



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-44-2023

SITE BACKGROUND

Applicant	Gina Sullivan
Phone	770-318-9344
Email	sullycrew@gmail.com
Representative Contact	Gina Sullivan
Phone	770-318-9344
Email	sullycrew@gmail.com
Titleholder	200 Village Parkway, LP
Property Location	Located on the north side of Paper Mill Road and on the east side of Village parkway
Address	200 Village Parkway
Access to Property	Village Parkway

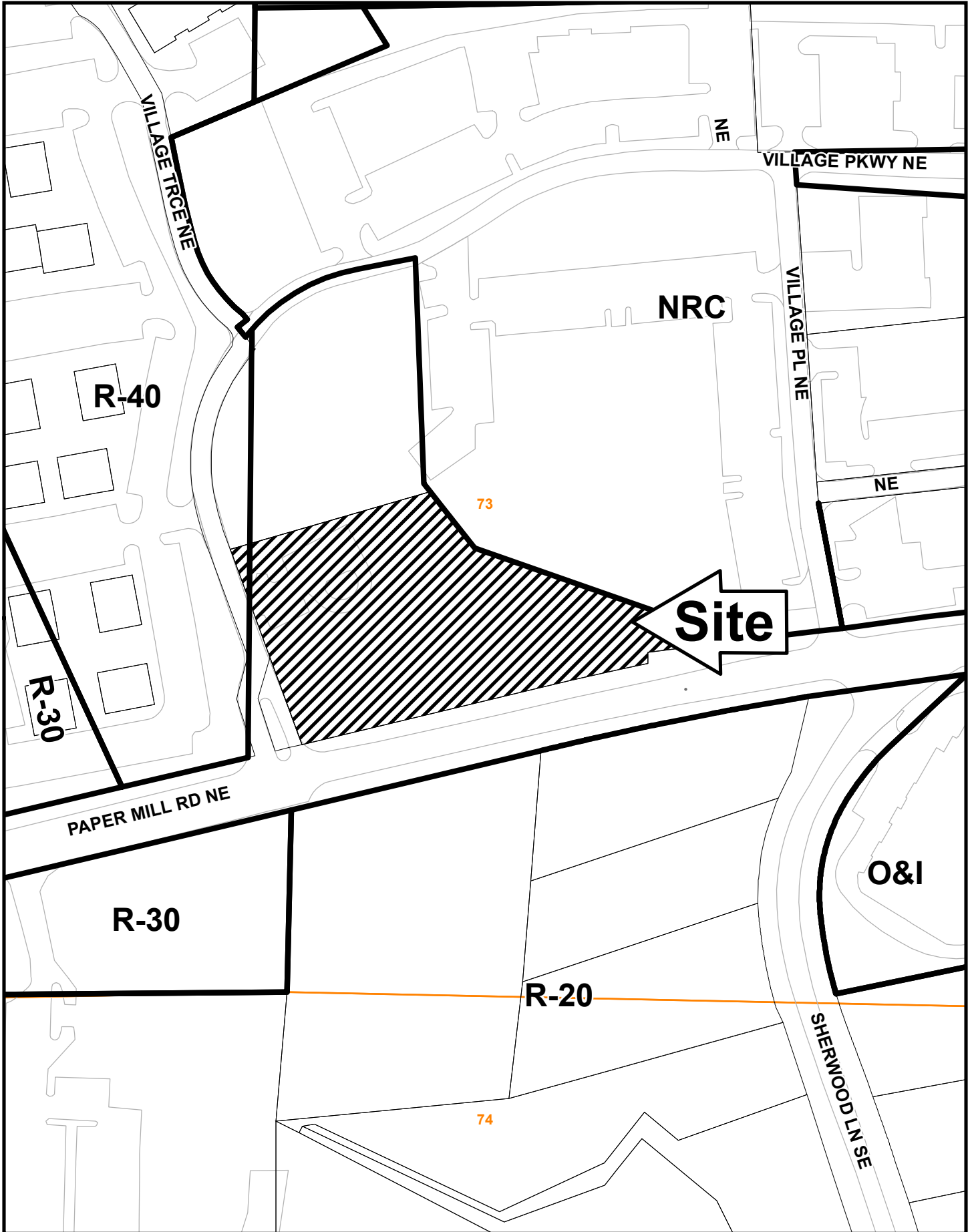
QUICK FACTS

Commission District	2-Richardson
Current Zoning	CF
Current Use of Property	Senior living facility
Proposed Zoning	NRC
Proposed Use	Personal Care Home
Future Land Use	NAC
Site Acreage	1.466
District	1
Land Lot	73
Parcel #	01007300550
Taxes Paid	Yes

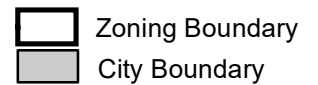
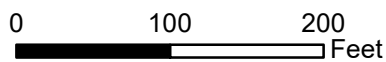
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-44 2023 GIS



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Z-44 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary



Application No. 2-44

Summary of Intent for Rezoning

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: current building as-is
- c) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Personal Care Home
(Senior Living)
- b) Proposed building architecture: current - as is on
property - use current building
- c) Proposed hours/days of operation: 24 hours / day - living
12 hours day / open to public
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

This property was built in 1991 and has
been used for senior living purposes
since that time.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located). No

Gina Sullivan

RECEIVED

AUG 16 2023

200 Village Parkway

Answers to Question 9 in Zoning packet—

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the **impact of the proposed rezoning** with respect to each of the following matters:

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; ***The corner of Johnson Ferry Road and Paper Mill Road reflects an already thriving commercial district. The impact of the proposed NRC zoning will not affect the adjacent or nearby properties, because the building is already in place and has been in use as a Personal Care Home under CF zoning since 1991. The property will continue as a Personal Care Home.***

Businesses/Property with NRC zoning border 200 Village Parkway that is currently zoned CF. NRC zoning is in effect already on 255 Village Parkway (small shopping area with offices, shops, and restaurants), 133 Johnson Ferry Road (Shell Food Mart), 35 Johnson Ferry Road (Real Estate Office), and 31 Johnson Ferry Road (Starbucks)- all of which are in the same merchant area as 200 Village Parkway.

OI zoning for 9 Johnson Ferry Road (Phoenix Assisted Living) is on the corner of Paper Mill Rd and Johnson Ferry Rd and diagonal from 200 Village Parkway. Directly across the street from 200 Village Parkway is a Lutheran Church and homes, all zoned R-20 and R-30.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; ***There is no impact of the proposed NRC zoning on any adjacent or nearby property, because the 200 Village Parkway building is already in place and has been in use as Senior Living since 1991; that same use will continue on the property.***
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; ***The 200 Village Parkway has no economic use at this time because business cannot be conducted according to Cobb County Municode. Cobb County Municode states that a CF zoned property not in use for longer than 6 months will require re-zoning prior to use. This property has been vacant for 6 months due to a burst pipe that resulted in water damage. The 6 month period from December 2022 to current was used to file with insurance and correct the damage. If rezoned to NRC, the current building will bring about economic use as a Personal Care Home, as it has since 1991.***
- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; ***Since the current building at 200 Village Parkway has been in use as Senior Living since 1991, the use on streets, transportation, utilities, or schools will not change. The proposed zone of NRC only changes the zoning for Cobb County records, the use will remain the same, so there will be no adverse effect on streets, transportation, utilities and schools with this zoning change.***
- E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; ***The proposed NRC zone is in conformity with the intended Cobb County land use. As mentioned previously, the land is already being used as commercial (currently CF), and the business on the property will not change.***

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
Other than the above mentioned information, there are no other conditions that affect this property.