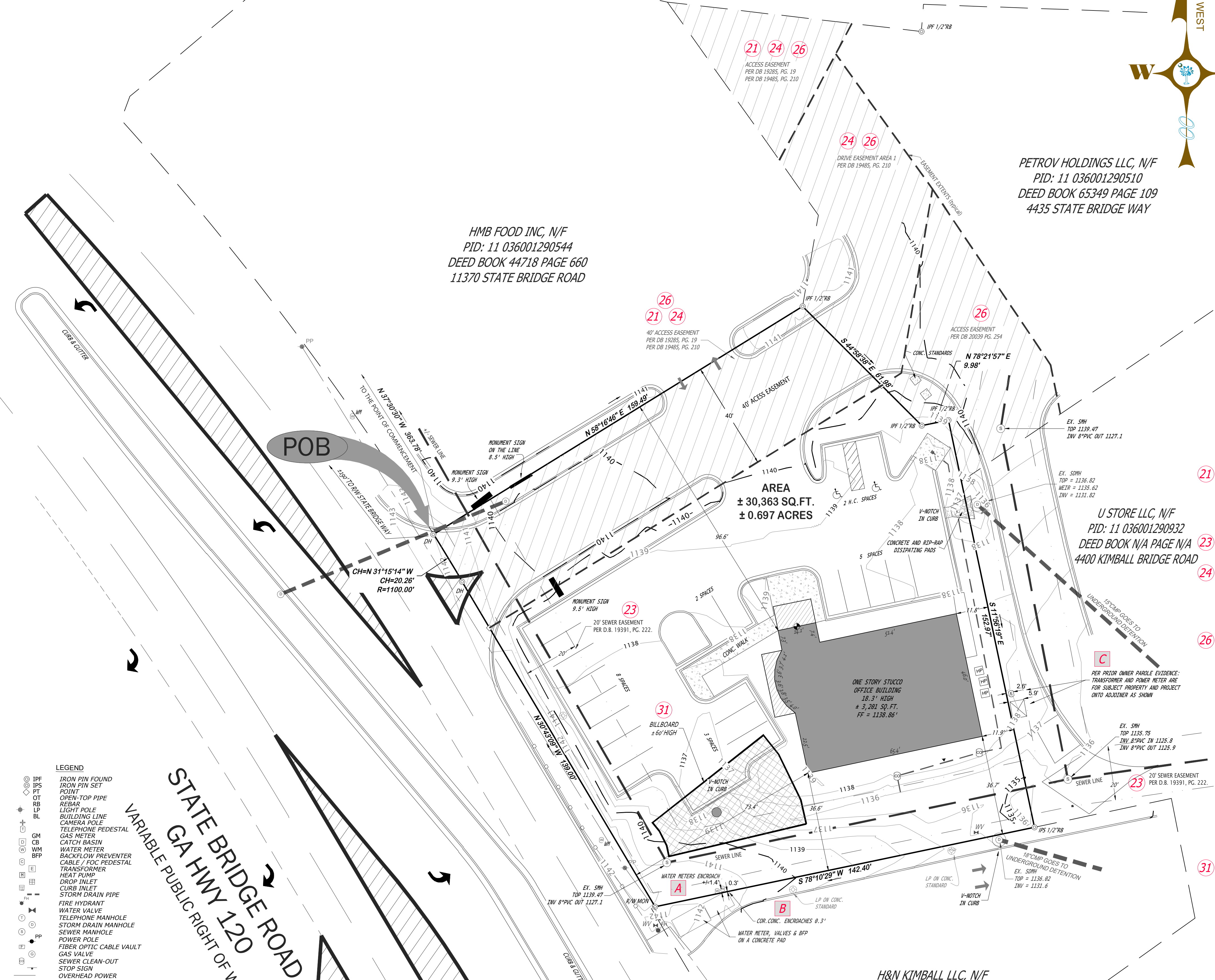
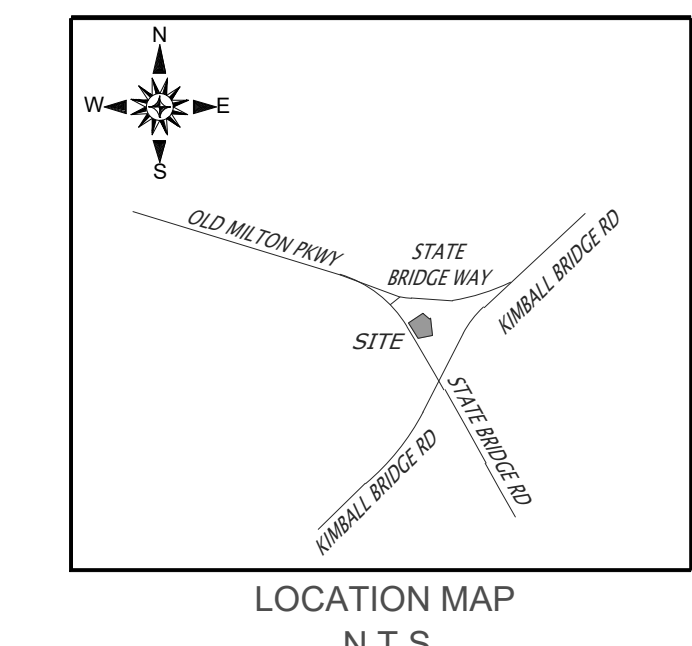
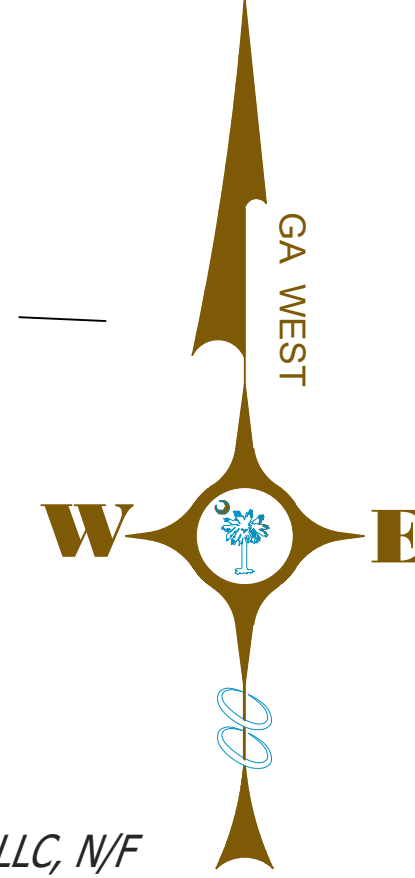
STATE BRIDGE ROAD
GA HWY 120
VARIABLE PUBLIC RIGHT OF WAY

