



City Council Meeting - Final

May 19, 2025
7:00 PM

-
- A. Z25-004** 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



City of Smyrna

Issue Sheet

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

File Number: Z25-004

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.



Future Land Use Map

Exhibit "B"

The Subject Parcels are located at
2731 & 2743 Bell Drive.

From: **RAC**

To: **RAC**

Case Number:
Z25-004

Ward:
1

Tax Parcel #:
Various

Planning Commission
Meeting Date: April 14, 2025

City Council
Meeting Date: May 19, 2025

Future Land Use

- Regional Activity Center (RAC)
- High Density Residential (> 10 du/ac) (HDR)



0 15 30 60 90 120 Feet



Zoning Vicinity Map

Exhibit "A"

The Subject Parcels are located at
2731 & 2743 Bell Drive.

From: **R-15** To: **RMC-8**

	MU		RM-12		NS		TS
	R-30		RM-15		LC		COBB
	R-20		PUD		GC		
	R-15		RD		TS		
	R-12		RD-4		CBD		
	RAD		RTD		OI		
	RMC-8		RHR		OD		
	RM-10		FC		LI		



0 20 40 80 120 160 Feet

Case Number:
Z25-004

Ward:
1

Tax Parcel #:
Various

Planning Commission
Meeting Date: April 14, 2025

City Council
Meeting Date: May 19, 2025

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Community Development Director
Joey Staubes, AICP, Planner II

Date: April 9, 2025

CC: Joe Bennett, City Administrator
Planning and Zoning Board

RE: **REZONING CASE Z25-004 –2731 & 2743 Bell Drive**

Applicant: EIB Properties LLC

Existing Zoning: R-15
Proposed Zoning: RMC-8-Conditional
Size of Tract: 1.01 Acres

Titleholder: EIB Properties LLC

Location: 2731 & 2743 Bell Drive

Contiguous Zoning:

Land Lot: 809

North R-15
South R-15
East RM-15 & MU
West RM-15

Ward: 1

Access: Bell Drive & Woodland Terrace

Hearing Dates:

Existing Improvements: Two single-family homes

P&Z April 14, 2025
Mayor and Council May 19, 2025

Proposed Use:

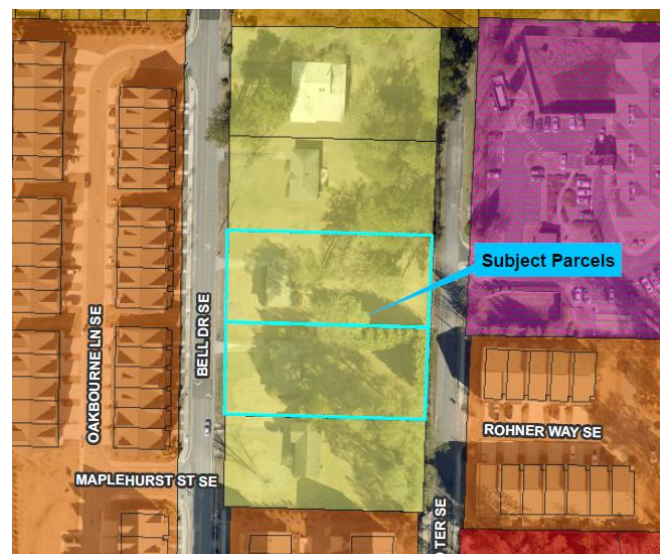
The applicant is requesting a rezoning from R-15 to RMC-8-Conditional for the development of seven (7) single-family detached units at a density of 7.0 units per acre. A land use change from Regional Activity Center is not required for this rezoning.

Staff Recommendation:

Approval of the rezoning from R-15 to RMC-8-Conditional for seven (7) new single-family detached units.

Planning Board Recommendation:

Approve by a vote of 4-0 at the April 14, 2025 meeting.



STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics. Both the Applicant's response as well as Staff's analysis to each factor are listed. It is hoped that providing both responses results in a better understanding of what is actually being proposed.

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

Applicant Response:

"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."

Staff Analysis:

The property is currently comprised of two (2) single-family lots in the R-15 zoning district. The zoning proposal would result in the development of seven (7) single-family detached homes at a density of 7.0 units per acre. The adjoining properties to the west and south are occupied with townhomes in the RM-15 Zoning District. The properties to the east are zoned MU and RM-15 occupied with multi-family and townhomes. The properties to the north are zoned RM-12 and are occupied by townhomes. The properties to the east, west, and south are within the Regional Activity Center Future Land Use designation. The properties to the north are within the High Density Residential Future Land Use designation.

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

Applicant Response:

"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."

Staff Analysis:

The proposed rezoning and development should not have an adverse affect upon the existing use or usability of nearby properties. The zoning proposal will create seven (7) new single-family homes in place of the existing two (2) single-family homes. The development should not adversely affect the adjacent or nearby properties.

