Public Hearing: YES 🛛 NO 🗆

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Memorial Properties for a Special Land Use Permit (SLUP) to allow for the construction of a 15.6-foot high, 634 square foot mausoleum structure in an existing cemetery in the R-75 (Residential Medium Lot) District, at 4085 Glenwood Road.

PETITION NO: N4. SLUP-21-1244387 2020-1535

PROPOSED USE: A 15.6-foot high, 634 square foot Mausoleum.

LOCATION: 4085 Glenwood Road, Decatur, GA 30032

PARCEL NO. : 15-164-02-001

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Memorial Properties for a Special Land Use Permit (SLUP) to allow for the construction of a 15.6foot high, 634 square foot mausoleum structure in an existing cemetery in the R-75 (Residential Medium Lot) District. The property is located on the south side of Glenwood Road, approximately 170 feet east of Meadowlake Drive, at 4085 Glenwood Road, Decatur, Georgia. The property has 1170 feet of frontage along Glenwood Road and contains 24.34 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with a Condition.

STAFF ANALYSIS: Because it is located in the center of a large, existing cemetery, the proposed mausoleum is not expected to have any effect on adjoining properties. The proposed mausoleum would not generate any nuisances in the form of noise, smoke, odor, dust, vibration, or similar effects, nor would it change the hours of operation of the cemetery in which it is located. It is not expected to significantly increase traffic to and from the site or have any noticeable effect on the surrounding areas. Therefore, the Department of Planning and Sustainability recommends "Approval with a condition".

PLANNING COMMISSION VOTE: Approval with a Condition 8-1-0. V. Moore moved, G. McCoy seconded for Approval with one (1) condition, as per the Staff recommendation. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full cycle deferral 7-0-0. The applicant did not appear at the meeting.

RECOMMENDED CONDITIONS

SLUP-21-1244387

Special Land Use Permit for a Mausoleum

1. A Special Land Use Permit shall be issued to Memorial Properties, Inc. d.b.a. Dawn Memorial Park, and shall be transferrable in accordance with Section 27-7.4.12 of the *DeKalb County Zoning Ordinance*.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030 (404) 371-2155 / <u>www.dekalbcountyga.gov/planning</u>

Planning Commission Hearing Date: January 5, 2021, 6:30 P.M. Board of Commissioners Hearing Date: January 28, 2021, 6:30 P.M.

STAFF ANALYSIS

Case No.:	SLUP-21-1244387	Agenda #: N. 4	
Location/Address:	4685 Glenwood Road	Commission District: 3 Super District: 7	
Parcel ID(s):	15-164-02-001		
Request:	Special Land Use Permit to construct 15.6-foot high, 634 square foot mausoleum structure in an existing cemetery, in the R-75 (Residential-Medium Lot) District		
Property Owner(s):	Memorial Properties		
Applicant/Agent:	Daniel Ashley, Attorney at Law		
Acreage:	24.34 acres		
Existing Land Use:	Cemetery		
Surrounding Properties:	To the north, northeast, east, and southeast: the southeast, south, and southwest: single-f (zoned MR-2); to the west: multifamily reside single-family residential (zoned R-75)	amily residential and multifamily residential	
Comprehensive Plan:	INS (Institutional) Consistent X	Inconsistent	

Proposed Building Square Ft.: 634 s.f.	Existing Building Square Feet: 634 s.f.	
Proposed Lot Coverage: less than 10%	Existing Lot Coverage: less than 10%	

Zoning History: Based on DeKalb County records, it appears that the subject property has been zoned R-75 since adoption of the zoning ordinance in 1956.

SITE AND PROJECT ANALYSIS

The subject property is a 24.34-acre site located approximately 750 feet east of Interstate 285, on Glenwood Road, a four-lane, major-minor arterial. The property has been developed with the Dawn Memorial Park, a cemetery, since 1960. A brick mausoleum structure is located about 350 feet from the entrance to the cemetery.

The topography of the property is level at the center. The west side of the property is bordered by a stream, and the rear and southeast corner of the site are densely wooded.

Land uses on nearby and surrounding properties are single-family residential to the north across Glenwood Road, to the east across Lindsey Drive, and to the southeast and southwest. Adjoining properties to the west are occupied with the First Rephidim Missionary Baptist Church, the Temple of Faith Mission, and an apartment complex. An apartment complex adjoins the property to the south.

The proposal under consideration is to construct a 15.6-foot high, 634 square foot mausoleum, which would be located at the center of the existing cemetery. Renderings submitted by the applicant depict a mausoleum structure that is similar to the existing mausoleum.

