



**MAYOR**  
Doug Haynie

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

Approved Minutes  
**ARCADE CITY COUNCIL MEETING**  
**September 8, 2025**  
**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, and Denise Black  
Absent: Council Member, Jenny Buley

Also present: 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. August 11, 2025- City Council Meeting

Motion made by Council Member Ron Smith to approve the unapproved minutes of the August 11, 2025; City Council Meeting as presented.

Seconded by Council Member: Tom Hays

Passed: Unanimously

5. **REPORTS FROM STANDING COMMITTEES:**
  - a. Audit/Finance..... Council Member C. Bone

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

1. Admin.:

Rev.'s: \$162	YTD: \$174,735
Exp.'s: \$8,956	YTD: \$42,166
Net Bal. \$9,117	YTD: \$216,901

2. Park/Roads:

Rev.'s: \$ 0.00	
Exp.'s: \$6,693	YTD: \$43,628

3. PD:

Rev.'s: \$-2,487	YTD: \$-15,625
Exp.'s: \$6,654	YTD: \$3,391
Net Bal.: \$4,167	YTD: \$-12,234

The 2025 General Fund Operating Budget by the end of August had a Net Balance of \$19,977 and a Year-To-Date balance of \$248,295.

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

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

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

Council Member Tom Hays reported that the parks and roads department has been wrapping up summer maintenance around the city and park with grass cutting and will need one more go round of bushhogging. Darrell and Kermit have used the new slope mower at Woodland Drive, Woodland Hills Drive, Rock Forge Court and Rock Forge Lane. Additionally, downed trees and limbs were removed from Sandy Court Lane, Martin Lane and Trotters Ridge Road.

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

There was no report from Council Member Jenny Buley due to her absence.

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

Council Member Denise Black reported that we are preparing for the September 27, 2025, movie night and hayride.

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

Chief Mike Adams provided the statistical report for the Month of August.

**6. UNFINISHED BUSINESS: None**

**7. NEW BUSINESS:**

**a. Request for Contribution for Jackson County Community Outreach Program.**

Motion made by Council Member Ron Smith to Approve a contribution of \$500.00 to the Jackson County Community Outreach Program for the Traditional Scholarship Fund.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

- b. V-2025-01 Variance:** David Higareda, applicant and property owner, seeks a variance to the Arcade Land Use Management Code, Article 11, "Specific Use Provisions," Chapter 11.10, "Other Uses," Section 11.10.5, "Livestock and Poultry in AG, RR-1 and RR-2 Zoning Districts," to authorize the keeping of certain livestock (one pony, six goats and 2 sheep) on a single-family residential lot in an RR-2 (Rural Residential) zoning district containing 5.00 acres fronting the southeast side of Woodland Hills Drive approximately 800 feet south of Swann Road (151 Woodland Hills Drive) (Map/Parcel 070/ 039B).

Motion made by Council Member Ron Smith to **approve** V-2025-01 David Higareda, applicant and property owner, seeks a variance to the Arcade Land Use Management Code, Article 11, "Specific Use Provisions," Chapter 11.10, "Other Uses," Section 11.10.5, "Livestock and Poultry in AG, RR-1 and RR-2 Zoning Districts," to authorize the keeping of certain livestock (two ponies, six goats, 2 sheep and 12 hens) on a single-family residential lot in an RR-2 (Rural Residential) zoning district containing 5.00 acres fronting the southeast side of Woodland Hills Drive approximately 800 feet south of Swann Road (151 Woodland Hills Drive) (Map/Parcel 070/ 039B).

Seconded by Council Member: Tom Hays

Passed: Unanimously

- c. RZ-2025-06 Rezoning:** Genuine Mapping and Design, LLC, by Ben Drerup, applicant, Mehul Amin, property owner, seeks to rezone from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) 0.948 acre (Map/Parcel 070A/ 031) (2642 Athens Highway) fronting approximately 150 feet on the west side of Athens Highway (U.S. Highway 129 Business) approximately 250 feet south of Fowler Lane. Proposed use: package store with drive-through and catering business.

Motion made by Council Member Ron Smith to **approve** RZ-2025-06 Genuine Mapping and Design, LLC, by Ben Drerup, applicant, Mehul Amin, property owner seeks to rezone from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) 0.948 acre (Map/Parcel 070A/ 031) (2642 Athens Highway) fronting approximately 150 feet on the west side of Athens Highway (U.S. Highway 129 Business) approximately 250 feet south of Fowler Lane. Proposed use: package store with drive-through and catering business. Approval with the following 4 conditions as recommended by the Arcade Planning Commission:

1. **Use Limitations.** The subject property shall be limited to the following uses:
  - (a) Any use, including enclosed retail trade establishments (includes package store), permitted in the C-1, Neighborhood Commercial District, as provided in Table 8.1 of the land use management code.
  - (b) Drive through.
  - (c) Business service establishment.
  - (d) Finance establishment.
2. **No external loudspeakers.** There shall be no external loudspeakers allowed on the property.
3. **Inter-parcel access.** At the time of development for any use other than the existing home, the subject property shall provide inter-parcel access to abutting C-1 or C-2 zoned properties.
4. **Inter-parcel access.** Shall be paved access easement.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

- d. **RZ-2025-07 Rezoning:** Genuine Mapping and Design, LLC, by Ben Drerup, applicant, Jemini Amin, property owner, seeks to rezone from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) 0.299 acre (Map/Parcel 070A/ 032B) (2616 Athens Highway) fronting approximately 100 feet on the west side of Athens Highway (U.S. Highway 129 Business) approximately 150 feet south of Fowler Lane. Proposed use: package store with drive-through.

Motion made by Council Member Ron Smith to **approve** RZ-2025-07 Genuine Mapping and Design, LLC, by Ben Drerup, applicant, Jemini Amin, property owner seeks to rezone from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) 0.299 acre (Map/Parcel 070A/ 032B) (2616 Athens Highway) fronting approximately 100 feet on the west side of Athens Highway (U.S. Highway 129 Business) approximately 150 feet south of Fowler Lane. Proposed use: package store with drive-through. Approval with the following 3 conditions as recommended by the Arcade Planning Commission:

1. **Use Limitations.** The subject property shall be limited to the following uses:
  - (a) Any use, including enclosed retail trade establishments (includes catering store), permitted in the C-1, Neighborhood Commercial District, as provided in Table 8.1 of the land use management code.
  - (b) Drive through.
  - (c) Business service establishment.
  - (d) Finance establishment.
2. **No external loudspeakers.** There shall be no external loudspeakers allowed on the property.
3. **Inter-parcel access.** At the time of development for any use other than the existing home, the subject property shall provide inter-parcel access to abutting C-1 or C-2 zoned properties.

Seconded by Council Member: Cindy Bone

Passed: Unanimously

8. **CITIZENS REQUESTING TO SPEAK:**

9. **OTHER BUSINESS:** The mayor introduced new hire, Ron Mashburn, for the role of part-time Code Enforcement Officer. Ron has 26 years of previous experience in law enforcement.

10. **ADJOURNMENT:**

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

Seconded by Council Member: Ron Smith

Passed: Unanimously

Approved minutes of the September 8, 2025, City Council Meeting/sbj

