



MAYOR
Doug Haynie

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

Approved Minutes
ARCADE CITY COUNCIL MEETING
April 14, 2025
7:00 P.M., CITY HALL
AGENDA

ORDER OF BUSINESS:

1. CALL TO ORDER: Mayor Doug Haynie

2. ROLL CALL: Mayor; Council Members Denise Black, Jenny Buley, Ron Smith, Cindy Bone and Tom Hays

Also present: City Administrator Kila Quigley, City Attorney Jody Campbell and Administrative Assistant Stephanie Johnson

3. PLEDGE OF ALLEGIANCE: led by Mayor Haynie

4. REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETINGS:

a. March 10, 2025- Public Hearing

Motion made by Council Member Ron Smith to approve the unapproved minutes of the March 10, 2025, Public Hearing, as presented.

Seconded by Council Member: Tom Hays

Passed: Unanimously

b. March 10, 2025-City Council Meeting

Motion made by Council Member Cindy Bone to approve the unapproved minutes of the March 10, 2025, City Council Meeting, as presented.

Seconded by Council Member: Ron Smith

Passed: Unanimously

5. REPORTS FROM STANDING COMMITTEES:

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

Cindy provided the financial report for the month of **February** as follows:

1. Admin.:

Rev.'s: \$174,446
Exp.'s: \$8,664

YTD: \$162,524
YTD: \$13,633

2. Park/Roads:

Rev.'s: \$ 0.00
Exp.'s: \$7,212

YTD: \$12,331

3. PD:

Rev.'s: \$-4,531	YTD: \$-7,535
Exp.'s: \$1,386	YTD: \$4,723

Cindy provided the financial report for the month of **March** as follows:

4. Admin:

Rev.'s: \$50,660	YTD: \$213,184
Exp.'s: \$8,248	YTD: \$21,881

5. Park/Roads:

Rev.'s: \$ 0.00	
Exp.'s: \$5,919	YTD: \$18,250

6. PD:

Rev.'s: \$928	YTD: \$-6,607
Exp.'s: \$-8,395	YTD: \$-3,672

The 2025 General Fund Operating Budget by the end of March had a Net Balance of \$57,361 and a Year-To-Date balance of \$243,036.

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

Council Member Ron Smith reported that there has been no legal activity for the month of March.

c. Maintenance Department..... Council Member T. Hays

Council Member Tom Hays reported that Darrell and Kermit worked on cleaning up downed limbs after a recent storm. The park is their main focus... 1. Getting it ready for park rentals, and 2. Getting it ready for the Azalea Festival. New bark was put out last week. They got help from some Jackson County inmates who did a fabulous job spreading the mulch. Brown playground mulch was used for the kid zone and black mulch was used for the islands. We had our first park rental this past Saturday. We have 3 rentals already booked for May.

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

Council Member Jenny Buley reported that we are currently promoting our Azalea Festival on our Facebook page which is coming up on Saturday, April 26th. Data from that ad shows about 1300 people have clicked they are *interested* in the festival. She said this doesn't mean that many people will actually attend, but it does show that our ad is getting seen and shared by users. Jenny has also spoken to the folks at *Aubry's Arbor Nursery* in Bishop, GA, and they will be providing 8-9 different varieties of 1-gallon Encore Azaleas to us on consignment. Our cost is \$6 and we will only pay for what is sold and/or potentially damaged. A comparison of retailers was researched and she found that 1 gallon Encore Azaleas are selling at Walmart for \$14.97, Lowe's for \$21.98 and Home Depot for up to \$31.00. It was decided we will sale them for \$10 each. She will need to coordinate with Darrell and Kermit to get them picked up.

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

Council Member Denise Black reported that she has been busy working on the festival and getting the word out to local businesses and putting up flyers. She wants to get shirts ordered for city staff working the event so the public can easily find us if needed. We have 45 vendors signed up to attend who will be selling a variety of arts, crafts and food.

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

Chief Mike Adams provided the statistical report for the Month March.
In addition, Chief Adams introduced Cpl. Steve Orta as our new full-time police officer.

