



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-67-2022

### **SITE BACKGROUND**

Applicant	S&B Investments, Inc.
Phone	404-933-3694
Email	bharti@bellsouth.net
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	S&B Investments, Inc.
Property Location	Located on the west side of Johnson Ferry Road, and on the north side of Paper Mill Road
Address	31 Johnson Ferry Road
Access to Property	Private Drive (north side), Village Place (private)

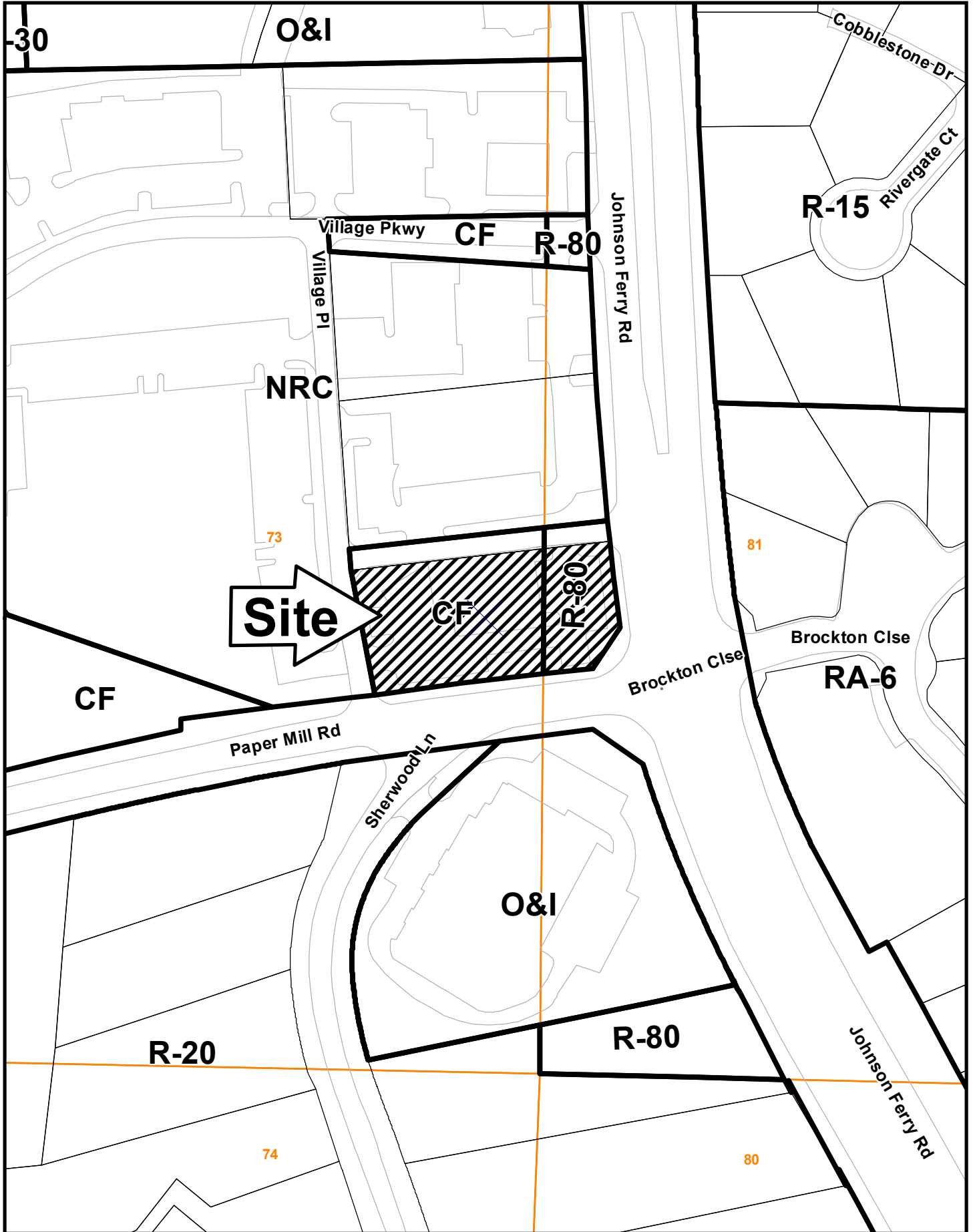
### **QUICK FACTS**

Commission District	2-Richardson
Current Zoning	CF, R-80
Current Use of Property	Retail Coffee Shop
Proposed Zoning	NRC
Proposed Use	Retail Coffee Shop
Future Land Use	NAC
Site Acreage	0.73
District	01
Land Lot	73, 81
Parcel #	01007300150
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-67 2022 GIS



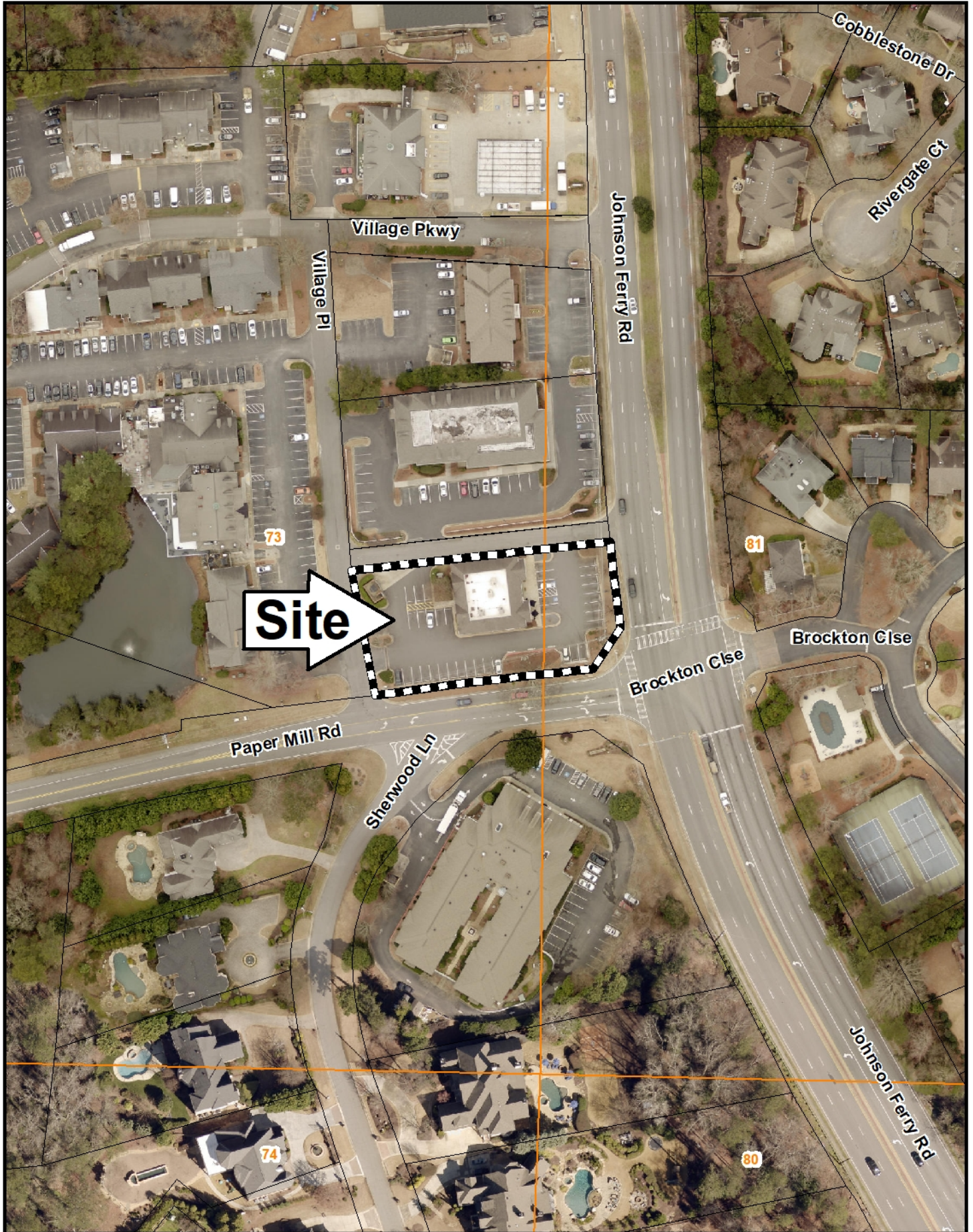
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary  
 City Boundary





