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

Call to Order

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

Langford made a motion to approve the agenda with the removal of agenda item 4 and the tabling of agenda items 5, 6, 7, and 8. Clark seconded the motion. The motion carried unanimously.

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

Langford moved to approve the minutes of March 5, 2026, City Council Work Session. Glover seconded the motion. The motion carried unanimously.

Recognitions and Presentations

Employee Promotion, New Hire, and Retirement Recognitions:

- Police Department:
  - Kayshala Thorpe, newly hired Accreditation Manager
  - Dinah, newly hired K9 Explosive Detection Dog
  - Goerge Boggs, promoted to Corporal
  - Max, Police K9 Retiree
  - Baco, Police K9 Retiree

- Main Street:
  - Whitney Ednefield, newly hired Events Specialist

- Public Services:
  - Shevel Johnson, newly hired Building Maintenance Technician

Public Hearing:

Request to Appeal the Planning and Zoning Commission's denial of the conceptual site plan and building elevations from CHI/Acquisitions, LP for Hwy 85 N DC Project located on Highway 85 North (parcel 0538 104)

Item Withdrawn by Applicant and Removed from Agenda.

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, LLCL

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.

Ordinance No. 26-O-10 - 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)

Item Tabled.

Ordinance No. 26-O-11 - Rezoning 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)

Item Tabled.

Consider Ordinance No. 26-O-14 – Fiscal Year 2026 (FY2026) Mid-Year Budget Amendment for 2017 SPLOST and 2023 SPLOST funds

Director of Finance presented an update regarding the 2017 and 2023 SPLOST programs.

For the 2017 SPLOST Fund, the proposed budget amendment for Fiscal Year 2026 includes the addition of interest earnings and the reallocation of remaining budgeted funds to support completion of the program. The City will focus on five (5) key projects to finalize the 2017 SPLOST Program. Collections for the 2017 SPLOST concluded in June 2023, and the city is actively working to complete all remaining projects within the next two years.

For the 2023 SPLOST Fund, the proposed Fiscal Year 2026 budget amendment includes the incorporation of interest earnings. This program remains active, and all projects are progressing as planned.

There were no public comments.

Clark moved to approve 26-O-14. Glover seconded the motion. The motion carried unanimously.

Consider Ordinance No. 26-O-15 - Request to Rezone 155 North Jeff Davis Drive (Pregnancy Resource Center) from DMU-BC (Downtown Mixed-Use Boulevard Commercial) to DMU-MUC (Downtown Mixed-Use, Mixed-Use Core)

Senior Planner Marissa Jackson stated that the applicant is requesting a rezoning from DMU-BC (Downtown Mixed-Use Boulevard Commercial) to DMU-MUC (Downtown Mixed-Use, Mixed-Use Core). The rezoning will enable the expansion of the Pregnancy Resource Center, currently at 360 E. Lanier Ave., and zoned DMU-MUC.

To facilitate the expansion, both parcels must have the same zoning designation. The parcel at address 155 North Jeff Davis is being subdivided, and the existing home with frontage on North Jeff Davis will not be included in the expansion. The proposed expansion will consist of a 7,000 square foot, two-story commercial building located behind the existing building The pond will be relocated to the east end of the 155 North Jeff Davis Drive property and thirty-one (31) parking spaces will be added.

Ms. Jackson presented the original conceptual site plan submitted by the applicant, along with a revised site plan submitted by an adjacent property. The revised plan proposes an alternative location for the retention pond to encourage additional buffering between the residential and commercial areas.

A conceptual site plan and building elevations for the project were approved at the December 2025 Planning Commission meeting. Should the Council approve the request, staff recommends the following conditions:

1. To promote the intentional use of land in the Downtown District, the access drive between the subject site and parcel ID between 052401009 shall remain and be shown on Development Plans.
2. Staff encourages the applicant to work with the abutting parcel owners for parcel ID numbers 052401012 and 052401009 on a unified plan for parking and stormwater detention.
3. There shall be a 25-foot planted buffer to the North of the expansion site, adjacent to parcel ID number 052401014

Resident Jesse Brooks provided feedback to the developer regarding a nearby historic home, requesting that appropriate care and precautions be taken during the development phase to ensure that no damage occurs to the structure.

Applicant Roger Fisher addressed the City Council asking that they consider approval of the request without the conditions recommended by staff being imposed.

Mr. Fisher also commented on the revised site plan that was presented, stating that due to the site's topography and the natural flow of stormwater across the property, the originally proposed location of the retention pond is the most practical and appropriate.

Alan Feldman, homeowner of an abutting property, advocated for the enforcement of a buffer between the proposed development and the residential properties.

Mr. Fisher responded that he would be agreeable to negotiate on the condition for a buffer.

Clark made a motion to deny 26-O-15. Glover seconded the motion to deny. Motion to deny affirmed by Langford. Spurlock and Moultrie opposed. The motion carried 3-2.

Reports and Comment:

City Manager Ray Gibson announced upcoming events.

Public Comments:

Resident Jesse Brooks asked the City Council for an update regarding the Gingercake Rezoning.

Mr. Gibson responded that the City is currently in negotiations with the developer for the potential purchase of the property.

Mr. Brooks expressed his appreciation to the Council for their continued dedication to the residents, which was echoed by resident John Bonner.

Adjourn:

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

Respectfully submitted,

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Chelsea Siemen, City Clerk