



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission
From: Brian Stockton, City Planner
Date: 03.06.2012
RE: CUP # 004-12 Crematory

Case Information:

Case: CUP#004-12
Applicant: Kyle Standridge
Parcels: 15N24P 103U
Area: ±3.0 acres
Location: 121 Claremore Lake
Property Owner(s): Cherokee Funeral Home, LLC
Current Zoning: GC

Applicant's Request:

Conditional Use Permit for Crematory

Surrounding Land Uses:

NORTH: GC
EAST: R-80
WEST: GC
SOUTH: R-20

Background, Issues and Analysis:

The subject property was developed and has been operating as a Funeral Home since 2010. Applicant is requesting a Conditional Use Permit to operate a Crematory as an accessory use to the existing funeral business.

ATTACHMENTS:

Staff has provided the Department of Public Health Fact Sheet to address findings regarding Common Health Concerns about Crematory Operations as an attachment to this report.

The applicant has provided a fact sheet dated February 16, 2011 by B & L Cremations, Inc. with supporting documentation addressing the environmental impact of the specific cremation equipment and its documented environmental impact.

Background: LDO Sec 7.502 provides for the application of a Conditional Use Permit as follows;

Review Criteria: Staff will need to base its recommendation on the conditional use determination criteria outlined in Land Development Ordinance Code Section 7.503;

In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such Conditional Use is allowed and whether to restrict the Conditional Use to a particular owner or party.

- a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**
- b. Whether or not the use is otherwise compatible with the surrounding area.**
- c. Whether or not the use proposed will result in a nuisance as defined under state law.**
- d. Whether or not quiet enjoyment of surrounding property will be adversely affected.**
- e. Whether or not property values of surrounding property will be**

adversely affected.

- f. Whether or not adequate provisions are made for parking and traffic considerations.**
- g. Whether or not the site or intensity of the use is appropriate.**
- h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**
- i. Whether or not adequate provisions are made regarding hours of operation.**
- j. Whether or not adequate controls and limits are placed on commercial and business deliveries.**
- k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
- l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**
- m. Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.**
- n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**
- o. Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

