



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

**Planning Commission Hearing Date: March 6, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.**

STAFF ANALYSIS

Case No.:	SLUP-18-21929	Agenda #: N. 5
Location/Address:	The east side of Moreland Avenue, approximately 415 feet south of Interstate 285 at 3146 and 3162 Moreland Avenue in Conley, Georgia.	Commission District: 3 Super District: 6
Parcel ID(s):	15 018 03 002 & 15 018 03 003	
Request:	For a Special Land Use Permit (SLUP) to allow a 4,125 square foot crematorium within an existing building within Tier 4, Gateway 2 of the Bouldercrest-Cedar Grove-Moreland Overlay District and the M (Industrial) district.	
Property Owner(s):	Kumar Surender	
Applicant/Agent:	Korey Meadows	
Acreage:	2.83	
Existing Land Use:	Used car sales and junkyard	
Surrounding Properties:	Hickory Ridge Landfill to the east and south; a motel (Econolodge) and a Chevron Gas Station to the north; and heavy equipment sales (Case Construction) and truck sales (Arrow Truck Sales) to the west across Moreland Avenue.	
Adjacent Zoning:	North: M & C-1 South: M East: M West: M	
Comprehensive Plan:	LIND	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Proposed Density: NA	Existing Density: NA
Proposed Units: Crematorium within existing building	Existing Units: Use care sales and vehicle storage yard.
Proposed Lot Coverage: No increase proposed	Existing Lot Coverage: NA

Zoning History: Based on DeKalb County records, it appears that the industrial (M) zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. The Bouldercrest-Cedar Grove-Moreland Overlay District, Tier 4, Gateway 2 was applied to the property on March 26, 2013.

PROJECT ANALYSIS

The subject properties consist of two parcels of land totaling 2.83 acres with street frontage along Moreland Avenue, a six-lane Major Arterial street with a center turn lane. One of the properties is currently vacant, and the other property contains an existing 3,500 square foot building constructed circa 1985. The existing building is currently occupied by a used car dealer and the property is also used as a junkyard (Junk Cars Unlimited). The applicant proposes to operate a crematorium within the existing building. While the applicant initially wanted to expand the building by 525 square feet, the applicant has decided to only operate within the existing building and does not plan to expand at this time.

Based on the applicant’s conceptual plan, there will be one driveway providing access to the property, and the proposed parking areas will be paved and will accommodate the minimum 17 parking spaces required by the Bouldercrest Overlay District. The topography of the site rises moderately from Moreland Avenue. The subject property is surrounded by Hickory Ridge Landfill to the east and south; a motel (Econolodge) and a Chevron Gas Station to the north; and heavy equipment sales (Case Construction) and truck sales (Arrow Truck Sales) to the west across Moreland Avenue.

LAND USE AND ZONING ANALYSIS

Section 27-873 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 information as well as field investigation of the project site, it appears that the size of the property is adequate for the proposed crematorium to locate within an established commercial building. While the existing building does not comply with the required maximum 95-foot front yard building setback required by the Zoning Ordinance, the building was constructed in 1985 and appears to be a legally nonconforming structure. Based on the applicant’s conceptual parking plan, there appears to be enough paved area to accommodate the minimum 17 parking spaces required. Therefore, it appears that there is adequate land area available for the proposed use as there is compliance with all other required yards, lot area, lot width, and other applicable requirements of the Zoning Ordinance.

- 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 use is compatible with the surrounding industrial and commercial uses along this stretch of Moreland Avenue and the eight-acre Hickory Ridge Landfill to the east and south. The proposed crematorium is a permitted use in Tier 4 of the Bouldercrest-Cedar Grove-Moreland Avenue Overlay District. Additionally, the site has access to a six-lane major thoroughfare road (Moreland Avenue) and is within 600 feet of Interstate 285.

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 be 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 commercial building.

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 crematorium will be located in an established commercial building, and accesses a major six-lane thoroughfare road (Moreland Avenue).

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 commercial building along a major thoroughfare road (Moreland Avenue) and is within 600 feet of Interstate 285.

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 concept plan, it appears that there is adequate ingress and egress to the subject property and the existing building.

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:

It appears that there should be no adverse impacts on surrounding properties since the site has access to a major thoroughfare road and is surrounded by industrial and commercial land uses which include the adjacent 8-acre Hickory Ridge Landfill to the east and south.

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 proposed hours are typical office business hours. Recommended conditions by Staff will require the establishment to close by 6:00 p.m. Monday through Sunday.

I. Whether or not the proposed use would create adverse impacts upon any 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 the maximum front yard building setback, the proposed conceptual plan appears to be consistent with the requirements of the Bouldercrest-Cedar Grove-Moreland Avenue Overlay District. A more detailed review will occur at the building permit phase of development. Since the building was constructed circa 1985, it is considered a grandfathered building.

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

It appears that the proposed crematorium would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4).

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 no new construction is proposed. However, the vacant parcel of land that is part of this application currently contains an abundance of mature vegetation.

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

Based on the submitted information, refuse and service areas appear to be ample and adequate since the proposed use is located within an established commercial building.

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

The proposed use will be located in an established commercial building which is permanent in nature.

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 will be located in an established commercial building. 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:

Based on applicant's submitted information, it appears the proposed use satisfies the supplemental regulations of Section 27-4.2.22.b for Crematoriums as follows:

- a. *Crematorium shall be located at least 100 feet from the property line of any property zoned or used for residential purposes.* Based on submitted information and field investigation, there is no residential zoning or residential use within 100 feet of the subject property. The nearest residential zoning is located approximately 4,844 feet to the southwest at the Cedar Grove Road/Interstate 675 interchange.

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 within an established one story commercial building which should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Based on field investigation of the project site, there are no crematoriums in the immediate vicinity of the subject property.

T. 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, it appears that the proposed crematorium would be consistent with the needs of the community as a whole since it is consistent with the industrial and commercial uses along this stretch of Moreland Avenue and the eight-acre Hickory Ridge Landfill bordering the property to the east and south. Additionally, the site has access to a six lane major thoroughfare road (Moreland Avenue). It appears that the proposed crematorium would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4).

