

**MAYOR**  
Edward J. Johnson, Jr.

**CITY MANAGER**  
Ray Gibson

**CITY CLERK**  
Anne Barksdale



**FAYETTEVILLE**  
NO LIMITS ON IMAGINATION

**COUNCIL**  
Mayor Pro Tem  
T. Joe Clark  
Niyah Glover  
Richard J. Hoffman  
Darryl Langford,  
Scott Stacy

**DATE:**  
**9/15/2022**  
**6:00 PM**

## **CITY COUNCIL AGENDA**

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

### **Approval of Agenda**

1. Approval of Minutes of August 18, 2022 Called Meeting
2. Approval of Minutes of August 18, 2022 Regular City Council Meeting
3. Approval of Minutes for August 30, 2022 - Work Session

### **RECOGNITIONS AND PRESENTATIONS**

4. Employee Recognitions

### **PUBLIC HEARINGS**

5. Consider Ordinance #0-17-22 - Speed Detection Device Permit Renewal: ***Presented by Chief Scott Gray***
6. Consider Ordinance #0-18-22 - Rezoning Request from Caballero Holdings, LLC to rezone Parcel Nos. 052402019 and 052402020 (± 8.5 acres total) from R-30 Single Family Residential to R-THC Residential Townhouse Condominium. Property is located on East Lanier Avenue: ***Presented by Director of Community and Economic Development David Rast***
7. Consider Resolution R-37-22 – Adoption of the 2022 Comprehensive Plan Update (Public Hearing): ***Presented by Director of Planning and Zoning Denise Brookins***
8. Consider Ordinance #0-19-22 - rezoning request from Trilith Development LLC to rezone Parcel Nos. 0705 002 (± 110 acres) and 0705 022 (± 32 acres) located on Veterans Parkway. Parcel 0705

022 and 61 acres of Parcel 0705 002 are currently zoned R-70 Single Family Residential. The remaining 49 acres of Parcel 0705 002 are zoned BP Business Park. The Applicant desires to rezone the property to PCD Planned Community Development: ***Presented by Director of Community and Economic Development David Rast***

9. Consider Ordinance #0-20-22 - Rezoning request from Georgia Military College Foundation, Inc. to rezone Parcel No. 0705 023 (±7.89 acres) from R-70 Single Family Residential to OI Office and Institutional. Property located on Veterans Parkway at South Sandy Creek Road. ***Presented by Director of Community and Economic Development David Rast***

### **NEW BUSINESS**

10. Consider Step One Annexation Application from Randolph Williams for three parcels (+/-7.37 acres) located northeast of the Hwy. 85 N and Walker Pkwy. intersection (Parcel Nos. 0538 081, 0538 092 and 0538 026): ***Presented by Director of Community and Economic Development David Rast***
11. Consider Resolution R-36-22 - Street Renaming Policy: ***Presented by Director of Planning and Zoning Denise Brookins***

### **REPORTS AND COMMENTS**

City Manager & Staff Reports

City Council and Committee Reports

Mayors Comments & Public Comments

### **EXECUTIVE SESSION**

12. Executive Session - Personnel Matters and Real Estate

### **ANNOUNCEMENTS**

**City of Fayetteville  
Mayor and City Council  
Called Meeting Minutes  
August 18, 2022**

**Call to Order**

The Mayor and City Council of Fayetteville met for Called Meeting on August 18, 2022 at 9:00 a.m. in the Council Chambers at City Hall. Mayor Ed Johnson called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Darryl Langford, Joe Clark, Niyah Glover, Rich Hoffman, and Scott Stacy. Staff members present were City Manager Ray Gibson, City Clerk Anne Barksdale and City Clerk Valerie Glass.

Hoffman moved to approve the agenda as presented. Stacy seconded the motion. Motion carried unanimously.

**Public Hearings:**

Mayor Johnson called Consider R-31-22 – Adoption of 2022 Millage Rate – 1<sup>st</sup> Public Hearing.

Mike Bush, Director of Finance and Administrative Services said the City of Fayetteville 2022 Millage Rate will be: General Fund Millage Rate - 5.0397 Mills and Capital Projects Fund Millage Rate - 0.6063 Mills for a total of 5.646 Mills which is an increase of .659 Mills.

This will require an increase in property taxes by 13.21 percent over the rollback rate. He explained the proposed tax increase for a home with a fair market value of \$185,000 is approximately \$48.77 and the proposed tax increase for non-homestead property with a fair market value of \$350,000 is approximately \$92.26.

Mr. Bush added the second public hearing is tonight at 6pm and the third public hearing and adoption will be during our Council Work Session August 30, 2022 at 9am.

There were no public comments.

Mayor Johnson stated this was posted for 1<sup>st</sup> Reading.

**City Manager and Staff Reports:**

City Clerk Anne Barksdale introduced and welcomed Chelsea Siemen as the newest addition to the Clerk's office, training as Deputy City Clerk.

**City Council and Committee Reports:**

Councilmember Langford said the Jazz Festival two weeks ago was a huge success and he hopes to see more entertainment like that in our City Center Park.

**Mayor's Comments:**

Mayor Johnson said he was on the Bear FM this morning discussing events and updates in the community and is scheduled to appear once a month. He hopes for plenty of feedback from the community.

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

Respectfully submitted,

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Anne Barksdale, City Clerk

**City of Fayetteville**  
**Regular Mayor and City Council Meeting**  
**Minutes**  
**August 18, 2022**

**Call to Order**

The Mayor and City Council of Fayetteville met in regular session on August 18, 2022 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Ed Johnson called the meeting to order, followed by Opening Prayer. Boy Scout Wyatt Byrd with Troop 107 led those attending in the Pledge of Allegiance to the Flag. Council members present were: Darryl Langford, Joe Clark, Niyah Glover, Rich Hoffman, and Scott Stacy. City Attorney present was Priya Patel. Staff members present were City Manager Ray Gibson, City Clerk Anne Barksdale, and City Clerk Valerie Glass.

