



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-12-2024

### **SITE BACKGROUND**

Applicant	WPG-Mableton, LLC
Phone	813-284-7977
Email	btuttle@wagspg.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Ayres Family LLLP
Property Location	Located on the east side of Floyd Road and on the south side of Ayres Road
Address	5033 Floyd Road
Access to Property	Floyd Road, Ayres Road

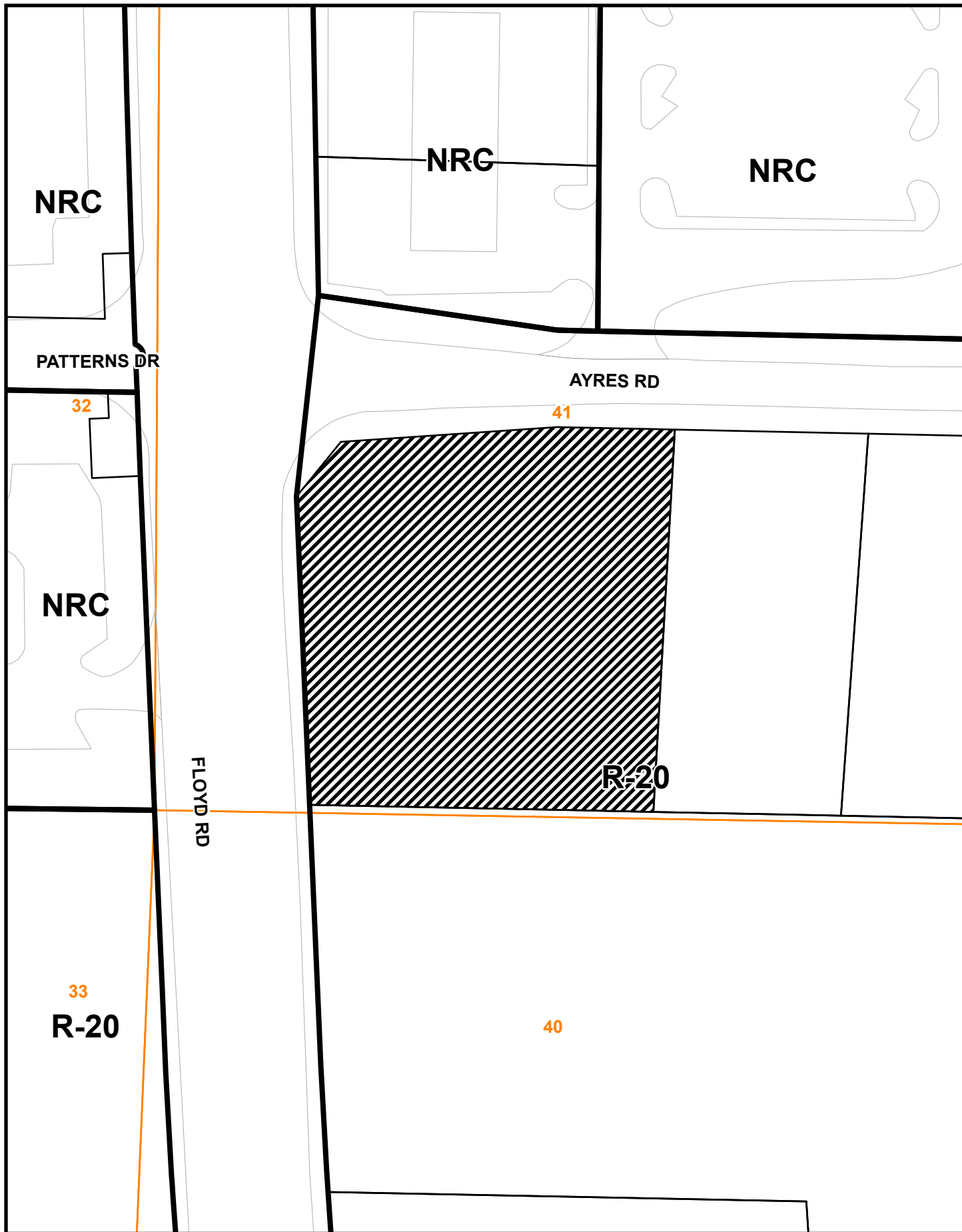
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Undeveloped lot
Proposed Zoning	NRC
Proposed Use	Bank with drive-thru
Future Land Use	MTC, mdr
Site Acreage	0.834
District	17
Land Lot	41
Parcel #	17004100160
Taxes Paid	Yes

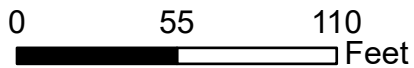
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-12 2024 Map



