



Official Meeting Minutes City of Riverdale Planning & Zoning Commission March 15th, 2010

The Riverdale Planning & Zoning Commission met on March 15, 2010 at 6:30pm for the purpose of conducting three hearings. The meeting was held in the council chamber at City Hall located at 6690 Church Street, Riverdale, Georgia 30276.

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

Invocation

The invocation was given by Member Jewell Lewis.

Approval of Planning Commission Minutes

Motion: Member Holmes requests the change to the misspelling of his name from the January 19th minutes pages 1 and 5. Member Lewis motioned to approve the corrections to the minutes from the January meeting and Member Jackson moved to second the motion. Measure passed 4-0.

Old Business

There was no old business to be heard.

New Business - Public Hearings:

ITEM 1:

To hear and consider the Conditional Use Permit application petition for an Auto Leasing Establishment; Enterprise Rent A Car located @ 6790 Hwy 85 Riverdale GA, with Parcel ID # 13151DA001; C-2 General Commercial District.



Enterprise Rent-A-Car CUP to be heard. Corrin Hoegen Wendell, Community Development Analyst presents the case for a Conditional Use Permit.

Mrs. Wendell explains that there are two current locations in Jonesboro and Riverdale and they will be consolidating into one location here in Riverdale. The location is on Highway 85 across from the Peppers establishment.

There is a viable use for the purposes which will be moving to Hwy 85 instead of Hwy 138 is for location purposes. The location is closer to airport and will help with economic development, job creation for city limits, and is consistent with the Land use plan.

Mrs. Wendell addresses Amanda Muse from Enterprise, to speak on behalf of the establishment.

Member Cleveland asks what is the purpose of moving to this new location.

Amanda Muse states that combining the two locations which is a larger facility will enable them to create more business with having more cars and the proximity to the airport is favorable.

Muse states that hiring new people will bring in more business for company.

Ashley Holmes III asks if summer youth programs are developed through Enterprise.

Muse states that college sophomores can participate in an internship program, where proposals are created after completion for a permanent position with the company.

Holmes III asks will the percentage of vehicles be lower than 90% of stored at location.

Muse states that Enterprise needs to be in a place where cars are normally being used so cars would not be stagnant. Rental cars are cheaper in that facility. During the holidays there may be more vehicles or during accidents, but the majority of the cars will be used.

Member Lewis compliments the plan and believes it is an excellent location.

Member Lewis asks if the property will be leased and will they be responsible for landscaping and up keeping of property. And what is the back portion of the business to be used for.

Muse states that it is only for washing cars and that car repairs are not done on site.

Member Lewis does not want the appearance of the business to be full of car washers.

Muse states that some interns will wash cars, but will not wash additional non-Enterprise cars.



Member Jackson agrees with the location and the proposal.

Motion:

Member Jackson moves to recommend Enterprise rent a car be approved for a Conditional Use Permit. Member Lewis seconds motion.

Roll call 4-0 approval.

ITEM 2:

To hear and consider the City of Riverdale's request for the adoption of the City of Riverdale Zoning Text Amendments and the Town Center Design Guidelines.

Deana Johnson presents Item 2 for the zoning text amendments. Mrs. Johnson outlined the bolded portions of the packet. Items related to Banquet Facilities definition, the Children Activity use space, coffee shop, precious metals and gems, etc. Section 6 changes for the TCMU district, section 7 is outlined. Permitted uses are outlined. Household retail is defined. Mrs. Johnson asks if there should be a size limitation on antique store. Member Cleveland states that it would apply and be 10,000 sq ft. Page 6 8.2.1 Mrs. Johnson will insert size limitation for antique stores up to 10,000 sq ft. Page 24 is outlined. Mrs. Johnson asks if there should be a sq ft limit on wine shops – to change to up to 5,000 sq ft item K. Section 10 is outlined. Mrs. Johnson explains that she is not ready to ask for approval of the Development Regulations and Design Guidelines which in the old code states rezoning cannot occur until they are adopted. Mrs. Johnson requests that part of the zoning code be changed so that the rezoning can be approved.