# Z-67 Aerial Map



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0 100 200 Feet

 Zoning Boundary  
 City Boundary

## Summary of Intent for Rezoning \*

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_  
\_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- a) Proposed use(s): Neighborhood Retail Uses/Coffee Shop/Cafe
- b) Proposed building architecture: Per attached renderings/elevations.
- c) Proposed hours/days of operation: 5:00 a.m. - 9:00 p.m.
- d) List all requested variances: As shown on site plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The Subject Property is within the confines of a Neighborhood Activity Center ("NAC") under Cobb County's Future Land Use Map ("FLUM") and was rezoned by way of a Court Order (See attached Zoning Impact Statement.)  
\_\_\_\_\_

.....  
**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). None known at this time.  
\_\_\_\_\_  
\_\_\_\_\_

\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Zoning Impact Statement & Summary of Intent



The Subject Property was approved in 1982 after litigation and by way of a Superior Court of Cobb County Order of the Court (“Order”). The Subject Property makes up a smaller portion of Paper Mill Village (“PMV”) which is partially split zoned in the Future Commercial (“CF”), R-80 and NRC zoning districts, respectively.

In that regard, this tract is considered a non-conforming, “grandfathered” property and the continued utilization of this tract is predicated upon the same use continuing without interruption for a period of time dictated by the Cobb County Zoning Ordinance or as required to be rezoned in accordance with current Zoning Ordinance requirements and applicable zoning classifications. Additionally, the CF classification does not, independent of these particular circumstances, provide any present right to utilize property zoned as such and has always been considered a “holding district“ for future commercial development.

The May 6, 1982 Order (for the most part based upon a 1973 agreement which was recorded on the Deed Records which served as a guide until the litigation was commenced almost a decade later), specifically allowed for a mixed use development to be constructed at this northwest intersection of Johnson Ferry Road and Paper Mill Road, of which the Subject Property was a part of. This tract has been through several Other Business approvals for changing uses, all of which were and are still allowable under the NAC land use designation and the proposed NRC zoning.

