



# City of Smyrna

## Issue Sheet

A Max Bacon  
City Hall  
2800 King Street  
Smyrna, GA 30080

File Number: Z25-004

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**Agenda Date: 05/19/2025**

**In Control: City Council**

**File Type:** Zoning Item

**Agenda Section:**  
Formal Business

**Department: Community Development**

**Agenda Title:**

Public Hearing - Zoning Request - Z25-004 - Allow rezoning from R-15 to RMC-8-Conditional for the development of seven single-family homes at a density of 7.0 units per acre - Land Lot 528 - 1.01 acres - 2731 & 2743 Bell Drive - EIB Properties, LLC

***Ward 1 Councilmember - Glenn Pickens***

**ISSUE AND BACKGROUND:**

The applicant is requesting a rezoning from R-15 to RMC-8-Conditional for the development of seven (7) single-family detached units at a density of 7.0 units per acre. A land use change from Regional Activity Center is not required for this rezoning.

**RECOMMENDATION / REQUESTED ACTION:**

Community Development recommends approval of the rezoning from R-15 to RMC-8-Conditional for the development of seven (7) single-family units at a density of 7.0 units per acre with the following conditions:

Standard Conditions

Requirements # 2, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.
3. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.
4. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside



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and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.

5. All utilities within the development shall be underground.

6. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with city's requirements for the extent of the development. A grass buffer with a minimum width of two feet shall be provided between the back of curb and sidewalk.

7. No debris may be buried on any lot or common area.

8. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".

9. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

10. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

11. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

12. All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

### Special Conditions

13. The development shall maintain the following setbacks:

Front – 15'

Internal Side – 5'

External Side – 10'

Rear – 25'

14. The minimum lot size shall be 5,353 sq. ft.

15. The minimum lot width shall be 50 feet.



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16. The maximum impervious coverage shall be 45% per lot.
17. Driveway – 22’ minimum length from building face to back of sidewalk.
18. The developer shall dedicate property 25’ from center line along Woodland Terrace.
19. The developer shall install a 5’ sidewalk and 2’ grass strip along Bell Drive and Woodland Terrace.
20. Approval of the subject property for the RMC-8-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/13/2025 and created by Gaskins+Lecraw. and all zoning stipulations above.
21. Approval of the subject property shall be conditioned upon substantial compliance with the elevations submitted on 3/13/2025.