

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

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Meeting on December 18, 2025, in the Council Chamber at City Hall. Mayor Edward Johnson and Council Members Darryl Langford, Joe Clark, Scott Stacy, Rich Hoffman, and Niyah Glover were present. 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.

Opening prayer was delivered by Mayor Johnson followed by the Pledge of Allegiance

Stacy made a motion to approve the agenda with the tabling of items 12 & 13. Hoffman seconded the motion. The motion carried unanimously.

Stacy moved to approve the minutes of November 20, 2025, City Council Regular Meeting. Langford seconded the motion. The motion carried unanimously.

Clark moved to approve the minutes of December 2, 2025, City Council (9:00 a.m.) Called Meeting. Glover seconded the motion. The motion carried unanimously.

Langford moved to approve the minutes of December 2, 2025, City Council (6:30 p.m.) Called Meeting. Glover seconded the motion. Clark abstained. The motion carried 4-0-1.

Clark moved to approve the minutes of December 8, 2025, City Council Called Meeting. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations:

Director of Economic Development Lori Funderwhite presented the video premiere: *Where We're Going*.

Fire Chief Linda Black recognized Fire Department employees who recently achieved key milestones.

The Director of Communications delivered a year-end presentation highlighting the department's accomplishments and outlining upcoming deliverables

Public Hearing:

Consider Ordinance No. 25-O-31 – Amendments to the 'Villages at Lafayette' Development Agreement to allow a 5-story hotel and increase the maximum number of hotel rooms from 208 to 310.

Senior Planner Marissa Jackson explained that the applicant is proposing the addition of a third hotel and a two-story restaurant to the development. The proposed hotel would include 102 rooms and be five stories in height. The proposed restaurant would be two stories and include a rooftop dining area. To accommodate the proposed development, Sections 13(b) and 13(f) of the existing Development Agreement would require amendment.

Ms. Jackson stated that the request was presented to the Planning and Zoning Commission at the November 18, 2025, meeting. During that meeting, residents of the Villages requested that the hotel height be limited to three or four stories. There is a condition in the proposed amendment stating that the restaurant must be completed before the city will issue a Certificate of Occupancy for the hotel. The Planning and Zoning Commission recommended forwarding this request to the City Council with a favorable recommendation, subject to the additional condition that the open space north of the hotel be landscaped and that Council consider reduction in the height of the hotel.

City Council expanded upon the Planning and Zoning Commission's recommendation to plant greenery in the open space between the hotel and the existing townhomes. Council requested that specific planting specifications be included to ensure the highest level of privacy.

Darrell Baker represented the applicant and stated that they were amenable to complying with specific regulations regarding greenery, including increasing the density of plants in the open space to maximize privacy. However, Marriott has a requirement for a minimum number of rooms in order to approve a new hotel location. Due to new parking requirements within the City's UDO, the hotel needed to add additional floors to meet both, parking space and room number, requirements and therefore may not be able to comply with a reduction in the number of stories for the hotel.

Resident Linda Kornegay spoke regarding her concerns about the traffic impacts an additional hotel and restaurant will have on this area, particularly given the presence of the existing high school and surrounding residential neighborhood, as well as in relation to other developments currently being proposed along Highway 54.

Ms. Jackson responded that there is not an official traffic count for the project at this time. She explained that the City Engineer would review traffic impacts during the Development Review process, and if concerns were identified, additional conditions would be applied at that time.

Hoffman moved to approve 25-O-31 with the additional specification to the landscape buffer condition. Clark requested an amendment to the motion to reduce the hotel height to four stories; Hoffman declined the amendment. Stacy seconded Hoffman's motion. The motion was affirmed by Langford, with Clark and Glover opposing. The motion carried 3-2.

Consider Ordinance No. 25-O-32 – Rezoning Request from Cornerstone West and associated Development Agreement for proposed development at Hwy 54 West & Veterans Pkwy (Parcel No. 0704 037).

