

STATE OF GEORGIA  
CLAYTON COUNTY  
CITY OF RIVERDALE

**RESOLUTION NO. 46-10-2023**

**A RESOLUTION OF THE CITY OF RIVERDALE'S MAYOR AND COUNCIL TO ADOPT THE COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the City of Riverdale (hereinafter "City") is governed by the Mayor and Council; and

**WHEREAS**, the Georgia Department of Community Affairs (DCA) requires the City's Comprehensive Plan to be updated by October 31, 2023; and

**WHEREAS**, the City's Comprehensive Plan Update was prepared pursuant to the Georgia Planning Act of 1989, as amended; and

**WHEREAS**, the City's Comprehensive Plan Update was prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014; and

**WHEREAS**, the City of Riverdale held public meetings and reviewed the Comprehensive Plan Update; and

**WHEREAS**, the Atlanta Regional Commission (ARC), and DCA determined that the City's Comprehensive Plan Update was found to be in compliance with the minimum Standards and Procedures for Local Comprehensive Planning;

**NOW, THEREFORE, BE IT RESOLVED**, that the Council of the City of Riverdale does hereby adopt the Comprehensive Plan Update, as illustrated in **Exhibit "A"**.

**SO RESOLVED**, this 23<sup>rd</sup> day of OCTOBER, 2023.

**DISCUSSION AND CONSIDERATION TO ADOPT THE COMP PLAN**

THE FOREGOING TO ADOPT RESOLUTION NO 46-10-2023 WAS OFFERED BY COUNCIL MEMBER Wallace WHO MOVED ITS APPROVAL. THE MOTION WAS SECONDED BY COUNCIL MEMBER Cobbs, BEING PUT TO A VOTE, THE RESULTS WAS AS FOLLOWS:

	YEA	NAY	ABSENT
MAYOR EVELYN WYNN-DIXON	_____	_____	_____
COUNCIL MEMBER MARY A. GRANISON	<u>✓</u>	_____	_____
COUNCIL MEMBER FRANK COBBS, JR	<u>✓</u>	_____	_____
COUNCIL MEMBER WANDA WALLACE	<u>✓</u>	_____	_____
COUNCIL MEMBER KENNETH RUFFIN	<u>✓</u>	_____	_____

THE MAYOR THEREFORE DECLARED APPROVED AND DULY PASSED AND ADOPTED THIS 23<sup>RD</sup>, DAY OF OCTOBER 2023.

Attest:

THE CITY OF RIVERDALE, GEORGIA

Sylvia Vaughan  
Sylvia Vaughan, City Clerk

Evelyn Wynn-Dixon  
Evelyn Wynn-Dixon, Mayor

Approved as to form:  
L'Erin Wiggins  
L'Erin Wiggins, City Attorney

Wanda Wallace  
Wanda Wallace, Mayor Pro -Tem

Kenneth Ruffin  
Kenneth Ruffin, Councilmember

Mary A. Granison  
Mary A. Granison, Councilmember

Frank Cobbs, Jr.  
Frank Cobbs, Jr., Councilmember



Kimley»Horn



October 2023





THE CITY OF RIVERDALE

# RIVERDALE

# REIMAGINED

A COMPREHENSIVE PLAN 2023 - 2033

Prepared by Sizemore Group in association with  
Kimley-Horn Associates and The Collaborative Firm

*Unless otherwise specified, all images are provided by the consultant  
teams or courtesy of the City of Riverdale*

# ACKNOWLEDGMENTS

## ADVISORY TEAMS

### CITY OF RIVERDALE MAYOR AND COUNCIL

Dr. Evelyn Winn-Dixon

*Mayor*

Mary Granison

*City Council Member, Ward 1*

Frank Cobbs Jr.

*City Council Member, Ward 2*

Wanda Wallace

*City Council Member, Ward 3*

Kenneth Ruffin

*City Council Member, Ward 4*

### CITY OF RIVERDALE STAFF

E. Scott Wood

*City Manager*

Nicole Dozier

*Director of Community Development*

Paul Raser

*City Planner, Planning & Zoning*

### CORE TEAM

Frank Cobbs Jr.

*City Council Member, Ward 2*

Kenneth Ruffin

*City Council Member, Ward 4*

Shakeba Williams

*City Resident*

Deborah Thomas

*Chair of Planning Commission*

Marian Buck Stallworth

*Chair of Board of Zoning Appeals*

Mel Stewart

*Walmart General Manager*

Craig Cason

*Dubois Academy*

Pastor Terry Woodward

*City Resident, Keep Riverdale Beautiful Volunteer*

Gary Bhula

*Riverdale Renaissance*

Sheree Hopkins

*Downtown Development Authority*

Mary Lasonde

*Downtown Development Authority*

John Walton

*Downtown Development Authority*

## CONSULTANTS

### SIZEMORE GROUP

Bill de St. Aubin, AIA, LEED AP

*Principal-in-Charge*

Deanna Murphy, AICP

*Project Manager & Lead Planner*

Nick Miller

*Planner*

Nishant Ostwal

*Planner*

Ashlyn Oakes

*Planner*

### KIMLEY-HORN

Jon Tuley, AICP

*Economic Development Planner*

Chris Fuga, AICP

*Economic Development Planner*

Currie Cole Smith, AICP

*Transportation Planner*

### THE COLLABORATIVE FIRM

Angela Rambeau

*Manager, Community Development*

Trisha Colpetzer

*Manager, Marketing & Communications*

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# INTRODUCTION





# INTRODUCTION

## THE PLAN

The 2023 City of Riverdale Reimagined Comprehensive Plan serves as a ten-year visionary road map for citizens, business owners, community leaders, and elected officials. This plan will guide future land development and public investment, with a focus on supportive efforts to be completed in the next five years.

The 2023 City of Riverdale Reimagined Comprehensive Plan provides updates to the vision, goals, action items, and Community Work Program included in the 2018 Comprehensive Plan, and further responds to the current needs and issues of the community. The Community Work Program identifies the priority projects which the city will work to accomplish over the next five years, in support of the established community vision and goals as found within this report and as approved by the Georgia Department of Community Affairs (DCA). In addition to providing new guidelines for development, this plan also includes an assessment of existing conditions, character area updates, and a summary of the community engagement process. The existing conditions assessment focuses on the DCA-required elements: economic development, housing, broadband services, regional water and environmental planning, transportation, and land use.

The city, in partnership with its consultant teams—Sizemore Group, Kimley-Horn Associates, and The Collaborative Firm—conducted a five-month community engagement process. This process included two public hearings, three core team meetings and three community meetings designed to identify opportunities and areas of concern within the city. Public announcements and flyers were distributed throughout the city and online to publicize meetings, and residents were encouraged to participate in an online survey available on the city’s website.

This extensive public process provided an opportunity for the city’s residents, business owners, and community leaders to share their vision for the city and engage in conversations about its future growth.



Figures 1 & 2: Valentine’s Day Gala community event (left) and Riverdale Town Center (right)

## RIVERDALE BEGINNINGS

Although Riverdale today is a metropolitan suburb with a diverse and dynamic population, it was not always a suburban community. Settlers moved to the area now known as the City of Riverdale before the Civil War reached Georgia in the 1860s. In 1887, a railroad track was constructed which spanned from Atlanta to Fort Valley, and included a stop in Selina, Georgia. As the railroad industry grew rapidly, so did the demand for cordwood, a material used for building tracks. Monroe Huie, a local farmer, proposed that residents sell their wood to the railroad.



Each time the train came to collect wood, it would bring fertilizer to the area, leading to the establishment of the area's first business venture in fertilizer sales. Before the spur was built, fertilizer had to be transported in wagons from the neighboring town of Jonesboro.

As time went by, the railroad faced challenges in acquiring sufficient land for its business needs, including sidetracks, a depot, and housing for its workers. Mr. and Mrs. W.S. Rivers generously donated land, including the entire business district of the town, to the railroad, which allowed the area to become a major stop.



In 1908, G.M. Huie, a representative of Clayton County, introduced a bill to incorporate the town of Riverdale, Clayton County, Georgia, in honor of Mr. and Mrs. W.S. Rivers. The bill was passed, and a charter was granted. B.F. Hancock was appointed as the Mayor, and J.B. Adams, A.B. Cooger, W.C. Camp, and W.S. Rivers were appointed as aldermen.

*Figures 3 & 4 : Postcard depicting a Riverdale store, dated May 10, 1910 (above) and the Riverdale depot of Southern Express Company (below)*

## RIVERDALE TODAY

Riverdale has since grown into a charming suburban community with a population of over 15,000 residents. Riverdale is located in Clayton County and sits just south of the Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world. The city is home to nearly 700 businesses, with the healthcare industry making up 25% of the business population.

Riverdale maintains a small-town atmosphere with its mix of commercial and residential areas, while being conveniently located near the City of Atlanta. Most of the retail offerings are located along SR-85 and include boutiques, large retail anchors, restaurants, fast food, and small-owned businesses. Many of the city's medical offices are conveniently located on Upper Riverdale Road and adjacent to the Southern Regional Medical Center, a hospital located just outside of city limits.

Riverdale's location proves advantageous for regional connectivity. SR-85 runs through the center of the city, providing direct access to Tara Boulevard, I-85, and I-285. These highways connect the city to the Hartsfield-Jackson Atlanta International Airport, downtown Atlanta, and surrounding communities, offering convenient commuting to work or leisure activities. Riverdale is also served by the Metro Atlanta Regional Transit Authority (MARTA) bus service and plans are currently underway to expand Bus Rapid Transit (BRT) throughout the city. Additionally, the proximity of the airport and major highways provides significant advantages for businesses involved in freight and logistics, making Riverdale a strategic location for such operations.



The Town Center consists of the city hall and Riverdale Center, which includes an amphitheater, open playing fields, and a two-story parking garage. The Town Center is a hub of activity, ideal for large cultural events and community gatherings. Riverdale Regional Park, located north of the Town Center, includes a skate park, a playground, soccer fields, a baseball field, walking trails, and passive greenspace.

Riverdale also values its history, with older buildings dotting the landscape and lending an air of timelessness to the city. The city is beginning renovations to historic buildings on Main Street to retrofit into city offices and intends to preserve the historic train depot building for community use, such as a visitor center. With a respect for history, the city continues to grow into a thriving community.

Figure 5: Map depicting important landmarks in Riverdale

## WHAT ARE THE BENEFITS OF A COMPREHENSIVE PLAN?

Comprehensive plans guide the creation of great community places and spaces. This process allows community residents to interact with planning experts, city and county staff, and elected officials to discuss land development, transportation, and economic development goals and objectives. There are several benefits to the entire community that result from the planning process:

- Quality of life is maintained and improved.
- There is a shared vision for the future of the community.
- Private property rights are protected, including residents.
- Economic development is encouraged and supported.
- The process for where, how, and when development will occur is outlined, as well as how the community might navigate those development costs.

## WHAT IS THE COMPREHENSIVE PLAN PROCESS?

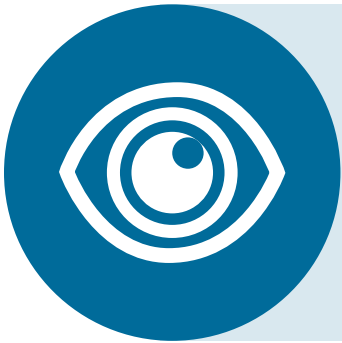
The 2023 Riverdale Reimagined Comprehensive Plan is a process that involves residents, business owners, and elected officials providing guidance on the future growth and development of the city. It requires an analysis of the community's physical, economic, social, and political factors and robust public engagement. Comprehensive plans typically cover a long-range period and provide guiding principles for a community's growth and development. The plan will serve as a blueprint for Riverdale's growth and development over the next two decades and will be regularly updated to ensure the city's vision for the future remains achievable.



Figure 6: 2019 Holiday Parade and tree lighting celebration

## HOW TO USE THIS COMPREHENSIVE PLAN?

This document is designed for use by elected officials, city staff, property owners and developers, business owners, and citizens of Riverdale. It provides a plan for both private and public development decisions.



### COMMUNITY VISION

Comprised of five goals, the vision of this comprehensive plan articulates an overarching direction for the city's future through technical analysis and the community engagement process.



### NEEDS AND OPPORTUNITIES

Major needs and opportunities are identified that the city must address through the plan policies and action steps.



### COMMUNITY WORK PROGRAM

The Community Work Program outlines steps that need to be taken to ensure that a community's comprehensive plan is effective and successful.



### CHARACTER AREAS

Character Areas serve as the guide for future development for the City of Riverdale. They identify specific areas that will share special or unique characteristics, based on either existing conditions or the vision for the future.

## REPORT OF ACCOMPLISHMENTS

The city has been busy since the completion of the 2018 Comprehensive Plan Update. The Report of Accomplishments is an account and explanation of all the projects listed in the Community Work Program from the previous Comprehensive Plan. The projects are identified with the following terminology:

Items labeled **“Completed”** have been finished within the five-year reporting period.

Items labeled **“Ongoing”** have been initiated or made partial progress as of the end of the five-year reporting period. They have been carried over into the new five-year reporting period for the next five-year work program.

Items labeled **“Not Accomplished/ Canceled”** have been deemed to no longer be relevant to the city and will not be carried over into the next five-year work program.

Community Development		
Description	Status	Notes
Adopt architectural design guidelines for Special Planning Areas, as well as adjacent areas, as appropriate	Completed	
Amend the city zoning ordinance to ensure that mixed-use development, including retail, office, condominiums, apartments, and detached/attached single-family homes, are allowable uses for Special Planning Areas, as well as adjacent areas, as appropriate	Completed	
Amend the city zoning ordinance to address inconsistencies among the zoning map, zoning condition, and zoning code	Completed	
Promote the development of a high-intensity, mixed-use development adjacent to the new City Hall complex in the Special Planning Area identified as Town Center	Completed	
Apply for an update to the Livable Centers Initiative (LCI) Plan	Completed	
Undertake an annual review of staffing levels in conjunction with annual budget to ensure that expectations are met in regard to providing services for the community	Ongoing	Continuous
Neighborhoods		
Description	Status	Notes
Create a Land Bank Authority to address blighted properties through the acquisition, demolition, and revitalization of properties whose owners are otherwise unable or unwilling to maintain their property in a state of good repair	Completed	Clayton County
Invite a representative of the Georgia Department of Community Affairs (DCA) to make a presentation in Riverdale on the Georgia DREAM Program to understand how their resources can be used to promote home ownership	Not Accomplished/ Canceled	A change in leadership and staff made this item no longer a priority.

Economic Development		
Description	Status	Notes
Develop an economic development strategy for the City of Riverdale and identify partners to assist with the implementation	Completed	
Develop collaborative alliances with the State and Regional Economic Development Representatives	Completed	
Invite a representative of the Georgia DCA and Office of Downtown Development, to give a presentation about various options in local special tax districts and incentives (CIDs, Enterprise Zones, Opportunity Zones, Business Improvement Districts, etc)	Completed	
Encourage redevelopment of property that may be situated away from the visible, major corridors that bisect the city and develop an inventory of vacant and underutilized property that could be used for new development	Ongoing	Will be completed within the 2023 LCI Update
Coordinate annual planning retreats with the Clayton County Board of Commissioners to discuss areas of overlap in delivery of services to residents of the city	Not Accomplished/ Canceled	A change in leadership and staff made this item no longer a priority.
Sense of Place		
Description	Status	Notes
Identify opportunities to develop a multi-use path network	Ongoing	Will be completed within the 2023 LCI Update
Implement activities to support the Keep Riverdale Beautiful Campaign for Place-making and Beautification	Completed	
In partnership with the local police department, develop a comprehensive study of crime in the City of Riverdale which analyzes locations and patterns of criminal activity, and identifies strategies for reducing incidents of criminal activity	Ongoing	
Develop a facade improvement program for businesses along SR-85	Completed	
Identify opportunities to work with local universities to implement comprehensive plan priorities	Completed	
Establish a community food garden program through Project GROWL	Not Accomplished/ Canceled	A change in leadership and staff made this item no longer a priority.
Establish city-wide recycling, waste reduction and litter prevention initiatives and programming	Completed	
Develop a community mural program on Church Street and Bethsaida Road and Riverside Skate Park	Completed	

A photograph of a water play area. In the background, a large, curved, light-colored slide descends from the top left. Several children are playing in the water. A boy in a red shirt stands near the base of the slide. A girl in a blue dress is in the foreground on the right, with water spraying from a jet above her. A girl in a blue tank top and denim shorts is on the left. The ground is wet and has several circular drains. The scene is set outdoors with greenery and a brick wall in the background.

# RIVERDALE NOW

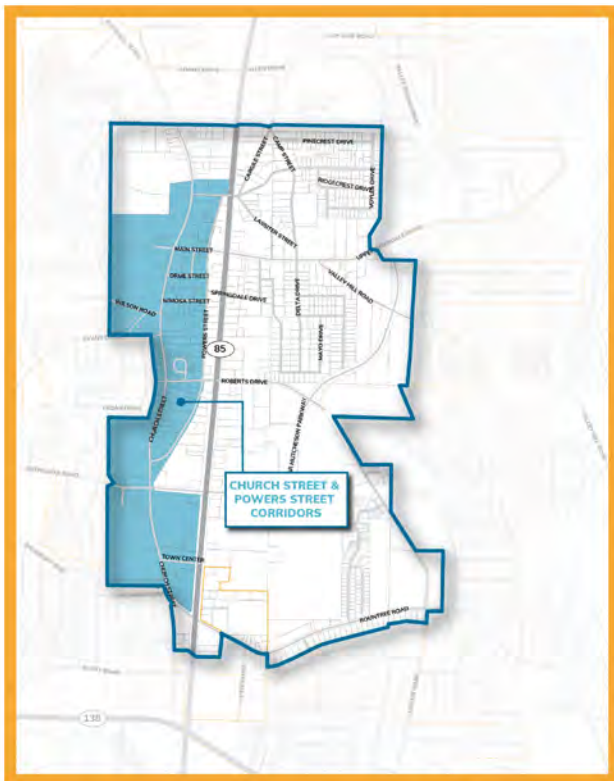


The following pages illustrate the existing conditions for the City of Riverdale. Reviewing existing plans as well as land use, demographic, and transportation features is critical to understanding growth and development possibilities.

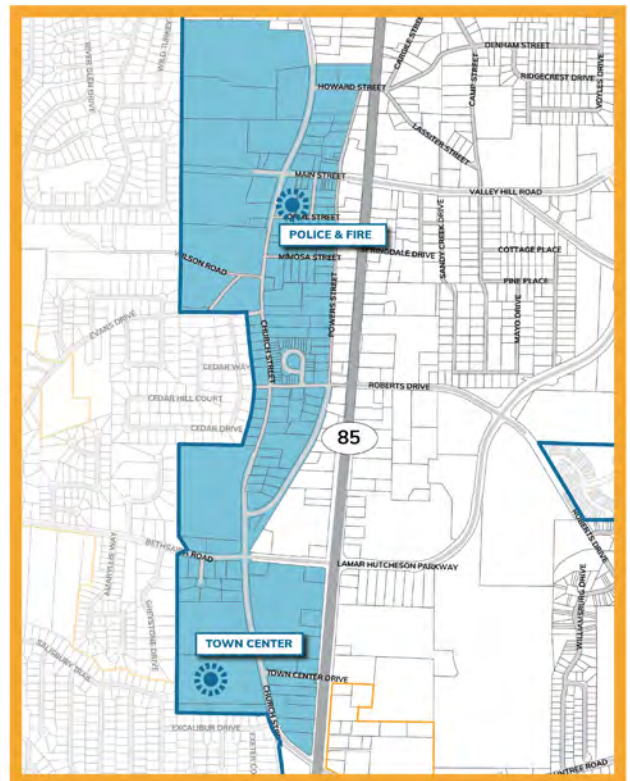
## EXISTING STUDIES

Riverdale Reimagined builds upon previous work in the city. An early existing conditions analysis included a review of local and regional plans and studies relevant to the City of Riverdale, listed below.

- City of Riverdale, Livable Centers Initiative Update (2023)
- City of Riverdale, Georgia Comprehensive Plan Amendment (2022)
- City of Riverdale, Commercial Design Standards (2022)
- Clayton County Southlake Bus Rapid Transit (BRT) (2019)
- Xpress Bus Service Planning (2019)
- City of Riverdale, Georgia Comprehensive Plan Amendment (2018)
- Clayton County Comprehensive Transportation Plan (2018)
- City of Riverdale Streetscape and Improvement Design Standards (2008)
- City of Riverdale Comprehensive Plan (2006).
- City of Riverdale Livable Centers Initiative (2006)



**THE GREATER RIVERDALE CORE**



**CHURCH STREET & POWERS STREET**

Figure 7: Map overlays depicting relevant corridors from the Livable Centers Initiative (LCI) Study.

Image source: City of Riverdale Livable Centers Initiative (2006)

# TIMELINE OF EXISTING STUDIES

City of Riverdale Livable Center's Initiative



2006



City of Riverdale Comprehensive Plan

2008

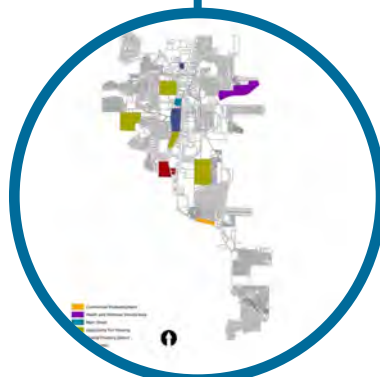


City of Riverdale Street-scape & Improvement Design Standards

Clayton County Comprehensive Transportation Plan



2018



City of Riverdale, Georgia Comprehensive Plan Amendment

Xpress Bus Service Planning



2019

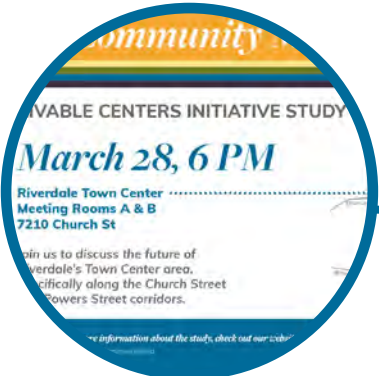


Clayton County Southlake BRT

City of Riverdale, Georgia Comprehensive Plan Amendment



2022



City of Riverdale, Livable Centers Initiative Update



2023

## COMMUNITY SNAPSHOT

In 2010, the population of Riverdale was recorded at 14,411. Riverdale has since been growing at an annual rate of 0.4%, and its current population stands at 15,170. By comparison, Clayton County, which has a population of 305,098, has been experiencing a higher annual growth rate of 1.4%.

Riverdale has a homeownership rate of 44%, and 41.1% of households in the area have children. The average size of a household in Riverdale is 2.68, slightly below the county's average household size of 2.77. The median age in Riverdale is 34.6, slightly higher than the county's median age of 33.7. Additional data point comparisons between the Riverdale and Clayton County communities are included below.

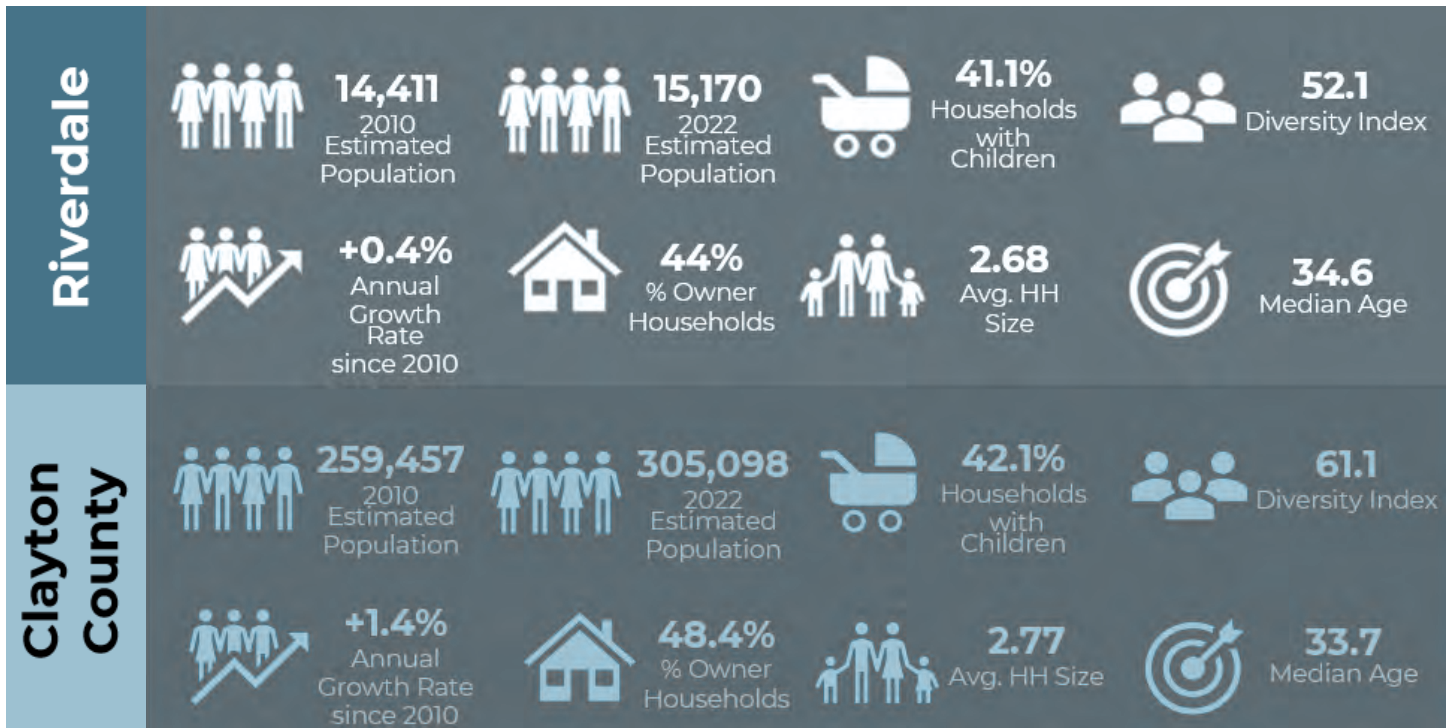


Figure 8: Community snapshot data (above) and a view of Riverdale Regional Park (below)

Data source: ESRI BAO; Kimley-Horn

## ECONOMIC AND PROSPERITY SNAPSHOT

Riverdale is home to 693 businesses responsible for 5,492 full-time jobs across the city. The dominant sector in Riverdale is Healthcare, whereas the Transportation and Warehousing sector holds the top is the dominant sector in the county. The median household income in Riverdale is \$50,646 and the median home value is \$146,209, which are both slightly below the figures for Clayton County. Additional data point comparisons between the Riverdale and Clayton County economies are included below.

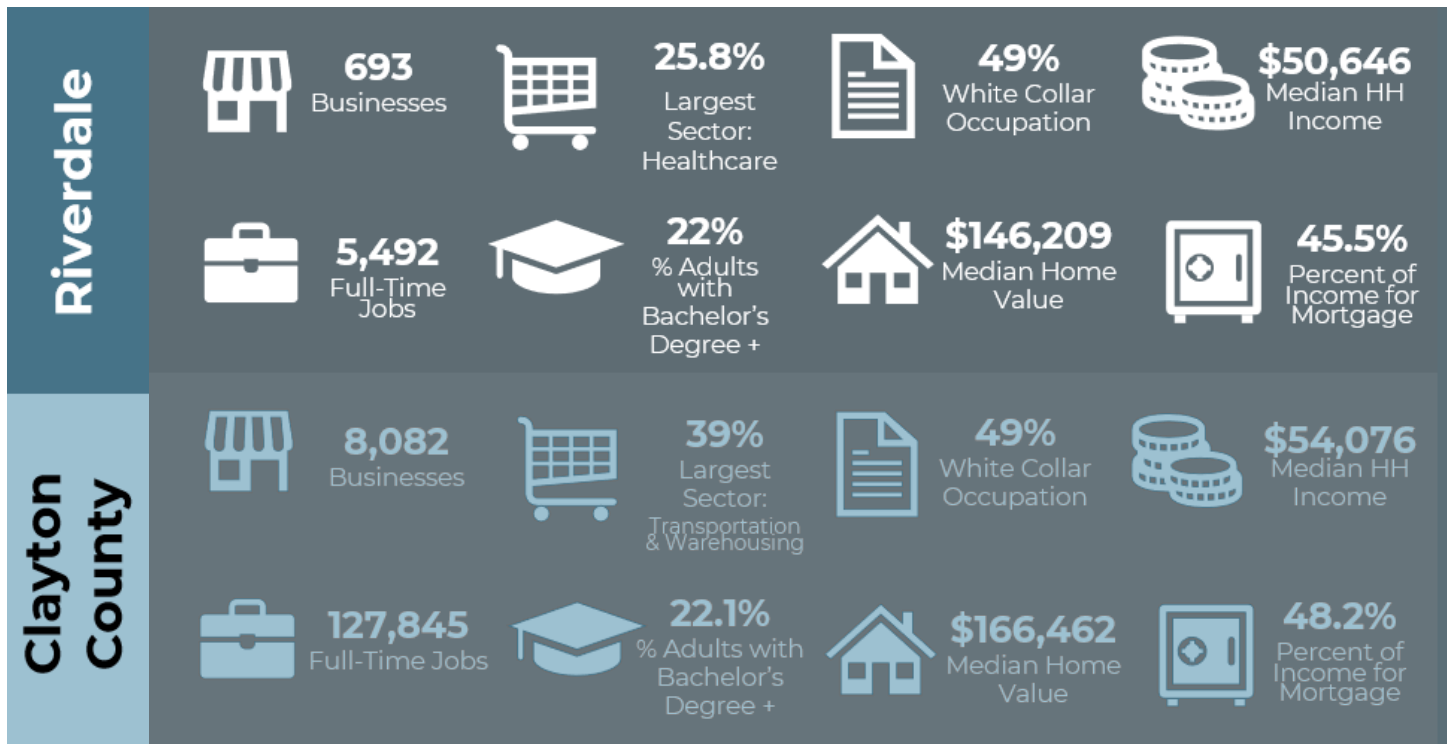


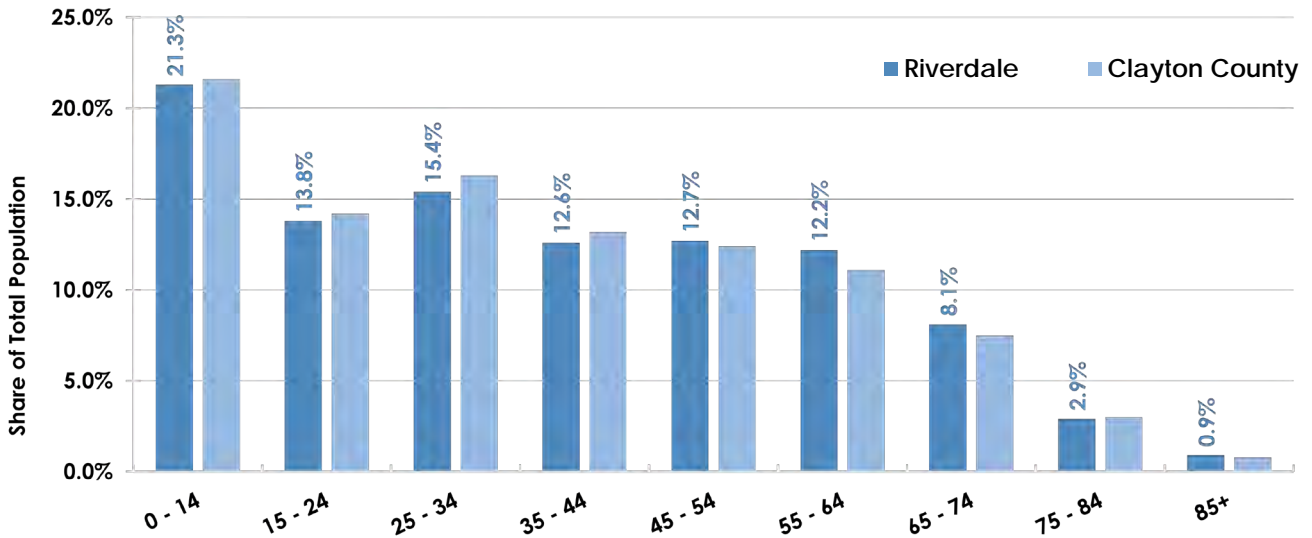
Figure 9: Economic snapshot data (above) and Bank of America located in Riverdale (below)

Data source: ESRI BAO; LEHD On the Map; Kimley-Horn

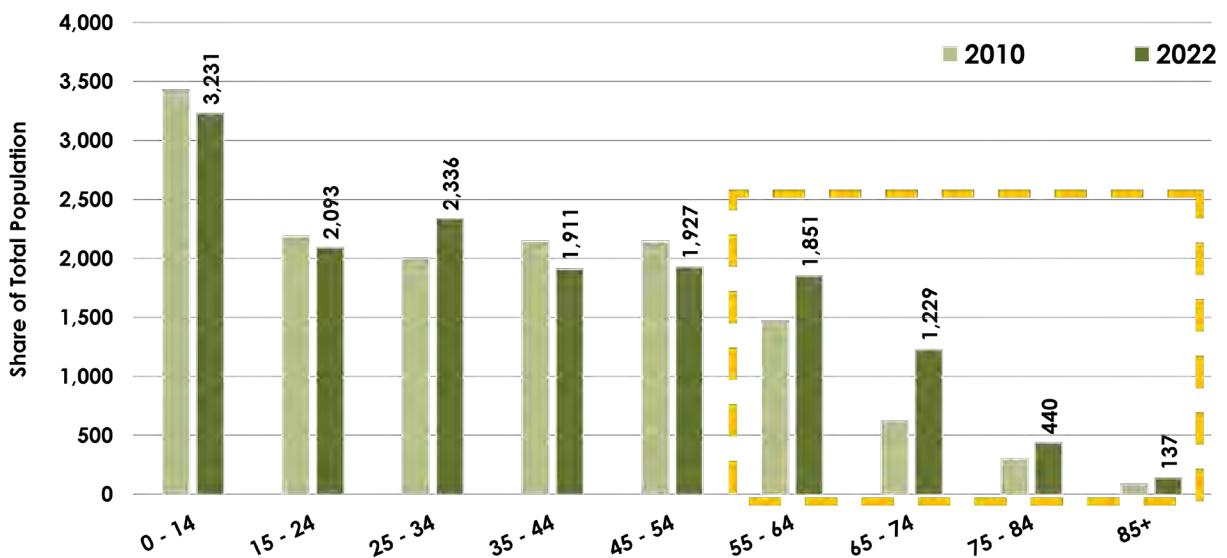
# DEMOGRAPHICS

## 1. POPULATION TRENDS

- Age groups are similarly distributed in Riverdale and Clayton County.



- Much of the population in both Riverdale and Clayton County are younger than 35 years old.
- Older population groups (55 and older) have grown the most, which was also true across Clayton County and the Atlanta Metropolitan Statistical Area (MSA).
- The next five years will see similar growth, with the largest increase occurring between ages 75 and 84.

