

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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AGENDA

LOUDON REGIONAL PLANNING COMMISSION

October 1, 2013

12:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of minutes for the August 7, 2013 meeting
5. Planned Agenda Items
 - A. Review and discuss zoning ordinance amendments for crematories, funeral establishments and columbarium's. Staff**
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

A. Review and discuss zoning ordinance amendments for crematories, funeral establishments and columbarium's. Staff

Definitions

Animal Crematory- A building or structure, or a room or space within a building or structure, having an apparatus for the cremation of deceased animals.

Cemetery- Any land or structure dedicated to and used or intended to be used for interment of human remains. A cemetery may include a mausoleum, columbarium, a memorial garden, or a scattering garden for the interment of cremated remains, but may not include a crematory.

Columbarium- A building or structure, or a room or space in a building or structure, used or intended to be used for the interment of cremated human remains. A columbarium may also include a building or structure with access to crypts, vaults, niches or similar architectural features from the exterior and may include a memorial garden for the purpose of creating a designated area where certain themes or designs create distinctive memorials and interment or direct earth burial (with or without an urn) of cremated human remains.

Cremation- The use of high-temperature burning (1,400° or higher), vaporization, and oxidation to reduce dead animal or human bodies to basic chemical compounds, such as gases and mineral fragments retaining the appearance of dry bone. Cremation includes the processing and the pulverization of the bone fragments.

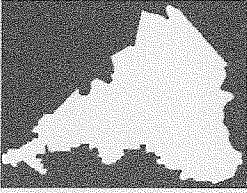
Crematory- A building or structure, or a room or space in a building or structure, housing a single cremation unit. A single cremation unit may have two chambers, a primary chamber in which cremation takes place, also called a retort, and a secondary chamber to control air emissions.

Funeral Establishment- A place used for human funeral services. Such place may include space and facilities for (a) display of deceased persons and rituals connected therewith before burial or cremation; (b) embalming and the performance of other services used in the preparation of the dead for burial or cremation; (c) the performance of autopsies and other surgical procedures upon the dead; (d) the sale and/or storage of caskets, funeral urns, and other related funeral supplies; (e) facilities for cremation. A funeral establishment may also be known as a funeral home or mortuary.

A. Review and discuss zoning ordinance amendments for crematories, funeral establishments and columbarium's. Staff

Development Requirements for Crematories

1. Only one cremation unit shall be allowed in a crematory or funeral establishment. A cremation unit may have two chambers, a primary chamber in which the cremation takes place and a secondary chamber to control air emissions.
2. No crematory shall be permitted within 1,000 ft. of the nearest property line of an existing residential property, park, school, or day care center. The measurement shall be determined from the edge of the crematory building to the closest property line of a facility included above.
3. No crematory shall emit any hazardous material, odor or smoke as a result of the cremation process. Crematory operators shall control hazardous emissions, odor and smoke by one of the following means:
 - a. installation of a scrubber device on the exhaust smoke stack certified to remove hazardous emissions; or
 - b. removal of all hazardous materials from the decedent's body prior to cremation. Hazardous materials include dental amalgam, pace makers, implants, prosthetic limbs, and any other materials known to be hazardous if incinerated.
4. Exhaust stacks for crematory units shall be constructed with a chimney surround of brick, stucco, or other non-flammable material consistent with the exterior materials of the building housing the crematory.
5. Must have all required local, state and federal permits and licenses prior to operation.
6. Crematories may operate only between 8 a.m. and 5 p.m. Monday – Friday.



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LOUDON BOARD OF ZONING APPEALS

October 1, 2013

No Meeting Scheduled For BZA