Compliance with Bouldercrest Overlay District Standards:

STANDARD		REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH		100	387	YES
LOT AREA		No requirement	123,275 square feet	YES
YARD SETBACKS	FRONT	95 feet (Max)	105	No (property was constructed circa 1985 and is legally non-conforming, no variances required)
	CORNER LOT SIDE	NA	NA	NA
	INTERIOR SIDE	10 feet	30 ft (north p/l)	YES
			75 ft (south p/l)	YES
REAR	10 feet	73 feet	YES	
BUILDING SPACING		NA	NA	NA
TRANS. BUFFERS		None Required (Property is surrounded by industrial zoning and industrial/commercial uses)	None	YES
HEIGHT		4 stories	1 story	YES
FLOOR AREA RATIO		.5 (max)	.067 (estimated)	YES

PARKING	17 spaces	20 spaces	YES
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STAFF RECOMMENDATION (REVISED 3/14/18): APPROVAL WITH CONDITIONS

The proposed crematorium is allowed as a permitted use in Tier 4 of the Bouldercrest-Cedar Grove-Moreland Overlay District. However, due to the proposed industrial use, the request is being processed as a SLUP since the underlying industrial (M) zoning of the property would require a SLUP if the property was not in the Bouldercrest Overlay District. It appears that the proposed crematorium would be consistent with the following policies and strategies of the Light Industrial (LIND) Character Area of the DeKalb County Comprehensive Plan: 1) Protect existing and zoned industrial lands from unnecessary intrusion by conflicting land uses (LICAP6); and 2) Locate industrial centers in areas with good access to highway areas (LICAS4).

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed use is compatible with the surrounding industrial and commercial uses along this stretch of Moreland Avenue and the eight-acre Hickory Ridge Landfill to the east and south. Additionally, the site has access to a six-lane major thoroughfare road (Moreland Avenue) and is within 600 feet of Interstate 285. Based on the applicant's submitted information, it appears the proposed use satisfies the supplemental regulations since there is no residential zoning or use within 100 feet, and the nearest residential zoning is located approximately 4,844 feet to the southwest at the Cedar Grove Road/Interstate 675 interchange. Therefore, it is the recommendation of the Planning Department that the application be "Approved Conditionally", subject to the following conditions which have been modified based on discussion at the March 6, 2018 Planning Commission meeting: :

- 1) The requested Special Land Use Permit shall be issued to Korey Meadows for operation of a crematorium at 3142 and 3146 Candler Road and shall be not be transferrable.
- 2) The crematorium shall be limited to the existing 3,500 square foot building.
- 3) Compliance with all required State and Federal regulations.
- 4) Establishment shall close to the public by 6:00 p.m. Monday through Sunday.
- 5) All refuse areas shall be completely screened from view of public right-of-way, parking and pedestrian areas.
- 6) Areas of exposed soil shall be restored as required by the Land Development Department.
- 7) Landscaping shall be provided along the property frontage of Moreland Avenue in areas of sparse vegetation as recommended by the Planning & Sustainability Department and the County Arborist.
- 8) Subject to Bouldercrest-Cedar Grove-Moreland Overlay District review prior to the issuance of any building permits, land disturbance permits, or business licenses.
- 9) Subject to recommended improvements by the Transportation Division of Public Works.
- 10) Limit Crematorium site to one curb cut.
- 11) Limit to one monument sign with maximum size of 32 square feet and no taller than 6 feet.

Attachments:

1. Department and Division Comments
 2. Board of Health Comments
 3. Application
 4. Site Plan
 5. Zoning Map
 6. Aerial Photograph
 7. Site Photographs
-

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



SPECIAL LAND USE CRITERIA

The following proposed project information addresses each criteria given by the Department of Planning & Sustainability in order:

1. Adequacy of the size of the site for 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; *The site area is adequate to accommodate the proposed use - Crematorium for its functional needs. The existing Building on Tract B (see survey) currently is situated well within the set back limits per the M(Light Industrial) zoning requirements. The amount of existing parking is also adequate to accommodate all public and staff needs for the proposed use. (see attached proposed site plan)*
2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district; *In the vicinity of this properties are diverse types of land uses along Moreland Avenue. The adjacent uses range from Truck Sales, Distributing Company, Bus Sales, Mobile Service, Bar and Grill to Manufacturer (Navistar, Inc.). The Tract B property is buffered by heavily wooded properties both north and south (see aerial picture attached)*
3. Adequacy of public services, public facilities, and utilities to serve the use contemplated; *The site has adequate infrastructure to serve the proposed use of the Crematorium. Storm sewer, sanity sewer, triple-phased electrical service, water, and telephone services are located on site.*
4. 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 use proposed so as not to unduly increase traffic and create congestion in the area; *Moreland Avenue (4 lane) is more than adequate to accommodate the ingress and egress of cars for this use. The entry/ exit of property Tract B is situated at the intersection of a turning aisle of Moreland Avenue - which allows cars to properly enter and exit without causing traffic delays or problems.*
5. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use; *There are no access routes to these properties. The entry/exit drive enters directly into Moreland Avenue and will not affect adjacent land uses with large-sized trucks, medium-sized trucks or buses.*
6. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency; *The entry/exit drive is adequate to accommodate the pedestrians, cars, and emergency vehicles. The mouth of the entry/ exit is 50' wide, 24' wide drive with a queing (stacking) distance of 60' between parking and main road.*
7. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use; *The proposed use - Crematorium poses no adverse impacts on the adjoining properties. There are no pollutants or precipitate emitting for this proposed structure. The cremation equipment has built-in emission control to prevent any smoke or dust to infiltrate the interior and exterior of the Proposed structure.*
8. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use; *The proposed hours of operations are 8:30am to 5:00pm - consistent to most business daytime shift periods.*



