



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE SUMMARY

June 12, 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

STAFF RECOMMENDATION: Approval with Conditions



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
MAYOR AND COUNCIL**

CASE ANALYSIS

June 12, 2017

TO: The Mayor and Council

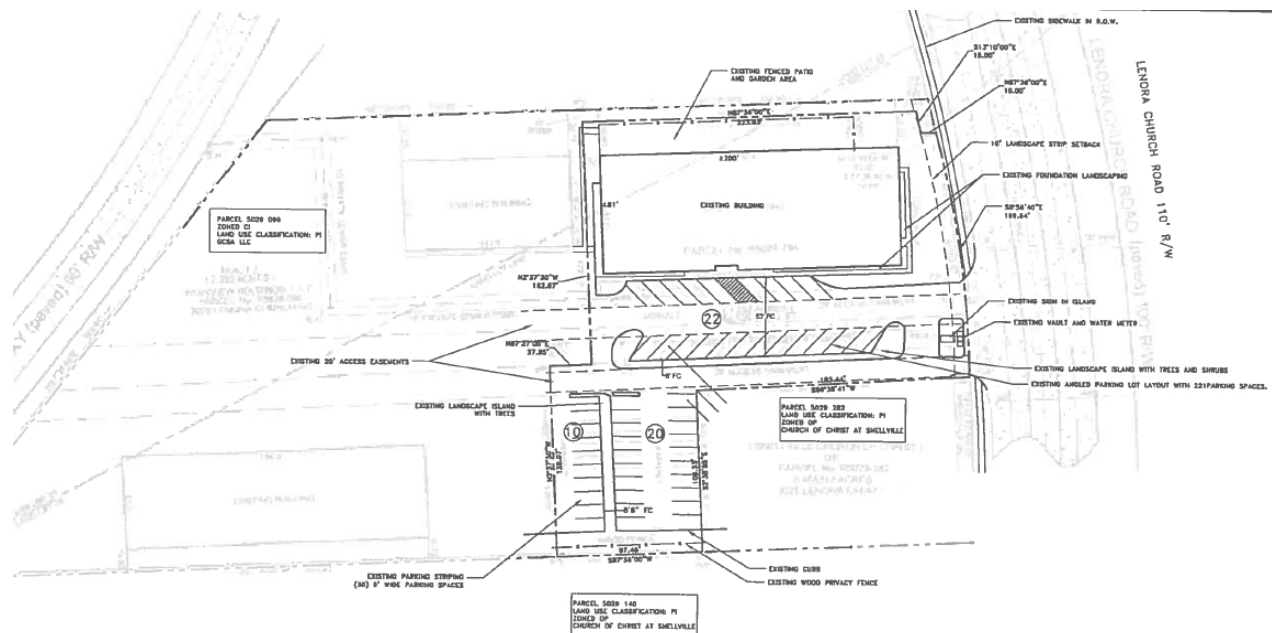
MEETING DATE: June 12, 2017

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #RZ 17-07

FINDINGS OF FACT:

The Department of Planning and Development has received an application from Dr. He-Ping Ma, House and Land Dealer Inc., Snellville, Georgia, requesting to amend the Official Zoning Map from OP (Office Professional) District to CI (Civic-Institutional) District to operate an arts-oriented International Exchange Center and related uses in Building A of Parkview Professional Center, located at 3005 Lenora Church Road, Snellville.



The subject 1.25± acre property contains a 16,161± sq. ft. existing one-story office building constructed in 1981 and which was part of the four-building Parkview Professional Center development. The building originally served as the drug treatment and rehab facility for GRN (Gwinnett-Rockdale-Newton) Recovery Center until relocation out of the City in 2006. The building was briefly occupied by Integrity Christian Academy in 2013 and has remained vacant since.

The Parkview Professional Center is now under individual ownership as follows:

Parkview Professional Center

Building	Tax Parcel	Acres	Property Owner	Current Zoning	Requested Zoning	Building Sq. Ft.
A	5029 294	±1.25 Tract 1	House and Land Dealer, Inc.	OP	CI	16,161±
B	5029 096	±2.29 Tract 2	GCSA LLC	CI	--*	6,771±
C	5029 096	±2.29 Tract 2	GCSA LLC	CI	--*	11,834±
D	5029 282	± 0.46 Tract 3	Church of Christ at Snellville	OP	--*	3,538±

* Parcels #5029 096 and #5029 282 are not part of this rezoning request (for informational purpose only).

The zoning of the properties adjacent to the Parkview Professional Center to the north, west, southwest are RM (Multi-Family Residential) District, to the south are CI (Civic-Institutional) District and to the east are OP (Office Professional) District.

The development abuts civic institutional uses to the west that was previously occupied by a religious institution, a multi-family residential neighborhood to the north, west, and southwest, the Church of Christ at Snellville to the south, and the Scepter Senior Living Center of Snellville to the east.

REQUEST:

The request is to amend the Official Zoning Map of the City of Snellville from OP (Office Professional) District to CI (Civic-Institutional) District for Building A of the Parkview Professional Center, 3005 Lenora Church Road, Snellville for an arts-oriented International Exchange Center and related accessory uses including an art museum featuring forms of Chinese and Japanese art and art training programs for the community.