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - POINT
 - OPEN TOP PIPE
 - REBAR
 - LIGHT POLE
 - BUILDING LINE
 - CAMERA POLE
 - TELEPHONE PEDESTAL
 - GAS METER
 - WATER METER
 - CATCH BASIN
 - WATER VALVE
 - BACKFLOW PREVENTER
 - F/C PEDESTAL
 - TRANSFORMER
 - HEAT PUMP
 - DROP INLET
 - CURB INLET
 - STORM DRAIN PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - TELEPHONE MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - POWER POLE
 - FIBER OPTIC CABLE VAULT
 - GAS VALVE
 - SEWER CLEAN-OUT
 - STOP SIGN
 - OVERHEAD POWER
 - POWER METER
 - BUILDING SETBACK
 - SEWER LINE
 - ROAD RIGHT OF WAY
 - DOC STATION
 - SEWER EASEMENT
 - POINT OF BEGINNING



Sheet 1 of 1

STATE BRIDGE WAY



HMB FOOD INC, N/F
PID: 11 036001290544
DEED BOOK 44718 PAGE 660
11370 STATE BRIDGE ROAD

AREA ± 30,363 SQ. FT. ± 0.697 ACRES

PETROV HOLDINGS LLC, N/F
PID: 11 036001290510
DEED BOOK 65349 PAGE 109
4435 STATE BRIDGE WAY

U STORE LLC, N/F
PID: 11 036001290932
DEED BOOK N/A PAGE N/A
4400 KIMBALL BRIDGE ROAD

H&N KIMBALL LLC, N/F
PID: 11 036001290288
DEED BOOK 60185 PAGE 358
11380 STATE BRIDGE ROAD

Items Corresponding to Schedule B

First American Title Insurance Company
Commitment No: NCS-1289882-DC72
Effective date: December 22, 2025 at 8:00 AM
Schedule "B" Section 2 - Exceptions:

- 13. Easements granted in Right-of-Way Deed from J. M. Dodd et al to Fulton County, dated March 9, 1943, filed for record March 20, 1943 and recorded in Deed Book 1855, Page 443, Fulton County, Georgia records. --IT IS A BLANKET EASEMENT. NO LONGER AFFECTS THE SUBJECT PROPERTY.
- 14. Easements granted in Right-of-Way Deed from E. J. Stone to Fulton County, dated June 16, 1955, filed for record July 18, 1955 and recorded in Deed Book 2018, Page 240, aforesaid records. --NO LONGER AFFECTS THE SUBJECT PROPERTY.
- 15. Easements granted in Right of Way Deed from Mrs. R. H. Addy et al to Fulton County, dated March 28, 1957, filed for record April 11, 1957, and recorded in Deed Book 3211, Page 607, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 16. Easement for Right of Way from Walter C. Austin and Sara F. Austin to Georgia Power Company, dated November 6, 1965, filed for record November 30, 1965, and recorded in Deed Book 4518, Page 466, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 17. Right-of-Way Easement from Sara F. Austin to Sawnee Electric Membership Corporation, dated October 6, 1977, filed for record November 25, 1977, and recorded in Deed Book 6838, Page 400, aforesaid records. --THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 18. Right-of-Way Easement from Kimball Bridge Investors, Ltd. to Sawnee Electric Membership Corporation, dated September 1, 1987, filed for record March 3, 1988, and recorded in Deed Book 11362, Page 31, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 19. Terms and provisions of Master Development Agreement by and between Continental Southern, Inc., a Georgia corporation and Village Commons, Ltd., a California limited partnership; State Occ, Ltd., a California limited partnership and Richard M. Stein, dated May 10, 1990, filed for record June 15, 1990, and recorded in Deed Book 13481, Page 155, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 20. Right-of-Way Easement from Richard Wernick to Sawnee Electric Membership Corporation, dated April 10, 1991, filed for record May 6, 1991, and recorded in Deed Book 14239, Page 10, aforesaid records. --THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 21. Terms and provisions of easements reserved in Limited Warranty Deed and Agreement to Convey between State and State Partnership, a Georgia general partnership, and Hamid B. Mashinchi, dated February 9, 1995, filed for record February 13, 1995, and recorded in Deed Book 19285, Page 19, aforesaid records. --AFFECTS SUBJECT PROPERTY. 40' ACCESS EASEMENT PLOTTED AND SHOWN HEREOIN.
- 22. Sanitary Sewer Easement Agreement by and between State and State Partnership, a Georgia general partnership and Hamid B. Mashinchi, a Georgia resident, dated February 8, 1995, filed for record February 13, 1995, and recorded in Deed Book 19285, Page 32, aforesaid records. --THE SURVEYOR HAS INFORMATION INDICATING THAT IT MAY HAVE BEEN RELEASED OR OTHERWISE TERMINATED.
- 23. Sewer Easement from State & State Partnership to Fulton County, Georgia, dated March 20, 1995, filed for record March 21, 1995, and recorded in Deed Book 19291, Page 10, aforesaid records. --AFFECTS SUBJECT PROPERTY. SEWER EASEMENT PLOTTED AND SHOWN HEREOIN.
- 24. Terms and provisions of easements granted, together with easements reserved in Limited Warranty Deed between State and State Partnership, a Georgia general partnership, and Alfred M. Martin, III and Sharen Martin, dated May 2, 1995, filed for record May 3, 1995, and recorded in Deed Book 19485, Page 210, aforesaid records. --AFFECTS SUBJECT PROPERTY. ACCESS EASEMENTS PLOTTED AND SHOWN HEREOIN.