(continued) SPECIAL LAND USE CRITERIA

9. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use; *The operation of this business will be all internalized within the Proposed structure.*
10. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located; *Per the Zoning Ordinance (Article 4 - Use regulations) such use for the M (Light Industrial) requires a Special Use Permit. The Crematorium will be housed in a renovated existing structure at 3146 Moreland Avenue. The existing structure will need renovation and code compliance upgrades. The one-story (approx. 16' in height and the slopes to the south to approx. 9' in height) is pre-engineered building cladded in modular brick -3,560 square feet. The building is situated within the required setbacks.*
11. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan; *Yes this proposed use is consistent only on the conditions of obtaining a Special Land Use Permit.*
12. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located; *Per Article 5 - appropriate landscape buffer and transitional buffer is existing and will be designed to be maintained in the proposed site layout.*
13. Whether or not there is adequate provision of refuse and service areas; *(See attached proposed site plan) A secure service area is placed to the east of the proposed structure will be screened from the public and Moreland Avenue.*
14. Whether the length of time for which the special land use permit is granted should be limited in duration; *Presently, this is not a time table of duration established. The applicant will re-evaluate the special land use permit process if future expansions or additions are needed.*
15. 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 the adjacent and nearby lots and buildings; *The scale, size and massing of the proposed building is essentially the same as the existing structure. The Crematorium will be housed in a renovated existing structure at 3146 Moreland Avenue. The existing structure will need renovation and code compliance upgrades. The one-story (approx. 16' in height and the slopes to the south to approx. 9' in height) is pre-engineered building cladded in modular brick -3,560 square feet.*
16. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; *Not applicable: there are no historic building, sites, districts, or archaeological resources adjacent to these properties.*
17. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. *Yes, the proposed use satisfies the requirements of Supplemental Regulations. (Per Section 4.2.22 - Crematory - Crematory use shall be located at least one hundred (100) feet from the property line of any property zoned or used for residential purposes.)*
18. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building. *The proposed overall height of the building will not create a negative shadow on adjoining lots. The 16' proposed height, adjacent topography and wooden vegetation prevents any encroachment of shadows.*
19. Whether the proposed use would result in a disproportional proliferation of that or similar uses in



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPAN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-18-21929

Parcel I.D. #: 15-018-03-002 & 15-018-03-003

Address: 3146 & 3162
MORELAND AVE.
CONLEY, GEORGIA

Adjacent Roadway (s):

(classification)

(classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

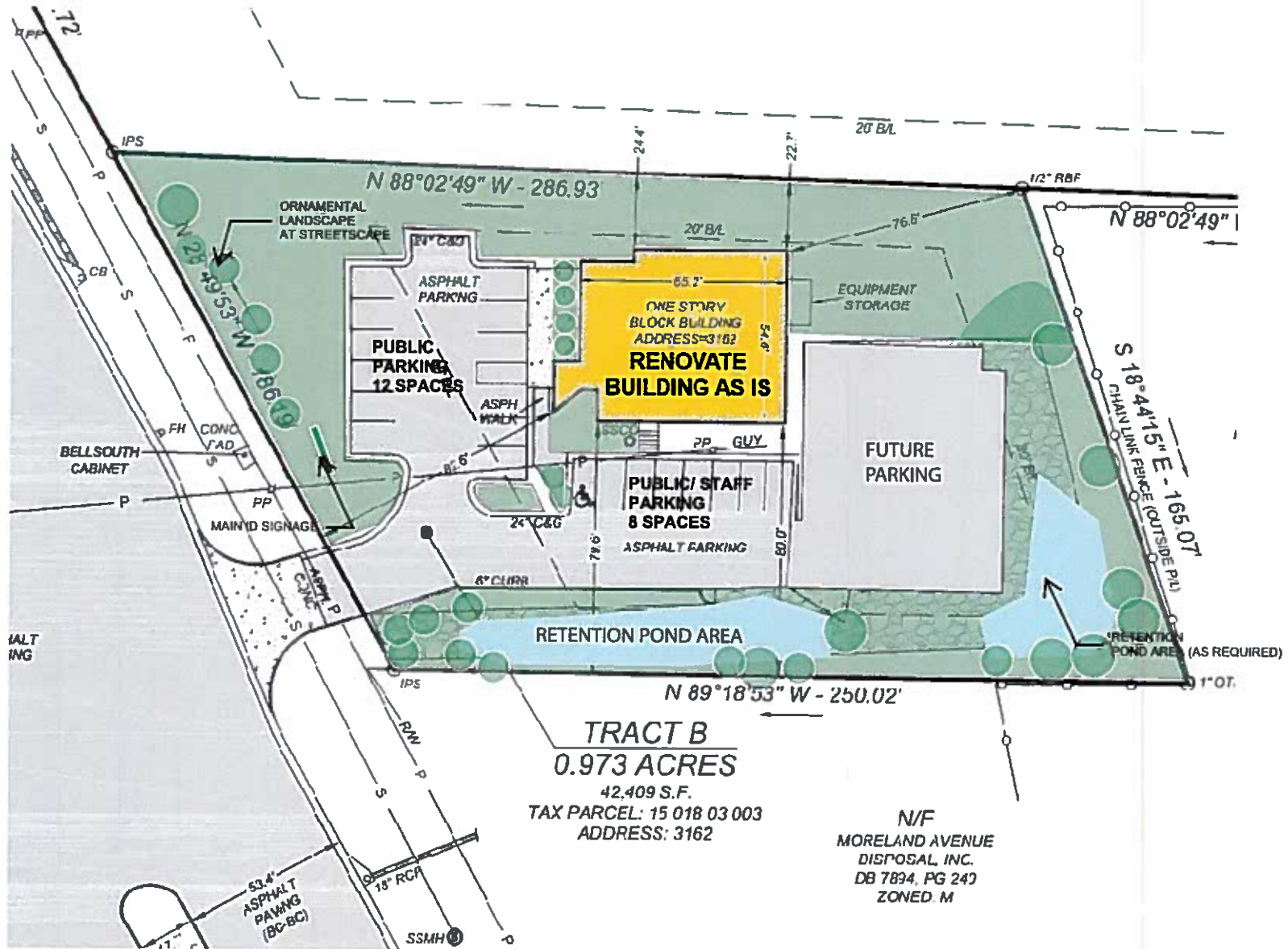
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

