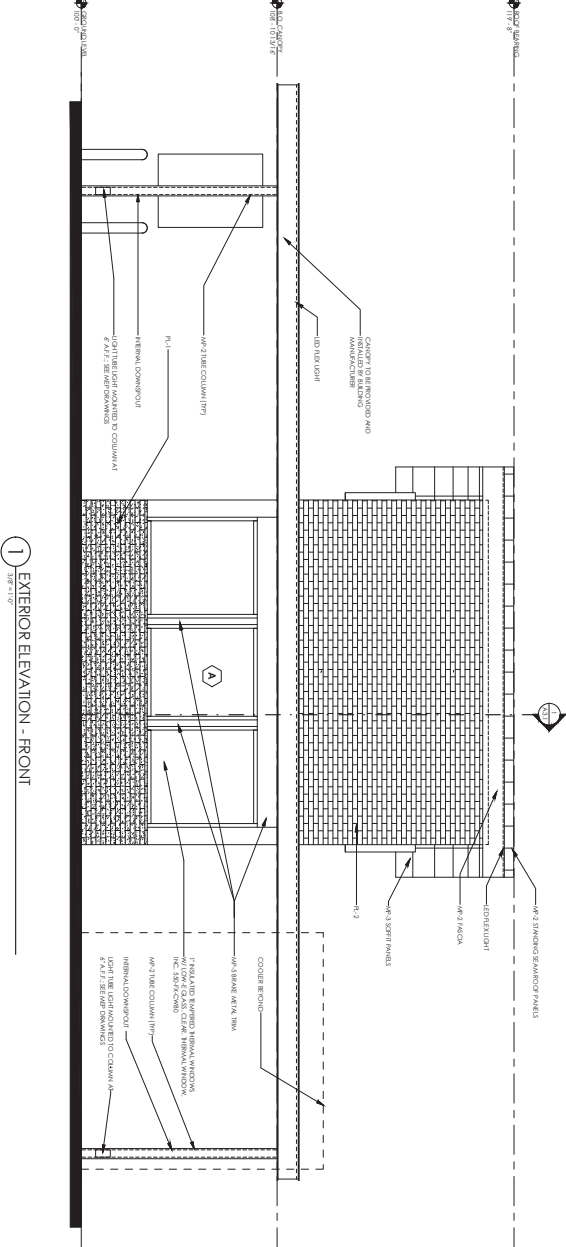
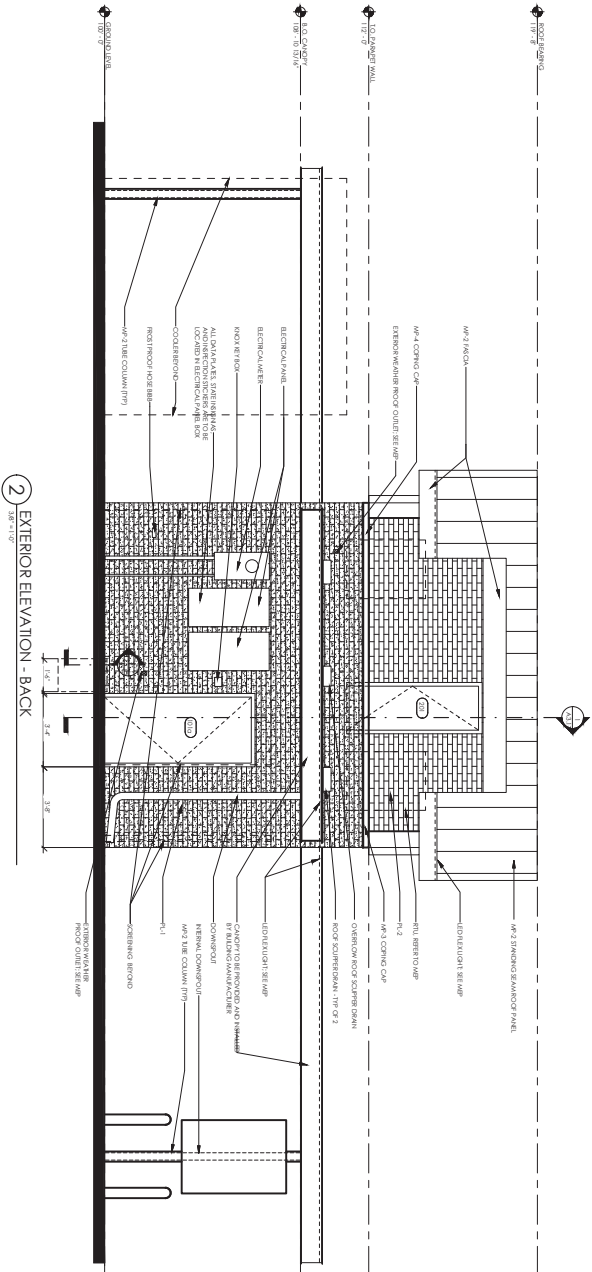






