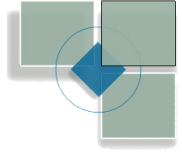




DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030
(404) 371-2155 / plansustain@dekalbcountyga.gov



Planning Commission Hearing Date: January 7, 2025
Board of Commissioners Hearing Date: January 23, 2025

STAFF ANALYSIS

Case No.: SLUP-25-1247277 **File ID #:** 2024-1440

Location/Address: 5644 Memorial Drive, Stone Mountain, Georgia **Commission District:** 4
Super District: 6

Parcel ID: 18 070 01 015

Request: For a Special Land Use Permit (SLUP) to allow a 473 square foot accessory crematorium to the existing funeral home in the C-1 (Local Commercial) district, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.

Property Owner: Boston Investment Group

Applicant/Agent: Boston Investment Group

Acreage: 2.47

Existing Land Use: Funeral Home

Surrounding Properties: Vacant shopping center, restaurants (Wings 101 & Le Nouveau), and a convenience store (Shell Food Mart) to the south across Memorial Drive; Hambrick Square shopping center, a vacant building, and a BP gas station to the east; a cultural center (Ethiopian Community Association) and office buildings to the west; and mini-warehouses (Public Storage) and a single-family neighborhood (Abingdon Manor) to the north.

Adjacent Zoning: North: OD South: C-1 East: C-1 West: C-1

Comprehensive Plan: NC **Consistent** **Inconsistent**

Proposed Density: N/A **Existing Density:** N/A
Proposed Units /Square Ft: 473 s.f. accessory crematorium to existing funeral home **Existing Units/Square Feet:** 11,703 s.f. funeral home
Proposed Lot Coverage: **Proposed Lot Coverage:** NA **Existing Lot Coverage:** NA

Staff Recommendation: DENIAL

The proposed request for a crematorium as an accessory use to a funeral home is required to obtain a Special Land Use Permit (SLUP) since it is located in the C-1 (Local Commercial) zoning district. A funeral home is a

permitted use in C-1, it is the crematory that requires as SLUP. However, the proposed crematory is not consistent with the Memorial Drive Revitalization Corridor Plan (MDCRP). The MDCRP is a Small Area Plan (SAP) that provides more specific guidance on desired land uses along Memorial Drive than the Neighborhood Center (NC) policy and strategy of the DeKalb County 2035 Comprehensive Plan. The MDCRP calls for smaller scale retail, senior housing, tourist/festival activities, park space, and civic cultural opportunities such as a recreation center, library, or small theatre in the area in which the subject property is located (see attached). This neighborhood plan was adopted by the Board of Commissioners on September 24, 2020 based on significant citizen input. Therefore, based on review of Section 7.4.6.H of the Zoning Ordinance (Compliance with Comprehensive Plan), it is the recommendation of the Planning & Sustainability Department that the application be **"Denied"**.

SUBJECT PROPERTY:

The 2.47-acre project site is located on the north side of Memorial Drive, approximately 252 feet west of Hambrick Road in Stone Mountain, Georgia. The property currently contains a vacant building that was previously occupied by a Piccadilly Cafeteria. The subject property is zoned C-1 (Local Commercial).

SITE ANALYSIS:

The proposed request is for a 473 square foot crematorium as an accessory use to an existing 11,703 square feet funeral home. Since the subject property is zoned C-1 (Local Commercial), a Special Land Use Permit (SLUP) is required for the crematorium. The subject site has approximately 253 feet of frontage along Memorial Drive. The subject site's access is via one driveway off Memorial Drive, one private drive through the adjacent property to the east which accesses Hambrick Road, and one private drive through the adjacent property to the west. Memorial Drive is a six-lane major arterial road with a divided median and sidewalks. Hambrick Road is a two-lane collector road. Based on the submitted information and field investigation of the project site, there are sidewalks along this stretch of Memorial Drive within this established commercial area.

The Traffic Engineer has indicated that there are no traffic engineering concerns at this time. Therefore, ingress/egress and parking should be sufficient.

The submitted site plan and information indicates there are approximately 182 parking spaces on the project site.

ZONING ANALYSIS:

The character of the surrounding area consists of a vacant shopping center, restaurants (Wings 101 & Le Nouveau), and a convenience store (Shell Food Mart) to the south across Memorial Drive; Hambrick Square shopping center, a vacant building, and a BP gas station to the east; a cultural center (Ethiopian Community Association) and office buildings to the west; and mini-warehouses (Public Storage) and a single-family neighborhood (Abingdon Manor) to the north.

It should be noted that a crematory is not classified as a heavy industrial use. Although it is allowed as a Special Land Use Permit (SLUP) in the industrial zoning districts (M & M-2), it is also allowed in the Local Commercial (C-1) and Office-Institutional (O-I) district as a SLUP. No environmental studies are required by the Zoning Ordinance. The Georgia EPD does not require an air quality permit for crematories and has indicated to staff that it would have no significant impact on air quality if operated properly. However, Planning Department staff encouraged the applicant to prepare an environmental study regarding air/odor impacts in case there were specific environmental concerns that were raised by the community. The applicant has not provided any environmental reports as of the time of this writing.

The application does not indicate how many cremations per day will occur, and it is not clear if the proposed crematory will operate more than one cremation device. Additionally, the application has not clarified whether

the proposed crematory will be performing cremations from other funeral homes. Given that the SLUP application has not clarified this information, the maximum volume/number of cremations that are planned in the future is not clear.

The Board of Commissioners approved another accessory crematorium for a funeral home in DeKalb County at 2773 North Decatur Road for the AS Turner & Sons funeral home on September 28, 2010 (see attached SLUP-10-16577). That crematorium was on O-I (Office Institutional) zoned property located 240 feet away from the nearest residential land use (Stratford at North Decatur Condominiums), which is closer than the crematorium proposed for the subject property at 5644 Memorial Drive which is 388 feet away from the nearest residential zoning/use (RSM zoning/Hearthstone Glade Condominiums).

Supplemental Requirements

Section 27-4.2.22 requires that crematoriums be at least 100 feet away from residential zoning or residential use. The nearest residential zoning/use is approximately 388 feet away from the subject property. Therefore, the proposed crematorium complies with the Supplemental Regulations of the Zoning Ordinance.\

Building Mass and Materials

Based on the submitted plan and information, the proposed use will be located in a one-story building which complies with all required minimum building setbacks of the Zoning Ordinance. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

LAND USE AND ZONING ANALYSIS:

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Crematoriums are allowed in the C-1 (Local Commercial) district, subject to approval of a SLUP. The C-1 district requires 20,000 square feet (approx. .46 acres), and the project site contains 2.47 acres. There are 182 parking spaces on the property, and the minimum parking required by the Zoning Ordinance for the applicant’s proposed crematorium and funeral home is 28 spaces.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed accessory crematory use is compatible with the established commercial, office, and residential uses in the surrounding area since it complies with the minimum residential distance requirements of the zoning ordinance and consumes only 4% (473square feet) of the proposed 11,703 square foot funeral home.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is nonresidential. There is no burdensome

impact anticipated on public utilities since the proposed use will be located in an established (renovated) commercial building. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the crematory accesses a six-lane major arterial road (Memorial Drive) with secondary access from a two-lane collector road (Hambrick Road).

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established (renovated) commercial building along a major arterial road (Memorial Drive).

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate since the proposed use will be along a major arterial road (Memorial Drive) and no changes are proposed to the existing internal circulation system or to the existing access points onto Memorial Drive or via the private drives from the adjacent properties to the east and west.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

There are no anticipated adverse impacts on surrounding properties due to noise, smoke, odor, dust, or vibration. Based on an email from the Georgia Environmental Protection Department (GEPD), crematories do not require an air quality permit and should have no significant impact on air quality if operated properly (see attached GEPD email).

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Based on the submitted information and elevations, it appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation since the hours of operation will be consistent with the typical daytime business hours of the proposed funeral home between 9:00 a.m. and 5:00 p.m. There should be no adverse impacts due to smoke, odor, dust, noise, or vibration based on the response to Criteria "G" above.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:

See criteria "H".

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

With the exception of parking lot landscaping and street trees along Memorial Drive, the proposed plan for a crematory appears to be consistent with the requirements of the zoning district classifications in which the use is proposed to be located (C-1 district).

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Based on the submitted information, the proposed renovation of the vacant building is consistent with the policy and strategy of the Neighborhood Center (NC) future land use designation to utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures (CRC Policy #11). However, the proposed crematory is not consistent with the Memorial Drive Revitalization Corridor Plan (MDRCP). The MDCRP is a Small Area Plan (SAP) that provides more specific guidance on desired land uses along Memorial Drive than the Neighborhood Center (NC) policy and strategy of the DeKalb County 2050 Comprehensive Plan. The MDCRP calls for smaller scale retail, senior housing, tourist/festival activities, park space, and civic cultural opportunities such as a recreation center, library, or small theatre in the area in which the subject property is located. This neighborhood plan was adopted on September 24, 2020 based on significant citizen input.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffers are required since the subject property does not abut residential zoning.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, ample refuse and service areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

This is a permanent development and should not be limited in duration.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

Based on the submitted plan and information, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

Section 27-4.2.22 requires that crematoriums be at least 100 feet away from residential zoning or residential use. The nearest residential zoning/use is approximately 388 feet away from the subject property. Therefore, the proposed crematorium complies with the Supplemental Regulations of the Zoning Ordinance.

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Based on the submitted plan and information, as well as field investigation of the project site, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line which should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

Based on the submitted information, the proposed renovation of the vacant building is consistent with the policy and strategy of the Neighborhood Center (NC) future land use designation to utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures (CRC Policy #11). However, the proposed crematory is not consistent with the Memorial Drive Revitalization Corridor Plan (MDRCP) which calls for smaller scale retail, senior housing, tourist/festival activities, park space, and civic cultural opportunities such as a recreation center, library, or small theatre in the area in which the subject property is located (see attached Final Draft Recommendations of MDCRP). This neighborhood plan was adopted by the Board of Commissioners on September 24, 2020 based on significant citizen input. Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed accessory crematory use is compatible with the established commercial, office, and residential uses in the surrounding area since it complies with the minimum residential distance requirements of the zoning ordinance and consumes only 4%(473 square feet) of the proposed 11,703 square foot funeral home.

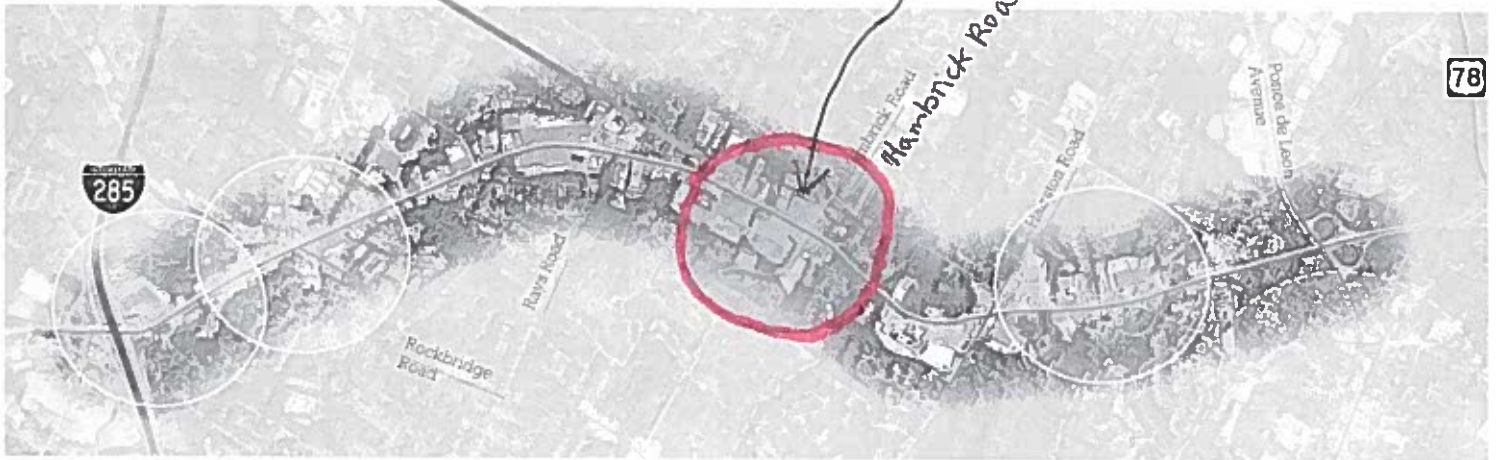
Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



HAMBRICK VILLAGE

Subject Property



Unlike some other surrounding commercial areas in the middle of the Memorial Drive corridor where residents broadly spoke of a desire to preserve shopping plazas as they are (but with the hope for maybe some aesthetic enhancements), the two mostly vacant shopping centers at Hambrick Village have attracted the attention of specific redevelopment. Recognizing that increased density in this area is generally not desired coupled with the desire to leave other parts of the corridor alone (effectively as part of the Commercial Redevelopment Corridor), the redevelopment of this area can be elevated to serve specifically as a Neighborhood Center.