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

Applicant Response:

"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."

Staff Analysis:

The subject parcel has a reasonable economic use as currently zoned. The proposed rezoning would add five (5) additional single-family homes.

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.

Applicant Response:

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

Staff Analysis:

Based upon information provided by the City Engineer, the development is not expected to cause an excessive or burdensome use of existing streets and transportation systems.

Based upon information provided by the Water/Sewer Supervisor, adequate water and sewer capacities are available in the area to accommodate the development associated with the rezoning. The water and sewer mains are both located in the right of way of Bell Drive and Woodland Terrace. Sewer tap locations and elevations are the responsibility of the builder/developer.

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

Applicant Response:

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

Staff Analysis:

The RMC-8 zoning district is a compatible zoning district with the Regional Activity Center Future Land Use designation. The proposed development of seven (7) residences on 1.01 acre yields a density of 7.0 units per acre. Therefore, the proposed rezoning to RMC-8 is in conformity with the Future Land Use plan.

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.

Applicant Response:

"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."

Staff Analysis:

The overall density for the subject site will increase from 2 units per acre to 7 units per acre by adding five (5) additional homes. The proposed density is consistent with the Regional Activity Center Future Land use designation.

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.

Applicant Response:

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

Staff Analysis:

The proposed development includes three (3) homes that face Bell Drive and four (4) homes that face Woodland Terrace. All seven (7) homes will have front-entry garages. The proposed development will conform with the requirements and aesthetics of the general neighborhood.

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

Applicant Response:

"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."

Staff Analysis:

The proposed use should not create a nuisance to existing uses in the area. The number of residential units and density will be consistent with the Future Land Use designation of the subject and surrounding properties.

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.

Applicant Response:

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

Staff Analysis:

Factors associated with the size of the proposed use, in either land area or building height, should have a minimal affect upon adjacent properties. The rezoning request requires several variances from the regulations of the RMC-8 zoning district as shown in Table 1.

Table 1: Lot Requirements for RMC-8 Zoning District vs. Proposed Lots

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
RMC-8 Zoning District	12,000	100'	50'	10'	30'	35'	35	2,000
Proposed Lots	5,353	50'	15'	5'	25'	35'	45	2,000

1. Allow reduction of the minimum lot area from 12,000 sq. ft. to 5,353 sq. ft. **(Staff Supports)**
2. Allow a reduction of the minimum lot width from 100 ft. to 50 ft. **(Staff Supports)**
3. Allow reduction of the minimum front setback from 50 ft. to 15 ft. **(Staff Supports)**
4. Allow a reduction of the minimum side setback from 10 ft. to 5 ft. **(Staff Supports)**
5. Allow reduction of the minimum rear setback from 30 ft. to 25 ft. **(Staff Supports)**
6. Allow an increase in the maximum lot coverage from 35% to 45% **(Staff Supports)**

Project Analysis

EIB Properties LLC is seeking approval of a rezoning for 2731 & 2743 Bell Drive from R-15 to RMC-8-Conditional for the development of seven (7) single-family detached residences at a density of 7.0 units per acre. The existing two (2) single-family homes will be demolished to allow the construction of the proposed development. Three (3) of the homes will face Bell Drive, and four (4) of the homes will face Woodland Terrace. All of the homes will have front-entry garages. The proposed lots will have a minimum lot size of 5,353 sq. ft. and an average lot area of 5,419 sq. ft. The applicant proposes to use elements such as brick, stone, and siding for the façade materials for each home.

Engineering Review

The applicant has provided a site plan with the rezoning application for reference. A formal review of stormwater management requirements will be assessed during plan review and

permitting. There is no stream located on the subject property. Sidewalks will be installed on both Bell Drive and Woodland Terrace. The applicant will be required to dedicate property along Woodland Terrace for the installation of a sidewalk.

Fire Marshal Review

The Fire Marshal's office has reviewed the revised site plan and believes there is sufficient access to provide emergency services to the homes.

Planning Review

The proposed rezoning would provide for seven (7) new residences at density of 7.0 units per acre. The subject property is located in the Regional Activity Center future land use designation and is compatible with the RMC-8 Zoning District. Table 2 shows the infill development in the immediate area as it relates to density, lot size and lot width.

