



Land Use Petition RZ-25-0003
Application Date: September 2, 2025
Public Participation Meeting: October 9, 2025
Planning Commission Meeting: December 2, 2025
City Council Meeting: December 8, 2025

PROJECT LOCATION: 12050 Findley Road

DISTRICT/SECTION/LAND LOT: 1st District, 1st Section, Land Lots 355 and 376

ACREAGE: 7.69 acres

CURRENT ZONING: O-I (Office Institutional District) Conditional

PROPOSED ZONING: O-I (Office Institutional District)

**COMPREHENSIVE PLAN
COMMUNITY AREA DESIGNATION:** Tech Park

APPLICANT: Emory Johns Creek Hospital
c/o Charles F. Palmer, Troutman Pepper Locke LLP
600 Peachtree Street NE. Suite 3000
Atlanta, GA 30303

OWNER: TMC Atlanta, LLC
3704 Pacific Ave, Suite 200
Virginia Beach, VA 23451

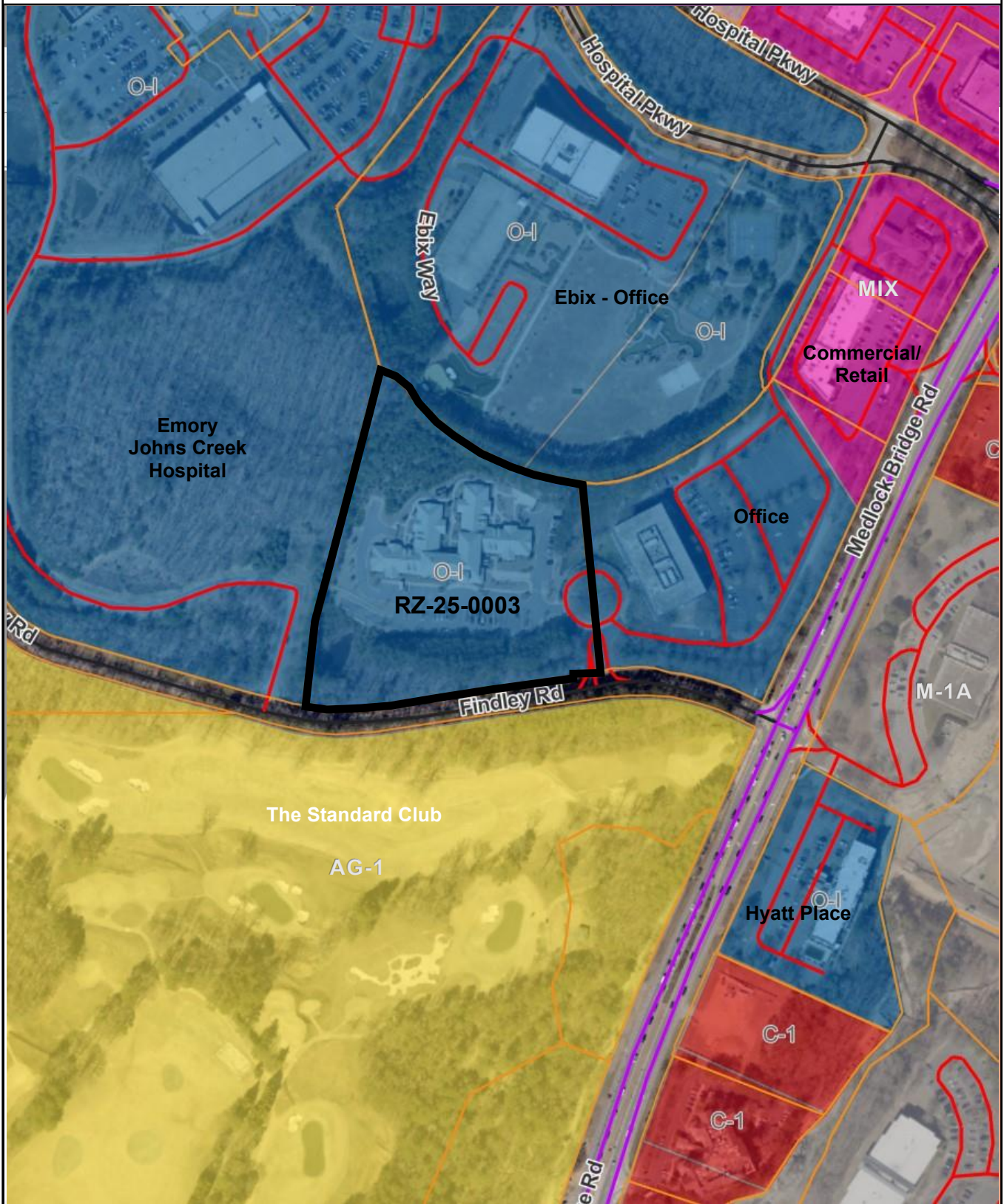
PROPOSED DEVELOPMENT: Wellness and Recovery Center within an existing one-story,
35,361 square-foot medical facility

