



MAYOR
Doug Haynie

COUNCIL MEMBERS
Cindy Bone
Jenny Buley
Debra Gammon
Tom Hays
Ron Smith

Approved Minutes
ARCADE CITY COUNCIL MEETING
May 9, 2022
7:00 P.M., CITY HALL

AGENDA

ORDER OF BUSINESS:

1. **CALL TO ORDER** Mayor Doug Haynie
2. **ROLL CALL** Mayor; Council Members D. Gammon, T. Hays, J. Buley, R. Smith, C. Bone
 Also present: City Administrator, Kila Quigley, Administrative Assistant, Stephanie Johnson & City Attorney, Jody Campbell
3. **PLEDGE OF ALLEGIANCE** led by Mayor Haynie
4. **REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:**
 - a. April 11, 2022 - City Council Meeting

Motion made by Council Member Cindy Bone to approve the unapproved minutes of the Public Hearing Meeting, April 11, 2022, as presented.

Seconded by Council Member Tom Hays

Passed: Unanimously

5. **REPORTS FROM STANDING COMMITTEES:**

- a. Audit/Finance..... Council Member C. Bone

1. Admin.:	Rev.'s:	\$29,692	YTD: \$88,412
	Exp.'s:	\$2,980	YTD: \$-2,439
	Net Bal.:	\$32,672	YTD: \$85,973
2. Park/Roads:	Rev.'s:	\$	
	Exp.'s:	\$2,726	YTD: \$5,696
	Net Bal.:	\$2,726	YTD: \$5,696
3. PD:	Rev.'s:	\$6,676	YTD: \$11,482
	Exp.'s:	\$132	YTD: \$-1,884
	Net Bal.:	\$6,808	YTD: \$9,598

The 2022 General Fund Operating Budget by the end of April had a Net Balance of \$42,206 and Year-To-Date balance of \$101,267.

1. SPLOST 6-April:

Rev.'s:	\$3,288	YTD: \$28,997
Exp.'s:	\$40,923	YTD: \$122,769
Net Bal.:	\$44,211	YTD: \$151,766

b. Legal..... Council Member R. Smith

Council Member Ron Smith reported that there was no legal activity for the Month of April.

c. Parks/Roads/Grounds..... Council Member T. Hays

Council Member Tom Hays reported that the parks and roads department has been doing a fantastic job and that the park looked beautiful for the Encore Azalea Festival.

d. Encore Azalea Festival..... Council Member D. Gammon

Council Member Debbie Gammon shared that she shared the same sentiment that the park looked beautiful for the festival. She stated that it was a great success and that she looks forward to being able to plan a future event in the park. She thanked the staff for the work that was put into the planning of the festival and making it a success.

e. Social Media Council Member J. Buley

Council Member Jenny Buley shared that the Facebook page is doing well and that we have been adding information such as a “Did you Know” section to provide information to the residents on some rules and regulations within the City. She also shared that she has also been able to provide updates about city held meetings and various events such as the Azalea Festival which helped in the success of the festival by getting more community involvement this year.

f. Police Department.....Chief Mike Adams

Sgt. James McNatt provided the statistical report for the Month of April. In addition Sgt. McNatt shared that during the Month of May the City of Jefferson holds its Annual Police Memorial to Honor the local officers in the Jackson County Community who have lost their lives in the Line of Duty.

6. CITIZENS REQUESTING TO SPEAK

Motion made by Council member Ron Smith to move the Citizen’s requesting to Speak to the end of the agenda.

Seconded by Council Member Cindy Bone

Passed: Unanimously

7. UNFINISHED BUSINESS None

8. NEW BUSINESS:

a. LUMC-Amendment to Article 11 Chapter 11.9 Towers and Wireless Service Facilities

Motion made by Council Member Ron Smith to approve the Amendment of the LUMC Article 11 Chapter 11.9 Towers and Wireless Service Facilities.