Hoffman moved to approve the agenda as presented. Stacy seconded the motion. Motion carried unanimously.

Langford moved to approve the minutes of the Regular City Council Meeting for July 21, 2022. Clark seconded the motion. Motion carried 4-0-1. Stacy abstained as he was absent from that meeting.

**Public Hearings:**

Mayor Johnson called Consider R-31-22 – Adopt the 2022 Millage Rate at 5.646 Mills – 2nd Public Hearing.

Mike Bush, Director of Finance and Administrative Services stated this is the second of three public hearings. We will have our third public hearing on August 30, 2022 at 9am, then adopt the digest at 9:15am.

He said we recommend to keep the millage rate at 5.646 Mills for the fourth consecutive year. By adopting this rate it is 6.59 Mills more than the rollback rate, meaning there is a 13.21% increase which generates about \$953,000 additional revenues for the city.

The increase in the real property line item in the budget was \$200,733,022 this year, of that 77.7% comes from reassessments, mainly due to inflation, and 22.3% from new growth.

There were no public comments.

Mayor Johnson stated this was posted for 2<sup>nd</sup> Reading.

Mayor Johnson called Consider #0-13-22 – Amendments to Chapter 58 Health and Sanitation, specifically Article IV Tattooing, to update ordinance language based on changes in state law and to establish permitting requirements related to body art and microblading of the eyebrow.

David Rast, Director of Community and Economic Development stated this proposed ordinance includes specific definitions for body art, body piercing, cosmetic tattooing, microblading and tattooing and distinguishes between permitted and prohibited procedures.

The ordinance permits body piercing, cosmetic tattooing and microblading, however prior to submitting for an Occupational Tax Permit an Applicant desiring to conduct any of these services must first apply for and obtain their Body Artist Permit from the Fayette County Board of Health.

He added this proposed ordinance specifically prohibits tattooing, surface and/or micro-dermal anchors, scarification and permanent tattooing or cosmetic micropigmentation within one inch of the eye socket.

Staff recommends adoption of this ordinance as proposed, specifically to repeal Article IV – Tattooing within Chapter 58 – Health and Sanitation of the Code of Ordinances in its entirety and to replace said article with Article IV – Tattooing, Body Art and Body Artists as written.

There was public comment by new business owner Andrew Cagle desiring to bring a tattoo/body art studio to the city of Fayetteville. He asked if this type of studio will be allowed in the city by paying the Occupational Tax license.

City Attorney Priya Patel said no, tattooing is a prohibited procedure within the city unless by a physician duly licensed to practice medicine within the state of Georgia.

Mr. Cagle asked about the next steps to change this ruling to match what the State is proposing. He described the similarities for microblading and tattooing processes.

Mayor Johnson suggested Mr. Cagle submit a proposal to the city as the next step to get this process reviewed.

City Manager Ray Gibson asked Mr. Cagle to draft a proposal to him for review and consideration.

Hoffman moved to approve #0-13-22 – Amendments to Chapter 58 Health and Sanitation, specifically Article IV Tattooing, to update ordinance language based on changes in state law and to establish permitting requirements related to body art and microblading of the eyebrow. Clark seconded the motion. Motion carried unanimously.

### **New Business:**

Mayor Johnson called Consider R-30-22 – Downtown Development Authority Appointment.

City Clerk Valerie Glass said a re-appointment needs to be made for the DDA Board to replace a member that stepped down mid-term. Andrew Poliak has been recommended to serve for the remainder of the term, which ends December 31, 2024.

Clark moved to approve R-30-22 – Downtown Development Authority Appointment naming Andrew Poliak to fill the vacancy. Langford seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-32-22 – Declare the City's Official Intent to Reimburse the Purchase of Capital Items Budgeted through the Use of a Lease Purchase Agreement.

Mike Bush, Director of Finance and Administrative Services stated the City of Fayetteville enters into a Lease Purchase Agreement each year for large Capital purchases to spread the expense over three years instead of only the year the item is purchased.

For Fiscal Year 2023 we budgeted \$966,650 for capital purchases, equipment for the Police Department, Fire Department, Public Works Department, IT department, Planning Department and Mainstreet Department.

Mr. Bush explained, purchasing vehicles has been a challenge in the past several years. The Police Department budgeted for six new police cars, and the Fire Department budgeted for one vehicle. We normally wait until January to do a lease purchase for the capital outlay items, but with the difficulty to acquire vehicles, we are asking for this declaration of official intent to reimburse the City for any capital outlay items purchased before we enter into a lease purchase agreement.

He added we expect this lease purchase to be finalized before November 2023, but we wanted to make sure any of these large items that come in before the lease purchase is finalized will be reimbursable for the City.

Stacy moved to approve R-32-22 – Declare the City's Official Intent to Reimburse the Purchase of Capital Items Budgeted through the Use of a Lease Purchase Agreement. Hoffman seconded the motion. Motion carried unanimously.

Mayor Johnson called consider Step One Annexation Application from Trilith Studios, LLC for two parcels (+/-24.3 acres) located south of Sandy Creek Road and immediately west of the existing Trilith Studios tract (Parcel Nos. 0706 001B and 0706 016).

David Rast, Director of Community and Economic Development stated Trilith Studios, LLC submitted a Step One Annexation application for two parcels (+/-24.3 acres) located south of Sandy Creek Road and immediately west of the existing Trilith Studios tract.

Annexation requests within the city are reviewed using a two-step process. Step One is intended to allow the applicant an opportunity to provide a general overview of the proposed annexation and identify how the request complies with the established goals of the city's Comprehensive Plan. Approval of a Step One application does not indicate City Council support of the proposed annexation; it simply allows an applicant to proceed with submitting their Step Two application.

