



Legislation Text

File #: 2018-1637, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

N5 SLUP 18 21929 Korey Meadows

PETITION NO: SLUP 18 21929

PROPOSED USE: Crematorium

LOCATION: 3146 & 3162 Moreland Avenue

PARCEL NO.: 15 018 03 002 & 15 018 03 003

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Korey Meadows for a Special Land Use Permit (SLUP) to allow a 4,125 square foot crematorium within an existing building and a proposed 525 square foot expansion within Tier 4, Gateway 2 of the Bouldercrest-Cedar Grove-Moreland Overlay District and the M (Industrial) district. The property is located on the east side of Moreland Avenue, approximately 415 feet south of Interstate 285 at 3146 and 3162 Moreland Avenue in Conley, Georgia. The property has approximately 387 feet of frontage along Moreland Avenue and contains 2.83 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: FULL CYCLE DEFERRAL

PLANNING COMMISSION: FULL CYCLE DEFERRAL

PLANNING STAFF: APPROVE WITH CONDITIONS

PLANNING STAFF ANALYSIS: REVISED 3/14/18 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 Staff's recommended conditions which have been modified based on discussion at the March 6, 2018 Planning Commission meeting.

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-0-1. P. Womack, Jr. moved, J. West seconded for a full cycle deferral.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: FULL CYCLE DEFERRAL 8-0-0. The Council recommended Full Cycle Deferral to allow a meeting between the applicant and the Cedar Grove Neighborhood Association.