R-7	75 STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIANCE
LO	T WIDTH	Min. 75 feet	1,170 feet	Yes
LO	T AREA	Min. 10,000 s.f.	24.34 acres	Yes
SKS	FRONT	RONT 35 feet approx. 680 feet		Yes
SETBACKS	CORNER LOT -SIDE	Not applicable.	N.A.	N.A.
	INTERIOR LOT - SIDE	7.5 feet	approx 420 – 595 ft.	Yes
YARD	REAR	40 feet	approx 315 feet	Yes
TRAN	NS. BUFFERS	None required.	None required.	None required.
HEIGHT		35 feet	15.64 feet	Yes
LOT	COVERAGE	Max. 35%	Less than 10%	Yes
PARKING*		Min.: 1 space/300 s.f. of land devoted to the use. Max.: 1 space for each 200 s.f. of land devoted to the use.	Several hundred parking spaces are available along the interior driveway.	Yes

Compliance with District Standards:

*There is no parking requirement for mausoleums or cemeteries. The parking requirement for "temporary outdoor social, religious, seasonal, entertainment, or recreation activity" has been used here.

Supplemental Regulations

A. A cemetery, columbarium or mausoleum shall be located on property with a minimum lot size of ten (10) acres.

At 24.34 acres, the subject property well exceeds the minimum lot size.

B. The lot on which a cemetery, columbarium or mausoleum is located shall have a minimum public road frontage of one hundred (100) feet.

With a frontage of over 1,000 feet, the property exceeds the minimum standard for lot frontage.

C. Permanent public ingress/egress shall be provided for the lot on which a cemetery, columbarium or mausoleum is located.

The existing cemetery has permanent public ingress and egress at Glenwood Road, and it appears to be satisfactory.

D. Compliance must be maintained with all requirements of the State of Georgia and the county tax commissioner.

The cemetery has a track record of compliance with State and County requirements.

LAND USE AND ZONING ANALYSIS

Section 7.4.6 of the *DeKalb County Zoning Ordinance* (Special land use permit; criteria to be applied) states that the following criteria shall be considered by the planning department, 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 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:

The applicant is proposing to construct a 634 square feet mausoleum on an approximately 24-acre (1,045,440s.f.) tract. The size of the site is more than adequate to accommodate the proposed mausoleum.

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

The proposed mausoleum would have no effect on adjoining properties. It would be located near the center of the cemetery, approximately 680 feet from the entrance to the cemetery, and at least 600 feet from the rear property lines of the nearest residential property, which is located to the east. Visitors to the mausoleum are expected to be engaged in thoughtful contemplation and are not expected to be noisy.

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

The proposed mausoleum is not expected to generate any demand from public services, facilities, or utilities.

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:

The public street on which the use is proposed to be located has adequate carrying capacity for the proposed use.

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:

The proposed mausoleum would generate trips by visitors and relatives, who would be traveling in passenger vehicles, and they are not expected to adversely affect existing land uses located along access routes to the site.

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:

The proposed mausoleum would cause no changes to the site with regard to pedestrian safety and convenience, traffic flow and control, or access in the event of fire or other emergency.

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:

The proposed mausoleum would not generate any nuisances in the form of noise, smoke, odor, dust, vibration, or similar effects.

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:

The proposed use would not change the current hours of operation of the Memorial Park, which appear to be satisfactory.

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:

The proposed mausoleum would not be operated on its own, but would be one of the facilities of the existing cemetery. The existing cemetery appears to be satisfactorily managed.

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:

The proposed mausoleum is consistent with the requirements of the R-75 zoning district.

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

The proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Provide opportunities for the development of institutional uses within the County" (Policy No. 4). This policy recognizes the importance of institutional uses to the conduct of civic life in DeKalb County. It is natural for institutional land uses such as cemeteries to expand their facilities over time. The proposed mausoleum represents such an expansion.

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:

The mausoleum itself would not trigger the need for any buffers or transitional buffer zones. The existing cemetery appears to comply with regulations for buffers and transitional buffer zones.

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

Service personnel would access the proposed mausoleum by using the same driveways as they currently use. The mausoleum is not expected to generate refuse.

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

Staff is unaware of any reason that the Special Land Use Permit should not be granted permanently.

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:

The size and scale of the proposed mausoleum would be appropriate. The only other structures in the cemetery are the existing mausoleum, which appears to be the same size as the proposed structure and would be several hundred feet from the proposed second mausoleum, and a small caretaker's building; the use and functionality of which would not be affected by size, scale, and massing of the proposed mausoleum.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

The proposed mausoleum satisfies the requirements contained in the supplemental regulations (see page 2 of the staff report).

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:

The proposed structure (15.64ft.) would not cast a negative shadow on any adjoining lots or buildings.

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:

The mausoleum would be consistent with the needs of the community as a whole. It would be compatible with the surrounding neighborhood and would not be in conflict with the overall objectives of the *Comprehensive Plan*.

STAFF RECOMMENDATION: APPROVAL.

Because it is located in the center of a large, existing cemetery, the proposed mausoleum is not expected to have any effect on adjoining properties. The proposed mausoleum would not generate any nuisances in the form of noise, smoke, odor, dust, vibration, or similar effects, nor would it change the hours of operation of the cemetery in which it is located. It is not expected to significantly increase traffic to and from the site or have any noticeable effect on the surrounding areas. Therefore, the Department of Planning and Sustainability recommends "approval" with the following condition:

1. A Special Land Use Permit shall be issued to Memorial Properties, Inc. d.b.a. Dawn Memorial Park, and shall be transferrable in accordance with Section 27-7.4.12 of the *DeKalb County Zoning Ordinance*.

