





RZ-25-2**Rezoning Application**

Status: Active

Submitted On: 3/13/2025

Primary Location2743 BELL DR SE
SMYRNA, GA 30080**Owner**EIB PROPERTIES LLC
4794 REBEL TRL ATLANTA, GA
30327**Applicant** J. Kevin Moore
 770-795-5032
 w7@mijs.com
 Emerson Overlook, Suite
100
326 Roswell Street
Marietta, GA 30060

Applicant Information

Full Name (i.e., First and Last Name, or Name of Entity):*

EIB Properties, LLC

Street Address:*

1801 Enterprise Road

City:*

Madison

State:*

GA

Zip Code:*

30650

Email Address:*david@wwcompany.com;
todd@wwcompany.com**Phone Number:***

(404) 849-4832

Are you the titleholder of the subject property?*

Yes

Property Information

Parcel ID:* 

17080900180; 17080900190

Property Address:* 

2731 & 2743 Bell Drive

Present Zoning:*

R-15

Present Future Land Use:*

RAC - Regional Activity Center

Development Information

Proposed Use of Property:*

Residential

Property Acreage:*

0-5 acres

Number of Proposed Dwelling Units:*

7

Proposed Zoning:*

RMC-8

Proposed Density:*

Residential greater than 4.5 units/acre

Are you seeking a Future Land Use Change?*

No

Is Rezoning a Development of Regional Impact?*

No

Project Description:*

Applicant proposes the removal of the existing structures and development of seven (7) single-family residences and stormwater management facility.

Rezoning Analysis

Number 1: Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The proposed rezoning will permit development of the Property for a maximum of seven (7) single-family residential homes, which is a more suitable use of the Property than its currently zoned R-15 zoning category; and further is more compatible with the adjacent and nearby residential neighborhoods and developments.

Number 2: Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.*

The proposed zoning and use will not adversely affect nearby property. The proposed single-family residences are compatible and consistent with nearby single-family residences, condominiums and townhome communities, and mixed-use developments.

Number 3: Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The current R-15 zoning category provides some economic viability; however, the proposed RMC-8 zoning category provides for the Property to be developed for quality, single-family residences, thus providing a more reasonable economic use for the Property.

Number 4: 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.*

The proposed zoning will not have an excessive or burdensome impact on existing facilities and infrastructure.

Number 5: Whether the zoning proposal is in conformity with the policy and intent of the land use plan.*

The proposed use is in conformity with the existing Regional Activity Center Land Use category.

Number 6: 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.*

The development of similar residential projects in the immediate and surrounding area; as well as, the close proximity of the Property to other residential developments, together with mixed-use, commercial, office, and institutional uses along Cobb Parkway and the Truist Park and The Battery areas, support development of the proposed single-family residential community.

Number 7: Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.*

Architectural standards in the community will be enhanced by the proposed zoning due to the high quality of the residences.

Number 8: Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.*

The proposed single-family residential community is neither a nuisance nor incompatible considering the surrounding uses and neighborhoods, and, is actually a better, more suitable transition than the existing zoning category.

Number 9: Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.*

The proposal would positively affect the area and surrounding properties due to the high quality being proposed.

Acknowledgement

Applicant Signature*

- ✔ David Woodbery, Manager - EIB
Properties, LLC
Mar 13, 2025