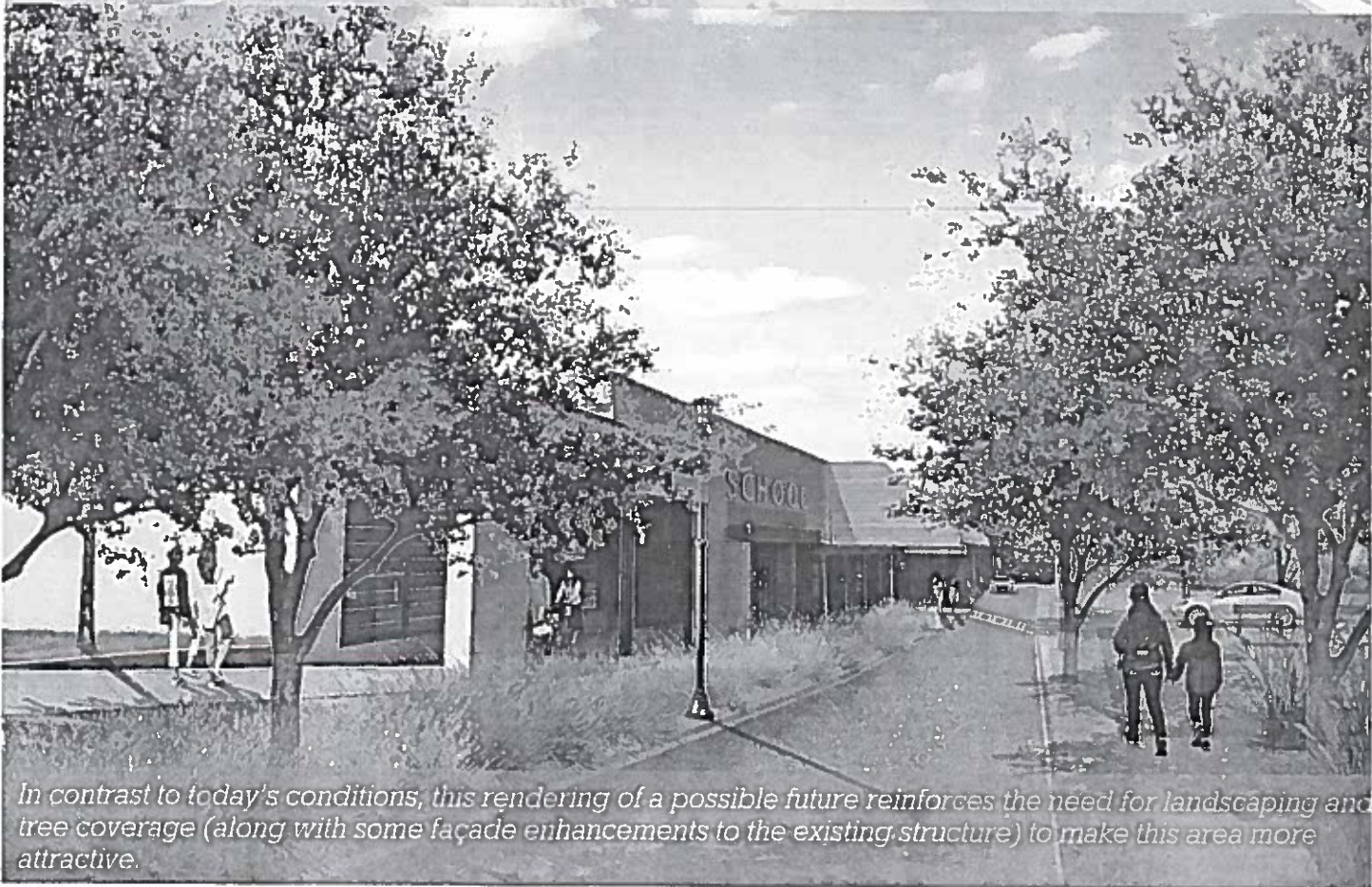
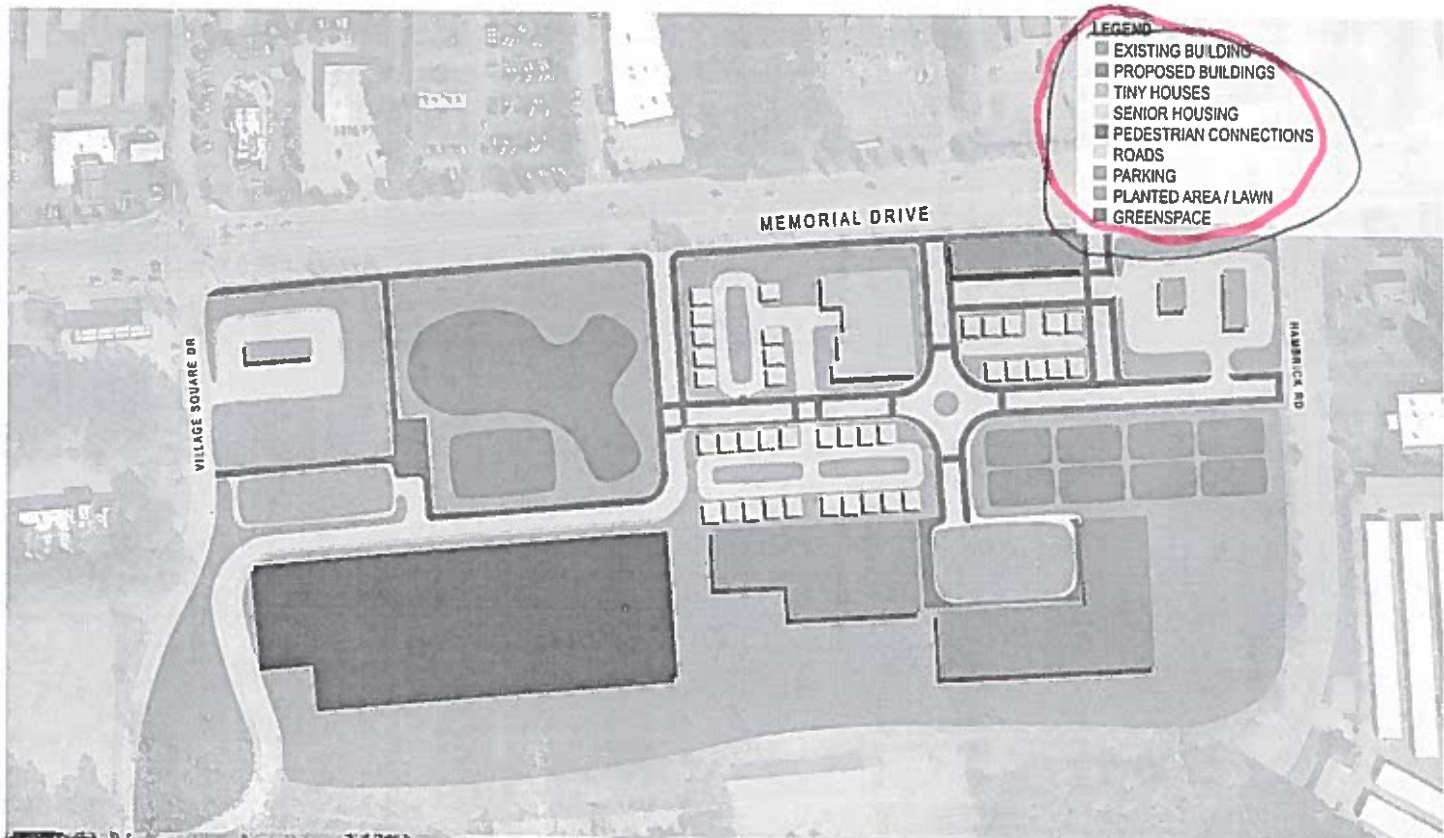
As such, much of the thinking in this area is to not necessarily build taller but rather to rethink the purpose and layout of these sites. An illustrative site plan implies smaller scale retail but is balanced out with general ideas for residential including the potential for senior housing and even (as suggested by a few members of the community) tiny houses.

Separate, but compatible, concepts for the area that were discussed during the process included ideas for some type of tourist or festival activity (including potentially a permanent ferris wheel that could be visible from Stone Mountain), park space (including in particular sporting fields), and civic cultural opportunities such as a recreation center, library, or small theatre.



The area is dominated by two nearly vacant shopping plazas. These plazas appear to be particularly distressed due to the large amount of unutilized parking in front of them that are entirely impervious surface with no landscaping or tree cover, providing a particularly comprehensive view of the lack of activity taking place.

EXECUTIVE SUMMARY



In contrast to today's conditions, this rendering of a possible future reinforces the need for landscaping and tree coverage (along with some façade enhancements to the existing structure) to make this area more attractive.



Outlook

RE: Question about Crematories and Air Quality Permits

From Allison, Steve <Steve.Allison2@dnr.ga.gov>

Date Wed 12/11/2024 7:32 AM

To ask epd <ask.epd@dnr.ga.gov>; Reid, John <jreid@dekalbcountyga.gov>

Good morning John,

Yes, crematories are specifically exempt from permitting under 391-3-1-.03(6)(b)7 of our rules. I would also agree that, when run properly, crematories do not pose a significant impact on air quality.

If you have any other questions or concerns, don't hesitate to contact me.

Thanks!

Steve Allison
Program Manager
Stationary Source Permitting Program
Air Protection Branch
4244 International Parkway – Suite 120
Atlanta, GA 30354

404-363-7020 phone

404-363-7100 fax



From: ask epd <ask.epd@dnr.ga.gov>

Sent: Tuesday, December 10, 2024 11:11 AM

To: Allison, Steve <Steve.Allison2@dnr.ga.gov>

Subject: FW: Question about Crematories and Air Quality Permits

Please see below inquiry sent to our AskEPD email address.

Thank you,

Jennifer Carpenter
Executive Administrative Assistant
Environmental Protection Division
O: (404) 656-4713 | F: (404) 651-5778

A division of the

GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Reid, John <jreid@dekalbcountyga.gov>
Sent: Monday, December 9, 2024 10:01 AM
To: ask epd <ask.epd@dnr.ga.gov>
Subject: Question about Crematories and Air Quality Permits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is John Reid and I work in the Current Planning Division of DeKalb County. We have a Special Land Use Permit (SLUP) application for a crematory at 5644 Memorial Drive—see attached. This same applicant also submitted a crematory application back in 2020, but ultimately withdrew the request. As of 2020, it did not appear that a crematory required a Georgia Air Quality Permit.

I was still wondering if the following statement was true: The Georgia EPD does not require an air quality permit for crematories and has indicated to staff that it would have no significant impact on air quality if operated properly

Thank you for any assistance you can provide.

Cordially,
John Reid
Senior Planner
DeKalb County Governemtn



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Boston's Funeral & Cremation Service

Daytime Phone: 219-201-0468 E-Mail: kstout4@yahoo.com

Mailing Address: 5644 Memorial Drive, Stone Mountain, GA 30083

Owner Name: Boston Investment Group, Inc.

(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-449-6295 E-Mail: clarence.boston@hotmail.com

Mailing Address: 1316 Glenwood Avenue, Atlanta, GA 30316

SUBJECT PROPERTY ADDRESS OR LOCATION: 5644 Memorial Drive

Stone Mountain DeKalb County, GA 30083

Parcel ID: 18-070-01-C _____ Acreage or Square Feet: 11,000 _____ Commission Districts: 4,6

Existing Zoning: C1 Proposed Special Land Use (SLUP): Crematorium

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: X Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- 3. Submit: **Application - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:**
 - A. Application form** with name and address of applicant and owner, and address of subject property;
 - B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - C. Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - E. Campaign disclosure statement** (required by State law).
 - F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
 - a. boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100-year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - H. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

From: [Clarence Boston](#)
To: [Folgherait, Andrea K](#); [Bragg, Rachel L.](#); [krystal stout](#); [Reid, John](#); [Hill, LaSondra](#)
Subject: Fw: Boston's Funeral & Cremation Services SLUP Community Meeting 10/20/2024 2PM
Date: Friday, November 1, 2024 11:24:15 AM

The notices were mailed on October 1, 2024. We also emailed the notices to the list provided by the county on October 1. Please see below.

Rapport,

Clarence Boston
404-449-6295

From: Clarence Boston <clarence.boston@hotmail.com>
Sent: Tuesday, October 1, 2024 1:30 PM
To: 04corvette@bellsouth.net <04corvette@bellsouth.net>; 4pressingissues@gmail.com <4pressingissues@gmail.com>; a22stewart@att.net <a22stewart@att.net>; ahart.vann@gmail.com <ahart.vann@gmail.com>; ajillingworth2004@gmail.com <ajillingworth2004@gmail.com>; allisongroup40@gmail.com <allisongroup40@gmail.com>; andrea.mclaughlin7201@gmail.com <andrea.mclaughlin7201@gmail.com>; andrewshahan@hotmail.com <andrewshahan@hotmail.com>; angelamorris@gmail.com <angelamorris@gmail.com>; auntjoanie@bellsouth.net <auntjoanie@bellsouth.net>; azezom@gmail.com <azezom@gmail.com>; bethbond@bellsouth.net <bethbond@bellsouth.net>; brockmae@bellsouth.net <brockmae@bellsouth.net>; carolyn.m.brown@emory.edu <carolyn.m.brown@emory.edu>; cheryllmeredith@aol.com <cheryllmeredith@aol.com>; christophersutton23@yahoo.com <christophersutton23@yahoo.com>; conwardjones07@gmail.com <conwardjones07@gmail.com>; dmcbuilder@mindspring.com <dmcbuilder@mindspring.com>; dntwhitlock@gmail.com <dntwhitlock@gmail.com>; drobson41@hotmail.com <drobson41@hotmail.com>; dwpelton@dekalbcountyga.gov <dpelton@dekalbcountyga.gov>; ellen.y.wan@gmail.com <ellen.y.wan@gmail.com>; evorari@bellsouth.net <evorari@bellsouth.net>; fjtaylor02@gci.net <fjtaylor02@gci.net>; fredking9@aol.com <fredking9@aol.com>; fydawit@gmail.com <fydawit@gmail.com>; gccjp123@gmail.com <gccjp123@gmail.com>; grammymix@gmail.com <grammymix@gmail.com>; hastings.michael@gmail.com <hastings.michael@gmail.com>; jarring55@gmail.com <jarring55@gmail.com>; joettapreston@bellsouth.net <joettapreston@bellsouth.net>; jpsjunk@hotmail.com <jpsjunk@hotmail.com>; jwayne@fepcocontainer.com <jwayne@fepcocontainer.com>; kdekoker@yahoo.com <kdekoker@yahoo.com>; kdenobriga@mindspring.com <kdenobriga@mindspring.com>; kfmohr@gmail.com <kfmohr@gmail.com>; kim.ault2012@gmail.com <kim.ault2012@gmail.com>; kstevens@avondaleestates.org <kstevens@avondaleestates.org>; l.angusramos@gmail.com <l.angusramos@gmail.com>; ladjohnson@dekalbcountyga.gov <ladjohnson@dekalbcountyga.gov>; lance.hammonds@att.net <lance.hammonds@att.net>; lewisochran@gmail.com <lewisochran@gmail.com>; lrice27@gmail.com <lrice27@gmail.com>; lucassej@gmail.com <lucassej@gmail.com>; mariemanor413@hotmail.com <mariemanor413@hotmail.com>; mayor@stonemountaincity.org <mayor@stonemountaincity.org>; mcullen24@gmail.com

<mcullen24@gmail.com>; megsmile@earthlink.net <megsmile@earthlink.net>;
mejack65@hotmail.com <mejack65@hotmail.com>; met02@gci.net <met02@gci.net>;
minlyds66@gmail.com <minlyds66@gmail.com>; mpreston@sacsd.org <mpreston@sacsd.org>;
nativenyc@hotmail.com <nativenyc@hotmail.com>; NJQB@outlook.com <NJQB@outlook.com>;
pgkeeter@dekalbcountyga.gov <pgkeeter@dekalbcountyga.gov>; raydcraig@gmail.com
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richardyounge@bellsouth.net <richardyounge@bellsouth.net>; rlanier95@comcast.net
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ryan.b.brown@gmail.com <ryan.b.brown@gmail.com>; sarahjonespage@gmail.com
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shandrid@gmail.com <shandrid@gmail.com>; sheliacoggins@bellsouth.net
<sheliacoggins@bellsouth.net>; slp77@att.net <slp77@att.net>; southave82@comcast.net
<southave82@comcast.net>; susan.nease@usa.net <susan.nease@usa.net>; sweetfetle@gmail.com
<sweetfetle@gmail.com>; tacoma.sharlene@gmail.com <tacoma.sharlene@gmail.com>;
tbd@mindspring.com <tbd@mindspring.com>; terracribbs@gmail.com <terracribbs@gmail.com>;
thaddeusahjr@yahoo.com <thaddeusahjr@yahoo.com>; thomaspringle@att.net
<thomaspringle@att.net>; Clarence Boston <clarence.boston@hotmail.com>;
tshayhall1@gmail.com <tshayhall1@gmail.com>; verne48@gmail.com <verne48@gmail.com>;
vic@furiousdreams.com <vic@furiousdreams.com>; vj0208@yahoo.com <vj0208@yahoo.com>;
warsameh-hirsi878@hotmail.com <warsameh-hirsi878@hotmail.com>; weezyt@gmail.com
<weezyt@gmail.com>; wesleyabrooks@gmail.com <wesleyabrooks@gmail.com>;
emilycchait@gmail.com <emilycchait@gmail.com>; bettyedavis48@yahoo.com
<bettyedavis48@yahoo.com>; rlanier95@gmail.com <rlanier95@gmail.com>; kstout44@yahoo.com
<kstout44@yahoo.com>

Subject: Boston's Funeral & Cremation Services SLUP Community Meeting 10/20/2024 2PM

Greetings,

Please be advised that we will hold a community meeting for a Special Land Use Permit on Sunday, October 20, 2024, at 2:00pm. The purpose of this meeting is to discuss adding a Crematorium as an accessory use to our existing funeral home at 5644 Memorial Drive, Stone Mountain, GA 30083. Please confirm your attendance by replying to this email. We look Forward to meeting everyone and discussing the details of this permit.

Please see attached flyer.