FINISH MATERIAL SCHEDULE		
SYMBOL	ITEM	DESCRIPTION
W1	W1	WOOD LOOK
W2	W2	WOOD LOOK
W3	W3	WOOD LOOK
W4	W4	WOOD LOOK
W5	W5	WOOD LOOK
W6	W6	WOOD LOOK
W7	W7	WOOD LOOK
W8	W8	WOOD LOOK
W9	W9	WOOD LOOK
W10	W10	WOOD LOOK
W11	W11	WOOD LOOK
W12	W12	WOOD LOOK
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W96	W96	WOOD LOOK
W97	W97	WOOD LOOK
W98	W98	WOOD LOOK
W99	W99	WOOD LOOK
W100	W100	WOOD LOOK

FINISH MATERIAL SCHEDULE NOTES:  
A. ALL FINISH MATERIALS ARE FINISHED BY CMCA.  
B. CHAIRS AND WALLS ARE FINISHED BY CMCA. CHAIRS AND WALLS ARE FINISHED BY CMCA.



Permit  
**A2.1**  
EXTERIOR ELEVATIONS

**7 BREW COFFEE**  
**GEORGESVILLE ROAD**  
1288 GEORGESVILLE ROAD  
COLUMBUS, OHIO 44228

**GBC DESIGN, INC.**  
565 White Pond Dr. Akron, OH 44320-1123  
Phone 380-886-0288 www.GBCDesign.com

PROJECT NO. 1840  
DATE: 6/17/25  
REVISION: 1/1/25  
DRAWN: 6/17/25  
CHECKED: 6/17/25  
PROJECT NUMBER: 1840



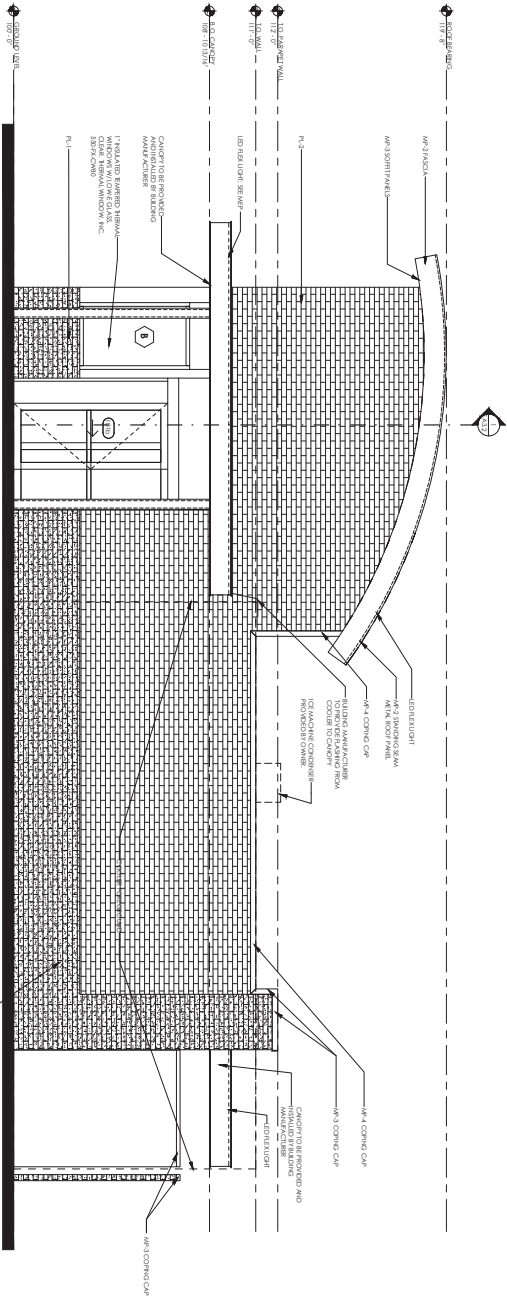


SYMBOL	ITEM	DESCRIPTION	REMARKS