Attachments:

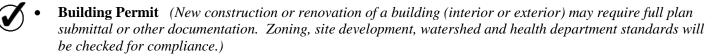
- 1. Department and Division Comments
- 2. Board of Health Comments
- 3. Board of Education Comments
- 4. Application
- 5. Site Plan
- 6. Zoning Map
- 7. Land Use Plan Map
- 8. Aerial Photograph
- 9. Site Photographs

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.*)



- **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.

Zoning comments: 12/14/2020

N1. Constitution Road is classified as a minor arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontages at permitting. You may want to check whether this goes against the planning efforts in the DeKalb County SDAT Report Plan to limit trucks on Bouldercrest Road.

N2. Mercer University Drive and Flowers Road are both classified as collector roads. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Coordination is required with GDOT Project PI No. 0015646. Dedicate necessary right of way and easements needed for bridge construction.

N3. Rock Chapel Road is classified as a major arterial and state route. GDOT review and permits required, including updated traffic signal permit, prior to receiving permit. Requesting a traffic study to include all phases with proposed land uses. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N4. No comments

N5 & N6. Flat Shoals Pkwy is classified as a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Dedicate right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Flakes Mill Road is classified as a minor arterial. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Limit access points to one access point on each road by closing the access point nearest the intersection.

N7. No comments

N8. Briarcliff Road and Shallowford Road are both classified as minor arterials. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N9. Covington Hwy is classified at a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N10. North Druid Hill is classified as a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path- preferred) and street lighting along all property frontage at permitting.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER <u>mmalexander@dekalbcountyga.gov</u> OR JOHN REID <u>IREID@DEKALBCOUNTYGA.GOV</u>

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>SLUP-21-1244387</u>
Parcel I.D. #: <u>15-164-02-001</u>
Address: 4685 Glenwood Road
Decatur, Georgia
WATER:
Size of existing water main: <u>6" CI, 8" CI, and 20" CI Water Main</u> (adequate inadequate)
Distance from property to nearest main: <u>Adjacent to Property</u>
Size of line required, if inadequate: <u>N/A</u>
SEWER:
Outfall Servicing Project: <u>Cobbs Creek Basin</u>
Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:
Water Treatment Facility: <u>Snapfinger WTF</u> () adequate () inadequate
Sewage Capacity; <u>*</u> (MGPD) Current Flow: <u>21.77</u> (MGPD)
COMMENTS:
* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
1 R

Signature:



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

<u>The following areas below may warrant comments from the Development Division. Please respond</u> accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

Transportation/Access/Row

<u>Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land</u> <u>development permit. Verify widths from the centerline of the roadways to the property line for</u> <u>possible right-of-way dedication. Improvements within the right-of-way may be required as a</u> <u>condition for land development application review approval. Safe vehicular circulation is</u> <u>required. Paved off-street parking is required.</u>

Storm Water Management

<u>Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of</u> <u>Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to</u> <u>include Runoff Reduction Volume where applicable is required as a condition of land</u> <u>development permit approval. Use Volume Three of the G.S.M.M. for best maintenance</u> <u>practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend</u> <u>Low Impact Development features/ Green Infrastructure be included in the proposed site design</u> <u>to protect as much as practicable the statewaters and special flood hazard areas.</u>

Flood Hazard Area/Wetlands

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

• Landscaping/Tree Preservation

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

• Tributary Buffer

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

• Fire Safety

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

DEKALB COUNTY

Board of Health

12/14/2020

- To: Mr. John Reid, Senior Planner
- From: Ryan Cira, Environmental Health Manager
- Cc: Alan Gaines, Technical Services Manager
- Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- · residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed Food Service Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health 445 Winn Way – Box 987 Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

- N.1 Z-21-1244232 2020-1531/15-077-01-002 1795 Constitution Road, Atlanta, GA 30316
 - Please review general comments.

N.2 SLUP-21-1244383 202-1532/18-265-05-002, 18-265-05-003, 18-266-01-002, 18-266-01-003, 18-266-01-004, 18-266-01-005, 18-266-01-007, 18-266-02-002, 18-266-02-003, 18-266-02-0052930

2930 Flowers Road South, Chamblee, GA 30341

- Please review general comments.
- Septic system installed on property 3000 Flowers Road on 09/24/1970.
- N.3 CZ-21-1244384 2020-1534/16-195-01-002,16-195-011-004,16-195-01-006,16-195-01-007

1688 Rock Chapel Road; Lithonia, GA 30058

- Please review general comments.
- Septic indicated on several properties surrounding this location.
- N.4 SLUP-21-1244387 2020-1535/15-164-02-001

4085 Glenwood Road, Decatur, GA 30032

- Please review general comments.
- Septic indicated on several properties; installed between 10-07-59 July 2001.
- N.5 SLUP-21-1244388 2020-1536/15-061-03-012 4845 Flat Shoals Parkway, Decatur, GA 30034
 - Please review general comments.
 - Septic indicated on several properties in surrounding area.

