City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
September 18, 2025

Call to Order

The Mayor and City Council of Fayetteville met for Regular Session on September 18, 2025, in the Council Chamber at City Hall. Council Members present: Darryl Langford, Joe Clark, Niyah Glover, and Rich Hoffman. Council Member Scott Stacy was absent. The City Attorney present was Patrick Jaugstetter. Staff members present were City Manager Ray Gibson and City Clerk Chelsea Siemen. Mayor Edward Johnson called the meeting to order at 6:00 p.m.

Opening prayer was delivered by Council Member Hoffman followed by the Pledge of Allegiance

Hoffman made a motion to approve the agenda as presented. Clark seconded the motion. The motion carried unanimously.

Hoffman moved to approve the minutes of August 19, 2025, Joint Strategy Meeting. Langford seconded the motion. Glover abstained. The motion carried 3-0-1.

Langford moved to approve the minutes of August 21, 2025, City Council Regular Meeting. Clark seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of August 28, 2025, City Council Work Session. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Director of Economic Development Lori Funderwhite presented the Video Premiere: Building a Vibrant Downtown: 38-Acres Vision.

Public Hearing:

Consider Ordinance No. 25-O-21 - Amendment to the Unified Development Ordinance (UDO) to re-establish the amended Planned Community District (PCD) zoning.

Planner Katherine Pricket explained that the city's former zoning ordinance included the Planned Unit Development (PUD), Planned Community District (PCD), and Planned Development Project (PDP) zoning districts, which were intended to encourage and allow for innovative site planning and building arrangements under a unified plan of development rather than under lot-by-lot regulations.

With the adoption of the UDO, these zoning designations were repealed, and parcels previously zoned PUD, PCD, or PDP were retained as Legacy Districts, with the understanding that they could not be considered for future developments.

While mixed-use developments are currently permitted within the Downtown Mixed-Use District, they would not be permitted in other areas of the city without pursuing split zoning. Therefore, staff is recommending the re-establishment of the Planned Community District (PCD) zoning which has been amended to ensure the UDO aligns with the goals and objectives of the City's Comprehensive Plan.

Hoffman moved to approve 25-O-21. Glover seconded the motion. The motion carried unanimously.

Consider Ordinance No. 25-O-24 - Amendment to the Future Land Use map from Parks, Conservation, and Open Space to Activity Center and Ordinance No. 25-O-25 - Rezoning of a 1.0-acre tract of land located on North Jeff Davis Drive (Parcel No. 052401012), from Downtown Mixed Use – Boulevard Commercial (DMU-BC) to Downtown Mixed Use – Mixed Use Core (DMU-MUC)

Planner Katherine Prickett explained that the subject parcel was originally donated to the City in 2004 as a condition of a rezoning request. The Warranty Deed, recorded on August 19, 2004, included a stipulation that *"no portion of the above-described property shall be used for private commercial development for a period of twenty years from the date hereof."* This restriction expired on August 19, 2024.

With the expiration of the deed restriction and in light of the City's ongoing efforts to revitalize the downtown core, staff determined that the parcel could be better utilized to support the City's downtown redevelopment strategy. As such, staff recommends amending the Future Land Use Map from Parks/Conservation/Open Space to Activity Center and rezoning Parcel Number 052401012 from DMU-BC (Downtown Mixed-Use – Boulevard Center) to DMU-MUC (Downtown Mixed-Use – Mixed Use Center), subject to the following understandings and conditions:

1. All development plans for the property must be submitted to City Staff for review and approval, in accordance with the Unified Development Ordinance (UDO).
2. No land disturbance may occur until a Site Development Plan has been reviewed and approved.

Clark moved to approve 25-O-24. Glover seconded the motion. The motion carried unanimously.

Langford moved to approve 25-O-25. Glover seconded the motion. The motion carried unanimously.

Consider Ordinance No. 25-O-27 – Amend the Fiscal Year 2025 (FY25) Budget for SPLOST 2017 Fund and SPLOST 2023 Fund to include interest earning and reimbursement from the Board of Education

Accounting Manager Karen Austin presented the request to amend the Fiscal Year 2025 budget for SPLOST 2017 Fund and SPLOST 2023 Fund to include interest earnings for 2025 and the

reimbursement of Vehicles by the Fayette County Board of Education for the additional School Resource Officers provided during the 2025 Budget.