The request complies with the Georgia Annexation Law 100% method and the following two requirements:

- The annexation territory must meet the definition of contiguous.
- The annexation petition must be signed by owners of 100% of the land area.

If annexed the city boundary would be extended approximately 406' along Sandy Creek Road. The parcels are currently zoned R-70 Single Family Residential and designated as Rural Residential 2 (1 unit/2 acres) on the Fayette County Future Land Use Plan.

The Applicant is seeking a zoning designation of PCD Planned Community District and a future land use map designation of Walkable Mixed Use, both of which are consistent with the adjoining Trilith Studios and Town at Trilith tracts. The purpose of the annexation and zoning is to allow for an expansion of the warehousing component associated within the studios.

Adams Court resident Pam Atkinson asked about which road the construction trucks would use for the upcoming Trilith development, Sandy Creek Road or Veterans Parkway.

Mr. Rast answered at this time it is too early to make that call. There is discussion of this being an extension of the production center; access to this property is unknown at this time, we can address as a part of the zoning condition later on.

Hoffman moved to approve Step One Annexation Application from Trilith Studios, LLC for two parcels (+/-24.3 acres) located south of Sandy Creek Road and immediately west of the existing Trilith Studios tract (Parcel Nos. 0706 001B and 0706 016). Clark seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Step One Annexation Application from Trilith Studios, LLC for four parcels (+/-14.58 acres) located west of Veterans Parkway across from South Sandy Creek Road (Parcel Nos. 0705 011, 0705 013, 0705 014 and 0705 017).

David Rast, Director of Community and Economic Development stated while not an unincorporated island, the subject tracts establish an island within the overall Trilith Studios development. The parcels are currently zoned R-70 Single Family Residential and designated as Rural Residential 2 (1 unit/2 acres) on the Fayette County Future Land Use Plan.

The Applicant is seeking a zoning designation of PCD Planned Community District and a future land use map designation of Walkable Mixed Use, both of which are consistent with the adjoining Trilith



Studios and Town at Trilith tracts. The purpose of the annexation and zoning is to allow for an expansion of the studios, production facility and office component associated with the studios project.

Hoffman moved to approve Step One Annexation Application from Trilith Studios, LLC for four parcels (+/-14.58 acres) located west of Veterans Parkway across from South Sandy Creek Road (Parcel Nos. 0705 011, 0705 013, 0705 014 and 0705 017). Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider MOU for Downtown Development Authority Bond Issuance.

Brian Wismer, Director of Economic Development stated last year the Fayetteville City Council considered a proposal to incentivize the Meridian on the Square (MOTS) mixed-use development project to locate in downtown Fayetteville. Through further negotiations, an agreement has been reached to incent the project through the issuance of revenue bonds by The Downtown Development Authority of the City of Fayetteville in the amount of \$36,800,000.

He added, the MOU describes the terms of the bond issuance, and a typical sale-leaseback agreement whereas the DDA will acquire the property through the issuance of the revenue bonds and lease it back to the company (MOTS) for 10 years. The leasehold value is taxable to MOTS, thereby creating the property tax savings to the project.

The MOU and bond documents have been drafted by city attorneys. Staff has reviewed all of the documents and recommends approval of the MOU in order to facilitate bringing this impactful, downtown project to fruition.

Stacy moved to approve the MOU for Downtown Development Authority Bond Issuance, and being the most updated version as approved by the city attorney. Glover seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Authorization of Downtown Development Authority Subleases.

Brian Wismer, Director of Economic Development stated in 2020, the City of Fayetteville ground leased the area containing The Bus Barn and The Dottie to the DDA. The DDA in turn subleased the property to Gym Barn, LLC to act as landlord to the businesses that occupy those spaces.

He explained, Gym Barn, LLC has requested a revision to the sublease which will separate each building under its own sublease. The Dottie will now be leased by Southside Church, and the Bus Barn will continue to operate with Line Creek, Hog Pit BBQ and Scoops. Under the Southside Church sublease, the facility will be made available for a variety of community events throughout the week.

Because the City initiated the ground lease with the DDA, legal review recommends that the City provide consent and authorization of the proposed changes to the sublease.

Staff recommends approval of these changes as submitted.

Langford moved to approve the Authorization of Downtown Development Authority Subleases. Clark seconded the motion. Motion carried unanimously.

### **Consent Agenda:**

Mayor Johnson called for approval of Consent Agenda – Consider Ratification of Agreements (Parcels 1-13) - City of Fayetteville Stormwater Project.

City Attorney Priya Patel stated, these are the purchase agreements for all of the closings for the stormwater project; we did not have to condemn any of the parcels. The closings have been completed and Public Works is ready to begin this project.

Council approved the Consent Agenda unanimously.

City Manager Ray Gibson reminded Council, in the future Consent Agenda items need a vote after the item is introduced.

### **City Manager and Staff Reports:**

City Manager Ray Gibson thanked the Main Street team for the huge success of the Mad South Jazz Festival event which was held August 6<sup>th</sup>, and the Fire Truck Pull event held at the Fayette Pavilion which was also very successful. Our own Fayetteville Fire Department won the Public Safety division and the Civilian bracket was won by the Dirty South Men.

He announced and congratulated the employee monthly award winners for July:

- Nella Cooper, Human Resources Department – Employee of the Month Award
- Julius Holmes, Public Services Department – Superior Customer Service Award
- Karen Austin, Finance Department – Excellence Communication Award

Mr. Gibson introduced the \*Main Street Minute\* video which presented the upcoming events for the week.

### **City Council and Committee Reports:**

Councilmember Stacy recognized and congratulated City Manager Ray Gibson as a new United States citizen.

Councilmember Hoffman said the Street Name policy will be discussed at the next Council Work Session on August 30<sup>th</sup> at 9am and will be heard at the first September council meeting.

