



Property Address: 12875 Highway 9, Milton, GA 30004

Request(s): Review of proposed building design, site, and landscape plans for Seven Brew drive-through coffee building.

Applicant: Tom True / True Results, LLC

Type of Review: Courtesy Review

Zoning Information:

Zoning District: T5 (Deerfield Form-Based Code)

Total Acreage: 0.77 acres

Existing Use: Vacant lot (Commercial)

Background Information:

Seven Brew (7 Brew) is known for their drive-through format, aiming to provide a fast, convenient, and personalized experience. The company is expanding from a few locations to over 200 across the country. The City of Milton – Deerfield District is now the future home of “7 Brew Drive-Thru Coffee”.

Staff Analysis:

Site Description: The proposed site is located in the commercial district of Deerfield. This vacant lot is positioned at the corner of Highway 9 and the Walmart Supercenter private entrance drive. There are 2 proposed buildings to be constructed on this lot—a 585 sq sf. drive-through building and a 580 sq ft. pavilion. Although this development abuts Highway 9, the vehicular access to 7 Brew is through an interior private drive only. The proposed site development includes two drive-through lanes, 5 parking spaces (including 1 ADA space), 2 bike parking spaces, 3 golf cart spaces, underground drain structure, landscape area, dumpster area, retaining walls, sidewalks along Highway 9 and a private drive. New trees are proposed to be planted in addition to the existing trees along the south property line. In addition, an interconnected thoroughfare will be provided between 7 Brew and the adjacent bank on the west side.

Landscape Description: The landscape plan identifies red maple, cherry trees and ornamental plants. Landscape islands are provided next to the 5 parking spaces. Existing tree groupings along Highway 9 will be removed and replaced with new trees. Existing trees in the south property line will be removed and sodded.

Building Description: Two proposed small buildings will be constructed on the site. The main building comprises a kitchen, a cooler system area, and an order take-in area. A drive-through canopy is also attached to the main building and is supported by steel columns. The second building is an open pavilion with a fireplace. The pavilion's building materials complement the architecture of the primary building. The façade of the main building is predominantly made of cementitious siding and brick, embellished with architectural details to create visual interest. Other materials include windows, company signs, exterior wall lighting, doors, and asphalt shingle roofing.

Conclusion:

The proposed development plans have **adequately met** the standards of the Deerfield Form-Based Code, with additional comments from staff.

Staff comments on site and landscape plan:

1. Provide trees on the landscape strip located in the south property line.
2. Provide an engineer-stamped drawing for retaining walls.

Staff comments on building plan:

1. Provide round gutters and downspouts for the main building and pavilion.
2. The materials for the refuse area screening wall shall match the materials of the primary structure.

Staff Recommendations:

Since this is only a courtesy review, DRB will have an opportunity to discuss the proposed project and provide recommendations that will improve the overall design aspects of the building, site, and landscape. The Board will make a motion on their list of recommendations to be incorporated into the final plans to be presented to the DRB at the next scheduled meeting for final review and approval.

Prepared by:

Jackie Jennings, Planner II
678-242-2513

Site Map



12875 Highway 9 Building Review

City of Milton
2025

- Street Centerlines
- Subject Site
- Parcels
- City Limits