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WP-1	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-2	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-3	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-4	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-5	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-6	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-7	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-8	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-9	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-10	WATER WALLS	WATER	EXTERIOR AND INTERIOR
WP-11	WATER WALLS	WATER	EXTERIOR AND INTERIOR
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WP-96	WATER WALLS	WATER	EXTERIOR AND INTERIOR
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WP-100	WATER WALLS	WATER	EXTERIOR AND INTERIOR

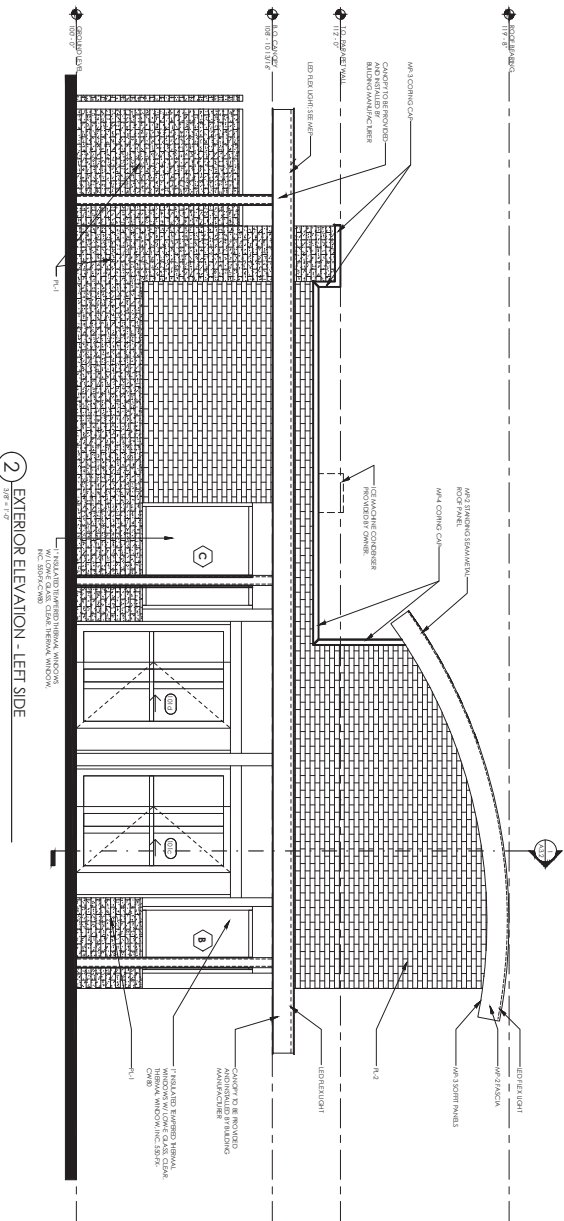
FINISH MATERIALS SCHEDULE NOTES:

a. ALL EXTERIOR FINISHES ARE PROVIDED BY GBC.

b. CEILING AND WALLS ARE FINISHED WITH ACOUSTIC PANELING AND LIGHT FIXTURES.