N.6 SLUP-21-1244389 2020-1537/15-061-03-012

4845 Flat Shoals Parkway, Decatur, GA 30034

- Please review general comments.
- Septic system indicated on several properties in surrounding area.

N.7 Z-21-1244393 2020-1538/15-201-05-002

1548 Line Street, Decatur, GA 30032

- Please review general comments.
- Septic indicated on surrounding property: 1799 Line Street on April 22, 1996.

DeKalb County Board of Health

445 Winn Way – Box 987 Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net



Board of Health

- N.8 SLUP-21-1244393 2020-1539/18-233-07-002 2345 Shallowford Road, Atlanta, GA 30345
 - Please review general comments.

- Septic system indicated on surrounding properties.
- N.9 Z-21-1244398 2020-1541/15-162-04-007 5021 Covington Highway, Decatur, GA 30035
 - Please review general comments.
 - Septic system installed 05/24/1967.
- N.10 SLUP-21-1244417 2020-1542/18-112-02-003 3033 North Druid Hills Road, Atlanta, GA 30329
 - Please review general comments.
 - Septic system installed on surrounding property 3035 North Druid Hills Road in 04/14/1980.
- N.11 TA-21-1244279 2020-1543 County-Wide (ALL DISTRICTS)
- N.12 TA-21-1244414 2020-1546 County-Wide (ALL DISTRICTS)
- N.13 V-20-1244428 15-228-01-003, 15-228-01-005, 15-228-01-093, 15-288-01-094 1014 Elder Lane, Stone Mountain, GA 30083

DeKalb County Board of Health 445 Winn Way – Box 987 Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 5UP- 21- 1244387 Parcel I.D. #: /	5-164-02-001
Address: 4685 Glanwood Rd Decarut, CA	
Adjacent R	<u></u>
(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

Please provide additional information relating to the following statement.

Proposed number of traffic lanes _____

Proposed right of way width _____

According to studies conducted by the Institute of Traffic Engineers (ITE) <u>6/7TH</u> 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.

Proposed number of traffic lanes

Proposed right of way width

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:

PLANIS AN MAY W.	d field Reviewed. Northing found
	Signature:

DeKalb County

404.371.4556 (I) DeKalbCountyGa.gov 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: Application No.:
APPLICANT NAME: DRAIEL F. ASHLEY, ATTERNEY AT LAW
Daytime Phone #: 618-376-6500 Fax #:
Mailing Address: 368 WEST RKE STREET, SUITE 207
LANAGNEGUILE, GEORBIA 300H E-mail: STASHLEY & YAHOO. LAN
OWNER NAME: NORIAL Replecties, INC DER Jack Methoping Rack
Daytime Phone #:667 - 4636 Fax #:
Mailing Address: Bars JOSEPH & BOONE BUD NN
ATLANTA, 600R61A 30314 E-mail:
SUBJECT PROPERTY ADDRESS OR LOCATION: 4685 6LENWOOD ROAD SE
, DeKalb County, GA,
District(s): Land Lot(s): Block(s): Parcel(s):
Acreage or Square Feet: 24.34 Commission District(s): 347 Existing Zoning: 675
Proposed Special Land Use (SLUP): RRBLAR 21-4.2.11
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.
Owner: Agent: X Signature of Applicant:
Printed Name of Applicant:
Notary Signature and Sun
COUNTY
EXHIBIT

0
DeKalb County

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer	DEPARTMENT OF PLANNING &	SUSTAINABILIT	ГУ	Director
Michael Thurmond				Andrew A. Baker, AICP
	PRE-APPLICATIO CIAL LAND USE PERMIT, M	ODIFICATI		
		& Daniel As	hig	
Applicant Name: Uc.s	hungton Manarial Phone: 4/	131-3820 E	mail:	ashlay & ychoo. co
Property Address:	of Elenwood Nd			
	Comm. District(s):	Acrea	ge: 24.34	
Existing Use:	even cenetry Proposed I	Jse <u>masola</u>	eu m	
Supplemental Regs:	,2.\7Overlay District:	<u>VA</u>	NA	
Rezoning: Yes N	•			
Existing Zoning: R7	Proposed Zoning:	Square Footage/N	Sumber of Units:	
Rezoning Request:	II			
· · · · · · · · · · · · · · · · · · ·				
Land Use Plan Amenda	nent: YesNo			en dira di secondo di
Existing Land Use:	Proposed Land Use:	Cons	istent Inc	onsistent
Special Land Use Perm	it: Yes X No Article Number(s) 2	7- 4.2.17		
				15 M
Major Modification:				
Existing Case Number(s)):		2 -	
Condition(s) to be modif				
	5.			
				N.
	EXHIBIT			
	1 more			A.