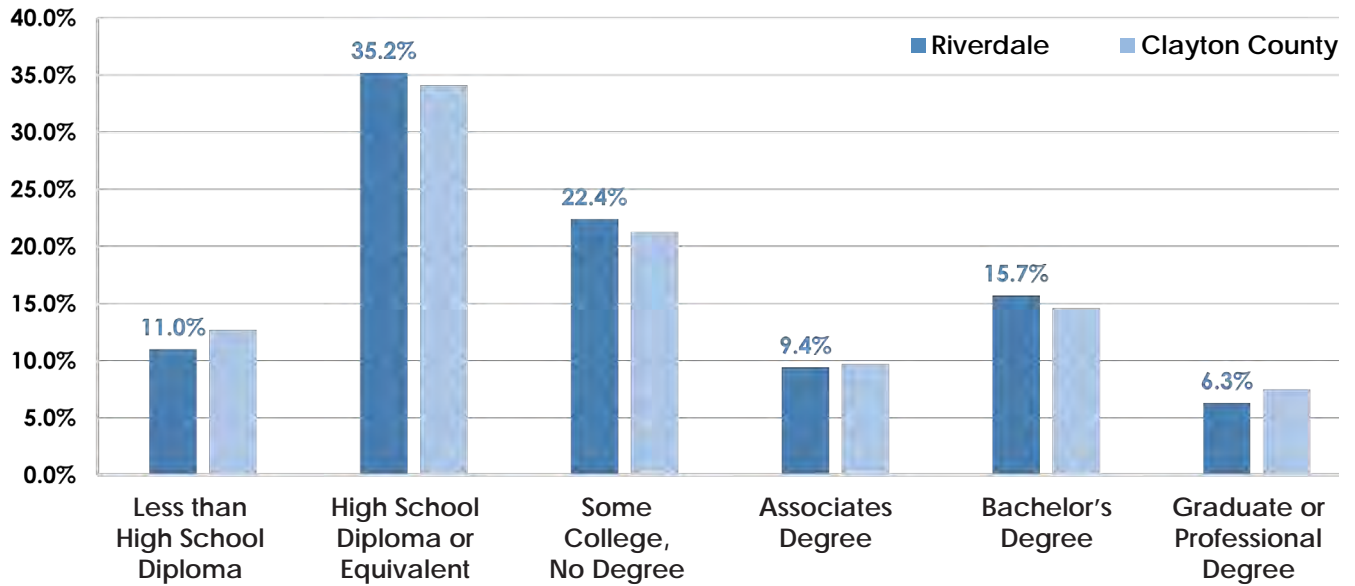


Figures 10 & 11: Share of Population by Age, 2022 ( above) and Change in Age Range, 2010 - 2022 (below)

Data Source: ESRI BAO

## 2. EDUCATIONAL ATTAINMENT

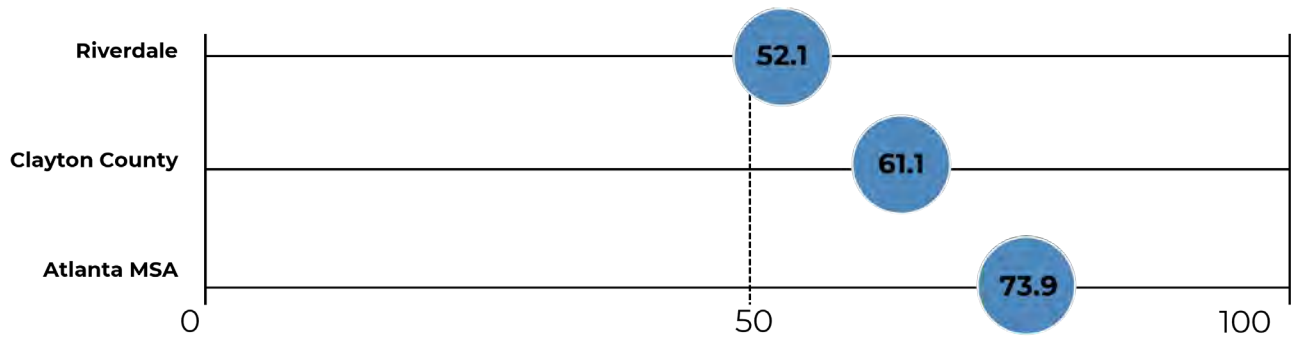
Educational attainment within Riverdale is similar to the county, with 22% of its residents holding a college degree or above. The city has a diversity index of 52.1, indicating moderate racial diversity within the city. Roughly three-quarters of the population is Black with White, Asian/Pacific Islander and all other races making up around 25% combined.



Figures 12 & 13: Comparison of Educational Attainment, 2022 (above) and Riverdale High School (below)

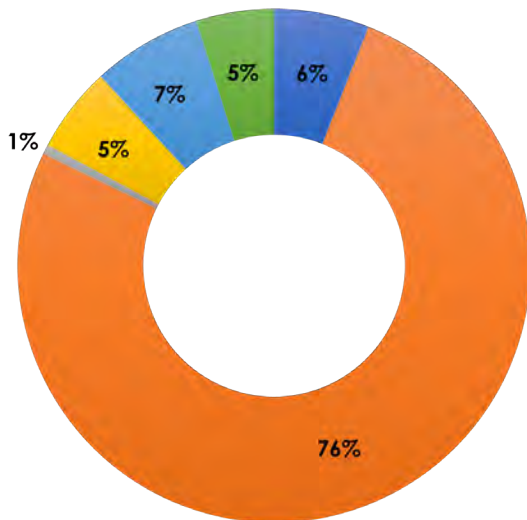
Data Source: ESRI BAO

### 3. COMPARISON OF DIVERSITY INDEX



### 4. MARKET AREA RACIAL MAKE-UP

- White
- Black
- American Indian
- Asian/Pacific Islander
- Other Race
- Two or More Races



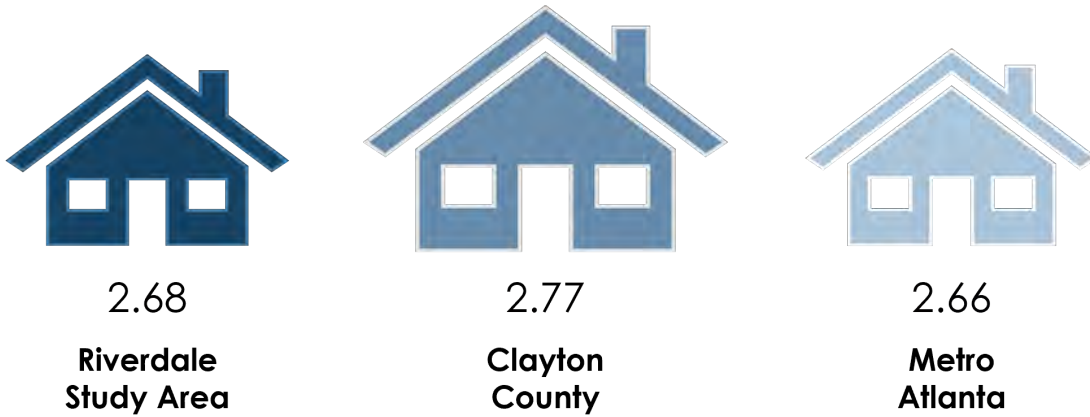
Figures 14 - 16 : Comparison of Diversity Index, 2022 (above), Event at Riverdale Regional Park (middle) and Market Area Racial Make Up, 2022 (below) Data Source: ESRI BAO

\*Note: ESRI's diversity index measures the racial and ethnic diversity of an area on a scale ranging from: 0 (no diversity) to 100 (complete diversity). As more race groups are evenly represented in an area's population, the diversity index increases.

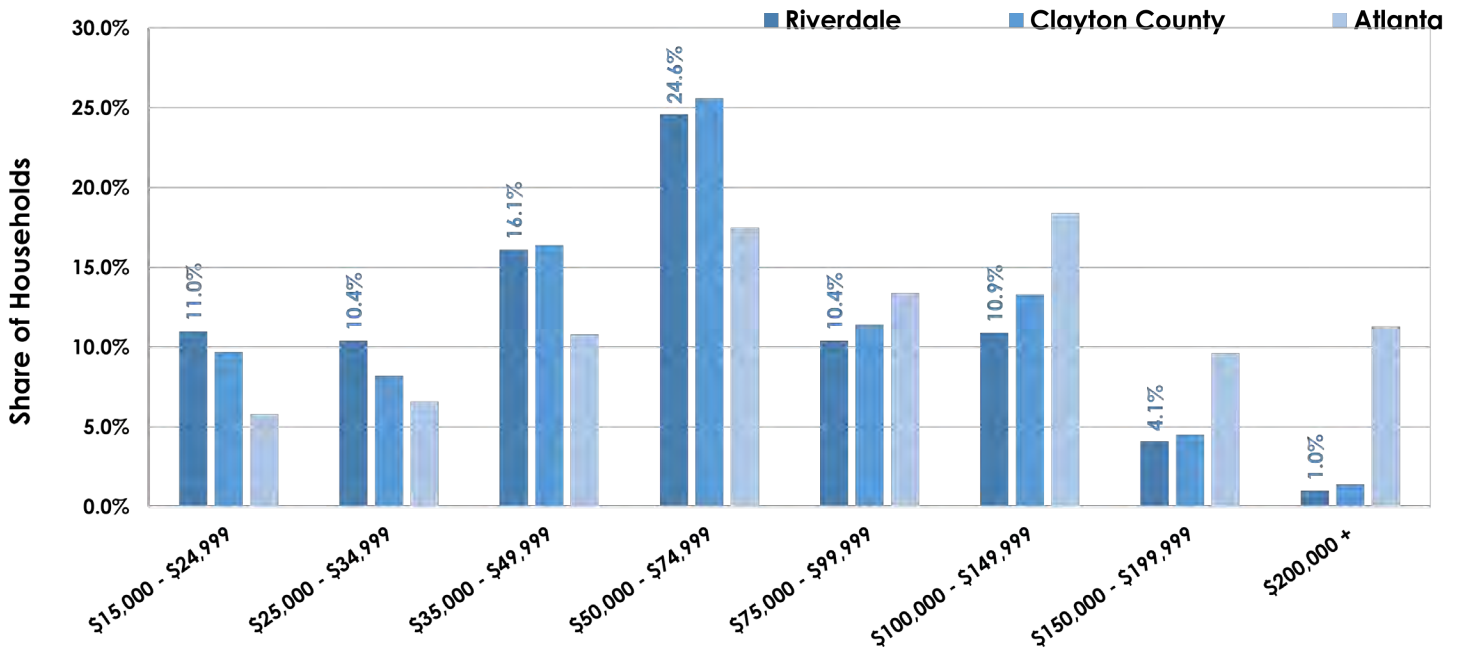
# HOUSING ELEMENT

- Average household size is smaller than the county and on par with the region.
- About 41% of all households have children living at home.
- Median household income is lower than the county and the region.
- Households earning \$50,000 - \$75,000 represent the largest share in the city.

## 1. MEDIAN HOUSEHOLD SIZE COMPARISON



## 2. HOUSEHOLD EARNINGS COMPARISON



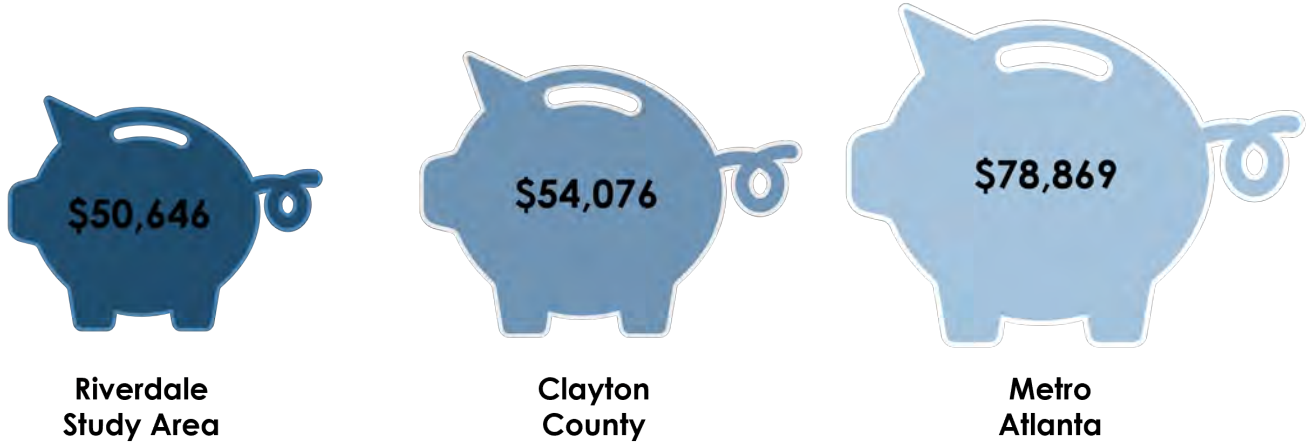
Figures 17 & 18: Median Household Size Comparison, 2022 (above) and Household Earnings, 2022 (below)

Data Source: ESRI BAO



### 3. MEDIAN HOUSEHOLD INCOME COMPARISON

- Median household incomes in Riverdale—at a value of \$50,646—are slightly lower than Clayton County median household incomes of \$54,076 and significantly lower than median household income values in the greater metropolitan Atlanta area, valued at \$78,869.



Figures 19 & 20: Median Household Income, 2022 (above) and suburban house in Riverdale (below)

Data Source: ESRI BAO

## 4. HOUSING INVENTORY

- Riverdale’s housing inventory includes a higher share of renters than homeowners.
- The majority (95%) of Riverdale’s housing stock is valued at or below \$250,000 for an average median home value of \$146,209.

	Riverdale	Clayton County	Atlanta MSA
<b>Median Year Built</b>	1986	1986	1991
<b>Median Home Value</b>	\$146,209	\$166,462	\$254,235
<b>Owner-Occupied</b>	44%	48.4%	60.7%
<b>Renter-Occupied</b>	50.8%	45.4%	32.8%
<b>Vacant</b>	5.2%	6.2%	6.5%

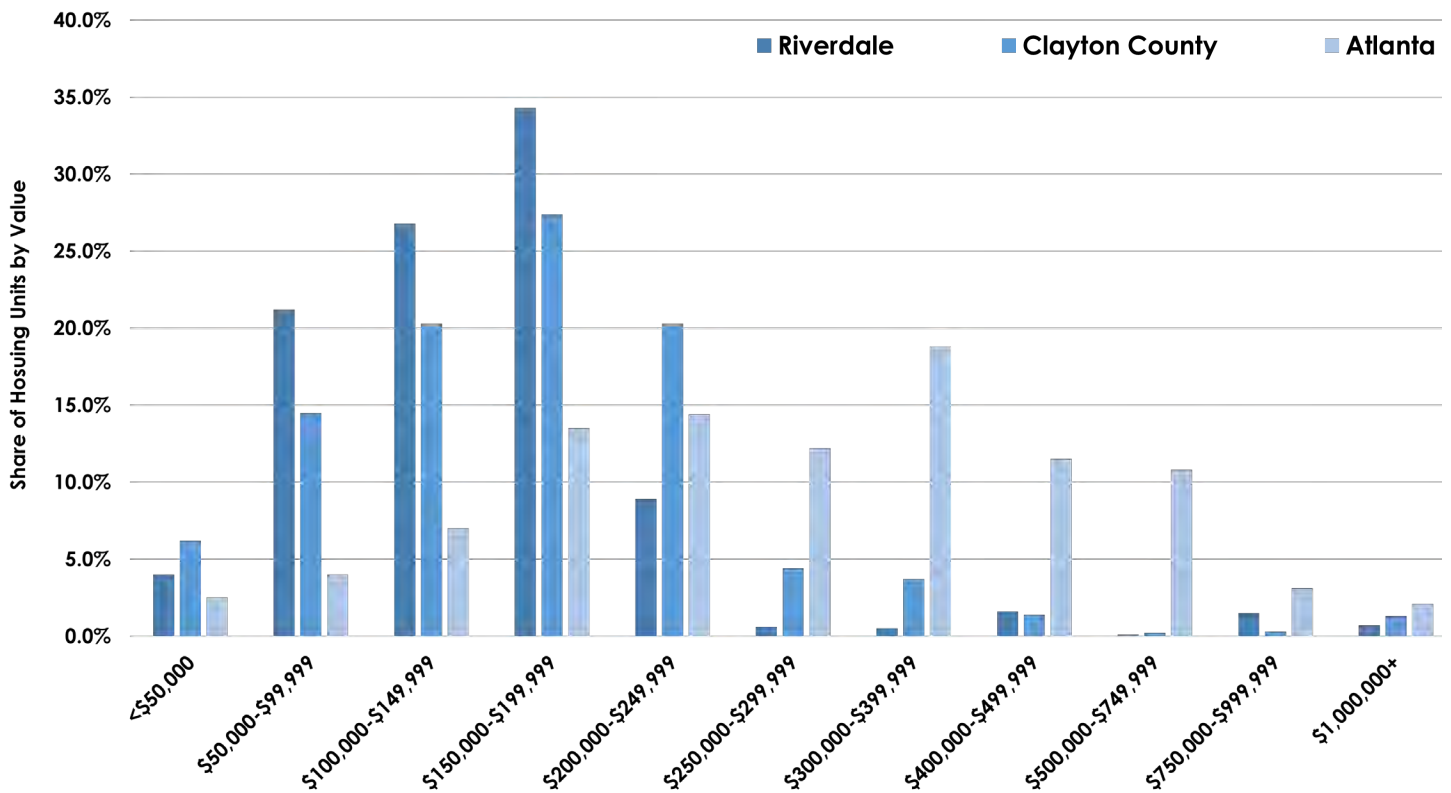


Figure 21: Housing Units by Value, 2021

Data Source: ESRI BAO

- Riverdale has a housing stock that caters primarily to residents with a moderate income that is close to the median both locally and regionally.
- Similar to Clayton County, single-family attached and detached homes account for 72% of the housing stock.
- Riverdale and Clayton County have a similar amount of multi-family units.
- Both the City of Riverdale and Clayton County have a slightly smaller share of single-family homes and a slightly larger share of multi-family homes than the Atlanta Metropolitan Statistical Area (MSA).

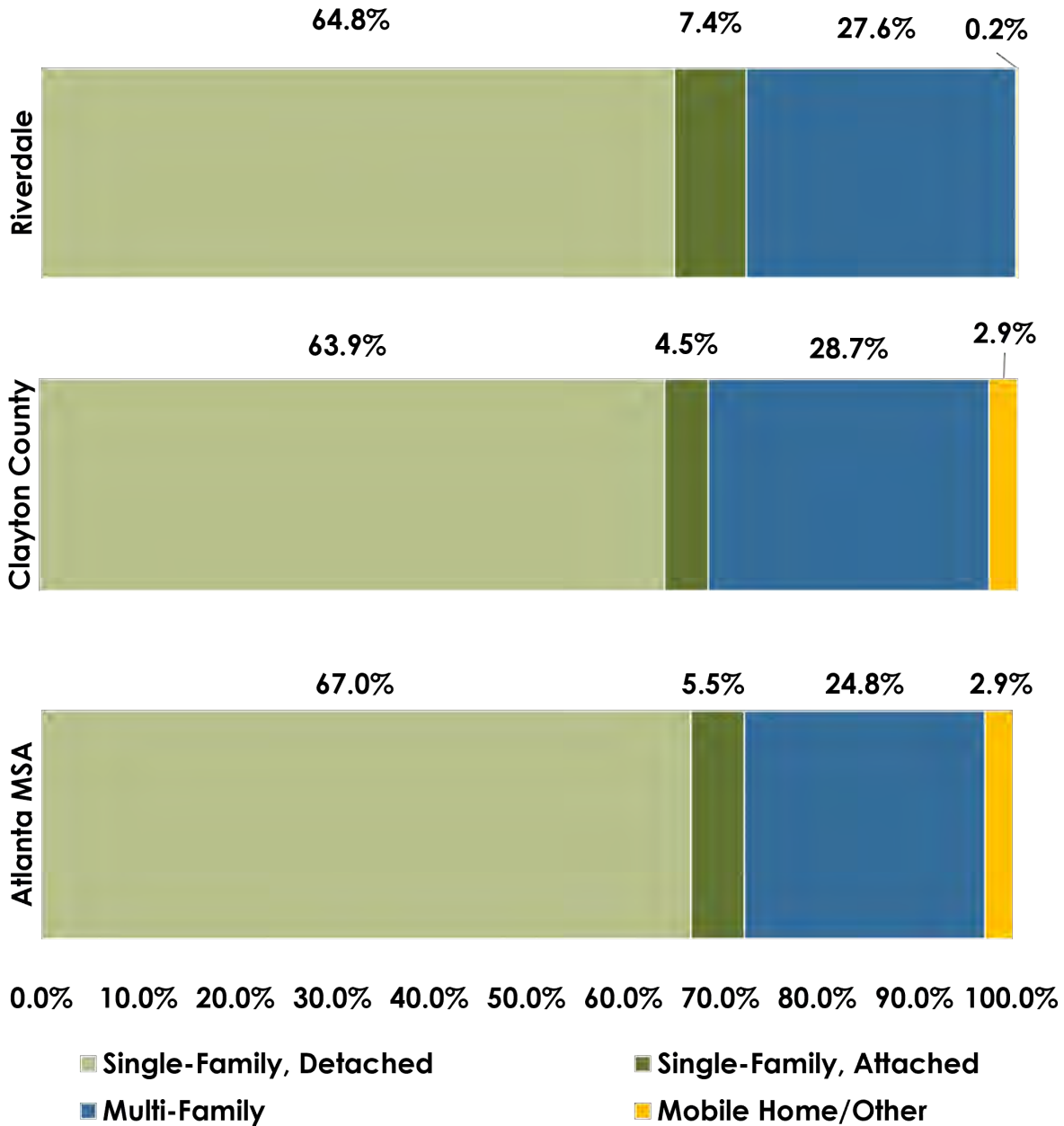
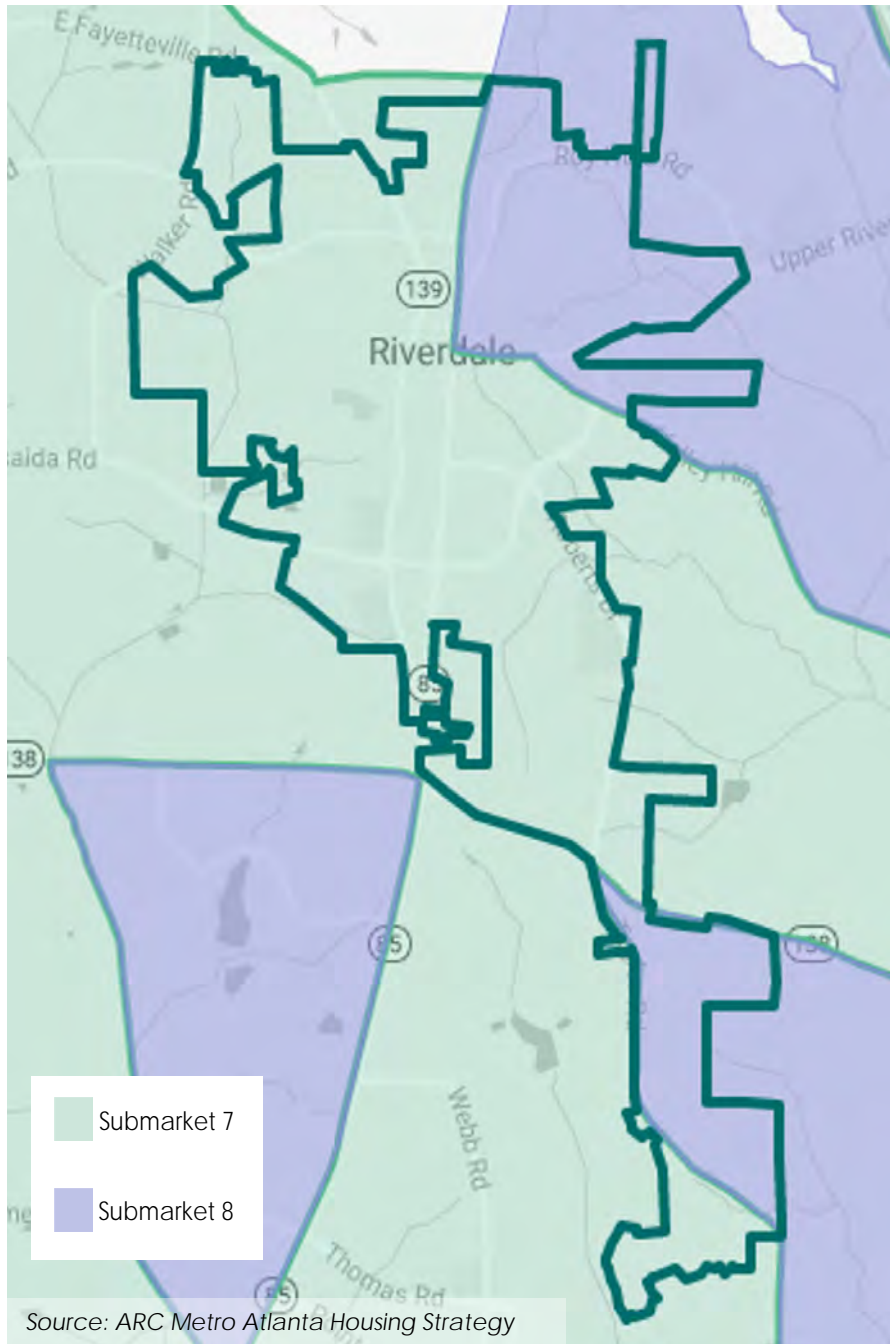


Figure 22: Housing stock make-up comparison

Data source: ESRI BAO; Kimley-Horn

## 5. HOUSING MARKETS

The Atlanta Regional Commission created the Metro Atlanta Housing Strategy to provide detailed information and data about the region's housing market. This tool breaks the metro area into ten (10) housing sub-markets based on characteristics such as average sale price, age, type, and size. According to the Metro Atlanta Housing Strategy, the City of Riverdale consists entirely of Sub-market 7 (69%) and Sub-market 8 (31%).



### Sub-market 7

- Lower-priced suburban neighborhoods.
- Both single-family owners and a large, rapidly increasing number of single-family renters.
- Greatest decline in net ownership.
- The second largest increase in poverty among the Sub-markets.

### Sub-market 8

- Lower-priced moderately sized suburban homes in neighborhoods.
- Mostly consisting of homeowners, with an increasing proportion of renters.
- Home sales prices per square foot are the lowest and have increased the slowest among all the Sub-markets.

Figure 23: Riverdale map showing housing sub-markets

Data source: ARC Metro Atlanta Housing Strategy

## HOUSEHOLD PROFILES

The Environmental Systems Research Institute, Inc (ESRI's) Tapestry Segments categorize households across the United States into sixty-seven (67) distinct groups. These segments offer a more comprehensive understanding of communities by incorporating factors beyond basic demographics, such as household composition, lifestyle choices, consumer behavior, housing preferences, and media usage patterns. The ESRI segment profiles for Riverdale are summarized below.

### URBAN EDGE FAMILIES

- Younger married couples with children and often extended family
- Affordable single-family housing outside the city
- Median household income slightly below-average
- High labor force participation with long commute times
- Spending is focused on necessities



**32.8%**  
**OF AREA**  
**HOUSEHOLDS**

### HOMETOWN HERITAGE

- Young families, married couples with or without children, and single parents
- Mostly renters in older, single-family houses
- High rates of employment in manufacturing with lower labor force participation
- Lower rates of postsecondary education
- Tend to be cost-conscious shoppers



**32.1%**  
**OF AREA**  
**HOUSEHOLDS**

### FAMILY FOUNDATIONS

- Stable families who find faith and community important cornerstones
- Mostly homeowners in older single-family houses
- Lower labor force participation as workers begin to retire
- Savvy consumers, but style is important
- Focus is on family and religion



**13.2%**  
**OF AREA**  
**HOUSEHOLDS**

Data source: ESRI BAO; Kimley-Horn

## HOUSING KEY TAKEAWAYS

- Little greenfield land remains. Future development should be focused on infill and/or higher density development, particularly aimed at moderate-income residents looking for low-cost housing.
- Key development opportunities include multi-family housing & single-family townhomes.

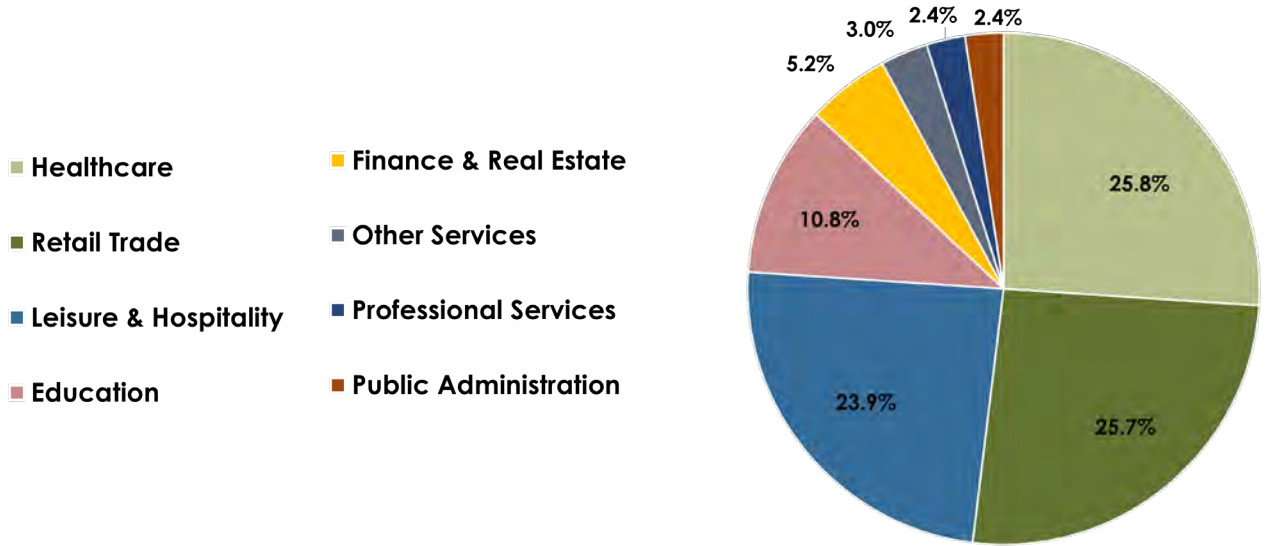


Figure 24: A single-family home in Riverdale, GA

## EMPLOYMENT ELEMENT

- Riverdale has a diverse range of employment opportunities, mostly in Healthcare, Retail Trade, Leisure and Hospitality, and Education.

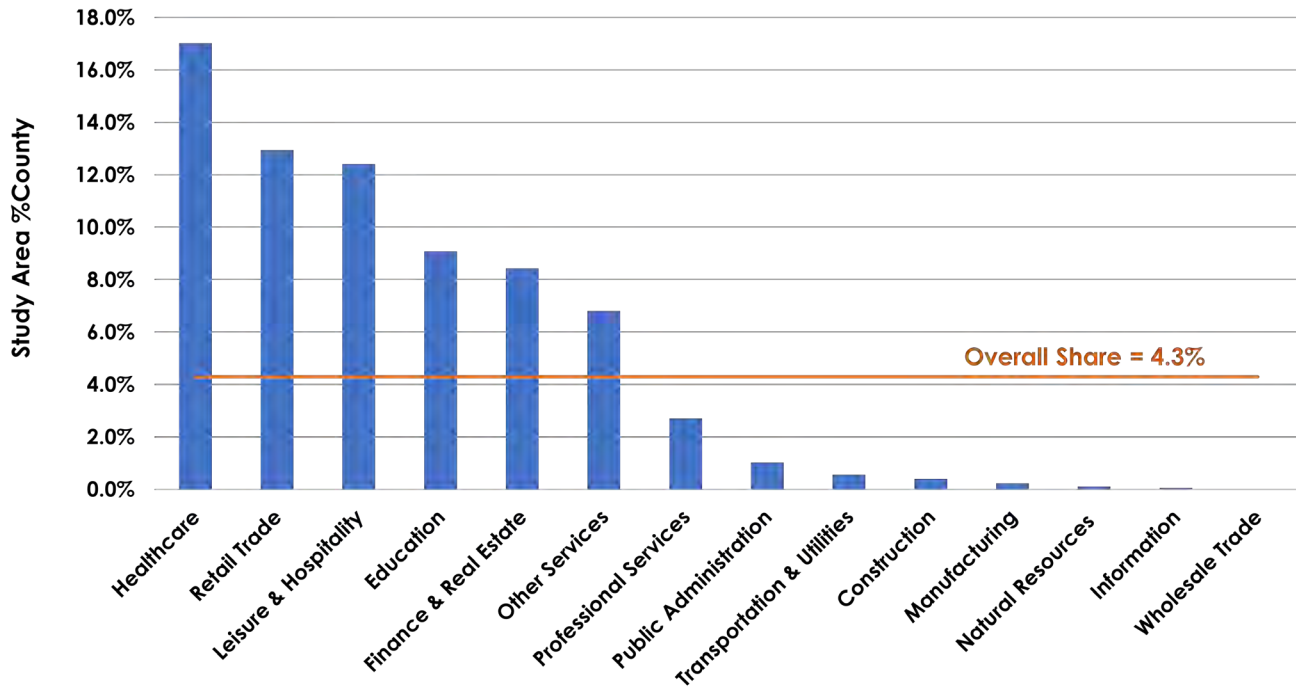
### 1. SHARE OF RIVERDALE JOBS BY INDUSTRY, 2019



Figures 25 & 26: Share of Jobs by industry in Riverdale in 2019 (above) and a medical building on Upper Riverdale Road (below)

Data source: LEHD On the Map; Kimley-Horn

- Riverdale has a comparatively larger share in Healthcare, Retail Trade, Leisure and Hospitality, Education, and Finance and Real Estate.



Figures 27 & 28: Distribution of Jobs by industry in Riverdale (above) and Southern Regional Medical Center (below), which is outside the city but is vital to Health and Wellness Corridor within the city

Data source: LEHD On the Map; Kimley-Horn



## 2. EMPLOYMENT IN RIVERDALE BY SECTOR

These maps show the concentration of jobs per square mile within Riverdale among the top three sectors with the highest employment: (1) Healthcare and Social Assistance, (2) Leisure and Hospitality, and (3) Retail Trade.

The Healthcare and Social Assistance sector exhibits the highest job density in the northeastern part of the city. The Leisure and Hospitality sector is primarily located in the northern region of the city, with an additional cluster situated more centrally. Lastly, the Retail Trade sector shows a dense concentration of jobs along SR-85, which passes through the heart of the city.

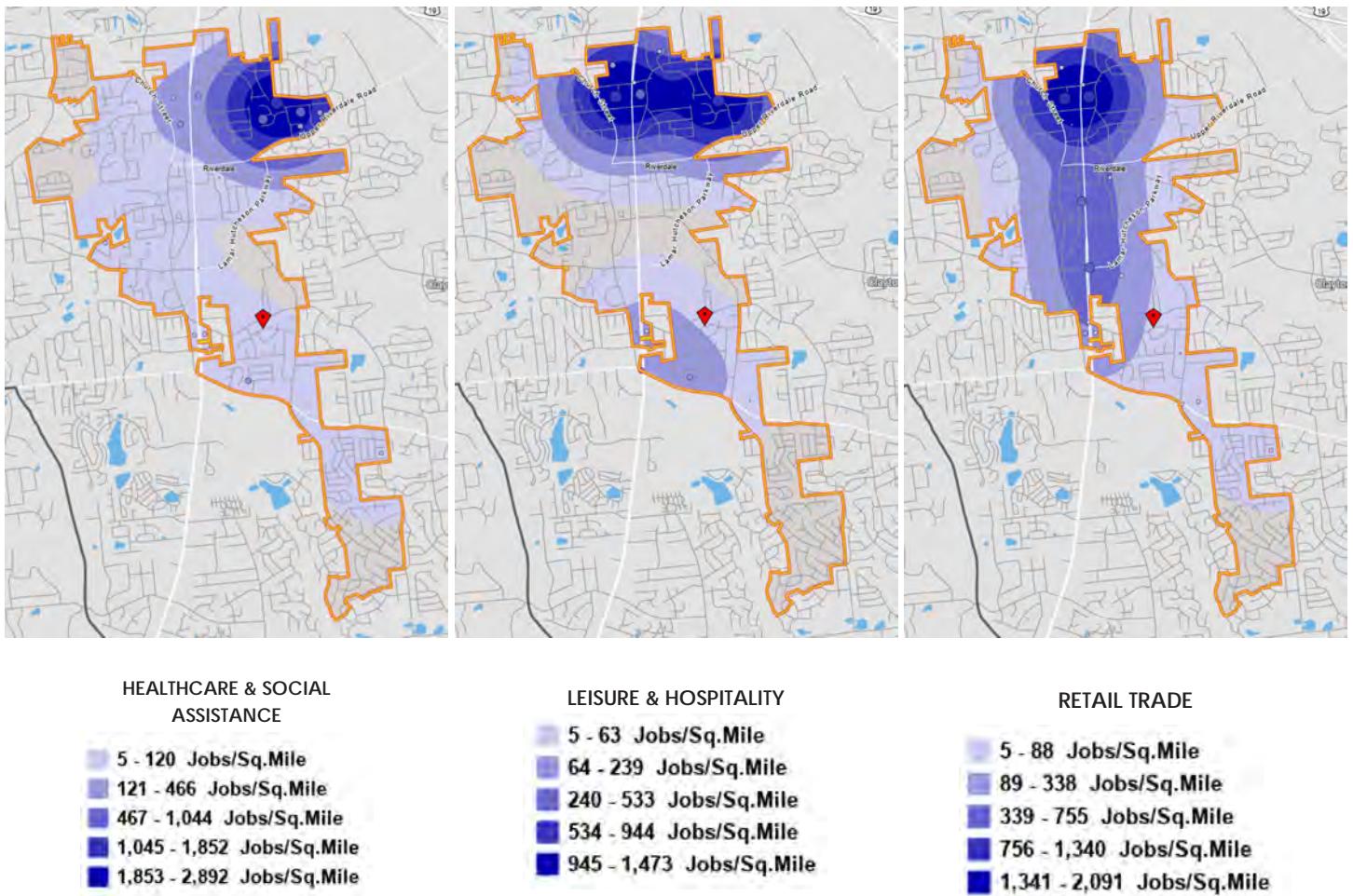


Figure 29: Maps showing density of jobs per square mile in Riverdale by sector

Data source: LEHD On the Map; Kimley-Horn

### 3. COMMUTING PATTERNS

- Over 5,000 workers commute to Riverdale daily, while roughly 6,500 residents commute elsewhere. 145 residents live and work in Riverdale.
- Over a third of people commuting out of the city work in the City of Atlanta or other parts of Fulton County. Roughly 20% commute to other parts of Clayton County.
- Approximately 25% of workers commuting into Riverdale live in other parts of Clayton County.