1 EXTERIOR ELEVATION - RIGHT SIDE



2 EXTERIOR ELEVATION - LEFT SIDE

Permit  
**A2.2**  
EXTERIOR ELEVATIONS

7 BREW COFFEE  
GEORGESVILLE ROAD  
1288 GEORGESVILLE ROAD  
COLUMBUS, OHIO 44228

**GBC** DESIGN, INC.  
565 White Pond Dr. Akron, OH 44320-1123  
Phone 330-886-0288 www.GBCDesign.com

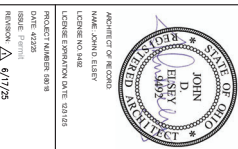
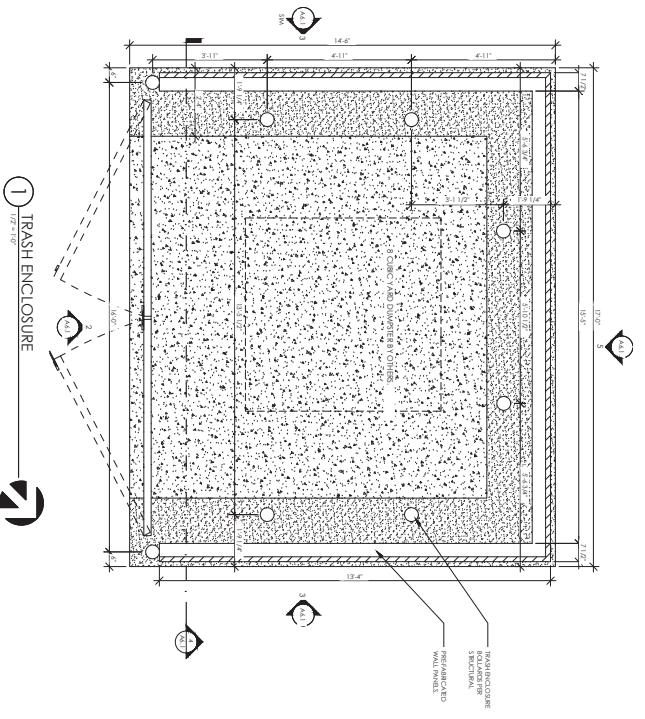