Table 2: Proposed Development vs. Infill Developments					
Name of Development	Location	Number of Lots	Site Density	Minimum Lot Size (square feet)	Minimum Lot Width
Proposed Development	2731 & 2743 Bell Dr.	7	7.0	5,353	50'
Woodbury Townhomes	Bell Dr.	43	12.52	N/A	24'
Woodland Parc Pod A	Woodland Terr.	12	8.63	N/A	24'
Woodland Park Pod B	Bell Dr.	18	15.65	N/A	24'

Community Development has reviewed the proposed development against the zoning standards of the recent nearby rezonings and found the proposed development to be compatible with the surrounding area. The subdivision and construction of seven (7) new single-family detached homes result in a density of 7.0 units per acre on the subject property. The lot width and lot size are compatible with the other in-fill developments in the surrounding area. The applicant is requesting a rezoning from R-15 to RMC-8-Conditional and the proposed zoning will not require a change of the Future Land Use Plan from Regional Activity Center.

Staff is supportive of the rezoning for the proposed development and the requested variances:

1. Allow reduction of the minimum lot area from 12,000 sq. ft. to 5,353 sq. ft. **(Staff Supports)**
2. Allow a reduction of the minimum lot width from 100 ft. to 50 ft. **(Staff Supports)**
3. Allow reduction of the minimum front setback from 50 ft. to 15 ft. **(Staff Supports)**
4. Allow a reduction of the minimum side setback from 10 ft. to 5 ft. **(Staff Supports)**
5. Allow reduction of the minimum rear setback from 30 ft. to 25 ft. **(Staff Supports)**
6. Allow an increase in the maximum lot coverage from 35% to 45% **(Staff Supports)**

STAFF RECOMMENDATION

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 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'
Side – 5'
Rear – 25'
14. The minimum lot size shall be 5,353 sq. ft.
15. The minimum lot width shall be 50 feet.
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 4/16/2025 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.

Figure 1 - Subject Property



Figure 2 – Subject Property



Figure 3 – Subject Property



Figure 4 – Subject Property



Figure 5 – Adjacent Property



Figure 6 – Adjacent Property





LOCATION MAP

SITE SUMMARY	
SITE AREA	
SITE AREA:	1.00 ACRES (43,599 S.F.)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF BAYRNA
EX. ZONING:	R-15
PROP. ZONING:	RMC-8
MIN. LOT SIZE:	5,363 S.F.
AVERAGE LOT SIZE:	5,419 S.F.
MAXIMUM IMPERVIOUS AREA:	45%
BUILDING SETBACKS	
FRONT:	15'
SIDE:	5'
REAR:	20'
BUILDING SUMMARY	
NO. OF UNITS:	7
DENSITY SHOWN:	7.03 UNITS/ACRE

KEY NOTES	
1	PROPOSED DRIVEWAY (CURB OUT)
2	5' CONCRETE SIDEWALK W/ 1.5' GRASS STRIP

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
1	5503 Sq. Ft.	0.13 AC
2	5484 Sq. Ft.	0.13 AC
3	5458 Sq. Ft.	0.13 AC
4	5397 Sq. Ft.	0.12 AC
5	5377 Sq. Ft.	0.12 AC
6	5364 Sq. Ft.	0.12 AC
7	5353 Sq. Ft.	0.12 AC

GENERAL SITE NOTES

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURBS UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
- 3) ACQUADAY SQUARE BY GARDING + LEONARD, DATED 02/06/04.
- 4) FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067301D DATED 12/06/08.
- 5) ACCESSIBLE PARKING AREAS, INCLUDING ALLEYS, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 6) THE USER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURBS AND GUTTER AND PAVEMENT 18" AND IN GRADING.
- 7) FENCED RIGHT OF WAY OF WOOLLAND TERRACE IS TO BE INCREASED TO 25' FROM CENTERLINE.
- 8) FENCE SHALL BE REQUIRED ABOVE-GROUND DETENTION SYSTEM, IF PROPOSED. POND IS LOCATED UNDERGROUND, NO FENCE SHALL BE INSTALLED ALONG THE SYSTEM.

PREPARED IN THE OFFICE OF:



**GASKINS
+ LECRAW**

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PEF008127

[illegible]

EIB PROPERTIES LLC
CLIENT

2731 & 2743 BELL DRIVE
PROJECT

LANSING HEIGHTS - LOTS 6 & 7
LOCATED IN LAND LOT 809, 17th DISTRICT, 2nd SECTION
CITY OF SMYRNA, COBB COUNTY, GEORGIA

SEAL:

PRELIMINARY

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:	
DRAWN BY:	MD
DESIGNED BY:	AC
REVIEWED BY:	DL
JOB #:	687900
DATE:	01/23/20





