

**City of Fayetteville
Mayor and City Council
Work Session
Minutes
January 29, 2026**

Call to Order

The Mayor and City Council of Fayetteville met for a Work Session on January 29, 2026, in the Training Room at City Hall. Mayor Edward Johnson and Council Members Darryl Langford, Joe Clark, Niyah Glover, Shannon Moultrie, and Emmett Spurlock were in attendance. Also present was 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.

Clark moved to amend the agenda, to add Resolution No. 26-R-07 - A 90-day Moratorium on applications for annexation, rezoning, variance, or conceptual site plans for the development of Data Centers within the City of Fayetteville. Glover seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of January 8, 2026, City Council Regular Meeting. Glover seconded the motion. The motion carried unanimously.

Public Hearing:

Consider Ordinance No. 26-O-02 - FY2025 Final Budget Amendment.

Director of Finance and Administrative Services Mike Bush provided an overview of amendments made to various budget funds and explained the necessity behind each amendment.

There were no public comments.

Langford moved to approve 26-O-02. Glover seconded the motion. The motion carried unanimously.

Consider Ordinance No. 26-O-07 – City Council Meeting Schedule Amendments

City Manager Ray Gibson proposed amending the City Council meeting schedule by keeping the Regular City Council meetings on the third Thursday of each month and moving the City Council Work Session to the first Thursday of the month instead of the fourth Thursday. This change would provide a week between meetings, allowing staff, applicants, and City Council adequate time to plan and prepare accordingly.

There were no public comments.

Langford moved to approve 26-O-07. Glover seconded the motion. The motion carried unanimously.

New Business:

Consider Resolution No. 26-R-06 - Hazard Mitigation Plan for 2025-2030.

Fire Chief Linda Black presented the updated Fayette County Hazard Mitigation Plan for 2025-2030. This plan must be updated every 5 years to ensure the County (and its municipalities) remains eligible to receive federal disaster assistance and hazard mitigation grant funding. Chief Black explained that the plan identifies the potential hazards/vulnerabilities that exist countywide; a list of projects and actions that could reduce or eliminate the impact of those hazards/vulnerabilities is then compiled and incorporated in the plan. The updated plan was developed through several joint planning workshops and then posted for public review and comment. The plan will become effective upon final approval by FEMA.

Langford moved to approve 26-R-06. Clark seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-07 - A 90-day Moratorium on applications for annexation, rezoning, variance, or conceptual site plans for the development of Data Centers within the City of Fayetteville.

City Manager Ray Gibson proposed the enactment of a 90-day moratorium on applications for annexation, rezoning, variances, or conceptual site plans related to the development of data centers within the City of Fayetteville. Mr. Gibson stated that the moratorium is essential to provide staff with the necessary time to review the Unified Development Ordinance (UDO) and make needed amendments to limit future data center applications within business parks.

Resident John Scerra asked how this moratorium would impact any data centers that have already submitted applications to the city.

Attorney Jaugstetter stated that the moratorium would apply only to new applications and would not affect any applications that have already been submitted and are currently in process.

Clark moved to approve 26-R-07. Spurlock seconded the motion. The motion carried unanimously.

Discussion Items:

Underground Utilities for Downtown Fayetteville

Director of Public Services Cajen Rhodes reported that this project was identified as one of the City Council's top 15 priority projects during the 2025 City Council retreat. He stated that his project team evaluated the requirements necessary to implement the project. Georgia Power provided a preliminary cost estimate of just under \$23 million. While the project would enhance the aesthetic appeal of the downtown area, no guaranteed pricing has been secured, and total costs could increase to as much as \$50 million.

Mr. Rhodes further explained that additional agreements would be required with Comcast and AT&T to underground their utility lines, which would result in additional costs. An assessment would also need to be conducted to identify the utilities located on each pole in order to facilitate those agreements, noting that the project would likely span multiple years to achieve full completion.

The Mayor and Council requested that Mr. Rhodes obtain a cost analysis for the utility pole assessment and present it to the Council prior to their making a decision regarding the next steps for the project.

Appeal Request from Fayette Meadows Phase II

Planner Nicole Gilbert informed the City Council that a request has been submitted by applicant Rochester|DCCM to appeal the Planning and Zoning Commission's decision to deny the variance requests for Fayette Meadows Phase II. The Commission's denial occurred on December 16, 2025. The City has received the appeal request, and the matter is scheduled to be considered by the City Council at the February 19th meeting.