STAFF RECOMMENDATION: **Approval with Conditions**

Aerial Map



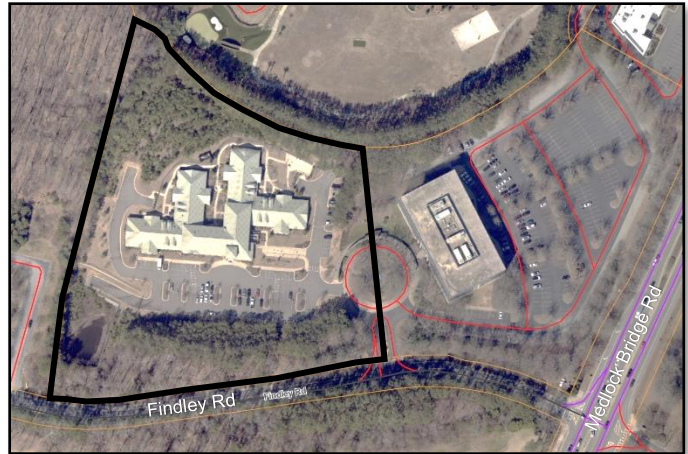
Zoning Map



PROJECT OVERVIEW

Location

The subject property is 7.69 acres in size and located 400 feet east of the intersection of Medlock Bridge Road and Findley Road. It is bounded by Emory Johns Creek Hospital to the east, Findley Road and The Standard Club golf course (across Findley Road) to the south, a four-story office building to the west, and Ebix Inc. (office use) to the north.



Background

The subject property is zoned O-I (Office Institutional District) Conditional, pursuant to zoning case, RZ-15-009. The property is currently limited to a memory care facility or office and associated accessory uses.

The subject property is improved with a one-story, 35,361 square-foot building, featuring 48 units, 62 parking spaces and gains access to the property from Findley Road through a shared full-access point with the adjacent property located at 12000 Findley Road. The existing building is presently operated as a memory care facility with 96 licensed beds.

Rezoning Request

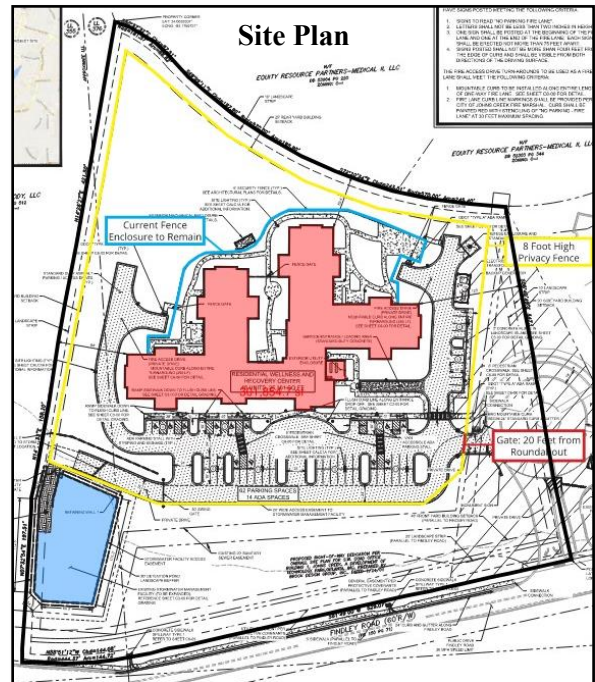
The Applicant, Emory Johns Creek Hospital (EJCH), is requesting a change in conditions of the current O-I (Office-Institutional District) Conditional zoning to allow for a Wellness and Recovery Center within the existing facility. According to Applicant’s Letter of Intent, the facility will be owned by EJCH and TRT Recovery, LLC, would be the operator providing comprehensive wellness and recovery treatment programs in a structured residential setting for adults seeking voluntary therapeutic treatment. The proposed center would obtain national accreditation and be licensed by the Georgia Department of Community Health.