Rapport,

Krystal Hill, Owner
Boston's Funeral & Cremation Service
5644 Memorial Drive
Stone Mountain, GA 30083
404-228-1067



PUBLIC NOTICE
TO REQUEST FOR A SPECIAL LAND USE PERMIT

FILED BY:
BOSTON'S FUNERAL & CREMATION SERVICE, INC.
LOCATED AT:
5644 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083



CURRENT USE:
FUNERAL HOME THAT PROVIDES FUNERAL AND
CREMATION SERVICES

PROPOSED USE
FUNERAL HOME WITH CREMATORIUM ON SITE

HOURS OF OPERATION
MONDAY-SATURDAY 9:30AM- 5:00PM



PRE-SUBMITTAL COMMUNITY MEETING
TO TAKE PLACE AT:

THE PROPOSED LOCATION
BOSTON'S FUNERAL & CREMATION SERVICE, INC.
5644 MEMORIAL DRIVE | STONE MOUNTAIN, GA 30083

SUNDAY, OCTOBER 20, 2024 AT 2:00 PM

DIRECT CREMATIONS STARTING AT \$595
TRADITIONAL FUNERAL PACKAGES
INCLUDING 20 GAUGE STANDARD CASKET STARTING AT \$5995.00

Letter of Application

5644 Memorial Drive, Stone Mountain, GA is located in a C-1 zoning district. We are applying for a SLUP to allow a Crematorium to be located on the property as an accessory use to the funeral that is currently in operation. Currently, we have totally renovated the property and have encourage economic development in this corridor of Memorial Drive. The funeral home and crematorium will operate during normal business hours from 9am – 5pm, with exception of some holidays. We intend to create addition jobs at this facility with the planned new use.

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Size of the site and land area is adequate for the proposed use including provision of all required yards, open space, off-street parking and all other applicable requirements of the zoning district which the use is proposed to be located.
- B. Proposed use is compatible with adjacent properties and land use, and other properties and land uses in the district.
- C. Contemplated adequate use of public services, public facilities, and utilities.
- D. Adequate use of the public street and sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Existing land uses located along access routes to the site will not be affected by the character of the vehicles or the volume of traffic generated by the proposed use.
- F. All proposed buildings, structures, and subject property uses thereon, ingress and egress with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- G. Proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor dust, or vibration.
- H. Proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation.
- I. Proposed use will not create adverse impact on any adjoin land use by reason of the manner of operation.
- J. Proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- K. Proposed use is consistent with the policies of the comprehensive plan.
- L. Proposed plan provides for all required buffer zones and transitional buffer zones where required by regulation of the district in which the use is proposed to be located.
- M. Provision of refuse and service area is adequate.
- N. Duration of granted special land use permit should not be limited.
- O. Appropriate size, scale, and massing of proposed buildings in relation to the size of the subject property and in relation to the size, scale, and massing of the adjacent and nearby lots and buildings.
- P. Proposed plan will not adversely affect historic buildings, sites, districts, or archeological resources.
- Q. Proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. Proposed building height will not create a negative shadow impact on any adjoining lot or building.
- S. Proposed use will be consistent and compatible with the needs of the neighborhood and the community as a whole and will not conflict with the overall objectives of the comprehensive plan.

IMPACT ANALYSIS

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Crematories are allowed in the C-1 (Local Commercial) district, subject to approval of a SLUP. The C-1 district requires 20,000 square feet (approx. .46 acres), and the project site contains 2.47 acres. There are 182 parking spaces on the property, and the minimum parking required by the Zoning Ordinance for the applicant's proposed crematorium and funeral home is 28 spaces.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed accessory crematory use is compatible with the established commercial, office, and residential uses in the surrounding area since it complies with the minimum residential distance requirements of the zoning ordinance and consumes only 15% (1,500 square feet) of the proposed 11,152 square foot funeral home.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use: Based on the submitted information, it appears that public transportation facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the proposed use will be located in an established (renovated) commercial building. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the crematory accesses a six-lane major arterial road (Memorial Drive) with secondary access from a two lane collector road (Hambrick Road).

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established (renovated) commercial building along a major arterial road (Memorial Drive).

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate since the proposed use will be along a major arterial road (Memorial Drive) and no changes are proposed to the existing internal circulation system or to the existing access points onto Memorial Drive or via the private drives from the adjacent properties to the east and west.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

There are no anticipated adverse impacts on surrounding properties due to noise, smoke, odor, dust, or vibration. Based on a letter from the Georgia Environmental Protection Department (GEPD), crematories do not require an air quality permit and should have no significant impact on air quality if operated properly (see attached GEPD email). Additionally, the applicant has provided a letter from the GEPD which indicates that the applicant's proposed crematory does not require an air quality permit.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Based on the submitted information and elevations, it appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation since the hours of operation will be consistent with the typical daytime business hours of the proposed funeral home between 9:00 a.m. and 5:00 p.m. There should be no adverse impacts due to smoke, odor, dust, noise, or vibration based on the response to Criteria "G" above.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use: See criteria "H".

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located: With the exception of parking lot landscaping and street trees along Memorial Drive, the proposed plan appears to be consistent with the requirements of the zoning district classifications in which the use is proposed to be located (C-1 district).

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan: Based on the submitted information, the proposed renovation of the vacant building is consistent with the policy and strategy of the Neighborhood Center (NC) future land use designation to utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures (CRC Policy #11).

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located: No transitional buffers are required since the subject property does not abut residential zoning.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, ample refuse and service areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

This is a permanent development and should not be limited in duration.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

Based on the submitted plan and information, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources: Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

Section 27-4.2.22 requires that crematoriums be at least 100 feet away from residential zoning or residential use. The nearest residential zoning/use is approximately 388 feet away from the subject property. Therefore, the proposed crematorium complies with the Supplemental Regulations of the Zoning Ordinance.

R. Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:

Based on the submitted plan and information, as well as field investigation of the project site, the proposed use would be located in a one-story building and will comply with all minimum required building setbacks from the property line which should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

Based on the submitted information, the proposed renovation of the vacant building is consistent with the policy and strategy of the Neighborhood Center (NC) future land use designation to utilize vacant properties in the neighborhood as an opportunity for infill development of compatible structures (CRC Policy #11). Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed accessory crematory use is compatible with the established commercial, office, and residential uses in the surrounding area since it complies with the minimum residential distance requirements of the zoning ordinance and consumes only 15% (1,500 square feet) of the proposed 11,152 square foot funeral home.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10/1/2024

TO WHOM IT MAY CONCERN:

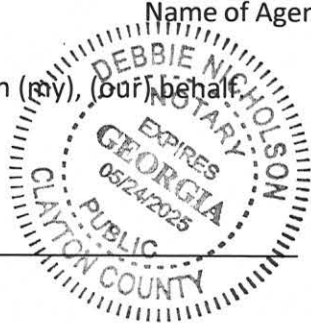
(I), (WE) Boston Investment Group, Inc.
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Krystal Hill

Name of Agent or Representative

to file an application on (my), (our) behalf





Notary Public

Clarence Boston

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



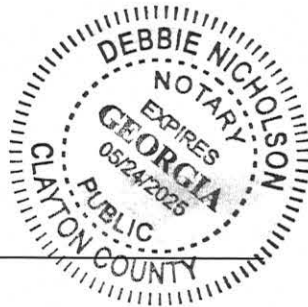
Notary


Signature of Applicant /Date

Check one: Owner _____ Agent X

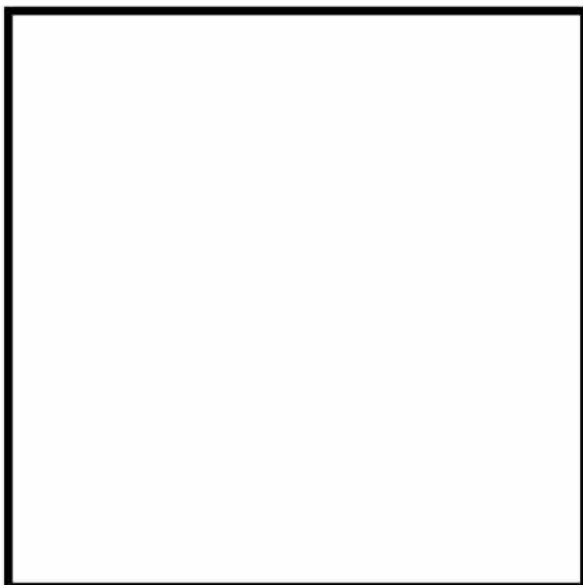
5/24/25

Expiration Date/ Seal



*Notary seal not needed if answer is "no".

RECORDATION AREA



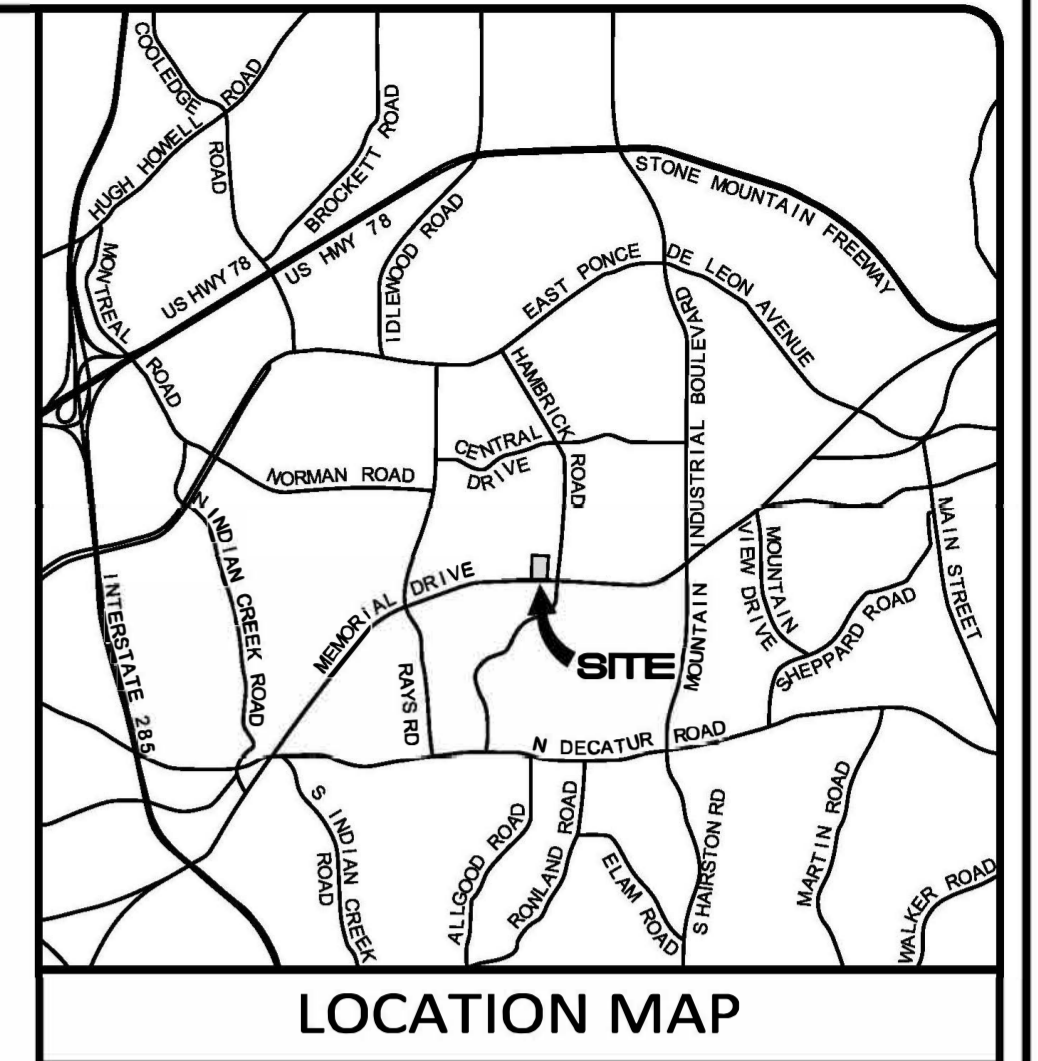
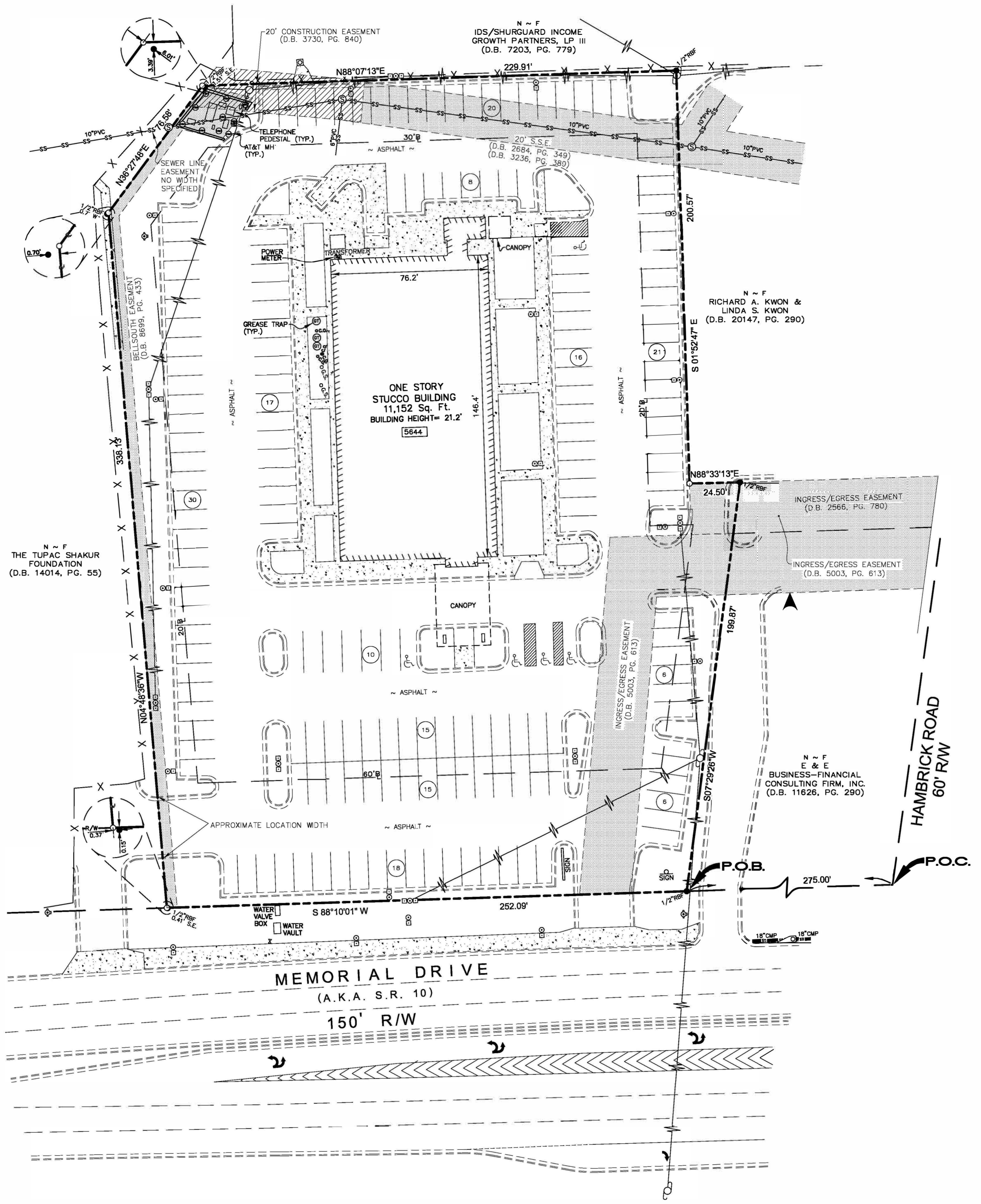
As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

10/30/19
DATE



LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTF OPEN TOP PIPE
- ◇ DOUBLE WING CATCH BASIN
- ⌋ HEADWALL
- JUNCTION BOX
- DROP INLET
- CMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- ⊙ LIGHT POLE (1 LAMP)
- ⊙ LIGHT POLE (2 LAMPS)
- ⊙ LIGHT POLE (3 LAMPS)
- ⊙ LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X-X- FENCE
- GAS- GAS LINE
- UG- UNDERGROUND POWER LINE
- O- OVERHEAD POWER LINE
- SS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- W- WATER LINE
- ◇ FLARED END SECTION
- ⊙ WATER METER
- ◇ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- o.c.o. CLEANOUT
- ⊙ GREASE TRAP
- ⊙ GAS METER
- ⊙ POWER METER
- ⊙ POWER BOX
- ⊙ GAS VALVE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ BOLLARD
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ FIBER OPTIC MARKER
- ⊙ FIRE DEPT. CONNECTION
- ⊙ CONCRETE



GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- 2) FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13088C087J DATED 5/16/2013 THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- 3) HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CLOSURE STATEMENT

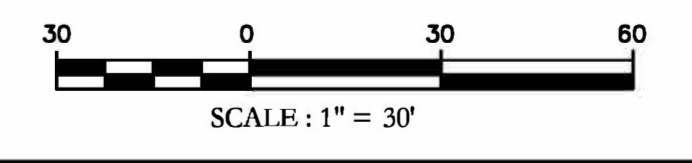
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,768 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:

TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR

TRACT AREA
2.47 ACRES



PLAT

PREPARED BY:

HUGHES-RAY COMPANY, INC.
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.HughesRay.com

BOUNDARY SURVEY FOR

BOSTON'S FUNERAL & CREMATION SERVICE

LOCATED IN LAND LOT 70
18th DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 30 OCTOBER 2019		DRAWING NO. H15259	
NO.	DATE	REVISION DESCRIPTION	
			DRAWN BY: DAS
			CHECKED BY: AMM
			JOB NO.: H15259
			SCALE: 1"=30'
THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.			