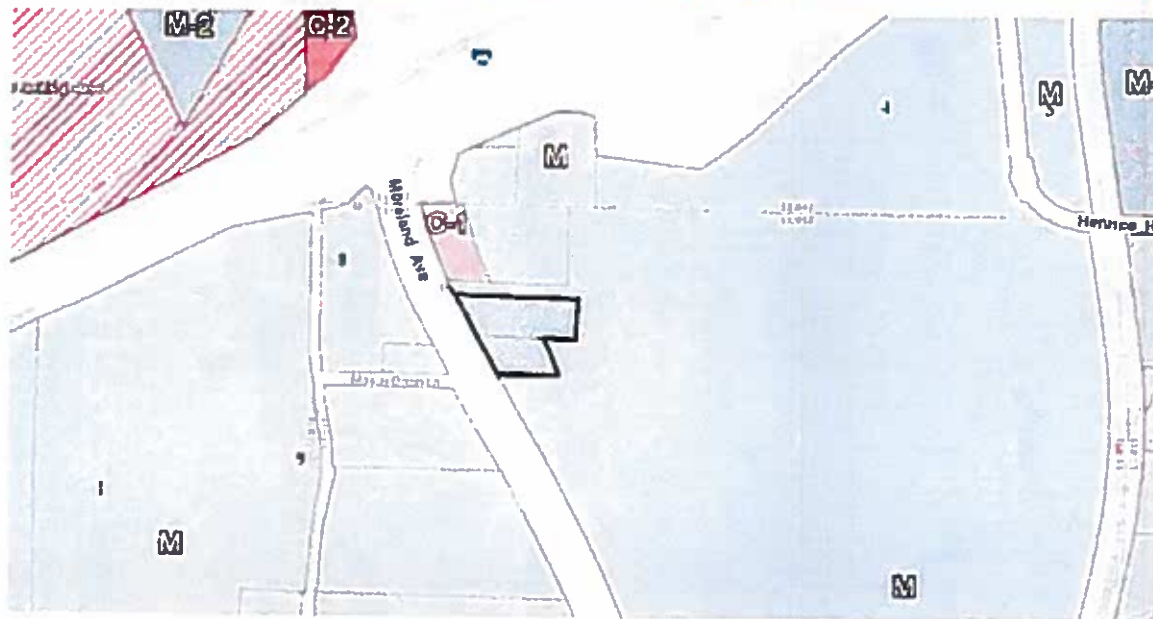
COMMENTS:

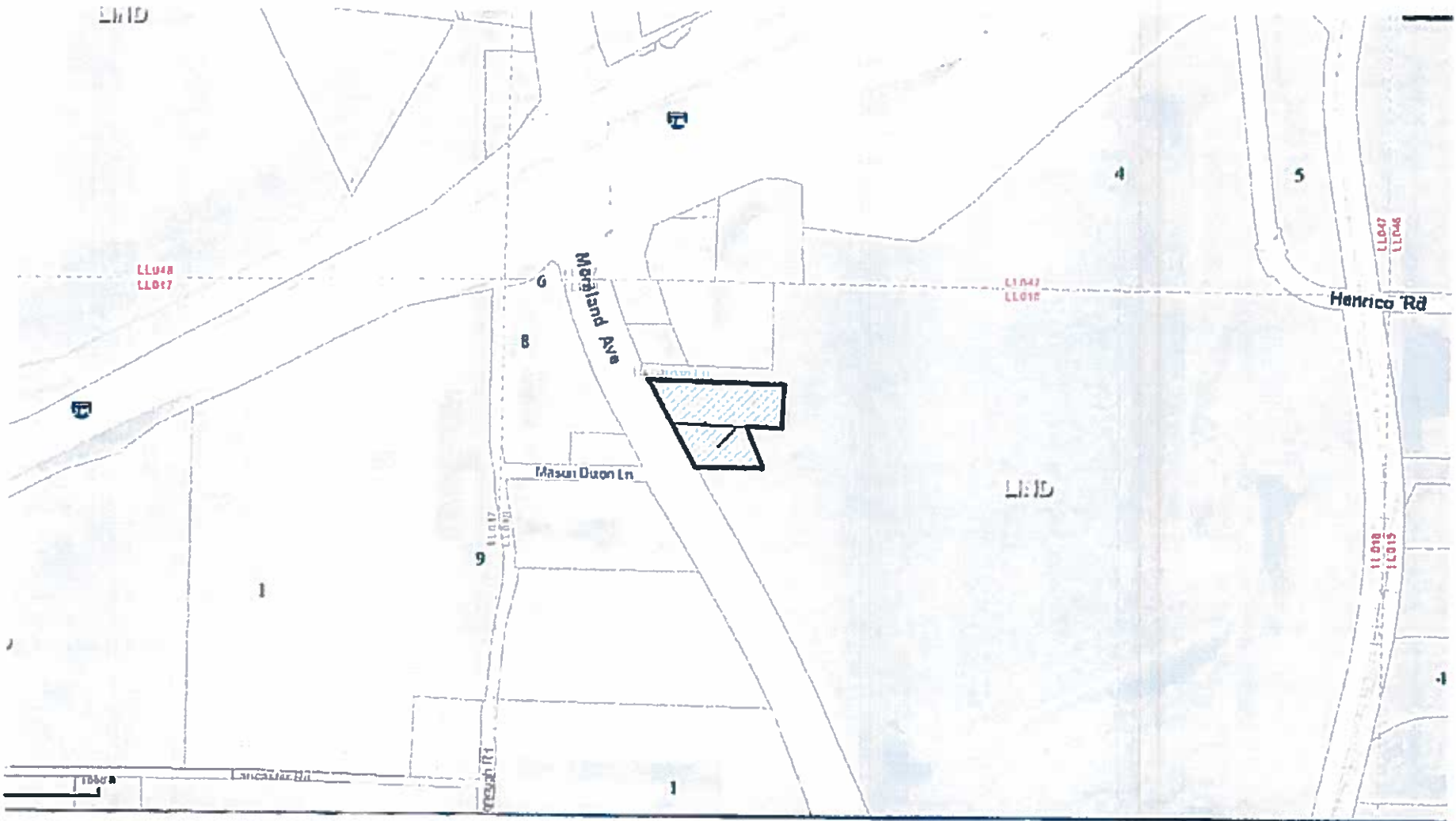
Did field reviewed. NO problem that would INTERFERE
with traffic flow.

