

CITY OF RIVERDALE MAYOR AND COUNCIL
 BUSINESS SESSION MEETING
 ACTION MINUTES
 February 22, 2021|6:00 PM

City of Riverdale Mayor and Council Meeting February 22, 2021.



MAYOR
 Dr. Evelyn Wynn-Dixon

CITY COUNCIL
 Cynthia Stamps-Jones, Ward 1
 Frank Cobbs Jr, Ward 2
 Wanda Wallace, Ward 3
 Kenneth Ruffin, Ward 4

CITY MANAGER
 E. Scott Wood

CITY ATTORNEY
 L'Erin Barnes Wiggins

CITY CLERK
 Sylvia Vaughan

RIVERDALE CITY HALL
 7200 CHURCH STREET
 RIVERDALE, GA 30274
 770-909-8989

www.riverdalega.gov

WELCOME TO THE MAYOR & COUNCIL
 MEETING OF THE CITY OF RIVERDALE THIS
 MEETING IS OPEN TO THE PUBLIC



**CITY OF RIVERDALE
MAYOR AND COUNCIL
BUSINESS SESSION MEETING
ACTION MINUTES
FEBRUARY 22, 2021 | 6:00 PM**

The Honorable Mayor Evelyn Wynn-Dixon

The Honorable Cynthia Stamps-Jones
The Honorable Wanda Wallace

The Honorable Frank Cobbs Jr.
The Honorable Kenneth Ruffin

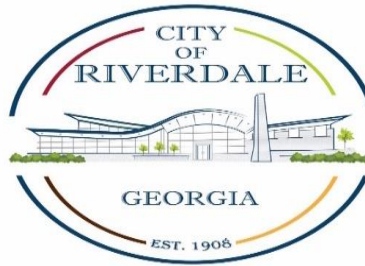
City Manager:
City Clerk:
City Attorney:

E. Scott Wood
Sylvia Vaughan
L'Erin Barnes Wiggins

1. **CALL TO ORDER/WELCOME:** The Honorable Mayor Evelyn Wynn-Dixon.
2. **ROLL CALL:** All Members of Council were present except for Council Member Cobbs which constituted a quorum.

Attendee's Name	Title	Absent	Present
Evelyn Wynn-Dixon	Mayor, At-Large		✓
Cynthia Stamps-Jones	Council Member, Ward 1		✓
Frank Cobbs Jr.	Council Member, Ward 2	✓	
Wanda Wallace	Council Member, Ward 3 Mayor Pro-Tem		✓
Kenneth Ruffin	Council Member, Ward 4 Parliamentarian		✓

3. **INVOCATION:** Pastor Harry Riley from Lakewin Christian Center.
4. **PLEDGE OF ALLEGIANCE:** Recited in unison.
5. **RULES OF CONDUCT READ BY OFFICER IN ARMS:** Sergeant Derek Broughton
6. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**



Council Member Wallace made a motion to adopt the agenda as presented with the following additions and deletions:

Addition(s): None

Deletion(s): Item I, under new business; Discussion and approval of a new fire truck

Council Member Ruffin provided the second. **The motion carried unanimously.**

7. CITY MANAGER’S REPORT: E. SCOTT WOOD

Mr. Woods report will be provided at a later date.

8. CITY ATTORNEY’S REPORT: L’ERIN BARNES WIGGINS

Attorney Wiggins spoke about the following items:

- House Bill 24 and 24 – these two bills will allow schools to have a say so in annexation and validation access.

9. ADOPTION OF THE MINUTES: Meeting Minutes of February 8, 2021 Business Session

Council Member Wallace made a motion to approve the Meeting Minutes of February 8, 2021 Business Session with Council Member Ruffin providing the second. **The motion carried unanimously.**

10. PUBLIC COMMENTS: (3 MINUTE LIMIT) SEE BLUE CARD FOR RULES OF PARTICIPATION: (None)

11. APPROVED AGENDA ITEMS:

➤ **OLD BUSINESS:**

- a. Discussion of the date for the Impeachment Hearing

Attorney Wiggins asked for a consensus to schedule the impeachment hearing on March 23rd or 24th, 2021. She explained that this will allow all parties time to prepare for the meeting. A consensus was made by the Board to hold the impeachment hearing Wednesday, March 24, 2021 at 9:00 a. m.

➤ **NEW BUSINESS:**

- a. **Discussion and Approval** of Linda Johnson to Planning Commission/ Resolution No. 17

Council Member Wallace made a motion to approve the appointment of Linda Johnson to the Planning Commission/ Resolution No. 17 with Council Member Ruffin providing the second. **The motion carried unanimously.**

b. Swearing in of Linda Johnson by The Honorable Chapman, Judge

The swearing in ceremony was administered by Judge Chapman.

c. Public Hearing on REZON2021-0001 - Applicant is requesting a rezoning from Neighborhood Commercial to Office Institutional to establish a Veterinary Hospital at 0 Powers Street, Riverdale, GA 30274; Parcel ID – 13151A E001

Economic and Development Director Nicole Dozier provided an overview of the rezoning. She stated that the purpose of this item is for Allied Animal Healthcare to establish a veterinary hospital with the following condition:

1. Move the building up to the street w/5' sidewalk, place the parking as well as the commercial designed dumpster with enclosure to the rear of the property.

