City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
February 19, 2026

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Meeting on February 19, 2026, in the Council Chamber at City Hall. Mayor Edward Johnson and Council Members Darryl Langford, Joe Clark, Niyah Glover, Emmett Spurlock, and Shannon Moultrie 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

Langford made a motion to approve the agenda with the tabling of agenda items 6, 7, 11, & 12. Clark seconded the motion. The motion carried unanimously.

Glover moved to approve the minutes of January 29, 2026, City Council Work Session. Moultrie seconded the motion. The motion carried unanimously.

Glover moved to approve the minutes of February 4th & 5th, City Council Retreat. Langford seconded the motion. The motion carried unanimously.

Recognitions and Presentations

VFW Commander Larry Dell presented the VFW "Service of the Year" Awards to Police Officer Jachin Wallace and Fire Fighter Alex Chisum.

Director of Communications GlenNeta Griffin presented the launch of “GoVille!” the City’s new Mobile App.

Mayor Johnson presented the 2026 Arbor Day proclamation.

Public Hearing:

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.

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 Request to Appeal the Planning and Zoning Commission's denial of the preliminary plat and subject variances for Fayette Meadows Phase 2.

Director of Planning and Zoning Julie Brown gave an overview of the project that was denied by the Planning and Zoning Commission at the December 16, 2025, Commission Meeting. Ms. Brown stated that staff recommended approval of the project's plat and associated variance subject to several conditions.

Staff recommended conditions:

1. Parcels 0518 116 & 0517 090 shall be combined prior to the submittal of construction plans.
2. Parcels 0518 114 & 0518 113 shall be combined prior to the submittal of construction plans.
3. Improvements to Dennis Drive shall be determined by core sample and include curb and gutters.
4. All buildings within the development shall have carriage-style or ornamental garage doors that complement the architectural style of the building exterior. The deed covenants shall stipulate that replacement garage doors must be equal to or similar to the originally approved garage doors throughout the development.
5. It is understood that maintenance of all alleys, parks, open space, signage, lighting and landscaping shall be the sole responsibility of the Community Association.
6. A building style shall not repeat in a row of three.
7. Sidewalks along Bradley, the Highway 92 connector, and Highway 92 South shall be 8' wide subject to GDOT approval.
8. The sidewalk along Bradley Drive shall extend to the creek.
9. A paved path shall connect parcel 0518 117 to parcel 0518 116.

Applicant Richard Ferry was present to answer any questions regarding the appeal request.

There were no public comments.

Clark motioned to grant the appeal for Fayette Meadows Phase 2. Langford seconded the motion. The motion carried unanimously.

Consider Requests from CP2 Enterprise for Ordinance No. 26-O-03 – Future Land Use Map (FLU Map) Amendment and Ordinance No. 26-O-04 – Rezoning and Associated Development Agreement of property located at 745 East Lanier Avenue.

The Planning and Zoning Supervisor Katherine Prickett presented an overview of requests submitted by Applicant CP2 Enterprise to amend the Future Land Use Map and rezone a 3.00-acre parcel currently designated as Single-Family Residential (R-22) to Residential Townhouse Condominium (R-THC). The proposed Future Land Use Map amendment and rezoning would allow for the development of a 22-unit, owner-occupied residential project consisting of a mix of housing types. The development plan includes six (6) two-bedroom single-family detached cottages and sixteen (16) two-bedroom townhomes. In addition to the FLU Map amendment and rezoning request, the applicant is seeking approval of three (3) variances and a Development Agreement associated with the proposed project.

Council revisited previously stated concerns regarding several architectural elements depicted in the project elevations and requested that the applicant work with staff to address these issues prior to proceeding with permitting.

Applicant Rick Lindsey was presented and indicated agreement with Council's requests related to the proposed design modifications.

County Resident Mike Money asked the applicant whether the proposed development would include homeowners' association (HOA) fees, noting that many affordable neighborhoods become unaffordable due to high HOA costs.

Mr. Lindsey responded that the development is planned with minimal amenities in order to keep HOA fees low and affordable for the intended market of young couples and first-time homebuyers.

Langford moved to approve 26-O-03. Clark seconded the motion. The motion carried unanimously.

Clark motioned to approve 26-O-04 with the additional condition that the applicant works with staff on façade/architectural finishes to address Council's concerns regarding the overhang awnings and that the Dead-End Fire Apparatus Access Turnaround as depicted in Exhibit "C" shall comply with the specifications as outlined in the 2024 IFC Appendix D, 60-Foot "Y" or other turnarounds as noted therein. Glover seconded the motion. The motion carried unanimously.

Ordinance No. 26-O-05 - Step 2 Annexation Request from Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 Surgery RIK MP, LLC, and Fayetteville 1336 GA RIK MP, LLC.

Item Tabled.

Ordinance No. 26-O-06 - Rezoning Request from Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 Surgery RIK MP, LLC, and Fayetteville 1336 GA RIK MP, LLC.

Item Tabled.