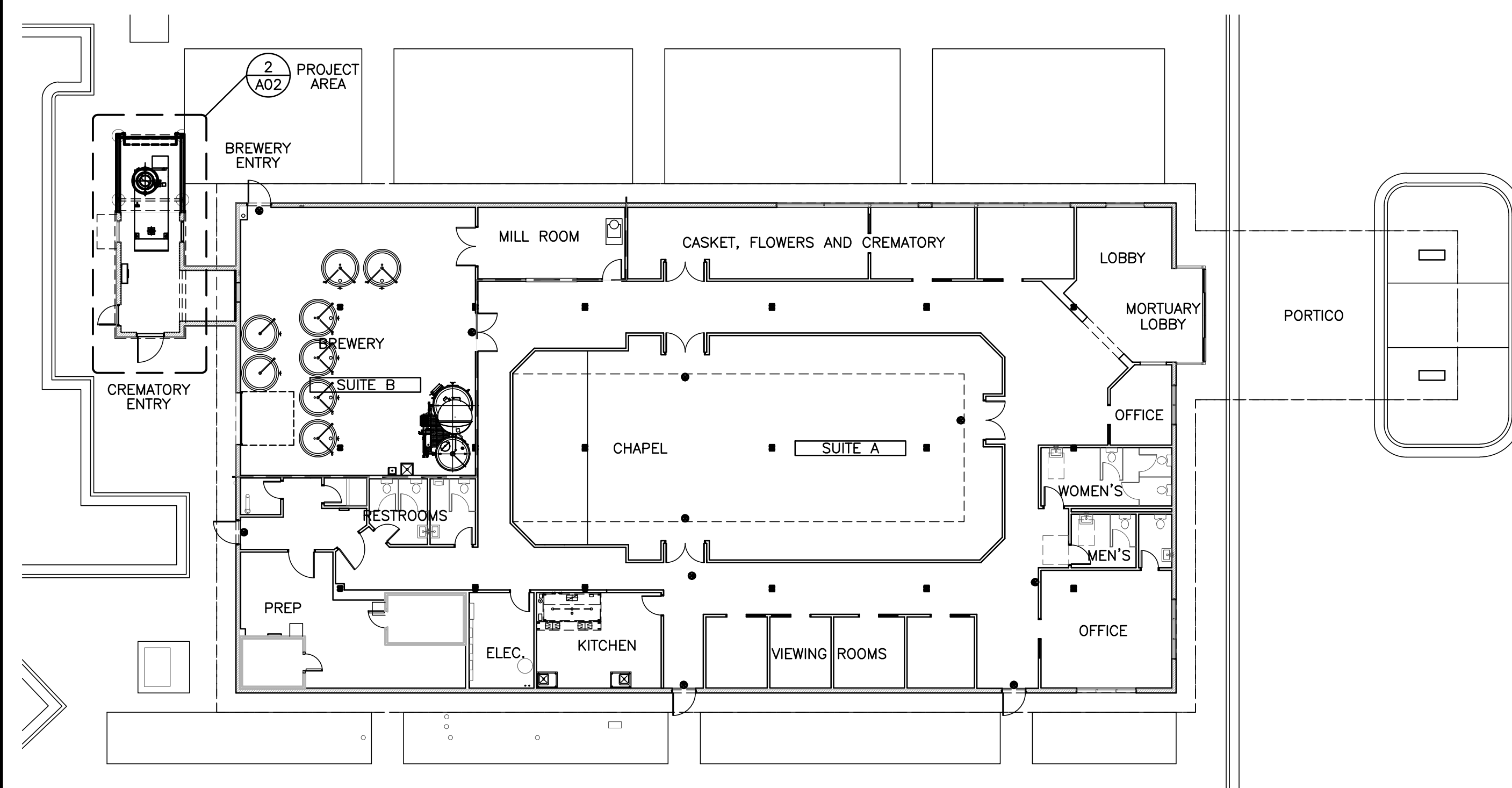
Boston's Mortuary Crematory

5644 Memorial Drive

Stone Mountain, Georgia 30083

DRAWING INDEX

- 00 Cover Sheet
- A01 Life Safety Plan
- A02 Crematory Plan and Details
- A03 Crematory Elevations
- A04 Cremator Specifications



1
00 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0" NORTH

BUILDING INFORMATION:

PROJECT TYPE:

RENOVATION OF AN UNUSED ENTRY CANOPY AND STORAGE AREA INTO A CREMATORY SUITE FOR AN EXISTING MORTUARY (FUNERAL HOME) A SEPARATE SUITE "B", OPERATING AS A PRODUCTION BREWERY, TO REMAIN.
SCOPE OF WORK IS LIMITED TO THE INSTALLATION AND ENCLOSURE OF THE EQUIPMENT, AND THE SEPARATION OF THIS AREA FROM THE REMAINDER OF THE BUILDING.

ADDRESS:

STREET ADDRESS: 5644 MEMORIAL DRIVE, SUITES A AND B
CITY: STONE MOUNTAIN (UNINCORPORATED DeKALB COUNTY)
COUNTY: DeKALB
STATE: GEORGIA
ZIP: 30083

STRUCTURE:

EXISTING STEEL FRAME STRUCTURE, METAL STUD INFILL & STUCCO VENEER WALLS, OPEN WEB STEEL TRUSS ROOF FRAMING

UTILITIES:

SPLIT UTILITIES : EXISTING GAS AND ELECTRIC SERVICE

BUILDING CODES:

2018 INTERNATIONAL BUILDING CODE WITH GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA STATE AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA STATE AMENDMENTS
2020 NFPA 70 NATIONAL ELECTRICAL CODE WITH GEORGIA STATE AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA STATE SUPPLEMENTS AND AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 20-3-3-.04
2018 NFPA 101 LIFE SAFETY CODE WITH GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.04(72)
GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-20(.01-.08) WITH GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.08 THROUGH .11 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

BUILDING DATA:

INDUSTRIAL (M) & ASSEMBLY (A3). NON-SEPARATED, MIXED OCCUPANCY
CREMATORY SEPARATED WITH A 2-HOUR BARRIER AS AN INCIDENTAL USE

CONSTRUCTION TYPE: II-B, UNPROTECTED, SPRINKLERED
NUMBER OF STORIES: BUILDING 1
BUILDING HEIGHT: 22'-0"

BUILDING AREA:

BUILDING AREA: 11,703 GROSS S.F.
MORTUARY AREA (SUITE A): 9,553 S.F.
BREWERY AREA (SUITE B): 2,140 S.F.
CREMATORY AREA: 473 S.F.

ALLOWABLE AREA:

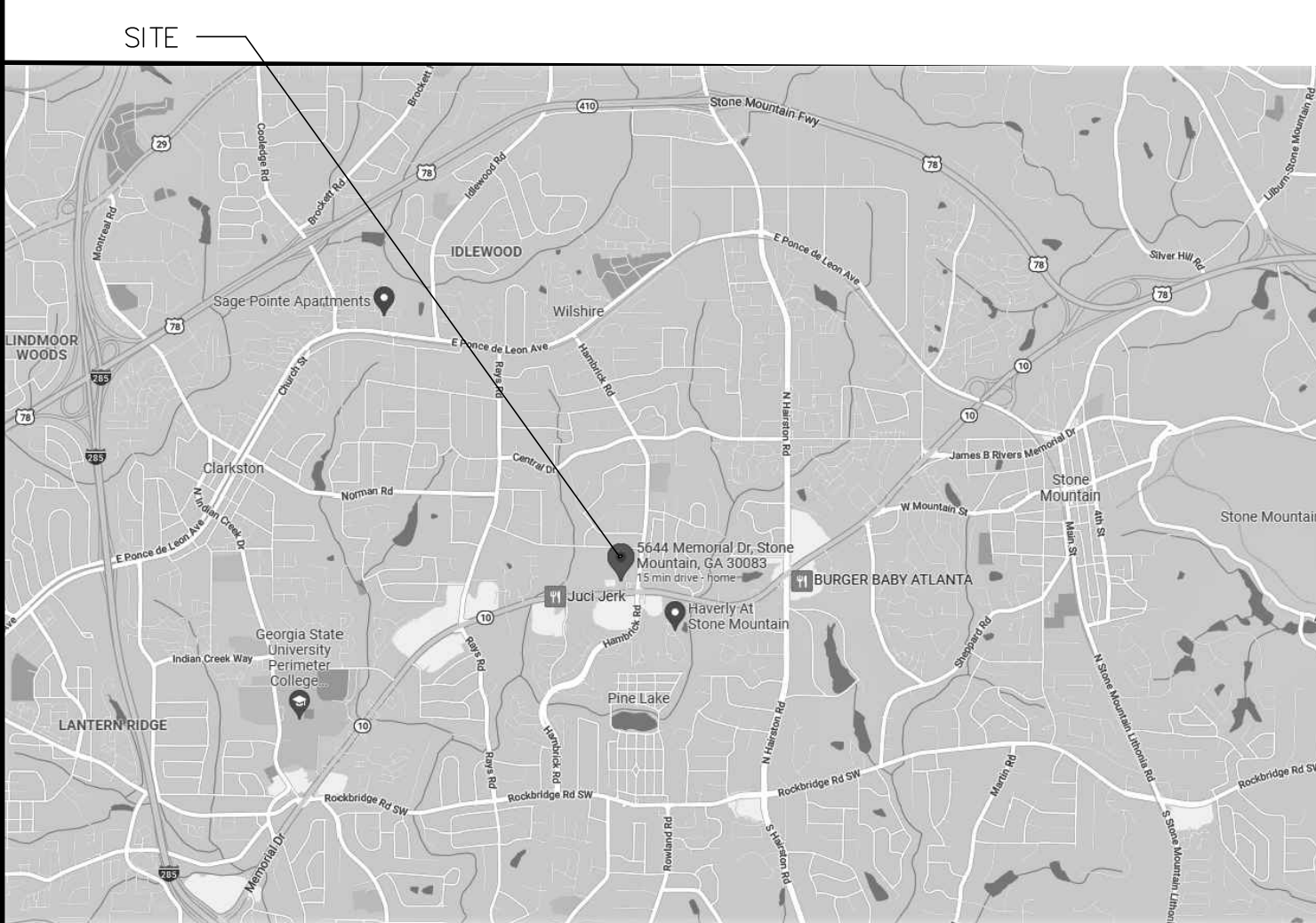
ASSEMBLY (A-3) OCCUPANCY, TYPE II-B: 1 STORY, 38,000 S.F. MAX. ALLOWABLE AREA (SEE SHEET A0.1 FOR LIFE SAFETY PLAN).

PROJECT DOES NOT ERECT, ALTER OR EXTEND BUILDING OVERALL HEIGHT OR AREA.

LIFE SAFETY SYSTEMS:

EMERGENCY LIGHTING: YES NO
EXIT SIGNS: YES NO
FIRE ALARM AND SMOKE DETECTION SYSTEM: YES NO
PANIC HARDWARE: YES NO
FIRE SPRINKLERS: YES NO

BUILDING IS LOCATED ON A SITE WITH GREATER THAN 30' DISTANCE TO ANY BUILDING LOT LINES.



VICINITY MAP: NORTH

SEE SHEET A01 FOR LIFE SAFETY PLAN OCCUPANCY ALLOWANCE:

NFPA 101 LIFE SAFETY CODE, 2018 EDITION

TABLE 7.3.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	1,042 SF	4
ASSEMBLY WITHOUT FIXED SEATS CHAPEL AND VIEWING ROOMS	15 NET	3,549 SF	237
KITCHEN	100 GROSS	360	8
OFFICE	150 GROSS	480 SF	4
BREWERY	100 GROSS	1,510 SF	15
CREMATORY AREA	100 GROSS	405 SF	4
TOTAL OCCUPANCY ALLOWANCE			272

SMOKING PROHIBITION NOTICE:

A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, AGENT, OPERATOR, PERSON IN CHARGE OR PROPRIETOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING IN ACCORDANCE WITH GEORGIA SMOKEFREE AIR ACT OF 2005. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT).

OPERATION NOTES:

1. DOCUMENTS ARE SUBMITTED FOR THE INSTALLATION OF A CREMATORY FOR THE USE OF A MORTUARY BUSINESS.
2. EXISTING PRODUCTION BREWERY WILL REMAIN IN ITS CURRENTLY LICENSED LOCATION, AND WILL BE LICENSED AS A WHOLESALE FACILITY.