Ms. Gilbert provided an overview of the proposed preliminary plat, for the Fayette Meadows Phase II development that would span over several parcels amid the Highway 92 and Helen Sams Parkway Intersection.

To develop the property as proposed, the applicant is requesting the following:

- A variance from section 202.20 to reduce the required side setback from 20' to 5'.
- A variance from section 202.20 to reduce the required lot width from 80' to 48'.
- Approval of the preliminary plat

Richard Ferry and Jeff Collins applicants were present to answer any questions from City Council.

Council Member Spurlock asked the reason behind the Commission's denial.

Ms. Gilbert answered the Planning and Zoning Commission did not provide specific reasoning for the denial; however, several residents present at the meeting spoke in opposition to the development, citing concerns about increased traffic at the intersection.

City Council members emphasized the residents' concerns and noted the importance of having a traffic study for the intersection conducted by GDOT.

Council Member Spurlock then asked the applicants about their intended price point for the residential development.

Mr. Ferry responded that it is difficult to provide an accurate price range at this stage due to fluctuations in labor and material costs, but a rough estimate would be \$300,000 to \$500,000 per home.

There were no further questions or discussion. The applicants' request for appeal will be placed on the agenda for the February 19th City Council meeting.

Request for Special Use Permit at 260 Lee Street

Planner Nicole Gilbert outlined a request for the issuance of a Special-Use Permit for a proposed mixed-use building development at 260 Lee Street. The subject property is 1.4 acres, located within the Downtown Mixed-Use district and zoned Mixed-Use Core. The property currently contains a two-story house and four accessory structures, which the applicant proposes to demolish. In their place, the applicant intends to construct a three-story mixed-use building fronting Lee Street. The building would include two retail spaces on the first floor and a total of eight apartments on the second and third floors, with fifteen cottage houses located behind the main building.

Ms. Gilbert noted that the City's Unified Development Ordinance (UDO) mandates that all construction proposals for a mixed-use building within the DMU zoning district require a Special-Use Permit granted by the City Council. The request for this project is scheduled to be considered by the City Council at the February 19, 2026, Council Meeting.

Discussion was held regarding the facade of the proposed mixed-use building. It was noted that the design, as shown in the proposed elevations, is in stark contrast with existing structures along Lee Street, and there is a desire for a more cohesive architectural approach.

Resident Scott Stacy stated that an alternative suggestion would be to incorporate artistic elements on the building's facade, in recognition of its location within the Art District.

Resident Jonathan Bonner agreed with Mr. Stacy, stating that the building should be utilized as the focal point of the art district.

Mr. Bonner then asked about the intended types of businesses that would occupy the first-floor retail spaces.

Ms. Gilbert stated that they envision the spaces being occupied by café-style businesses, such as coffee shops or a deli; businesses that close early to allow an influx of parking between residents and patrons.

The Mayor and City Council directed staff to work with the applicant to explore the possibility of incorporating murals on the building's facade to better align with the character of the Art District and requested that 3D renderings of the project be presented.

Rezoning request for 745 E. Lanier

Planning and Zoning Supervisor Katherine Prickett provided an overview of the rezoning request for 745 E. Lanier, which was reviewed at the Planning and Zoning Commission (PZC) meeting on December 16, with a recommendation for approval. She stated that the project aligns with the City's Comprehensive and Strategic plans; however, three actions are required for the project to proceed: a Future Land Use (FLU) Map amendment, rezoning, and approval of variances.

Applicant Rick Lindsay was present and stated that the original site plan was more aesthetically pleasing; however, due to limitations set by the Unified Development Ordinance (UDO) multiple

other plans were drawn up in an attempt to adhere to the code. Mr. Lindsay noted that he has been working with staff to develop the more desired site plan with as few variances from the UDO as possible and requesting R-THC will allow the mix of residential uses the Applicant is requesting.

Mr. Lindsay stated that the development is proposed as a for-sale-only condominium complex, with no rentals or short-term rentals (including Airbnb) permitted. The project will include private roads and is intended to target first-time homebuyers. Additionally, Mr. Lindsay and his team hosted an informational town hall meeting with neighboring residents, as recommended by the City, and received supportive feedback from attendees.

City Council is open to collaborating with the applicant to facilitate approval of the project's original plans.

There were no further questions or discussion.

The Rezoning Request is scheduled to be on the agenda for the February 19th City Council meeting.