City Clerk Anne Barksdale wished Councilmember Joe Clark a Happy Birthday.

**Public Comments:**

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

Respectfully submitted,

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Anne Barksdale, City Clerk

**City of Fayetteville**  
**Mayor and City Council Work Session**  
**Minutes**  
**August 30, 2022**

**Call to Order**

The Mayor and City Council of Fayetteville met for Work Session on August 30, 2022 at 9:00 a.m. in the Council Chambers at City Hall. Mayor Ed Johnson called the meeting to order, followed by Opening Prayer and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Darryl Langford, Joe Clark, Niyah Glover, Rich Hoffman, and Scott Stacy. City Attorney Priya Patel attended via zoom. Staff members present were City Manager Ray Gibson, City Clerk Anne Barksdale, and City Clerk Valerie Glass.

City Manager Ray Gibson requested to add agenda item #7 – Discussion of Meridian on the Square.

Hoffman moved to approve the agenda as amended. Clark seconded the motion. Motion carried unanimously.

**Public Hearings:**

Mayor Johnson called Consider R-31-22 – Adopt the 2022 Millage Rate at 5.646 mills – 3rd Public Hearing.

Mike Bush, Director of Finance and Administration said we recommend to keep the millage rate at 5.646 mills for the fourth consecutive year. By adopting this rate it is 6.59 mills more than the rollback rate, meaning there is a 13.21% increase which generates about \$953,000 additional revenues for the city.

He explained the proposed tax increase for a home with a fair market value of \$185,000 is approximately \$48.77, and the proposed tax increase for non-homestead property with a fair market value of \$350,000 is approximately \$92.26.

There were no public comments.

Mayor Johnson requested to close the 3<sup>rd</sup> Public Hearing.

Hoffman moved to close the 3<sup>rd</sup> Public Hearing. Stacy seconded the motion. Motion approved unanimously.

Mayor Johnson requested to open final Public Hearing to Adopt R-31-22 – 2022 Millage Rate at 5.646 mills.

Hoffman moved to open final Public Hearing to Adopt R-31-22 – 2022 Millage Rate at 5.646 mills. Clark seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-31-22 – Adopt the 2022 Millage Rate at 5.646 mills.

Mike Bush, Director of Finance and Administration stated we are requesting Council approve this resolution to adopt the attached City of Fayetteville 2022 Millage Rate: General Fund Millage Rate of 5.0397 mills and Capital Projects Fund Millage Rate of 0.6063 mills for a total of 5.646 mills.

There were no public comments

Stacy moved to approve R-31-22 – Adopt the 2022 Millage Rate at 5.646 mills. Clark seconded the motion. Motion carried unanimously.

### **Discussion Items:**

Mayor Johnson called discussion on Street Renaming Policy.

Denise Brookins, Director of Planning and Zoning stated at the last Council meeting, the Street Naming committee recommended the new policy be forwarded to the Mayor and City Council for review. Highlights of the policy include:

- City Council can rename streets by resolution.
- Property owners within the City of Fayetteville may file a request (petition) to rename a street with the City Manager's office. Property owners may only petition to rename the street upon which they live or own property
- The petition must indicate that at least 75% of the parcels with an address on the same street in the city limits support the change requested
- A \$1,000 fee to process the application
- The request will be reviewed with a public hearing before City Council
- Should a request to rename a street fail, a new request may be made after a two-year waiting period. Should a request result in a street being renamed, no future requests to again rename it will be considered for a period of less than 2 years.

Council agreed to move forward with finalization of the policy.

Mayor Johnson called Private Stormwater Infrastructure Assessment Presentation.

Jason Ray and Mike Madison with Integrated Science & Engineering (ISE) gave a presentation on the city's current residential stormwater infrastructure and future needs.

Council agreed that a utility rate study would be feasible at this time in order to move forward with a plan.

Mayor Johnson called Consider R-35-22 – To extend the Development and Residential Rezoning Request Moratorium for 60 Days.

David Rast, Director of Community and Economic Development stated the current moratorium will expire on September 15<sup>th</sup>. Staff is requesting a 60-day extension which will provide additional time to formalize and finalize the 2022 Update to the Comprehensive Plan and the Unified Development Ordinance (UDO).

He said Staff recommends that City Council adopt this resolution, extending the current development moratorium on new residential rezoning applications for 60 days.

Council members recommended to go ahead and extend the moratorium for 90 days instead of 60, just to be on the safe side.

Mr. Rast agreed that would be best.

Hoffman moved to approve R-35-22 – Extend the Development and Residential Rezoning Request Moratorium for 90 Days. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Renaming Veterans Memorial 501(c)3.

Assistant City Manager Alan Jones stated in honor and memory of Staff Sgt. Ronald W. (Stubby) Stubbs, we would like to rename the Veterans Memorial at Patriot Park after him.

He added we can present a resolution at a later date to formalize this process.

Council agreed with the plan to rename the Veterans Memorial after Ronald Stubbs.

Mayor Johnson called Meridian on the Square discussion.

City Manager Ray Gibson stated it is in the best interest of the City to move forward with the original agreement and include the abatement (10 year) starting at the CO stage. He said the county wants to start the abatement at the beginning which would only move the project backwards. Council discussed various options and agreed to move forward with the option presented.

### **City Manager and Staff Reports:**

Assistant City Manager Alan Jones stated the city's fire department provided services to Peachtree City during the recent Wal Mart fire. They worked until 2am and along with other municipalities helped to extinguish the fire without any major injuries.

**Mayor's Comments:**

Mayor Johnson said to keep Sonja Gibson in your prayers after her surgery.