ZP-1



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



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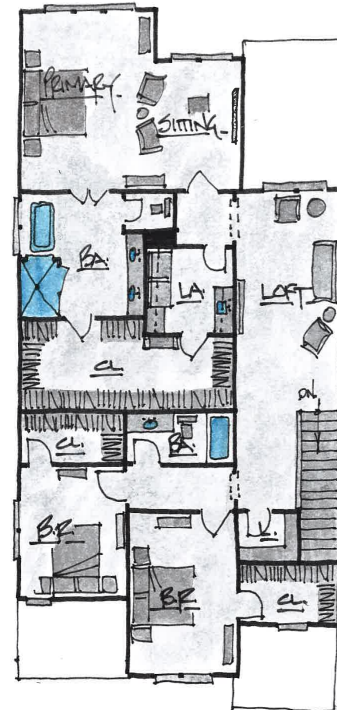
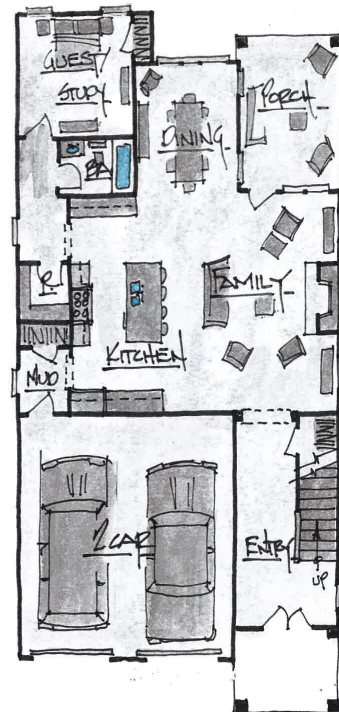
E I B PROPERTIES LLC

BELL DRIVE

CALDWELL • CLINE
ARCHITECTS • DESIGNERS
222 CRESCENT CIRCLE, NASHVILLE, GA 30084
PHONE: 770-424-3882 • 678-666-8330 FAX

EXTERIOR MATERIALS AND FINISHES FOR PROPOSED RESIDENCES

Exterior materials and finishes for the proposed residences shall consist of brick, stone, stacked stone, cedar shake, board and batten, hardi-plank, and combinations thereof.



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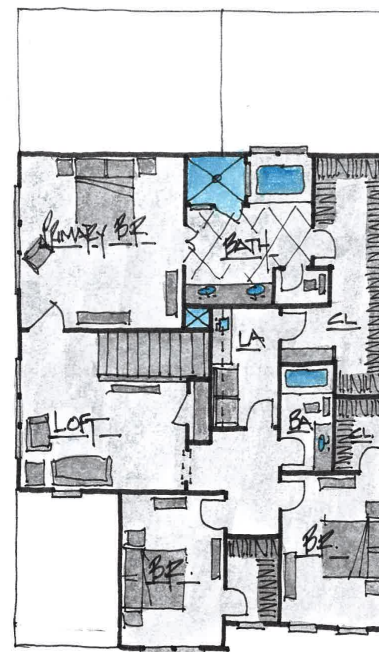
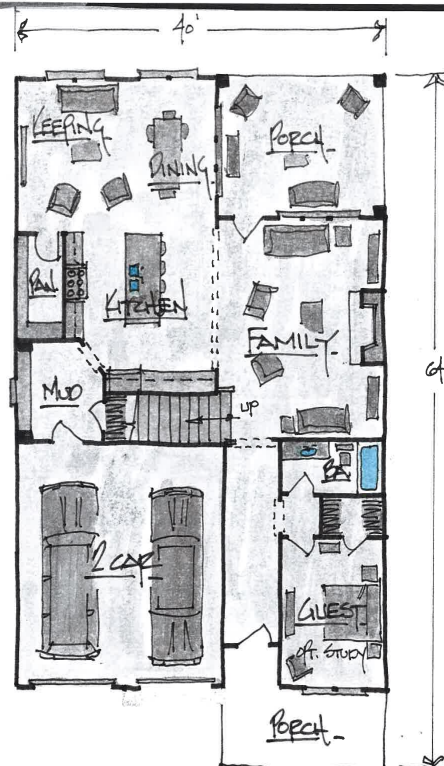
E I B PROPERTIES LLC

BELL DRIVE

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 CRESCENT CIRCLE MARETTA GA 30064
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1-5-2025



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EIB PROPERTIES LLC

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5-4-2012

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Notice Content

gpn13 MDJ-3281 MDJ-3281 GPN-13 CITY OF SMYRNA ZONING NOTICE TO THE RESIDENTS AND CITIZENS OF SMYRNA LOCATION: 2731 & 2743 BELL DRIVE Notice is herewith published in accordance with the Charter of the City of Smyrna that an application has been made by EIB PROPERTIES LLC to rezone property located in Land Lot 809 of the 17th District of the 2nd Section of Cobb County, Georgia from R-15 to RMC-8-Conditional. There will be no land use change from Regional Activity Center. A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, May 19, 2025, at 7:00 p.m. in the Council Chambers, City Hall, Smyrna, Georgia, 30080. PROPERTY DESCRIPTION: Property Address: 2731 & 2743 Bell Drive Parcel Identification Number: 17080900180 & 17080900190 4:25-2025

[Back](#)