Annexation request from Fun Spot America

Senior Planner Marissa Jackson updated City Council on an Annexation Request from Corvus Investment Group, LLC for the annexation and development of parcels 0545 003, 0545 025, and 0546 011 (±243.46 acres) located on Highway 85 North and Hwy 314.

To develop the property as proposed, the Applicant is requesting the following:

- To annex the three parcels into the City of Fayetteville
- To rezone parcel 0545 003 from Office Institutional (O-I) to Business Park (BP)
- To rezone parcel 0545 025 from Light Industrial (M-1) to BP
- To rezone parcel 0546 011 from Commercial Highway (C-H) to Light Industrial (LI)

Ms. Jackson stated that the request for annexation is due to the applicant's desire to expand food and beverage offerings at the existing theme park, Fun Spot, which would require the facility to be connected to the city sewer system. The two parcels West of Georgia Highway 85 are to be developed as an industrial park with warehousing and manufacturing uses that will also require sewer connections. Ms. Jackson recommended that all three parcels are zoned to Light Industrial instead of the requested Business Park zoning for parcels 0545 025 and 0545 003. Based on the applicant's letter of intent, the Light Industrial Zoning District aligns more closely with both the applicant's proposed uses and the City's goals vision for the Industrial Future Land Use Designation.

Staff determined that it also aligns with the City's Strategic Plan. Therefore, staff will provide a favorable recommendation, subject to the following conditions and understandings:

- All three parcels are to be zoned Light Industrial
- The Future Land Use Designation of all three parcels will be Industrial.
- Any new development on any of the three parcels shall comply with city codes, ordinances, and development standards as amended.

- Regarding the existing amusement park on parcel 0546 011, the applicant shall install sidewalks along parcel frontage or agree to a payment-in-lieu arrangement with the city. Sidewalks for the undeveloped parcel will be required at the development stage of the project.

City Council deliberated on the potential advantages and disadvantages of approving the request. While the business could contribute positively to tax revenue and support the City's economic development strategy, increased industrial truck traffic in the area and throughout the city was identified as a concern.

The City Attorney clarified that the city is under no obligation to accept an annexation request. He further encouraged Council, when considering annexation, to weigh the additional maintenance responsibilities associated with expanding the City's footprint against the needs or desires for revitalization within the heart of the city.

There were no further questions or discussion. This Annexation Request is scheduled to be on the agenda for the February 19th City Council meeting.

Annexation request from Remedy Medical

Planning and Zoning Supervisor Katherine Prickett presented the Annexation Request from Remedy Medical. The subject property is located at 1336 Highway 54 West and currently zoned Office Institutional by Fayette County. Upon annexation, the applicant is requesting that the property be rezoned to Professional Office. Mrs. Prickett stated that the site is already developed and that the proposed zoning designation would be consistent with the existing development. The applicant is requesting annexation to obtain connectivity to the city sewer system. The annexation request was heard at the December 16th Planning and Zoning Commission meeting and is being forwarded to City Council with a favorable recommendation.

A question was raised regarding whether the City would be required to extend sewer service for all annexed properties.

Assistant City Manager Chris Hindman clarified that the City is not obligated to extend sewer to annexed properties; however, if sewer connectivity is available, the City can issue a letter confirming availability.

There were no further questions or discussion. This annexation request is scheduled to be considered by City Council at the February 19th meeting.

Mural Recommendation

The Director of Economic Development Lori Funderwhite introduced the artist and artwork selected for the mural remodel at 119 S. Glynn Street. Ms. F provided an overview of the Request for Proposals (RFP) process undertaken to solicit and evaluate submissions for the project. All proposals were reviewed by a selection committee, which included the original mural artist, Patsy Gullet.

Mural Artist Krystal Maynor was in attendance to discuss any feedback from the Council.

Council expressed a preference that the water tower be repositioned and labeled “Trilith” rather than “Trilith Studios,” and recommended adjusting the background color to create a brighter appearance.

Reports and Comment:

There were no public comments.

Executive Session:

Mayor Johnson called for a vote to convey in Executive Session to discuss matters of Real Estate, Litigation, and/or Personnel.

Langford motioned to proceed into Executive Session. Glover seconded. The motion carried unanimously.

Clark moved to conclude the Executive Session and return to Regular Session. Langford seconded the motion. The motion carried unanimously.

Adjourn:

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

Respectfully submitted,

Chelsea Siemen, City Clerk