PLUMBING FIXTURES PROVIDED:

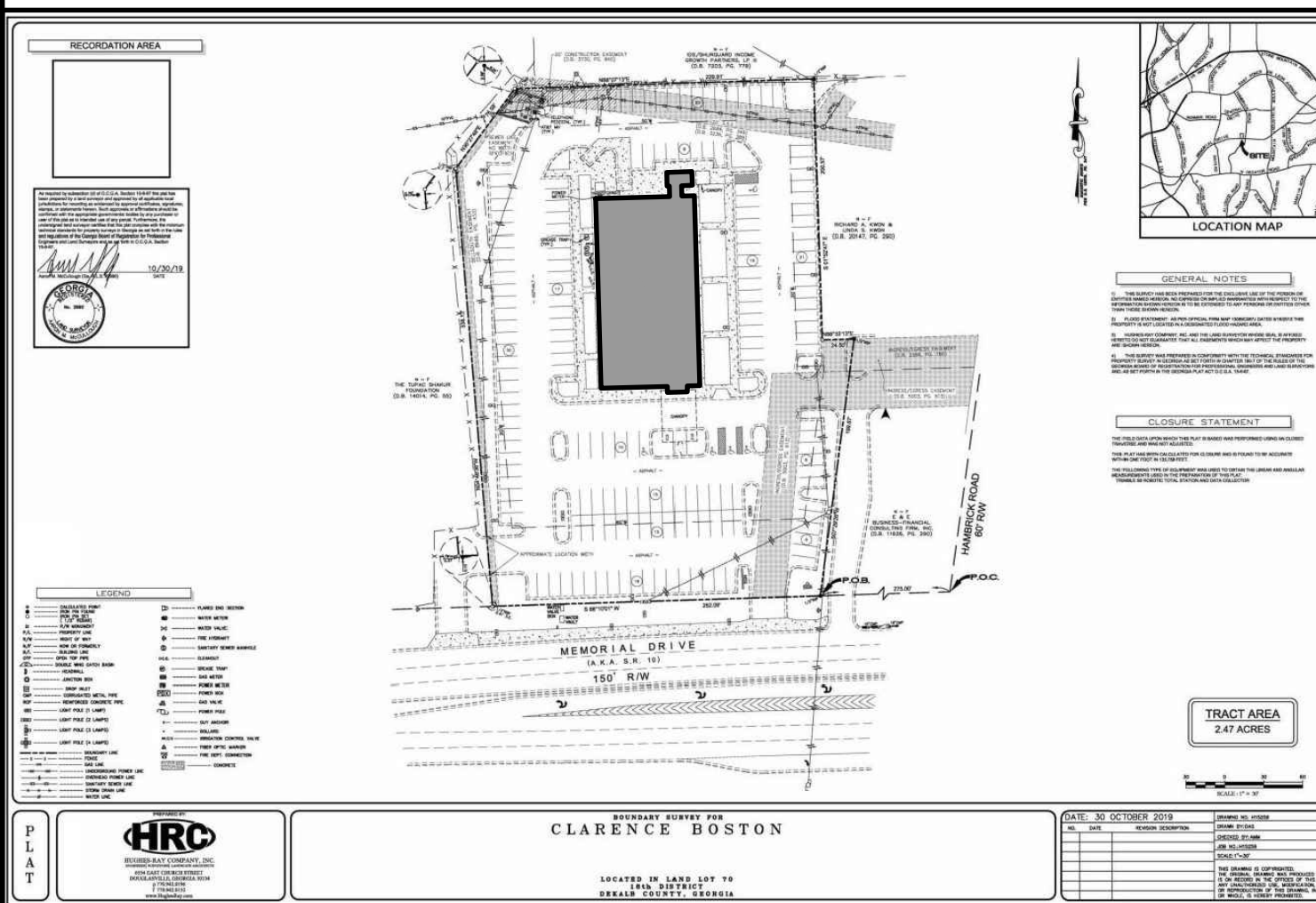
IPC TABLE 401.1
FIXTURE COUNT PER OCCUPANT LOAD

	TOTAL	MALE	FEMALE	FIXTURES PROVIDED
TOTAL OCCUPANT LOAD	269	135	135	
WATER CLOSETS (1 PER 150) (1 PER 75)		1	2	3/5
LAVATORIES (1 PER 200)		1	1	2/2
WATER FOUNTAINS (1 PER 500)				WATER SERVED VIA KITCHEN
SERVICE SINK (1 REQUIRED)				1

DESIGNER OF RECORD:

DISCIPLINE: NAME: ADDRESS: LICENSE #: PHONE #:
ARCHITECT: JOHN R. O'CONNELL 1197 FORREST BOULEVARD, DECATUR, GA 30030 9349 404-840-1314

THE REGISTERED ARCHITECT WHO SEALED THE TECHNICAL SUBMISSIONS SUBMITTED TO THE BUILDING OFFICIAL AT THE TIME OF THE BUILDING PERMIT IS ISSUED HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION ADMINISTRATION SERVICES.



NOTE: NO CHANGES TO SITE, PARKING, AND LANDSCAPING

SITE PLAN: NORTH



BOSTON'S MORTUARY
CREMATORY
5644 MEMORIAL DRIVE
STONE MTN., GA 30083

COVER SHEET

2024-004

07/30/2024

00

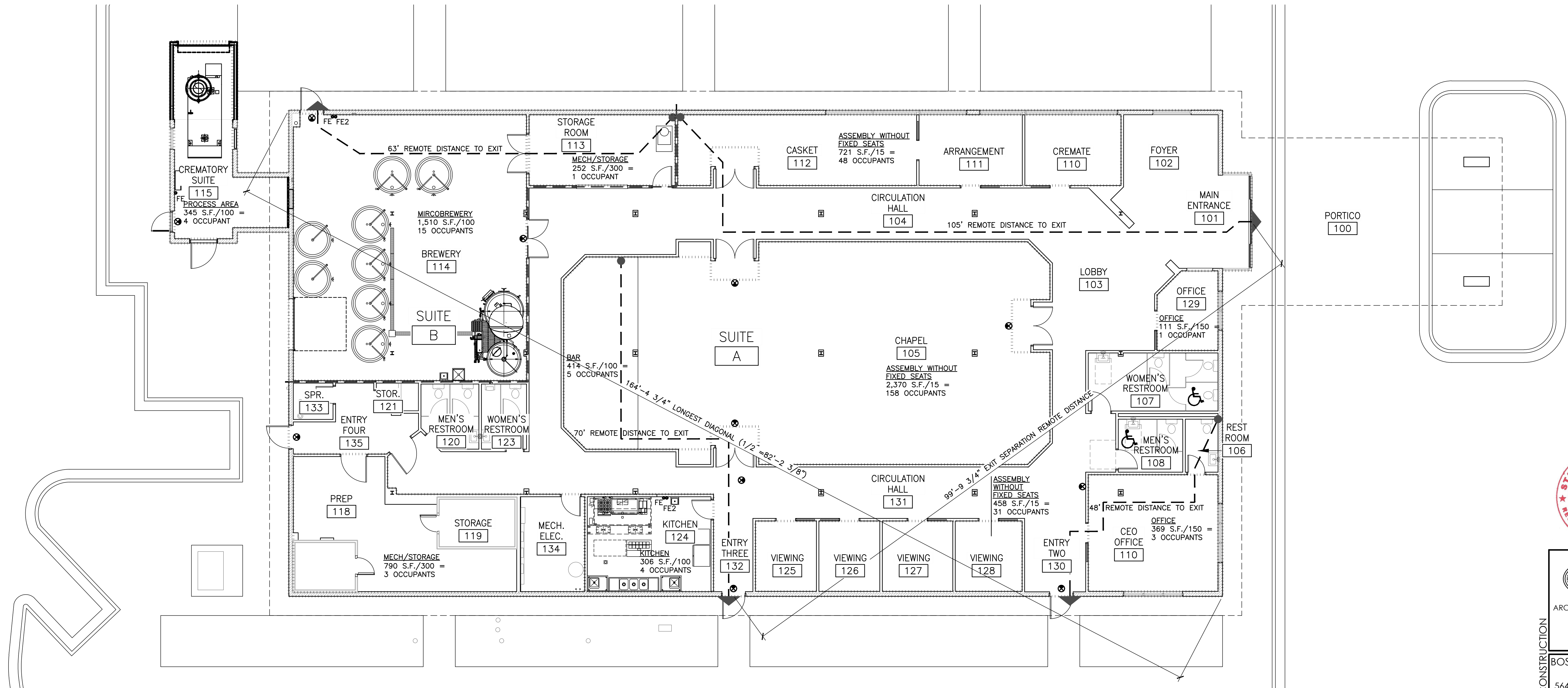
ISSUED FOR CONSTRUCTION

OCCUPANCY ALLOWANCE:

NFPA 101 LIFE SAFETY CODE, 2018 EDITION

TABLE 7.3.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	1,042 SF	4
ASSEMBLY WITHOUT FIXED SEATS CHAPEL AND VIEWING ROOMS	15 NET	3,549 SF	237
KITCHEN	100 GROSS	360	8
OFFICE	150 GROSS	480 SF	4
BREWERY	100 GROSS	1,510 SF	15
CREMATORY	100 GROSS	345 SF	4
TOTAL OCCUPANCY ALLOWANCE			273



1 LIFE SAFETY FLOOR PLAN
SCALE: 1/8" = 1'-0" NORTH

LIFE SAFETY NOTES:

- NO STORAGE OF COMBUSTIBLES WITHIN 24" OF CEILING.
- MINIMUM SIZE FIRE EXTINGUISHER (FE) 4A40BC "10LB".
- ALL EXTERIOR EGRESS DOOR EXIT LIGHTS TO HAVE BATTERY BACKUP.
- EXISTING NFPA 13 SPRINKLER SYSTEM AND FIRE ALARM SYSTEM ARE TO BE MAINTAINED.

LIFE SAFETY LEGEND:

- FE FIRE EXTINGUISHER - 10LB
- FE2 KITCHEN FIRE EXTINGUISHER
- ⏏ EMERGENCY LIGHT WITH BATTERY BACKUP
- ⊙ EXIT SIGN
- ♿ ACCESSIBLE SEATING LOCATION



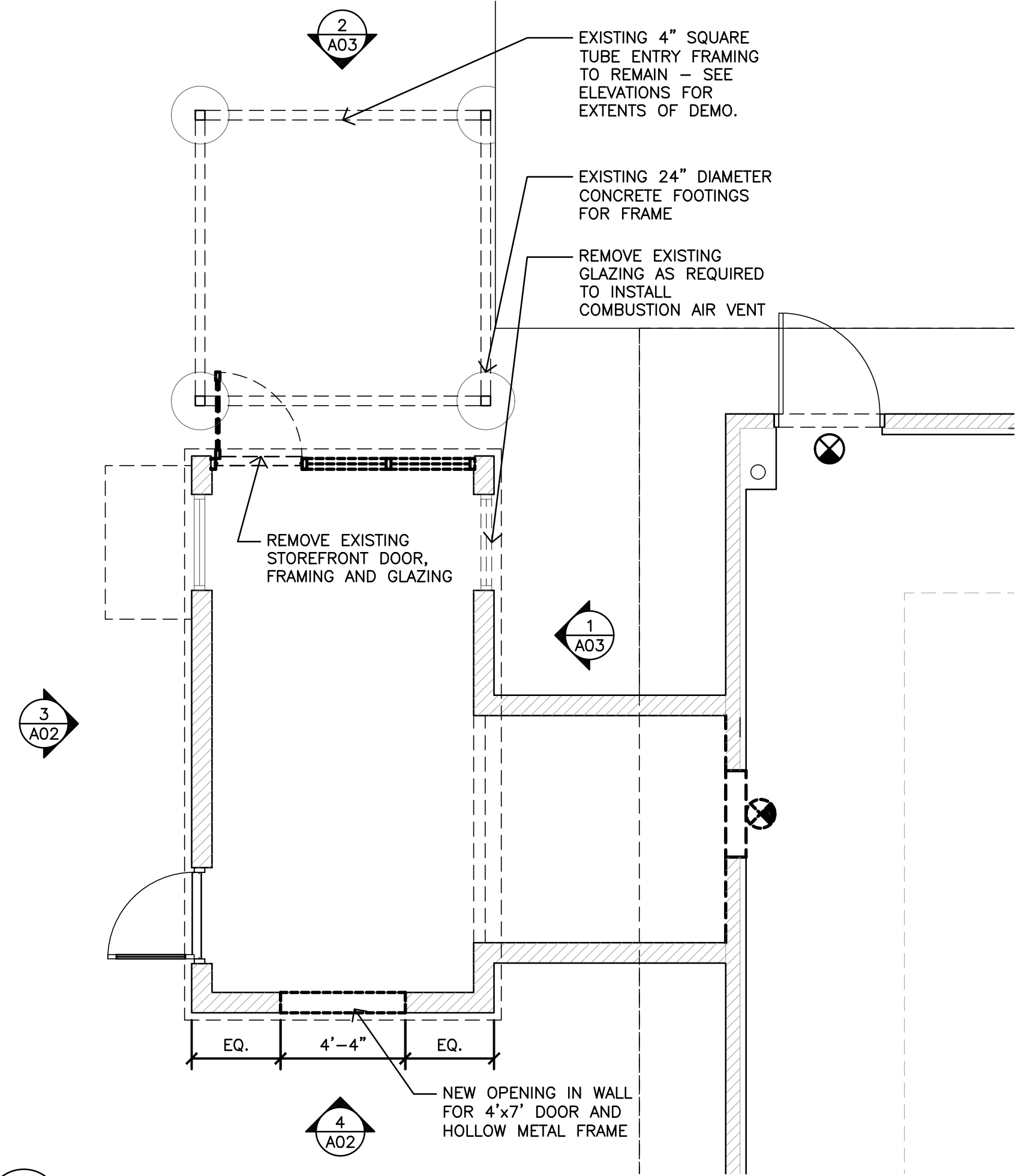
FUSICA
ARCHITECTS & BREWWORKS
1197 FORREST BOULEVARD
DECATUR, GEORGIA 30030
404.940.1314
fusicaarch@gmail.com