Site Plan

The Applicant’s Letter of Intent indicates that the existing facility (shown in red) currently includes 96 authorized beds, which will remain unchanged. No exterior modifications are proposed to the building, parking lot, detention facility (shown in blue), or landscaped areas. The existing building setbacks and landscape strips will be maintained as follows:

- **Building Setbacks:** 40 feet along Findley Road, 25 feet along north (rear) property line and 20 feet along the east and west (side interior) property lines.
- **Landscape Strip:** 25 feet along Findley Road and 10 feet along west, north, and east property lines.

An existing 6-foot-high aluminum fence (shown in blue) encloses the common open space area in the rear yard for



residents' use. The Applicant proposes to install an 8-foot-high perimeter fence (shown in yellow line) with a front gate to enhance safety and security for the medical facility.

Elevations

The existing building, constructed between 2016 and 2017, exhibits a contemporary institutional design characterized by a brick veneer exterior accented with expansive glass windows, dormer windows and a metal pitched roof. The prominent double-height entrance creates a distinctive focal point, adding variation and visual interest to the overall façade composition.



Public Participation

As part of the required land use petition process, property owners within one-quarter mile of the subject property were mailed notices in September 2025 for the public participation meeting. The meeting was held at the City Hall Council Chambers on October 9, 2025, with three citizens attending the meeting. Concerns expressed during the meeting were related to the proximity of the proposed use to nearby residential developments, potential public safety impacts, and the lack of a fully enclosed facility which was perceived as a risk to pedestrians on Findley Road.

STANDARDS OF REZONING REVIEW

1. Will the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

The presence of adjacent and nearby hospital, medical office, general office, commercial, and institutional uses of higher scale and intensity suggests the proposed development is suitable for this location with appropriate conditions. The proposal would replace an existing memory care facility with a similar medically supervised residential wellness and recovery center of similar character and land use intensity.

Adjacent & Nearby Properties	Zoning (Petition Number)	Land Use	Density (SF/Acre)
Application	Proposed: O-I (RZ-25-0003)	Commercial (Wellness and Recovery Center) 48 units/96 beds	4,598
Adjacent: West	O-I Conditional (RZ-22-0005)	Commercial - Office (Emory Johns Creek Hospital & Medical Offices)	25,733
Adjacent: North	O-I Conditional (Z-90-036)	Commercial - Office (Ebix Inc.)	10,950
Adjacent: East	O-I Conditional (Z-90-036)	Commercial - Office (Medical Offices)	10,950
Adjacent: South (Across Findley Road)	AG-1 (Z-78-132)	Recreation - Private (The Standard Club)	N/A

2. Will the proposal adversely affect the existing use or usability of adjacent or nearby property?

The proposed conversion of an existing memory care facility to a wellness and recovery center would not adversely impact adjacent and nearby properties and would be consistent with the existing medical and general office, institutional and commercial uses in the area. The site will remain unchanged, with no modifications proposed to the building exterior, site layout, or landscape areas. All current setbacks and landscape strips will be maintained, including the 85-foot building setback from the west property line and the 250-foot setback along Findley Road, which will continue to buffer and mitigate potential impacts to nearby residential uses. In addition, the Applicant proposes to install an eight-foot-tall perimeter fence with a secured gate enclosing the building to enhance site safety and controlled access for the facility.

3. Does the subject property have a reasonable economic use as currently zoned?

The property appears to have a reasonable economic use as currently zoned.