Senior Planner Marissa Jackson presented the request from applicant, Fayette Land Partners, LLC, to rezone 27.85 acres at the intersection of Veterans Parkway and GA Highway. 54 W from Professional Office (PO) to Planned Community District (PCD). The applicant's proposed site plan shows a mixture of uses, including 110 residential units for active adults, two hotels with a combined 210 rooms, a medical office building, and five (5) commercial out parcels for retail and restaurants.

Melissa Griffis represented Fayette Land Partners in this request and stated that the developers have worked closely with staff to develop the site in the best interest of the city and to improve connectivity in accordance with the city's Comprehensive Plan and is willing to address any questions or concerns the Council might have.

Hoffman moved to approve 25-O-32. Langford seconded the motion. The motion carried unanimously.

Consider Ordinances No. 25-O-33 – Amendment to the Future Land Use Map (FLU Map) for QTS East Campus and 25-O-34 – Rezoning for QTS East Campus.

Director of Planning and Zoning Julie Brown stated Quality Technology Services LLC operates the existing QTS Data Center located at 1435 Highway 54 West. The original development was approved in January 2023 for 15 buildings totaling 7,000,000 SF on approximately 615 acres. They revised their plans in 2024 reducing the building count to nine buildings totaling 4,176,400 SF for the entire North and South campus. The applicant acquired three tracts of land abutting the current development and is requesting an amendment to the FLU Map and rezoning of these parcels for expansion of the data center. Staff recommends approval with the following conditions:

1. The Applicant shall work with the City to enter into a Development Agreement that incorporates any final recommendations proposed by the Georgia Regional Transportation Authority as part Of the Allanta Regional Commission 's Department Of Regional Impact review.
2. No Building Permit shall issue on the property until a Development Agreement has been approved by the City addressing the recommendations Of the Atlanta Regional Commission's Department Of Regional Impact review.

Legal Representation for QTS, Jessica Hill confirmed that they are agreeable to the conditions and provided a brief overview of the proposed development expansion.

Stacy moved to approve 25-O-33. Langford seconded the motion. The motion carried unanimously.

Hoffman moved to approve 25-O-34 with the conditions recommended by staff. Clark seconded the motion. The motion carried unanimously.

Ordinance No. 25-O-36 – City-Initiated Amendment to the Future Land Use Map (FLU Map) for proposed development located at the corner of Gingercake and Highway 54 West.

Item Tabled.

Ordinance No. 25-O-37 – City-Initiated Rezoning and associated Variances for proposed development located at the corner of Gingercake and Highway 54 West

Item Tabled.

Consider Resolution No. 25-R-71 - Step Two Industrial Way Property Disposal

City Attorney Patrick Jaugstetter explained that the a public meeting was held on September 25, 2025, and it was determined by Mayor and Council that a surplus right-of-way on Industrial Way has ceased to be used by the public to the extent that no substantial public purpose is served by said right-of-way; and its removal from the City’s street system is in the best public interest. This is the second step of that process to dispose of this property.

Clark moved to approve 25-R-71. Glover seconded the motion. The motion carried unanimously

Consent Agenda:

- 25-R-42 – Amended Maintenance Agreement with Southern Conservation Trust (SCT) for Dixon Property/Ridge Nature Area
- 25-R-69 - Supporting the submission and approval by the Georgia Legislature of the proposed Micromobility Traffic Safety Act
- 25-R-72 - Board Appointments for Terms beginning January 1, 2026
- 25-R-73 – City of Fayetteville Loan Agreement with Fayetteville Downtown Development Authority and Roundtown Holdings, LLC
- 25-R-75 - Appointment of City Representatives for the Fayette County Transportation Committee

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

Reports and Comment:

The Council and Staff acknowledged and expressed appreciation for the service of the outgoing council members Scott Stacy and Rich Hoffman.

Public Comments:

Constituents from the Gingercake area spoke in opposition to the rezoning and proposed development for that location.

Council informed the residents that a Town Hall meeting would be scheduled for this project in order to give residents a chance to speak on their concerns.

Resident Keith Larson thanked Mayor and Council for supporting the Micromobility Traffic Safety Act and spoke of the positive impact that would make.

There were no further public comments.

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

Respectfully submitted,

Chelsea Siemen, City Clerk