Hoffman moved to approve 25-O-27. Langford seconded the motion. The motion carried unanimously.

Consider Ordinance No. 25-O-28 – Amend the Fiscal Year 2026 (FY26) Budget for SPLOST 2017 fund, SPLOST 2023 Fund, and Solid Waste Fund

Accounting Manager Karen Austin presented the request to amend the Fiscal Year 2026 budget for SPLOST 2017 Fund and SPLOST 2023 Fund to include interest earnings for 2025 and the reimbursement of Vehicles by the Fayette County Board of Education for the additional School Resource Officers provided during the 2025 Budget. Additionally, the city adopted an increase of $4.00 per month on solid waste charges and the budget amendment will reflect this new revenue and expense.

Langford moved to approve 25-O-28. Glover seconded the motion. The motion carried unanimously.

New Business:

Consider Resolution No. 25-R-55 – Request from Fayette County Development Authority (FCDA) for an extension on their Step-One Annexation approval.

Planner Nicole Gilbert provided an overview for the Step One Annexation Application from the Fayette County Development Authority submitted in April of 2024. The request was for a 177.81-acre tract south of Banks Road and abutting Highway 54 East (parcel 0532 008). Their application did not identify the intended zoning classification or the proposed use of the property.

Ms. Gilbert stated that the Step One application was approved by City Council on April 18, 2024, allowing the Applicant to proceed to step two of the annexation process. Currently, staff has not received the step two annexation application. The Applicant is requesting a one-year extension as they have surpassed the Step Two submittal deadline.

Hoffman moved to deny 25-R-55. Langford seconded the motion. The motion to deny was carried unanimously.

Consider Resolution No. 25-R-56 – Request from Fun Spot America of Atlanta, Inc. for an extension on their Step-One Annexation approval.

Planner Nicole Gilbert provided an overview for the Step One Annexation Application from Fun Spot America of Atlanta submitted in September of 2024. The request was for the property located at 1675 Highway 85 North, with plans to expand the park and amenities that would require connecting to City sewer.

Ms. Gilbert stated that the Step One application was approved by City Council on September 19, 2024, allowing the Applicant to proceed to step two of the annexation process. Currently, staff has not received the step two annexation application. The Applicant is requesting a one-year extension as they have surpassed the Step Two submittal deadline.

Clark moved to deny 25-R-56. Glover seconded the motion. The motion to deny was carried unanimously.

Consent Agenda:

- 25-R-49 - City's Declaration of 'Official Intent to Reimburse' for certain capital expenditures related to the acquisition, construction, and equipping of City Facilities
- 25-R-50 - City's Declaration of 'Official Intent to Reimburse' for the purchase of certain equipment budgeted for FY2026
- 25-R-51 - City of Fayetteville Vehicle Donation to the Fayette County Sheriff's Office
- 25-R-52 - Approval of Contract for Professional Design Services for Police/Court and Public Works Renovation
- 25-R-57 - Items Declared Surplus

Hoffman moved to approve consent agenda item(s). Langford seconded the motion. The motion carried unanimously.

Reports and Comment:

City Manager Ray Gibson expressed his appreciation to the Main Street Department staff, members of the Mental Health Advisory Board, and the event sponsors for their contributions to the success of the Main Street Golf Tournament.

Mayor Johnson echoed Mr. Gibson's remarks, extending his own gratitude to the staff and sponsors for their efforts and dedication in making the event a success.

Additionally, Mr. Gibson recognized the Information Technology Department staff in honor of National I.T. Professionals Day, observed on September 16th.

Board and Committee Updates:

- Mental Health Advisory Board
    - September Webinar is Tuesday, September 30th at 6:00 p.m. and the topic is "Suicide Prevention" in recognition of September being National Suicide Prevention Month
    - Next Meeting is Tuesday, October 7th at 5:30 p.m.

- Community and Economic Development Committee
    - Next Meeting is Thursday, October 9th at 5:30 p.m.

Public Comments:

Barbara Edwards, a resident of the Quail Hollow subdivision, inquired about the status of the requested repairs to the fence surrounding the retention pond behind her property.

Ms. Edwards was informed that the Public Services Department is currently coordinating with the City Attorney to obtain the necessary rights-of-entry from adjacent property owners to proceed with the fence repairs.
There were no further public comments.

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

Respectfully submitted,

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Chelsea Siemen, City Clerk