4. Will the proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The proposed Wellness and Recovery Center is anticipated to generate a lower overall traffic impact compared to the existing Memory Care facility. The total daily trip count is projected to decrease from 278 to 209 trips, resulting in a net reduction of 69 daily trips. The facility is expected to generate approximately 31 trips during the morning peak hour and 36 trips during the evening peak hour. The reduction in overall traffic is attributed to the short-term (22-45 days) residential care model, structured visiting hours, and the consolidation of medical, staffing, and delivery services on-site.

Fulton County has confirmed that adequate water and sewer capacity is available to service the proposed development. The proposal is not anticipated to cause excessive or burdensome use of the existing streets, transportation facilities, or utilities.

5. Is the proposal in conformity with the policy and intent of the Comprehensive Plan including the land use element?

The subject property is located within the Technology Park Community Area, and the proposed development aligns with the Comprehensive Plan’s vision to “[t]arget, retain and support the expansion of businesses that include health innovation and wellness, technology, information and software which will complement the existing businesses located in Technology Park.” In terms of land use, the proposed development would be compliant with the Comprehensive Plan’s Future Land Use map, which indicates “Commercial – Office” for the subject property. The proposal would be in conformity with the policy and intent of the Comprehensive Plan.

6. Do existing or changed conditions affecting the use and development of the property give supporting grounds for either approval or disapproval of the proposal?

The proposed Wellness and Recovery Center’s proximity to Emory Johns Creek Hospital would strengthen the continuum of care available to patients seeking long-term recovery. The location supports coordination between the hospital and the proposed facility, reinforcing the appropriateness of the use and providing a logical extension of existing medical services in the area.

7. Does the zoning proposal permit a use which can be considered environmentally adverse to the natural resources, environment, and citizens of the City of Johns Creek?

The topography of the site is mostly flat, with steep slopes along the north, west, and southern boundaries. The proposed conversion of existing memory care facility to allow wellness and recovery would not adversely impact the environment, as no exterior modification or land development is proposed on the site. The site has an above ground detention facility to account for stormwater management for the site.

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL WITH CONDITIONS** of land use petition, RZ-25-0003.

1. The property shall be limited to office and institutional uses permitted in the O-I (Office-Institutional) zoning district, along with customary accessory uses, not to exceed a maximum gross floor area of 35,361 square feet and maximum of 48 units with 96 beds when operating as a medical treatment center. The following uses shall be prohibited: Assembly Halls, Churches/Temples or Places of Worship, Convalescent Center, Dancing Schools, Day Care Facility, Nursing Home, Hospices, Funeral Home, Gymnasium, Health Club/Spas, Hotel/Motel, Parking Garage/Deck, Parking Lot, Recording Studios, Stadiums, and Thrift Institutions.
2. The site shall be developed in general accordance with the site plan received and date stamped October 21, 2025. Said site plan is conceptual and the final site plan must meet or exceed land development regulations and zoning conditions prior to the issuance of a building permit.

3. Owner/Developer shall replant, where sparsely vegetated, and maintain the following landscape strips, according to the City's Tree Preservation Administrative Guidelines:
 - a. 40-foot landscape strip along Findley Road.
 - b. 10-foot landscape strip along the west, north, and east property line.
4. Owner/Developer shall install an 8-foot-tall, black aluminum ornamental fence along all property lines as shown on the site plan received and date stamped October 21, 2025, with 8-foot-high brick or stacked stone columns provided on each side of the entrance gate to the property. Final fence and gate design and location shall be subject to review and approval of the Community Development Director.
5. Owner/Developer shall be required to maintain secured access to the medical facility at all times, and the entrance gate and all building access points shall remain locked with entry controlled through a badge or keycard access system.
6. Owner/Developer must obtain the necessary licenses and permits from the Georgia Department of Community Health (DCH) and adhere to all federal, state, and local health, safety, sanitation, and building codes.
7. A Georgia licensed physician shall serve as a full-time medical director for administration of all medical services associated with treatment provided by the medical treatment center adhering to all applicable state rules and regulations.
8. No additional curb cuts shall be permitted on Findley Road.
9. Owner/Developer shall obtain a Certificate of Occupancy/Completion for the Wellness and Recovery Center prior to submitting a business license application.