Consider Requests from Corvus Investment Group, LLC for Ordinance No. 26-O-08 - Step 2 Annexation Approval and Ordinance No. 26-O-09 - Rezoning of parcels 0545 003, 0545 025, and 0546 011 (±243.46 acres) located on Highway 85 North and Hwy 314.
Director of Planning and Zoning Julie Brown provided an overview of these requests stating that the applicant, Corvus Investment Group, would like to annex three parcels into the municipal limits of the City of Fayetteville citing a need for sewer access.

Parcel No. 0546 011 is Fun Spot of America, which is an amusement park. Based on the application, they would like to annex into the city and connect to the sewer, allowing them to expand and offer additional food and beverage services.

Parcel No. 0545 025 and 0545 003 are undeveloped. Based on the schematic site plan Parcel No. 0545 025 would be used to develop an industrial park with uses such as warehousing, light manufacturing, life science, research, and development. While Parcel No. 0545 003 would be used primarily as an access drive, providing access to the industrial park from both GA Highway 314 and GA Highway 85.

Ms. Brown explained that the applicant originally requested that parcels 0545 003 and 0545 025 be rezoned to Business Park (BP), and parcel 0546 011 be rezoned to Light Industrial (LI). However, staff recommended that, should the annexation be approved, all three parcels be rezoned to Light Industrial (LI). The applicant is willing to move forward under the staff-recommended zoning designation.

Applicant Julie Sellers was present to answer questions from the council.

There were no public comments.

Clark moved to approve 26-O-08. Glover seconded the motion. The motion carried unanimously.

Glover motioned to approve 26-O-09 with staff's recommendation that all three parcels be rezoned to Light Industrial (LI). Clark seconded the motion. The motion carried unanimously.

Consider Ordinance No. 26-O-13 - Request for a Special Use Permit for 260 Lee Street

Planning and Zoning Supervisor Katherine Prickett provided an overview of the request from DJR Construction regarding the proposed development at 260 Lee Street. The applicant proposes to demolish the existing structures on the property and construct a three-story mixed-use building fronting Lee Street, with fifteen cottage houses located behind the main building.

The proposed mixed-use building would include two retail spaces on the first floor and a total of eight apartments on the second and third floors. The retail spaces would be separated by an open breezeway that would provide access to a parking lot and a shared courtyard serving the cottages.

The courtyard is proposed to include amenities such as hammocks, pavilions, reflecting pools, and fire pits, and would be surrounded by fifteen cottage houses ranging in size from approximately 650 square

feet to 950 square feet. Six of the cottages located along the access drive would include carports, while the remaining cottages would have designated parking spaces along the south side of the access drive.

Access to the site would be provided by a curb cut on Lee Street. Eleven parking spaces are proposed for the mixed-use building, located behind and along the south side of the building.

Ms. Prickett stated that in order for the applicant to develop the property as proposed, the issuance of a Special Use Permit is required to allow a mixed-use building within the Downtown Mixed Use – Mixed Use Core zoning district.

Applicant Johnny Cannon was present to answer questions regarding his request and confirmed that he is amenable to working with staff to modify the architectural designs based on the feedback provided during the January 29th City Council Work Session.

Langford moved to approve 26-O-13 with the included conditions. Moultrie seconded the motion. The motion carried unanimously.

New Business:

Consider Resolution No. 26-R-08 - Intergovernmental Agreement (IGA) with Fayette County for path connectivity to Patriot Park.

Director of Public Services Cajen Rhodes stated that the City has been work with Fayette County to connect the County's new recreation facility to the City's Patriot Park. The proposed connection included in the agreement would consist of a pathway linking the new crosswalk across Old Senoia Road to the existing path facilities currently located within Patriot Park.

Clark moved to approve 26-R-08. Glover seconded the motion. The motion carried unanimously

Consider Resolution No. 26-R-09 - City's Participation and Support for Fayette County's application to the 2027- 2028 Transportation Improvement Program (TIP) for the Local LET State Route 54 Corridor Study.

Director of Public Services Cajen Rhodes provided an overview of the proposed resolution to participate in and support Fayette County's application to the 2027- 2028 Transportation Improvement Program (TIP) for the Local LET State Route 54 Corridor Study

Glover moved to approve 26-R-09. Clark seconded the motion. The motion carried unanimously

Consider Resolution No. 26-R-10 – Janitorial Services Contract Award.

Director of Public Services Cajen Rhodes reported that the City issued a Request for Qualifications (RFQ) for janitorial services for City Hall, the Police Department and Municipal Court building, and the City Park restroom building. The City's existing janitorial services agreement has been in place

for approximately five (5) years; therefore, the City initiated the RFQ process to ensure continued service and obtain the best value.

During the RFQ process, nine proposals were received. Of those, seven were determined to be responsive to the RFQ requirements. An evaluation committee reviewed and scored each responsive proposal in accordance with the evaluation criteria outlined in the RFQ.

Based on the evaluation results, the committee determined that American Facility Services, Inc. submitted the proposal that represents the best overall value to the City.

Glover moved to approve 26-R-10. Clark seconded the motion. The motion carried unanimously

Reports and Comment:

City Manager Ray Gibson announced upcoming events.

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. 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:

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

Respectfully submitted,

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Chelsea Siemen, City Clerk