BOSTON'S MORTUARY
CREMATORY
5644 MEMORIAL DRIVE
STONE MTN., GA 30083

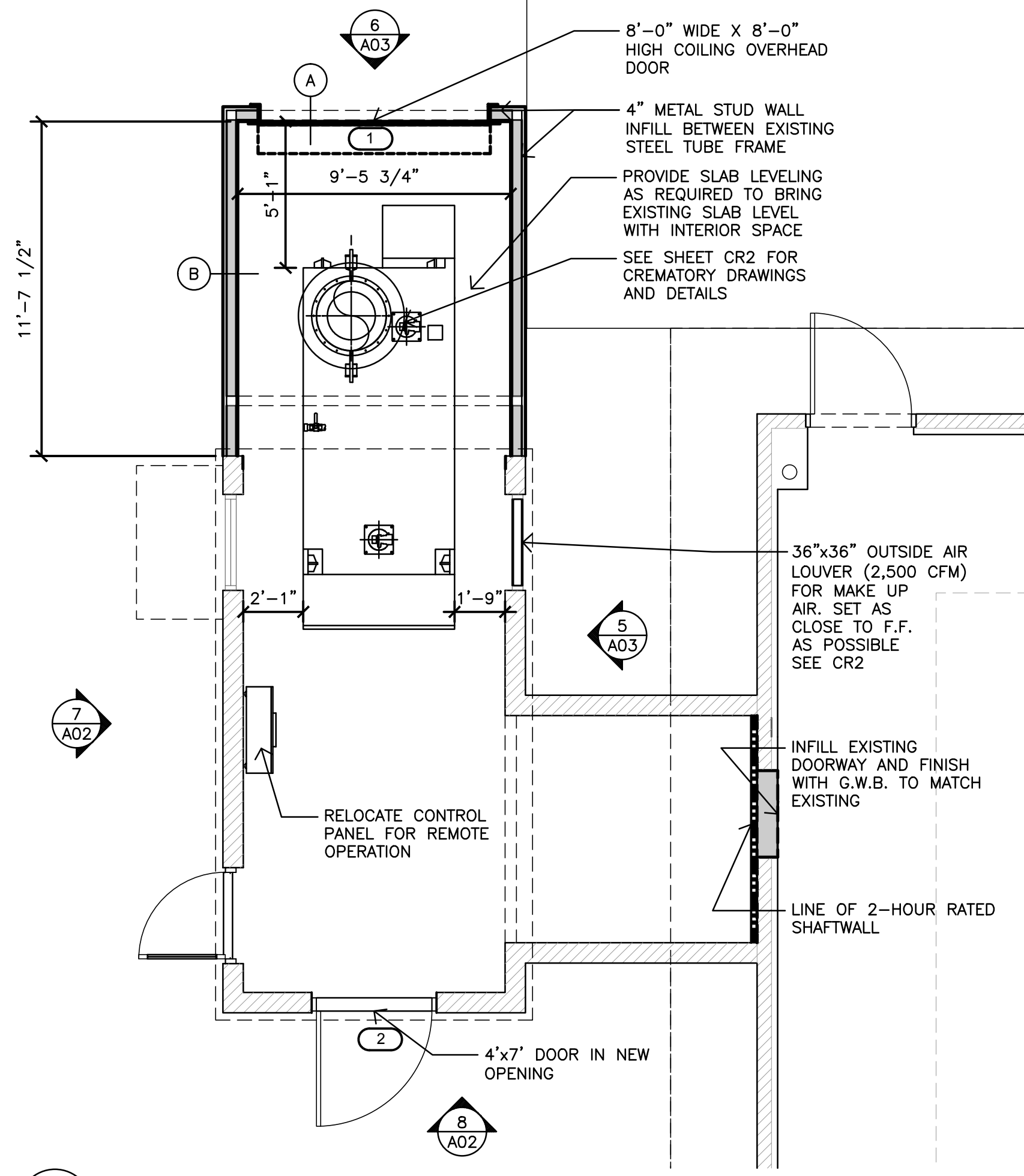
LIFE SAFETY
PLAN
2024-004
07/30/2024

A01

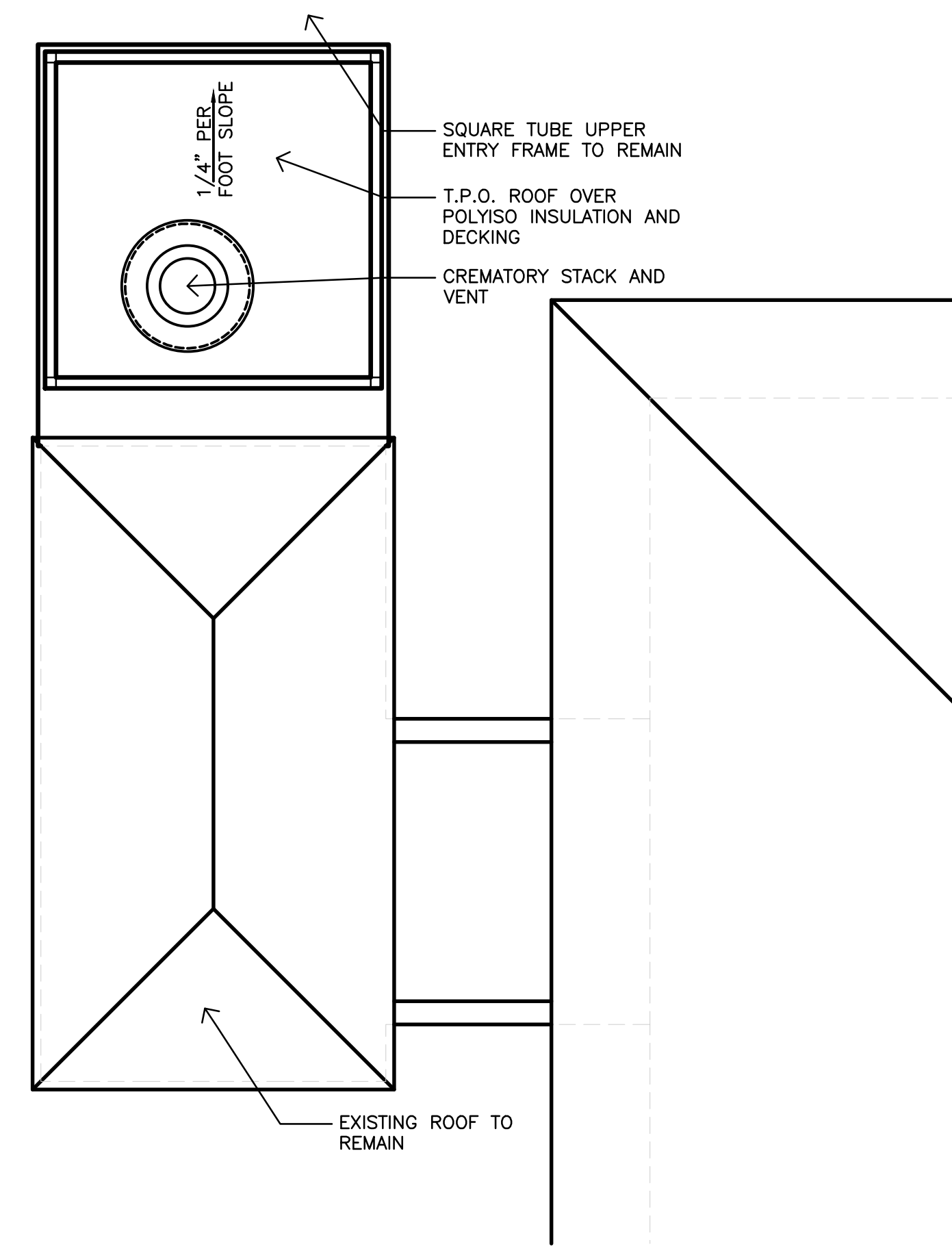
ISSUED FOR CONSTRUCTION



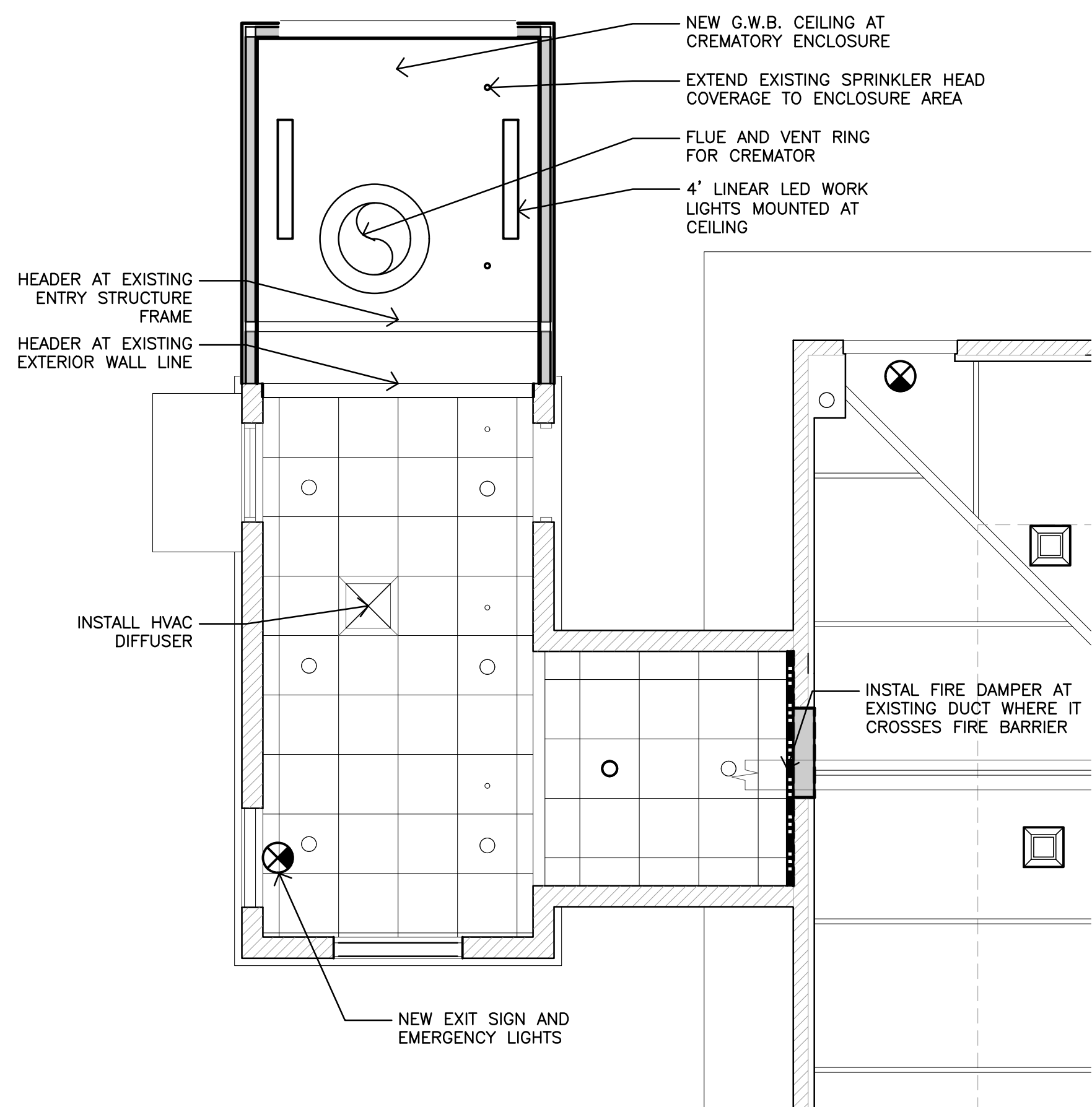
1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



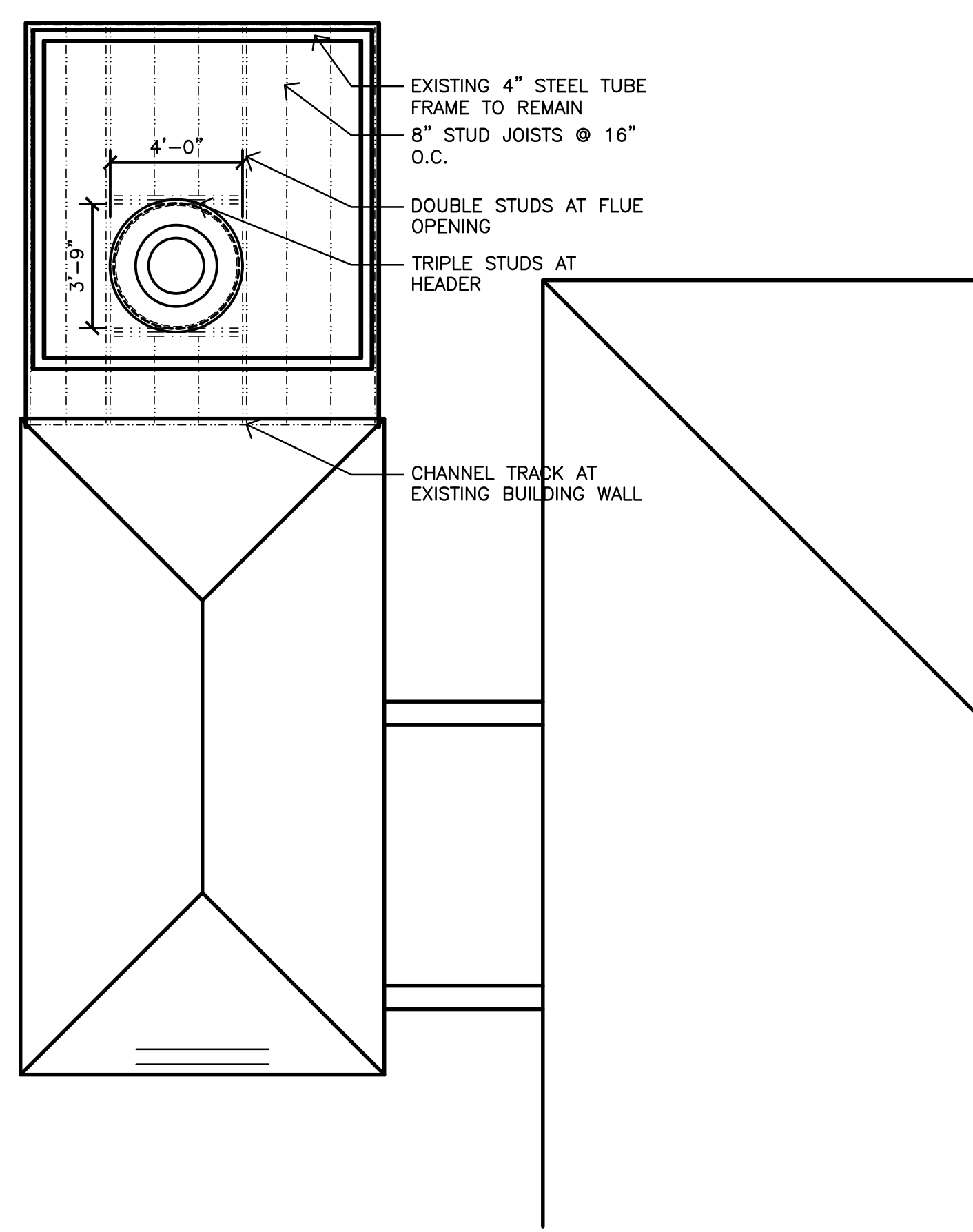
2 CREMATORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



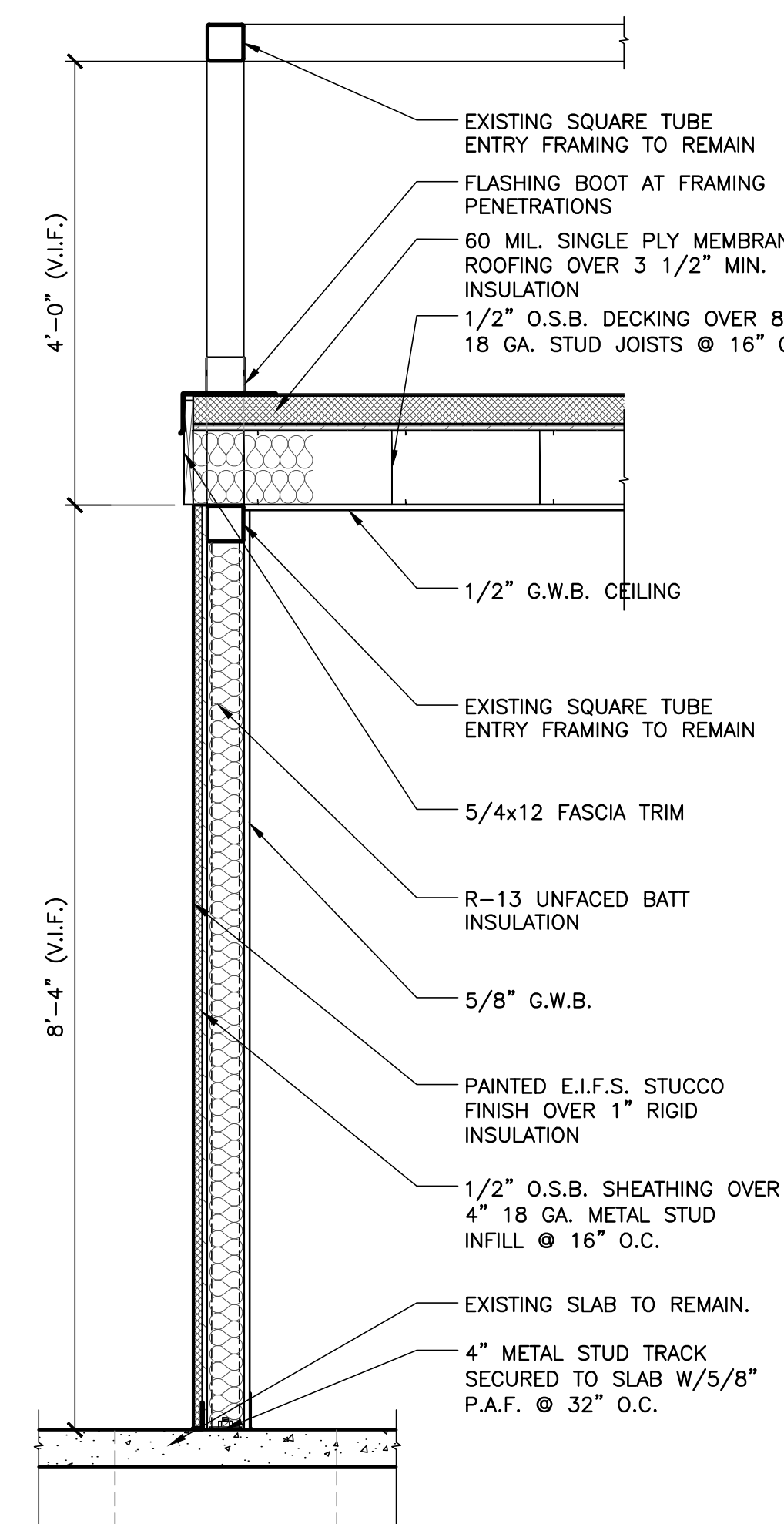
5 ROOF PLAN
SCALE: 1/4" = 1'-0"