- 25. Right-of-Way Easement from State & State Partnership to Sawnee Electric Membership Corporation, dated March 22, 1995, filed for record June 12, 1995, and recorded in Deed Book 19650, Page 48, aforesaid records. --THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 26. Terms and provisions of easements granted, together with easements granted in Warranty Deed by and between State and State Partnership, a Georgia general partnership and J. David McLain, dated July 21, 1995, filed for record July 27, 1995, and recorded in Deed Book 19820, Page 102, aforesaid records; re-filed September 13, 1995, and re-recorded in Deed Book 20039, Page 254, aforesaid records. --AFFECTS SUBJECT PROPERTY. ACCESS EASEMENTS PLOTTED AND SHOWN HEREOIN.
- 27. Right-of-Way Easement from Alfred M. Martin and Sharen S. Martin to Sawnee Electric Membership Corporation, dated October 30, 1995, filed for record February 26, 1996, and recorded in Deed Book 20672, Page 121, aforesaid records. --THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 28. Easements acquired pursuant to Order and Judgment entered in Civil Action E-64858, Superior Court of Fulton County, Georgia, styled Fulton County v. 0.444 Acres of Land and State and State Partnership, et al., dated November 7, 1997, filed for record November 7, 1997, and recorded in Deed Book 23423, Page 227, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 29. Easements acquired pursuant to Order and Judgment entered in Civil Action E-64860, Superior Court of Fulton County, Georgia, styled Fulton County v. Certain Easement Rights, and Hamid B. Mashinchi et al., dated November 7, 1997, filed for record November 7, 1997, and recorded in Deed Book 23423, Page 241, aforesaid records. --DOES NOT AFFECT SUBJECT PROPERTY.
- 30. Easements acquired pursuant to Order and Judgment entered in Civil Action E-64859, Superior Court of Fulton County, Georgia, styled Fulton County v. 0.19 Acres of Land; Certain Easement Rights; and Alfred M. Martin, III; Sharen Martin; et al., dated November 7, 1997, filed for record November 7, 1997, and recorded in Deed Book 23423, Page 288, aforesaid records. --AFFECTS SUBJECT PROPERTY. BILLBOARD PLOTTED AND SHOWN HEREOIN.
- 31. Terms and provisions of an unreCORDED Lease by and between Parikh & Parikh, LLC and North Fulton Outdoor, LLC, a Georgia limited liability company, as evidenced by Memorandum of Sign Lease between the same parties, dated June 1, 2014, filed for record August 13, 2014 and recorded in Deed Book 54066, Page 388, aforesaid records. --NON SURVEY RELATED MATTERS.
- Note: Memorandum of Master Sublease Agreement and 13625 Arnold Mill Road Site Addendum Memorandum by and between North Fulton Outdoor, LLC, a Delaware limited liability company and Clear Channel Outdoor, Inc., a Delaware corporation, dated December 30, 2014, filed for record January 06, 2015, and recorded in Deed Book 54517, Page 81, aforesaid records; as affected by 11378 State Bridge Road Site Addendum Memorandum, dated June 10, 2015, filed for record June 11, 2015, and recorded in Deed Book 55034, Page 327, aforesaid records. --AFFECTS SUBJECT PROPERTY. BILLBOARD PLOTTED AND SHOWN HEREOIN.
- 32. Matters shown on plat recorded in Plat Book 180, Page 9, aforesaid records. --PLAT WAS CONSULTED IN THE PREPARATION OF THIS DOCUMENT.