Seconded by Council Member Tom Hays

Passed: Unanimously

- b. RZ-2022-01 Annexation and Zoning:** Brand Mosaic Jackson, LLC, by Brandt Bentley, applicant, Sidney Holladay and Jenene Holladay, property owners, seek annexation into the city limits of Arcade certain property (Map/Parcels 042/004, 042/004C, and 042/004A) totaling 127.60 acres and fronting on the west side of U.S Highway 129 across U.S. Highway 129 from New Kings Bridge Road. Requested zoning is R-2 (Medium Density Residential District). Existing zoning is A-2 (Agricultural Rural Farm District). Proposed use: 119 detached single-family homes.

David Elder on behalf of the applicant requested that the application for RZ-2022-01 be tabled until a later date to allow potential changes to be made to the project.

Motion made by Council member Ron Smith to table RZ-2022-01 until the June 13, 2022, City Council meeting.

Seconded by Council Member Tom Hays

Passed: Unanimously

- c. V-2022-01 Variance:** Brand Mosaic Jackson, LLC, by Brandt Bentley, applicant, Sidney Holladay and Jenene Holladay, property owners, seek a variance from the Land Use Management Code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for residential development from 25 feet to 12 feet, for property (Map/Parcels 042/004, 042/004C, and 042/004A) totaling 127.60 acres and fronting on the west side of U.S Highway 129 across from New Kings Bridge Road. Proposed zoning district is R-2 (Medium Density Residential District). Proposed use: 119 detached single-family homes.

David Elder on behalf of the applicant requested that the application for V-2022-01 be tabled until a later date to allow potential changes to be made to the project.

Motion made by Council member Ron Smith to table V-2022-01 until the June 13, 2022, City Council meeting.

Seconded by Council Member Tom Hays

Passed: Unanimously

- d. V-2022-02 Variance:** Brand Mosaic Jackson, LLC, by Brandt Bentley, applicant, Sidney Holladay and Jenene Holladay, property owners, seek a variance to the Land Use Management Code, Article 28, "Suburban/Urban Design and Improvement Requirements," Chapter 28.2, "Design Requirements for Streets," Section 28.2.1, "Standards for Configuring New Streets," to increase the maximum length of a cul-de-sac from 600 feet to 900 feet for property (Map/Parcels 042/004, 042/004C, and 042/004A) totaling 127.60 acres and fronting on the west side of U.S Highway 129 across from New Kings Bridge Road. Proposed zoning district is R-2 (Medium Density Residential District). Proposed use: 119 detached single-family homes.

David Elder on behalf of the applicant requested that the application for V-2022-02 be tabled until a later date to allow potential changes to be made to the project.

Motion made by Council member Ron Smith to table RZ-2022-01 until the June 13, 2022, City Council meeting.

Seconded by Council Member Tom Hays

Passed: Unanimously

e. RZ 2022-03 Rezoning:

Motion was made by Council member Ron Smith to move RZ-2022-03 to follow RZ-2022-02 and subsequent variances.

Seconded by Cindy Bone

Passed: Unanimously

- f. V-2022-06 Variance:** David Altman and Ken Byce, applicants and property owners, seek a variance to the land use management code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for commercial development from 50 feet to 25 feet for 4.44 acres (Map/Parcel 070/012B3) fronting on the east side of U.S. Highway 129 (Damon Gause Bypass) and the north side of Arcade Park Street. Existing zoning is C-2, Highway Commercial. Proposed use: mini-storage and open storage.

Motion was made by Council member Cindy Bone to move V-2022-06 to the end of the agenda.