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

Respectfully submitted,

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Anne Barksdale, City Clerk



# POLICE DEPARTMENT

Police Chief Scott Gray • Deputy Police Chief Robert Mask

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## INTEROFFICE MEMO

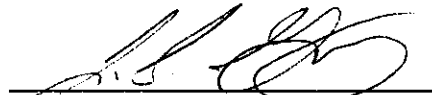
**To:** Georgia Department of Public Safety  
**From:** Chief Scott Gray  
**CC:** Mayor Edward Johnson  
**Date:** August 27, 2022  
**Subject:** Speed Detection Device Permit Renewal

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To Whom It May Concern,

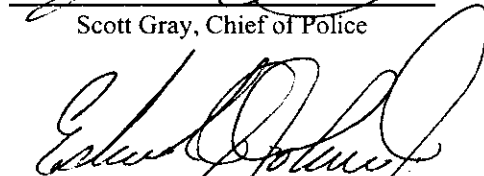
The Fayetteville Police Department currently holds a valid Speed Detection Device permit issued by the Georgia Department of Public Safety, which expires on December 31, 2022. Due to the upcoming expiration, the Fayetteville Police Department, in conjunction with the City of Fayetteville Mayor's Office, respectfully requests the renewal of the agency's Speed Detection Device permit.

Regards,



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Scott Gray, Chief of Police

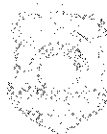


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Edward Johnson, Mayor



**FAYETTEVILLE**  
NO LIMITS ON IMAGINATION



**POLICE DEPARTMENT HEADQUARTERS**  
760 Jimmie Mayfield Blvd., Fayetteville, Georgia 30215  
Telephone (770) 467-4441 | Facsimile (770) 460-4243  
[www.fayetteville-ga.gov](http://www.fayetteville-ga.gov)





**Proposed Ordinance No. 0-17-22**  
**Subject Matter: Chapter 82 Article VIII of Code: “Street Schedules” Section 236 – Speed Limits**  
**Date First Presented at Council Public Meeting: 9-1-22**  
**Date of Public Hearing and Adoption:**

**CITY OF FAYETTEVILLE**  
**COUNTY OF FAYETTE**  
**STATE OF GEORGIA**

**ORDINANCE NUMBER #0-17-22**  
**(as enacted)**  
**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS**

**WHEREAS**, the City of Fayetteville (the “City”) has previously adopted by ordinance, speed limits codified at Chapter 82 Article VIII Section 236 of the City’s Code of Ordinances; and

**WHEREAS**, the Mayor and City Council desire to repeal, in its entirety, the current Section 236 of the City Code; and

**WHEREAS**, the Mayor and City Council desire to enact a new Section 236.

**WHEREFORE THE CITY OF FAYETTEVILLE HEREBY ADOPTS AND ORDAINS THE FOLLOWING ORDINANCE:**

**ARTICLE I**

The City of Fayetteville hereby enacts and ordains an amendment to Article VIII of the City of Fayetteville Traffic and Vehicles Ordinance by deleting Section 82-236 in its entirety and inserting a new Section 82-236 as follows:

**ARTICLE VIII. STREET SCHEDULES**

Sec. 82-236. Speed limits.

(a) No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions then existing.

(b) Where no special hazard exists, the following speeds shall be lawful, but any speed in excess of such limit shall be prima facie evidence that the speed is not reasonable or prudent and is unlawful:

**ON-SYSTEM**

<b>STATE ROUTE</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>MILE POINT</b>	<b>TO</b>	<b>MILE POINT</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
SR 54	<b>FAYETTEVILLE</b>	0.19 miles west of Sandy Creek Road	6.74	0.28 miles west of Togwatee Parkway (Fayetteville City Limits)	7.31	0.57	55
SR 54	<b>FAYETTEVILLE</b>	70 feet east of Ginger Cake Road (Fayetteville City Limits)	8.92	Yorktown Drive	9.27	0.35	55
SR 54	<b>FAYETTEVILLE</b>	Yorktown Drive	9.27	SR 54 West	10.23	0.96	45
SR 54	<b>FAYETTEVILLE</b>	SR 54 West	10.23	100 feet east of Gwinnett Street	11.46	1.23	35
SR 54 <b>SCHOOL ZONE</b>	<b>FAYETTEVILLE Fayette County High School</b> 7:00AM-9:00AM 3:00PM-4:30PM <b>SCHOOL DAYS ONLY</b>	150 feet west of Tiger Trail	10.26	843 feet east of Tiger Trail	10.52	0.25	25
SR 54	<b>FAYETTEVILLE</b>	100 feet east of Gwinnett Street	11.46	100 feet east of Williams Road (Fayetteville City Limits)	12.02	0.56	45
SR 54 West	<b>FAYETTEVILLE</b>	SR 54	0.00	SR 54	0.94	0.94	35
SR 54 West <b>SCHOOL ZONE</b>	<b>FAYETTEVILLE Fayette County High School</b> 7:00AM-8:30AM 3:00PM-4:30PM <b>SCHOOL DAYS ONLY</b>	368 feet west of Bennett Street	0.61	500 feet west of Tiger Trail	0.87	0.26	25
SR 85	<b>FAYETTEVILLE</b>	100 feet south of SR 92/Ramah Road	8.79	1690 feet north of SR 92	9.11	0.32	55
SR 85	<b>FAYETTEVILLE</b>	1690 feet north of SR 92	9.11	300 feet south of Beaugard Boulevard	10.20	0.35	35
SR 85	<b>FAYETTEVILLE</b>	200 feet north of SR 54 West	10.20	100 feet north of Kathi Avenue	10.85	0.65	40
SR 85	<b>FAYETTEVILLE</b>	100 feet north of Kathi Avenue	10.85	339 feet south of New Hope Road	12.09	1.24	45
SR 85	<b>FAYETTEVILLE</b>	360 feet south of Huntington Park Drive	12.47	Roberts Road (Fayetteville City Limits)	13.20	0.73	45
SR 92	<b>FAYETTEVILLE</b>	200 feet south of Keaton Drive	9.28	SR 85	10.23	0.95	45
SR 92	<b>FAYETTEVILLE</b>	This segment of roadway runs common with SR 85 from MP 10.23 to MP 12.15					
SR 92	<b>FAYETTEVILLE</b>	SR 85	12.15	400 feet north of Kelly Drive	12.40	0.25	35
SR 92	<b>FAYETTEVILLE</b>	400 feet north of Kelly Drive	12.40	750 feet north of Winona Drive	12.69	0.29	45