Member Lewis states that this should have been in place before the city went in and built on the lot. Member Lewis states that with all of the planning there is not a plan for parking, and if there are private developers there will be nowhere to park. Member Lewis states she has a grave concern for the parking situation, there seems to be too much building for not enough space for parking. Member Lewis states that Church Street cannot hold all of the patrons and that those residents would not want to have the street in their front yards. Member Lewis states that the fence that was built to the sidewalk at housing on Church Street and that does not beautify the city and she is worried about what the city will look like 5 and 10 years from now. Member Lewis fears it will not be fair to other businesses who want to come into the city and have these restrictions.

Mrs. Johnson states that the development has to adhere to R-2 parking requirements as of today and so it should be zoned TCMU and have greater parking requirements. The architectural guidelines change as you go between different districts and areas of the city. Mrs. Johnson states that having to go back and adjust is how the planning stage is currently.



Member Lewis states that on Church Street there is a traffic buildup and there should be a traffic light at Roberts Road and Church Street. Member Lewis is worried that she will be approving something in the order that another applicant would not be able to do.

Mrs. Johnson states that the city is going above and beyond with the building requirements.

Motion:

Member Jackson moved to approve the Zoning Text Amendments with the suggested changes. Move to the city council to approve the rezoning ordinance number with the revisions discussed. Member Lewis seconds.

Roll Call 4-0 approved.

ITEM 3:

To hear and consider the City of Riverdale's request for a Rezoning for the property located at 7200 Church Street, Riverdale, Georgia 30274, Parcel ID # 13170CA001 from R-2 Single Family to TCMU Town Center Mixed Use zoning district.

Doug Manning states the rezoning recommendation produced by the Community Development Department.

Member Holmes states that he is proud to be apart of major change within the city in this magnitude that will be looked back on in the future.

Public to speak:

Evelyn towns 1309 Quail Hunt drive. Mrs. Evelyn is part in favor and part not in favor. Mrs. Evelyn asks if everyone is rezoned or just the site. Member Lewis answers that that particular area will be rezoned and not affect personal property owners. Mrs. Evelyn states that her friend lives on Church Street and she drives that, she states that people may park in the residential area. Member Lewis asks Mr. Manning if there will be a question and answer session with the public to address concerns. Manning states that the body can request one if they choose and also states that the back half of the land can be leveled and paved into parking to aid the site. Another idea is to work with the developer of the Kroger to establish more parking for the developments. Mrs. Evelyn asks if they charge for parking would the money go to the schools. Manning states that hasn't been talked about yet. Mrs. Evelyn asks about the noise of the amphitheatre into the neighborhoods. Manning states that there has been a sound consultant and with the configuration of the trees and the pond will serve as a sound buffer and will not affect residents. Mrs. Evelyn asks if there will be trees to screen the residents from the development. Manning states that there will be a 12 ft fence and bamboo will be planted in the rear. Mrs. Evelyn asks about the Connector Road and where that will be located. Manning states that behind Blockbuster straight back to the town center it will be built. Mrs. Evelyn is in support of the development.



Bryan Tate 1052 Pascal Court. Mr. Tate states that he is in support of the town center.

Member Holmes asks if there is anyone here to speak against the rezoning.

There is no one.

Member Cleveland states that the public portion has ended.

Motion:

Member Lewis motions to approve the Rezoning of the town center, the property located at 7200 Church Street, Riverdale, Georgia 30274, Parcel ID # 13170CA001 from R-2 Single Family to TCMU Town Center Mixed Use zoning district. Member Jackson seconds the motion.

Roll Call 4-0 approved.

Adjournment

Member Lewis motions to adjourn the Planning and Zoning Commission Meeting for March 15, 2010 at 7:40pm.

Member Holmes, III seconds the motion for adjournment. Measure passed 4-0.