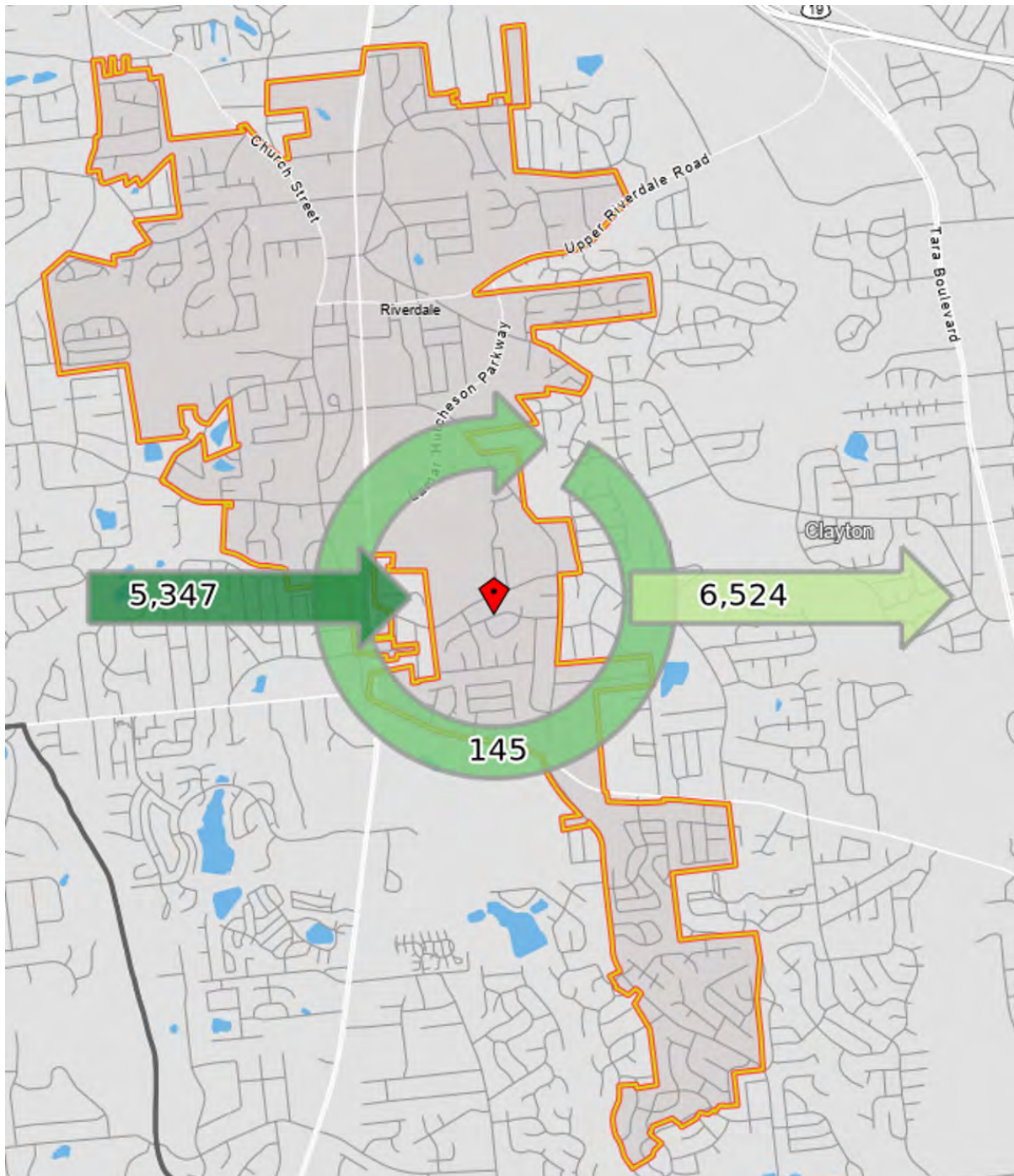


Figure 30: Commuting patterns in Riverdale  
Data source: LEHD On the Map; Kimley-Horn

## 4. RETAIL CENTERS

There are nine major retail shopping centers concentrated along SR-85. Being significant focal points along the main corridor through Riverdale, all of these retail centers can benefit from increased investment and beautification efforts, although some have a greater immediate need than others. Riverdale’s retail centers generally fall into one of three broad tiers.

The top tier includes shopping centers with a well-maintained anchor tenant and plenty of retail activity, generally located near the center of the city. The second tier consists of shopping centers that are aging and may not be experiencing ideal use, but which still have successful tenants attracting a large number of customers. These properties are primarily located along the northern part of SR-85. The third tier consists of properties with high vacancies that should be the top priority for redevelopment. They are primarily concentrated along the southern end of SR-85.

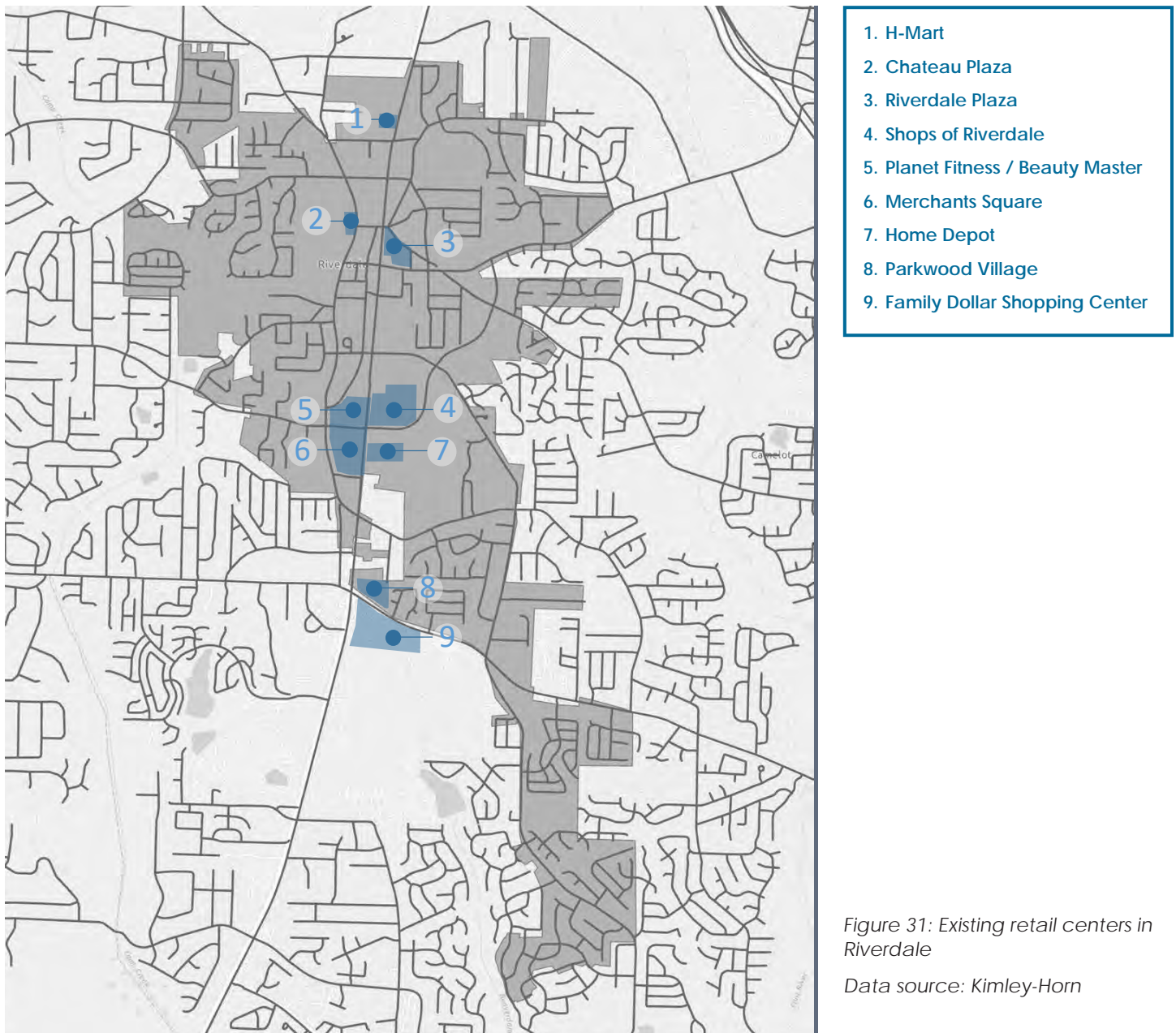


Figure 31: Existing retail centers in Riverdale

Data source: Kimley-Horn

## 4A. RETAIL CENTERS DESCRIPTIONS



### 01 H-Mart/Family Dollar

H-Mart is the largest tenant in this well-maintained development.

Current tenants include:

- H-Mart
- Family Dollar
- Tous Les Jours Bakery
- Hikari Sushi
- Korean Grill

Parking Lot Usage: 10 – 20% (observed)



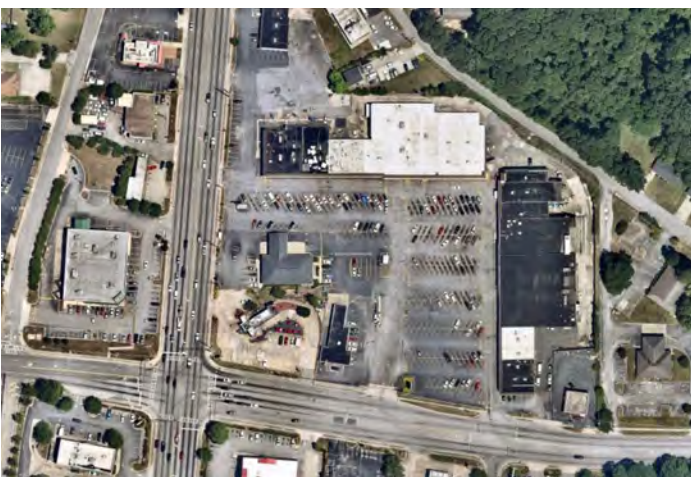
### 02 Chateau Plaza

Chateau Plaza is mostly vacant and not very well maintained.

Current tenants include:

- Ellusion Styles – Hair Studio
- Kings Mini Mart

Parking Lot Usage: 1 – 5% (observed)



### 03 Riverdale Plaza

Older retail center; the buildings and parking lot are in fair condition.

Current tenants include:

- Wells Fargo
- Boostmobile
- Dollar General
- Food Depot
- State Farm
- Checkers
- Americas Deli
- Beauty Supply
- Pets World
- Liberty Tax

Parking Lot Usage: 30 – 40% (observed)

Figure 32 - 34: Aerial View of H-mart on SR-85 (above), Chateau Plaza on Church Street (middle) and Riverdale Plaza on SR-85 (below)



**04 Shops of Riverdale**

Well-maintained; Includes large-big-box (Walmart) with retail frontage.

Current tenants include:

- Walmart
- Chipotle
- Oak Street Health Riverdale Primary Care Clinic
- GNC
- Aaron's
- 12 Additional Retailers

Parking Lot Usage: 25 – 40% (observed)



**05 Planet Fitness/Beauty Master**

Appears to be a retrofit of a former big box retailer; buildings and parking are in good condition.

Current tenants include:

- Planet Fitness
- Beauty Master
- T-Mobile
- Dollar Tree
- Value Village
- Dunkin Donuts

Parking Lot Usage: 25 – 35% (observed)



**06 Merchants Square**

The northern portion of the shopping center is well-maintained and utilized; the southern portion does not appear to be well-maintained or well-utilized.

Current tenants include:

- CATO
- CHASE
- Kroger and Kroger Fuel
- Pizza Hut
- Panda Express
- Sprint
- Payless Shoe Source
- 14 Additional Retailers

Parking Lot Usage: 30 – 40% (observed)

Figures 35 - 37: Aerial view of Riverdale shops on SR-85 (above), Planet Fitness/Beauty Master on SR-85 (middle) and Merchant's square on SR-85 (below)



### 07 Home Depot

Home Depot is a stand-alone development just southeast of Merchants Square.

The development is well-maintained and has a steady flow of visitors.

Parking Lot Usage: 40 – 50% (observed)



### 08 Parkwood Village (1)

Older and mostly vacant.

Not well-maintained

Parking Lot Usage: 5-10% (observed)

### 09 Family Dollar-Shopping Center (2)

Outside of the city and across from Parkwood Village.

High-vacancy (observed); not well-maintained

Parking Lot Usage: 5-10% (observed)

Figures 38 & 39: Aerial view of Home Depot on SR-85 (above) and Parkwood Village and Family Dollar shopping center on SR-85/SR-138 (below)

### 10 Light of Joy Church

The Light of Joy Church now occupies an old big box store (Lowe's) that closed. This is an example of retrofitting excess retail to attract more visitors. Images depicting the church before and after retrofitting are shown below.



Figures 40 - 42 (clockwise): Aerial view of Light of Joy Church in 2011, Streetview of Light of Joy Church in 2011 and Light of Joy Church in 2021

## EMPLOYMENT KEY TAKEAWAYS

**693**  
TOTAL  
BUSINESSES

**~188**  
RETAIL  
BUSINESSES

**7,269**  
TOTAL  
EMPLOYEES

**1,953**  
RETAIL  
EMPLOYEES

- Currently a vibrant retail corridor that draws shoppers from other parts of Clayton County
  - Kroger
  - Home Depot
  - Walmart
- Clusters of medical offices in the northeastern part of the city, providing high-quality healthcare jobs



Figure 43: Kroger at Merchants Square, Riverdale, GA



## TRANSPORTATION ELEMENT

- The City of Riverdale is well-connected by several regional arterials and the interstate.
- The city includes the following major roadways.
  - State Route 85 (SR-85)
  - State Route 138 (SR-138)
  - Upper Riverdale Road
  - Bethsaida Road
  - Lamar Hutchison Parkway
  - Valley Hill Road
- Additionally, Interstate 75 and Tara Boulevard (US-41) are located adjacent to the city.
- SR-85 has the highest volume of vehicular traffic within the city.
- Some roadways have varying levels of vehicular traffic. This is likely due to being adjacent to the interstates or other major roadways.
  - Eastern portion of Upper Riverdale Rd
  - Northwestern portion of SR-139
- The following MARTA routes service the City of Riverdale
  - Route 89: 30-minute headway. College Park Station to Riverdale Park and Ride via Old National Highway
  - Route 191: 40-minute headway. Lakewood/Fort McPherson Station to Harold R. Bank Justice Center with stop at Airport International Terminal
  - Route 196: 15-minute headway. College Park Station to Southlake Mall
  - Route 197: 1-hour headway. Davidson Pkwy and Davidson Cir to Riverdale Town Center
  - Route 198: 1-hour headway. Riverdale Town Center to Southlake Mall via SR-138 and Southlake Pkwy



Figures 44 & 45: View of SR-85 showing shopping centers on either side and a MARTA bus stop (left) and a view of SR-138: showing shopping centers on either side of the road (right)

- Planned Southlake BRT Route, expected to begin operation in 2027.
  - College Park MARTA Station to Southlake Mobility Center
  - Would travel along MARTA Route 196 through Riverdale
  - Will include dedicated lanes and mixed traffic sections.
  - Five proposed stops within Riverdale (Southern Regional Medical Center, Riverdale Park and Ride, Shops of Riverdale, Adams Drive, Lee’s Mill)



Figures 46 & 47: View of Upper Riverdale Road showing a residential area with an apartment complex on the right and single-family homes down Baldwin Court on the left (left) and a view of Bethesda Road approaching the intersection of Church Street (right).



Figures 48 & 49: View of Lamar Hutchison Parkway showing a MARTA bus stop on the right and a view of Riverdale Middle School on the left (left) and view of Valley Hill Road showing a single-family home on the left and on the right is the Timber Trace neighborhood on Heathrow Drive (right)

# 1. ROAD FUNCTIONAL CLASS

The City of Riverdale is well-connected by several regional arterials and is close to two major Interstates. The major roadways within the city include:

- State Route 85 (SR-85)
- State Route 138 (SR-138)
- Upper Riverdale Road
- Bethsaida Road
- Lamar Hutchison Parkway
- Valley Hill Road

Additionally, Interstates 75 and 85, as well as Tara Boulevard (US 41), are located adjacent to the city.

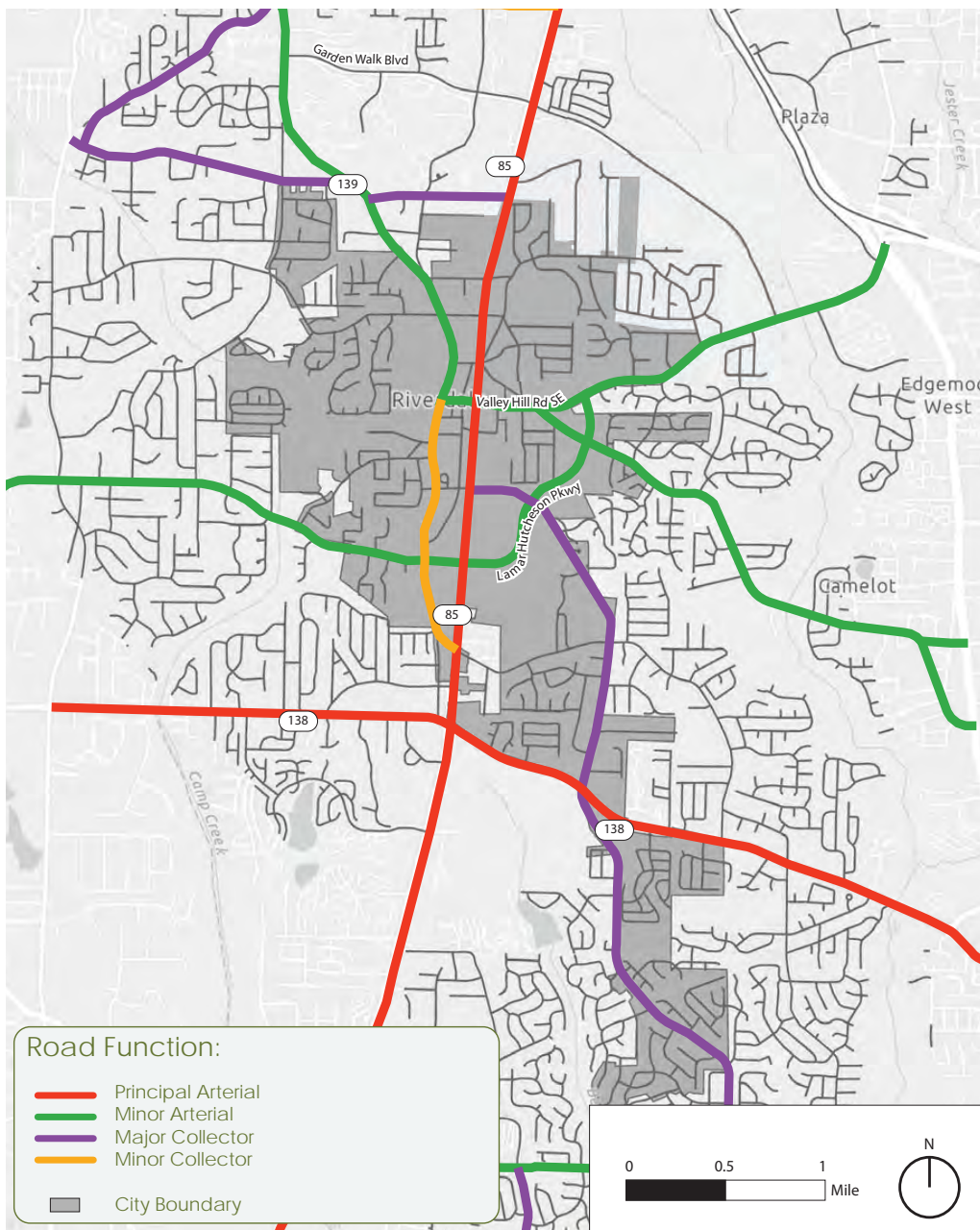


Figure 50: Road functional class in Riverdale  
Data source: GDOT, Kimley-Horn

## 2. VEHICULAR VOLUME

SR-85 has the highest volume of vehicular traffic within the city, particularly the segment between Garden Walk Blvd and SR-139 which is the most heavily traveled roadway segment in the city. Some roadways have varying levels of vehicular traffic, likely due to being adjacent to the interstates or other major roadways. Prominent examples of these roadways include the eastern portion of Upper Riverdale Road and the northwestern portion of SR-139.

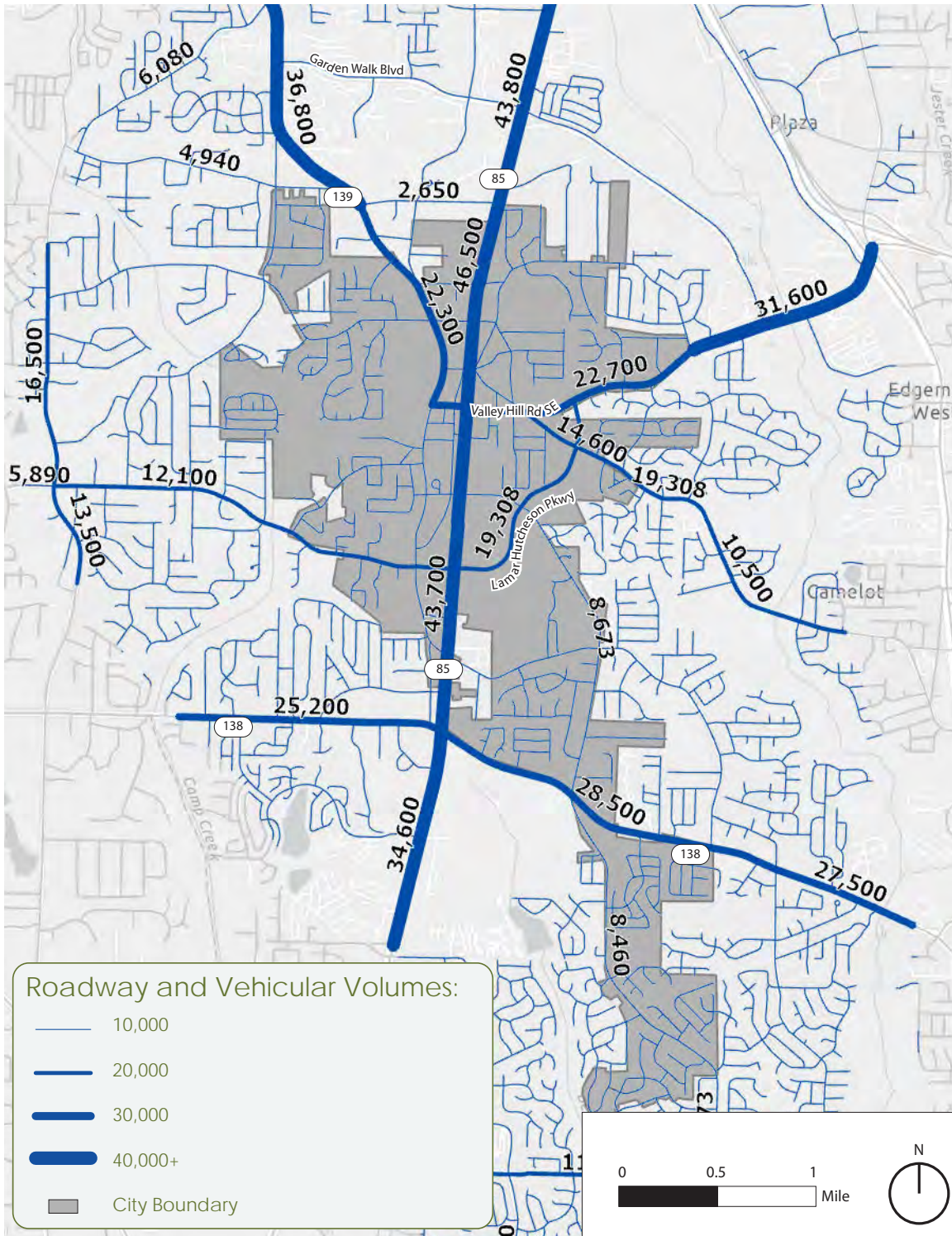


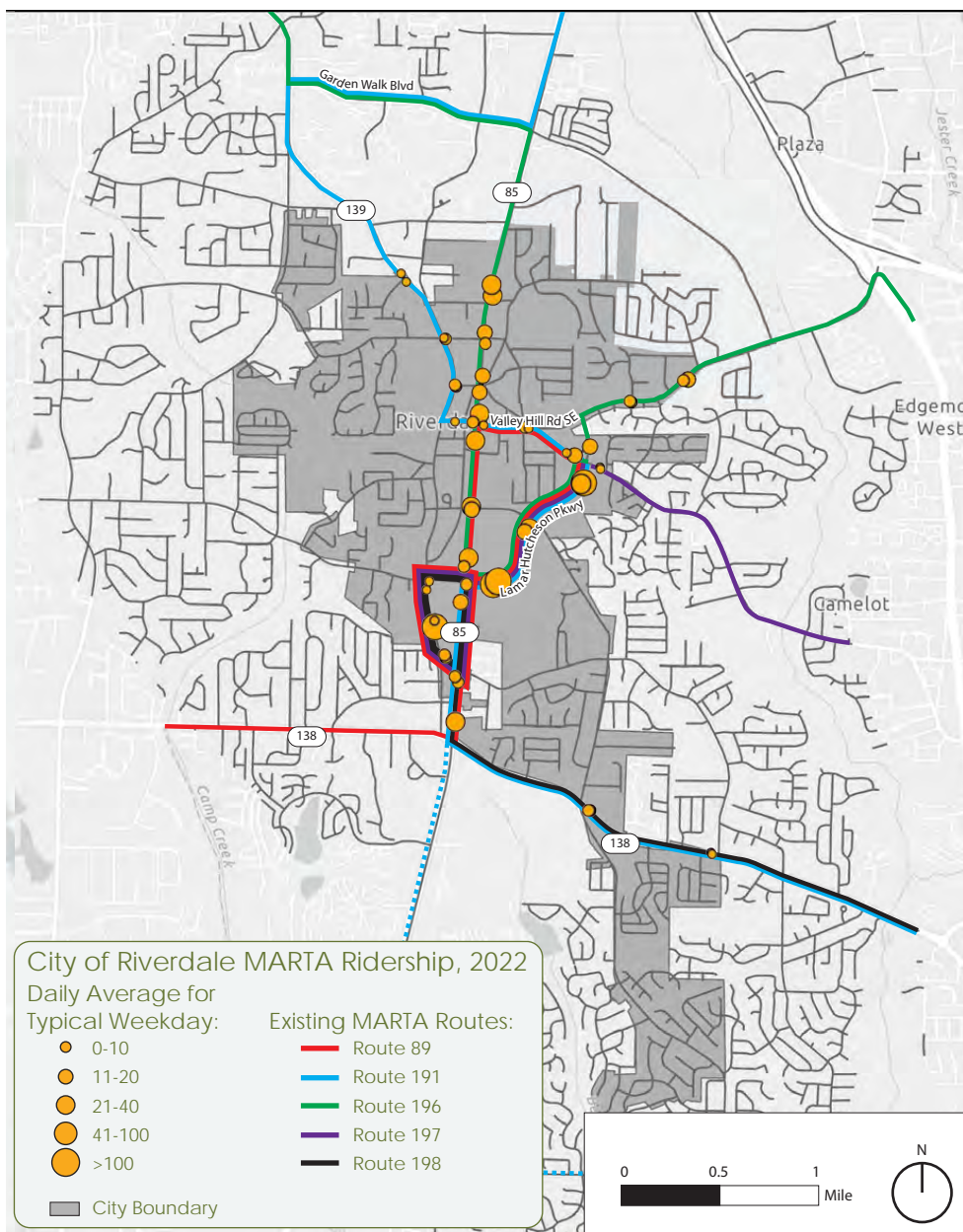
Figure 51: Annual Average Daily Traffic (AADT), 2021

Data source: GDOT, Kimley-Horn

### 3. TRANSIT

Five MARTA bus routes serve the City of Riverdale. These are:

- Route 89: College Park Station to Riverdale Park and Ride via Old National Highway, 30-minute headway. This is the fifth busiest route on the MARTA system.
- Route 191: Lakewood/Fort McPherson Station to Harold R. Bank Justice Center with a stop at Airport International Terminal, 40-minute headway.
- Route 196: College Park Station to Southlake Mall, 15-minute headway. This is the ninth busiest route on the MARTA system.
- Route 197: Davidson Parkway and Davidson Circle to Riverdale Town Center, 1-hour headway.
- Route 198: Riverdale Town Center to Southlake Mall via SR-138 and Southlake Parkway, 1-hour headway.



Additionally, the planned Southlake BRT route is expected to begin operation in 2027. This BRT route will extend from the College Park MARTA station to the Southlake Mobility Center along MARTA Route 196 through Riverdale. This route will include dedicated lanes and mixed traffic sections, with five proposed stops in Riverdale:

- Southern Regional Medical Center
- Riverdale Park and Ride
- Shops of Riverdale
- Adams Drive

Figure 52: Existing MARTA routes in Riverdale

Data source: MARTA, Kimley-Horn

## 4. GREEN-WAYS AND TRAILS

Riverdale currently has several existing trails throughout the city. Three additional trails are proposed over the coming years, listed below.

- Flint River Trail: This is the priority trail from Airport Inner Loop Trail to Forest Pkwy.
- AeroATL Outer Ring: This secondary loop connects local amenities, including parks, schools, retail, and community centers.
- AeroATL Regional Spokes: The spokes complete the trail “wheel” by providing regional connections from the airport core outward to regional corridors and existing trail systems, such as the Atlanta BeltLine.

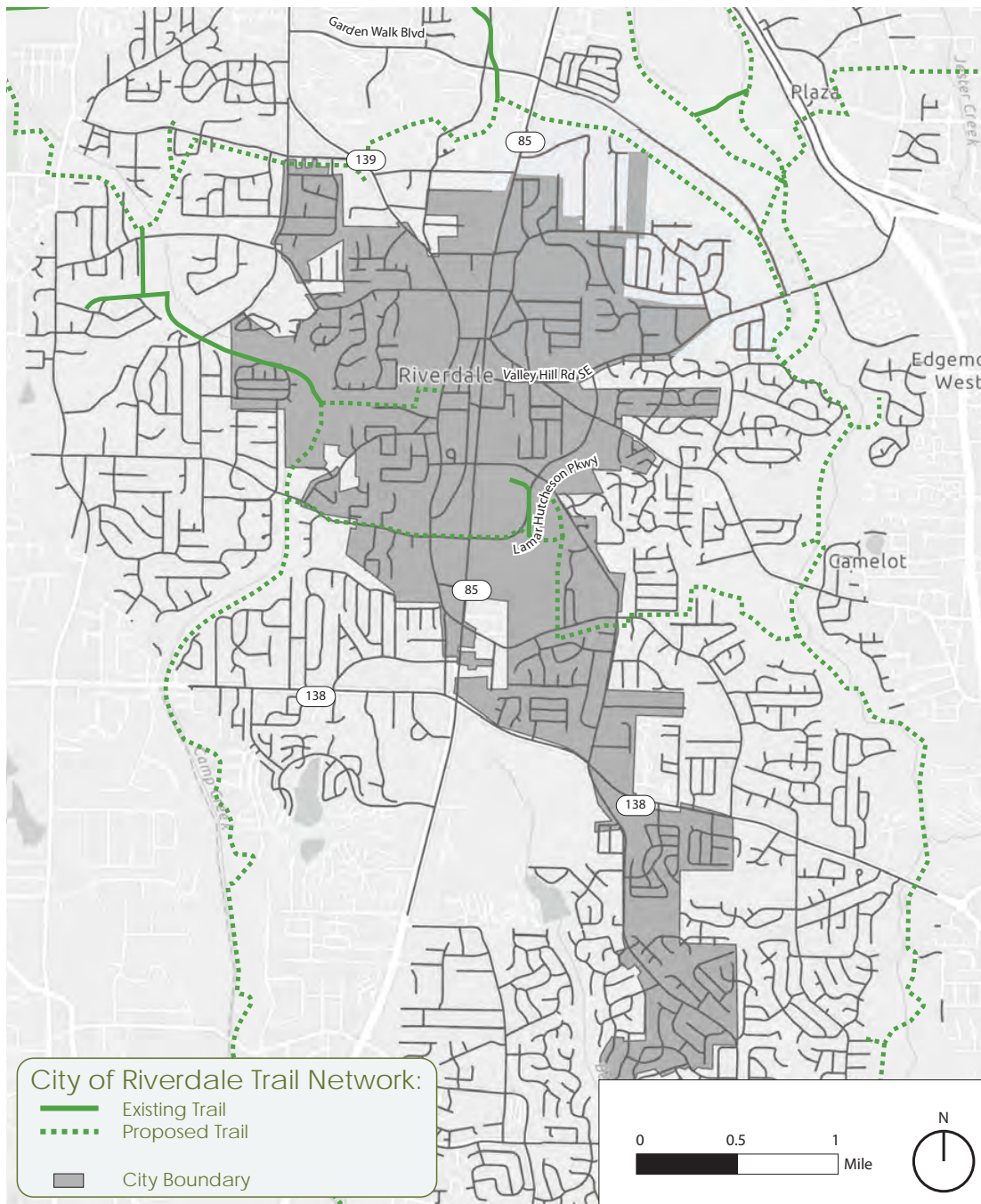


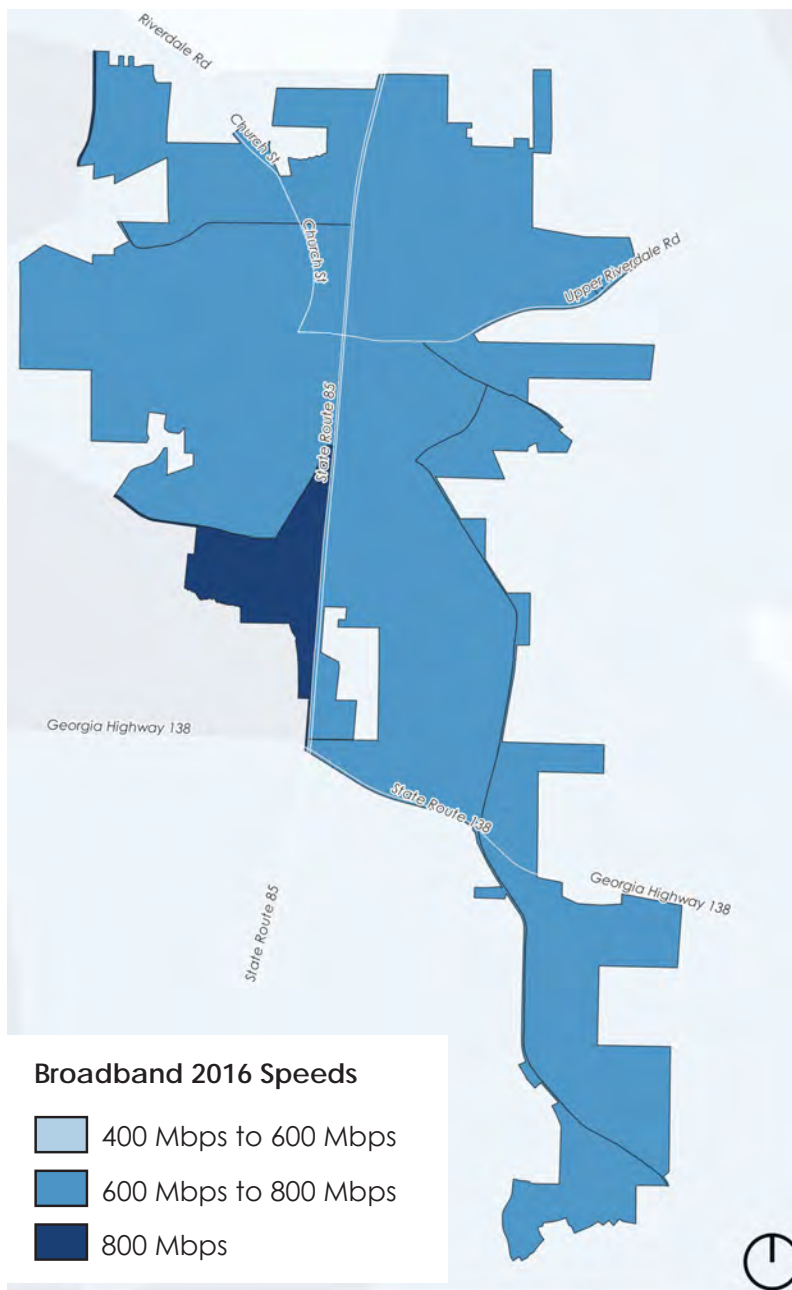
Figure 53: Existing trail network in Riverdale

Data source: Kimley-Horn

## BROADBAND ELEMENT

According to the Georgia Broadband Program, an area is considered “served” by broadband if at least 80% of a census block has access to a fixed broadband provider with download speeds of at least 25 megabits per second (Mbps) and upload speeds of at least 3 Mbps per second.