Signature: Jerry White



PROPOSED SITE PLAN





N.5

SLUP 18 21929

Aerial







DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANNA@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-18-22032 Parcel I.D. #: 16-100-06-004

Address: 2053
S.S. MIN Lit. Rd
Lithonia, GA

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>Field and plans reviewed. Found nothing that would disrupt traffic.</u>

Signature: [Signature] DAVID M ROSS



SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: 21929

APPLICANT NAME: William C. Meadows, Korey Meadows

Daytime Phone #: 404-557-8935 Fax #: 404-522-7479

Mailing Address: 419 Flat Shoals ave Atlanta, Georgia 30316

E-mail: koreymeadows@hotmail.com

OWNER NAME: Surrender V. Kumar & Carol A. Bussey
 (If more than one owner, attach contact information for each owner)

Daytime Phone #: 770-265-6934 Fax #: _____

Mailing Address: One Woody Trail SW Mableton, Ga 30126-1492

E-mail: SVKUMAR99@HOTMAIL.COM

SUBJECT PROPERTY ADDRESS OR LOCATION: 3162 & 3146 Moreland Ave, Conley, Ga 30126-1492
 _____, DeKalb County, GA, 30126-1492

District(s): 15 Land Lot(s): 18 Block(s): _____ Parcel(s): 15 018 03 002 & 003

Acres or Square Feet: 2.803 Commission District(s): 15 Existing Zoning: M

Proposed Special Land Use (SLUP): Crematory

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

Owner: Agent: _____ Signature of Applicant: [Signature]
 (Check One) Printed Name of Applicant: William C. Meadows

Notary Signature and Seal:
[Signature]



SPECIAL LAND USE PERMIT APPLICATION 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: 8-30-17

TO WHOM IT MAY CONCERN:

(I) (WE), SURENDER V. KUMAR
Name of Owner(s)

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

William C. Meadows
Name of Applicant or Agent

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

Sherry A. Holcomb
Notary Public, Paulding County, Georgia
Commission Expires Oct. 29, 2018

Surender Kumar
Owner + Manager

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

330 West Ponce de Leon Avenue - Suites 100-800 - Decatur, Georgia - 30030
(voice) 404.371.2188 - (Planning Fax) (404) 371-4588 (Development Fax) (404) 371-3007
Web Address: <http://www.pauldingcountyparticipatory.com>
Email Address: planning@pauldingcountyparticipatory.com

Deed Book 17236 Pg 595
Filed and Recorded Mar-22-2005 04:02pm
2005-0064594
Real Estate Transfer Tax \$0.00
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

3146
Moreland

QUIT CLAIM DEED

STATE OF GEORGIA, DEKALB COUNTY

THIS INDENTURE, made this 9th day of November, 2004, between CAROL A. BUSSEY, as the Execatrix of the Estate of JOSEPH GIBSON BUSSEY, JR. Party of the First Part, and CAROL A. BUSSEY, Individually Party of the Second Part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Party of the Second Part, her heirs and assigns, all the right, title, interest, claim or demand which the said Party of the First Part has or may have had in and to

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18 OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the iron pin located at the intersection formed by the southerly side of the right of way of Hagaman Lane and the northeasterly side of the right of way of Moreland Avenue (a/k/a State Highway No. 41); running thence south 30 degrees 28 minutes 27 seconds east along the northeasterly right of way of Moreland Avenue a distance of 192.86 feet to an iron pin; running thence north 89 degrees 02 minutes 42 seconds east a distance of 415.88 feet to an iron pin; running thence north 01 degrees 54 minutes 37 seconds east a distance of 169.20 feet to an iron pin; running thence south 88 degrees 55 minutes 00 seconds west a distance of 512.56 feet to an iron pin located on the northeasterly right of way of Moreland Avenue at the point of beginning, according to plat of survey prepared for Bussey & Bussey, P.A. by Benton G. Sherpard, Jr., Registered Land Surveyor, dated March 12, 1965.

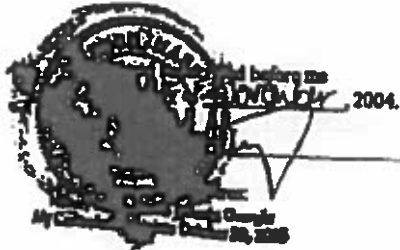
with all rights, members and appurtenances to the said described premises in any wise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Party of the Second Part, his heirs and assigns, so that neither the said Party of the First Part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Party of the First Part has caused this instrument to be signed in its name and affixed its seal.

Carol A. Bussey
CAROL A. BUSSEY, Execatrix of the Estate of
JOSEPH GIBSON BUSSEY, JR.