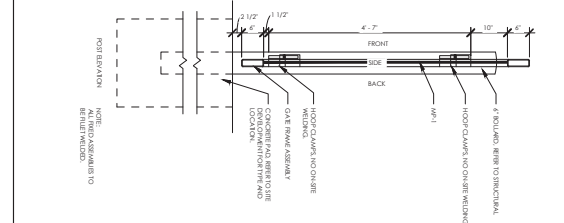
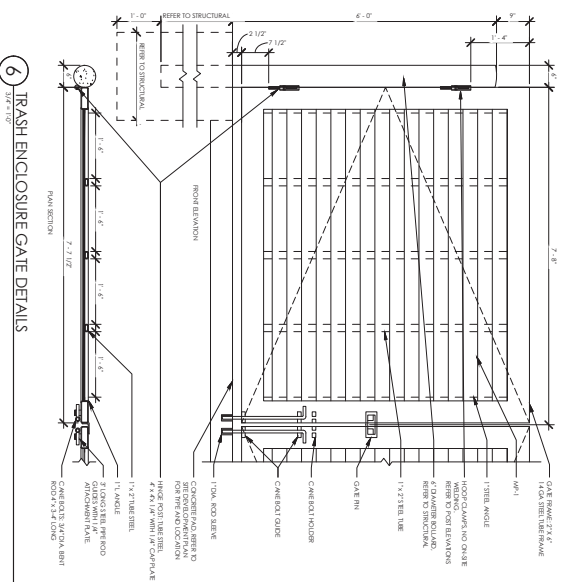
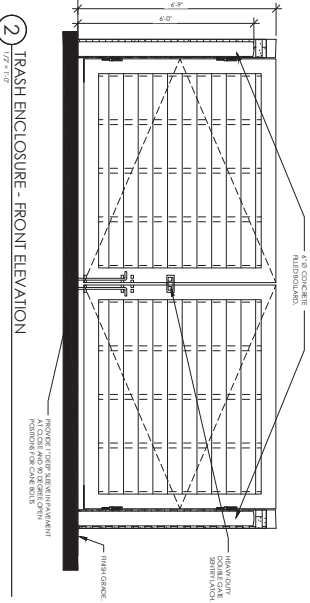
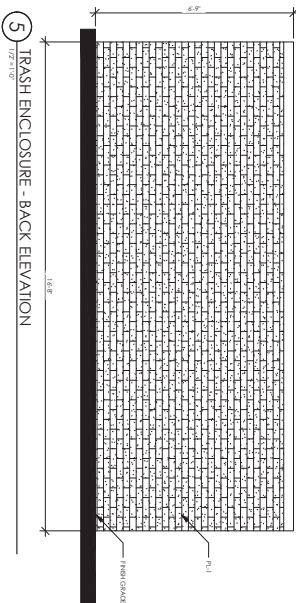
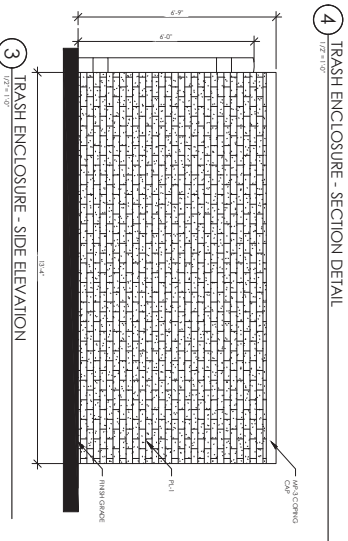
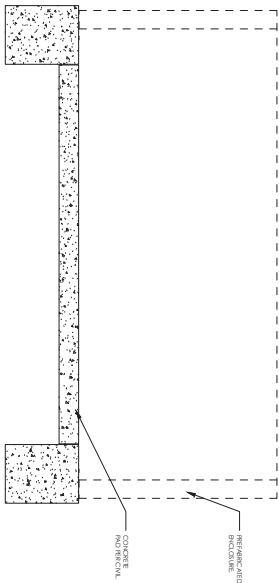
PROJECT NO. 1840  
LICENSING NO. 1840  
LICENSING EXPIRATION DATE: 03/31/25  
DATE: 06/23/25  
ISSUE: 06/23/25  
REVISION: 06/23/25  
Δ 4/1/25  
Δ 6/1/25