6. UNFINISHED BUSINESS: None

7. NEW BUSINESS:

- a. 2025-LMIG Supplemental Application

Motion Made by City Council Member Cindy Bone to approve the 2025 LMIG-SUP application and Authorize the Mayor to sign the application.

Seconded by Council Member: Tom Hays

Passed: Unanimously

- b. 457(b) Deferred Compensation Plan

Motion made by Council Member Ron Smith to approve the resolution and authorize Mayor Haynie to sign any associated documents of the 457(b) deferred Compensation Plan.

Seconded by Council Member: Tom Hays

Passed: Unanimously

8. CITIZENS REQUESTING TO SPEAK: None

9. OTHER BUSINESS:

- a. Discussion on Permitted Businesses in Commercial Zoning Districts

Admin Assistant Stephanie Johnson said that we have a lot of interest in our little city with folks looking at property and inquiring about potential businesses they would like to open. She said this seems like a good time for the council to go over the list of Permitted and Conditional Uses for our Commercial and Industrial Zoning Districts and make changes, if needed. City Attorney Jody Campbell explained further that looking at Table 8.1 from the Arcade Land Use Management Code shows the Permitted, Conditional Use and Not Permitted businesses per zoning district. He explained that if a use is "*P*" for *permitted*, then the business is automatically allowed and the only thing the owner must do is come before the city council to request a business license. The city could not impose any type of zoning conditions, site plan approvals, etc. If a use is marked as "*C*" for *conditional*, the owner must come before the city council, ask for permission and go through the zoning process. As part of the approval, the city council could impose conditions on the grant of approval. Any use with an "*X*" for *not permitted* is not allowed under any circumstance.

Jody said with zoning ordinances, it is appropriate for cities to revisit these use tables and make modifications and tweaks to reflect changes that have happened. He used the example of gas stations stating that over time we have allowed more and more gas station/convenience stores to come into Arcade, and that at some point it may be decided that the market is oversaturated, so instead of this use being absolutely “permitted”, maybe it becomes “conditional” so that it can be evaluated on a case-by-case basis. Or because we have approved so many new developments in the city, maybe we would want to steer away from businesses that could potentially be a nuisance or have a negative impact on those residential properties that are going to be coming in. Jody encourages everyone to go through Table 8.1, concentrating on C-1 and C-2 districts that are abutting residential or agricultural properties and think about, if a use is permitted, is that okay and if so, there is no need to change anything. If a use is conditional or if we want to ban a use, we need to think about that. Jody said his strong preference is to move a use to conditional vs banning it because we don’t want to run the risk of the ordinance being shot down as unconstitutional. If you give conditional use, you are not saying no; you’re saying let’s evaluate it given the specific circumstances of a particular piece of property. Jody recommends each council member look at Table 8.1 and mark their preference for questionable uses and email it to him by Friday, April 18th. He will use the Rule of 2, which means if 2 or more council members agree that a use needs to be changed, he will create an amendment ordinance and a vote will be taken at the next council meeting. He needs to get this soon so we can meet the advertisement requirements for zoning rules. Jenny asked for some clarification on conditional use and Jody explained that just because something is marked as conditional use does not mean they have to approve it. What conditional use does is bring that use which has the potential for negative consequences on adjacent properties before the council so they can determine if that use in that specific location is appropriate. For example, if someone wanted to start a salvage yard on 2 acres right next to a residential subdivision, that would be a problem. However, if they wanted to start a salvage yard on 2 acres in the middle of a 20-acre property that is surrounded by agricultural property, then maybe that use would work in that scenario. Conditional Use allows the council to make case-by-case decisions on whether the use will cause harm to the surrounding properties. Jody also explained the difference between accessory uses and primary uses. He also explained the difference between C-1 and C-2 zoning.

10. ADJOURNMENT:

Motion made by Council Member Tom Hays and Ron Smith simultaneously to adjourn the City Council Meeting.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

Approved minutes of April 14, 2025, City Council Meeting/sbj