ENCROACHMENTS

- A** ADJOINER'S WATER METERS ENCRACH ± 1/4 FEET ONTO SUBJECT PROPERTY AS SHOWN HEREOIN.
- B** ADJOINER'S CORNER OF CONCRETE PAD ENCRACHES ± 0.3 FEET ONTO SUBJECT PROPERTY AS SHOWN HEREOIN.
- C** TRANSFORMER AND POWER METER PROJECT 5.9 FEET AND 2.6 FEET RESPECTIVELY ONTO ADJOINER AS SHOWN HEREOIN.

ZONING

PER 2021 ALTA / NSPS STANDARDS A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.



Specimen Tree Report

For

11378 State Bridge Road
City of Alpharetta, Fulton County, GA

Prepared by:
Michael D. Willis
Certified Arborist
ISA # GO-0188A

Field Work completed: December 17, 2025
Report Date: December 17, 2025

1266 POWDER SPRINGS ROAD MARIETTA GEORGIA 30064

TREE NO.	DBH (IN)	COMMON NAME	LATIN NAME	ASSESSMENT COMMENTS
1	13	Cherry	Prunus serrulata	High split (4 stems), three dead stems, decay at base, cavity and decay from old stem.



2	7	Red Maple	Acer rubrum	High split with included bark, epicormic growth, minor limb dieback, girdling root.
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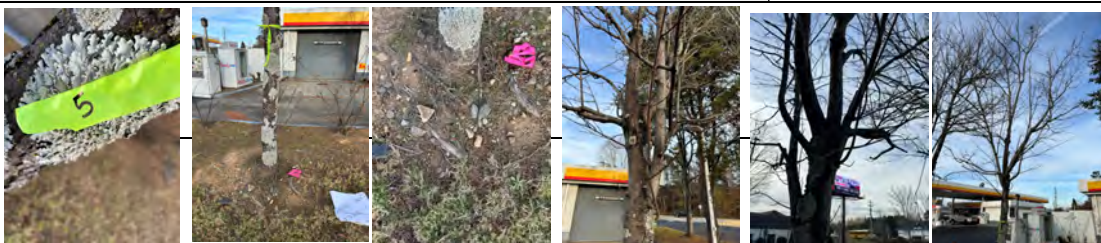
3	10	Cherry	Prunus serrulata	High split, one dead stem, multiple cavities and decay from old stems, minor limb dieback, sap ooze.
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4	12	Red Maple	Acer rubrum	Multiple high splits with included bark, minor limb dieback, aerial root damage, epicormic growth.
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5	5	Red Maple	Acer rubrum	High split, aerial root damage, minor limb dieback, epicormic growth.
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6	8	Red Maple	Acer rubrum	High split with included bark, epicormic growth, minor limb dieback, girdling root, aerial root damage.



7	8	Red Maple	Acer rubrum	Multiple cankers on trunk, high split with included bark, minor limb dieback, epicormic growth.



8	9	Red Maple	Acer rubrum	Large canker on trunk, high split with included bark, minor limb dieback.



9	7	Red Maple	Acer rubrum	Multiple cankers on trunk, high split.



10	11	Red Maple	<i>Acer rubrum</i>	Multiple high splits, aerial root damage.
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11	6	Red Maple	<i>Acer rubrum</i>	Canker on trunk, minor limb dieback.
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12	14	Sawtooth Oak	<i>Quercus acutissima</i>	Minor limb dieback, epicormic growth.
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13	12	Red Maple	<i>Acer rubrum</i>	Large canker on trunk, sap ooze, minor limb dieback, canker on large branch.
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14	9	Sawtooth Oak	<i>Quercus acutissima</i>	High split, response growth on trunk.
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15	15	Sawtooth Oak	<i>Quercus acutissima</i>	Minor limb dieback, poor root flare on one side, girdling roots.



16	16	Virginia Pine	<i>Pinus virginiana</i>	Cankers on trunk, poor root flare, high split, sap ooze.



17	7	Eastern Redbud	<i>Cercis canadensis</i>	Canker on trunk, minor limb dieback.



18	6	Eastern Redbud	<i>Cercis canadensis</i>	Canker on trunk, minor limb dieback.



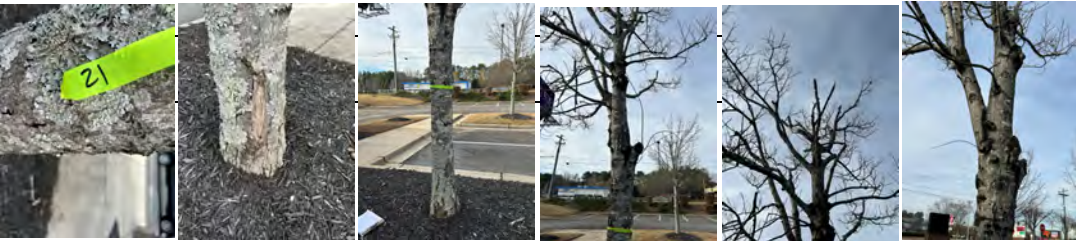
19	6	Shumard Oak	Quercus shumardii	Appears to be in good condition.



20	8	Red Maple	Acer rubrum	Canker on trunk, high split, minor limb dieback, epicormic growth.



21	9	Red Maple	Acer rubrum	Canker on trunk, top of major stem is dead, high split, epicormic growth.









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