



MAYOR
Doug Haynie

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

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

AGENDA

ORDER OF BUSINESS:

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:

- a. April 11, 2022 - City Council Meeting

5. REPORTS FROM STANDING COMMITTEES:

- a. Audit/Finance..... Council Member C. Bone
- b. Legal..... Council Member R. Smith
- c. Parks/Roads/Grounds..... Council Member T. Hays
- d. Encore Azalea Festival..... Council Member D. Gammon
- e. Social Media Council Member J. Buley
- f. Police Department.....Chief Mike Adams

6. CITIZENS REQUESTING TO SPEAK

7. UNFINISHED BUSINESS

8. NEW BUSINESS:

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

- 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.
- 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.
- e. 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.
- f. 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- l. 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.

9. OTHER BUSINESS

10. ADJOURNMENT