<b>STATE ROUTE</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>MILE POINT</b>	<b>TO</b>	<b>MILE POINT</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
SR 314	<b>FAYETTEVILLE</b>	SR 85	0.00	100 feet north of White Road	0.30	0.30	35
SR 314	<b>FAYETTEVILLE</b>	100 feet north of White Road	0.30	380 feet south of New Hope Road	0.86	0.56	45
SR 314	<b>FAYETTEVILLE</b>	380 feet south of New Hope Road	0.86	0.13 miles north of Pavilion Parkway	1.25	0.39	50

**Signs to be erected by the State Department of Transportation**

**OFF-SYSTEM**

<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
Argonne Drive	<b>FAYETTEVILLE</b>	New Hope Road	Dead End	0.48	25
Autumn Glen Circle	<b>FAYETTEVILLE</b>	SR 54	Dead End	0.56	25
Bates Avenue	<b>FAYETTEVILLE</b>	Walker Avenue	Beauregard Boulevard	0.34	25
Beauregard Boulevard	<b>FAYETTEVILLE</b>	SR 85	Ramah Road	1.15	35
Beaverbrook Lane	<b>FAYETTEVILLE</b>	Lester Road	Otter Circle	0.29	25
Biltmore Drive	<b>FAYETTEVILLE</b>	SR 314	Dead End	0.30	25
Booker Avenue	<b>FAYETTEVILLE</b>	SR 54	SR 54	0.43	25
Bonnie Lane	<b>FAYETTEVILLE</b>	South Jeff Davis Drive	Dead End	0.54	25
Bradford Square	<b>FAYETTEVILLE</b>	Grady Avenue	Dead End	0.32	35
Bradley Drive	<b>FAYETTEVILLE</b>	SR 85	Jimmy Mayfield Blvd.	0.70	35
<b>Braemar Road</b>	<b>FAYETTEVILLE</b>	<b>Fayette County Line</b>	<b>Dead End</b>	<b>0.42</b>	<b>25</b>
Brandywine Blvd.	<b>FAYETTEVILLE</b>	Gingercake Road	SR 54	0.82	25
Brandywine Blvd. SCHOOL ZONE	<b>FAYETTEVILLE</b> Joseph Sams School 7:30AM-8:30AM 2:00PM-3:30PM <b>SCHOOL DAYS ONLY</b>	Marquis Drive	Cornwallis Way	0.25	25
Briarsweet Way	<b>FAYETTEVILLE</b>	East Dead End	West Dead End	0.35	25
Brittany Chase	<b>FAYETTEVILLE</b>	Fenwyck Commons	Fenwyck Commons	0.25	25
Buckeye Lane	<b>FAYETTEVILLE</b>	Georgia Avenue	Mimosa Drive	0.52	25
Burch Road	<b>FAYETTEVILLE</b>	Fayetteville City Limits	Dead End	0.46	25
Campaign Trail	<b>FAYETTEVILLE</b>	SR 54	Tiger Trail	0.72	25
Carriage Chase	<b>FAYETTEVILLE</b>	Jefferson Avenue	Dead End	0.38	25
Chase Drive	<b>FAYETTEVILLE</b>	SR 54	Dead End	0.53	25
Chaucer Parkway	<b>FAYETTEVILLE</b>	New Hope Road	Pilgrim Way	0.32	25
Chesterfield Court	<b>FAYETTEVILLE</b>	Weatherly Drive	Dead End	0.25	25
Church Street	<b>FAYETTEVILLE</b>	SR 54 West	Georgia Avenue	0.52	25
Circle Drive	<b>FAYETTEVILLE</b>	Georgia Avenue	Dead End	0.48	25
Cloverwood Drive	<b>FAYETTEVILLE</b>	SR 54	Dead End	0.43	25
Commerce Drive	<b>FAYETTEVILLE</b>	SR 314	Dead End	0.25	25
Cornwallis Way	<b>FAYETTEVILLE</b>	Brandywine Blvd.	Dead End	0.81	25
Creeside Trail	<b>FAYETTEVILLE</b>	Wedgewood Drive	Dead End	0.37	25
Creekwood Trail	<b>FAYETTEVILLE</b>	SR 314	0.80 miles west of SR 314	0.80	25
Doe Hollow Trace	<b>FAYETTEVILLE</b>	Briarsweet Way	Dead End	0.58	25
Fenwyck Commons	<b>FAYETTEVILLE</b>	Jeff Davis Drive	Carriage Chase	0.43	25
Ferncliff	<b>FAYETTEVILLE</b>	Old Norton Road	Chess Chase	0.30	25
Georgia Avenue	<b>FAYETTEVILLE</b>	East City Limits	Jeff Davis Drive	0.60	25
Georgia Avenue	<b>FAYETTEVILLE</b>	Jeff Davis Drive	Dead End	1.45	25

