



Legislation Details (With Text)

File #: 2022-1145 **Version:** 1 **Name:**

Type: Ordinance **Status:** Preliminary Item

File created: 1/25/2022 **In control:** Board of Commissioners - Zoning Meeting

On agenda: 3/24/2022 **Final action:** 3/24/2022

Title: COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office- Industrial) District, at 2773 N. Decatur Road.

Indexes:

Attachments: 1. SLUP-22-1245402 2022-1145 Recommended Conditions 2773 N. Decatur Rd. March 2022, 2. SLUP-22-1245402 2773 N. Decatur Rd. Staff Report March 2022

Date	Ver.	Action By	Action	Result
3/24/2022	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
3/1/2022	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office-Industrial) District, at 2773 N. Decatur Road.

PETITION NO: N1. SLUP-22-1245402 (2022-1145)

PROPOSED USE: Relocation of existing accessory crematory.

LOCATION: 2773 North Decatur Road, Decatur, Georgia 30030

PARCEL NO. : 18-048-01-002

INFO. CONTACT: Rachel Bragg, Sr. Planner

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office-Industrial) District, in accordance with Sections 27-7.3.5 and 27-7.4.6 for property located at 2773 N. Decatur Road, Decatur, Georgia. The property is located approximately 1,000-feet west of the intersection of DeKalb Industrial Way and North Decatur Road. The property has approximately 670-feet along North Decatur Road and contains 11.78 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: It appears that the proposed accessory crematory use would not create adverse impacts upon adjoining land uses by reason of hours of operation or by noise, smoke, odor or vibration, and would be compatible with adjacent properties (Section 27-873 B, G, & H). Based on a letter from the Georgia Department of Natural Resources, crematories should have no significant impact on air quality if operated properly. Furthermore, there are state laws and regulations already in place to provide continued protection of the public health, safety, welfare, and environment of adjacent and nearby properties. Such state laws include licensure requirements, maintenance standards, and inspections by the Georgia Board of Funeral Services, and equipment certification by the Cremation Association of North America. The proposed relocation of the accessory crematory will continue to be compatible with the established funeral home on the project site, as well as the established commercial, medical, and multi-family uses in the surrounding area since it complies with the minimum distance requirements of the *Zoning Ordinance* and is not anticipated to create adverse impacts on adjacent and nearby properties. Therefore, it is Staff's recommendation that this application be "Approved with conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 9-0-0. LaSonya Osler moved, Vivian Moore seconded for approval with one (1) condition, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 11-0-0.