The Georgia Senate Bill 402 was enacted in 2018, which resulted in the formation of the Georgia Broadband Deployment Initiative (GBDI). The GBDI coordinates with five (5) state agencies: Georgia Department of Community Affairs, Georgia Department of Transportation, Georgia Department of Economic Development, Georgia Technology Authority, and the State Properties Commission. Additionally, the GBDI also works with a Stakeholders Advisory Council comprised of private sector telecom and cable companies, utility cooperative representatives, and local government officials.

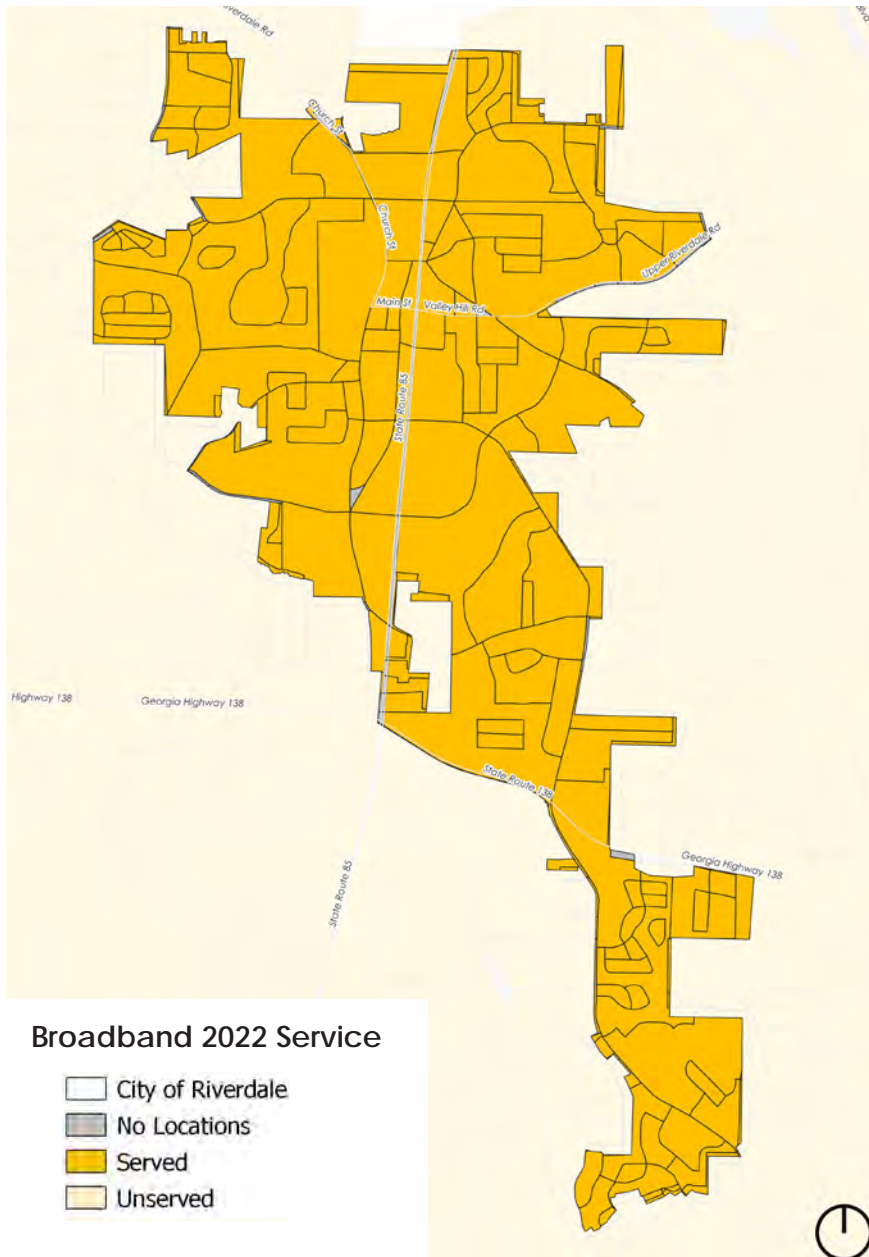


The ultimate purpose of the GBDI is to increase access to broadband and establish programs so Georgia citizens and businesses may have better economic, educational, and social opportunities. A primary focus of the State Broadband Plan is to identify, evaluate, and recommend options which can be implemented by governments and providers. According to BroadbandNow, a consumer advocacy website that compiles broadband access data and pricing, Georgia ranks twelfth nationally in broadband access.

- 94.1% of Georgians have access to wired broadband 25 Mbps or higher.
- 90.8% of Georgians have access to wired broadband 100 Mbps or higher.
- 40.8% of Georgians have access to 1 gigabit broadband.

Figure 54: Existing broadband speeds in the City of Riverdale, GA, 2016

Data source: BroadbandNow



According to HighSpeedInternet, internet coverage in Riverdale is widely accessible; 99% of Riverdale has at least one internet access option, and 95% of areas are serviced by two or more providers. High internet speeds are also widely available, as HighSpeedInternet notes that 100% of Riverdale has access to internet speeds faster than 25 Mbps, compared to the state coverage of 97%. According to AllConnect, average speeds are fairly high, with download speeds of 139 Mbps, the same level as speed as the state average. Upload speeds in Riverdale are on average 27 Mbps, which are significantly faster than state speeds of 55 Mbps. Overall, Riverdale has adequate to above adequate broadband accessibility and internet speeds for both residential and business coverage.

Figure 55: Areas serviced for broadband in Riverdale, 2022

## BROADBAND KEY TAKEAWAYS

- Riverdale broadband: Excellent coverage, multiple providers, high-speed options.



## REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

The City of Riverdale is within the Metro North Georgia Water Planning Region and sits within the Greater Flint River Watershed. The 2022 Water Resources Management Plan for the Metro North Georgia Water Planning District is the guiding water document for the jurisdiction. According to the document, the city “must demonstrate compliance with the Plan in order to obtain permits for new or expanded water withdrawals or wastewater discharges and renewal of National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permits. Furthermore, consistency with Plan requirements is necessary to obtain Georgia Environmental Finance Authority (GEFA) grant or loan funding for water projects.”

The 2022 Regional Water Planning Principles include:

- Protect water quality and public water supplies
- Support conservation and/or demand management
- Support economic growth and development
- Equitably distribute benefits and costs
- Promote public education and awareness
- Facilitate implementation
- Improve resiliency

The Georgia Department of Natural Resources Rules for Environmental Planning Criteria was reviewed for this plan, which outlines specific criteria regarding water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains.

Riverdale is currently a part of the Clayton County Water Authority (CCWA), which provides water and water quality services involving water production, storm water, water reclamation, and innovative water reuse to cities throughout the county. Water supplies are somewhat limited in Riverdale due to a subcontinental ridge dividing north and south Clayton County which limits flows for drinking water sources. This requires Clayton County to rely on a main water sources outside of the county, mainly in Henry County. Current CCWA initiatives include household hazardous water collection programs and storm water management, which also includes the potential enrollment of Riverdale into the CCWA Community Rating System (CRS) Program for discounted flood insurance premiums for residents.



Figure 56: Metro North Georgia Water Planning Region water planning regions

Images source: Georgia Water Planning

All of Riverdale is located in the Flint River watershed, which is 127 square miles in area and is therefore considered a large water supply watershed according to the Georgia Department of Natural Resources. Typically large water supply watersheds would be subject to buffer requirements and impervious surface setbacks for developments, but the City of Riverdale is exempt from these requirements due to Flint River intakes drawing directly from a free-running river.

Riverdale is located within an area classified as having low susceptibility to groundwater pollution. The Georgia Department of Natural Resources has documented viable groundwater recharge areas, but the Department's Hydrologic Atlas did not indicate any areas of significance in Riverdale, meaning protection and planning requirements do not apply to the city.

There are very few wetlands in Riverdale, excluding a number of small lakes and ponds along the Flint River and Camp Creek. Wetlands in Riverdale are classified as Palustrine System wetlands, which includes wetlands dominated by trees, shrubs, emergent mosses or lichens, and wetlands which occur in a tidal area. Under the Federal Clean Water Act, wetlands are protected and any activity which would result in depositing dredged or fill material required a permit from the U.S. Army Corps of Engineers. It is recommended that future development in Riverdale follow the Department of Natural Resource standards for wetland protection and include zoning or land development regulations to prohibit significant developments in wetlands areas.

There are no coastal regions, protected rivers, or protected mountains in the City of Riverdale; those elements of the Environmental Planning Criteria are not applicable.

To further support the principles and criteria of the Department of Natural Resources and the 2022 Water Resources Management Plan, the city recommends the following as a part of this comprehensive plan:

1. Consider an environmental assessment to address waterways as a part of a recommended Park and Recreation Master Plan.
2. Partner with Finding the Flint River to identify opportunities to enhance and connect to this natural resource.

## REGIONAL WATER AND ENVIRONMENTAL PLANNING KEY TAKEAWAYS

- **Regional Water Plan: Riverdale complies with the 2022 Water Resources Management Plan, ensuring water quality protection and conservation in the Metro North Georgia region.**
- **The city will continue to work with CCWA to meet and exceed water standards. Additionally, the city will consider the following actions, as part of this plan:**
  - Consider an environmental assessment to address waterways as a part of a recommended Park and Recreation Master Plan.
  - Partner with Finding the Flint River to identify opportunities to enhance and connect to this natural resource.

## LAND USE ELEMENT

The Land Use Element is a key component of the Comprehensive Plan. Land uses define and guide the character of the city and land use patterns have significant impacts on communities. They affect transportation, natural resources, property values, compatibility of adjacent properties, and future growth. The City of Riverdale’s existing land uses, existing Future Land Use Map (FLUM), rezonings over the past five years, and development patterns were assessed to identify conflicts and inconsistencies. An updated FLUM and a new Character Area Map were developed based on this assessment. These two maps are intended to guide future development and growth in the city. They provide a decision-making tool for rezonings and zoning amendments through the identification of preferred land use by parcel throughout the city

### 1. EXISTING LAND USE

The Existing Land Use Map identifies current land use patterns in the City of Riverdale. The primary land use in Riverdale is residential, with over 60.3% of the total land. The majority of residential is single-family at 52.7%. Multi-family makes up 7.6% of total land. Compared to the 2005 Existing Land Use Table, these numbers have increased as infill residential has expanded over the past twenty years. Commercial land uses have also increased slightly from 11.9% to 14.4% since 2005. Heavy industrial land use has also experienced notable changes since 2005, as the formerly heavy industrial zoned area northeast of the city is no longer within city limits. This is now the site of Charles R. Drew High School.

Land-Use	Area ( Acres )	Percentage.
<b>Commercial</b>	325	13.67%
<b>Community Commercial</b>	32.9	1.38%
<b>High-Density Residential</b>	643	27%
<b>Industrial</b>	41.1	1.73%
<b>Light-Density Residential</b>	63.7	2.68%
<b>Medium Density Residential</b>	782.8	32.91%
<b>Mixed-Use Town center</b>	52	2.19%
<b>Office Park</b>	98.7	4.15%
<b>Park/Recreation/Conservation/Utility</b>	75.2	3.16%
<b>Public/Institutional</b>	98.4	4.14%
<b>Planned Development/Mixed-Use</b>	161	6.77%
<b>Transportation/Communication/Utilities</b>	2.4	0.10%
<b>Grand Total</b>	<b>2376.8</b>	

\* ROW not included in calculations

Land Use	Acres	%
Single-Family Residential	1,276.0	43.3%
Multi-Family Residential	183.4	6.2%
Commercial	350.8	11.9%
Public/Institutional	160.3	5.4%
Light Industrial	28.4	1.0%
Heavy Industrial	148.1	5.0%
Transportation/Communication/Utilities (Excluding Road R.O.W.)	0.6	0.02%
Road Right of Way (Transportation/Communication/Utilities)	411.3	14.0%
Parks/Recreation/Conservation	100.0	3.4%
Vacant/Unused	286.3	9.7%
<b>TOTAL</b>	<b>2,945.2</b>	<b>100.0%</b>

Figure 57: Land Use Distribution in Riverdale, GA (above) and previous Existing Land Use Distribution from City Of Riverdale Comprehensive Plan 2005 – 2025 (below)

Data Source: City of Riverdale, Updated and verified with land use survey by The Collaborative Firm

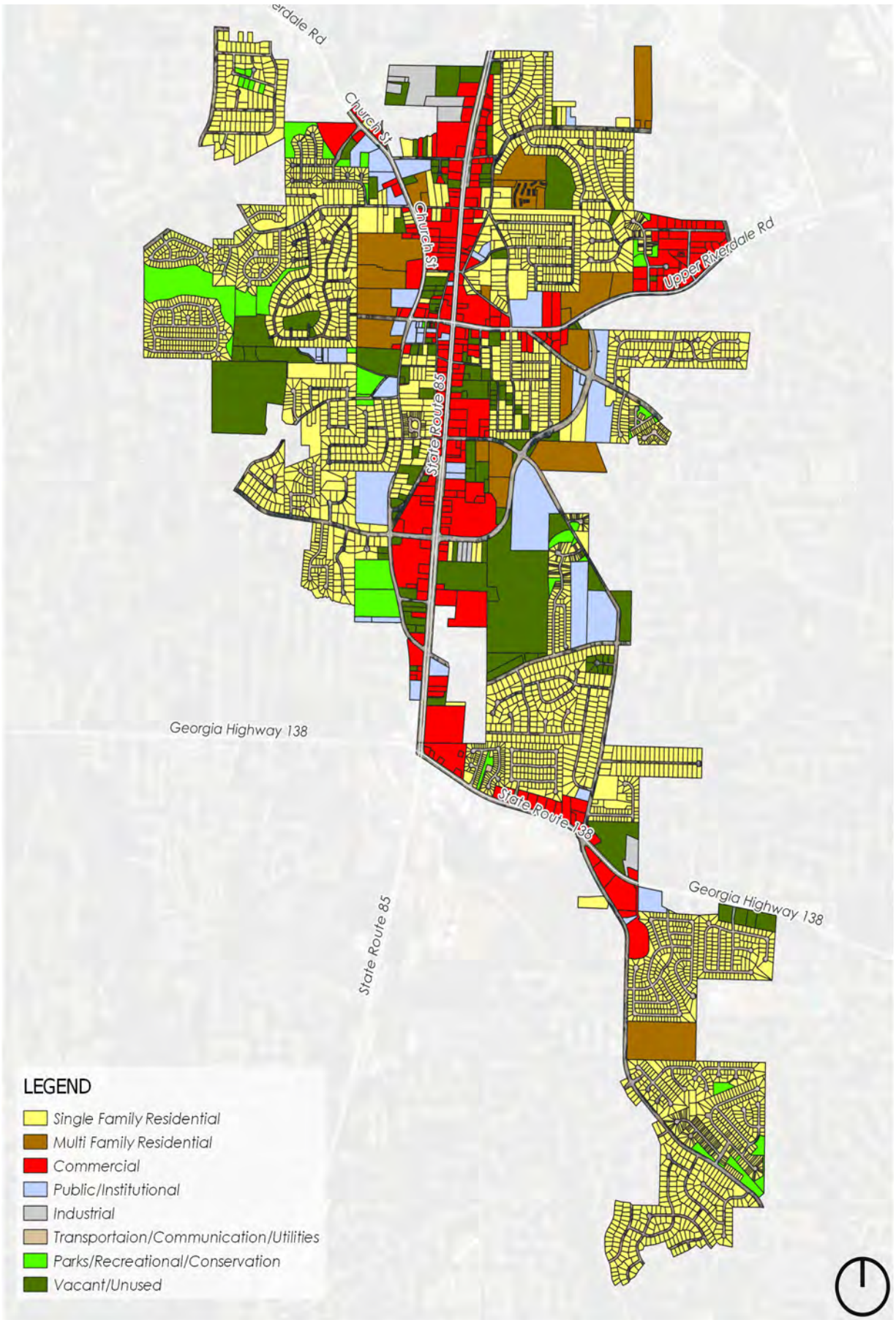


Figure 58: Existing Land Use Map

**Single-Family Residential:** This category includes individual homes, many of which are located within organized subdivisions. It is important to note that many subdivisions are not confined within the city limits and instead straddle the Riverdale and Clayton County boundary. This leads to confusion from area residents regarding who is responsible for services and which capabilities/capacity are served by the city versus the county.

**Multi-Family Residential:** This includes all attached residential buildings that are not owner-occupied. Developments in this category contain at least two units per structure.

**Commercial:** The main concentration of commercial developments is found along SR-85, SR-138, and Upper Riverdale Road. This is the second largest existing land use category. Predominant uses for this category include restaurants, retail, and office. Restaurants range from fast-food chains to sit-down, small-business-owner establishments. Retail uses range from large anchor stores such as Kroger and Home Depot to everyday services such as dry cleaners and tire shops. Office uses are predominately found on Upper Riverdale Road and are medical in nature as they sit adjacent to the Southern Regional Medical Center. Many of Riverdale's commercial uses have been developed with an auto-oriented focus to create ease of access from the major corridors they sit on. Buildings are typically set back with parking fronting the road and individual curb cuts provided for each parcel.

**Public/Institutional:** State, federal, and local government uses and quasi-public institutions are included in this category. Governmental uses include police, fire, city hall, public works, libraries, post office, and public schools. Institutional uses include churches, cemeteries, and other private, non-profit uses. These uses are dispersed throughout the city. The city hall, community center, and several city offices are located at the Riverdale Town Center. Police and fire departments are in an adjoining building on SR-



Figure 59: Regional Park, Riverdale, GA



Figure 60: Dubois Integrity Academy, Main street, Riverdale, GA

139 at Main Street. Public Work, City Planning, and other offices are located on Wilson Road, across from Riverdale Regional Park. Most of the schools are located within or adjacent to residential areas. The Riverdale Elementary School on Valley Hill Road is no longer in operation and has been rezoned to Planned Unit Development (PUD). This update needs to be reflected in the recommended FLUM.

**Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Riverdale has very little industrial uses within its city limits. Industrial uses are concentrated at the northern city limit between Lees Mill Road and SR-85. These parcels act as a gateway into the community and visual appearance and gateway signage should be considered.

**Transportation/Communication/Utilities:** This category includes such uses as power lines, transmission towers, highways, telephone switching stations, and right of way along roadways.

**Parks/Recreation/Conservation:** Areas in this category include city parks and conservation areas. The city has established two large parks/recreation areas, Riverdale Town Center and Riverdale Regional Park, to serve the community. Beyond these large greenspaces and recreation at area schools, there is limited greenspace access for the community.

**Vacant/Unused:** This includes areas which have been untouched by development and/or are underutilized. Vacant parcels are scattered throughout the city and the largest vacant parcels are owned by private citizens. Two large parcels include one south of Lamar Hutcheson Parkway and one west of Wilson Road. Vacant parcels may provide an opportunity for new development and/or greenspace/recreation areas. Vacant parcels are highlighted on the Development Opportunity Map, along with their zoning and potential greenway connectivity. These sites should be considered for their potential to draw mixed-use, quality development to the city.

## 2. EXISTING FUTURE LAND USE MAP 2005- 2025

The Future Land Use Map (FLUM) identifies land uses that are anticipated to occur in the city over a ten- to twenty-year period and align with the city's vision for the future. The map is intended to support and guide long-term planning decisions for the city, including rezonings and zoning amendments. The following is an assessment of the 2005-2025 FLUM, which includes twelve distinct land uses. These land uses are described below along with an assessment of needs and opportunities.

**Transportation/Communication/Utilities:** The category of Transportation/Communication/Utilities is a diverse and vital sector which encompasses a multitude of critical infrastructures and systems. These include the extensive network of power lines that distribute electricity across regions, towering transmission structures that facilitate the seamless transmission of various forms of communication, vast highway systems that connect cities and facilitate the movement of people and goods, sophisticated telephone switching stations that enable efficient communication networks, and the strategic allocation of right of way along roadways to ensure the smooth functioning of these interconnected systems. These elements collectively form an intricate web of infrastructure that supports and drives the modern society's transportation, communication, and utility needs

**Planned Development/Mixed-Use:** Riverdale embraces the concept of planned developments which integrate multiple land uses and create vibrant, diverse neighborhoods. These designated zones allow for the thoughtful combination of residential, commercial, and recreational elements, ultimately providing a balanced and harmonious environment. Planned development/mixed-use areas in Riverdale are carefully designed to promote connectivity, walkability, and a sense of community.

**Public/Institutional:** Recognizing the importance of providing essential services to the community, the City of Riverdale has carefully allocated specific areas for public and institutional land use. These designated areas serve as ideal locations for government entities, non-profit organizations, and various institutions that regularly engage in public service activities. With a thoughtful distribution across the city, these areas are strategically positioned in close proximity to residential neighborhoods and areas with significant daytime population activity.



Figure 61: Smoothie King in Riverdale along SR- 85

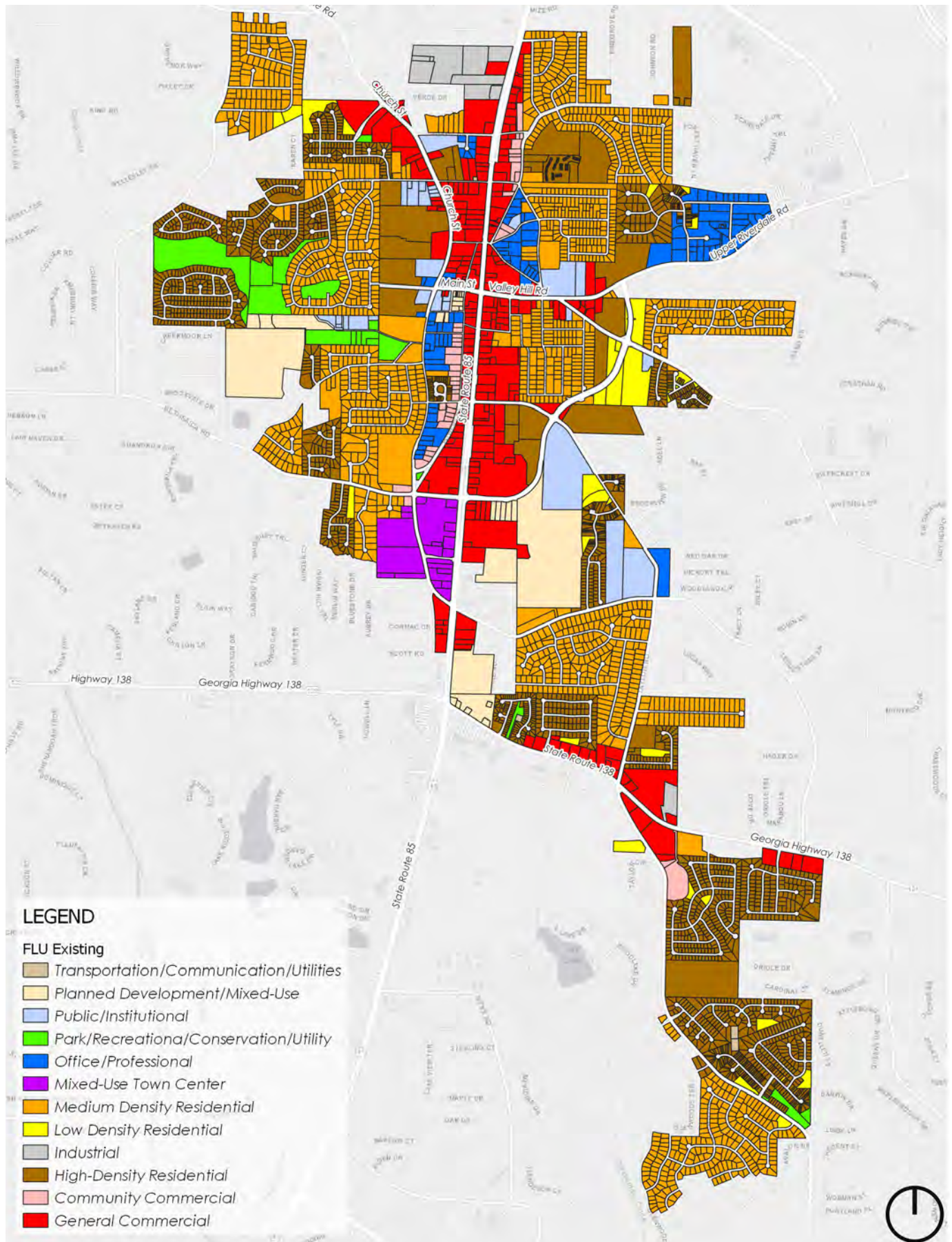


Figure 62: Existing Future Land Use Map 2005- 2025



This proximity reduces travel distances, promotes a sense of inclusivity, and enables residents to conveniently access government services, healthcare facilities, educational institutions, cultural centers, and other vital resources.

While the primary focus of these designated areas is to cater to public and institutional needs, Riverdale acknowledges the possibility of certain uses being appropriately integrated into other areas of the city. This flexibility allows for the optimization of available space and ensures that public and institutional services can be effectively dispersed to meet the diverse needs of the community.

**Park/Recreational/Conservation/Utility** : Park/Recreational/Conservation/Utility land use is dedicated to active or passive recreational uses, green spaces, wildlife management and environmentally sensitive areas. It provides residents with an opportunity to connect with nature and engage in activities that promote physical activity and healthy lifestyles. These areas can be either publicly or privately owned.

Accessibility and inclusivity are important considerations in the enhancement efforts. The city will strive to ensure that these enhanced spaces are accessible to individuals of all abilities and age groups. The conservation aspect of this land use category emphasizes the importance of preserving natural habitats, protecting wildlife, and promoting sustainable practices within the city. Riverdale recognizes the need to balance active and passive recreational activities. The city aims to provide opportunities for both, such as sports and exercise as well as picnicking, walking trails, and nature observation.



Figure 63: Houses in Riverdale



Figure 64: Suburban house in Riverdale

**Office Professional :** Riverdale understands the significance of allocating specific areas for office and professional purposes, tailored to meet the requirements of businesses, entrepreneurs, and professionals. These designated zones offer a conducive setting for office buildings, professional services, and corporate facilities. Emphasizing accessibility, connectivity, and a professional ambiance, the office professional areas in Riverdale foster economic expansion and create favorable conditions for business success. These areas play a crucial role in bolstering the city’s employment opportunities and cultivating a dynamic business landscape.

**Mixed-Use Town Center:** The Mixed-Use Town Center land use integrates various land uses, including residential, retail, office, and recreational components, creating vibrant focal point for the community. These carefully planned zones are designed to facilitate walkability and liveliness, allowing residents to conveniently live, work and engage in recreational activities in close proximity. With a diverse range of housing units, retail establishments, dining options, office spaces, and public areas, Riverdale’s mixed-use town centers cultivate a distinct sense of place, encourage social connections, and contribute to a thriving urban environment. Situated at the heart of Riverdale, including the Riverdale Town Center and adjacent business parcels and green spaces, these areas function as bustling community hubs and provide convenience, and foster a vibrant atmosphere for both residents and visitors.

**Low-Density Residential:** Emphasizing the importance of tranquility and spaciousness, low-density housing developments in Riverdale feature a carefully planned layout which allows for generous open spaces, lush greenery, and a harmonious blend with the natural surroundings. The inclusion of larger lot sizes and setbacks between properties ensures a sense of privacy and promotes a tranquil atmosphere, enabling residents to enjoy a quieter and more relaxed living experience. The City of Riverdale recognizes the significance of maintaining a balance between urban development and preserving the natural environment. As such, low-density housing projects in the area incorporate sustainable design principles, incorporating energy-efficient features, green building materials, and innovative landscaping techniques. These efforts not only enhance the aesthetic appeal of the housing developments but also contribute to a more environmentally conscious and sustainable way of living.

**Medium-Density Residential:** Riverdale acknowledges the importance of medium-density residential areas which strike a balance between housing density and neighborhood character. These designated zones provide a mix of single-family homes, townhouses, and low-rise apartment buildings. With a focus on creating livable neighborhoods, medium-density residential areas in Riverdale offer a sense of community, green spaces, and pedestrian-friendly environments. These areas cater to individuals and families seeking a suburban lifestyle while maintaining proximity to urban amenities and a strong connection to the surrounding community.

**High-Density Residential :** High-density residential zones are carefully planned and developed to meet the needs of individuals and families seeking a more urban feel living option. With an emphasis on efficient land use, accessibility, and proximity to amenities, high-density residential areas in Riverdale offer a mix of apartment buildings, condominiums, and townhomes. These areas provide an urban lifestyle with convenient access to transportation, employment opportunities, and recreational amenities, catering to the diverse housing needs of the community.

**Light Industrial :** Located on the north end of Riverdale on between SR-85 and Lees Mill Road, industrial land use is a vital component of its economic landscape, playing a significant role in driving regional prosperity. The industrial zone encompasses a diverse array of businesses and facilities, including manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, and logistics centers.

These establishments contribute to job creation and stimulate economic activity, attracting a skilled workforce to the city. Riverdale's commitment to sustainability is evident through its emphasis on environmental regulations, responsible waste management, and the integration of green spaces, ensuring a balance between industrial development and the well-being of its residents. With its robust industrial sector, Riverdale continues to position itself as a dynamic and forward-thinking city, poised for future growth and success.

**General Commercial :** Visibility, location, accessibility, and market demand has led to distribution of general commercial areas throughout the city, ensuring economic growth and meeting the needs of residents and visitors. These general commercial areas—located along SR-85, as well as some parcels on Upper Riverdale Road and SR-138—serve as hubs where businesses thrive and contribute to the overall vitality of the community. Special consideration needs to be given to these highway commercial uses to minimize their impact on adjacent land uses, to accommodate the volumes of vehicular traffic generated, their potential impact on aesthetics of the site and surrounding area, and the need to ensure compatibility between vehicular and pedestrian traffic.

**Community Commercial :** These designated zones are allocated for neighborhood-scale commercial activities, including convenience stores, small retail shops, essential services, and businesses. By strategically locating community commercial areas within residential neighborhoods, Riverdale ensures easy access to everyday goods and services, fostering a sense of community and convenience for its residents. These areas serve as convenient and walkable hubs where neighbors can fulfill their daily needs without having to travel long distances and they are generally located sandwiched between general commercial and residential districts. The uses in this district are not intended to compete with larger shopping or employment areas found in other areas of the city that serve Riverdale residents.



Figure 65: Chipotle on SR-85, general commercial land use

### 3. DEVELOPMENT PATTERNS

In assessing land use during this process, the following development patterns emerged:

- The city is made up of predominantly single-use districts with little mixed-use. The Riverdale Town Center is the only mixed-use parcel with institutional/public and parks/recreation. There is interest in expanding the mix of uses on this property, such as residential and commercial.
- New development in recent years has been focused on small parcels, primarily along SR-85, predominately drive-thru restaurants.
- New single-family and townhome infill development has occurred over the past five to ten years within existing residential areas.
- Commercial development, particularly along SR-85 is auto-oriented with parking in front, buildings set back, and curb cuts providing vehicular access to every parcel.

### 4. DEVELOPMENT OPPORTUNITIES

Development opportunities are highlighted on the Development Opportunities Map. This map depicts parcels and buildings that are vacant/underutilized. These sites have potential to be developed or redeveloped and provide significantly to the Riverdale landscape. The following is a summary of development opportunities corresponding to numbers on the map:

1. Former Elementary School: This site is the former Riverdale Elementary School. The school is no longer in operation and the property sits in the Medical District Character Area. The site is approximately 8.7 acres. The large parcel size, prominent location on Upper Riverdale Road, and placement within the medical district makes it a key site for mixed-use, medical-focused development. The property has been zoning mixed-use.
2. Main Street Historic Buildings: Several parcels adjacent to Main Street are vacant or underutilized. The properties fronting Main Street hold several historic buildings, including the former train depot. The city is currently developing plans to revitalize these buildings for city offices. The train depot has been discussed as becoming a welcome center for the city. Several parcels south of the Main Street historic buildings, as highlighted on the map, are underutilized or vacant with potential to be redeveloped collectively into a mixed-use development. All parcels highlighted in the enlarged area 'A' total 3.6 acres. These properties are zoned mixed-use.
3. Camp Creek Greenfield: This potential development area includes a large greenfield parcel and three smaller greenfield parcels located just west of the Riverdale Regional Park. All four parcels are undeveloped with a large tree canopy cover and total 49.5 acres. Camp Creek runs through a portion of the sites. Due to stream buffers, portions of this property are not developable. This site has potential to become a mixed-use, higher density residential development with access to the Riverdale Regional Park and future trail connectivity along Camp Creek. These properties are zoned mixed-use.
4. Riverdale Town Center: Surrounding Riverdale Town Center are several vacant and underutilized parcels. With the intention of a mixed-use town center, these parcels are zoned town center mixed-use and have potential to be redeveloped into complimentary uses to the Riverdale Town Center property, such as housing, retail, and office.