Seconded by Ron Smith

Passed: Unanimously

- g. RZ-2022-02 Annexation and Zoning:** Blackwhit Partners, LLC, by Nat Ackerman, applicant, John Segars and Sandi Williamson, and Nix Family Trust, property owners, seeks to annex approximately 33 acres of land contiguous to and lying just outside the original circular city limits, including portions of the following parcels: 070/048 (5.56 acres); 070/048K (14.75 acres), 070/048L (0.02 acre), 070/060 (approximately 4.70 acre), and 070/164 (all of tract - 8.00 acres). Current zoning of these parcels is A-2 (Agricultural Rural Farm District) (unincorporated). The applicant is seeking zoning of R-2 (Medium Density Residential District) for the 33 acres of land proposed to be annexed and rezoning from AG (Agricultural District) to R-2 (Medium Density Residential District) for a total of 141.54 acres (including annexation), including land fronting on the east and west sides of Windy Hill Road, the east side of SR 82, and the south side of U.S. Highway 129 (Damon Gause Bypass). Proposed use: Single-family subdivision of 139 lots.

Motion made by Council Member Ron Smith to approve the annexation RZ-2022-02 of the following parcels 070/048 (5.56 acres); 070/048K (14.75 acres), 070/048L (0.02 acre), 070/060 (approximately 4.70 acre), and 070/164 (all of tract - 8.00 acres) for a total of 33.04 acres with conditions listed in the staff report provided by the City Planner Jerry Weitz.

Seconded by Tom Hays

Passed: Unanimously

Motion made by Council Member Ron Smith to approved RZ-2022-02 zoning application with conditions listed in the staff report provided by the City Planner Jerry Weitz.

Seconded by Cindy Bone

Passed: Unanimously

- h. V-2022-03 Variance:** Blackwhit Partners, LLC, by Nat Ackerman, applicant, John Segars and Sandi Williamson, and Nix Family Trust, property owners, property owner, seeks a variance to the land use management code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for residential development from 25 feet to 12 feet for property (Map/Parcels 070 060, 070 060A, 070 060B, 070 060C, 070 060D, and 070 060F) fronting on the south side of U.S. Highway 129 (Damon Gause Bypass). Proposed use: Single-family subdivision of 139 lots.

Motion made by Council Member Ron Smith to approved V-2022-03 with conditions listed in the staff report provided by the City Planner Jerry Weitz.

Seconded by Cindy Bone

Passed: Unanimously

- i. V-2022-04 Variance:** Blackwhit Partners, LLC, by Nat Ackerman, applicant, John Segars and Sandi Williamson, and Nix Family Trust, property owners, seeks a variance to the land use management code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for commercial development from 50 feet to 25 feet for property 5.27 acres (parts of Map/Parcel 070/060 and 070/060F) fronting on the south side of U.S. Highway 129 (Damon Gause Bypass). Proposed use: commercial.

Motion made by Council Member Ron Smith to approved V-2022-04 with conditions listed in the staff report provided by the City Planner Jerry Weitz.

Seconded by Cindy Bone

Vote 3-2, Nay Jenny Buley and Tom Hays

- j. V-2022-05 Variance:** Blackwhit Partners, LLC, by Nat Ackerman, applicant, John Segars and Sandi Williamson, and Nix Family Trust, property owners, seeks a variance to the land use management code, Article 28, "Suburban/Urban Design and Improvement Requirements," Chapter 28.2, "Design Requirements for Streets," Section 28.2.1, "Standards for Configuring New Streets," to increase the maximum length of a cul-de-sac from 600 feet to 900 feet for property (Map/Parcels 070/048, 070/048K, 070/048L, 070/060, and 070/164, 070 060A, 070 060B, 070 060C, 070 060D, and 070 060F) fronting on the south side of U.S. Highway 129 (Damon Gause Bypass). Proposed use: Single-family subdivision of 139 lots.

Motion made by Council Member Ron Smith to approved V-2022-05.

Seconded by Tom Hays

Passed: Unanimously

- k. RZ 2022-03 Rezoning:** Blackwhit Partners, LLC, by Nat Ackerman, applicant, John Segars and Sandi Williamson, and Nix Family Trust, property owners, seeks to rezone 5.27 acres of property (parts of Map/Parcel 070/060 and 070/060F) fronting on the south side of U.S. Highway 129 (Damon Gause Bypass) from AG (Agricultural District) to C-2 Highway Commercial District. Proposed use: commercial.

