



1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioner's Present:

1. Francis Kung'u (Chair)
2. Jill Reynolds (Vice-Chair)
3. Dennis Mitchell
4. William Perkins
5. Karen Richard
6. Todd Stratton

B. Staff Present:

1. Michael Woodman, Planning & Development Services Manager
2. Joel Carnow, GIS Specialist / Special Projects Planner
3. Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Planning Commission Minutes of March 5, 2026

- ❖ Commissioner Richard offered a motion to approve.
  - Commissioner Stratton seconded the motion.
  - The motion carried (5-0-1)(Perkins)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure.

b. CU-26-03/V-26-04 7Brew Coffee/1 1378 State Bridge Road

Michael Woodman, Planning and Development Services Manager, presented 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 1 1378 State Bridge Road and is legally described as being located in Land Lot

129, 1st District, 1st Section, Fulton County, Georgia.

- Currently zoned C-1.
- Overview of current locations and proposed hours of operation.
- Streetview of existing building.
- Site Plan.
- Traffic.
- Stacking plan.
- Drive-thru circulation pattern.
- Landscape layout.
- Renderings.
- Conditional Review Criteria
  - *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.*
  - *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.*
  - *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 applicant 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.*
  - *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.*

Staff's recommendation was to 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.

There was discussion from the Commission:

- Cooler
- Short distance to exit out of this building.
- Potential for back up onto State Bridge Rd.
- Safety of layout.
- Traffic.
- Interparcel access.
- Outdoor Storage.
- Line of Site will be incorporated in LDP process.
- Starbucks capacity.
- No mobile ordering.
- Stacking.
- Pedestrian Access.
- Milton Location.

Applicant gave a brief presentation.

**Public Comment:**

In Opposition:

1. Richard Wernick  
Concerns:
  1. Traffic.

## 2. Interparcel Access.

Applicant gave a rebuttal.

- Good, busy location.
- Customers already on their commute.
- Don't anticipate a large increase in Traffic on the road.

There was more discussion from the Commission:

- Location.
- Traffic Engineering.
- Queuing Analysis.

❖ Commissioner Stratton offered a motion to approve with these edits as recommended by Mr. Woodman.

At the end of Number 8, add except as approved by Staff, Number 9 after the phrase " include a minimum, strike 4' planter and insert 5' sidewalk and continue that sentence" and pedestrian light as approved by Staff."

- Commissioner Perkins seconded the motion.
- The motion carried (5-2)( Reynolds, Aiken)

Final 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.
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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, except as approved by Staff.
9. Developer shall improve the State Bridge Road streetscape to include a minimum 5' 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.
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7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting at 7:50 p.m.