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



-  Zoning Boundary
-  City Boundary

DATE	BY	DATE	REVISION

**SITE DATA**

SITE ADDRESS: 5033 FLOYD ROAD SW, MABLETON, GEORGIA 30128  
 PIN: 17004100480  
 BUILDING AREA: 1903 SF BUILDING  
 EXISTING ZONING: NRC (NORTHWOOD RETAIL COMMERCIAL)  
 SITE AREA: 36,329.04 SF (0.84 AC)  
 FUTURE USE: VACANT  
 FLOOD ZONE: BANK WITH DRIVE THRU

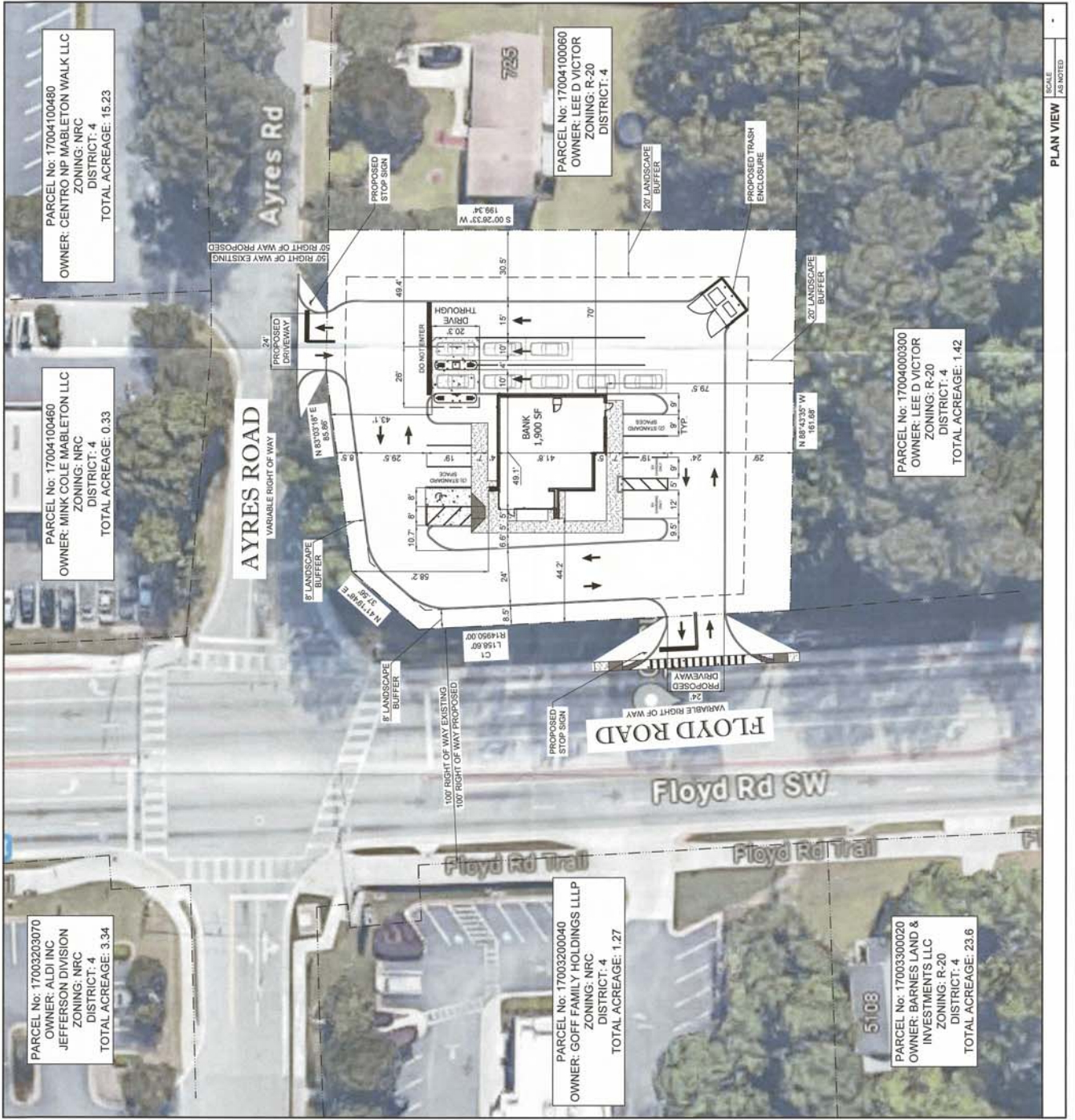
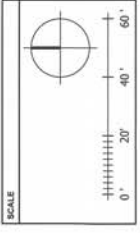
**PARKING DATA**  
 BANK PARKING REQUIRED: 1 SPACE PER 200 SF OF G.F.A. = 7 SPACES  
 1903 SF (1,200 SF) = 11 SPACES  
 TOTAL PARKING PROVIDED: 18 SPACES  
 TOTAL PARKING REQUIRED: 18 SPACES  
 HANDICAP PARKING: 2 SPACES  
 TOTAL HANDICAP PARKING: 2 SPACES  
 TOTAL PARKING PROVIDED: 18 SPACES  
 TOTAL PARKING REQUIRED: 18 SPACES