11/01/2018 MMA



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DEPARTMENT OF PLANNING & SUSTAINABILITY

W	HAT TO KNOW I	BEFORE YOU FILE YO	UR APPLICATI	ON
		Review Calendar Dates:		
Letter of Intent:	Impact Analysis:	Owner Authorization(s):	Campaign Dis	sclosure:
Zoning Condition	is: Commun	ity Council Meeting:	Public Notice, Sign	s:
Tree Survey, Con	servation: La	and Disturbance Permit (LDP):	Sketch Pla	at:
		Business License:		
		Submittal Format: NO ST.		
	E.U.	Review of Site Plan	$\left\{ \sum_{i=1}^{n-1} f_{i+1}^{(i)} f_{i+1}^{(i)} \right\}$	
Density:	Density Bonuses:	Mix of Uses:	Open Space:	Enhanced
Open Space:	Setbacks: front	sides side corn	er rear 202	Lot Size:
Frontage	: Street W	Vidths: Landscape S	trips: Buffe	rs:
		cing - Auto: Parkin ewalks:Fencing/Walls:_		
		Bldg. Materials: Roo		
		Pedestrian Plan: Perir		
				6 11 st
	1 1 1	a (¹²⁸	<u> </u>	R M. D. T.
Comments:		1. 1. S. 1.	har in the second	
			<u></u>	- 99
Planner:	102		Date	22/20
	8	Filing Fees	Ξ	
RNO	RLG, R-100, R-85, R-75, R C, MR-2, HR-1, HR-2, HR-2 OD, OIT, NS, C1, C2, M, M	3, MU-1, MU-2, MU-3, MU-4, MU-5	\$500.00 \$750.00 \$750.00	
LAND USE MAP AN	MENDMENT	EXHIBIT	\$500.00	
SPECIAL LAND US	E PERMIT	10	\$400.00	
p:\current_planning\forms	application forms 2018 pre applic			11/01/2018 MMA

The Law Offices of Daniel F. Ashley 368 West Pike Street, Suite 207 LAWRENCEVILLE, GEORGIA 30046 TELEPHONE: 678-376-6500

October 21, 2020

Dekalb County Department of Planning & Sustainability Clark Harrison Building 330 West Ponce de Leon Avenue Decatur, Georgia 30030

> In Re: Dawn Memorial Park 4685 Glenwood Road SE

Dear Gentlemen:

As required, I am writing on behalf of my client, Dawn Memorial Park Inc.. Enclosed, please find an application for a Special Land Use Permit for the construction of a Mausoleum on the property that will contain a total of 180 spaces.

- 1. The property is currently utilized as a Cemetery and is located in R 75 zone.
- 2. Pursuant to Article 27-4.2.17 a Special Land Use Permit is required for the construction of a mausoleum.
- 3. It is proposed that the building will be 38.2 feet in length, 15.6 feet high and 16.6 feet wide.
- 4. Construction of a sidewalk surrounding the building will be 54.6 feet long, 31.10 feet wide and 8.2 feet deep.
- 5. Hours of operation are currently are Sunday-Saturday 9am-5pm and shall remain the same. Enclosed you will find a copy of the Public Notice of Community meeting that was conducted on June 29, 2020.
- 6. Further enclosed find 4 Full-size copies of the site plans folded and 4 copies of the Site Plan reduced to 81/2 x 11.
- 7. Finally enclosed please find payment of our application fee in the amount of \$400.00.

Attached is a list of Exhibits identifying each enclosure with our sub-mission. Please contact me at your convenience with any questions or concerns.

Daniel F. Ashley

Attorney for Dawn Memorial Park

List of Exhibits

- 1. Pre-Application Form
- 2. Public Notice of Community Meeting
- 3. Sign-in Sheet from Community Meeting
- 4. Special Land Use Permit Application
- 5. Special Land use Permit Application Authorization
- 6. Disclosure of Campaign Contribution (Agent)
- 7. Disclosure of Campaign Contributions (Owner)
- 8. Written Legal Description in metes and bounds
- 9. Boundary survey
- 10. Full size site plans
- 11. Site plan reduced
- 12. Building Elevations

Public Notice

To:

All affected land owners adjacent to 4685 Glenwood Road SE

Request for a Special Land Use Permit

Filled by: Memorial Properties Inc DBA Dawn Memorial Park

Located at: 4085 Glenwood Drive SE

Decatur, GA 30035

Current Use: Cemetery/ Mausoleum

Proposed Use: Cemetery-Construction of new mausoleum

Hours of Operation

Current: Sunday-Saturday 9am-5pm

Proposed: Sunday-Saturday 9 am-5 pm

Capacity: No Change

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Dawn Memorial Park

Location: 4685 Glenwood Road, Decatur, GA 30035

Date & Time: Monday, June 29th, 2020 at 7:00 PM



MEETING SIGN-IN SHEET Project: DAWN MEMORIAL PARK Facilitator: DANIEL RSHLEY Meeting Date: 6-29-2010 Location: 4685 61604000 Address Phone Email Name WATKINS EXHIBIT Cable Caller 3



Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 6-11-2020

TO WHOM IT MAY CONCERN:

BR VANN MONDRIRK PORK CR TIC (I) (WE), Name of Owner(s) being (owner) (owners) of the subject property described below or attached hereby delegate authority to Name of Applicant or Agent CALE JASH Har "han VI annun application on (my) (our) behalf. ach Funt * Owner WETT CO And CIT CONTRACTOR **Notary Public** Owner **Notary Public** Owner **Notary Public** Owner





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Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must</u> 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___

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.