H. J. Darnold
Deed Clerk Witness



3162
Moreland

MOORE INGRAM JOHNSON & STEELE
REAL ESTATE DEPARTMENT
EMERSON OVERLOOK
328 HOBWELL STREET
MARIETTA GA 30060
ELB-99418.2

20111117 DEED BOOK 22789 P 332
Final and Recorded
TAXES: 11:42:58 AM
Debra DeBerry
Clk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$2.00

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INSTRUMENT is made as of the 30 day of November, 2011, between INDUSTRIAL CLINIC ASSOCIATES, a Georgia general partnership (hereinafter referred to as "Grantor") and, SURENDER V. KUMAR and CAROL ANN LOVE FURNEY (hereinafter referred to as "Grantees") ("Grantor" and "Grantees" to include their respective heirs, executors, co-executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees:

All that tract or parcel of land lying and being in land Lot 18 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found on the northeastern side of the 80-foot right of way on South Moreland Avenue (also known as State Highway #42), said iron pin being located at the northwestern corner of property now or formerly owned by Annie C. & Joseph Luckins and being 782 feet east of the original southwest corner of the Lula E. Nelms property; running thence northwesterly along the northeastern side of South Moreland Avenue, 195.0 feet to an iron pin found, said iron pin being located 607 feet, more or less, southeasterly as measured along the northwestern side of South Moreland Avenue, from its point of intersection with the north line of Land Lot 18; running thence east along the southern line of property now or formerly owned by W.L. Wallace 315.0 feet to an iron pin found at the northwestern corner of property now or formerly owned by Sanford R. Karash; running thence southeasterly along the western line of said Karash Luckins property; running thence westerly along the northern line of said Luckins property 260 feet to the iron pin found at the POINT OF BEGINNING; being unimproved property known as No. 3162 Moreland Avenue, according to the system of numbering houses in DeKalb County, Georgia.

(hereinafter referred to as the "Land").

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereto, to the grantees being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in **FEE SIMPLE**.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons claiming by through or under Grantor.

EXECUTED under seal on of the date above.

Signed, sealed and delivered in the presence of:

GRANTOR: INDUSTRIAL CLINIC ASSOCIATES

Unofficial Witness

By Surender V. Kumar (Seal)
Name: SURENDER V. KUMAR
Title: Managing Partner





**SPECIAL LAND USE PERMIT
3146 & 3162 MORELAND AVENUE
Tax Parcel (Tract A) 15 018 03 002
Tax Parcel (Tract B) 15 018 03 003
DeKalb County, GA**

LETTER OF APPLICATION

The applicant, William C. Meadows would like to request a Special Land Use Permit for 2 tracts of land that are contiguous at 3146 Moreland & 3162 Moreland Avenue (see attached boundary survey) for the sole business purpose: Crematorium. The current zoning for these properties (per Article 2.31) is M (Light Industrial) District. The property at 3146 Moreland Avenue - Tract A contains 1.830 acres of wooded land. The property at 3162 Moreland Avenue - Tract B contains .973 acre of land. Presently the site is owned and operated by Junk Cars Unlimited.

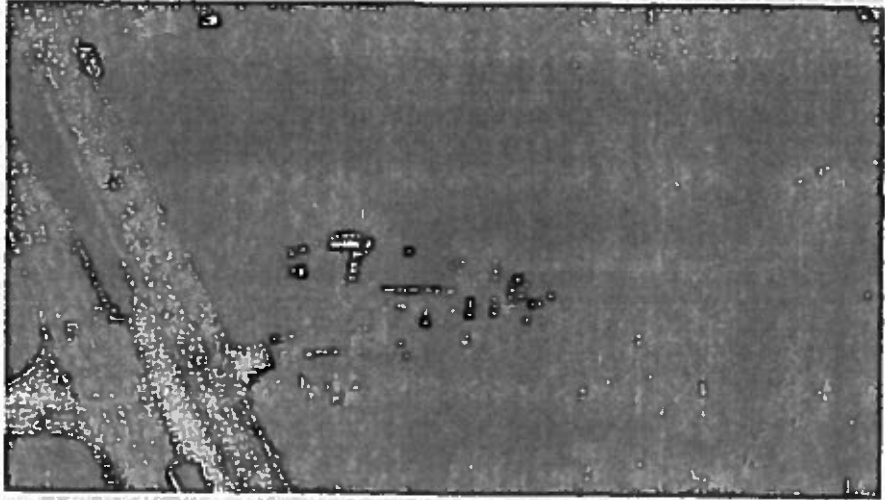
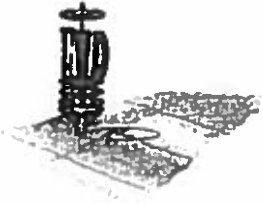
Per the Zoning Ordinance (Article 4 - Use regulations) such use for the M (Light Industrial) requires a Special Use Permit. The Crematorium will be housed in a renovated existing structure at 3146 Moreland Avenue. The existing structure will need renovation and code compliance upgrades. The one-story (approx. 16' in height and the slopes to the south to approx. 9' in height) is pre-engineered building clad in modular brick - 3,560 square feet. The building is situated within the required setbacks.

The proposed building design for renovation will add 565 square feet for total of 4,125 square feet of space for the Crematorium. The exterior design will transform the front facade with brick cladding and glass storefront. Accessible new sidewalks and parking will be provided. The

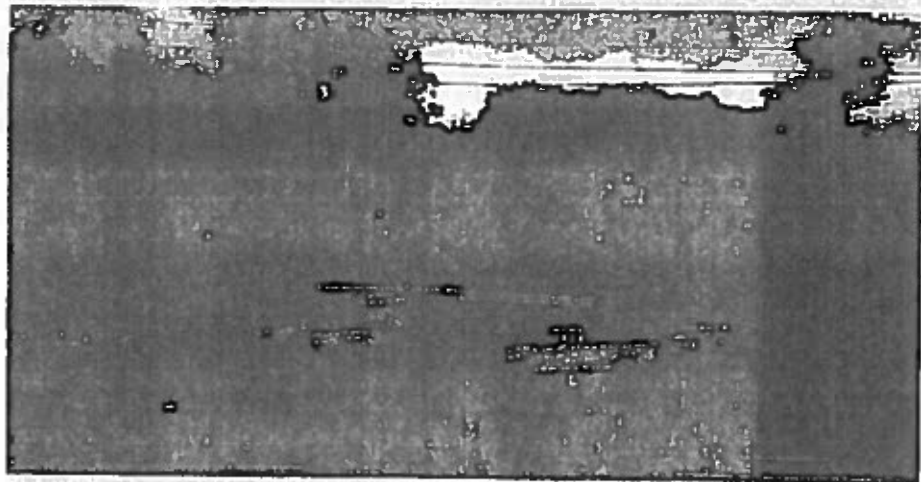
The program areas will include the following functions: public lobby, public restrooms, conference room, urn room, small chapel (25 -30 people), viewing room, business office, cremation room (furnace), storage area. The interior renovation will require an entire demolition of the current walls and materials. The new spaces will be traditional finishes for business occupancy; carpeting in public area, ceramic tile at public restrooms, vct/ sealed concrete at back of house spaces. These program areas at a minimum are required by the State to obtain license to operate such a facility.

