



**MAYOR**  
**Doug Haynie**

**COUNCIL MEMBERS**  
**Cindy Bone**  
**Jenny Buley**  
**Denise Black**  
**Tom Hays**  
**Ron Smith**

Approved Minutes  
**ARCADE CITY COUNCIL MEETING**  
**January 8, 2024**  
**7:00 P.M., CITY HALL**  
**AGENDA**

**ORDER OF BUSINESS:**

1. **CALL TO ORDER:** Mayor Doug Haynie
  
2. **ROLL CALL:** Mayor; Council Members Ron Smith, Cindy Bone, Tom Hays, Jenny Buley, Denise Black  
  
Also present: City Administrator Kila Quigley, Attorney Jody Campbell and Administrative Assistant Stephanie Johnson
  
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor Haynie
  
4. **SWEARING IN:** New terms for council members Cindy Bone, Tom Hays and Jenny Buley by Sherry Moore, Jackson County Probate Judge
  
5. **REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:**
  - a. December 11, 2023- City Council Meeting  
  
Motion made by Council Member Ron Smith to approve the unapproved minutes of the December 11, 2023, City Council Meeting as presented.  
  
Seconded by Council Member: Tom Hays Passed: Unanimously
  
  - b. December 11, 2023-Public Hearing  
  
Motion made by Council Member Ron Smith to approve the unapproved minutes of the December 11, 2023, Public Hearing as presented.  
  
Seconded by Council Member: Jenny Buley Passed: Unanimously
  
6. **REPORTS FROM STANDING COMMITTEES:**
  - a. Audit/Finance..... Council Member C. Bone  
  
No financial report for the Month of December and will be presented during the February meeting.
  
  - b. Legal..... Council Member R. Smith  
  
Council Member Ron Smith reported that there was no legal activity for the Month of December.

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

Council Member Tom Hays reported that a new remote-coded lock has been installed on the door to the concession area which will help aid staff during the park rental season. Also, Darrell and Kermit have been working on ditches around the city in preparation for the coming severe weather.

**d. Social Media..... Council Member J. Buley**

Council Member Jenny Buley reported no new updates at this time.

**e. Special Events..... Council Member D. Black**

Council Member Denise Black reported they might be looking at hosting a 5k in March.

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

Chief Mike Adams provided the statistical report for the Month of December. Chief Adams also promoted Sgt. James McNatt to a new rank of Lieutenant and a promotion certificate.

**7. UNFINISHED BUSINESS: None**

**8. CITIZENS REQUESTING TO SPEAK: None**

**9. NEW BUSINESS:**

- a. Preliminary Plat for Arcade Meadows Pod 3;** 173 lots on 63.45 acres; Fronting on the north side of Holiday Cemetery Road and the northeast side of B. Whitfield Road; Walton Global Holdings LLC by Stantec. Map/ Parcel 056 007 (part). Owner of Record RUC Holdings, ULC. Existing zoning: PCD Planned Community Development, Conditional (2nd Plan Submittal Date 12/07/23, received 12/08/23)

Motion made by Council member Ron Smith to approve the Preliminary Plat for Arcade Meadows Pod 3 with conditions #1-19 from the staff planner as stipulated to by the Applicant as noted in minutes from the *December 19, 2023 Planning Commission Meeting*, attached.

Seconded by Council Member: Jenny Buley

Passed: Unanimously

- b. RZ-2023-01 Annexation and Zoning:** Bull Investments, Inc. c/o David Altman, by David Elder, applicant, Joe A. Ginn, property owner, seeks annexation and C-2 (Highway Commercial) zoning of part of Parcel 070/ 012K totaling +/- 3.32 acres located south of Etheridge Road, north of Arcade Park Street, and east of U.S. Highway 129. Existing zoning is A-2 (Agricultural Rural Farm District) in unincorporated Jackson County. Proposed use: climate controlled mini-storage facility.

Motion made by Council member Cindy Bone to approve the Annexation and Rezoning application for RZ-2023-01 following the conditions recommended by the Planning Commission.

**RZ-2023-01 Annexation and Rezoning to C-2** with the following 4 conditions:

1. **Prohibited Uses:** The following uses otherwise permitted in the C-2 zoning district shall be prohibited: convenience store with gasoline pumps; funeral home, mortuary or mausoleum; lodging service; open air business; tow service; and wrecked motor vehicle compound.
2. **Buffer abutting unincorporated land:** There shall be a 50-foot wide natural buffer along the north property line abutting unincorporated property.
3. **Building Height:** Building height shall have the appearance of a one-story building facing the east park property line.
4. **Owner,** at their sole cost and expense, shall design and construct a road 26-feet in width, paved with asphalt, on Parcel 070 012L directly adjacent to Parcel 070 012B3 connecting Arcade Park Street to the existing Arcade City Park property.

Seconded by Council Member: Jenny Buley

Passed: Unanimously

- c. **CU-2023-01 Conditional Use:** Bull Investments, Inc. c/o David Altman, by David Elder, applicant, Joe A. Ginn, property owner, seeks a conditional use permit for a self-service storage facility in a proposed C-2 (Highway Commercial) zoning district on property (part of Parcel 070/ 012K) totaling +/- 3.32 acres located south of Etheridge Road, north of Arcade Park Street, and east of U.S. Highway 129. Proposed use: climate controlled mini-storage facility.

Motion made by Council member Ron Smith to approve the Conditional Use application for CU-2023-01 following the conditions recommended by the Planning Commission.

**CU-2023-01 Conditional Use** with the following 5 conditions:

1. **Buffer abutting unincorporated land:** There shall be a 50-foot wide natural buffer along with north property line abutting unincorporated property.
2. **Building Height:** Building height shall have the appearance of a one story building facing the east park property line.
3. **Building square footage maximum:** The entire self-service storage facility shall be limited to 90,000 square feet including office space.
4. **Outside storage:** Any storage of RV's and Boats shall be under roof with 3-sides. This shall not exceed 10,000 square feet in area.
5. **Conditional Use** for the storage facility to only be located on the new proposed area in accordance with the new approved site plan.

Seconded by Council Member: Tom Hays

Passed: Unanimously

**10. OTHER BUSINESS:** None

**11. ADJOURNMENT:**

Motion was made by Council Member Tom Hays to adjourn the City Council Meeting.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

Approved minutes of the January 8, 2024, City Council Meeting/kmq/sbj