<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
Gingercake Road	<b>FAYETTEVILLE</b>	SR 54	185 feet north of Brandywine Blvd.	0.26	35
Glade Knoll Trail	<b>FAYETTEVILLE</b>	East Dead End	West Dead End	0.26	25
Grady Avenue	<b>FAYETTEVILLE</b>	SR 54	SR 85	0.92	35
Grady Avenue <b>SCHOOL ZONE</b>	<b>FAYETTEVILLE</b> Fayette Middle School 7:00AM-9:00 AM 2:00PM-4:00PM <b>SCHOOL DAYS ONLY</b>	405 feet south of SR 54	0.43 miles south of SR 54	0.42	25
Grand Teton Circle	<b>FAYETTEVILLE</b>	Togwatee Village Parkway	Togwatee Village Parkway	0.42	25
Hambrick Park	<b>FAYETTEVILLE</b>	Otter Circle	Otter Circle	0.30	25
Helen Sams Parkway	<b>FAYETTEVILLE</b>	South Jeff Davis Drive	SR 92	0.86	35
Heritage Lake Drive	<b>FAYETTEVILLE</b>	White Road	Dead End	0.30	25
Hiddenbrook Trail	<b>FAYETTEVILLE</b>	Old Norton Road	Dead End	0.55	25
Hidden Lake Drive	<b>FAYETTEVILLE</b>	East Dead End	West Dead End	0.57	25
Highview Trace	<b>FAYETTEVILLE</b>	Lake Point Lane	Dead End	0.34	25
Hillsdale Drive	<b>FAYETTEVILLE</b>	North Jeff Davis Drive	Mimosa Drive	0.30	25
Holly Avenue	<b>FAYETTEVILLE</b>	Booker Avenue	Dead End	0.29	25
Hood Avenue	<b>FAYETTEVILLE</b>	West City Limits	SR 92/Roundabout	0.77	35
Hood Avenue <b>SCHOOL ZONE</b>	<b>FAYETTEVILLE</b> Fayetteville Elementary 7:30AM-8:30AM 2:00PM-4:00PM <b>SCHOOL DAYS ONLY</b>	200 feet west of Tiger Trail	87 feet west of White Dove Lane	0.38	25
Industrial Way	<b>FAYETTEVILLE</b>	South Jeff Davis Drive	Dead End	0.40	25
Innisbrook Way	<b>FAYETTEVILLE</b>	White Road	Dead End	0.38	25
Jeff Davis Drive	<b>FAYETTEVILLE</b>	Jimmie Mayfield Boulevard	SR 85	1.34	35
Jimmie Mayfield Boulevard	<b>FAYETTEVILLE</b>	SR 92	South Jeff Davis Drive	1.14	45
Johnson Avenue	<b>FAYETTEVILLE</b>	SR 85	Jeff Davis Drive	0.29	25
Keaton Drive	<b>FAYETTEVILLE</b>	SR 92	Dead End	0.30	25
Kelly Drive	<b>FAYETTEVILLE</b>	SR 92	Winona Drive	0.42	25
Knight Way	<b>FAYETTEVILLE</b>	SR 54	Dead End	0.62	25
LaFayette Avenue	<b>FAYETTEVILLE</b>	SR 54	SR 85	1.18	25
Lake Drive	<b>FAYETTEVILLE</b>	Jeff Davis Drive	City Limits	0.48	25
Lakeland Circle	<b>FAYETTEVILLE</b>	Highview Trace	Dead End	0.32	25
Lakemont Drive	<b>FAYETTEVILLE</b>	Redwine Road	Hidden Lake Drive	0.78	25
Laurien Street	<b>FAYETTEVILLE</b>	Lee Street	Dead End	0.27	25
Legends Dr	<b>FAYETTEVILLE</b>	Price Road	Dead End	0.34	25

<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
Lester Road	<b>FAYETTEVILLE</b>	86 feet east of Rising Mist Drive	550 feet south of Rock Hill Drive	1.15	35
Lester Road <b>SCHOOL ZONE</b>	<b>FAYETTEVILLE</b> Cleveland Elementary & Bennett's Mill Middle School 7:00AM-9:00AM 2:00PM-4:30PM <b>SCHOOL DAYS ONLY</b>	0.48 miles south east of SR 54	50 feet east of Beaverbrook Lane	0.47	25
Lake Point Drive	<b>FAYETTEVILLE</b>	Lakemont Drive	Dead End	0.63	25
Lake Point Lane	<b>FAYETTEVILLE</b>	Lakemont Drive	Dead End	0.63	25
Lee Street	<b>FAYETTEVILLE</b>	SR 54	Williamsburg Way	0.56	25
Long Lake Approach	<b>FAYETTEVILLE</b>	Redwine Road	Millhaven Landing	0.32	25
Marquis Drive	<b>FAYETTEVILLE</b>	SR 54	Brandywine Blvd.	0.40	25
Medford Drive	<b>FAYETTEVILLE</b>	Walker Avenue	Beauregard Blvd.	0.45	25
Meadowbrook Court	<b>FAYETTEVILLE</b>	Jeff Davis Drive	Dead End	0.25	25
Middlebrook Drive	<b>FAYETTEVILLE</b>	Lester Road	Edgewater Trail	0.45	25
Millhaven Landing	<b>FAYETTEVILLE</b>	Long Lake Approach	Dead End	0.52	25
Mimosa Drive	<b>FAYETTEVILLE</b>	Hillsdale Drive	Georgia Avenue	0.28	25
Monmouth Drive	<b>FAYETTEVILLE</b>	Cornwallis Way	LaGrange Court	0.25	25
New Hope Road	<b>FAYETTEVILLE</b>	SR 314	0.20 miles west of Burgandy Drive	0.65	45
North Hampton	<b>FAYETTEVILLE</b>	Jeff Davis Drive	Dead End	0.25	25
North 85 Parkway	<b>FAYETTEVILLE</b>	SR 85	Dead End	0.52	25
Normandy Drive	<b>FAYETTEVILLE</b>	Argonne Drive	Argonne Drive	0.34	25
Oak Street	<b>FAYETTEVILLE</b>	SR 54	City Limits	0.38	25
Oakleigh Manor	<b>FAYETTEVILLE</b>	Redwine Road	Dead End	0.55	25
Old Norton Road	<b>FAYETTEVILLE</b>	Lester Road	City Limits	0.98	25
Orchard View	<b>FAYETTEVILLE</b>	South Jeff Davis Drive	Dead End	0.34	25
Otter Circle	<b>FAYETTEVILLE</b>	Beaverbrook Lane	Beaverbrook Lane	1.00	25
Paces Drive	<b>FAYETTEVILLE</b>	Beauregard Blvd.	Dead End	0.35	25
Pavilion Parkway	<b>FAYETTEVILLE</b>	SR 85	SR 314	0.80	25
Pilgrim Way	<b>FAYETTEVILLE</b>	Squire Lane	Dead End	0.50	25
Plainfield Street	<b>FAYETTEVILLE</b>	Hollis Street	Plainfield Street	0.63	25
Promenade Parkway	<b>FAYETTEVILLE</b>	SR 85	Dead End	0.39	25
Rabbit's Run	<b>FAYETTEVILLE</b>	North Jeff Davis Drive	Dead End	0.51	25
Redwine Road	<b>FAYETTEVILLE</b>	Hunters Glen	Ramah Rd	0.30	35
Redwine Road	<b>FAYETTEVILLE</b>	Ramah Road	1000 feet south of Price Rd	0.40	45
Redwine Road	<b>FAYETTEVILLE</b>	Old Senoia Road	Fayetteville City Limits	0.43	45
Rehobeth Way	<b>FAYETTEVILLE</b>	Gingercake Road	Swansea Lane	0.26	25
Ridgecrest Drive	<b>FAYETTEVILLE</b>	Hiddenbrook Trail	Dead End	0.37	25
Ridgewood Drive	<b>FAYETTEVILLE</b>	Long Lake Approach	Dead End	0.78	25