5. Flint River Greenfield: This large greenfield parcel is accessible to Lamar Hutcheson Parkway, Roberts Drive and Roundtree Road. It totals 50.9 acres. A tributary of the Flint River extends through this site, making portions of it underdeveloped due to stream buffer requirements. The site is undeveloped with a large tree canopy cover. The site is zoned mixed-use and, due to its adjacency to the Riverdale Town Center, it has potential to become a mixed-use destination with higher density residential, entertainment, retail, and office.
6. SR-85 at SR-139 Intersection: There are two large strip mall retail centers at the corner of SR-85 and SR-139. The properties are underutilized in development typology due to large parking lots fronting the road and in use, as portions are vacant. A church has occupied and made improvements to one of the properties. These sites are gateways into the community and mixed-use development is encouraged to create a vibrant entrance into the city.
7. SR-138 at Taylor Road : This 13.57 acre greenfield parcel is currently undeveloped with a large tree canopy cover. It is currently zoned mixed-use.

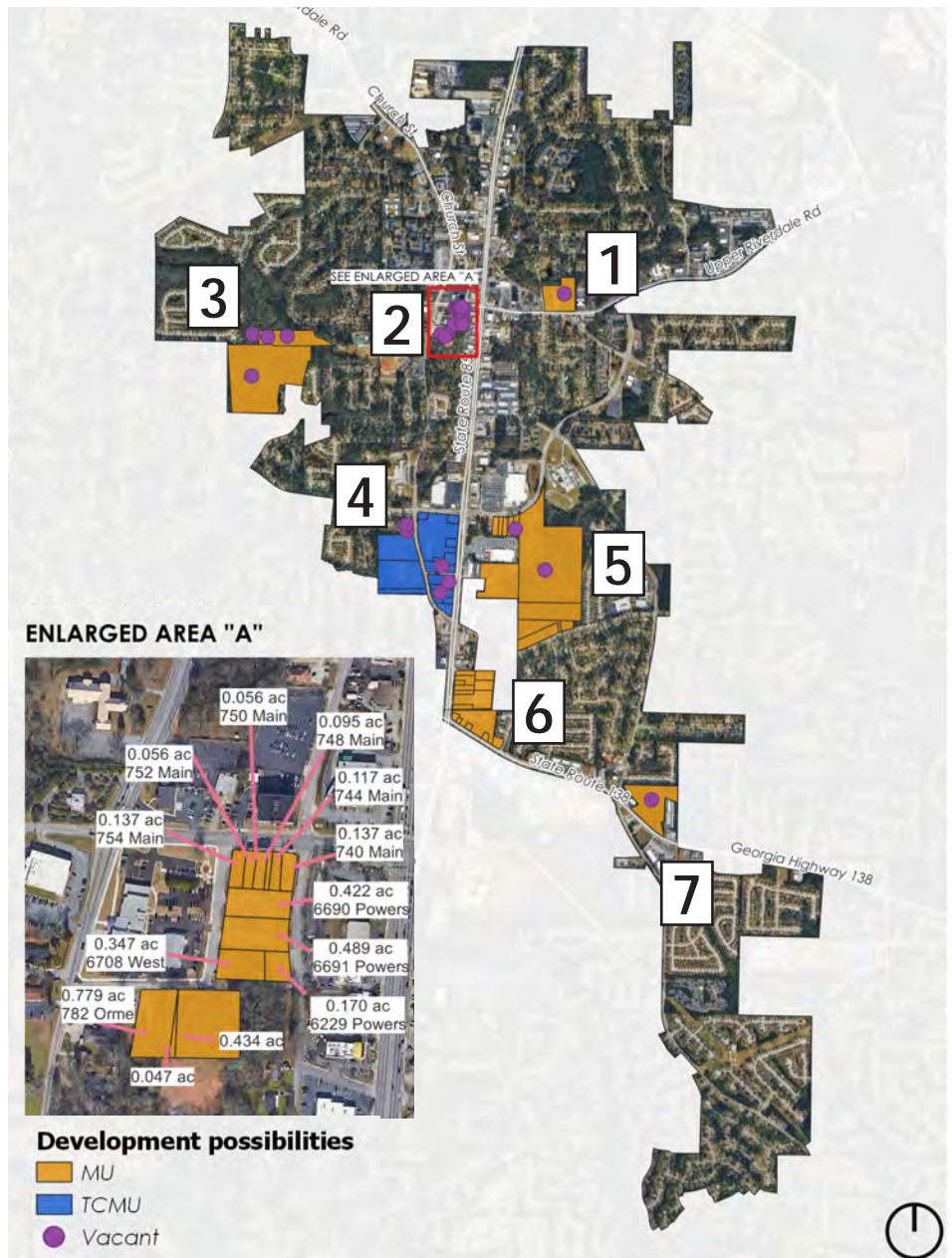


Figure 66: Development Opportunities Map shows vacant and underutilized parcels in the City of Riverdale

## KEY TAKEAWAYS

Based on the assessment above and community input, the following are key take aways. These takeaways assisted in the development of needs and opportunities, goals, action items and, ultimately, the community work program.

- Commercial districts are predominantly auto-oriented, creating an unsafe and unpleasant **pedestrian environment**. Specifically, curb cuts are provided for individual parcels, buildings are set back, and parking lots front the road. Commercial corridors are visually unattractive as views are of parking lots and aging buildings set back from the road.
- Consider creating more pedestrian environments along commercial corridors. Create inviting streetscapes and enhance landscaping and signage.
- Encourage mixed-use developments to create more walkable and active environments.
- Encourage new development with buildings fronting the road and parking hidden behind buildings.
- Consider placemaking to highlight the history of Riverdale throughout the city and help to create a sense of identity.
- Industrial areas located on the northern edge of the city act as a gateway into the community. While portions of this area are undeveloped, existing auto-oriented, industrial businesses and future industrial uses should ensure **visual appearance is fitting of a gateway business**.
- Consider screening, enhanced facade design, landscaping, and signage standards.
- Consider gateway/welcome signage into the city.
- Parks and greenspace are predominantly located in two large park areas – Riverdale Town Center and Riverdale Regional Park. Consider pocket parks throughout the city, with a focus on the east side of SR-85, where park access is more limited.
- Ensure new mixed-use development and high-density residential incorporate greenspace that is accessible to surrounding neighborhoods.
- The former Riverdale Elementary School on Valley Hill Road is a potential mixed-use medical focus development site.
- The city is encouraged to continue efforts to revitalize the Main Street historic buildings **for city offices and to market the vacant/underutilized properties adjacent for mixed-use development**.
- **The Camp Creek greenfield site has potential to be redeveloped into a mixed-use development that connects to the Riverdale Regional Park and the future Camp Creek trail system.**
- Encourage a mix of uses surrounding Riverdale Town Center including housing, retail, and **office to create a vibrant and active mixed-use town center**.
- **The Flint River greenfield site has potential to be redeveloped into a mixed-use destination that builds from the momentum and energy at the Riverdale Town Center.**
- Encourage mixed-use development at the intersection of SR-85 and SR-138.

# COMMUNITY ENGAGEMENT

## 1. STRATEGIC ENGAGEMENT PROCESS

Community engagement was an essential component in the development of the City of Riverdale Comprehensive Plan. Public participation served to enrich the planning process and provided an opportunity to gain valuable input from the community, which is vital to the future success of the Riverdale Comprehensive Plan.

The strategic engagement process included communication platforms and techniques designed to educate, inform, and engage the community and stakeholders about the Riverdale Comprehensive Plan. Various outreach activities were executed including City Council briefings, core committee Meetings, stakeholder interviews, community meetings, information tables at community events, collateral distribution, social media, email marketing, project website, and an online survey. Effective engagement helped to discover points of consensus and translate stakeholders' needs into actionable items and policy recommendations.

## 2. CITY COUNCIL BRIEFINGS

The project team briefed the Riverdale City Council twice prior to the presentation of the draft report, Public Hearing 2, on July 24, 2023. These briefings were designed to inform and update elected officials and attending community members on the timeline and status of the Riverdale Comprehensive Plan, as well as to receive input from those in attendance.

City Council Briefing 1, which served as the project kickoff and Public Hearing 1, took place during the Monday, November 14, 2022, City Council Meeting. The presentation began with introductions of the project team followed by an overview of the comprehensive plan process, how communities benefit from the implementation of comprehensive plans, and Georgia planning requirements. The project team then shared information about the City of Riverdale's 2018 Comprehensive Plan Update, which was completed by the Atlanta Regional Commission, and the 2022 Comprehensive Plan Amendment. Following this, the 2023 Comprehensive Plan Update schedule was presented, which included detailed information on opportunities for stakeholder engagement. The presentation concluded with encouragement for community members to provide input and feedback on the plan. Refer to the appendix for a copy of the agenda and minutes from the November 14, 2022, City Council Meeting.



Figure 67: City of Riverdale 2023 Comprehensive Plan, Core Team Meeting 3 presentation



### 3. CORE COMMITTEE MEETINGS

The Riverdale Comprehensive Plan Core Committee was comprised of city staff members, elected officials, and key community stakeholders who provided guidance, input, and feedback during the planning process. The Core Committee included a wide range of representatives from the community and stakeholder groups including the Board of Zoning Appeals, City of Riverdale, Dubois Academy, Keep Riverdale Beautiful, Riverdale Planning Commission, Riverdale Renaissance, S&H Accounting, SJ Automotive, and Walmart.

The project team hosted three meetings with the Core Committee, who provided a wide range of perspectives and offered a broad outlook on the overall development of the Riverdale Comprehensive Plan.

Core Committee Meeting 1 was held on Tuesday, February 7, 2023, via Zoom platform. The meeting began with introductions of the project team and Core Committee members. The presentation started with an overview of the comprehensive plan process and public meeting schedule, followed by a review of past plans, existing conditions, vision and goals discussion, and next steps.

Core Committee Meeting 2 was held on Tuesday, March 7, 2023, via Zoom platform. The presentation began with an update on the community engagement schedule, goals, and draft character areas. Core Committee members provided feedback on the proposed character areas throughout the presentation. The meeting concluded with information on the 2023 report of accomplishments and comprehensive plan next steps.

Core Committee Meeting 3 was held on Tuesday, May 16, 2023, via Zoom platform. The project team presented information on the comprehensive plan project schedule, vision, goals, and character areas. The information for goals also covered needs and opportunities, action items, and the community work program.

#### Core Committee Teams



Accounting Associates, LLC  
Accounting • Tax • Business Advisors



**BOARD OF ZONING APPEALS • PLANNING COMMISSION • SJ AUTOMOTIVE**

Figure 68: Core committee team logos

## 4. STAKEHOLDER INTERVIEWS

Stakeholder interviews were held individually with the Mayor and each City Council member to gain valuable insight which helped shape the Riverdale Comprehensive Plan. Feedback from these interviews included information on the specific opportunities, challenges, and desired outcomes for the comprehensive plan. The following list includes the key takeaways from the stakeholder interviews:

- Riverdale has tremendous potential due to access to major thoroughfares and close proximity to the airport.
- Strategic and intentionally planned growth is critical to the future of the city.
- Annexation should be considered to clean up city jurisdictional boundaries.
- More diversity in retail and dining is needed, with a specific focus on better-quality options.
- Expectations should be reasonable to ensure that businesses located in Riverdale can succeed.
- Vacant properties should be considered for revitalization efforts and potentially for city investment or purchase.
- Increased connectivity and walkability is needed, specifically in terms of sidewalk continuity and designated bike lanes.
- Beautification efforts should be added to enhance the overall aesthetics of the city.



Figure 69: Flyers of Community Day & Community Meeting 1

## 5. COMMUNITY MEETINGS

Three community meetings were held during the planning process for the purpose of educating and informing the public about the Riverdale Comprehensive Plan and to gather input on the project. These meetings were designed to ensure that the City of Riverdale, partners, residents, and other stakeholders could stay informed, provide feedback, and remain engaged throughout the process. Refer to the appendix for additional details and documentation regarding each community meeting.

- **Community Meeting 1** was held on Saturday, February 18, 2023, at Riverdale Town Center in conjunction with the Rooted in Resilience Community Day 2023. The meeting was set up as a charrette-style event where participants were guided through a series of boards featuring information about comprehensive plans, the City of Riverdale’s vision, goals, planning process, opportunities for involvement, and study area map. Additionally, attendees provided valuable feedback on the city’s issues and opportunities, as well as goals for community development, economic development, transportation, land use, and sense of place.
- **Community Meeting 2** was held on Tuesday, March 21, 2023, at Riverdale Town Center. The presentation began with an introduction of the project team, followed by an overview of the draft community goals including the following focus areas: community development, housing, economic development, transportation, and land use. The project team then shared five character areas that had been identified based on community and stakeholder input: Redevelopment Area, City Center, Health and Wellness, Neighborhood Center, and Gateway Corridor. The presentation concluded with an update on the project schedule and upcoming opportunities for engagement. Attendees were encouraged to participate in an interactive activity and provide feedback on the draft community goals and character areas featured on display boards.



Figures 70 & 71: Community Meeting 2 (left) allowed stakeholders and community members an opportunity to provide critical feedback on draft community goals and character areas, March 21 2023 and the flyers for the public meetings (right).





Figure 72: The project team presented information during the Rooted in Resilience event, which allowed community members to provide valuable input during interactive board exercises.

- **Community Meeting 3** was held on Thursday, May 18, 2023, at Riverdale Town Center. The meeting was set up as a charrette-style event where attendees were guided through a series of boards featuring the comprehensive plan project vision, goals, community work program, and character areas map. Additionally, participants were encouraged to participate in the survey which was available on digital devices as well as paper copies.

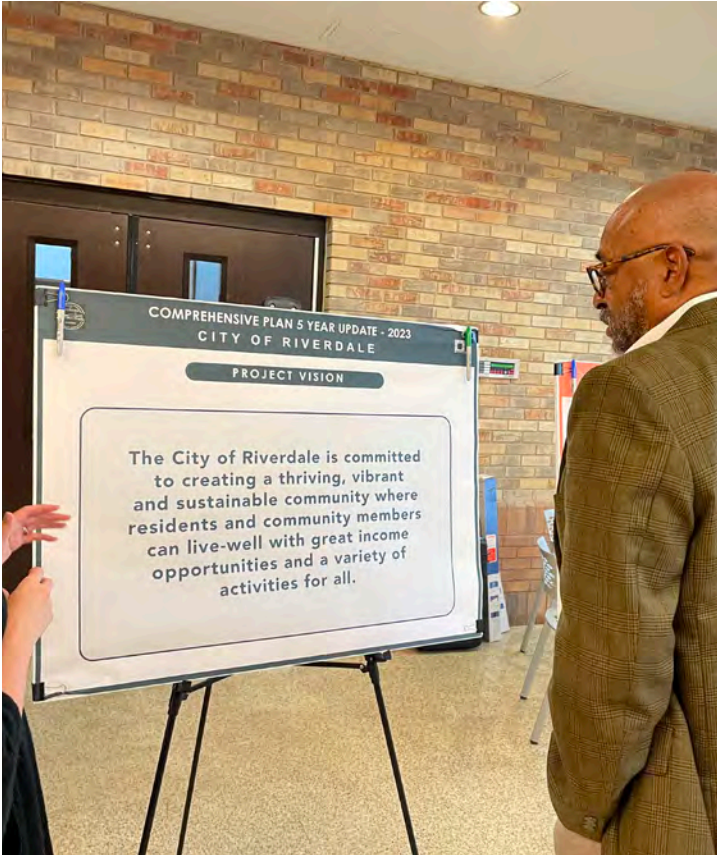


Figure 73-75: During Community Meeting 3, attendees, including Council Member Cobb, met at the Town Center to discuss project elements directly with the project team, May 18, 2023 (top left), the flyer for Community Meeting 3 (top right) and Community Meeting 3 allowed community members and stakeholders, including Council Member Wallace, an opportunity to convene and discuss the project recommendations, May 18, 2023, Town Center (bottom)



Figure 76: Presentation of boards during Community Meeting 3, May 18, 2023, Town Center

## 7. PROJECT WEB-PAGE

A project web-page, [bit.ly/riverdalereimagined](https://bit.ly/riverdalereimagined), was created on the City of Riverdale's website to provide a platform where the community and stakeholders could access information on demand relative to the Riverdale Comprehensive Plan. Project information featured on the web-page included general information about the comprehensive plan process, Georgia Planning Act requirements, benefits of Qualified Local Government status, and opportunities for involvement.

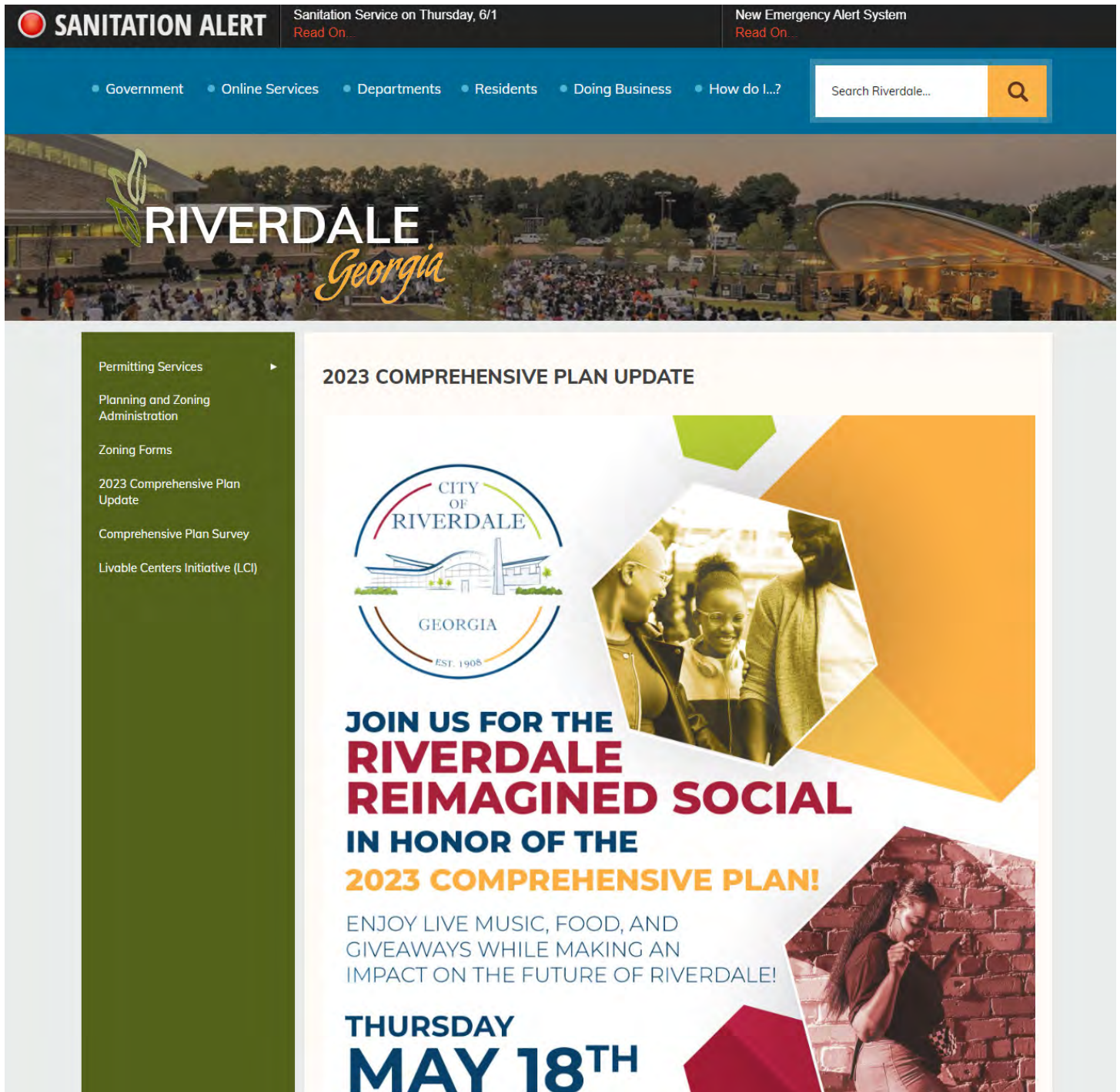


Figure 77: Screenshot of web-page on the City of Riverdale website showing flyers and information about community engagement

## 8. COMMUNITY SURVEY SUMMARY

The Riverdale Comprehensive Plan online survey was administered utilizing the Survey Monkey platform from March 18 to May 22, 2023. The objective of the survey was to obtain feedback from stakeholders and the community on key topics including issues and opportunities, natural and historic resources goals, housing goals, economic development goals, land use goals, and community facilities and services goals.

Listed below are key survey questions and responses. Refer to the appendix for the complete survey analysis.

- Respondents were asked what is great about the City of Riverdale. Common responses centered around the following themes:
  - Proximity to Metro Atlanta and the Hartsfield-Jackson Atlanta International Airport
  - Sense of community and “small town” feel
  - Riverdale Town Center
  - Events and festivals
  - Untapped potential

**HELP SHAPE THE FUTURE OF OUR COMMUNITY AS WE REIMAGINE RIVERDALE DURING OUR COMPREHENSIVE PLAN UPDATE!**

PROVIDE YOUR INPUT BY SCANNING THE QR CODE OR VISITING [BIT.LY/RIVERDALECOMPLAN](https://bit.ly/RIVERDALECOMPLAN)



**The Comprehensive Plan essentially serves as a roadmap that guides the City of Riverdale's future growth and development. By participating, you are providing critical feedback which will be used in decisions that impact how you live, work, and enjoy life in Riverdale!**



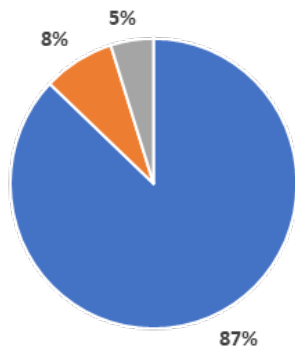
Figure 78: Community survey flyer



- Respondents were asked what single improvement should be made to attract people to the City of Riverdale. Common responses centered around the following themes:
  - New restaurants and businesses, specifically higher-end dining and retail
  - Family-friendly entertainment (community center, skating rink, bowling alley, skate park, etc.)
  - Walkable downtown core area
  - Beautification efforts
  - Enhanced police presence
- Respondents were asked to identify whether each of the following issues and opportunities, which were identified in the previous comprehensive plan, are still relevant, not relevant, or if they have no opinion on the item.

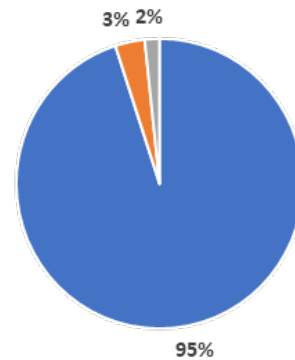
**Stabilization of housing and transit systems**

■ Relevant ■ Not Relevant ■ No Opinion



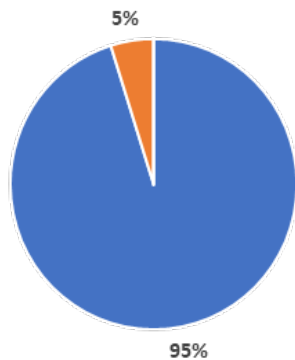
**Public health and financial literacy**

■ Relevant ■ Not Relevant ■ No Opinion



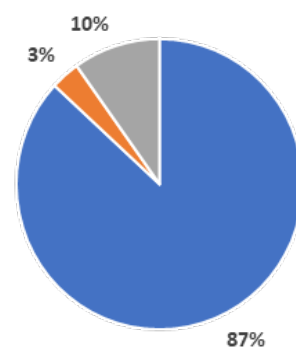
**Attraction of new business**

■ Relevant ■ Not Relevant ■ No Opinion



**Redevelopment opportunities**

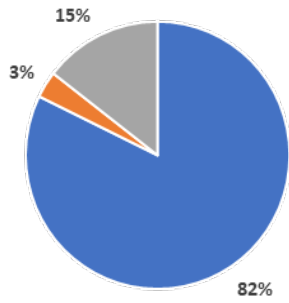
■ Relevant ■ Not Relevant ■ No Opinion



Figures 79-82: Community survey summary results

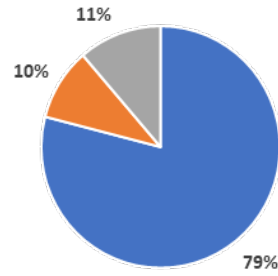
**Quality and safety of some existing housing**

■ Relevant ■ Not Relevant ■ No Opinion



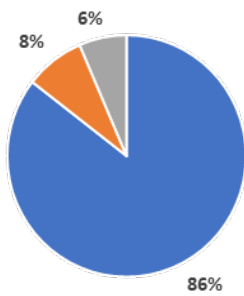
**Imbalance between owner-occupied and rental homes**

■ Relevant ■ Not Relevant ■ No Opinion



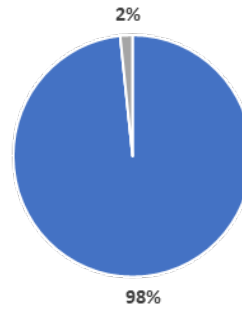
**Lack of investment in the maintenance of rental properties**

■ Relevant ■ Not Relevant ■ No Opinion



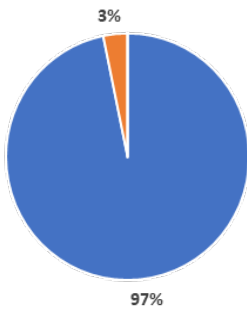
**Public spaces with activities that accommodate all age groups**

■ Relevant ■ Not Relevant ■ No Opinion



**The reality and the perception of crime**

■ Relevant ■ Not Relevant ■ No Opinion



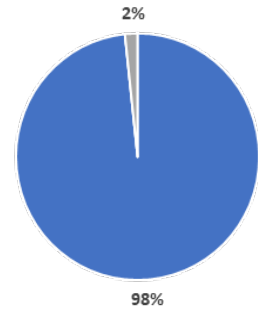
**Creation of an identity of the community**

■ Relevant ■ Not Relevant ■ No Opinion



**Community pride and sense of ownership**

■ Relevant ■ Not Relevant ■ No Opinion



Figures 83-89: Community survey summary results

An architectural rendering of a modern urban plaza. The scene is viewed from an elevated perspective. In the center, a large, circular fountain with multiple tiers and water jets is the focal point. A wide, paved walkway with a brick pattern leads towards the fountain. To the left and right, there are multi-story buildings with balconies and outdoor seating areas featuring round tables and chairs. The plaza is surrounded by green spaces with trees and landscaping. In the foreground, a dark SUV is driving on a road, and a blue car is visible on the right. The overall atmosphere is vibrant and modern.

# RIVERDALE REIMAGINED

This section addresses the assessments and community engagement outlined in the previous pages by summarizing identified needs and opportunities and sharing the overarching community vision, goals, and action items to address these goals. The specific tasks and projects to address the action items are listed in the Community Work Program in the next section.

## COMMUNITY VISION

The Community Vision serves as the foundation of the comprehensive plan, derived directly from the engagement of community members. It represents the collective aspirations and desires of the community. All aspects of the plan, including goals, needs and opportunities, action items, and the work program, are intricately tied to and guided by this vision. By aligning efforts with the community's vision, the aim is to create a more inclusive and prosperous future for Riverdale.

## GOALS

The goals are aligned with key areas of focus including Land Use, Community Development, Transportation, Economic Opportunities, and Housing. The goals address the needs and opportunities and support the overall community vision.

## NEEDS AND OPPORTUNITIES

Needs and opportunities are a summary of the community input and assessment from the previous chapter, highlighting major concerns that the community would like to see addressed within this plan. The needs and opportunities are aligned with the key areas of focus and are listed with its corresponding goal.


## ACTION ITEMS

To drive implementation and goal attainment, a comprehensive list of action items were developed. These specific tasks outline necessary actions, timelines, and resource requirements to realize desired outcomes. Each action item is aligned with the community's vision and serves as a critical step towards fulfilling the goals.

## WORK PROGRAM

To facilitate successful implementation of the action items, a detailed work program has been developed. This program consolidates necessary tasks, timelines, and resources required to achieve the goals. It serves as a roadmap for coordinating and prioritizing efforts, ensuring alignment with the community's vision. The work program provides a structured approach to executing the action items, monitoring progress, and ensuring accountability for successful outcomes. The work program can be found in Chapter 5 - Community Work Program.

VISION



**“The City of Riverdale is committed to creating a thriving, vibrant, and sustainable community where residents and community members can live-well with great income opportunities and a variety of activities for all”**

# GOALS

## LAND USE GOAL



Create a Vibrant Mix of Uses Serving the Riverdale Community and Visitors.

## COMMUNITY DEVELOPMENT GOAL



Prioritize Safe, Secure Environments for Residents and Businesses to Flourish.

## ECONOMIC DEVELOPMENT GOAL



Leverage and Strengthen Existing Community Resources.

## TRANSPORTATION GOAL



Coordinate and Improve Transportation Connections.

## HOUSING GOAL



Provide a Variety of Housing Options with a Range of Price Points.



## LAND USE GOAL

### **Create a Vibrant Mix of Uses Serving the Riverdale Community and Visitors.**

The Riverdale community and visitors should be able to enjoy a vibrant mix of activities and amenities which cater to a broad range of interests and needs. To accomplish this, public and private investments should be made to create engaging and enjoyable spaces that offer a diverse range of recreational and leisure activities for all ages. Public spaces such as parks should be improved and expanded. In addition, public events such as festivals, concerts, and art installations should be regularly organized to bring life to the area and promote community engagement quality. Private developments should also be encouraged, such as retail outlets, restaurants, and entertainment venues.

### **Needs and Opportunities**

- Low access to small greenspaces throughout the community
- Opportunity for greenspace enhancements, such as dog parks and community gardens
- Need for sidewalk infill and enhancements to improve walkability
- Desire for high-quality restaurants and entertainment
- Need for a mix of uses along SR-85
- More community spaces for families
- Revitalization of aging structures and properties (particularly shopping centers) into community assets
- Utilize the existing historic structures to create a sense of place
- Desire for more outdoor recreation (basketball courts, tennis courts, etc.)
- More hiking and walking trails in undeveloped, wooded areas to promote a diversity of recreation activities

### **Policies**

- Ensure compatibility between land uses when making land development decisions.
- Require balanced distribution of land uses within the city.
- Regulate development of new greenspaces and improve existing greenspace in the city.
- Allow minimal development and impervious surfaces as appropriate for recreational uses.
- Support diverse recreational land uses. Include (but not limited to) community gardens, dog parks, pocket parks, and walking trails.
- Create interconnectivity by linking parks and trails into a pleasant network of greenways. Set aside for pedestrian and bicycle connections between schools, churches, recreation areas, City Center, and residential areas.
- Develop, regulate, and maintain streetscape improvements throughout the city. Specifically focus on redevelopment areas.

## Action Items

- Develop a Parks and Recreation Master Plan, in conjunction with a Trails Master Plan. Consider an environmental assessment to address waterways. Assess existing parks and identify opportunities for new pocket parks, community gardens, dog parks, etc.
- Conduct a zoning assessment of land uses along SR-85 to identify opportunities for mixed-use zoning.
- Create a Land Assembly Plan focused on strategic acquisition or assemblage of land to support housing and mixed-use development throughout the city.
- Update Zoning Ordinance per recommendations provided in the new 2023 Livable Centers Initiative (LCI) study and newly adopted Comprehensive Plan 2023 - 2033.
- Work with Keep Riverdale Beautiful to establish community gardens as focal points for community interaction and beautification.



Figure 90: Public art in Riverdale





## COMMUNITY DEVELOPMENT GOAL

### **Prioritize Safe, Secure Environments for Residents and Businesses to Flourish.**

A safe and secure environment is necessary to enable residents and businesses in the community to thrive. To accomplish this goal, the safety and security of all community members must be prioritized. This includes providing safe and secure housing, creating and maintaining a supportive business environment to allow for businesses to open and maintain their operations in the community, and other initiatives which support the overall health and wellbeing of community members. All Riverdale residents should have access to healthcare, educational opportunities, and recreational activities.

#### **Needs and Opportunities**

- Desire for enhanced youth programming
- Need for streetscape enhancements to show city boundary
- Potential expansion of community events and festivals
- Increased marketing of city events and offerings to community
- Beautification needed to enhance the overall look of the city
- Public safety enhancements needed such as (lighting, police presence, and code enforcement, specifically in commercial locations
- Increased social media presence to further promote grant opportunities for small business owners and the benefits for using the land bank

#### **Policies**

- Expand and enhance job training, recreation opportunities and activities for youth. Include (but not limited to) activities such as biking, skating, art, and job/career fairs.
- Expand and enhance in-person community outreach, community improvement education, and communication with residents.
- Install and/or maintain appropriate directory/directional signage to community amenities and developments.
- Maintain, update, and expand community recreational facilities and services.

## Action Items

- As part of the Parks and Recreation Master Plan, identify opportunities for teens, including programming, skate parks, and job opportunities.
- Host skate and biking classes for youth to better use skate park.
- Create a monthly newsletter or blog to establish consistent messaging to residents. Consider beginning with physical mailings that highlight the web presence. Work with the news media to share community news stories. Enhance website and social media presence to better reach Riverdale residents.
- Establish a Communications Department and a Communications Director.
- Develop a Placemaking Plan focused on growing the sense of place and fostering a community culture in Riverdale.
- Consider commissioning artists to complete public art pieces throughout the city, including sculpture and mural art. Develop a city mural program and consider murals on buildings and structures with large facades, including the side of the Wilson Road building and the vacant properties on Main Street between Church Street and SR-85.
- Create city streetscape design standards and incorporate into the landscaping ordinance, focused on tree placement, landscaping, street furniture placement, lighting, and signage. Consider zeroscaping.
- Coordinate a meeting with Finding the Flint to identify opportunities for enhancement and connection to this natural resource.
- Continue development of a resident resource guide. Include an index of available assistance/support services for residents.
- Add additional pedestrian lighting on streetscapes throughout the city.
- Provide regular code enforcement and police patrol of commercial areas and establish a good working relationship with commercial property owners.
- Hire a grant writer to assist with acquiring funding.
- Establish a city landscaping, clean up, and maintenance crew for city landscaped areas and streets.



## ECONOMIC DEVELOPMENT GOAL

### Leverage and Strengthen Existing Community Resources

The City of Riverdale should both maximize existing resources and look for new ways to generate economic growth and opportunity. The city should capitalize on industries which play to its strengths in order to draw in prospective businesses while also finding opportunities to attract new industries. The city should provide educational opportunities to give individuals the necessary tools and qualifications to become involved in the local economy. By finding innovative ways to promote a business-friendly environment, the city can create a thriving economy and a prosperous future for all of its citizens.

### Needs and Opportunities

- Need for more, high quality jobs
- Desire to better leverage the healthcare industry (Southern Regional Medical Center)
- Opportunity to update commercial infrastructure (i.e. existing buildings, roads, parking lots, etc.)
- Desire to continue partnerships with private and non-profit entities
- Redevelopment of underutilized sites
- Beautification of city infrastructure (i.e. roads, intersections, etc.)
- Need for greater assistance with the promotion of vacant commercial space
- Opportunity to introduce Transit-Oriented Development (TOD) around the planned Southlake Bus Rapid Transit (BRT) stops
- Increased variety and quality of retail and dining options in the city
- Redevelopment potential for underutilized medical facilities and sites into the MedTech industry



Figure 92: Chick-fil-a Dwarf House in Riverdale

## Policies

- Support business and workforce development programs and facilities.
- Attract high-quality healthcare jobs and supportive industries, such as MedTech and Research and Development.
- Target and encourage new industries and business to locate in the city.
- Regulate and promote redevelopment of obsolete and underutilized shopping centers.
- Encourage commercial uses that compliment residential living within The City of Riverdale and vice-versa.
- Regulate and support mixed use areas. Mixed use areas should be pedestrian friendly and include unique commercial amenities.
- Regulate and support a high-quality mix of retail, community amenities and services, and employment to serve the local and regional area.
- Support existing business and workforce development programs and facilities.

