

**City of Fayetteville
Mayor and City Council
Work Session
Minutes
March 5, 2026**

Call to Order

The Mayor and City Council of Fayetteville met for a Work Session on March 5, 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.

Langford made a motion to approve the agenda with two amendments: tabling discussion item number 6: Overview of rezoning request from Fisher Allen Group and adding Resolution No. 26-R-13 - 30-day Moratorium on applications for all residential developments, vape shops, and massage establishments within the City of Fayetteville. Clark seconded the motion. The motion carried unanimously.

Public Hearing:

Consider Ordinance No. 26-O-12 – Unified Development Ordinance (UDO) Amendments for Chapter 200 and Chapter 400.

Senior Planner Marissa Jackson presented the proposed changes to chapter 200 and chapter 400 to the UDO which included:

- The removal of data centers as permitted use in the Business Park (BP) zoning district,
- Placing Data Centers on the “prohibited in all districts” list,
- The addition of a maximum height limit of 60’ in Business Park (BP) zoning district, and
- Amending the parking requirements for residential uses in the downtown area.

Director of Planning and Zoning Julie Brown suggested two options for the parking requirements: In the Downtown Mixed-Use District one parking space per unit are required with elimination of one space per additional four units. Outside of the DMU District two parking spaces per unit are required with elimination of one space per additional four units.

City Attorney Jaugstetter clarified that upon approval of this ordinance, the moratorium on data centers will be lifted.

Clark moved to approve 26-O-12. Glover seconded the motion. The motion carried unanimously.

New Business:

Consider Resolution No. 26-R-12 – Right-of-Way Maintenance Agreement with the Georgia Department of Transportation.

Assistant City Manager Chris Hindman provided an overview of the agreement with Georgia Department of Transportation for right-of-way maintenance.

Langford moved to approve 26-R-12. Moultrie seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-13 – A 30-Day Moratorium on applications for all residential developments, vape shops, and massage establishments within the City of Fayetteville.

Director of Planning and Zoning Julie Brown reviewed contents of the proposed 30-day moratorium which would apply to the acceptance or approval of:

1. any new application for development approvals, including but not limited to new applications for conceptual site plans, development plans, preliminary plats, construction drawings, final plats, and building construction plans, for any Dwelling, including but not limited to single family, two-family, duplex, townhome, multi-family, and upper story Dwellings as defined in Appendix A of the UDO;
2. any new application for development approvals, including but not limited to new applications for conceptual site plans, development plans, preliminary plats, construction drawings, final plats, building construction plans, and Occupational Tax application, for any Vape Shop as defined in this Resolution
3. any new application for development approvals, including but not limited to new applications for conceptual site plans, development plans, preliminary plats, construction drawings, final plats, building construction plans, and Occupational Tax application, for any Massage Establishment as defined in this Resolution

City Attorney Jaugstetter informed City Council that if they wish to extend the moratorium beyond 30 days, the public notice and public hearing requirements outlined in the Planning and Zoning Code would need to be conducted.

Langford moved to approve 26-R-13. Spurlock seconded the motion. The motion carried unanimously.

Consent Agenda:

- 26-R-11 – Board Appointment to fill vacant, unexpired term seat on the Downtown Development Authority / Main Street Tourism board.

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

Discussion Items:

Overview of Annexation Request from HWY 54 & Veterans Pwky LLC/Blake Goodman for 2.4 acres located at 1352 Highway 54 (Parcel No. 0704 016), ARC Enterprises LLLP for +/- 30 acres located at 1374 Highway 54 (Parcel Nos. 0704 009 and 0704 045) and ROCLAD Enterprises LLC for +/- 5 acres located on Lester Road (Parcel No. 0704 014)

Senior Planner Marissa Jackson provided an overview of the annexation request submitted by Mr. Goodman and Mr. Swan to annex four tracts of land totaling approximately 37.41 acres into the City of Fayetteville. The parcels are located in the southwestern quadrant of the Highway 54, Lester Road, and Veterans Parkway intersection.

Ms. Jackson stated that the applicants are requesting annexation in order to obtain access to the City's sanitary sewer service. As part of the request, the applicants are also seeking a Future Land Use Map designation of Activity Center (Medical Center) and a zoning designation of Planned Community District (PCD).

The proposed Activity Center (Medical Center) designation would support a development plan under the PCD that accommodates a mixed-use project consisting of:

- Up to 315 multi-family units
- A grocery-anchored shopping center with associated retail shops (up to 150,000 SF)
- A day care facility
- Eight outparcels

Ms. Jackson stated that the annexation request is scheduled to be presented at the March 19th Council Meeting for Council's vote.

City Attorney Jaugstetter informed Mayor and Council that Fayette County had submitted an objection to the request, which was denied by the Department of Community Affairs (DCA) due to untimely submittal. However, Fayette County has filed for arbitration with the DCA. Jaugstetter noted that if the City were to proceed with annexation before the completion of arbitration, it could jeopardize the City's Qualified Local Government status.

City Manager Ray Gibson suggested tabling this item until further notice and recommended holding a Town Hall meeting to better explain the circumstances to residents.

Overview of Request from Fisher Allen Group to rezone a portion of 155 North Jeff Davis Drive (parcel 052401013) from DMU-BC Downtown Mixed-Use: Boulevard Commercial to DMU-MUC (Downtown Mixed-Use: Mixed-Use Core):

Discussion item tabled.

Main Street Event Calendar

Main Street Program and Events Manager Katelyn Perkins presented the proposed 2026 events calendar for the Main Street events series, highlighting several popular annual events as well as introducing various new events.

Ms. Perkins also informed City Council that the 2026 Concert Series is scheduled to launch at the end of March or beginning of April.

Council Member Moultrie requested that platforms be made available for residents to submit requests, suggestions, and feedback regarding future events.

Reports and Comment:

City Manager Ray Gibson provided highlights from the Staff Retreat held on February 25th and 26th.

Lori Funderwhite provided updates on the downtown mural, presenting a revised draft that incorporated feedback from Council. She stated that the new start date for the mural is now scheduled for April.

Ms. Funderwhite also provided an update on the upcoming opening of the Rick Shaw Thai restaurant, which is planned to coincide with the opening of Phase One of the Travis Alleyway project.

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.

Clark motioned to proceed into Executive Session. Langford 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:

Spurlock moved to adjourn the meeting. Moultrie seconded the motion. The motion carried unanimously.

Respectfully submitted,

Chelsea Siemen, City Clerk