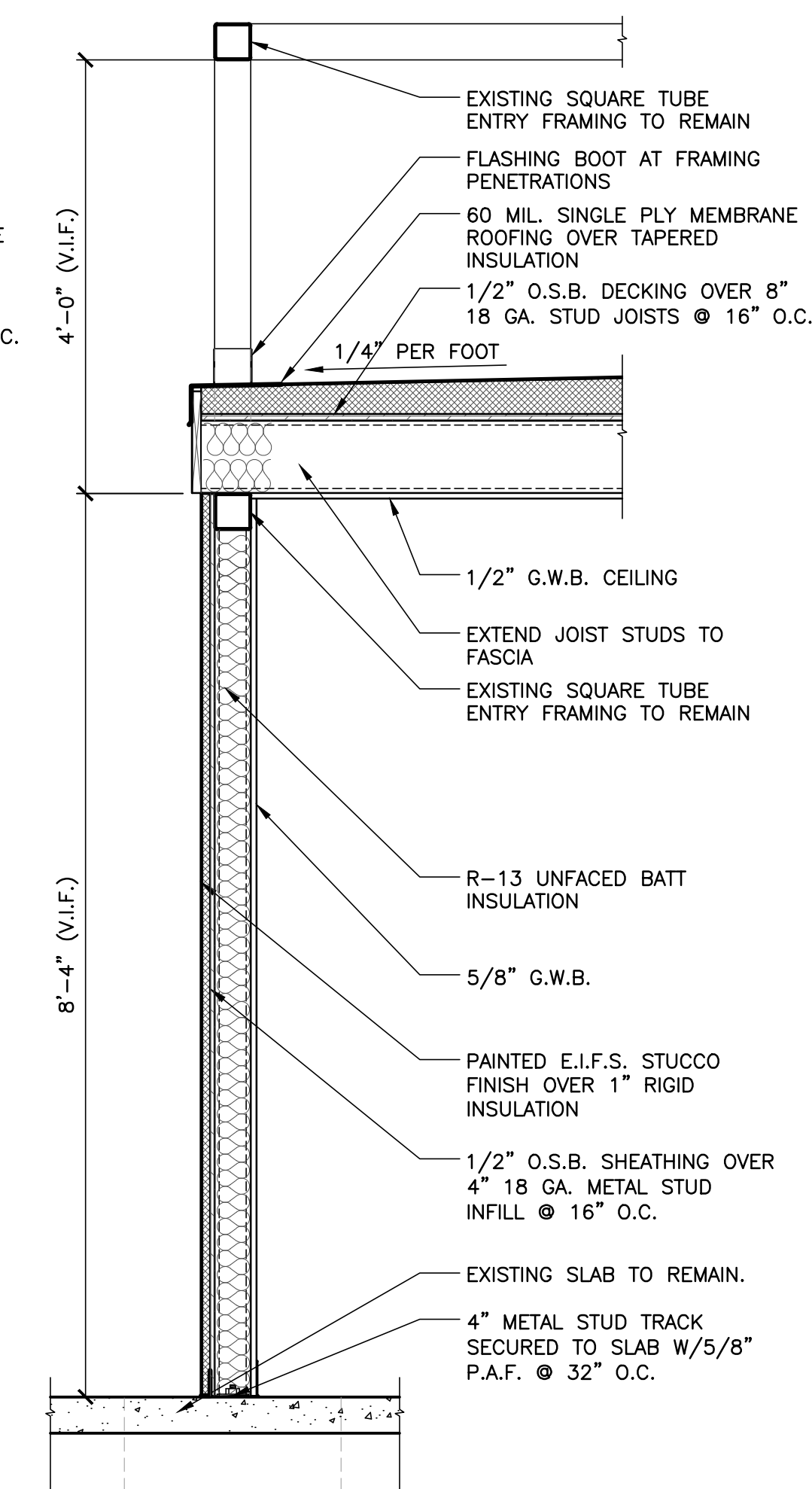
3 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



4 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



6 ENCLOSURE SECTION "A"
SCALE: 3/4" = 1'-0"



7 ENCLOSURE SECTION "B"
SCALE: 3/4" = 1'-0"



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BOSTON'S MORTUARY
CREMATORY
5644 MEMORIAL DRIVE
STONE MTN., GA 30083

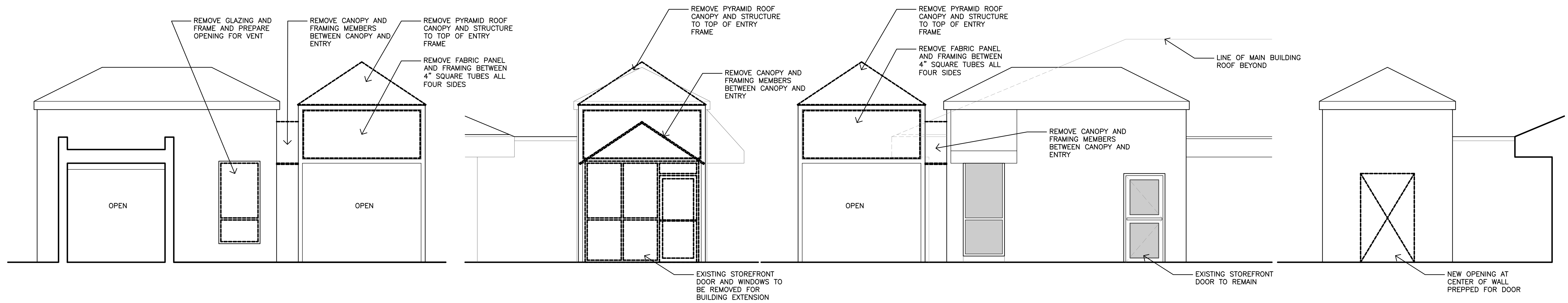
CREMATORY PLAN
AND DETAILS

2024-004

07/30/2024

A02

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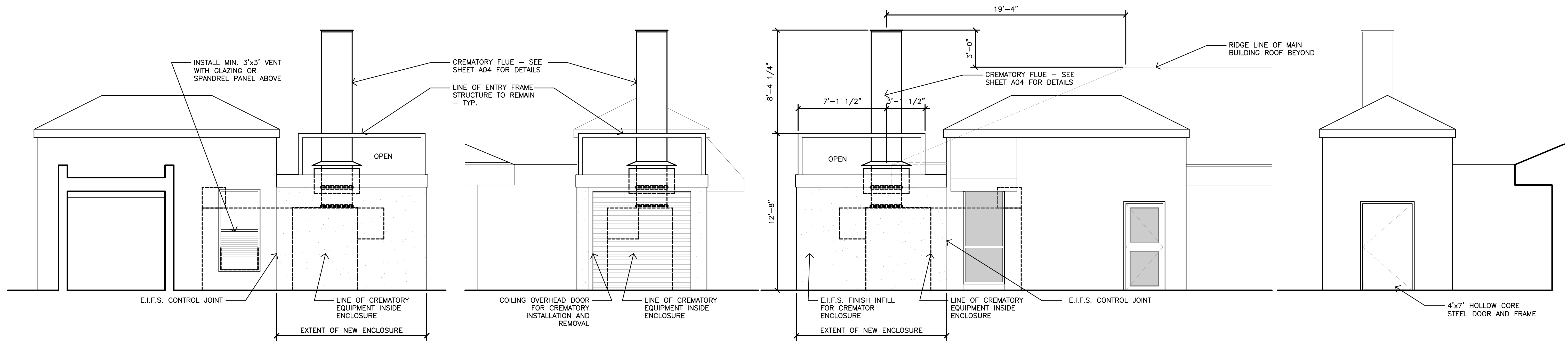


1 SOUTH DEMO ELEVATION
A03 SCALE: 1/4" = 1'-0"

2 EAST DEMO ELEVATION
A03 SCALE: 1/4" = 1'-0"

3 NORTH DEMO ELEVATION
A03 SCALE: 1/4" = 1'-0"

4 WEST DEMO ELEVATION
A03 SCALE: 1/4" = 1'-0"



5 SOUTH CREMATORY ELEVATION
A03 SCALE: 1/4" = 1'-0"

6 EAST CREMATORY ELEVATION
A03 SCALE: 1/4" = 1'-0"

7 NORTH CREMATORY ELEVATION
A03 SCALE: 1/4" = 1'-0"

8 WEST CREMATORY ELEVATION
A03 SCALE: 1/4" = 1'-0"

FUSICA
ARCHITECTS & BREWWORKS

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fusicaarch@gmail.com

BOSTON'S MORTUARY
CREMATORY
5644 MEMORIAL DRIVE
STONE MTN., GA 30083

CREMATORY
ELEVATIONS

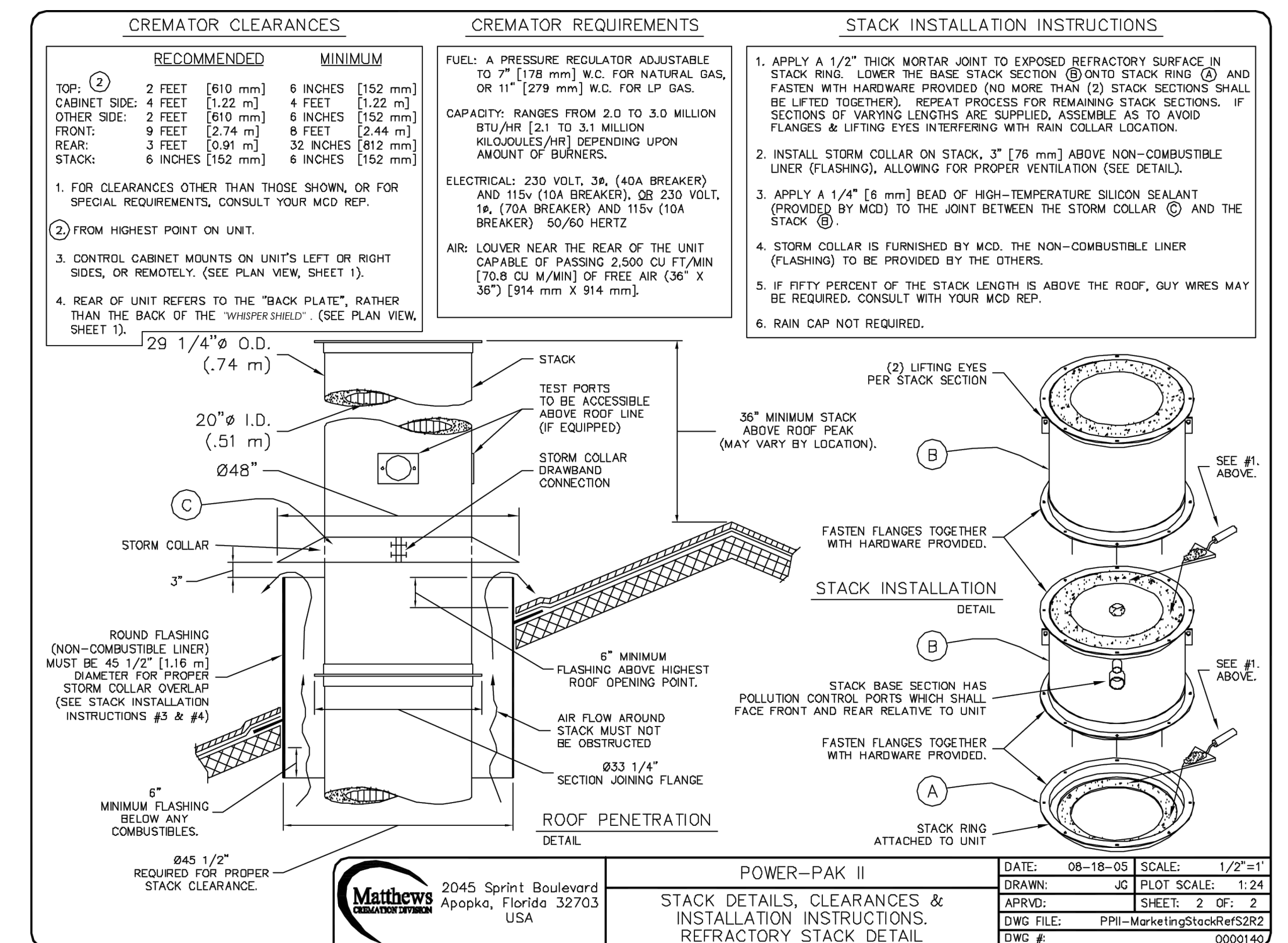
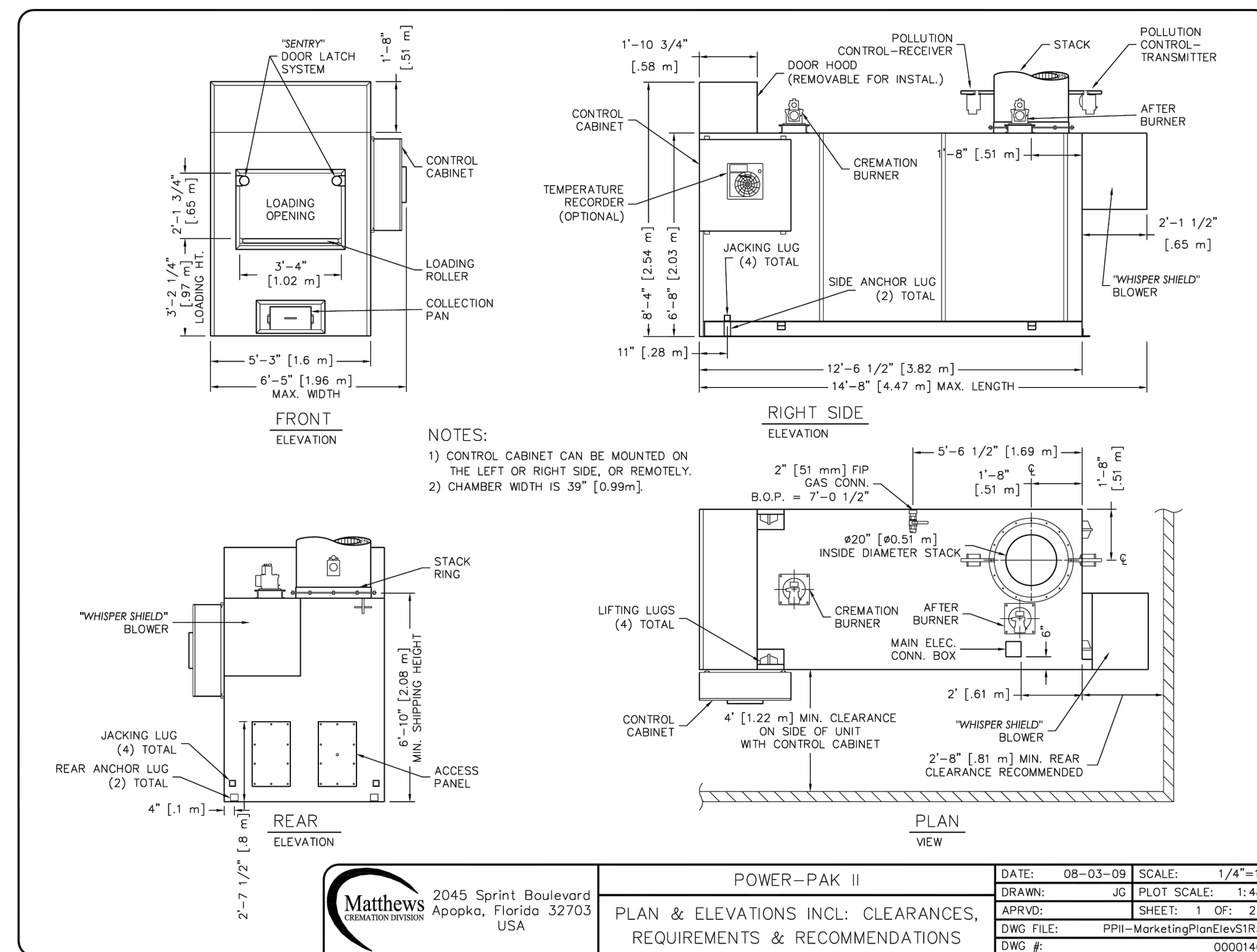
2024-004

07/30/2024

A03



ISSUED FOR CONSTRUCTION



BOSTON'S MORTUARY
CREMATORY
5644 MEMORIAL DRIVE
STONE MTN., GA 30083

CREMATORY
SPECIFICATIONS

2024-004

07/30/2024

A04

ISSUED FOR CONSTRUCTION



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Krystall Hill Phone: 219-201-0468 Email: kstout4@yahoo.com

Property Address: 5644 Memorial Drive, Stone Mountain 30083

Tax Parcel ID: 18 070 01 015 Comm. District(s): 4 & 6 Acreage: 2.44

Existing Use: Funeral Home Proposed Use: Crematorium

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes _____ No

Existing Zoning: C-1 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: CRC Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No _____ Article Number(s) 27- _____

Special Land Use Request(s): a SLUP to add a crematorium to an existing funeral home.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A



WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: Applicant will need to address Section 4.2.22 - Crematories. Supplemental Regulations.