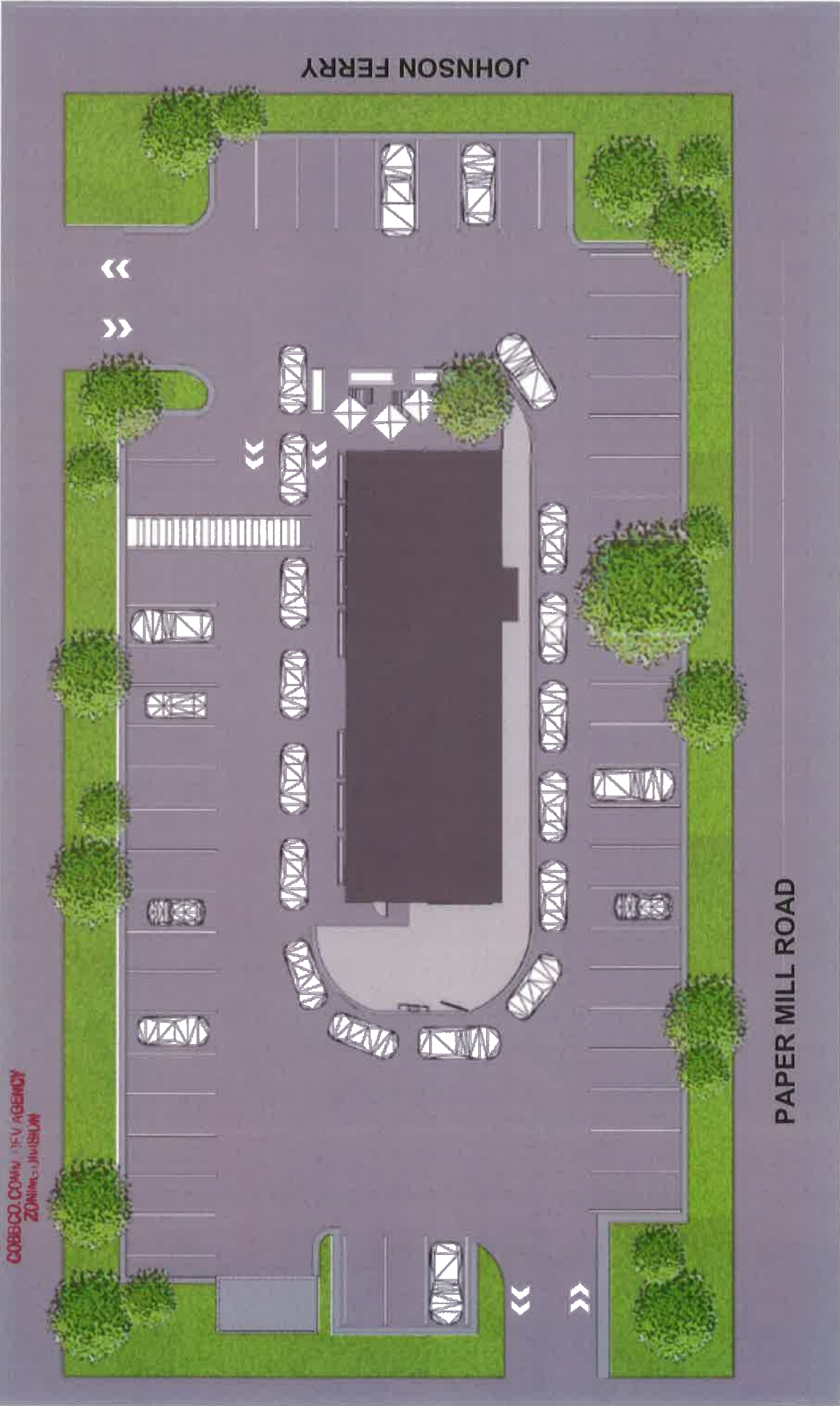
Recently, the Paper Mill Village commercial tracts (6.83 acres) located at 37 Johnson Ferry Road & 255 Village Parkway) were rezoned to the NRC zoning district via Application No. Z-25, which was heard and approved in May of this year.

S & B's proposal is for a Coffee Shop and Retail as depicted in the renderings/elevations submitted herewith. The proposed Starbucks is not a restaurant per se in that it does not offer table service. Customers order their drinks and food from a counter and serve themselves, or order from the drive-thru feature. A cafe menu traditionally offers things such as coffee, espresso, pastries, and sandwiches; with Starbucks preparing food in table-top ovens. There is a "workroom" instead of a kitchen which would typically contain full ovens, cooktops and/or grills.



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JOHNSON FERRY

PAPER MILL ROAD





FIRST FLOOR - LOOKING TOWARDS ENTRY  
CONCEPTUAL RENDERINGS 6/8/22

REVIEWS  
AUG 04 2022



FIRST FLOOR - VIEW FROM ENTRY  
CONCEPTUAL RENDERINGS 6/8/22

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SECOND FLOOR - VIEW FROM STAIRS  
CONCEPTUAL RENDERINGS 6/8/22

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SECOND FLOOR - VIEW TOWARDS ELEVATOR  
CONCEPTUAL RENDERINGS 6/8/22