FINISH MATERIAL SCHEDULE		
SYMBOL	ITEM	DESCRIPTION
W1	W1	W1
W2	W2	W2
W3	W3	W3
W4	W4	W4
W5	W5	W5
W6	W6	W6
W7	W7	W7
W8	W8	W8
W9	W9	W9
W10	W10	W10
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W97	W97	W97
W98	W98	W98
W99	W99	W99
W100	W100	W100

FINISH MATERIALS SCHEDULE NOTES:  
1. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.  
2. CERTAIN AND WALLS ARE PROVIDED BY THE CONTRACTOR AND NOT BE PROVIDED BY THE CONTRACTOR.



GBC DESIGN, INC.  
565 White Pond Dr. Akron, OH 44320-1123  
Phone 380-886-0288 www.GBCDesign.com

7 BREW COFFEE  
GEORGESVILLE ROAD  
1288 GEORGESVILLE ROAD  
COLUMBUS, OHIO 44228

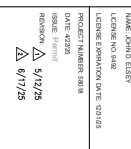
Permit  
A6.1  
TRASH ENCLOSURE DETAILS

### FINISH MATERIALS SCHEDULE NOTES:

b. CEILING AND WALLS ARE PRE-FINISHED/FACTORY FINISHED AND DO NOT REQUIRE PAINTING IN FIELD.



SGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY.  
REFERS TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND  
SGNAGE QUANTITY



**GBC** DESIGN, INC.  
565 White Pond Dr. Akron, OH 44320-1123  
Phone: 330.936.0000 [www.GBCDesign.com](http://www.GBCDesign.com)

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

- 9. APPLICATION: Z25-013**  
**Location:** **1288 GEORGESVILLE RD. (43228)**, being 1.17± acres at the northeast corner of Georgesville Road and Parkwick Drive (570-158239; Greater Hilltop Area Commission).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Drive-thru coffee shop.  
**Applicant(s):** Motley 7 Brew; c/o Matthew Weymouth; and Allan Wiley, Agent; 565 White Pond Drive; Akron, OH 44320.  
**Property Owner(s):** Premier Commercial Properties 1 LLC; 7002 Ballantrae Loop; Dublin, OH 43016  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

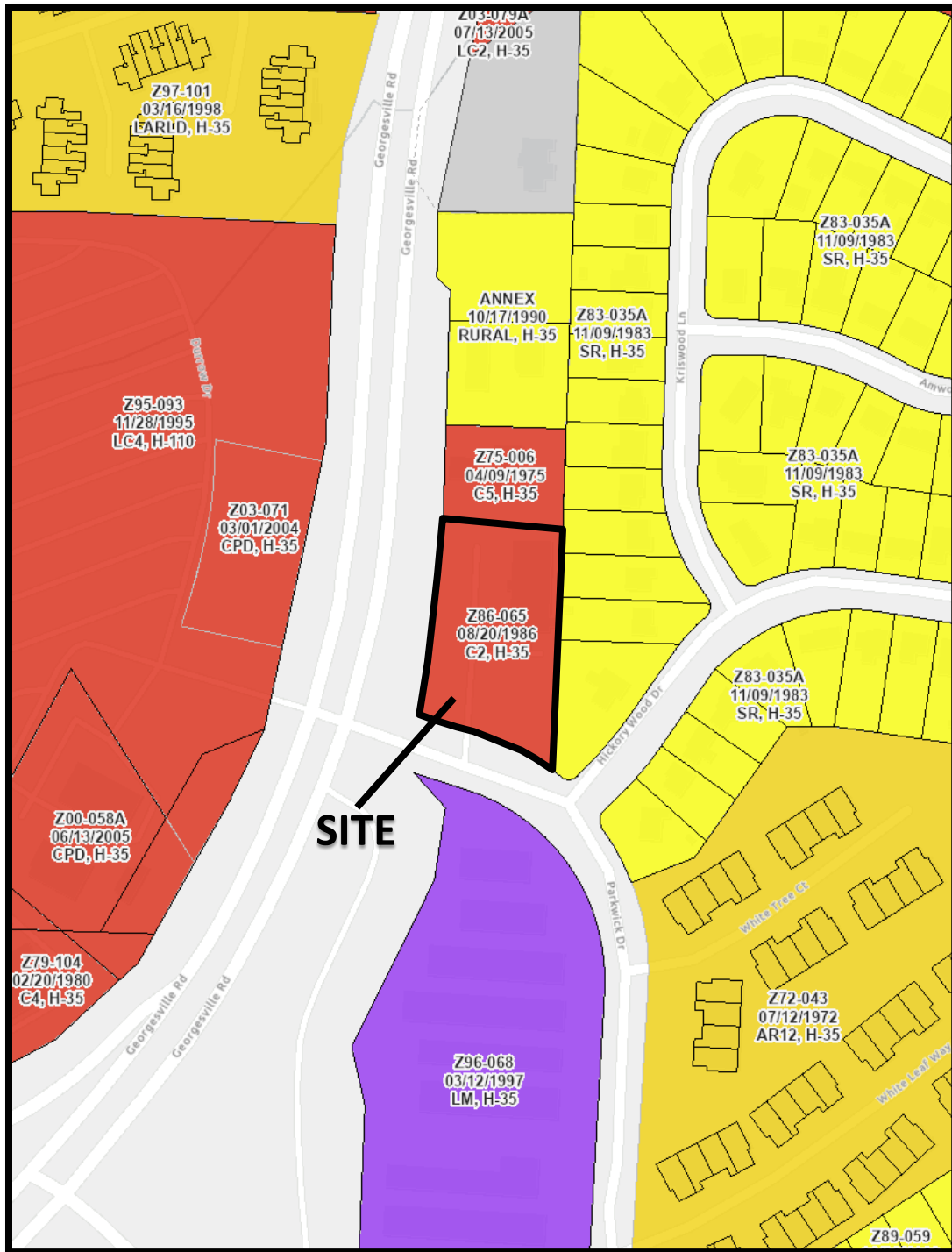
**BACKGROUND:**

- The 1.17± acre site consists of one parcel developed with a vacant commercial building in the C-2, Commercial District. The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with a drive-thru coffee shop. A rezoning is necessary because the proposed use is a C-5, Commercial District use and is not allowed in the existing C-2 district.
- To the north is a fuel sales facility in the C-5, Commercial District. To the south is a self-storage facility in the L-M, Limited Manufacturing District. To the east are single-unit dwellings in the SR, Suburban Residential District. To the west are commercial uses in the CPD, Commercial Planned Development and L-C-4, Limited Commercial districts.
- The site is within the planning boundaries of the *Hilltop Land Use Plan* (2019), which recommends “Mixed Use 1 (<24 du/ac)” land uses at this location. The Plan also includes the complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The CPD text establishes appropriate uses and supplemental development standards that address building and parking setbacks and traffic access, and includes a commitment to develop the site in accordance with the submitted site plan, landscape plan, and building elevations. Modifications to Code Standards for reduced building setbacks and dumpster area are also included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Georgesville Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