## Action Items

- Conduct an inventory and assessment of existing retail space and develop strategies to address struggling retail or encourage redevelopment.
- Create a Resource Center to provide up-skill, certification maintenance, workforce development, and business management training.
- As part of SR-85 strategic/land acquisition plan as discussed in the land use section, identify ways to attract mixed-use development to key sites.
- Develop a marketing strategy to attract redevelopment to land adjacent to the historic structures, based on the currently underway Livable Centers Initiative (LCI) study and previous site concept.
- Host a career fair to introduce high school students and residents to various career opportunities. Consider coordinating with local K-12 schools, area colleges and universities and the Clayton County Chamber of Commerce.
- Conduct a Retail Acquisition Study to investigate the possibility of acquiring underutilized retail properties, particularly empty strip mall locations and their large, unused parking lots.
- Identify funding and financing opportunities, including in-house funding, grants, and special tax districts (i.e. a Commercial Improvement District, Opportunity Zones, Enterprise Zones, etc.).
- Hire a marketing and re-branding consultant for the city.



## TRANSPORTATION GOAL

### **Coordinate and Improve Transportation Connections.**

Riverdale should coordinate with new and existing transportation plans and partners at regional and state agencies to offer safe, reliable, and sustainable solutions. By prioritizing improved transportation options, Riverdale can reduce traffic congestion, improve air quality, reduce carbon emissions, and create a more livable and equitable community for all residents.

### **Needs and Opportunities**

- Greater connectivity between and to commercial activity sites
- Desire for greater multi-model connectivity through sidewalks and bike paths
- Need for sidewalk infill and enhancements to improve walkability
- Transit development potential (i.e. MARTA, BRT)
- Desire for increased Electrical Vehicle (EV) infrastructure
- Need for local road landscaping and streetscaping
- Opportunities to provide access between existing parking lots along SR-85 (inter-parcel connectivity)

### **Policies**

- Design and maintain walking and biking within the City- improving residential access to commercial/activity nodes/areas.
- Regulate and maintain safe street designs that promote traffic calming and allow for comfortable alternatives to driving.
- Work with MARTA to improve existing public transportation options and facilities within the city.
- Promote and regulate electric vehicle charging stations at major commercial nodes/areas and city facilities.

### **Action Items**

- Complete streetscape improvements along SR-85, SR-138, and Upper Riverdale Road.
- Develop a citywide trails master plan.
- Continue to work with MARTA to identify improvements at existing bus stop locations, such as the addition of shelters, lighting, seating, increased accessibility, etc.
- Make improvements to parallel routes (Church Street/SR-139) to SR-85.
- Develop a Citywide Strategic Transportation Plan. It should be noted that most major roads are owned by the state and therefore will require coordination with the Georgia Department of Transportation (GDOT).

- Participate in the upcoming update of the Clayton County Comprehensive Transportation Plan.
- Incorporate Electric Vehicle (EV) charging stations at city facilities and offices.
- Improve sidewalk access on Powers Street, Evans Drive, and northern properties along Church Street.
- Develop bike lanes on roads leading to the Regional Park such as Evans Drive and Church Street.
- Provide pedestrian crosswalk at intersections of Church Street and Mimosa Street, Church Street and Roberts Drive.



Figure 93: Xpress bus station



## HOUSING GOAL

### **Provide a Variety of Housing Types with a Range of Price Points.**

Riverdale residents should have access to a variety of housing options which meet their needs and preferences. To achieve this, Riverdale should explore making zoning and land use changes to expand the types of housing in the city including townhomes, tiny houses, mixed-use, and condominiums. The city has a large amount of existing single-family dwellings and multi-family dwellings. The city should partner with local non-profits and community organizations to provide housing support services and assistance, to ensure residents are able to secure and maintain affordable housing. By providing a variety of housing types and support services, Riverdale could create a more diverse and affordable housing market, resulting in increased opportunities and an improved quality of life for its residents.

### **Needs and Opportunities**

- Desire for a greater number of senior and veteran housing options
- Desire to address jobs-housing ratio mismatch (i.e. housing stock should match diversity of income ranges)
- Need for affordable starter homes and first-time buyers options
- Increased access to affordable homes
- Potential for present and absentee landlords to re-invest in existing properties

### **Policies**

- Encourage development of housing that is affordable for working-class, veterans, and senior residents.
- Attract more mid-income to upper-income housing development and mixed-use development near the City Center, Neighborhood Center, and Health and Wellness character areas.
- Protect and support the maintenance and redevelopment of existing single-family neighborhoods.
- Regulate and promote developments that have variety of housing types at various price points. Including (but not limited too) stacked townhomes, duplexes, and triplexes.
- Support development proposals that provide starter homes and first-time buyer price points. Encourage development of housing that is affordable for working-class, veterans, and senior residents.
- Support mixed-use housing developments at mid-income to upper-income price points. Attract more mid-income to upper-income housing development and mixed-use development near the City Center, Neighborhood Center, and Health and Wellness character areas.

## Action Items

- Coordinate a meeting with the Housing Authority of Clayton County and non-profit developers to discuss opportunities and next steps to fund and build housing at a variety of price points within the city.
- Identify strategic assemblages and acquisitions that may support a variety of housing and incorporate these findings into the Land Assembly Plan as mentioned in the Land Use section.



Figure 94: A suburban house in Riverdale, GA



## FUTURE LAND USE MAP 2023-2033

The Riverdale Reimagined Comprehensive Plan places a strong emphasis on Land Use as a crucial element. The community's vision for future development is established and clarified through the new Future Land Use Map, Character Area Map, and associated policies.

The following Future Land Use Map serves as a guiding document for staff to develop recommendations for rezoning applications and as a framework to guide future development decisions made by the Mayor and City Council. The Future Land Use Map identifies the desired future use of land and the development vision of the community, while the Character Area Map provides more detailed planning guidance for specific geographic areas. The Future Land Use map can be found on the following page; the corresponding land use descriptions are the same as previously described and can be found starting on page 52 of this report. The Future Land Use map and Character Area Map are heavily influenced by the feedback received from the community during the planning process.



Figure 95: Inspirational streetview image depicting community vision for land use

# FUTURE LAND USE MAP

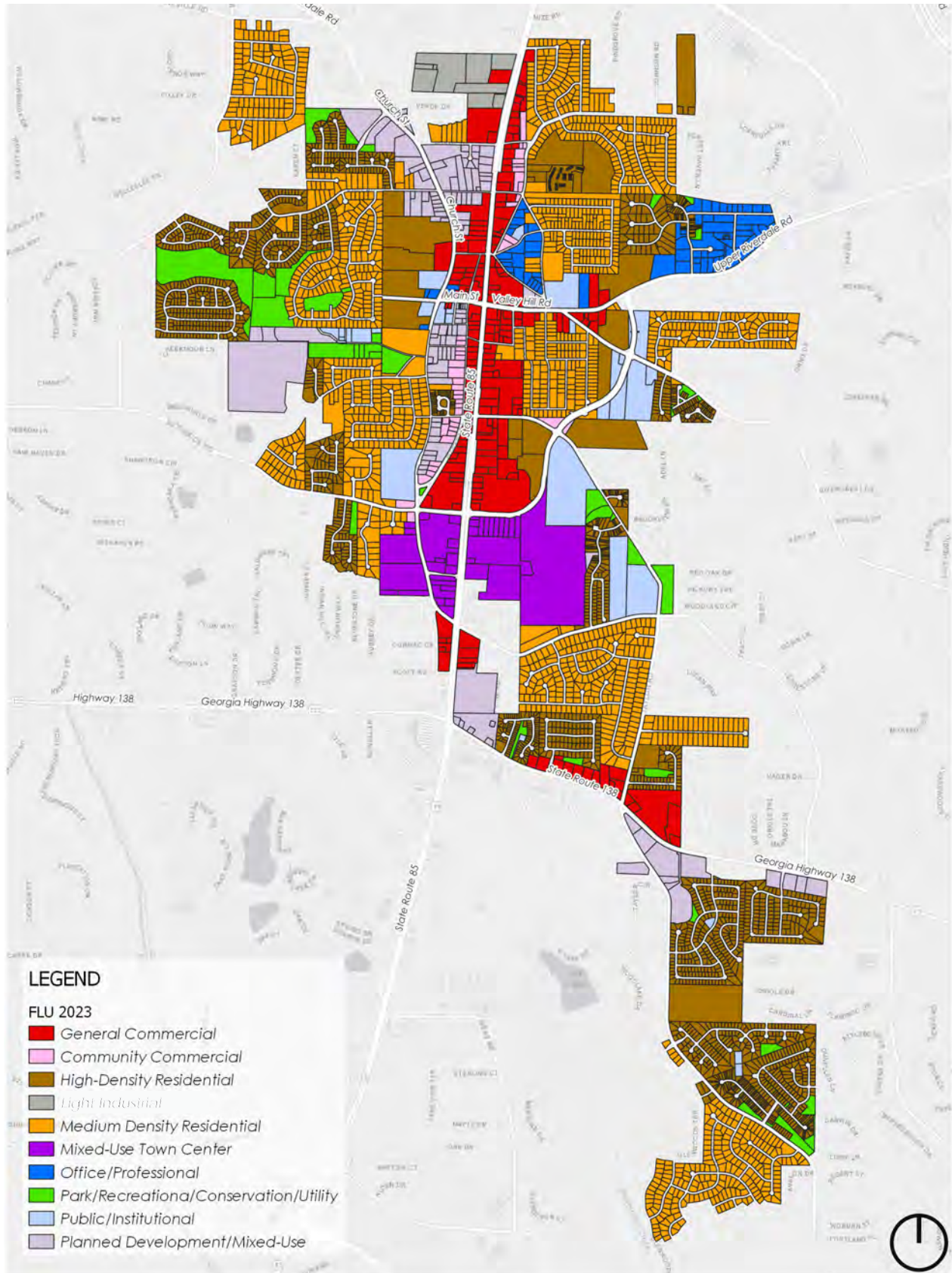


Figure 96: Future Land Use Map 2023-2033

## CHARACTER AREA MAP 2023-2033

The Character Area Map—shown on the following page—serves as the guide for future development for the City of Riverdale. It identifies specific areas that will share special or unique characteristics, based on either existing conditions or the vision for the future. These areas may already have a unique character and/or they may have the potential to evolve into an area with a unique character based on future decisions made by the city. The character areas serve as a guide to the types of development that will fit into each area. The objective is to develop a sense of place, encourage infill development, provide a variety of employment options, and provide transportation alternatives. This section includes summary descriptions of each character area, including a description and images of what the area looks like today, what the vision is for the area, recommended land uses, corresponding zoning, and development and design strategies to help meet the vision. The Character Areas are City Center, Redevelopment Area, Health and Wellness Corridor, Neighborhood Center, Gateway Corridor, Parks and Open Space, Suburban, and Light Industrial.



Figure 97: Inspirational streetview image depicting community vision for land use

# CHARACTER AREA MAP

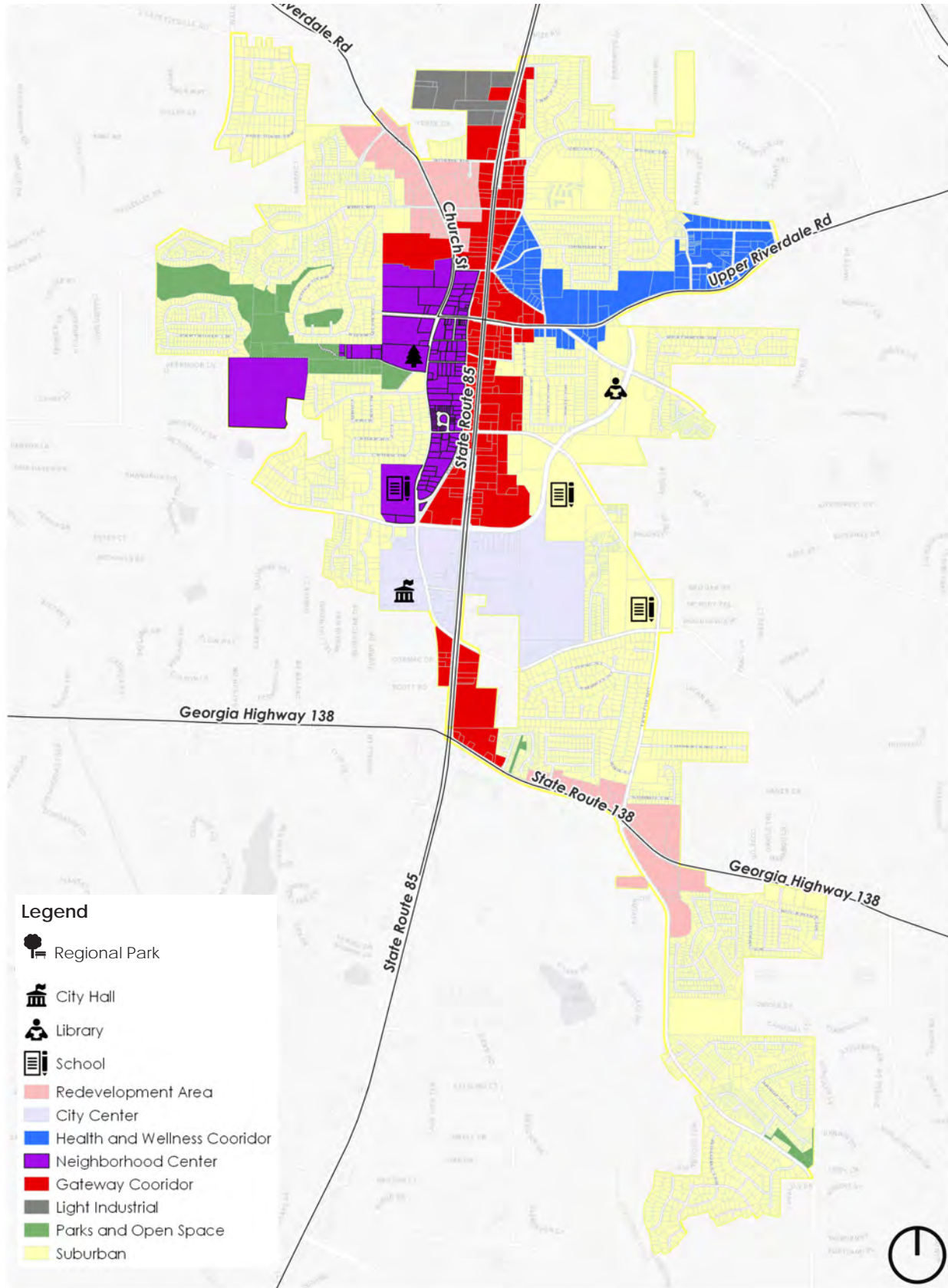


Figure 98: Character Area Map 2023-2033

## CHARACTER AREA DESCRIPTIONS

### REDEVELOPMENT AREA

There are two distinct Redevelopment Areas in the city today, one along SR-139/Church Street at the northern city limits and one along SR-138 near the intersection of Taylor Street. Both of these areas are characterized by declining, unattractive, vacant or underutilized strip shopping centers. They have a high degree of access by vehicular traffic and transit, largely unused on-site parking, low degree of open space, and moderate floor-area-ratio.

### EXISTING SITES



Figure 99: Underutilized shopping center at SR-85



Figures 100 & 101 : Underutilized shopping centers at SR-85

REDEVELOPMENT AREA

**Redevelopment Area, A Vision:** The Redevelopment Areas are envisioned to be re-purposed and revitalized to encourage economic growth and activity. Large strip center properties are desired to be redeveloped into mixed-use developments. Smaller parcels may be incorporated into large redevelopment efforts or enhanced with highest and best land uses, including higher end retail, restaurants, or office.

Recommended Land Uses:

- Vertical mixed-use commercial with residential or office uses
- Infill development
- Educational facilities (satellite university or campus)
- Townhomes
- Greenspace
- Upscale retail and restaurants
- Employment training facility
- Incubators startups and shared tenant spaces
- Office

Corresponding Zoning Districts: NC, MU

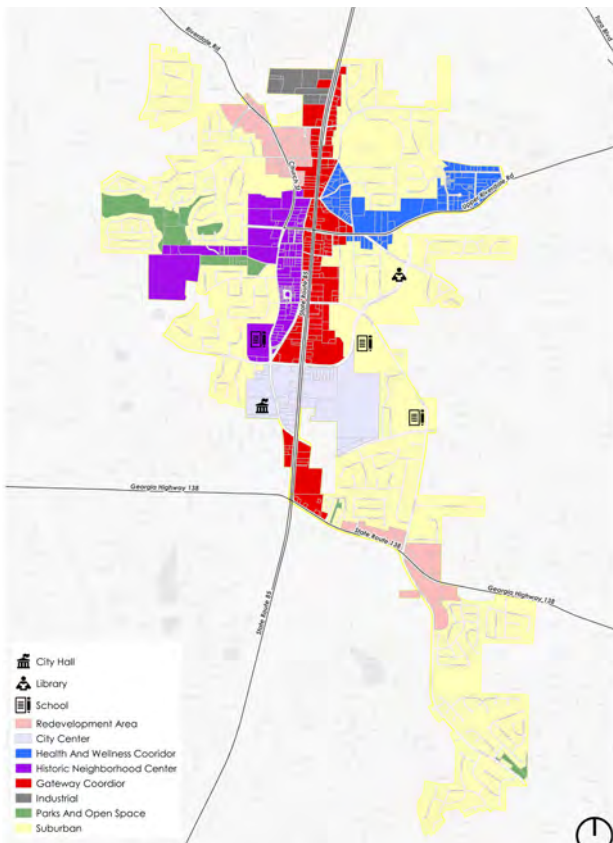


Figure 102 & 103: Character Area Map 2023-2043 (left) and Redevelopment Area Character Areas aerial view (right)

## Development and Design Strategies:

This area is focused on redevelopment and enhancement to increase economic activity. Strategies include:

- Require mixed-use development on underutilized strip shopping centers, allowing for higher density residential within a mixed-use environment.
- Enhance the overall visual quality of the area with facade improvements/enhanced design.
- Consider inter-parcel connectivity to allow access for vehicles and pedestrians between sites.
- Require redevelopment and infill development to position buildings fronting the street with walkable and accessible entrances. Parking should be located behind the buildings.
- Enhance streetscape design that is pedestrian-oriented, connecting parcels to each other and to current and future transit.
- Beautify properties along the street with landscaping and enhanced signage standards.
- Integrate open space into all new development and encourage access for surrounding residents.
- Allow for a maximum of four- to five-story buildings.

## REDEVELOPMENT AREA OF TOMORROW IMAGERY



Figures 104 & 105 : Community Vision for Redevelopment Area



## City Center

The City Center is anchored by the Town Center, a compact and walkable district inclusive of the Riverdale Center. The Riverdale Center includes city hall, the community recreation center – inclusive of a gymnasium, art studio, dance studio, fitness room, meeting rooms, and multi-purpose events spaces – an amphitheater and open greenspace. The Riverdale Center is a major community gathering space for the city, attracting residents and visitors for events and festivals. To the east of the City Center, fronting SR-85 are retail strip shopping centers and small parcel commercial properties, including retail and automotive uses. Kroger anchors the shopping center on the west side of SR-85, while Home Depot occupies a large property on the east side. This character area also includes a large undeveloped greenfield east of the Home Depot property.

### EXISTING SITES



Figure 106: Riverdale Town Center, Riverdale



Figures 107 & 108: Merchants Square on SR-85, Riverdale (above) and Existing Home Depot, SR-85 (below)

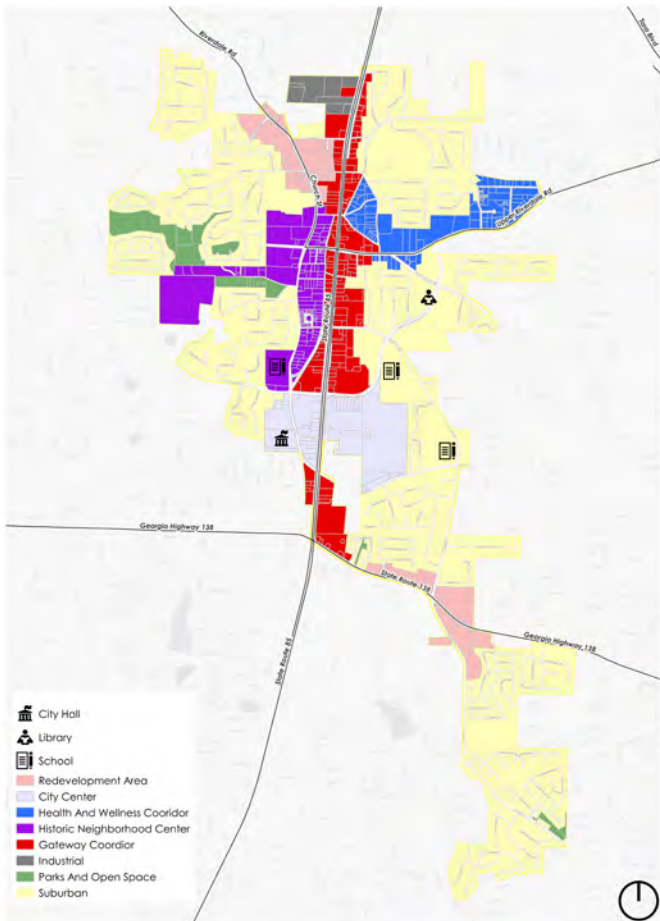
## City Center

**City Center Tomorrow, A Vision:** The City Center is envisioned to be a gathering place for entertainment, family activities, local restaurants, specialty shops, and recreation – a one stop shop for residents and visitors to enjoy what Riverdale has to offer. Growing from the Riverdale Centre the area is imagined to redevelop with a mix of uses, higher densities, and compact, walkable, transit-oriented development.

Recommended Land Uses:

- Civic uses
- Vertical mixed-use
- Multi-family (apartments and condominiums)
- Townhomes
- Greenspace
- Upscale retail and restaurants
- Family entertainment/arts/urban adventure park
- Office/corporate headquarters

Corresponding Zoning Districts: TCMU, MU



Figures 109 & 110 : Character Area Map 2023-2043 (left) and City Center aerial view (right)

## Development and Design Strategies:

As the focal point of the city, the City Center is envisioned to attract higher density, mixed-use development. Strategies include:

- Require mixed-use development on underutilized strip shopping centers, allowing for high-density residential within a mixed-use, active, and vibrant environment.
- Encourage infill housing and an arts center adjacent to the Riverdale Centre, creating a more walkable and accessible district.
- Continue to work with MARTA to establish Bus Rapid Transit (BRT) on SR-85.
- Require redevelopment and infill development to position buildings fronting SR-85 with walkable and accessible entrances. Parking should be located behind buildings.
- Enhance streetscape design that is highly pedestrian-oriented, connecting parcels to each other and to current and future transit.
- Incorporate and enforce landscaping and signage standards into streetscape design to enhance beautification.
- Connect greenspace and trails with pedestrian and bike friendly infrastructure throughout the district.
- Allow for a minimum of five-story buildings .
- Reduce or eliminate parking minimums in support of transit-oriented development.

## CITY CENTER OF TOMORROW IMAGERY



Figures 111 & 112 : Inspirational images showing community vision for City Center

## HEALTH AND WELLNESS CORRIDOR

Located along Upper Riverdale Road, this area includes properties designated primarily for offices, research and development, and educational facilities. Additional uses such as multi-family residential, and mixed-use are included in this area and intended to support the health and wellness facilities. Setbacks are typically shallow, and properties are designed as a sprawling campus with compact parking areas. Intersections and crosswalks are far apart, however, sidewalks are incorporated into the streetscape.

### EXISTING SITES



Figure 113 : Medical building on Medical Way



Figures 114 & 115 : Underutilized building on Medical Way

## HEALTH AND WELLNESS CORRIDOR

**Health and Wellness Corridor Tomorrow, A Vision:** The Health and Wellness Corridor is envisioned to be the hub of medical related jobs, research, and training in the City of Riverdale. Sitting next to the Southern Regional Medical Center (located just outside of city limits), this area has the potential to be a regional medical district serving Clayton County and beyond. The intent of this district is to support existing healthcare and medical services as well as new developments in medical technology (within/ with the addition of) the life sciences industry.

Recommended Land Uses:

- Medical office
- Medical research and development
- Medical production
- Medical technology
- Laboratories
- Mixed-use redevelopment
- Supportive retail and restaurants
- Hotel
- Multi-family development – particularly senior or continuing care retirement communities

Corresponding Zoning Districts: O-I, MU

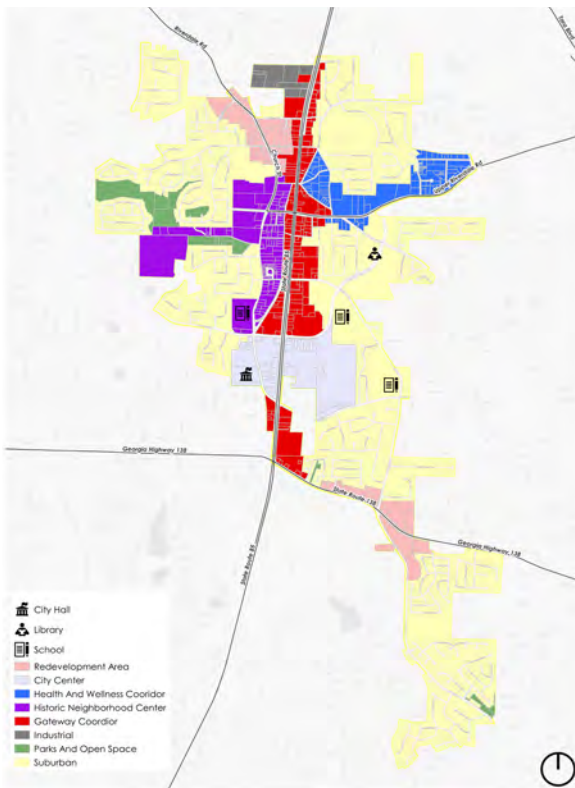


Figure 116 & 117: Character Area Map 2023-2043 (left) and Health & Wellness corridor aerial view (right)

## Development and Design Strategies:

This area is focused on support and growth of healthcare and medical tenants and encouraging new medical technology uses. Strategies include:

- Require medically related development that benefits from the proximity to the Southern Regional Medical Center and established medical facilities with a focus on attracting medical technology.
- Require supportive commercial development that serves the existing medical uses, including restaurants, retail, housing, and hotel.
- Enhance streetscape design that is pedestrian-oriented, connecting parcels to each other and to current and future transit.
- Beautify properties along the street with landscaping and enhanced signage standards.
- Allow for a maximum of six-story buildings.
- Renovate underutilized medical building for new lab spaces.

## HEALTH AND WELLNESS CORRIDOR OF TOMORROW IMAGERY



Figures 118 & 119 : Community Vision for Health & Wellness corridor



## NEIGHBORHOOD CENTER

Centered on Church Street, this area is primarily residential but also includes local retail and commercial services and public and institutional uses – including Church Street School and Riverdale Police and Fire. Vital to this area are the old buildings and cultural landmarks seen on Main Street and Church Street. Public open spaces are within walking distance and streets are pedestrian friendly, incorporating sidewalks, landscaping, lighting, and street furniture.

### EXISTING SITES



Figure 120 : Public safety complex, City of Riverdale



Figures 121 & 122: Old Main Street buildings (above) and DuBois Integrity Academy on Main Street (below)

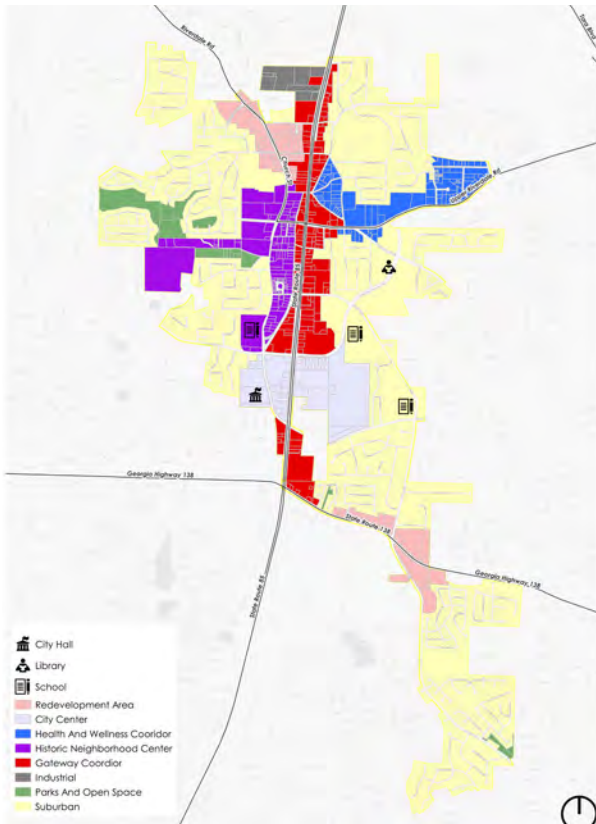
NEIGHBORHOOD CENTER

**Neighborhood Center Tomorrow, A Vision:** The vision for the Neighborhood Center Character Area is to serve area residents' day-to-day needs with a mix of retail, residential, service, and office. Preservation and rehabilitation of the historic buildings are key to the identity of this area and appropriate infill adjacent to these buildings will help to better define this area's character. Higher density residential infill is encouraged to support neighborhood service, retail, and restaurants. This area is intended to be pedestrian-oriented to allow for walkability between surrounding neighborhoods to and within the neighborhood center.

Recommended Land Uses:

- Mixed-use development
- Small shops and service establishments
- Small businesses and entrepreneurial facilities
- Educational training facilities
- Townhomes
- Multi-family residential
- Expanded park amenities

Corresponding Zoning Districts: NC, MU, MR



Figures 123 & 124: Character Area Map 2023-2043 (left) and Neighborhood Center aerial view (right)

## Development and Design Strategies:

This area is focused on preserving and enhancing residential neighborhoods. Strategies include:

- Require a variety of housing types, including townhomes, tiny homes, and missing middle housing to provide a diversity of living options and price points while providing options for working-class, veterans, and seniors.
- Encourage mid-income to upper-income housing developments to provide housing options that will attract new employers to invest and live in the area.
- Encourage all new residential and mixed-use development that includes more than eight units to incorporate greenspace that can be shared by the surrounding community.
- Connect neighborhoods to greenspace amenities with sidewalks and trails.

## NEIGHBORHOOD CENTER OF TOMORROW IMAGERY



Figure 125: Community Vision for Neighborhood Center

## GATEWAY CORRIDOR

Located along SR-85, this area serves as one of the main entrance/exit points of Riverdale. This major thoroughfare carries over 40,000 cars per day, making it a highly visible and desirable commercial corridor. This high vehicular traffic has also led to auto-oriented development, including frequent curb cuts, setback buildings, and parking fronting the road. The majority of the parcels are single-use and range from small one-story drive-thru parcels to large strip mall retail centers.

### EXISTING SITES



Figures 126 & 127: North and south gateway entrances along SR-85



Figures 128 & 129: Underutilized business on SR-85 (above) and Merchants Square on SR-85 (below)

GATEWAY CORRIDOR

**Gateway Corridor Tomorrow, A Vision:** The vision for the Gateway Corridor is an attractive vibrant, mixed-use corridor that supports transit-oriented development and welcomes all into the City of Riverdale. Taking advantage of the high traffic volumes on SR-85, the intent is to attract large-scale, mixed-use, and commercial enterprises, including retail, restaurants, office, and housing. New development and redevelopment are envisioned to enhance the overall visual quality of the corridor with well-designed facades fronting the street and parking to the rear. Walkability along this corridor is key to connect businesses to transit and support a transit-oriented environment.

Recommended Land Uses:

- Mixed-use
- Retail (sales and services)
- Restaurant (sit-down)
- Family entertainment center/ game room center
- Hotel

Corresponding Zoning Districts: GC, MU

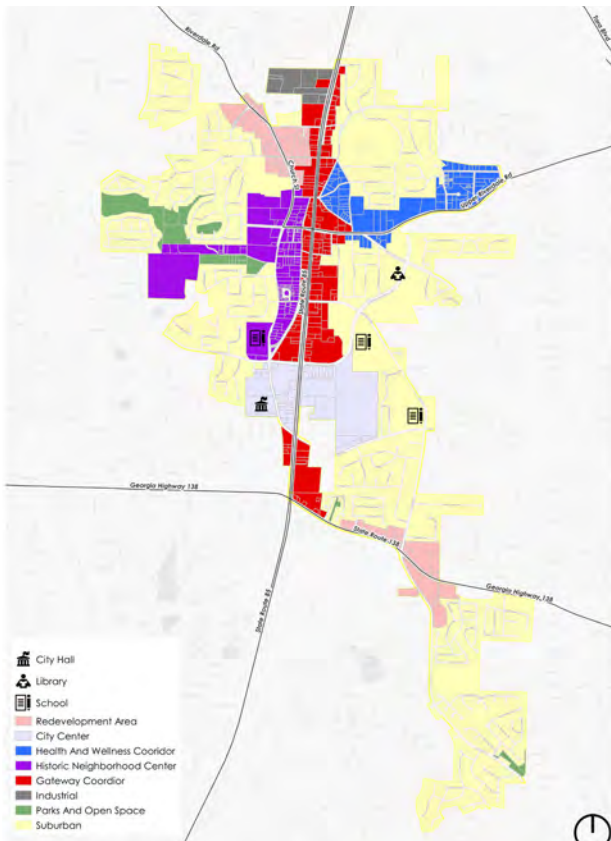


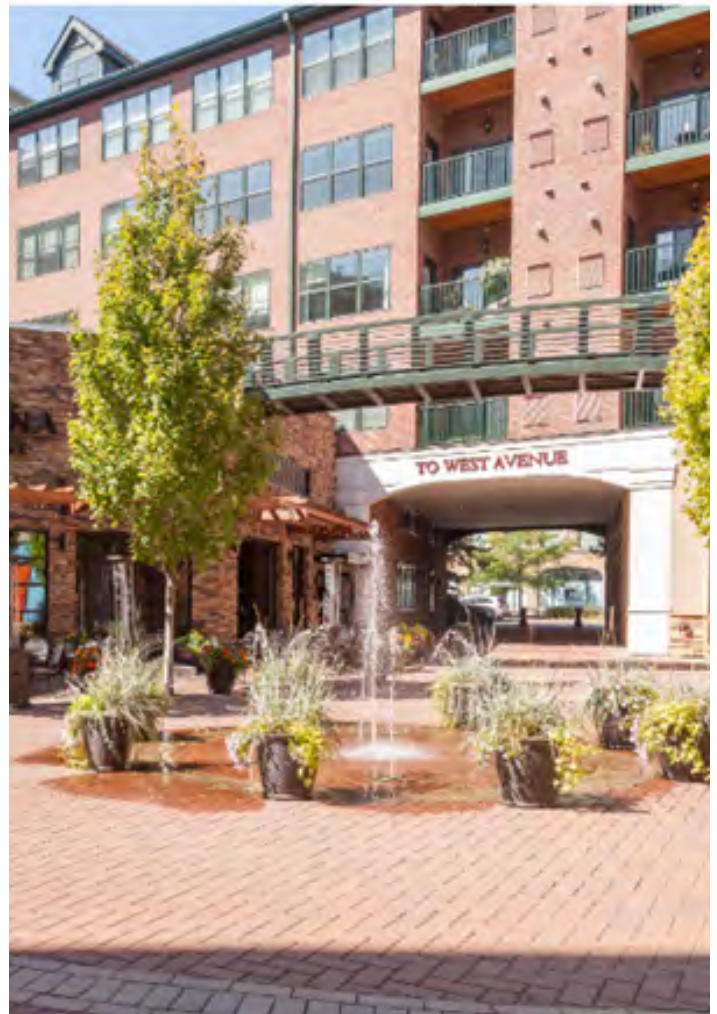
Figure 130 & 131: Character Area Map 2023-2043 (left) and Gateway Corridor aerial view (right)

## Development and Design Strategies:

This area is focused on enhancing commercial corridor. Strategies include:

- Require mixed-use development on large, under-utilized parcels that support existing and future transit.
- Install larger and more identified Gateway Corridor signage.
- Improve the pedestrian access along this corridor with safer pedestrian crossings and access. Consider minimizing curb cuts and increasing inter-parcel access, widening sidewalks, and improving crosswalk safety.
- Require new structures be built closer to the street front with parking in the rear. Entrances should face the street to make visible active uses along the corridor.
- Enhance older commercial buildings with facade improvements by enforcing the Commercial Design Standards.
- Incentive signage improvements to meet city standards.