Mayor Wynn-Dixon opened the public hearing and asked to hear from those who were in favor or against the rezoning.

Spoke in Opposition:

No one came forward.

Spoke in Favor:

Council Member Stamps-Jones spoke in favor of the rezoning. She stated that the Veterinary Hospital will be an asset to the city, and it is good for economic improvement growth.

Council Member Wallace also spoke in favor of the Veterinary Hospital. She asked if the applicant would ensure that the trash is in a covered container and to make sure it is picked up regularly, and as needed.

After hearing no further comments, Mayor Wynn-Dixon closed the public hearing.

d. Discussion and Approval of REZON2021-0001

After discussion, Council Member Wallace made a motion to approve the rezoning of (REZON2021-001) from Neighborhood Commercial to Office Institutional to establish a Veterinary Hospital at 0 Powers Street, Riverdale, GA 30274; Parcel ID – 13151A E001 with the following conditions:

1. Move the building up to the street w/5' sidewalk, place the parking as well as the commercial designed dumpster with enclosure to the rear of the property.
2. Ensure that the trash is in a covered container and make sure it is picked up regularly or as needed.

Council Member Ruffin provided the second. **The motion carried unanimously.**

e. Public Hearing on AMEND2021-0001 Zoning Ordinance Modifications/Update Text Amendments of Use Table and Section 1.6 Definitions

Economic Development Director Nicole Dozier provided an overview of the AMEND2021-0001 Zoning Ordinance Modifications/Update Text Amendments of Use Table and Section 1.6 Definitions. She stated that staff is recommending approval of this item.

Mayor Wynn-Dixon opened the public hearing and asked to hear from those who were in favor or against the rezoning.

Spoke in Favor:

No one came forward.

Spoke in Opposition:

No one came forward.

After hearing no comments, Mayor Wynn-Dixon closed the public hearing.

f. Discussion and Approval of AMEND2021-0001

Council Member Ruffin made a motion to approve AMEND2021-0001 Zoning Ordinance Modifications/Update Text Amendments of Use Table and Section 1.6 Definitions. Council Member Wallace provided the second. **The motion carried unanimously.**

g. Public Hearing on Discussion and Approval of Special Land Use Permit Petition 2019-0001-Take 5 Oil Change

Economic Development Director Nicole Dozier provided an overview of the Special Land Use Permit Petition 2019-0001- Take 5 Oil Change. She explained that this item was denied by the Planning Commission because it does not meet the 1,000ft distance from another vehicle service establishment requirement.

Mayor Wynn-Dixon opened the public hearing and asked to hear from those who were in favor or against the rezoning.

Spoke in Favor:

Attorney Den Webb, resident of Brookhaven Ga., spoke in favor of the Special Land Use Permit Petition 2019-0001- Take 5 Oil Change. He spoke on behalf of the applicant and stated that the property has been in operation for an oil change for a number of decades.

Spoke in Opposition:

Debra Thomas, 8217 Valley Bluff, Riverdale Ga. 30274, spoke in opposition of the Special Land Use Permit Petition 2019-0001- Take 5 Oil Change. She explained that there parking

space is inadequate and the city currently have a numerous amount of oil change businesses along highway 85.

After hearing no further comments, Mayor Wynn-Dixon closed the public hearing.

h. Discussion and Approval of Special Land Use Permit Petition 2019-0001

After much discussion, Council Member Wallace made a motion to deny the Special Land Use Permit Petition 2019-0001- Take 5 Oil Change with Council Member Ruffin providing the second. **The motion passed with Council Members Wallace and Ruffin voting “Yes” and Council Member Stamps Jones voting “No”. The motion passed.**

i. Discussion of a new fire truck

This item was removed from the agenda.

j. Discussion and Approval of Intergovernmental Agreement with Downtown Development Authority/ Resolution No. 16

Attorney Doug Selby provided an overview on the IGA/ Resolution No. 16 between the DDA and the City of Riverdale. He explained that the bonds were sold, and the bond purchase agreement was \$410000.00. This agreement authorizes the city to make payments on the bonds.

Council Member Wallace made a motion to approve the IGA between the DDA and the City of Riverdale/Resolution No. 16 with Council Member Ruffin proving the second. **The motion carried unanimously.**

12. ADJOURNMENT:

Council Member Wallace made a motion to adjourn the meeting at 6:40pm with Council Member Ruffin providing the second. **The motion carried.**

Mayor Evelyn Wynn-Dixon

City Clerk Sylvia Vaughan