As part of the rezoning request, the applicant is requesting the following variances:

1. Variance from Section 19.73 of Article X, Landscape Strips of the Zoning Ordinance requiring a 5-foot wide landscape strip along internal property lines.
2. Variance from Section 19.74 of Article X, Parking Areas and Landscape Islands from the requirement for terminus landscape islands to be 200 sq. ft. minimum. Specifically, the terminus island on the north end of the 90-degree parking lot have an area less than 200 sq. ft.
3. Variance from the minimum parking requirements for 'clubs and organization halls' in the Section 11.3 of Article XI, Parking and Loading Requirements which requires 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. Variance for the site to be approved in its current condition with exception to the items requested on the plan and application.

BACKGROUND:

On 1-23-1984, the Mayor and Council approved the rezoning of the subject property from RS-220 (Single-Family Residence) District to O & I (Office-Institutional) District. On 11-26-2001, the Mayor and Council approved a text amendment amending the Zoning Ordinance, whereby the O & I zoning district was changed to the OP (Office Professional) District and new CI (Civic-Institutional) District was created. Most parcels zoned O & I (Office-Institutional) District were changed to OP (Office Professional) District regardless of the current use.

Two parcels to the south at 3079 Lenora Church Road, Snellville, on 3-22-2007, the Mayor and Council approved Canaan Land Church's rezoning request (#RZ 07-01) from OP (Office Professional) District to CI (Civic-Institutional) District for the development and construction of a new Church campus which never came to fruition.

STAFF ANALYSIS:

The 2030 Comprehensive Plan Future Land Use Map designates this portion of Lenora Church Road as Public-Civic and the proposed zoning classification is in accordance with the Comprehensive Plan. Moreover, this portion of Lenora Church Road has become an area that contains similar CI (Civic-Institutional) type uses, i.e. Church of Christ at Snellville, T.W. Briscoe Park, Gwinnett County Tag Office and Fire Station #12, Masonic Lodge #99, and the Scepter Senior Living Center of Snellville.

The applicant has submitted plans for a proposed International Exchange Center. This facility is planned to function as an art museum, on weekdays, to exhibit art work for the 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 its artist members from different countries to share their unique art work and exchange their ideas about the arts. The International Exchange Center will also provide free art training programs for non-artist members in the evenings and weekends.

As per the City's 2030 Comprehensive Plan, Section 4-13, Vision for the Future for the Lenora Church Road character area is described as "A vibrant family oriented community with a civic focus. Increased pedestrian and bicycle connectivity between the neighborhoods and schools, parks, library, and other civic uses. A cultural destination for the City...." The proposed cultural center will be harmonious with these uses.

VARIANCE ANALYSIS:

Due to the existing conditions on the property which were created when the Parkview Professional Center development was subdivided, the applicant is requesting several variances relating to the site.

The applicant is requesting a variance from Section 19-73, Landscape Strips of Article III, Landscape Ordinance requiring a five (5) foot wide landscape strip along internal property lines and relief from Section 19-74, Parking Areas requiring that all terminus landscape islands be a minimum of 200 sq. ft. in size. Although the applicant has offered to redo the landscaping in the buffer and islands along Lenora Church Road and in the parking lot, no landscaping details were included at this time. Final determination and approval shall be made by the Director of Planning and Development so as to avoid any potential sight distance problems for the traveling public on Lenora Church Road and egress from the adjacent property at 3007 Lenora Church Road. The Planning Department recommends approval of both variances.

A variance is also being requested from the City's minimum off-street parking and loading requirement for 'clubs and organization halls' of Section 11.3 of Article XI, Parking and Loading Requirements, which requires 3.3 spaces for every 1,000 sq. ft. of gross floor area. Based on the building's square footage, 53 parking spaces are required. The existing site contains 52 parking spaces. The Planning Department recommends approval of this variance.

Finally, due to the age, use, and cost of bringing the property into full compliance with all current codes and regulations, the applicant is also requesting a variance to allow the use of the site in its current condition excluding the updates to the landscaping proposed by the applicant. This request is reasonable given the age and condition of the property.

STAFF RECOMMENDATION:

The Department of Planning and Development recommends **Approval** of the request to amend the Official Zoning Map from OP (Office Professional) District to CI (Civic-Institutional) District for an International Exchange Center and related accessory uses with the following **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.

The Department of Planning and Development recommends **Approval** of the requested Variances as follows:

- a. Section 19-73, Landscape Strips of Article III, Landscape Ordinance requiring a five (5) foot wide landscape strip along internal property lines.
- b. 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.
- c. 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.
- d. A variance for the site to be approved in its current condition with exception to the items requested on the plan and application.

PLANNING COMMISSION REPORT:

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**:

4. 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;
5. New signs higher than fifteen (15) feet or larger than 225 sq. ft. in area are prohibited; and
6. 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**:

- a) Variance from Section 19-73, Landscape Strips of Article III, Landscape Ordinance requiring a five (5) foot wide landscape strip along internal property lines.
- b) 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.
- c) 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.
- d) And general variance for the site to be approved in its current condition with exception to the items requested on the plan and application.