City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
October 1, 2026

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Session on October 1, 2026, in the Council Chamber at City Hall. Mayor Edward Johnson and Council Members Joe Clark, Niyah Glover, Shannon Moultrie, and Emmett Spurlock were present. Council Member Darryl Langford was absent. Also, present were City Attorney Patrick Jaugstetter, City Manager Ray Gibson, and City Clerk Chelsea Siemen.

Mayor Johnson called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Council Member Spurlock, followed by the Pledge of Allegiance.

Clark made a motion to approve the agenda with the tabling of items 2, 4, 5, and 6. Glover seconded the motion. The motion carried unanimously.

Glover moved to approve the minutes of September 17, 2026, City Council Regular Meeting. Spurlock seconded the motion. The motion carried unanimously.

Public Hearing:

Ordinance No. 26-O-22 - Amendments to Chapter 100 Sections 101.7.D, 104.8.D.3 and 104.10.B of the Unified Development Ordinance (UDO).

Item Tabled.

Consider Ordinance No. 26-O-23 - Development Agreement between the City of Fayetteville and QTS Eastwood LLC for the QTS Data Center ATL2 - East Campus located at 300 Veterans Parkway.

Community Development Director Robin Cailloux presented an overview of the Development Agreement with QTS Eastwood LLC for the QTS ATL2 East Campus. Ms. Cailloux stated that the property was previously included in the Trilith Studios Expansion Development Agreement between Trilith Studios, LLC and the City. She explained that Trilith has since conveyed the property to the developer and that the proposed agreement would remove the property from the real property encumbered by the Trilith Studios Development Agreement.

Council Member Clark requested clarification as to whether the proposed agreement would result in an increase in the property's square footage.

Ms. Cailloux confirmed that there would be no changes to the square footage or zoning of the property. She explained that the agreement is intended to ensure that QTS pays for the traffic improvements needed to address traffic generated by the site.

Council Member Moultrie inquired about the City's estimated financial contribution toward the Georgia Regional Transportation Authority (GRTA) transportation improvements. Moultrie further asked whether the current language of the agreement could require the city to contribute financially.

Assistant City Manager Chris Hindman stated that currently the developers will be covering the cost of the development and QTS will be designing the roundabout which is required by the DRI. QTS will be working with the county due to the right-of-way being in the county. Mr. Hindman clarified that the clause is inserted by GRTA to ensure that the city follows up prior to the last CO being issued to confirm the improvements have been completed.

Moultrie referenced Section D of the agreement and inquired as to who would determine which roads would be included in the project.

Mr. Hindman stated that Public Services Director Cajen Rhodes and Planning and Zoning Director Julie Brown would develop a proposed path plan in coordination with the Fayette County Transportation Committee. He confirmed that the plan would be presented to Council for review.

Clark moved to approve 26-O-23. Glover seconded the motion. The motion carried unanimously.

Ordinance No. 26-O-24 - Reaffirming the Development Agreement between the City of Fayetteville and Trilith Studios LLC.

Item Tabled.

Ordinance No. 26-O-25 - Reaffirming the Development Agreement between the City of Fayetteville and Trilith Development LLC.

Item Tabled.

New Business:

Resolution No. 26-R-52 - Adoption of the City of Fayetteville Development Guidebook

Item Tabled.

Consider Resolution No. 26-R-62 - Public Art Enhancement (PAE) Application from Dave's Hot Chicken located at 975 North Glynn St.

Planner Nicole Gilbert provided an overview of the Public Art Enhancement (PAE) application submitted for Dave's Hot Chicken, which seeks approval for two murals, one on each side of the business.

Nina Raey, a representative of Dave's Hot Chicken, stated that the proposed artist has completed numerous murals at Dave's Hot Chicken locations nationwide. She explained that the artist researches the history of each city and incorporates elements of that history into the mural design. Ms. Raey further stated that the murals are intended to enhance the surrounding environment, encourage community pride, and create a memorable visual landmark.

City Manager Ray Gibson noted that the artwork serves as a tribute to the film industry and questioned whether the industry remains a defining aspect of the City's identity.

Other Council Members stated that the film industry continues to have a significant presence in the city, while also noting the City's growing involvement in sports.

Mayor Johnson inquired whether the business would be willing to modify the artwork if the City's preferences changed in the future.

Ms. Raey responded that any decision to modify the artwork would be at the client's discretion. She indicated that Council could contact the client to discuss alternative artwork should its preferences change.

Clark moved to approve 26-R-62. Moultrie seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-63 - Approval and Authorization for the acceptance of a Quit Claim Deed conveying certain real property to the City.

Assistant City Manager Chris Hindman presented an overview of the Quit Claim Deed for the development of Fire Station 93 located on Veterans Parkway for approval. Mr. Hindman stated that QTS Eastwood has agreed to convey approximately 9 acres of property to the City for construction of the fire station. He explained that the new station would improve Fire Department response times in the West Fayetteville area and help maintain the City's level of service and ISO rating. He stated most of the acreage would not be used due to wetland, but the city's site engineers were able to design the station on the portion of land not in wetlands.

Council Member Spurlock inquired whether the city had coordinated with the County regarding the proposed station's impact on response times and whether its construction would affect the County's response times.

Deputy Fire Chief Chris Peacock responded that Fire Station 93 would not adversely affect the County's response times and would support responses to incidents within the surrounding area for both the city and the County. He explained that the station's location would allow City fire personnel to reach incidents more quickly and address gaps in response coverage.

Council Member Moultrie inquired whether staff could confirm that construction would be completed within the two-year time frame specified in the deed.

Mr. Hindman confirmed and stated that the City's goal is to have Fire Station 93 completed by July 2027.

Clark moved to approve 26-R-63. Glover seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-64 - Bid Award and Contract Execution with Complete Demolition Services LLC for demolition services of three city-owned buildings.

Public Services Director Cajen Rhodes presented an overview of the bid process for demolition services and requested approval to enter into a contract with Complete Demolition Services, LLC. The company would provide demolition services for three vacant structures within the city limits located at 230 W. Lanier Avenue, 285 Beauregard Boulevard, 150 W. Lanier Avenue, including asbestos abatement, as required; debris removal and disposal; site grading; and final stabilization.

Glover moved to approve 26-R-64. Clark seconded the motion. The motion carried unanimously.

City Manager and Staff Reports:

City Manager Ray Gibson announced that the City Center Park Playground would be closed for equipment upgrades and Church Street Park would be closed for the installation of new restrooms; the closures are expected to last approximately four to six weeks beginning in October. Additionally, he reported that the Community Clean-Up and Shred Day events were successful.

City Council and Committee Reports:

Council Member Clark commended Public Services Director Cajen Rhodes and his department for their efforts in coordinating the Community Clean-Up Event and helping to keep the city clean.

Public Comments:

City Residents Martin Ayukokata and Cedric Fuller expressed their desires to have "S Jeff Davis" renamed.

City Council expressed support for the initiative but noted that the City's established policy and procedures for renaming streets must be followed due to the associated impacts and financial costs. Residents were provided with information on the City's street renaming policy and application process and directed to where these materials could be accessed.

Adjourn:

Clark moved to adjourn the meeting. Glover seconded the motion. The motion carried unanimously.

Respectfully submitted,

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Chelsea Siemen, City Clerk