



**Official Meeting Minutes
City of Riverdale
Planning & Zoning Commission
January 19th, 2010**

The Riverdale Planning & Zoning Commission met on January 19, 2010 at 6:30pm for the purpose of conducting two hearings. The meeting was held in the council chamber at City Hall located at 6690 Church Street, Riverdale, Georgia 30274.

Call to Order and Welcome

With a quorum present, the Chairperson, Andre Glover called the meeting to order at 6:22pm.

Roll Call

Members of the Commission were present:

Vickie Jackson
Jewell Lewis
Andre Glover, Chairperson
Ashley Holmes, III
Larry Cleveland

Director of Community Development, Mr. Doug Manning, inclined to have elections. Jewell Lewis motioned to add the election for this meeting; Vickie Jackson moved to second the motion.

The invocation was given by Member Jewell Lewis.

Election Process: Deana Johnson led the election. Jewell motioned to elect Andre Glover as Chairperson of the Planning & Zoning Commission. Ashley Holmes, III moves to second the motion. Andre Glover motioned to have Larry Cleveland become Vice-Chairperson and Jewell Lewis moved to second the motion. Measure passed 5-0.

Approval of Commission Minutes

Motion: Member Holmes motioned to approve the minutes from the September meeting and Glover moved to second the motion. Measure passed 5-0.

No old business.

Public Hearings:

ITEM 1: Notice is hereby given that the City of Riverdale Planning Commission will hear and consider a request for a conditional use permit for Auto Service establishment; Mama's Tire Store to be located @ 7357



Hwy 85 Riverdale GA, with Parcel ID # 13183C C005; C-2 General Commercial District Riverdale GA, with Parcel ID # 13151B C002; C-2 General Commercial District.

Mr. Manning reads the Planning Department's recommendation for Mama's tires, Item #1 Conditional Use Permit. The Planning Department recommends denial of the conditional use permit. It is in recognition of The City of Riverdale that having an excessive amount of one type of business can over saturate the market and the current population may not be able to support the proposed business and may affect the existing similar businesses in the area. The proposed business owner does not have a long established history with this type of business. The current parking conditions could present major issues for the site; they are six spaces below city code. The proposed use would not be in keeping with future plans for this particular area.

Mama's Tire's attorney, Joe Fowler, presents the case for the conditional use permit. Attorney states that it will be an over saturation of the market if the business were used as it currently has been used, however this will be a new type of business. The Attorney states that the owner has not owned a business himself, but has worked at many in the past and will make this business work. The applicant would like to sell and mount tires and not do automotive repair or service. Fowler states that the applicant does not have the background of other established businesses, but would like to make an effort at trying to open this type of business. The attorney states that the parking would not be an issue if the extra paved space on the lot can be striped for future use. Fowler states that between now and February they would be able to complete the requirements for the parking spaces. The applicant has some past experience with tire retail and it would be good for the city for the building to be used instead of being left vacant. Fowler states that the lot and building was left vacant until the applicant came along.

Holmes asked for Fowler to explain the Steinberg criteria. Fowler states that this is when you analyze whether the property is better used as is or rezoned. Fowler states that no other person has had interest in it until now.

Deana Johnson, the City Attorney, clarifies for the record that the last major revision of the zoning code was 2008 but the CUP has been in place since 2002.

Larry Cleveland asked about the over saturation of the tire and auto market and asks if there is a study to support this. Cleveland wants to clarify the parking spaces for the property.

Fowler feels that this is not an over saturation of the market. Fowler also was not aware of the lack of parking on the site.

Cleveland asks if they could get this many parking spaces there by the time the CUP is granted.

Doug Manning states that he needs to answer both questions. The area can support ten cars if properly striped. If business should get to a certain point and be successful then parking will be a problem because one cannot park on SR 85. Parked cars need ingress and egress and that needs to be assessed and activity for all the vehicles needs to be addressed. The city would then have to manage that kind of activity. With regards to the saturation, the numbers have



to be looked at and the competition and Manning notes that this is not a negative reflection on the applicant; the city does have multiple tire shops including WalMart who discounts tires. It is hard to have 6 existing tire shops that are competing against one another. Manning states that the applicants store would be the last one on the southern route through Riverdale. Manning states that they city would not want anyone to fail within the city and so the analysis is vital.

Glover questions the current 36 automotive repair shops and the 6 tire shops within the city. Manning confirms these numbers.

Lewis asks whether the applicants are given all of the information when they enter the city office and how much research did the applicant do before deciding to begin this endeavor. Lewis asks how this can be seen as an ideal location.

The applicant states that he did some research before deciding to begin this type of business. He stated that he drives along SR85 and decided that this type of business will sustain and it is good to have competition.