The proposed site design (see attached scale site plan diagram) will provide parking for public (2 ADA spaces at front entrance). The existing parking areas will be resurfaced. Some of the existing areas are graveled - these will be properly surfaced with asphalt paving. A secure service area is placed to the east of the proposed structure will be screened from the public and Moreland Avenue. Per Article 5 - appropriate landscape buffer and transitional buffer will be provided.

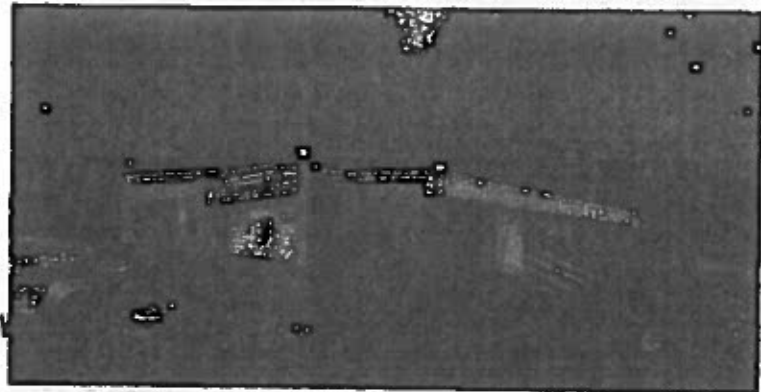
**EVP Design
1356 Cascade Falls Drive, SW
Atlanta, GA 30311
404-597-3897**



Aerial view of Tracts A&B - 3146/3162 Moreland Avenue



Street view of 3162 Moreland Avenue



Existing Building of 3162 Moreland Avenue

**EVP Design
1356 Cascade Falls Drive, S.W.
Atlanta, GA 30311
404-597-3897**

To : Department of Planning & Sustainability

Re: Authorizing Agents Representative

**Michael Cheney vice president of land & development at
Richard Bowers Co. represents the owners at said property
3146 & 3162 Moreland ave Conley, Ga**

260 Peachtree St suite 2400

Atlanta, Ga 30303

404-816-1600 ext 134

mcheney@richardbowers.com

Public Notification notices sent to:

**Aniqua Apon : Chevron gas 3100 Moreland ave Conley, Ga 30288 (404)
316-1770**

Email: aniqua.apon@icloud.com

**Lewis Nerman: Arrow truck sales property 3233 Moreland Ave Conley
Ga 30288 (816)215-2590**

Email: lewis.nerman@gmail.com

**Eric Arnold: Yancey Bros Co. 1244 Mason Dixon Lane Conley, Ga 30288
(678) 945-2701**

Email: eric_arnold@yanceybros.com

**Vic Amin: Econolodge Property 3140 moreland ave Conley,ga 30288
(404)363-6960**

Email: gm.ga716@choicehotels.com

- **No known planning units within half mile radius**

**Also emails of pre-meeting went out to community council
September 26, 2017**

MEETING SIGN-IN SHEET

Project: Special land use permit for temporary Meeting Date: 9.20.2017
 Facilitator: korey meadows Location: Phone

Name	Address	Phone	E-Mail
Yancey Bros Co. / Yancey Power 1244 Mason Dixon Lane Conley, GA 30288			
Eric Arnold, Vice President		678-945-2701	Eric_Arnold@yanceybros.com
Ted Puls, Service Manager		404-361-2424	Ted_Puls@yanceybros.com
9/20/2017 (pa)			

Notice Date: Tuesday, August 29, 2017

Public Notice

To

Request for a Special Land Use Permit

Filed by: William C. Meadows

Located at: 3146&3162 Moreland Ave

Conley, Georgia 30288

Current Use- Auto Sales Lot

Proposed Use- Crematory

Hours of Operation

Current: mon-Saturday ,11am-7pm

Proposed: Sunday 2pm-6pm, Monday- Saturday 830am-5pm

***Presubmittal Community Meeting to take place at:**

Location:

Date&Time:

Contact info:



SPECIAL LAND USE PERMIT APPLICATION

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

JAN 18 2011

Data Received: _____ Application No.: 21929

APPLICANT NAME: William C. Meadows, Corey Meadows

Daytime Phone #: 404-557-8935 Fax #: 404-522-7479

Mailing Address: 419 Flat Shoals ave Atlanta, Georgia 30316

E-mail: koreymeadows@hotmail.com

OWNER NAME: Surrender V. Kumar & Carol A. Bussey
 (If more than one owner, attach contact information for each owner)

Daytime Phone #: 770-265-6934 Fax #: _____

Mailing Address: One Woody Trail SW Mableton, Ga 30126-1492

E-mail: SVKUMAR99@HOTMAIL.COM

SUBJECT PROPERTY ADDRESS OR LOCATION: 3162 & 3146 Moreland Ave, Conley, Ga 30126-1492
 _____, DeKalb County, GA, 30126-1492

District(s): 15 Land Lot(s): 18 Block(s): _____ Parcel(s): 15 018 03 002 & 003

Acreege or Square Feet: 2803 Commission District(s): 15 Existing Zoning: M

Proposed Special Land Use (SLUP): Crematory

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

Owner: Agent: _____
 (Check One)

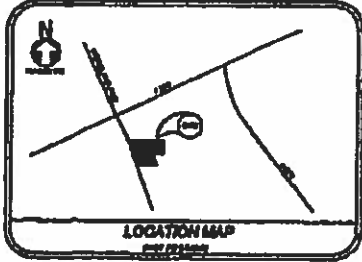
Signature of Applicant: [Signature]