Motion made by Council Member Ron Smith to approved RZ-2022-02 zoning application with conditions listed in the staff report provided by the City Planner Jerry Weitz.

Seconded by Tom Hays

Passed: Unanimously

- 1. RZ-2022-04 Annexation and Zoning:** Poplar Springs Baptist Church of Jackson County, owner, by Ken Sims, Pastor seek annexation of 4.79 acres (Map/Parcel 055/002A) south of U.S. Highway 129 (Damon Gause Bypass) west of B. Whitfield Road. Current zoning is A-2 (Agricultural Rural Farm District) and current/proposed use is a church. Also, the application includes a proposal by Brand Mosaic Jackson, LLC, by Brandt Bentley, property owner and applicant, to annex 6.663 acres on the south side of U.S. Highway 129 (Damon Gause Bypass). Current zoning is R-1, Residential, Low-Density Single-Family District. Both applicants propose C-2 Highway Commercial) District zoning. Proposed use: commercial.

Motion made by Council Member Ron Smith to approved annexation of RZ-2022-04 of 4.79 acres (Map/Parcel 055/002A) south of U.S. Highway 129 (Damon Gause Bypass) west of B. Whitfield Road.

Seconded by Cindy Bone

Passed: Unanimously

Motion made by Council Member Ron Smith to approved Re-Zoning of RZ-2022-04 of 4.79 acres (Map/Parcel 055/002A) south of U.S. Highway 129 (Damon Gause Bypass) west of B. Whitfield Road from A-2 Agricultural Rural Farm District to C-2 Highway Commercial District

Seconded by Cindy Bone

Passed: Unanimously

Motion made by Council Member Ron Smith to deny annexation of RZ-2022-04 of 6.663 acres south of U.S. Highway 129 (Damon Gause Bypass) owned by Brand Mosaic Jackson, LLC. Parcel number 005 002F1.

Seconded by Tom Hays

Passed: Unanimously

Motion made by Council Member Ron Smith to deny Re-Zoning of Brand Mosaic Jackson, LLC RZ-2022-04 of 6.663 acres (Map/Parcel 055/002F1) as mute.

Seconded by Tom Hays

Passed: Unanimously

- m. V-2022-07 Variance:** Brand Mosaic Jackson, LLC, by Brandt Bentley, property owner and applicant, seeks a variance from the land use management code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for commercial development from 50 feet to 25 feet for 4.79 acres (Map/Parcel 055/002A) south of U.S. Highway 129 (Damon Gause Bypass) west of B. Whitfield Road. Proposed zoning: C-2 (Highway Commercial) District zoning. Proposed use: commercial.

Motion made by Council Member Ron Smith to deny Variance request V-2022-07 by Brand Mosaic Jackson, LLC. as mute due to the denial of the re-zoning application RZ-2022-04.

Seconded by Tom Hays

Passed: Unanimously

- n. V-2022-06 Variance:** David Altman and Ken Byce, applicants and property owners, seek a variance to the land use management code, Article 10, "Overlay Districts," Chapter 10.1, "U.S. Highway 129 Corridor Overlay District," Section 10.1.6, "Corridor Buffer Along U.S. Highway 129 Right of Way, to reduce the required buffer for commercial development from 50 feet to 25 feet for 4.44 acres (Map/Parcel 070/012B3) fronting on the east side of U.S. Highway 129 (Damon Gause Bypass) and the north side of Arcade Park Street. Existing zoning is C-2, Highway Commercial. Proposed use: mini-storage and open storage.

Motion was made by Council member Ron Smith to approve V-2022-06.

Seconded by Cindy Bone

Vote 4-1, Nay-Jenny Buley

9. CITIZENS REQUESTING TO SPEAK - None

10. OTHER BUSINESS None

11. ADJOURNMENT

Motion made by Council Member Ron Smith to adjourn.

Seconded by Council Member Tom Hays

Passed Unanimously

Approved minutes of the May 9, 2022, City Council Meeting/kmq/sbj