**PARKING SPACE SIZE:** 7' x 11' MINIMUM  
**DRIVE THROUGH:** 3 SPACES PER ALTERNATE LANE  
**LOADING ZONE:** 5 SPACES PER ALTERNATE LANE  
**LOADING ZONE:** 3 SPACES PER ALTERNATE LANE  
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**LANDSCAPE REQUIREMENTS:**  
 LANDSCAPE BUFFER - FRONT (AYRES ROAD) = 8'  
 LANDSCAPE BUFFER - FRONT (FLOYD ROAD) = 20'  
 LANDSCAPE BUFFER - SIDE (SOUTH) = 20'  
 LANDSCAPE BUFFER - SIDE (NORTH) = 20'

**BUILDING REQUIREMENTS:**  
 BUILDING SETBACK - FRONT (FLOYD ROAD) = 50'  
 BUILDING SETBACK - FRONT (AYRES ROAD) = 25'  
 BUILDING SETBACK - SIDE (NORTH) = 20'  
 BUILDING SETBACK - SIDE (SOUTH) = 20'

**FLOOD ZONE:** FLOOD ZONE X





# Z-12 2024 Aerial Map



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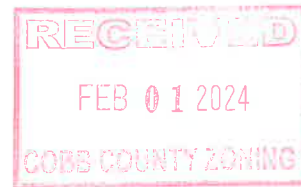
 Zoning Boundary  
 City Boundary

**ATTACHMENT TO SUMMARY OF INTENT FOR REZONING**

**Application No.:** Z-\_\_\_\_\_ (2024)  
**Hearing Dates:** April 2, 2024  
April 16, 2024

**Applicant:** WPG-Mableton, LLC  
a Georgia limited liability company  
**Titleholder:** Ayres Family LLLP,  
a Georgia limited liability limited partnership

**Tax Parcel Number:** 17004100160



Part 2. Non-Residential Rezoning Information

(b) Proposed building architecture:

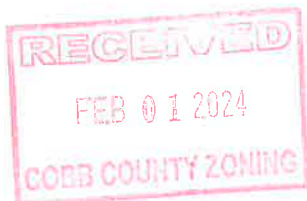
The architectural features of the proposed building include a clear glass entry vestibule with attached canopy above, surrounded by two protruding blade walls clad in blue and green metal panels. Typical exterior walls have a brown brick-clad water table at the base, with a tan colored EIFS finish above. Punched openings within the façade are clear anodized storefront finish, with silver metal-clad canopies above. The stepped TPO roof is obscured by the parapet walls surrounding the building.



# ATTACHMENT TO APPLICATION FOR REZONING

## IMPACT ANALYSIS STATEMENT

Application No.: Z- 12 (2024)  
Hearing Dates: April 2, 2024  
April 16, 2024



Applicant: WPG-Mableton, LLC,  
a Georgia limited liability company  
Titleholder: Ayres Family LLLP,  
a Georgia limited liability  
limited partnership

Tax Parcel Number: 17004100160

### BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES AND THE COBB COUNTY PLANNING COMMISSION

Analysis of impact of the proposed rezoning with respect to the following:

- (a) Applicant, WPG-Mableton, LLC (hereinafter “Applicant”), is seeking rezoning of property located at the intersection of the easterly side of Floyd Road and the southerly side of Ayres Road, being approximately 0.834 acres, located in Land Lot 41, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Subject Property is currently zoned to the R-20 zoning category, and Applicant is seeking rezoning to the Neighborhood Retail Commercial (“NRC”) zoning category to allow for development of the Property to be used as a bank, with drive-thru lanes. The Property is undeveloped, and the proposed rezoning will permit a use that is more suitable to the Subject Property as it lies adjacent to a Neighborhood Activity Center (“NAC”), and adjacent and nearby properties are primarily utilized for commercial purposes. Additionally, the Property is located directly along on a major four-lane roadway, thus making it less desirable for residential purposes. With properties located on the remaining three corners of the intersection being zoned to the NRC category and used for commercial purposes, rezoning of the Subject Property to the NRC zoning category would allow the highest and best use for the Property.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners should benefit in increased land values.
- (c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.

- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought and updated roadways.
- (e) The zoning proposal is in conformity with the policy and intent of the Land Use Map of Cobb County, Georgia.
- (f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.