Lewis asks if the applicant can pick up additional patrons.

Applicant states that there is a lot of traffic and talking to residents within the city will help gain business.

Holmes addresses his concern that if the tires are not selling, what is keeping the applicant from turning the business into a repair shop etc. What is keeping you from addressing competition by making your store a repair shop?

Applicant states that he has gone through the process and will not turn the business into a tire shop overnight. Applicant states that he would submit an application to the city of Riverdale if he were to change the business.

Manning addresses the second part of Lewis's question. Manning states that the applicants who come into the city of Riverdale come into the office and have a rezoning application meeting and then whether or not the applicant needs a CUP. Also if there are questions from the applicant, the city is open and honest with the process and all of the ramifications of the process. He states that it is an expensive in terms of time, money, and staff and so the city does the best job in giving all of the information available. The city lets the applicant know that it is not a sure thing and that there will be different outcomes for different applicants.

Lewis asks if the applicant comes with the final binder or just an idea for the business.

Manning states that through the rezoning process, the city gives the applicant the application and the outline of the binder for the Planning Commission and City Council meeting. After the applicant sees and talks with the city, then the full binder is produced. Manning states that the applicant needs to have a full business plan and a full outline of business practices and include that in the CUP binder. The applicant did not have this part completed to satisfaction.

Fowler states that he did receive a rezoning in July that was denied and he states that the applicant could have been more prepared had the city given more information. Fowler states that his applicant needs a chance and also stated that the staff did not give them the planning commission recommendation ahead of time.



Lewis would like clarification on the rezoning letter and asks whether he needed the recommendation ahead of time.

Cleveland asked about the denial of the rezoning letter.

Fowler mentioned that they needed an application for CUP but didn't have feedback from the staff.

Glover states that the floor is open to public comments. No public comments.

Doug Manning states that the staff recommends denial at this time.

Motion: Member Jewell Lewis motions to recommend denial of the conditional use permit for Mama's Tire Store to be located @ 7357 Hwy 85 Riverdale GA, with Parcel ID # 13183C C005. Vickie Jackson moved to second the motion. Measure adopted 5-0.

ITEM 2: Notice is hereby given that the City of Riverdale Planning Commission will hear and consider a request for a conditional use permit for Auto Service establishment; Rent-n-Roll to be located @ 7037 Hwy 85 Riverdale GA, with Parcel ID # 13170B B009; C-2 General Commercial District. The Planning Commission will make a recommendation to the Riverdale City Council for final action. 6:44pm

Manning presents the Planning Department's recommendation. The planning department recommends approval for this CUP. Rent a Wheel, however, has a unique business in that they are the only establishment to rent tires and rims. The transition between the Rent n Roll and the Rent a Wheel will be seamless and not have a long break between business uses. The establishment will continue the same type of business in sales and retail and will only be changing the owner and the name of the business. The City of Riverdale is in favor of attracting and cultivating new successful businesses that have a long standing history of positive business practices. The future Land Use Plan for The City of Riverdale will continue to support this type of business in this particular location.

Cassandra Drake, Rent a Wheel Director of Operations, states that they have acquired 3 other businesses within the state of Georgia and has others nationwide. They have good business practices and have a successful business base, they have experience going into cities and taking over the stores and training the existing employees to follow the Rent a Wheel business practices.

Jackson asks about the renting process.

Drake states that they deal with different types of vendors and get the best deal on the tires. The patrons make weekly payments on a new set of tires that could cost up to \$200-400. They do 90-days same as cash. The patron can get tires and rims and Rent a Wheel aids in the initial cost of the purchase.

Glover opens the floor for comments. No comments.



Manning states that the Planning Department recommends approval for the CUP.

Motion: Member Jewell Lewis moved to recommend approval of the Conditional Use Permit for Rent a Wheel to be located @ 7037 Hwy 85 Riverdale GA, with Parcel ID # 13170B B009. Member Vickie Jackson moved to second the motion. Measure was adopted 5-0.

Manning has a last item concerning the Town Center project. The city will have to rezone the property. Manning would like to request that this meeting take place in February. If it does not come before this board in February, then a March date could be planned. Also in the future will be the presentation of the Development Design Guidelines for the town center and corridors etc.

Lewis asks Manning about the rewrites about the zoning ordinance. Deana Johnson states that there are changes with the CUP and different rezoning verbiage and so the ordinance needs to be rewritten in parts. Johnson states that the town center will be the only parcel thus far that will need the rezoning, but more properties might want the classification in the future.

Vickie Jackson motions to adjourn the Planning and Zoning Commission Meeting for January 19, 2010 at 802pm. Ashley Holmes, III seconds the motion for adjournment. Measure passed 5-0.

Adjourn 802pm.