## GATEWAY CORRIDOR OF TOMORROW IMAGERY



Figures 132 & 133 : Community Vision for Gateway Corridor



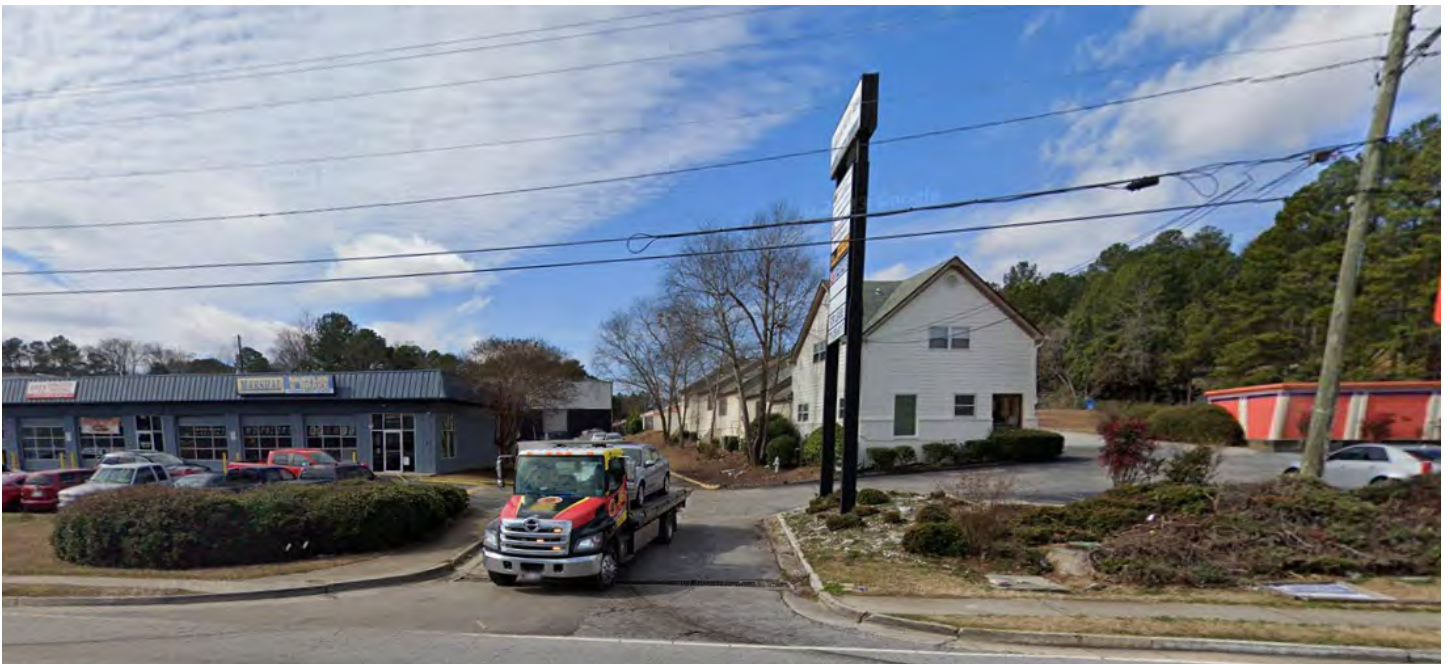
## LIGHT INDUSTRIAL

Light Industrial areas are dedicated to low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances. Riverdale's light industrial area is located at the northern city boundary between SR-85 and Lees Mill Road. The area is currently occupied by semi-truck parking, a public storage tenant, automotive uses, and vacant parcels.

### EXISTING SITES



Figure 134: Underutilized area in Light Industrial Area



Figures 135 & 136 : Underutilized buildings in Light Industrial Area

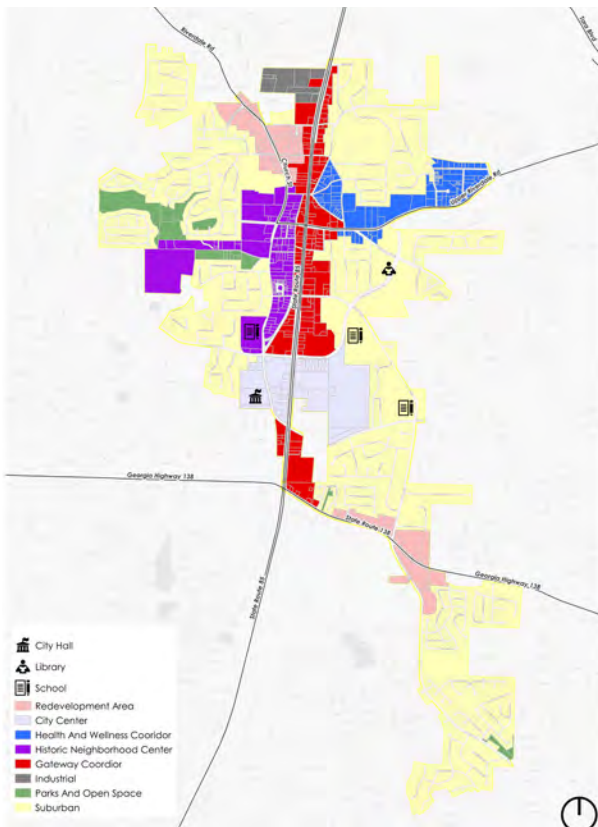
LIGHT INDUSTRIAL

**Light Industrial Tomorrow, A Vision:** The vision for the Light Industrial Character Area is focused on visual enhancement. The Light Industrial Character Area sits at the northern gateway to the city. Improvements to facades, landscaping, screening, and signage should be utilized to contribute to the overall vision and identity of the city.

Recommended Land Uses:

- Automotive production and services
- Electric vehicle production
- Logistics
- Warehouse/distribution
- Manufacturing
- Wholesale/trade
- Accessory commercial

Corresponding Zoning Districts: M



Figures 137 & 138 : Character Area Map 2023-2043 (left) and Light Industrial Area aerial view (right)

## Development and Design Strategies:

This area is focused on preserving and enhancing existing light industrial uses. Strategies include:

- Require enhanced landscaping and screening all on visible facades of light industrial parcels to create visual appeal and a visual shield of buildings, parking lots, and loading docks.
- Ensure city signage standards are met and work with existing and new property and business owners to update building standards as appropriate.

## LIGHT INDUSTRIAL AREA OF TOMORROW IMAGERY

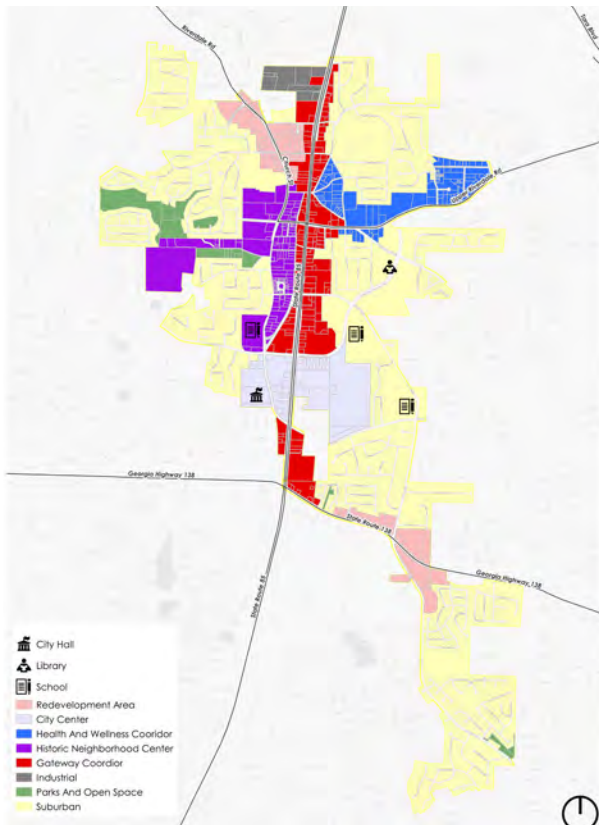


Figures 139 & 140: Community Vision for Light Industrial Area

PARKS AND OPEN SPACE

Riverdale’s Parks and Open Space include Riverdale Regional Park, greenspace that follows Camp Creek and undeveloped greenspace along Taylor Road on the southern portion of the city. Parks and Open Space include areas that are natural lands, passive and recreational amenities, utilities, and/or storm water detention.

EXISTING SITE



Figures 141 - 143: Children’s Play Area, Regional Park (top), Character Area Map 2023-2043 (left), and Parks and Open Space aerial view (right)

**Parks and Open Space Tomorrow, A Vision:** The vision for the Parks and Open Space Character Area is of preservation and enhancement. Natural areas, such as the land surrounding Camp Creek are envisioned to be preserved and enhanced with trails and areas to sit and enjoy nature. Most of the area surrounding Camp Creek is underdeveloped due to stream buffers making it ideal for low impact trails and pocket parks. Riverdale Regional Park is a highly regarded community amenity and investment and maintenance of this park is desirable.

Recommended Land Uses:

- Parks and recreation
- Natural land

Corresponding Zoning Districts: N/A

### Development and Design Strategies

Add the following amenities: multi-purpose field, walking trails, outdoor gym, community garden.

### PARKS AND OPEN SPACE OF TOMORROW IMAGERY



Figures 144 - 146 : Community Vision for Parks and Open Space

## SUBURBAN

The majority of Riverdale’s residential neighborhoods identify as suburban residential subdivision development. These areas are characterized by low pedestrian orientation, high degree of open space, little to no transit, moderate degree of building separation and predominately residential. Homes in the Suburban Character Area are predominately single-family but include townhomes and multi-family. The median year of homes built in Riverdale is 1986 and can be seen in the traditional brick neo-colonial style homes common of the 1980s and 1990s suburbs. Ranch style homes and gambrel roof lines can be seen in neighborhoods that were built in the 1970s and 1980s.

### EXISTING SITES



Figure 147: Housing in a Suburban Area



Figures 148 & 149: Housing in a Suburban Area



## SUBURBAN

**Suburban Tomorrow, A Vision:** The vision for the Suburban Character Area is of preservation, enhancement, and infill. These predominantly single-family neighborhoods with a variety of housing styles and types are cherished by the community and are a large part of the city's identity. Infill housing that fits into the character of existing neighborhoods and provides a variety of housing price points is desired for this character area. Connectivity to greenspace, sidewalks, and future trail systems will help enhance these areas with amenities and access.

Recommended Land Uses:

- Single-family residential
- Townhomes
- Multi-family residential
- Public/institutional
- Parks and recreation

Corresponding Zoning Districts: R2, R3, MR

### SUBURBAN AREA OF TOMORROW IMAGERY



Figure 150: Community Vision for Suburban

---

## **Development and Design Strategies:**

This area is focused on preserving and enhancing residential neighborhoods. Strategies include:

- Encourage a variety of housing types, including townhomes, tiny homes, and missing middle housing to provide a diversity of living options and price points and providing options for working-class, veterans, and seniors.
- Encourage mid-income to upper-income housing developments to provide housing options that will attract new employers to invest and live in the area.
- Encourage all new residential and mixed-use development that includes more than six units to incorporate greenspace that can be shared by the surrounding community.
- Connect neighborhoods to greenspace amenities with sidewalks and trails.



# COMMUNITY WORK PROGRAM

# COMMUNITY WORK PROGRAM

## COMMUNITY WORK PROGRAM

A Community Work Program outlines steps which need to be taken to ensure that a community's comprehensive plan is effective and successful. It includes the goals of the plan, the strategies and tactics that will be used to achieve those goals, the timeline for implementation, the roles and responsibilities of the stakeholders, and the resources and funding that will be necessary to implement the plan.



Figure 151: Community Meeting 3 at Riverdale Town Center, showing attendees, including Mayor Dixon, City Council and Administrators, reviewing draft recommendations

Goal #	Project	Time-frame					Cost	Responsible Department	Funding Source	
		Completed	2024	2025	2026	2027				2028
<b>LAND USE</b>										
G1.1	Parks and Recreation Master Plan: Complete a parks and recreation master plan, to include assessment of existing parks and opportunities for new greenspace, including pocket parks and dog parks.			●				\$150k - 200k	Parks and Recreation	City/ARC
G1.2	Zoning Ordinance Updates: Complete zoning updates per recommendations provided in the new 2023 Livable Centers Initiative (LCI) study and newly adopted Comprehensive Plan 2023 - 2033.		●					In-house	Zoning	City
G1.3	SR-85 Zoning Assessment: Conduct a property assessment along SR-85 to identify opportunities for mixed-use development and strategies for redevelopment.			●				\$100k - 150k	City Planning	City/ARC/ CDAP
G1.4	Land Assembly Plan: Complete a plan for the strategic acquisition or assemblage of land in support of housing development. This may include the rezoning of underused commercial properties.				●			\$100k	Riverdale Development Authority	City/ARC
G1.5	Property Redevelopment: To encourage redevelopment of property that may be situated away from the visible, major corridors that bisect the city, develop an inventory of vacant and underutilized property that could be used for new development.							In-house	Economic Development and Planning/ Zoning	City/ARC/ CDAP

Goal #	Project	Time-frame					Cost	Responsible Department	Funding Source	
		Completed	2024	2025	2026	2027				2028
<b>COMMUNITY DEVELOPMENT</b>										
G2.1	Public Information and Outreach: Identify and establish relationships with local news media outlets. Create and regularly publish a resident resource guide, newsletter, and redesign city website. Begin with mailings and highlight city website/web presence.		●					In-house	Cultural Affairs	City
G2.2	Commercial Corridor Patrols: Schedule regular patrols of commercial areas for safety and compliance with the commercial design standards.		●					In-house	PD/Code Compliance	City Grants
G2.3	City Streetscape Design Standards: Develop city streetscape design standards.		●	●				\$50k - \$100k	Planning & Zoning	City
G2.4	Beautification Team: Establish a city landscaping, clean up and maintenance crew for city landscaped areas and streets.		●	●				In-house or Contracted Services (varies)	Public Works	City
G2.5	City Mural Program: Develop a city mural program.		●	●				In-house; mural cost (varies)	Keep Riverdale Beautiful	City Grants
G2.6	Annual Staffing Review: Undertake an annual review of staffing levels in conjunction with annual budget to ensure that expectations are met in regard to providing services for the community.						●	In-house	City Admin	City
G2.7	Crime Study: In partnership with the local police department, develop a comprehensive study of crime in the City of Riverdale which analyzes locations and patterns of criminal activity, and identifies strategies for reducing incidents of criminal activity.						●	\$15,000; In-house	PD/Code Compliance	City Grants

Goal #	Project	Time-frame					Cost	Responsible Department	Funding Source
		Completed	2024	2025	2026	2027			
<b>TRANSPORTATION</b>									
G3.1	SR-85 Streetscape and Median: Installation of sod, plants and shrubs in median along SR-85. Construction of median along SR85 through Riverdale in coordination with GDOT.						\$10 million	Public Works	City, ARC, GDOT
G3.2	Upper Riverdale Road Streetscapes: Addition of streetscapes and sidewalk enhancements along Upper Riverdale Road – signage as appropriate in coordination with GDOT.					●	\$4 million	Public Works	City, ARC, GDOT
G3.3	SR-138 Streetscapes: Installation of streetscapes and construction of a sidewalk along SR-138.					●	\$5 million	Public Works	City, ARC, GDOT
G3.4	SR-139 Road and Intersection Improvements: Identify and begin improvements to enhance connectivity along SR-139 to create a parallel alternate route to SR-85.					●	\$6 million	Public Works	City, ARC, GDOT
G3.5	MARTA Bus Stop Improvements: Work with MARTA to identify priority bus stops for improvement, such as the addition of shelters, lighting, seating, increased accessibility, etc.				●		\$250k	Public Works	City, MARTA, ARC
G3.6	Multi-use Path Network: Identify opportunities to develop a multi-use path network.					●	\$80,000 (as part of the LCI update)	Public Works	City, ARC, GDOT

Goal #	Project	Time-frame					Cost	Responsible Department	Funding Source	
		Completed	2024	2025	2026	2027				2028
<b>HOUSING</b>										
G4.1	Variety of Housing: Coordinate a meeting with the Housing Authority of Clayton County and non-profit developers to discuss opportunities and next steps to fund and build housing at a variety of price points within the city.			●				N/A	Riverdale Development Authority	City, Grants, DCA, GMA



Figure 152 : Suburban House in City of Riverdale, GA



Goal #	Project	Time-frame					Cost	Responsible Department	Funding Source
		Completed	2024	2025	2026	2027			
<b>ECONOMIC DEVELOPMENT</b>									
G5.1	Retail Inventory: Conduct an inventory and assessment of existing retail space.		●	●			\$100k	Economic Development (CD)	City
G5.2	Retail Acquisition Study: Create a study to investigate the possibility of acquiring underutilized retail properties, particularly empty strip mall locations and their large, unused parking lots.			●			\$100k	Riverdale Development Authority	City, DCA, GMA
G5.3	Resource Center: Create a Resource Center to provide up-skill, re-educations, workforce development, and business management training.					●	\$500k	Economic Development (CD)	City Grants (CDBG), ARC
G5.4	City Incentive Program: Identify and expand in-house funding and grants for development and redevelopment for sites.				●		\$100k	Economic Development (CD)	City
G5.5	Special Tax Districts: Conduct feasibility study on the possibility of special tax districts (i.e. CID, Opportunity, Enterprise Zones) .			●			\$100k	Economic Development (CD)	City
G5.6	Marketing and Re-branding Consultant: Hire a marketing and re-branding consultant for the city.				●		\$100k	Economic Development (CD)	City
G5.7	Career Information Fair: Host a Career Information Fair to highlight jobs and career opportunities in Riverdale.			●			In-house	Economic Development (CD)	City



Figure 153 : Smoothie King along SR-85 in Riverdale







THE CITY OF RIVERDALE

# RIVERDALE REIMAGINED

A COMPREHENSIVE PLAN 2023 - 2033  
APPENDIX



**THE CITY OF RIVERDALE**

# **RIVERDALE**

# **REIMAGINED**

**A COMPREHENSIVE PLAN 2023 - 2033**

Prepared by Sizemore Group in association with  
Kimley-Horn and The Collaborative Firm

# ACKNOWLEDGMENTS

## ADVISORY TEAMS

### CITY OF RIVERDALE MAYOR & COUNCIL

Dr. Evelyn Winn-Dixon

*Mayor*

Mary Granison

*City Council Member, Ward 1*

Frank Cobbs Jr.

*City Council Member, Ward 2*

Wanda Wallace

*City Council Member, Ward 3*

Kenneth Ruffin

*City Council Member, Ward 4*

### CITY OF RIVERDALE STAFF

E. Scott Wood

*City Manager*

Nicole Dozier

*Director of Community Development*

Paul Raser

*City Planner, Planning & Zoning*

### CORE TEAM

Frank Cobbs Jr.

*City Council Member, Ward 2*

Kenneth Ruffin

*City Council Member, Ward 4*

Scott Wood

*City Manager*

Nicole Dozier

*Director of Community Development*

Paul Raser

*City Planner*

Shakeba Williams

*City Resident*

Deborah Thomas

*Chair of Planning Commission*

Mel Stewart

*Walmart General Manager*

Craig Cason

*Dubois Academy*

Pastor Terry Woodward

*City Resident, Keep Riverdale Beautiful Volunteer*

Gary Bhula

*Riverdale Renaissance*

Sheree Hopkins

*Downtown Development Authority*

Mary Lasonde

*Downtown Development Authority*

John Walton

*Downtown Development Authority*

## CONSULTANTS

### SIZEMORE GROUP

Bill de St. Aubin, AIA, LEED AP

*Principal-in-Charge*

Deanna Murphy, AICP

*Project Manager & Lead Planner*

Nick Miller

*Planner*

Nishant Ostwal

*Planner*

Ashlyn Oakes

*Planner*

### KIMLEY-HORN

Jon Tuley, AICP

*Economic Development Planner*

Chris Fuga, AICP

*Economic Development Planner*

Currie Cole Smith, AICP

*Transportation Planner*

### THE COLLABORATIVE FIRM

Angela Rambeau

*Manager, Community Development*

Trisha Colpetzer

*Manager, Marketing & Communications*

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**PUBLIC HEARING/CITY COUNCIL MEETING #1**

**City Council Meeting #1 Agenda**

CITY OF RIVERDALE MAYOR AND COUNCIL  
BUSINESS SESSION MEETING  
NOVEMBER 14, 2022 | 6:00 PM

City of Riverdale Mayor and Council Meeting November 14, 2022.



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

MAYOR

Dr. Evelyn Wynn-Dixon

CITY COUNCIL

Mary Granison, 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](http://www.riverdalega.gov)



**CITY OF RIVERDALE MAYOR & COUNCIL  
BUSINESS SESSION AGENDA  
MONDAY, NOVEMBER 14, 2022 | 6:00 PM**

The Honorable Mayor Evelyn Wynn-Dixon

The Honorable Mary Granison  
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:**
- 2. ROLL CALL -CITY CLERK:**

<b>Attendee's Name</b>	<b>Title</b>	<b>Absent</b>	<b>Present</b>
Evelyn Wynn-Dixon	Mayor, At-Large		
Mary Granison	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		

- 3. INVOCATION:**
- 4. PLEDGE OF ALLEGIANCE:**
- 5. RULES OF CONDUCT READ BY OFFICER IN ARMS:**
- 6. ADOPTION OF THE AGENDA AND AGENDA ITEMS WITH ANY ADDITIONS/DELETIONS:**

Addition(s):

Deletion(s):

- 7. CITY MANAGER REPORT:**
- 8. CITY ATTORNEY REPORT:**

**9. PUBLIC COMMENTS: (3 MINUTE LIMIT) SEE BLUE CARD FOR RULES OF PARTICIPATION**

**10. ADOPTION OF THE MINUTES:** Meeting Minutes of October 24, 2022, Business Session

**11. OLD BUSINESS:**

- 1) **Discussion and Consideration** to approve 0 Hwy 138: RZ22-000003: Rezoning from General Commercial (GC) to industrial (M) and FLUM Community Commercial to Light Industrial with variances VA22-00003 for an Auto Collision Center - E. Scott Wood

**12. NEW BUSINESS:**

- 1) **Discussion and Consideration** to Amend the Year End FY2022 Budget/ Resolution No. 34 - E. Scott Wood
- 2) **Discussion Only** of the Orientation for the 2023 Comp Plan - E Scott Wood
- 3) **Discussion and Consideration** for a Special Prosecutor for a Padsplit Litigation - E. Scott Wood
- 4) **Discussion and Consideration** to cancel the Mayor and Council Meetings of November 28, 2022, and December 26, 2022, in observance of the Thanksgiving and Christmas Holidays - E. Scott Wood

**13. ADJOURNMENT:**

CITY OF RIVERDALE MAYOR AND COUNCIL  
BUSINESS SESSION MEETING  
ACTION MINUTES  
NOVEMBER 14, 2022 | 6:00 PM

City of Riverdale Mayor and Council Meeting November 14, 2022.



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

MAYOR

Dr. Evelyn Wynn-Dixon

CITY COUNCIL

Mary Granison, 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](http://www.riverdalega.gov)



**CITY OF RIVERDALE MAYOR & COUNCIL  
BUSINESS SESSION ACTION MINUTES  
MONDAY, NOVEMBER 14, 2022 | 6:00 PM**

The Honorable Mayor Evelyn Wynn-Dixon

The Honorable Mary Granison  
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:** Mayor Evelyn Wynn-Dixon
2. **ROLL CALL -CITY CLERK:** Sylvia Vaughan

Attendee's Name	Title	Absent	Present
Evelyn Wynn-Dixon	Mayor, At-Large		✓
Mary Granison	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		✓

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

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

Addition(s):

1. Agenda Item No. 12 Subsection 5; Discussion and Consideration of Resolution No. 35-11-2022 SR 54 Corridor for Marta Transit

Deletion(s): None

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

**7. CITY MANAGER REPORT:**

Mr. Wood spoke about the following items:

- Update on three proposals
- Update on Police Officers being trained on tasers
- He announced that the Christmas parade will be Saturday December 4, 2022, at 5:00pm following a performance by Gospel Singer Shirley Caesar.
- He presented a video of the Hispanic Heritage Celebration that was hosted by the City of Riverdale Town Center.

**8. CITY ATTORNEY REPORT:**

Attorney Wiggins stated that the LOST certificate has been signed.

**9. PUBLIC COMMENTS: (3 MINUTE LIMIT) SEE BLUE CARD FOR RULES OF PARTICIPATION**

1. Renee Rosser, 292 Heathrow Way, Riverdale Ga. 30274, spoke about the repainting of yellow and white lane lines on our streets in the city. She also spoke about the future rezoning approvals and asked if there could be fewer black restaurants, churches, and hair stores in the city.

**10. ADOPTION OF THE MINUTES:** Meeting Minutes of October 24, 2022, Business Session

Council Member Wallace made a motion to adopt the Meeting Minutes of October 24, 2022, Business Session. Council Member Cobbs provided the second. **The motion carried unanimously.**

**11. OLD BUSINESS:**

- 1) **Discussion and Consideration** to approve 0 Hwy 138: RZ22-000003: Rezoning from General Commercial (GC) to industrial (M) and FLUM Community Commercial to Light Industrial with variances VA22-00003 for an Auto Collision Center - E. Scott Wood

Council Member Wallace made a motion to approve 0 Hwy 138: RZ22-000003: Rezoning from General Commercial (GC) to industrial (M) and FLUM Community Commercial to Light Industrial with variances VA22-00003 for an Auto Collision Center with the following conditions:

Staff conducted additional investigation into the applicant's petition. The staff still recommends denial as the petition for rezoning does not meet criteria 3 of section 13.10.2 Rezoning Review Standards and the petition for a FLUM change does not meet criteria 4 of the standards of review for Future Land Use Map. Should the Council vote in favor of the petition, staff recommends the following conditions in consideration of this petition:

1. The front of the building shall face East on the site.
2. Vinyl fencing shall be erected on the South, West and North side of the property.

3. The site building's color scheme, hardscaping, lighting plan, fencing, gate, and signage must be reviewed and approved by City staff prior to installation.
4. The dumpster shall be located to the southwest side of the site.
5. Parking must comply with applicable standards in Article 7 Parking and Loading
6. All business must be conducted within the enclosed structure and bays.
7. There shall be no entry onto the site from Taylor Road if allowed by City Engineer
8. Applicant must submit written and notarized approval from neighboring property indicating applicant is granting permission to use the driveway for ingress and egress onto the site.
9. A corresponding easement filed with the Clayton County Superior Court Real Estate Clerk must be submitted prior to the issuance of a certificate of occupancy.
10. Applicant must submit a site plan showing the placement of all elements of the site and said plan must be approved by staff prior to issuance of a any permits (i.e. LDP, building permits).
11. Land use map must be amended

**Attachments:**

- #1 Letter of Intent and Environment Impact Report
- #2 September 20 - Planning Commission Staff Report

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

**12. NEW BUSINESS:**

- 1) **Discussion and Consideration** to Amend the Year End FY2022 Budget/ Resolution No. 34 - E. Scott Wood

Council Member Wallace made a motion to Amend the Year End FY2022 Budget/ Resolution No. 34-11-2022 with Council Member Ruffin providing the second. **The motion carried unanimously.**

- 2) **Discussion Only** of the Orientation for the 2023 Comp Plan - E. Scott Wood

A presentation was presented by Craig Cason on the 2023 Comp Plan. Mr. Cason spoke about the following items:

- Performing Arts Center
- Update on the redevelopment of the parking deck for the arts center
- Update on the stage auditorium and the dance studio for the arts center

This item was for discussion only.

- 3) **Discussion and Consideration** for a Special Prosecutor for a Padsplit Litigation - E. Scott Wood

Council Member Wallace made a motion to approve for a Special Prosecutor for a Padsplit Litigation/Resolution No. 36-11-2022 with Council Member Ruffin providing the second. **The motion carried unanimously.**

- 4) **Discussion and Consideration** to cancel the Mayor and Council Meetings of November 28, 2022, and December 26, 2022, due to the Thanksgiving and Christmas Holidays - E. Scott Wood

Council Member Wallace made a motion to cancel the Mayor and Council Meetings of November 28, 2022, and December 26, 2022, due to the Thanksgiving and Christmas Holidays. Council Member Ruffin provided the second. **The motion carried unanimously.**

**5) Discussion and Consideration** to approve Resolution No. 35-11-2022 / SR 54 Corridor for Marta Transit - E. Scott Wood

A presentation was presented by a Marta Representative regarding the SR 54 Corridor for Marta Transit. Council Member Wallace made a motion to approve Resolution No. 35-11-2022 / SR 54 Corridor for Marta Transit. Council Member Granison provided the second. **The motion carried unanimously.**

**13. ADJOURNMENT:**

Council Member Wallace made a motion to adjourn the meeting at 7:50pm with Council Member Ruffin providing the second. **The motion carried.**

---

Mayor Dr. Evelyn Wynn-Dixon

---

City Clerk Sylvia Vaughan



COMMUNITY MEETING #1 ANNOUNCEMENTS

The Black Greek Letter Consortium (BGLC) Presents  
**The Rooted in Resilience  
Community Day 2023**

[www.rootedinresilience.co](http://www.rootedinresilience.co)  
<https://bit.ly/togetherATL>



**Atlanta, GA**

**SATURDAY, FEBRUARY 18, 2023  
12:00 NOON – 4:00PM EST**

**RIVERDALE TOWN CENTER**  
710 Church Street Riverdale, GA 30274

A celebration of community, creativity and culture.  
Enjoy food, kids corner, music, health & wellness expo,  
vendors, and more.



COMMUNITY MEETING #1

Community Meeting #1 Sign-in Sheets



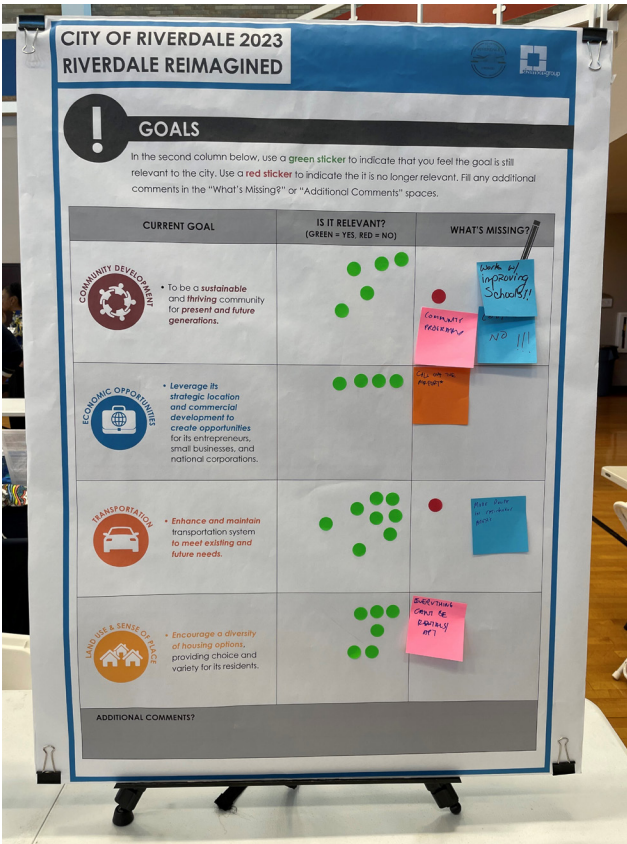
# Riverdale Comprehensive Plan Public Meeting - Sign In Sheet

NAME	EMAIL	PHONE
Frank Williams	Williams.lee63@yahoo.com	678-596-9670
Tisha Lawrence	tisha.lawrence@yahoo.com	404.275.8179
Carolyn Ison	carolynison@bellsouth.net	770-907-9511
Monique R. Fletcher	moflatch30@gmail.com	315-491-4818
Terry Sims	happyt@comcast.net	7/6345529
Geneva Glover	glovergy@yahoo.com	770-851-1222
Mike Foster	rogunpaja@yahoo.com	
Awiceal Davis	shears44@gmail.com	404-285-0259



# Riverdale Comprehensive Plan Public Meeting - Sign In Sheet

NAME	EMAIL	PHONE
Lucina Sayers	csayers1@yahoo.com	770-374-5402
Allison Sinyard	asinyard@tsw-design.com	
Tanzie Hollaxson	tdollaxson@bellsouth.net	404-316-6914
Rodney Lawrence	lawrencerod70@gmail.com	
	lawrencerod70@gmail.com	



COMMUNITY MEETING #2 ANNOUNCEMENTS



**CITY OF RIVERDALE**  
GEORGIA  
EST. 1908

*Join Us For A*

**PUBLIC MEETING FOR RIVERDALE REIMAGINED:**  
**2023 Comprehensive Plan Update**

---

**Tuesday, March 21<sup>st</sup>**  
**6:00 pm – 7:00 pm**

---

**Riverdale Town Center**  
7210 Church St. | Riverdale, GA 30274

For more information and future meeting dates visit:  
[www.riverdalega.gov/651/2023-Comprehensive-Plan-Update](http://www.riverdalega.gov/651/2023-Comprehensive-Plan-Update)



Participate in the survey by scanning the QR code or visiting [bit.ly/riverdalecompplan](https://bit.ly/riverdalecompplan)!

COMMUNITY MEETING #2

Community Meeting #2 Sign-in Sheets



# Riverdale Comprehensive Plan Public Meeting - Sign In Sheet

NAME	EMAIL	PHONE
Felecia Chaney	felecia.chaney@emory.edu	(404) 727-0216
Sheree Hopkins	shereeh@sandhaccounting.com	770-907-1100
Lemell Cobbs	lemellcobbs1@gmail.com	770-617-5074
Corey Freeman	cfreemat@gmail.com	630-677-8869
Allison Sinyard	asinyard@tsw-design.com	470-751-2396
Frank Cobbs Jr.	fcobbs@comcast.net	
Wanda Wallace	wwallace565@bellsouth.net	
Hildred Norman	thrasher636@yahoo.com	404)272-0019
Gary Zoulan	garyz@seattleblue.com	4048402637



# Riverdale Comprehensive Plan Public Meeting - Sign In Sheet

NAME	EMAIL	PHONE
MARVIA TURK	JAZZIN2@comcast.net	
WANDA Kearney	wanda.kearney@gm	
Gail Dorsney	spinal trust 75@gmail.com	
Deborah Fovde	deborahhodge@boltsoath.net	
Bridgett Bell	robinsonbellinfo@gmail.com	
HERBERT HUMPHREY	HERBERT.HUMPHREY@METROCARIDE.COM	
TONY ROBINSON	robinsonbellinfo@gmail.com	





COMMUNITY MEETING #3 ANNOUNCEMENTS



**JOIN US FOR THE  
RIVERDALE  
REIMAGINED SOCIAL  
IN HONOR OF THE  
2023 COMPREHENSIVE PLAN!**

ENJOY LIVE MUSIC, FOOD, AND  
GIVEAWAYS WHILE MAKING AN  
IMPACT ON THE FUTURE OF RIVERDALE!

**THURSDAY  
MAY 18<sup>TH</sup>**

5:30 P.M. – 7:00 P.M.

**RIVERDALE TOWN CENTER  
7210 CHURCH STREET  
RIVERDALE, GA 30274**

For more information visit [bit.ly/riverdalereimagined](https://bit.ly/riverdalereimagined).

