



City of Snellville Planning Commission

PLANNING COMMISSION REPORT May 23, 2017

CASE NUMBER:	#RZ 17-07
REQUEST:	Zoning Map Amendment and Request for Variances from the Zoning Ordinance and Landscape Ordinance
LOCATION:	3005 Lenora Church Road, Bldg. A, Snellville
PARCEL:	5029 294
PRESENT ZONING:	OP (Office Professional) District
PROPOSED ZONING:	CI (Civic-Institutional) District
FUTURE LAND USE MAP:	Public-Civic
DEVELOPMENT/PROJECT:	16,161± SF Existing Building for an Arts- oriented International Exchange Center and Related Uses
APPLICANT/PROPERTY OWNER:	House and Land Dealer, Inc. Snellville, Georgia 30078
CONTACT:	Dr. He-Ping Ma 404-727-0617 or heping.ma@emory.edu

The Planning Commission held a duly advertised public hearing on the subject application at the May 23, 2017 Regular Meeting of the City of Snellville Planning Commission.

For the purposes of promoting health, safety, morals, convenience, order, prosperity, aesthetics, or the general welfare of the City of Snellville, by a vote of 5-0, the recommendation is to **Approve** the request to amend the Official Zoning Map from OP (Office Professional) District to CI (Civic-Institutional) District, subject to the following recommended **Conditions**:

1. The property shall be utilized in general accordance with the submitted conceptual rezoning site plan, entitled “3005A Lenora Church Road – Rezoning Concept”, sealed and dated 4-11-2017, with modifications to meet conditions of zoning or State, County, and City regulations. Substantial variation from the concept plan, as determined by the Director of Planning and Development, will require Mayor and Council approval;
2. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited; and
3. Overnight occupancy is prohibited, including any boarding or dormitory type uses.

In conjunction with the rezoning approval and recommended conditions, the following variances (a)-(d) are recommended for **Approval**:

1. Variance from Section 19-73, Landscape Strips of Article III, Landscape Ordinance requiring a five (5) foot wide landscape strip along internal property lines.
2. Variance from Section 19-74, Parking Areas of Article III, Landscape Ordinance requiring terminus landscape islands be 200 sq. ft. minimum. Specifically, the terminus island on the north end of the 90-degree parking lot shall be allowed to be less than 200 sq. ft.
3. Variance from Section 11.3, Parking and Loading Requirements of Article XI of the Zoning Ordinance requiring that the minimum parking requirements for ‘clubs and organization halls’ be 3.3 parking spaces per 1,000 sq. ft. of gross floor area. The existing building is 16,161 sq. ft.; 53 spaces being needed while there are 52 existing spaces.
4. And general variance for the site to be approved in its current condition with exception to the items requested on the plan and application.