



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

The Riverdale Planning & Zoning Commission met on February 15th, 2010 at 6:30pm for the purpose of conducting a work session. 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 Vice-Chairperson, Larry Cleveland called the meeting to order at 6:33pm.

Roll Call

Members of the Commission who were present:

Vickie Jackson

Jewell Lewis

Andre Glover, Chairperson

Ashley Holmes, III

Larry Cleveland

Deana Johnson requests order of items for the meeting:

Items are as follows: Zoning Text Amendments, TCMU Design Guidelines, and Town Center Rezoning.

Deana Johnson leads the Commission through reviewing the TCMU portion of the zoning ordinance in reference to allowed, conditional and disallowed uses.

Consensus of the Commission is to change the following from permitted to disallowed in the TCMU: barbering, furniture retail, hardware store and tanning establishments. Consensus of the Commission is to add the following as permitted uses in the TCMU: bookstore; coffee shops; household retail; and children's entertainment center up to 10,000 square feet. Consensus of the Commission to change the following from permitted to conditional uses in the TCMU: antique shops; wine store; and antique store. For the use of clothing establishment, the Commission suggests to have it defined as "new" clothing. The Commission suggests defining "General Retail" in the ordinance. The Commission wanted to amend the definitions of jewelry store vs. dealer in precious metals and gems to better distinguish between these stores.

Jewell Lewis states that she is concerned for the lack of sufficient parking spaces provided for the patrons.

Doug Manning, Director of Community Development, reviews the Town Center Design Guidelines. Mr. Manning reviews the different sections of the guidelines as well as the Livable Centers Initiative and how the two were written to improve and sustain the viability and functions of the City. Commission will have the week to further review and make comment on this document.

Doug Manning addresses the Commission in regards to the Rezoning of the Town Center from an R-2 residential distinction to a Town Center Mixed-Use District and will submit items for review for the next Planning Commission meeting on March 15th, 2010.

Jewell Lewis motioned to adjourn. Vicki Jackson seconded motion.

Adjourned 8:05pm.