

CITY OF PEACHTREE CORNERS
PLANNING COMMISSION
SEPTEMBER 9, 2014

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, September 9, 2014 at 7:00pm. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D
Alan Kaplan, Post A
Mark Middleton, Post B
Mark Willis, Post C
Italia Metts, Post E - Absent

Staff: Diana Wheeler, Community Development Director
Kym Chereck, City Clerk

MINUTES:

**MOTION TO APPROVE THE MINUTES FROM THE AUGUST 12,
2014 PLANNING COMMISSION.**

By: Mark Middleton

Seconded by: Mark Willis

Vote: Passed 4-0 (Middleton, Willis, Houser, Kaplan)

NEW BUSINESS:

SUP2014-004 Crowell Brothers Funeral Home

Request for a Special Use Permit to allow the addition of a crematory at Crowell Brothers Funeral Home, located at 5051 Peachtree Industrial Boulevard; 6th District; Land Lot 270; Parcel 31.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is requesting a Special Use Permit to allow a crematory as an accessory use to the existing funeral home. The property is developed with a 10,665 square foot one-story, brick and stucco funeral home building. The applicant's letter of intent indicates that a proposed 106 square-foot accessory crematory would be installed within the north end of the existing building, with no significant changes proposed to the building's footprint or exterior. After review of the applicant's proposal and other relevant information, Staff recommended that if approval of SUP2014-004 is considered, the following conditions should be included:

1. Crematory, as a special use, shall be added to the funeral home facility and limited to a designated location within the existing building.
2. No additional building square footage shall be permitted to accommodate the crematory, and the crematory shall be limited to 1 (one) retort which may occupy no more than 110 square feet of building space within the existing funeral home.
3. Use of the crematory shall be limited to on-site customers only. No cremation services shall be provided for off-site funeral homes.
4. Any chimney associated with the crematory shall be enclosed.
5. All appropriate state and federal rules and regulations required for the crematory shall be observed in its use. The cremation system shall be a "destruction and capture of emissions" type unit, and shall include opacity controls, Intuitive Logic Control systems and oxygen controls.
6. Separate exterior ground or wall signage for the crematory use shall be prohibited.
7. Crematory shall have the same hours of operation as the funeral home. No after-hours use of the crematory shall be permitted.

The applicant's representative, John E. Underwood, Attorney at Law, stated that he has no issue with Staff's conditions.

Chairman Houser asked for public comment concerning this application. Seven people spoke in favor of the application and twenty-one people spoke in opposition of the application.

MOTION IN FAVOR OF THE APPLICATION WITH THE SEVEN CONDITIONS SET FORTH BY STAFF.

By: Mark Middleton

Seconded: Alan Kaplan

Vote: (4-0) Middleton, Kaplan, Houser, Willis)

MOTION TO AMEND STAFF RECOMMENDATION NUMBER SIX (6) TO SPECIFY THAT NO EXTERIOR ADVERTISEMENT OF CREMATORY SERVICES BE PRESENT AT THE CROWELL BROTHERS SITE.

By: Alan Kaplan

Seconded: Matt Houser

Vote: (3-1) (Kaplan, Houser, Willis) (Middleton opposed)

MOTION TO ADD A CONDITION NUMBER EIGHT (8) THAT IF AS A RESULT OF STATE OR BOARD OR OTHER ENTITY INSPECTIONS OF THE RETORT IDENTIFY ANY DEFICIENCIES, THAT THE CREMATORY

WILL NOT BE OPERATED UNTIL SUCH DEFICIENCIES ARE REPAIRED.

By: Alan Kaplan

Seconded: Mark Middleton

Vote: (4-0) (Kaplan, Middleton, Houser, Willis)

Chairman Houser stated that he would like to suggest to the City Council that they consider conducting their own studies on this matter.

CITY BUSINESS ITEMS:

Continued Review and Discussion of City Entryway Features Design Concepts.

Eric Ames and Annetta LaCroix from Pond and Company presented revised designs for the proposed City Entryway Features. The Commission responded that they liked what they saw, but would also like to see some designs utilizing current and future elements. Stated that they would work on those designs and return at a later date.

COMMENTS BY STAFF AND PLANNING COMMISSIONERS:

Discussion of Permeable Pavers

Mrs. Diana Wheeler, Director of Community Development, presented various permeable pavers to be used within the City of Peachtree Corners. The Commission requested that Mrs. Wheeler come back before the Commission at a later date with additional information which includes costs and designs.

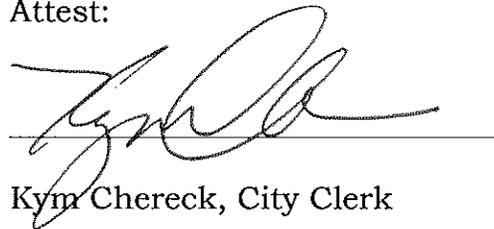
The Planning Commission meeting concluded at 10:00 PM.

Approved,



Matt Houser, Chairman

Attest:



Kym Chereck, City Clerk

