City of Fayetteville
Mayor and City Council
Regular Meeting
Minutes
April 16, 2026

Call to Order

The Mayor and City Council of Fayetteville met for a Regular Meeting on April 16, 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 Council Member Clark followed by the Pledge of Allegiance

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

Clark moved to approve the minutes of March 19, 2026, City Council Regular Meeting. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations

Employee Promotion, New Hire, and Retirement Recognitions:

- Customer Service Department
  - Beaneth Rosales, Customer Service Representative

Public Hearing:

Consider Ordinance No. 26-O-16 - Fiscal Year 2026 (FY2026) Mid-Year Budget Amendment.

Accounting Manager Karen Austin presented the proposed amendments to the Fiscal Year 2026 budgets for the General Fund, Confiscated Asset Fund, Main Street Fund, Capital Project Fund, TAD Fund, and Water and Sewer Fund.

Ms. Austin explained that the mid-year budget amendment reflects revenues exceeding estimated collections, as well as revenues not originally budgeted for Fiscal Year 2026. Additionally, on the expenditure side, the amendments address departmental overages resulting from operational changes and expenses that were not included in the original Fiscal Year 2026 budget.

There were no public comments.

Langford moved to approve 26-O-16. Clark seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-15 – Authorizing staff to transmit the Capital Improvements Element 2026 Update for Fiscal Year 2025 to Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review in accordance with requirements pursuant to the Georgia Planning Act of 1989)

Planning and Zoning Director Julie Brown provided an overview of the process for the annual Capital Improvements Element (CIE) Update. Ms. Brown stated that the city worked with Ross and Associates to complete the review process. She then introduced Paige Hatley, representative of Ross and Associates, who delivered a presentation on the report update to be submitted to the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) for review prior to returning to the City Council for formal adoption.

Clark moved to approve 26-R-15. Glover seconded the motion. The motion carried unanimously.

Consider Resolution No. 26-R-16 – 180-day Moratorium on the acceptance, consideration or approval of applications for new development, vape shops, and massage establishments within the City of Fayetteville

Planning and Zoning Director Julie Brown presented the proposed 180-day extension of the current limited 30-day moratorium imposed on March 5, 2026, which bars the acceptance of any new applications for: (1) 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; (2) new development applications for vape shops and massage establishments; and (3) new applications for an Occupational Tax License for a vape shop or massage establishment.

Ms. Brown explained that the proposed 180-day extension would allow additional time for consideration of necessary modifications to the City's Unified Development Ordinance (UDO), originally adopted on May 4, 2023, and last amended on March 5, 2026. She further stated that City staff is currently working with consultants from Historical Concepts to identify additional amendments to the UDO intended to clarify uses compatible with the characteristics of the City's zoning districts, further define permitted and prohibited uses within those districts, establish standards governing the location, design, height, and intensity of permitted uses, and determine the appropriateness and compatibility of uses for particular sites and adjacent properties.

Fayette County Resident, Bill Burke inquired as to how the proposed moratorium would impact annexation requests, stating that he and two neighboring property owners are interested in being annexed into the City limits.

Mr. Brown answered that new requests for annexations would not be accepted until the moratorium is lifted.

There were no further public comments.

Langford moved to approve 26-R-16. Glover seconded the motion. The motion carried unanimously.

Consent Agenda:

- 26-R-14 - Restatement of the Self-Funded Medical Plan Summary Description for 2026
- 26-R-17 - Items Declared Surplus
- 26-R-18 – Assignment and Assumption of Memorandum of Understanding (25-R-61) from Meridian Square Investors LLC ("Assignor") to Fayetteville Apts Owner LLC ("Assignee") for Meridian on the Square (MOTS)
- 26-R-19 - The establishment of a Steering Committee for the City of Fayetteville's Comprehensive Plan Update

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

Discussion Items:

City Cemetery Funding

President of the Friends of the Historic Cemetery, Gail Jenkins, addressed the City Council with a request to receive a portion of the funds from the J. J. Jackson Grant, which the City receives annually, to assist with the cost of landscaping maintenance. Ms. Jenkins explained that the cemetery group works diligently to maintain plots that have largely been abandoned due to family members moving away, which has also affected the donations the group receives from those families for upkeep. She also outlined the group's future improvement plans for the cemetery in support of the funding request.

Mayor Johnson asked Council if they would like to bring the item to a vote.

Clark moved to approve the request for fund allocation to the Friends of the Historic Cemetery. Glover seconded the motion. The motion approved unanimously. (Resolution No. 26-R-21)

Reports and Comment:

City Manager Ray Gibson announced upcoming events.

Public Comments:

Wanda Clark provided comments on what she considers to be the "pros" and "cons" of the city's recent growth.

Carmen Johnson requested information regarding the cause of construction delays for the Home2Suites and TownePlace Suites hotels.
Robert Hawley addressed concerns and requested resolution for unsolicited trash dumping in the commercial dumpsters at his business.

Jesse Brooks advocated for community-led efforts to assist with the cleanup of private and abandoned properties that are unable to be properly maintained.

Phil Money spoke regarding littering attributed to nonresidents traveling through the City for work and other purposes and encouraged residents to work together to address these issues.

Executive Session:

Mayor Johnson called for a motion to adjourn into Executive Session for the purpose of discussing matters related to 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. Spurlock seconded the motion. The motion carried unanimously.

Adjourn:

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

Respectfully submitted,

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Chelsea Siemen, City Clerk