Notar

Check one: Owner_____ Agent

Expiration Date/ Seal

*Notarization is not needed if the response is "No"





DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must</u> 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

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. <u>and</u> to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Signature of Applicant /Date

Check one: Owner_X_ Agent____

Expiration Date/Seal

*Notarization is not needed if the response is "No"

	EXHIBIT
tabbies	2

LEGAL DESCRIPTION OF PROPERTY

DAWN MEMORIAL PARK, located In Land Lot 164, 15th District, Dekalb County, Georgia, and being more specifically described as:

Beginning at the intersection of the centerline of Atherton Drive and the Southern Right-of-Way of Glenwood Road (a public, 60-foot wide right-of-way), a point found nearby the address of 4685 Glenwood Road, in the City of Decatur, County of Dekalb, Georgia, zip code 30035, proceed along the right-of-way of Glenwood Road, bearing S87°36'42"E, a distance of 177.55 feet to the POINT OF BEGINNING, an existing 0.5" diameter iron pin.

From the POINT OF BEGINNING, proceed thence SO0°20'22"W, a distance of 999.19 feet, a line forming the western boundary of "Glenwood East, Unit 1, Subdivision", Plat Book 48, Page 28, to a 0.5" diameter existing iron pin found along the western property line of "Lot 13";

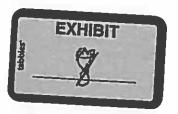
Thence, proceed N88°51'37"W, a distance of 323.21 feet to an existing 0.5" diameter iron pin found at the northwestern corner of "Lot 38, Glenwood Downs Subdivision, Phase 2", Plat Book 90, Page 149;

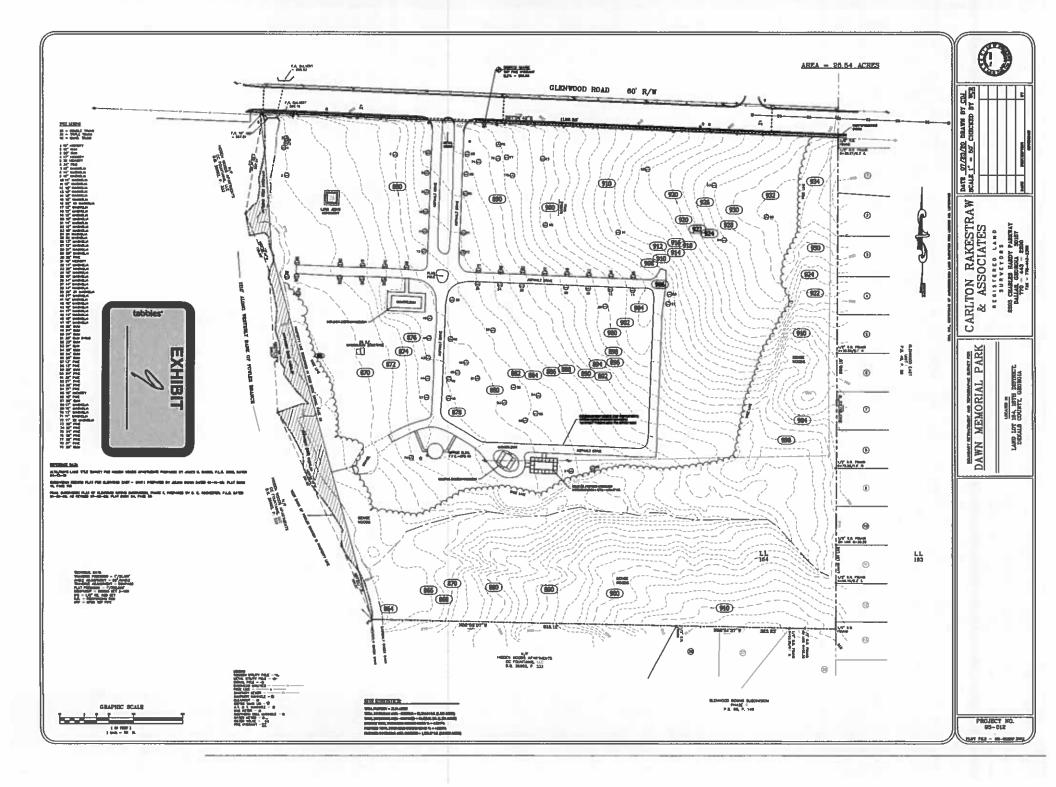
Thence, proceed N88°53'07W, a distance of 618.12 feet to an existing 0.5" diameter existing iron pin found on the western creek bank of Fowler Branch;

Thence, proceed along "West Bank of Fowler Branch", defined as the "Property Line" per "Now or Formerly Recorded 'Hidden Woods Apartments', CC Fountains, LLC" Deed book 26982, Page 333; being more specifically described as; proceed from last point thence N22°24'17"W, a distance of 160.51 feet to a traverse point; thence N25°26'19"W, a distance of 301.89 feet to a traverse point; thence of 288.51 feet to a traverse point; thence N22°26'41"W, a distance of 125.88 feet to a traverse point; thence N09°36'58"E, a distance of 207.01 feet to an iron pin located at the southern right-of-way along Glenwood Road;

Thence, proceed along southern right-of-way of Glenwood Road (a public, 60-foot wide rightof-way), bearing S87°36′42″E, a distance of 1,169.53 feet to return to the POINT OF BEGINNING.