Printed Name of Applicant: William C. Meadows

Notary Signature and Seal:

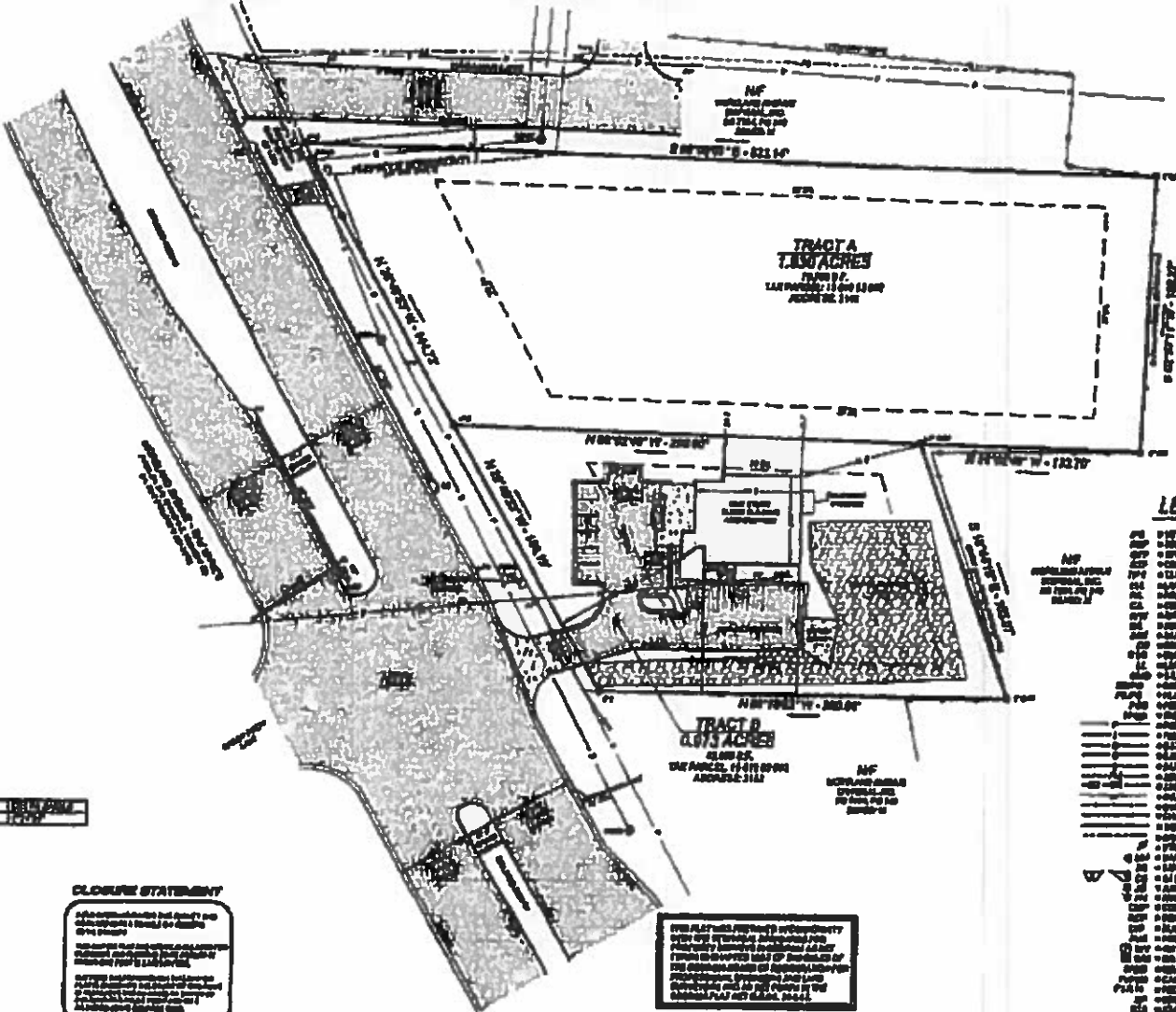
[Signature]





ABSTRACT
 TRACT A 7.130 AC (PLAT 61)
 TRACT B 0.575 AC (PLAT 62)
 TOTAL = 7.705 AC (PLAT 61 & 62)

NOTES:
 1. THE PROPERTY AND SURVEYED AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF 1977 AND 1981.
 2. THE PROPERTY IS SUBJECT TO A MORTGAGE DEED DATED 05/15/2014 BY THE BANK OF AMERICA, N.A. TO THE BANK OF AMERICA, N.A.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL OCCUPANCY.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL OCCUPANCY.
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL OCCUPANCY.
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR UNLAWFUL OCCUPANCY.



LEGEND

- 1/4" = 1' (PLAT 61)
- 1/4" = 1' (PLAT 62)
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- 1/4" = 1' (PLAT 99)
- 1/4" = 1' (PLAT 100)

CLOSURE STATEMENT
 I, the undersigned, being duly sworn, depose and say that I am the Surveyor who conducted the above and foregoing survey and that the facts stated in this report are true to the best of my knowledge and belief.

NOTE: SURVEY NOT VALID UNLESS REAL SIGNED AND DATED.

DATE	BY	REASON
05/15/2014	DAVID J. GIBSON	RECORDING
05/15/2014	DAVID J. GIBSON	RECORDING
05/15/2014	DAVID J. GIBSON	RECORDING
05/15/2014	DAVID J. GIBSON	RECORDING
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05/15/2014	DAVID J. GIBSON	RECORDING
05/15/2014	DAVID J. GIBSON	RECORDING

BOUNDARY SURVEY FOR:
MEADOWS PROPERTIES
 3148 and 3152 LAKELAND AVENUE
 LAND LOT 14, 5TH DISTRICT
 DEKALB COUNTY, GEORGIA
 TAX PARCEL No. 14 040 02 000 and 14 040 02 001



GA
LAND SURVEYOR
404-384-9577
 GA LAND SURVEYOR, LLC
 3200 ARDENWoods LAKE, STE 1
 BETHLEHEM, GA 30517

SHEET
1
OF
1