Planner: Andrea Folgherait, Sr. Planner Date: 08/13/2024

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

**BOSTON'S FUNERAL & CREMATION SERVICE
COMMUNITY MEETING
5644 MEMORIAL DR STONE MOUNTAIN, GA 30083
PHONE: 404-228-1067 Fax: 404-254-1345
Email: Info@atlantafuneralhome.com**

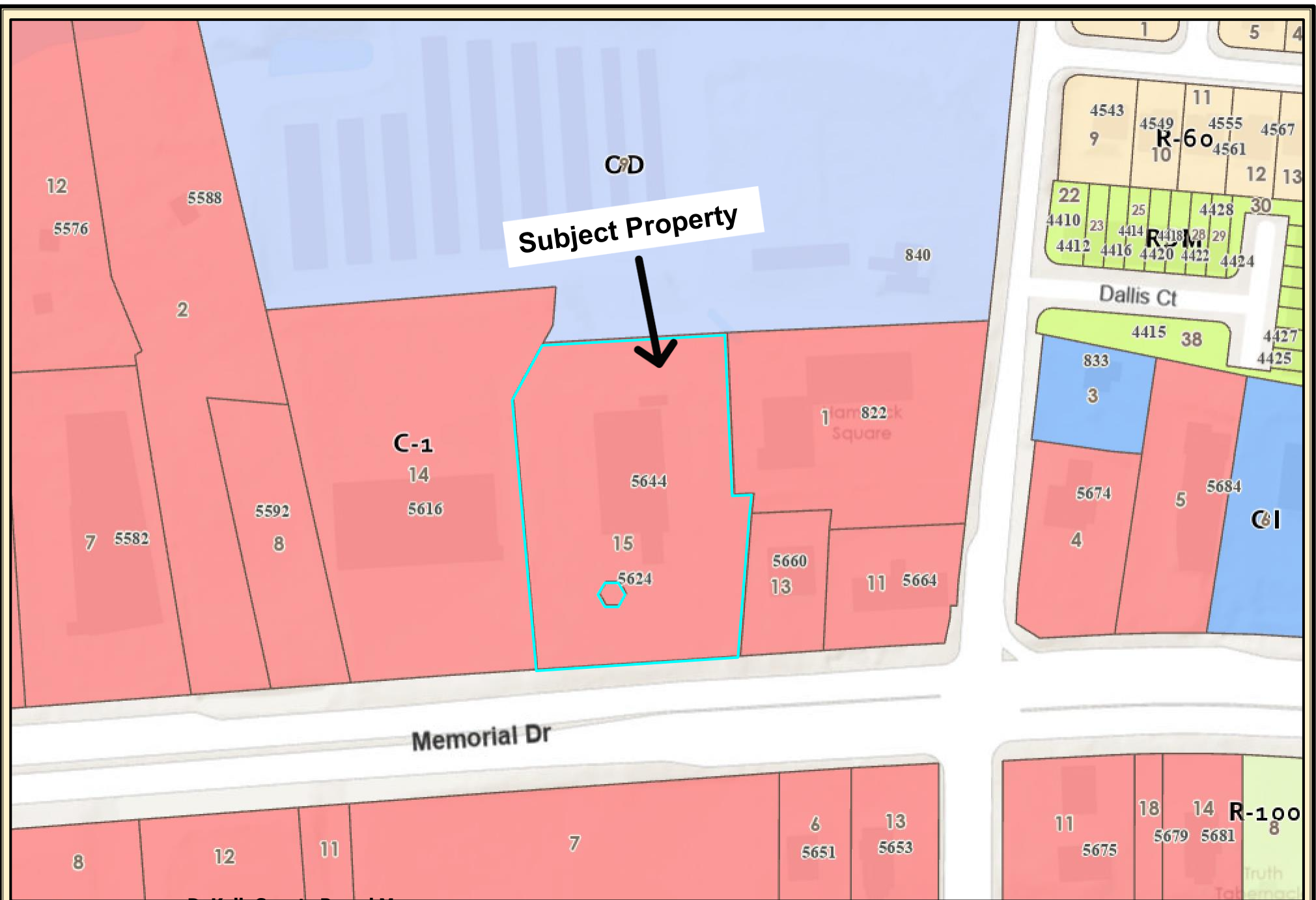
10/20/2024

Sign In Log

Kristal Hill	5644 Memorial Dr	219-201-0468
Clayton Ford	5644 Memorial Dr.	404-228-1067
MARC BECKERMAN	1262 MUIRFORREST LN	617-257-4787
Rep. Viola Davis	Viola.Davis@house.ga.gov	
Jacqueline Langston	546 Raye Rd Stone Mt Ga	404-299-5304
STEVE GOSS	727 Kenilworth Cir Stone Mt	404-454-2736
Karen Goss	same T	404-290-6124
Alexis Powers	4672 Fellswood Dr	404-805-8529
JT POTOWSKI		
Stephanie Dean	400 Kenilworth Cir	
Bruce Gillespie	"	404-606-1094
Tom Dunaway	4672 Fellswood Dr	
Maria & William Diggs	4482 Abingdon Dr	404-409-3553
Shirley Miller	4149 Elentridge Dr	404-296-0814
Donnica Boston	1308 Glenwood Ave.	678-613-3153
ESKEDAR AWLACHEN		404-273-5719
Dadimpos Tafese		404-931-4691
Asefeseh Zeleke	4399 Lira Cir 30093	770-377-4738
Ferede Mekure	1332 Cedarkeys Ct Stone Mt	404-309-0067
Tensay Wondimogem	3745 Wetherburne Dr	404-819-9421
Vietm Worsia Sima	3441 Sandwedge Ct	404-931-3447
Tenahe Taddese	Tina19114.com	
Zenku Abdelik	4032 Mary Willis Dr	678-637-7747
Asseged Fash	4074 Sevens Hill Ct	678-237-8012
Sonia Anderson	4241 Bayard St Stone Mt	770-634-8874
Doretha Harris	1226 Hambrook Rd	404-275-3800
Mulugetsa Yengra	4-207-5684	964-Strap Hinge
Jayneh Woldgizem	964-Strap Hinge	404-519-7708
Kidmu Yimer	964 Strap Hinge	
Atnafu Bejabhe	404-914-7281	
SERTSE FLORRA	678-365-8542	

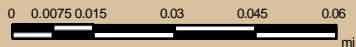
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Subject Property

DeKalb County Parcel Map

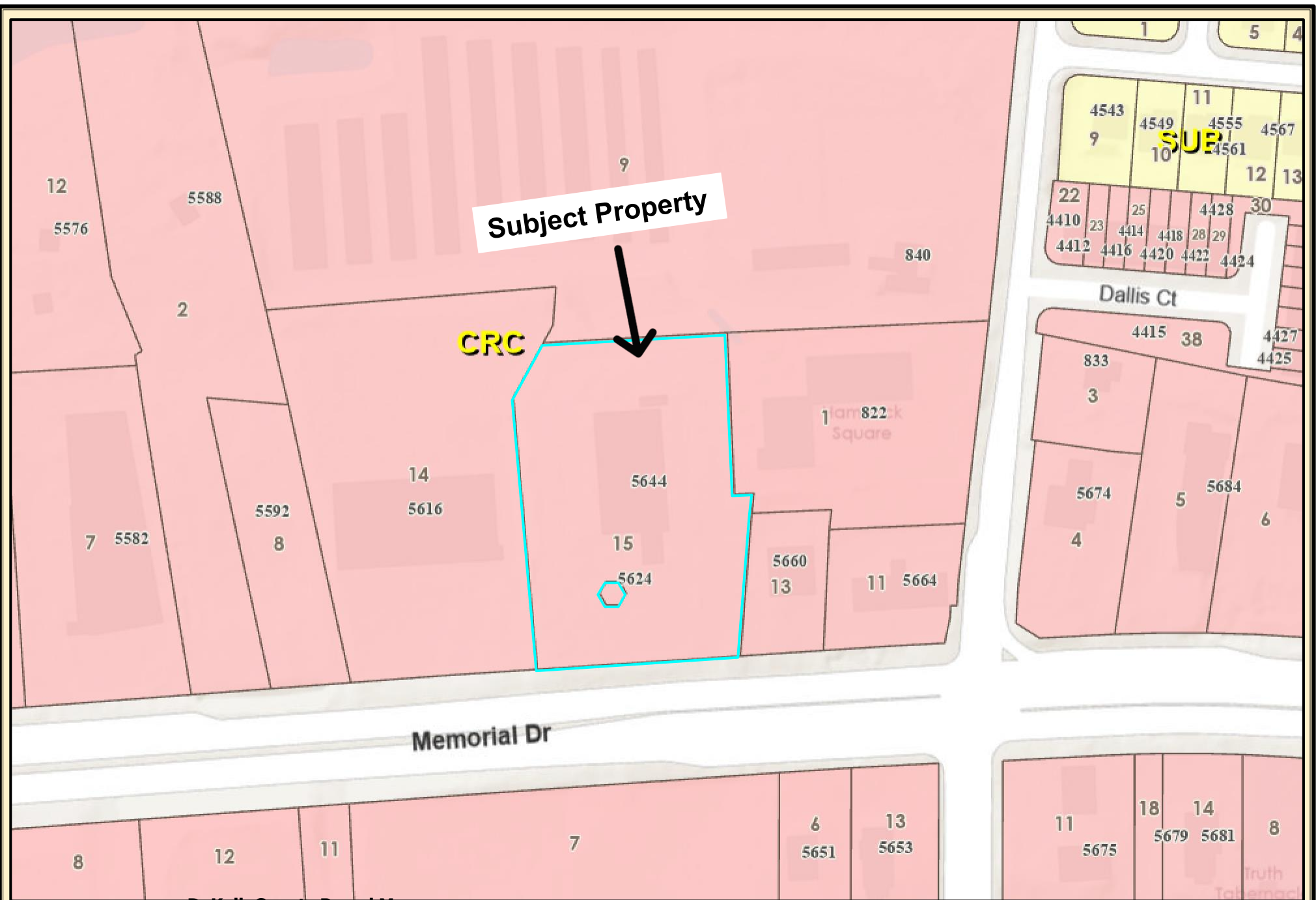


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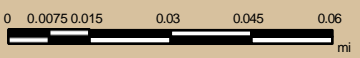
Subject Property

CRC

Memorial Dr

Dallis Ct

DeKalb County Parcel Map



Date Printed: 11/15/2024

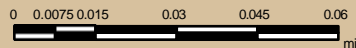


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DeKalb County Parcel Map



Date Printed: 11/15/2024



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Outlook

RE: Crematory on memorial drive

From Plansustain <plansustain@dekalbcountyga.gov>

Date Wed 12/18/2024 7:05 AM

To DEBBIE NICHOLSON <nich_d88@yahoo.com>

Cc Reid, John <jreid@dekalbcountyga.gov>

Greetings. Your email is being forwarded to the assigned Sr. Planner and the Planning Commissioners.

Thank you.

-----Original Message-----

From: DEBBIE NICHOLSON <nich_d88@yahoo.com>

Sent: Tuesday, December 17, 2024 8:46 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Crematory on memorial drive

My name is Debbie Nicholson and I am for the crematorium at 5644 Memorial Dr.

Sent from my iPhone



RE: opposing the Burning of human body near our community center in stonemountain

From Plansustain <plansustain@dekalbcountyga.gov>

Date Wed 12/18/2024 7:05 AM

To emuye regassa <emuyead@yahoo.com>

Cc Reid, John <jreid@dekalbcountyga.gov>

Greetings. Your email is being forwarded to the assigned Sr. Planner and the Planning Commissioners.

Thank you.

From: emuye regassa <emuyead@yahoo.com>

Sent: Tuesday, December 17, 2024 7:59 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: opposing the Burning of human body near our community center in stonemountain

We are a community of over 10,000 Ethiopians gathering in our center for many occasions.

I oppose this business for the following reasons

- 1.It is close to the community residents and the Ethiopian community Center in Atlanta
- 2.It has a health impact
- 3.It disrupts the social ,cultural and religious belief of the community
- 4.our community acquired the center before the funeral center by making a study that this place is a safe and convenient place for the community
- 5.This is an individual business going against huge community and residents of the area.
- 6.Business should always give prior attention to community and residents.

Thanks

Admassu Muktar

404-384-7413

"Not tomorrow, do it now. Just now"

Emuyead@yahoo.com

My name is Zene Berhanu - 824 Hearthstone Dr, Stone Mountain, GA 30083. I would like to voice the strong opposition of the Ethiopian community and our neighbors to the proposed crematory near Memorial Drive. This is about more than just a facility—it is about protecting the health, well-being, and future of our families and community.

Health and Environmental Risks

Crematories emit dangerous pollutants, including particulate matter, volatile organic compounds, and heavy metals like mercury. These toxins are harmful to the air we breathe, contributing to respiratory illnesses, cardiovascular diseases, and other health issues, especially in children and vulnerable populations. Furthermore, crematories release significant amounts of greenhouse gases and toxins like dioxins, which harm the environment and reduce the quality of life in our neighborhoods. This would undermine efforts to make Memorial Drive cleaner, safer, and more vibrant for families.

Cultural and Community Impact

Memorial Drive is home to many of us. It's where we live, work, and raise our children. Our Ethiopian community holds deep cultural values tied to burial practices that honor the deceased. A crematory here would cause immense distress and disrupt these important traditions.

This proposal reflects two very different visions for our neighborhood. One is about business—making services affordable but prioritizing profit over the health and well-being of the community. The other is a vision of a better future for everyone. Right next door, the Ethiopian Community Center sits on 10 acres of land, with a vision to create a vibrant space for all—a place where families can enjoy green spaces, unique vegetation, and an organic garden. A crematory would directly clash with this dream and the steps we've taken to bring it to life.

This is not the first time we have faced this issue. Four years ago, a similar attempt left our community shaken. To this day, members still ask about “burning bodies” and why this was ever considered in our neighborhood. Now, here we are again—back to square one, fighting for the well-being of our families and our community.

We are not against progress—we are for the revitalization of Memorial Drive. In fact, we have invested heavily in this area, building businesses and community spaces to uplift it. We've collected over 1,000 signatures from residents across DeKalb County opposing this crematory. Our community's voice is clear: this cannot just be about business when it comes at such a high cost to our health, environment, and future.

We strongly urge you to reject this proposal and join us in building a Memorial Drive that serves and uplifts everyone who calls it home.

Thank you.



Crematory Exemption Letter

From Clarence Boston <clarence.boston@hotmail.com>

Date Tue 12/17/2024 5:30 PM

To Reid, John <jreid@dekalbcountyga.gov>



Cynthia Dorrough

10/16/2

RE: Your Voicemail

Is there a change to the operation or the ownership of the crematory that would result in additional permitting requirements? The no permit required letter is issued on a one-time basis and is effective until the Permittee makes a modification to the facility that would require additional permitting actions.

No, the exemption governing crematories in the Georgia Rules for Air Quality Control have not changed since the issuance of the no permit required letter in 2019.

Thank You

From: [Plansustain](#)
To: dyirgu1@yahoo.com
Cc: [Reid, John](#)
Subject: FW: Opposing crematory
Date: Wednesday, December 18, 2024 7:03:57 AM

Greetings. Your email is being forwarded to the assigned Sr. Planner and the Planning Commissioners.

Thank you.

From: Debede Yirgu <dyirgu1@yahoo.com>
Sent: Tuesday, December 17, 2024 7:01 PM
To: Johnson, Howard L <hjohnson@dekalbcountyga.gov>
Subject: Opposing crematory

My name is Debebe Yirgu living 849 Cole dr Lilburn Ga 30047 I was opposing four years ago I am again strongly opposing cremation near my community.

[Sent from Yahoo Mail for iPhone](#)