The total enclosed property represented above totals 25.54 acres.





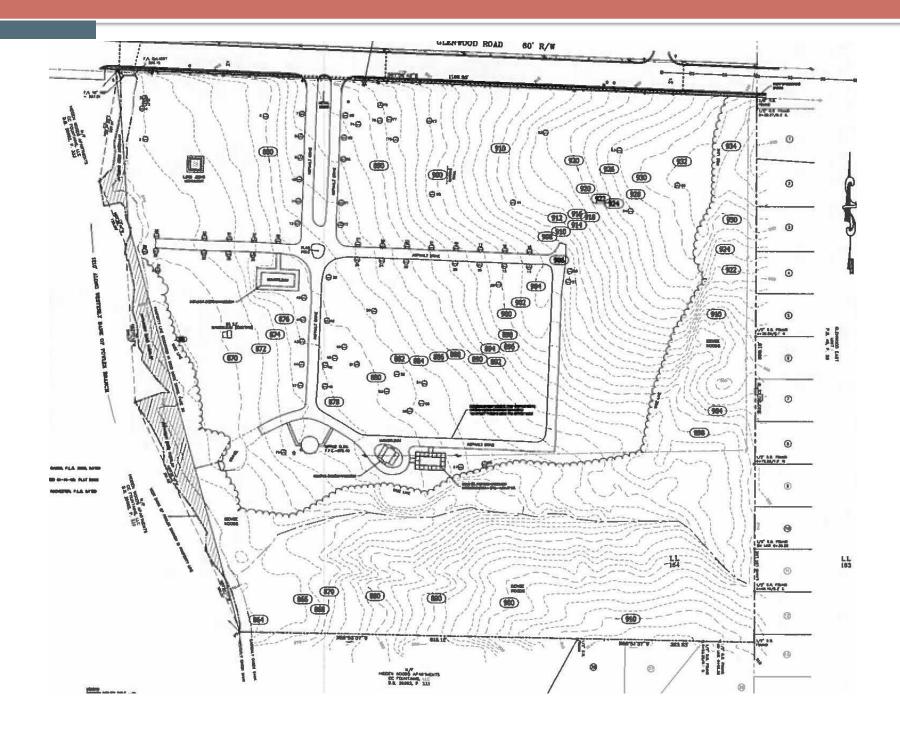
Dawn Memorial Park – New Mausoleum Rendering #1