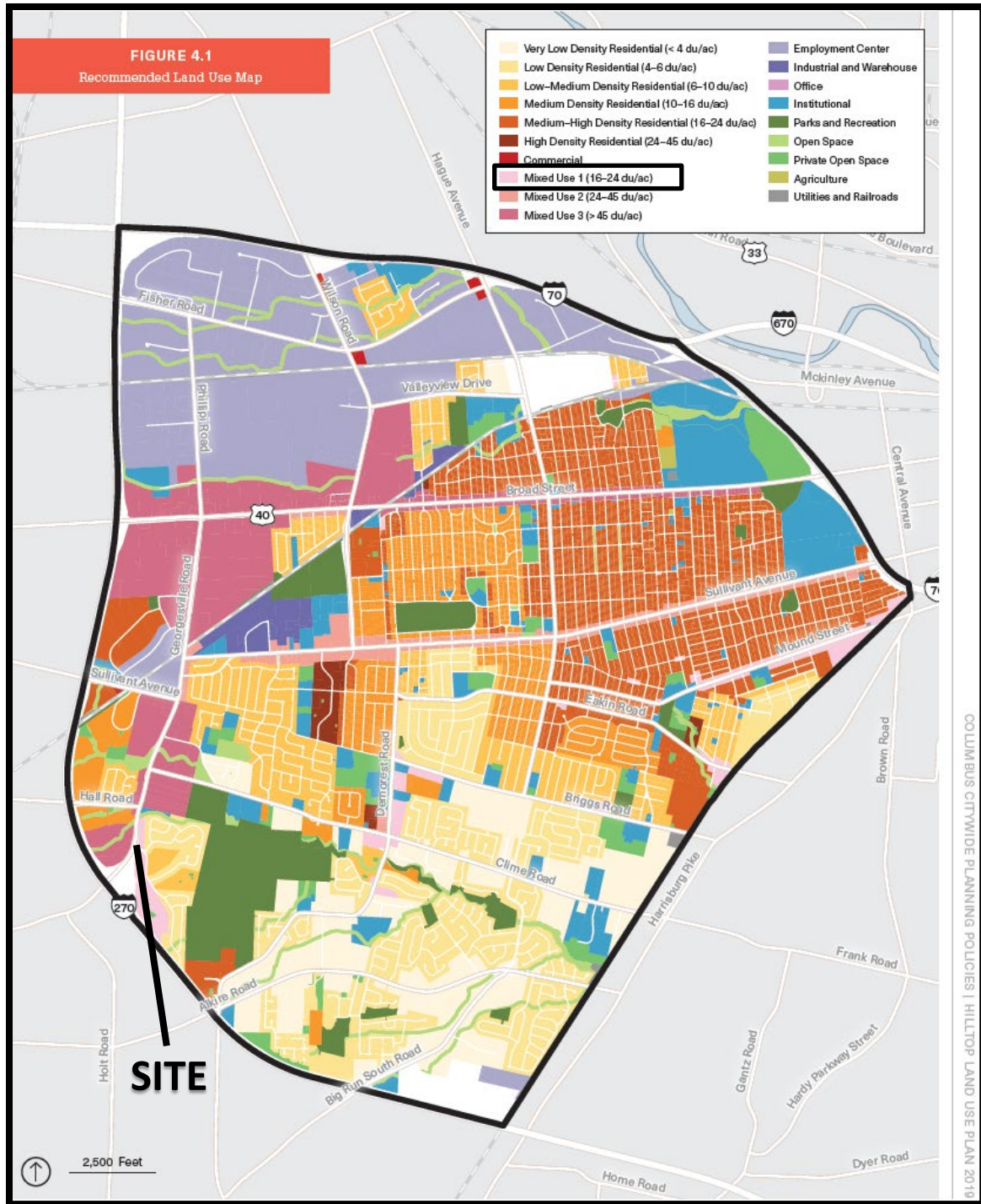


**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested CPD, Commercial Planned Development District will allow a drive-thru coffee shop at this location. Staff support the requested rezoning as the proposed landscaping provides a high level of screening between the right-of-way and the parking lot and adjacent to residential areas, consistent with C2P2 design guidelines. The proposed commercial development is consistent with the Plan's land use recommendation for "Mixed Use 1 (<24 du/ac)", which includes commercial uses and is compatible with adjacent commercial developments in the surrounding area.



Z25-013  
1288 Georgesville Rd.  
Approximately 1.17 acres  
C-2 to CPD



Z25-013  
1288 Georgesville Rd.  
Approximately 1.17 acres  
C-2 to CPD





Z25-013  
1288 Georgesville Rd.  
Approximately 1.17 acres  
C-2 to CPD

## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**Specify Case Type**  
BZA Variance / Special Permit  
Council Variance  
Rezoning  
Graphics Variance / Plan / Special Permit

**Recommendation**  
(Check only one)  
**Approval**  
**Disapproval**

**LIST BASIS FOR RECOMMENDATION:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** \_\_\_\_\_

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z25-013

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Allan Wiley  
of (COMPLETE ADDRESS) 565 White Pond Drive, Akron, OH 44320

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Motley 7 Brew - David Gray, 360-694-7855 111 W. 39th Street, Vancouver, WA 98660 Employees - 0	2. Premier Commercial Properties 1 LLC - Abe Alami, 614-477-0639 7002 Ballantrae Loop, Dublin, OH 43016 Employees - 0
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

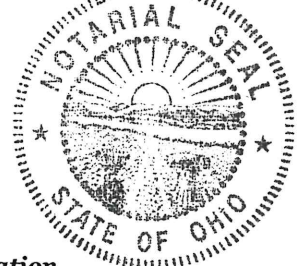
Sworn to before me and signed in my presence this 19 day of march, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

Hope R. Gergel  
Notary Public, State of Ohio  
My Commission Expires:  
August 29, 2026

August, 29 2026  
My Commission Expires

Notary Seal Here



***This Project Disclosure Statement expires six (6) months after date of notarization.***