



April 11, 2017

VIA HAND-DELIVERY

Planning and Development Department
Snellville City Hall
2342 Oak Road
Snellville, GA 30078



RE: LETTER OF INTENT FOR REZONING AND VARIANCE REQUESTS FOR HOUSE AND LAND DEALER, INC.

Dear Planning Commission Members and Staff:

Columbia Engineering is assisting House and Land Dealer, Inc., the 'Applicant', with submittals regarding the rezoning and related variance applications for 3005 A Lenora Church Road, Snellville, Georgia, 30078, the 'Subject Property'.

Rezoning and Variance Requests Overview

Rezoning Request: The Applicant requests to rezone the 1.25 acres property from OP to CI, to allow for use of the existing building and parking for an arts-oriented International Exchange Center.

The City of Snellville Zoning Map shows the Subject Property to be bounded on the north, west and south by CI zoning. A portion of the southern boundary is adjoined by property zoned OP.

The City of Snellville Future Land Use Map shows the Subject Property and all adjacent properties to be designated PI, Public Institutional.

Facility name / location: International Exchange Center
3005 Lenora Church Road, Building A, Snellville, GA 30078

Purpose of Facility: International Exchange Center is planned to function as an art museum to exhibit art work for our artist members. The art work includes not only paintings with different styles from different countries, but also other types of arts such as Chinese and Japanese calligraphy, paper-cut, and sand paintings. It will set a platform for our artist members from different countries to share their unique art work and exchange their ideas about the arts. The Center will also provide free art training programs for our non-artist members.

Access to Facility: The Center is not open to the public, but any artists or non-artists who are interested in arts could join the Center with a membership. A membership fee is involved.

Center Director: Heping Ma

Center Co-Director: Yolanda Liang

Proposed Schedule: **Arts Exhibitions:** 10:00 am - 3:00 pm, Monday-Friday

Training Programs: 7:00 pm - 9:00 pm, Friday
1:30 pm – 3:30 pm, Saturday & Sunday

Events are planned to accommodate not more than 50 persons, with an average event attendance of 25 persons and a staff of 3 people. Many attendees will arrive by private car, but some Center members will arrive via mini-van transport. There are 52 existing on-site parking spaces, which provides more than enough parking for the Center's programs. The Center will inform it's members, in writing, as to the location of parking spaces controlled by the Center and is pro-actively choosing Sunday event hours to avoid conflict with nearby church activities.

Variance Requests

Variance #1: Existing conditions require the need for a variance from the requirement for a five-foot wide landscape strip along internal property lines, as required by the Buffer, Landscape and Tree Ordinance. The existing parking lots on the Subject Property and adjacent properties are paved across internal property lines. The Subject Property provides the required ten-foot wide landscape strip along Lenora Church Road. The Applicant agrees to re-landscape the landscape buffer along Lenora Church road and will work with the City to design landscaping acceptable to the City. The Applicant will provide landscaping plan for the Lenora Road frontage for review and approval by the Planning and Development Director.

Existing trees on the Subject Property provide 39.10 Tree Density Units. The City requirement is 16 Tree Density Units per acre for a project total of 20 Tree Density Units.

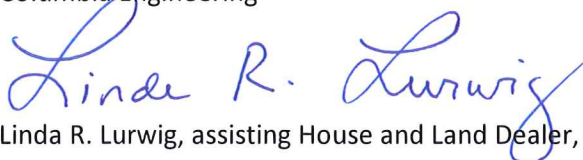
Variance #2: Existing conditions require the need for a variance from the minimum parking requirement for 'clubs and organization halls', which is 3.3 parking spaces per 1,000 square feet of gross floor area. The existing building is 16,161 square feet; the required number of parking spaces is 53. Existing on-site parking spaces provided is 52. We are requesting a variance for the one parking space, as we do not have a location where it can be added.

The Subject Property is subject to two 20' wide access easements which provide access to parcels to the west and south and a 'Shared Fire Agreement & Easement'.

The Applicant desires to retain the existing monument sign. The Applicant and Columbia Engineering welcome the opportunity to answer any questions or to address any concerns. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

Columbia Engineering



Linda R. Lurwig, assisting House and Land Dealer, Inc.