Dawn Memorial Park – New Mausoleum Rendering #2



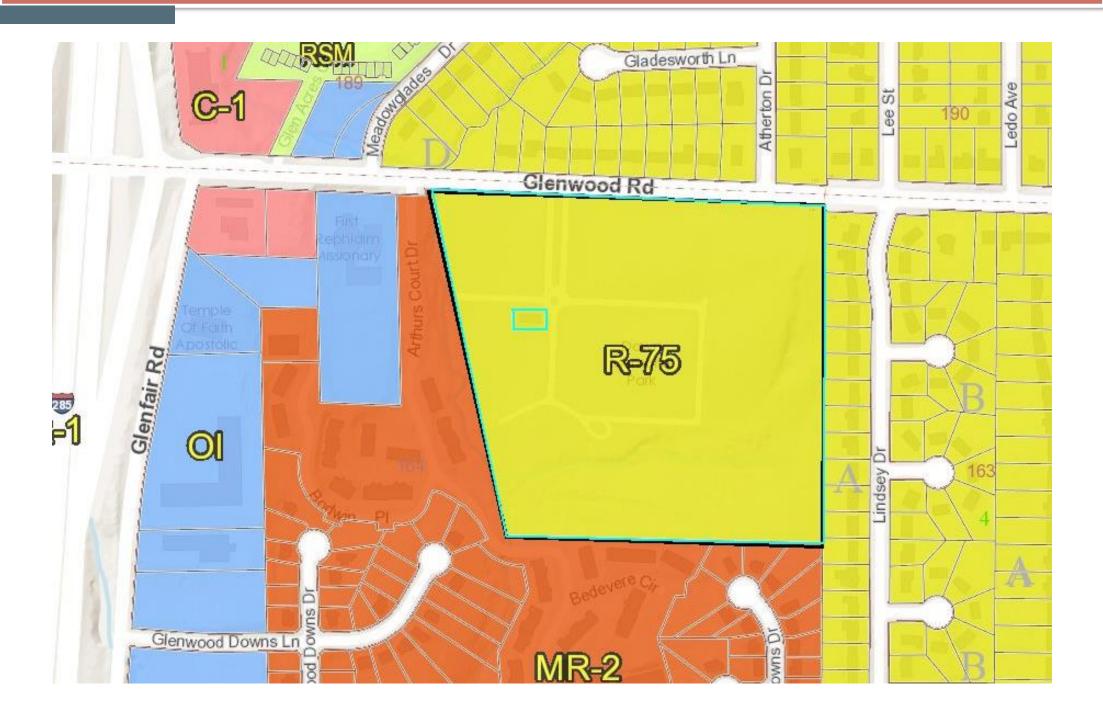
Site Plan



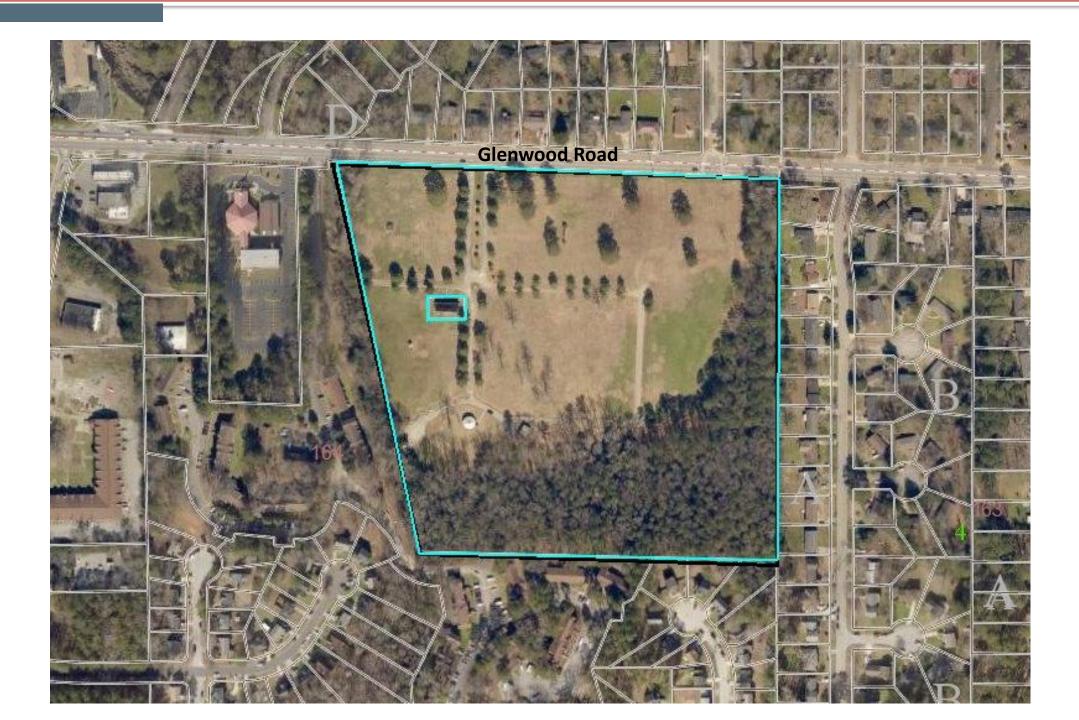
Dawn Memorial Park – New Mausoleum Rendering #1



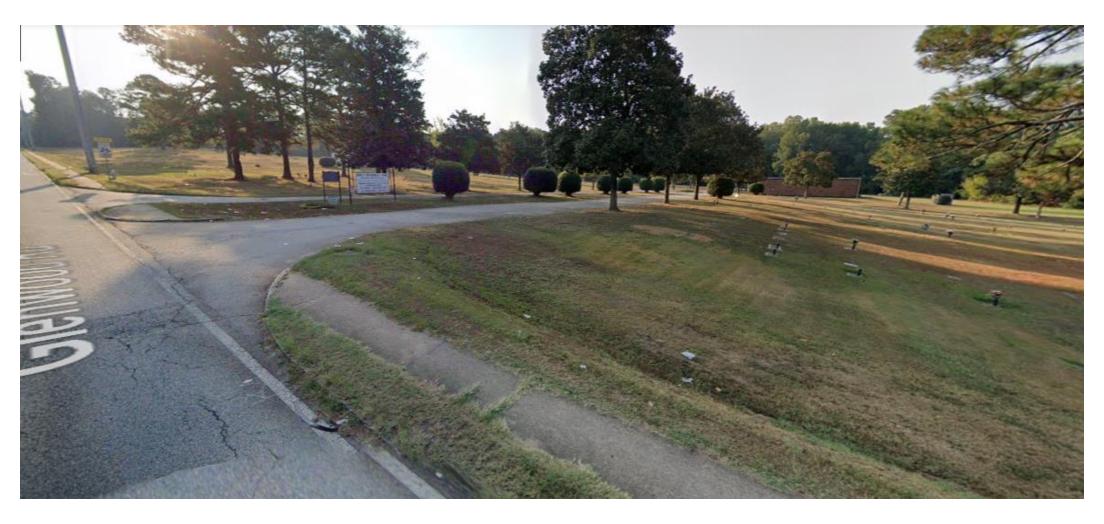
Zoning Map



Aerial View



Site Photos



Memorial Park with Existing Mausoleum