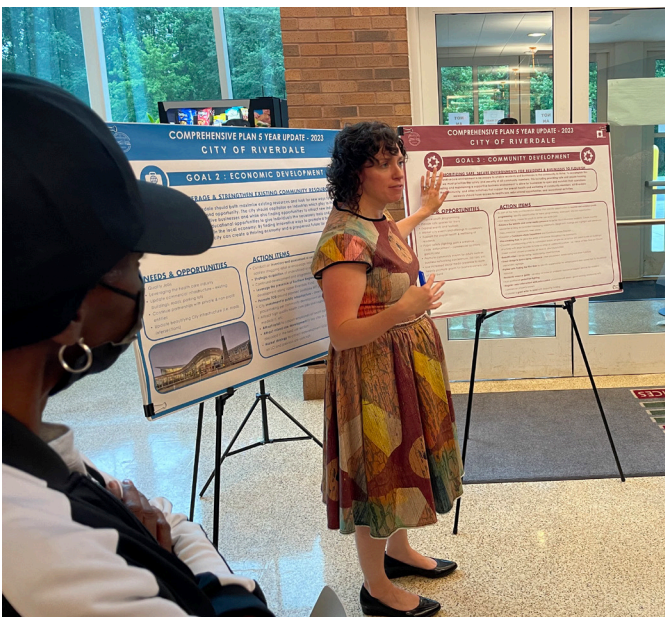


Let us know how you reimagine  
Riverdale at [bit.ly/riverdalecompplan](https://bit.ly/riverdalecompplan)!

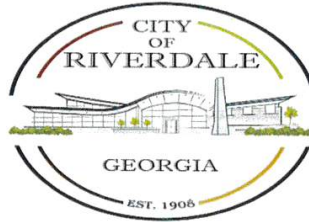


# COMMUNITY MEETING #3

## Community Meeting #3 Sign-in Sheets



**PUBLIC HEARING #2 ANNOUNCEMENT**



# **PUBLIC NOTICE**

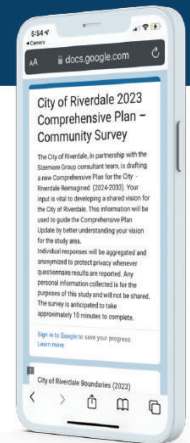
**NOTICE IS HEREBY GIVEN  
THE CITY OF RIVERDALE  
MAYOR AND COUNCIL WILL HOLD A PUBLIC HEARING /  
MEETING  
JULY 24, 2023, AT 6:00PM  
FOR THE FOLLOWING ITEMS**

1. Discussion and Consideration of the Text 22-00003 Zoning Ordinance State Amendments/Ordinance No. 3-2023
2. Discussion and Consideration of the Text-0002 Article 4 Development Standards & Use Table Amendment/Ordinance No. 4-2023
3. Text 2023-00003 Mixed Use (TCMU) Sec. 3.5 Mixed Use & 3.7 Hospital Overlay and Use Table
4. Text 2023-00004 Zoning Ordinance Article 5. Architectural design Standards
5. 2023 2043 Comp Plan - review and recommendation
6. TEXT20-00003 & Text20-00004 MARTA Amendments
7. REZ2022-000004 Grocery Store/Retail
8. LCI Update - "*Moving Forward Developing Town Center*"
9. SLUP2020-000002 Church/ Daycare

**IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE CITY CLERK AT 770-909-5394**

HELP SHAPE THE FUTURE OF OUR  
COMMUNITY AS WE REIMAGINE  
RIVERDALE DURING OUR  
**COMPREHENSIVE  
PLAN UPDATE!**

PROVIDE YOUR INPUT BY SCANNING  
THE QR CODE OR VISITING  
[BIT.LY/RIVERDALECOMPLAN](https://bit.ly/RIVERDALECOMPLAN)



**The Comprehensive Plan essentially serves as a roadmap that guides the City of Riverdale's future growth and development. By participating, you are providing critical feedback which will be used in decisions that impact how you live, work, and enjoy life in Riverdale!**

Timestamp	I am within the following age range:	Which race/ethnic group do you most closely associate?
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2/15/2023 10:54:55	36-45 years old	Black/African American
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2/21/2023 17:52:43	36-45 years old	Black/African American
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2/27/2023 0:13:18	36-45 years old	Black/African American
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2/27/2023 12:24:56	66-75 years old	Black/African American
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2/27/2023 12:36:21	46-55 years old	Black/African American
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2/27/2023 12:59:24	36-45 years old	Black/African American
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2/27/2023 14:22:17	46-55 years old	Black/African American
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2/27/2023 14:25:09	66-75 years old	Black/African American
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2/27/2023 16:11:03	46-55 years old	Black/African American
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2/27/2023 16:30:02	46-55 years old	
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2/27/2023 16:43:56	66-75 years old	Black/African American
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2/27/2023 18:10:12 46-55 years old	Black/African American
2/27/2023 21:22:47 56-65 years old	Black/African American
2/28/2023 9:48:45	
3/1/2023 17:34:49 46-55 years old	Black/African American
3/1/2023 23:31:14 66-75 years old	Black/African American
3/5/2023 0:00:42 56-65 years old	Black/African American
3/6/2023 16:01:42 36-45 years old	Black/African American
3/7/2023 19:09:07 56-65 years old	Black/African American
3/7/2023 22:09:08 56-65 years old	Black/African American
3/9/2023 16:03:46 66-75 years old	Black/African American
3/11/2023 17:04:09 56-65 years old	Black/African American
3/13/2023 11:57:29 46-55 years old	Black/African American
3/13/2023 16:36:26	Black/African American
3/13/2023 20:23:27 56-65 years old	Black/African American
3/13/2023 21:37:10 76+ years old	Black/African American
3/15/2023 8:23:33 46-55 years old	Black/African American
3/15/2023 8:23:33 46-55 years old	Two or more races
3/20/2023 23:00:44 66-75 years old	Black/African American
3/21/2023 12:15:06 26-35 years old	Black/African American
3/21/2023 12:26:14 46-55 years old	Black/African American

3/21/2023 12:51:23 36-45 years old	Black/African American
3/21/2023 15:17:37 26-35 years old	Black/African American
3/21/2023 19:26:53 46-55 years old	Black/African American
3/21/2023 21:14:57 46-55 years old	Black/African American
3/22/2023 5:33:35 56-65 years old	Black/African American
3/22/2023 20:58:46 66-75 years old	Black/African American
3/24/2023 18:05:18 36-45 years old	Black/African American
4/4/2023 11:36:02 56-65 years old	Black/African American
4/4/2023 11:36:42 46-55 years old	Black/African American
4/4/2023 14:15:37 46-55 years old	Black/African American
4/4/2023 15:32:41 66-75 years old	Black/African American
4/5/2023 22:36:35 56-65 years old	Black/African American
4/13/2023 2:26:55 36-45 years old	Black/African American
4/14/2023 21:18:45 26-35 years old	Black/African American
4/27/2023 9:40:40 46-55 years old	Afro-Caribbean American
5/2/2023 15:02:07 46-55 years old	Black/African American
5/15/2023 16:53:11 36-45 years old	Black/African American
5/15/2023 16:56:04 66-75 years old	Two or more races
5/15/2023 17:00:19 56-65 years old	White

5/15/2023 21:31:41 76+ years old Black/African American

5/15/2023 23:15:05 46-55 years old Black/African American

5/15/2023 23:21:03 46-55 years old Black/African American

5/16/2023 12:58:59 66-75 years old Black/African American

5/18/2023 17:50:16 56-65 years old Black/African American

5/19/2023 8:33:56 56-65 years old Two or more races

5/22/2023 15:51:18 56-65 years old Black/African American

5/22/2023 15:53:39 66-75 years old Two or more races  
5/22/2023 15:54:45

5/22/2023 16:01:39 56-65 years old Black/African American

5/22/2023 16:05:08 66-75 years old Black/African American

5/22/2023 16:08:17 36-45 years old White

5/22/2023 16:17:28 26-35 years old Two or more races

5/22/2023 16:23:36 76+ years old Black/African American



Which best describes your connection to the City of Riverdale Study Area? Please select all that apply.

What 3 words would you use to describe the City of Riverdale?

I am a resident of the City of Riverdale proper (please refer to map above)

Dirty

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.

Affordable, potential, central

I am a resident of the City of Riverdale proper (please refer to map above)

Failing, potential, outdated

I am a resident of the City of Riverdale proper (please refer to map above)

Small, growing, safe

I am a resident of the City of Riverdale proper (please refer to map above)

Diverse, growing, potential

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.

Convenient location

I am a business owner in the City of Riverdale.

small but thriving

I am a resident of the City of Riverdale proper (please refer to map above)

I am a business owner in the City of Riverdale., I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.

Growing, Gateway and Vibrant

I am a resident of the City of Riverdale proper (please refer to map above)

It needs improvement

I am a resident of the City of Riverdale proper (please refer to map above), I work in the City of Riverdale., I shop/dine/run errands in the City of Riverdale.

I am a resident of the City of Riverdale proper (please refer to map above)	Diverse, Affordable and Convenient
I live outside of the City of Riverdale boundaries, I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.	Transient fastfood community
I am a resident of the City of Riverdale proper (please refer to map above)	Needs improvement fast
I am a resident of the City of Riverdale proper (please refer to map above)	Awful
I am a resident of the City of Riverdale proper (please refer to map above)	Children Activities, Crime, Entertainment
I am a resident of the City of Riverdale proper (please refer to map above), I work in the City of Riverdale., I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.	Small (in a good way) / Urban / Convenience
I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.	Needing major improvements
I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale.	Spiraling downward fast
I am a resident of the City of Riverdale proper (please refer to map above)	opportunity, safe, enjoyable
I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale.	No comment
I am a resident of the City of Riverdale proper (please refer to map above)	Home, better, community
I am a resident of the City of Riverdale proper (please refer to map above)	Needs some improvement
I am a resident of the City of Riverdale proper (please refer to map above)	We are growing
I am a resident of the City of Riverdale proper (please refer to map above)	
I am a resident of the City of Riverdale proper (please refer to map above), I am a business owner in the City of Riverdale., I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.	
I am a resident of the City of Riverdale proper (please refer to map above), I am a business owner in the City of Riverdale., I shop/dine/run errands in the City of Riverdale.	Could be improved Relatively a friendly and quaint environment
I am a business owner in the City of Riverdale.	
I am a resident of the City of Riverdale proper (please refer to map above), I am a business owner in the City of Riverdale., I work in the City of Riverdale.	Antiquated, Stalled, and Lackluster
I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.	Outdated, lacking, deprived

I live outside of the City of Riverdale boundaries, I shop/dine/run errands in the City of Riverdale., Business owner in Clayton County  
Established, changing and potential

I am a resident of the City of Riverdale proper (please refer to map above)  
Welcoming, Quiet, Hidden Gem

I am a business owner in the City of Riverdale., I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.  
Busy. Airport. Location.

I am a resident of the City of Riverdale proper (please refer to map above), I am a business owner in the City of Riverdale.  
Safe, business, growing

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.

I am a resident of the City of Riverdale proper (please refer to map above)  
crime, inefficient government

I am a resident of the City of Riverdale proper (please refer to map above)  
Needs lots of improvement.

I am a resident of the City of Riverdale proper (please refer to map above)  
A great small town

I am a resident of the City of Riverdale proper (please refer to map above)  
Much needed improvements

I am a resident of the City of Riverdale proper (please refer to map above)  
Diversity, accessibility, & potential

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly.  
Diverse unkept poor code enforcement

I am a resident of the City of Riverdale proper (please refer to map above), I'm not sure if I'm in the Riverdale city proper., I shop/dine/run errands in the City of Riverdale.  
Too much crime.

I am a resident of the City of Riverdale proper (please refer to map above)  
Small, boring and cheap

I am a resident of the City of Riverdale proper (please refer to map above)  
Urban, ghetto, and busy

I live outside of the City of Riverdale boundaries, clayton county property owner  
convenient. quiet. potential.

I am a business owner in the City of Riverdale.

I am a resident of the City of Riverdale proper (please refer to map above)  
Improving, trying, selective

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale.  
Nice place to live

I am a resident of the City of Riverdale proper (please refer to map above)  
High crime area.

I am a resident of the City of Riverdale proper (please refer to map above)

I am a resident of the City of Riverdale proper (please refer to map above) Opportunity, Accessibility & Diversity

I am a resident of the City of Riverdale proper (please refer to map above) Food, community & growth

I commute through the City of Riverdale regularly. old, transitional, urban

I am a resident of the City of Riverdale proper (please refer to map above) Nice Community but in the last 20 years it has not been so nice.

I live outside of the City of Riverdale boundaries, I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly. community, family, convenience

I am a resident of the City of Riverdale proper (please refer to map above), I work in the City of Riverdale., I commute through the City of Riverdale regularly. Neglected, Viable, Fractured

I live outside of the City of Riverdale boundaries, I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly. Vibrant, Educational Opportunities, Healthy

I am a business owner in the City of Riverdale.

I live outside of the City of Riverdale boundaries, I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly. I am proud of the Riverdale Town Center and programs offered. Seems more recycling programs and sidewalks are coming.

I am a resident of the City of Riverdale proper (please refer to map above) (The Gateway City) South of Atlanta

I live outside of the City of Riverdale boundaries, I work in the City of Riverdale., I shop/dine/run errands in the City of Riverdale., I commute through the City of Riverdale regularly. Disjointed, Outdated, Growing

I am a resident of the City of Riverdale proper (please refer to map above), I work in the City of Riverdale., I commute through the City of Riverdale regularly. Sparse, Needs updating, Older

I am a resident of the City of Riverdale proper (please refer to map above), I shop/dine/run errands in the City of Riverdale. Home, Community, Vibrant

What is great about the City of Riverdale - what would you tell a visitor to go and see?

Nothing

Not to far from destinations like downtown, airport, Fayetteville

The city center is a great venue. For walking or pictures

Size, proximity to Atlanta Metro area and airport

low crime

mordern building

The Riverdale Town Center, The New Library on Riverdale Rd, The Safety Center

close to the airport

We have great potential, with the opportunities that's in front of us.

Seafood Festival

Proximity to airport

Nothing

There is nothing here to see

Lots of eatery. Urban shopping. In the heart of surrounding major cities.

N/A

opportunity,

No comment

It really is a beautiful city, clean and responsive

closer to the airport

The Town Center

N/A

It's small and diverse. I would tell them to visit the Riverdale Town Center.

Town Center has wonderful events

The sense of community is great here. We love the events they have at the city hall. Also the regional/city park is our favorite.

It's close to the airport.

Small but has the potential to do great things

Maybe a place to go Eat

Not sure

The convenience of being close to downtown Atlanta

The new city hall facility

Nothing

Riverdale, GA is great because it has immense untapped potential for growth. Unfortunately, there is currently nothing I would recommend visitors go see there. Most people currently drive through or visit someone they personally know. Riverdale, GA would make the perfect location to build live, eat, play community with easy accessibility to the Airport, downtown, movie studios, etc.

Convenient to Downtown,

Nothing

Multicolored

Town center, events, communication

City Hall very nice al

Nothing.

Town center area

Focus on the area that intersects HWY 138 & HWY 85

There is nothing to see in Riverdale today. But, if you build & invest in the community & schools people will come.

The Towne Centre Complex

Go further to Fayetteville

a park, walking trail by the Head Quarters Library

Parks

More programs for youth - especially during breaks, summer, winter, fall.  
Seems to always surprise us with events and activities

Town Center



What single improvement would you make to attract people to Riverdale?	The stabilization of the housing and transit systems:	Public health and financial literacy:
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Create more of a downtown core. Most towns have a core to attract people.	Relevant	Relevant
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Cleaning up/ beautification, reduce crime	Not relevant	Not relevant
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Don't know exactly where maybe multiple places but there should be some type of center after school for pre teens and teens	Relevant	Relevant
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Better restaurants	Relevant	Relevant
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Improve the businesses along GA State Route 85.	Relevant	Relevant
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Update buildings	Relevant	Relevant
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networking for business owners	Relevant	Relevant
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reduce tax	Relevant	Relevant
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Live Work Play Community	Relevant	Relevant
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Better businesses for family atmosphere	Not relevant	Relevant
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Community Center that can offer Job programs ,After school programs, senior mentoring program. etc.	Relevant	Relevant
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Cheddars restaurant	Relevant	Relevant
New development	Relevant	Relevant
Nice Hotels and Restaurants	Relevant	Relevant
Bring in new business sit down restaurant, retail store	Relevant	Relevant
Start focusing on our children's by getting them out of the house and enjoy being a kid. Skating rink bowling alley and skate park	Relevant	Relevant
Have a walking park, kiddie park, and NO DOGS ALLOWED park. We need updated parks with security onsite to make residents feel safe while out....	Relevant	No opinion
CLEAN CITY AND BRING IN BETTER RESTAURANTS AND BUSINESSES..no more dollar, beauty supply, pawn, cash advance or liquor stores	Relevant	Relevant
Better communities and subdivisons where properties are maintained and less crime.	Not relevant	Relevant
sustainable employment for affordable home ownership.	Relevant	Relevant
Add real sit down restaurants that surrounding cities don't have.	Relevant	Relevant
A nice work play family friendly- place like - Avalon,	No opinion	Relevant
more events and walking trails	Relevant	Relevant
	Relevant	Relevant
	Relevant	
Fine dining restaurants	Relevant	Relevant
Fine dinning	Relevant	Relevant
Restaurants for family dining—other than fast food chains	Relevant	Relevant
Entertainment (movie theater, sit down restaurant, or bowling/gaming)	Relevant	Relevant
Better shopping and restaurants	Relevant	Relevant

Walkable spaces	Relevant	Relevant
Sit down restaurants (ie. Golden Corral, Cici Pizza, etc) and shopping center (Homegoods, Marshalls, etc)	Relevant	Relevant
Nicer restaurants and activities.	Relevant	Relevant
More community activities	Not relevant	Relevant
Entertainment for youth to do. Bowling Movie Theater., Skate, just more recreation,	No opinion	
Not sure	Relevant	Relevant
Improve the downtown core area.	Relevant	Relevant
Repair the streets an in kept buildings	Relevant	Relevant
Side walks on riverdale rd and healthier restaurants	Relevant	Relevant
Invest in all Riverdale schools just like Jonesboro High. Literally invest in the city's future. Better Schools will attract, more home owners, more businesses and produce more tax dollars to invest across the city.	Relevant	Relevant
Tear down old school on valley hill road built new one	Relevant	Relevant
Lower crime rate.	Relevant	Relevant
Create a downtown corridore with shops and restaraunts.	Relevant	Relevant
Cleanliness	Relevant	Relevant
As an investor I know Riverdale will see even more investment if improvements in crime control (i.e. larger police force, tracking criminal activity, youth programs, etc.) are implemented.	Relevant	Relevant
Sidewalks	Relevant	Relevant
Fairy Wheel	Relevant	Relevant
More police walking around the city and in neighborhoods. Being friends with citizens.	Not relevant	Not relevant

At least one table cloth restaurant	Relevant	Relevant
An area like Atlantic Station, where you can Live, Shop, sit down eat, entertain & Play	Relevant	Relevant
Invest in the schools	Relevant	Relevant
Face lift on older properties!	Relevant	Relevant
Gardening, Walking trails, Community Centers	Relevant	Relevant
better shopping plazas	Relevant	Relevant
Rental, Grocery	Relevant	Relevant
More waling and bike trails, single ranch style senior houses	Relevant	Relevant
Affordable housing for families - not sure if any new homes/subdivisions are being built - more sit down restaurants, eateries no more fast food, move people in empty homes - no one maintaining leased properties	Relevant	Relevant
community center that can house educational, senior activities, after school, trade, GED, and other community assistance towards homeless, teen common goals	Relevant	Relevant
Larger events at Town Center, better shopping and dining	Relevant	Relevant
Better shopping and places to eat and go out	No opinion	Relevant
Better quality retail and sit down restaurants, more programs for youth	Relevant	Relevant

Attraction of new business:	Redevelopment opportunities:	Quality and safety of some existing housing:	Imbalance between owner-occupied and rental homes:	Lack of investment in the maintenance of rental properties:
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Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Not relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Not relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Needs Refinement	Needs Refinement	Relevant	Relevant

Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Needs Refinement	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Needs Refinement	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant

Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Relevant	Relevant	Relevant	Relevant

Relevant	Relevant	Needs Refinement	Relevant	Not relevant
Relevant	Relevant	Relevant	Relevant	Not relevant

Relevant	Relevant	Relevant	Relevant	Relevant
Relevant	Needs Refinement	Needs Refinement	Relevant	Relevant

Relevant	Relevant	Relevant	No opinion	Relevant
Relevant	Relevant	Relevant	No opinion	Relevant

Relevant		Relevant	No opinion	No opinion
Relevant	Relevant	Relevant	No opinion	Relevant

Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Not relevant	Relevant
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Relevant	Relevant	Not relevant	Not relevant	Not relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Not relevant	Needs Refinement	Needs Refinement	Not relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Needs Refinement	Relevant	Relevant
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Relevant	Relevant	Relevant	No opinion	No opinion
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Relevant	Relevant	Relevant	Relevant	No opinion
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Relevant	Relevant	Needs Refinement	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Not relevant	Not relevant	Not relevant	Not relevant	Not relevant
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Relevant	Not relevant	Relevant	Relevant	Relevant
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Relevant	Needs Refinement	Needs Refinement	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Not relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Not relevant	Relevant	Relevant	No opinion	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	Relevant	Relevant
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Relevant	Relevant	Relevant	No opinion	No opinion
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Relevant	Needs Refinement	Needs Refinement	Relevant	Relevant
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Public spaces with activities that accommodate all age groups:

The reality and the perception of crime:

Creation of an identity of the community:

Community pride and sense of ownership:

Relevant

Relevant

Relevant

Relevant

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Goal: To ensure that residents of the state have access to adequate and affordable housing

Riverdale will be a sustainable and thriving community for present and future generations., Residents and business owners will drive meaningful transformation., Investments in homes and businesses will create the foundation of a stable and prosperous city., Improve educational offerings within the city for residents to improve job skills and create new career opportunities in sectors that match the local workforce.

Riverdale will be a sustainable and thriving community for present and future generations., Residents and business owners will drive meaningful transformation., Investments in homes and businesses will create the foundation of a stable and prosperous city., Improve educational offerings within the city for residents to improve job skills and create new career opportunities in sectors that match the local workforce., Continue the programming that is offered for youth in the community and encourage opportunities for youth in the areas of STEAM education (Science, Technology, Engineering, Arts and Mathematics) and entrepreneurial development.

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Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population

Do you support the following Neighborhood goals?

Riverdale will leverage its strategic location and commercial development to create opportunities for its entrepreneurs, small businesses, and national corporations., Activity centers will focus investment in planned mixed use areas., A combination of businesses and services will result in an intentional mix of uses that serve the community's residents., Local, regional and state partners will be critical to implementing the plan for the City.

Riverdale will leverage its strategic location and commercial development to create opportunities for its entrepreneurs, small businesses, and national corporations., Activity centers will focus investment in planned mixed use areas., A combination of businesses and services will result in an intentional mix of uses that serve the community's residents., Connectivity will be achieved through a variety of options including highways, transit, and multi-use trails., Local, regional and state partners will be critical to implementing the plan for the City.

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Goal: To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support and attract growth and development and/or maintain and enhance the quality of life of Georgia's resident

Riverdale will encourage a diversity of housing options, providing choice and variety for its residents, Preserve single family neighborhoods and encourage high density housing options such as apartments, townhomes, and condominiums., Strengthen communication and encourage feedback from residents, homeowners associations and community stakeholders, Riverdale will embrace opportunities for revitalization through urban design standards, community beautification initiatives, and creative placemaking., Underutilized community spaces will be targeted for activation and redevelopment., Riverdale will strengthen cohesion among diverse community groups through engagement of social and civic organizations., Transform the urban landscape through social experiences, art installations, flower, food and tree planting and wayfinding signage.

Riverdale will embrace opportunities for revitalization through urban design standards, community beautification initiatives, and creative placemaking., Underutilized community spaces will be targeted for activation and redevelopment., Transform the urban landscape through social experiences, art installations, flower, food and tree planting and wayfinding signage.

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Goal: To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents

Enhance and maintain transportation system to meet existing and future needs, Ensure the transportation system promotes and supports appropriate land use and development, Enhance mobility for all users of the transportation system, Promote and support economic development and redevelopment

Ensure the transportation system promotes and supports appropriate land use and development, Encourage and promote safety and security, Promote and support economic development and redevelopment, Improve quality of life, preserve the environment, and protect neighborhood integrity

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Do you support the following Economic Development goals?

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Where in Riverdale are there opportunities for the reinvestment and revitalization of aging properties for new commercial use?

Hwy 85

The old Lowe's building and parking lot. We need a Publix, a Whole Foods, a Trader Joe's, a dog park. Keep streets clean. Have more events at city hall/amphitheatre and city do a better job with Social media platform

HWY 138

Not sure

Get rid of all of the old strip malls. Convert to green space or build new schools/community facilities.

Highway 85

lots of unused land down hwy 85

n/c

Behind Krispy Kreme, Upper Riverdale Rd, Church Street, Highway 138

the restructuring of neighborhoods assessments for growth HUD. Business development

Intersection of 138 & HWY 85, Behind Waffle House & IHOP. Condominiums with shopping below would be a great facelift for those two corners.

Medical district

Doesn't see the growth area

All over Riverdale

No, that a big issues and to be addressed

Riverdale Rd near College Park and Highway 85

Not sure

Throughout the City of Riverdale. Numerous vacancies and dilapidated properties.

medical ,small to medium businesses and recreational

No comment

Riverdale Road, highway 85, better stores and dining options. Would like to see major companies invest in my community- not taking my money outside of the community

not sure

All along The Strip, Hwy. 85.

Hey 85

Highway 85

The property adjacent to Bank of America and also across the street from Dubois Academy

Hwy 85/& Upper Riverdale Rd

Nearest the airport and walkable spaces

The area around IHOP could use revitalizing. There's potential to turn that area into a shopping center or turn those unused commercial properties into a movie theatre for Riverdale.

Near Town Center

Not surw

The old movie theater on Taylor Rd and the old Litter Giant store., Also empty build in where no was Firehouse gym owners are Beinfields.

Not sure

I would like to see a core downtown area with place to shop and eat at nice restaraints. It sucks that I H e to go to Fayetteville or Atlanta to shop and dine. No more fast foods nore healthier options to eat.

Not sure

All of riverdale especially Bethsaida rd, riverdale rd, church st. , hwy 85, etc

Start reinvestment/ revitalization at the intersection of State Route 138 & State Route 85 and head EAST ending at Gas South. That entire area would be the perfect location to redevelop.

None

Near the town center on Church St.

I would like to know

I think the city center in Riverdale has the most potential for development. However, crime and gangs in the Sherwood Park area need to be addressed.

Empty buildings in Hwy 85. repave roads (Roberts drive), more entertainment businesses (bowling alley, skating rink, lawn care/ trash pick up), healthier food choices (grocery & restaurants), pool and spa.

All over the place fair

I would let the private sector do this.

Hy 85

Shopping plaza around IHOP, The Plaza behind Papa John's, Little Giant Shopping Plaza and the area next to Church's Chicken

Intersection of State Routes 85 & 138

Hwy 138 & 85

Some of the shopping areas

upper Riverdale Rd area, along g hwy 138

Everywhere

Not familiar

Not sure, but people are living longer and more sufficient priorities/activities, bus stops (shade), bike routes, curbs, etc.

85 east upper riverdale road medical district redevelopment and housing north community health center outside of southern regional hospital

Everywhere

Old shopping centers and vacant properties

Along 85

What Community Development goals are missing and should be included in the 2023 Comprehensive Plan?

Crime, safer communities

Not sure

Improve walkability and add bike paths.

social activities for artists

n/c

Social Groups, Community Engagement Events

Parks/green space, traffic flow

More new home OWNERS development options

Private investment through public capitalization bonds

Nice parks, restaurants and hotels

Restaurant retail stores

Let's have an indoor facility for children for playing, homework assistance, etc

to utilize our natural resources, to educate, enhance and offer suggestions that we can build on and enjoy.

Bring high-in restaurants to the city.

Roads

Creating safe foot pathways for pedestrians, keeping forestry contained to not hinder driving, and think of all age groups for community events and attractions

Littering and cleaning

Walkable spaces

Walkability of city. Improvement of sidewalks for pedestrians/bikers. Also city cleanliness.

Events for the community

Activities for youth

Not sure

N/A

Keep the people informed

Repaving of roads, housing development or improve abandoned homes, tornado shelters, healthier grocery stores and restaurants, side walk improvements.

It's a good plan that needs to be implemented as soon as possible!

Community activities and beautification

More private investment into Riverdale community

Be one as a community

Safety and Security of Riverdale residents and business owners has to be the highest priority.

N/a

Bring more business to Riverdale

More beautification

Some type recreational area to support a family environment or support the community children outreach (YMCA to give support to families, Bowling, Movie Theaters, local Theater for an major entertainment venue, a local bar with trivia, karaoke etc.

Update everything in Riverdale. Focus on attracting young homeowners.

create balance to protect the environment, natural and historical resources.

improved green space

Identify natural resources and create areas that can be converted into protected green-spaces, add moratorium on deforestation, ban burning

Home owner (subdivision) liaison, property-owners accountable to space/homes they lease, crime-stopper, law enforcement speaking to kids families

engagement of educational support and opportunities for middle and high school students

We need better places to go shop and eat and things to do. I have to travel to Atlanta to go to nice restaurants.

We need to preserve greenspace. There are so many vacant and abandoned buildings that can be used instead of building new structures.



What Economic Opportunity goals are missing and should be included in the 2023 Comprehensive Plan?

Partnering with local colleges and universities to develop community connections.

n/c

To bring jobs within the City that will keep the funds within the local area

Urban Development enhanced, Theater, educational exposure, Beautification projects.

STEM Technology Program Recreation Center, more electric vehicles recharging stations, Starbucks, Publix, Walmart Neighborhood Marketplace store, Shopping Center (TJMAXX, Homegoods, etc)

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The opportunity to build with the ideal of our children.

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adequate employment salaries to afford one to live in an apartment, or home; outside of a boarding house etc..

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unsure

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Advocating for marijuana legalization

Educate business owners on the city policies

Recreation

Not sure

N/A

?

It's a good plan that needs to be implemented as soon as possible!

City needs to try to bring in more national levels of investments into community

Needs structure

Riverdale youth need employment opportunities. They must start working at a young age to understand the concept. Moreover, youth trade school training should also be a priority given the number of buildings that will need maintenance in Riverdale.

N/a

Find company that wants to come here like good Restaurants we don't have a name for good Restaurants

Growth opportunities ex. Better jobs, Police presence, and Cameras surveillance with signage posted to prevent/warn criminals to stay away from Riverdale

Update everything in Riverdale. Focus on attracting young homeowners.

Add an equity component to all parts of the 2023 Comp Plan.

more restaurants (Indian, African, Thai,...) with outdoor seating

See #22

Growing in the right direction with more higher end options to choose from, no more fast food and dollar stores

What Transportation goals are missing and should be include in the 2023 Comprehensive Plan?

More routes

Bike paths

none

public Trails and walk ways with adequate lighting to improve Mass Transit

Light rail transit to the airport and downtown from Riverdale

Ev

Rail

Bus transportation

More routes

making sure that transportation is affordable , clean and accessible.

unsure

Bring back buses

Trains from south of Riverdale to Fayetteville and beyond, to accommodate the newly opened and planned businesses down that way.

Possibly integrate a bike system like the one downtown for those who do not have a car

Walkable spaces

No more public transportation

Recreational for family and others w hi

Not sure

N/A

Extend Marta capabilities

Marta trains

It's a good plan that needs to be implemented as soon as possible!

No more bus routes

Walking and bike path around the city.

More cleanup around community

If public transportation were safer more people would use it verses there cars.

N/a

I think transportation is good here

Marta train station

Update everything in Riverdale. Focus on attracting young homeowners.

Add a walkable, pathway component to the transportation goals.

this is not an issue for the community we have Marta

Ensure consistent flow of traffic via traffic lights, signs, etc. Improved street repair. Improved clean-up at MARTA stops.



What Land Use and Sense of Place goals are missing and should be included in 2023 Comprehensive Plan?

Unsure

Parks and green spaces.

Play communities for families to go. Dog parks, community centers for families

not sure

adequate green space through parks, conservation areas to enhance our water ways.

Family recreation

Urban farming

Not sure at this time

cities should be able to setup a perimeter that would allow them to grow within, without any infringement of light to large industry.

Environmental and community gardens in certain areas

Think about environments for families and teens to thrive; we once had a movie theater and Sparkles, but now there is nothing but the park.

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Park space or a trail for walking

[Redacted]

Recreational for all residents in Riverdale

No opinion

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It's a good plan that needs to be implemented as soon as possible!

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N/A

I need more info

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Public parks in Riverdale need to be cleaned up.

[Redacted]

N/a

I think wemt people need therapy there should be somewhere to go to get help

[Redacted]

YMCA, Dog park, walking/biking trails, Playgrounds

Update everything in Riverdale. Focus on attracting young homeowners.  
Beef up the Land Use side to ensure Riverdale's public facilities support all aspects of Economic Development in the City of Riverdale.

art gallery, community garden, tennis center

More greenspace for walking and adding additional parks where feasible.  
Revitalize Riverdale Library - Valley Hill/Lamar Hutcheson.

Maintain the County hospital through Board meetings - the hospital has a bad reputation - people are going outside the County

DDA engagement

Which Community Development goals need refinement?

Which Economic Opportunity goals need refinement?

Riverdale will be a sustainable and thriving community for present and future generations., Residents and business owners will drive meaningful transformation., Improve educational offerings within the city for residents to improve job skills and create new career opportunities in sectors that match the local workforce.

Riverdale will leverage its strategic location and commercial development to create opportunities for its entrepreneurs, small businesses, and national corporations., Activity centers will focus investment in planned mixed use areas., A combination of businesses and services will result in an intentional mix of uses that serve the community's residents.

Partnerships with public, private, non-profit and university groups will accomplish community goals.

Local, regional and state partners will be critical to implementing the plan for the City.

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Which Transportation goals need refinement?

Enhance and maintain transportation system to meet existing and future needs, Ensure the transportation system promotes and supports appropriate land use and development, Encourage and promote safety and security, Improve connectivity and accessibility, Enhance mobility for all users of the transportation system, Promote and support economic development and redevelopment, Improve quality of life, preserve the environment, and protect neighborhood integrity

Improve quality of life, preserve the environment, and protect neighborhood integrity

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Goal: To conserve and protect the environmental, natural, and historic resources of Georgia's communities, regions, and the state

Which Land Use & Sense of Place goals need refinement?

Riverdale will encourage a diversity of housing options, providing choice and variety for its residents, Preserve single family neighborhoods and encourage high density housing options such as apartments, townhomes, and condominiums., Strengthen communication and encourage feedback from residents, homeowners associations and community stakeholders, Riverdale will embrace opportunities for revitalization through urban design standards, community beautification initiatives, and creative placemaking., Underutilized community spaces will be targeted for activation and redevelopment., Riverdale will strengthen cohesion among diverse community groups through engagement of social and civic organizations., Transform the urban landscape through social experiences, art installations, flower, food and tree planting and wayfinding signage.

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What Community Development goals are missing and should be included in the 2023 Comprehensive Plan?

Unsure

Improve the mix of businesses and services along State Highway 85

n/c

Home Ownership Education and Funding Incentives to buy

Local Bowling alley, skating rinks and movie theaters to enhance family gatherings

Public finance

Nice courtyard venue

Our children

Increased down payment assistance for first time homebuyers.

Limit the amount of outside investors from buying property and renting it out

outreach programs

Parks; more youth activities

Places for youth, where they can go to stay out of trouble.

Not sure

New builds houses, new business up keep and cleanness of our city streets.

Not sure

Decrease crime so insurance go down, lower property taxes

It's a good plan that needs to be implemented as soon as possible!

N/A

More programs

Affordable housing works well when there are competent and capable property managers present act the facilities to address problems right away. If people know they can be kicked out of a community for harboring gang members or problems to the community they act accordingly.

N/a

Bring more business

Not sure

High end apartments with Sit down restaurants, shopping & entertainment at the bottom.

Update everything in Riverdale. Focus on attracting young homeowners.

Affordable Housing Component

upscale homes

Identify homeless population/Build viable homeless shelter. Target senior citizens - additional housing opportunities. Develop stronger partnerships with schools (create student government programs). Create jobs within. Partnerships with affluent "pop entertainers/business moguls". Develop small scale theatre and arts within Riverdale. Add quality hotels.

Home ownership - partner with banks and credit unions lenders

Senior housing