<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF and/or School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
Robinson Drive	FAYETTEVILLE	SR 54	Dead End	0.30	25
Rockhill Drive	FAYETTEVILLE	Lester Road	Dead End	0.52	25
Rosewood Drive	FAYETTEVILLE	SR 54	Buckeye Lane	0.50	25
Saddle Ridge Way	FAYETTEVILLE	Long Lake Approach	Saddle Ridge Way End	0.62	25
Sandy Creek Road	FAYETTEVILLE	Veterans Parkway	Fayetteville City Limits	0.61	45
Seawright Drive	FAYETTEVILLE	North Dead End	South Dead End	0.74	25
South Jeff Davis	FAYETTEVILLE	Jimmie Mayfield Blvd.	1320 feet south of Jimmie Mayfield Blvd.	0.25	35
South Jeff Davis	FAYETTEVILLE	1320 feet south of Jimmie Mayfield Blvd.	City Limits	0.40	45
Sharon Drive	FAYETTEVILLE	SR 54	Dead End	0.47	25
Sunderland Circle	FAYETTEVILLE	Lester Road	Sunderland Circle End	0.82	25
Squire Lane	FAYETTEVILLE	East Dead End	West Dead End	0.41	25
Tanglewood Drive	FAYETTEVILLE	Timberlane Drive	Wedgewood Drive	0.25	25
Tiger Trail	FAYETTEVILLE	Hood Avenue	SR 54	0.63	25
Valley Bluff Drive	FAYETTEVILLE	Lester Road	Dead End	0.27	25
Veterans Parkway	FAYETTEVILLE	SR 54	S. Sandy Creek Road	0.95	45
Veterans Parkway	FAYETTEVILLE	Hood Road	0.13 miles north of Sandy Creek Road (Fayetteville City Limits)	0.64	45
Virginia Highlands	FAYETTEVILLE	South Jeff Davis Drive	Dead End	1.58	25
Weatherly Drive	FAYETTEVILLE	SR 54	Dead End	0.62	25
Wedgewood Drive	FAYETTEVILLE	Tanglewood Drive	Creekside Trail	0.35	25
White Road	FAYETTEVILLE	SR 314	City Limits	0.70	35
Whitman Grove	FAYETTEVILLE	Oakleigh Manor	Waterbury Court	0.33	25
Wilbanks Drive	FAYETTEVILLE	SR 54	Dead End	0.27	25
Williamsburg Way	FAYETTEVILLE	Lee Street	Dead End	0.33	25
Winona Drive	FAYETTEVILLE	SR 92	Running Bear Trail	0.55	25
Woodgate Drive	FAYETTEVILLE	Jimmie Mayfield Blvd.	Dead End	0.35	25
Wyngate Circle	FAYETTEVILLE	Wyngate Way	Wyngate Way	0.42	25

***The City of Fayetteville will be responsible for proper speed zone sign placement on non-state route roadways corresponding to this list as well as any advisory speed warning signs roadway conditions warrant.***

### **ARTICLE III**

The Ordinance adopted at Article II above shall be codified and Chapter 82 Article VIII Section 236 of City of Fayetteville's Code of Ordinances.



**ARTICLE IV**

This Ordinance shall become immediately effective upon its second reading and adoption by the City Council.

**ARTICLE V**

The Preamble of this Ordinance shall be construed to be, and is hereby incorporated by reference as is fully set out herein.

**ARTICLE VI**

**The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, sentence, paragraph, or section of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such an illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.**

**ARTICLE VII**

All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**APPROVED, ADOPTED, ENACTED AND ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE** at a regular meeting of the Mayor and Council on the [DATE], by the following voting for adoption:

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

Attest:

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Valerie Glass, City Clerk

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

**TO:** Mayor and City Council

**VIA:** Ray Gibson, City Manager

**CC:** Anne Barksdale, City Clerk

**FROM:** David Rast, Director of Community and Economic Development

**DATE:** September 6, 2022

**SUBJECT:** Consider rezoning request from Caballero Holdings, LLC to rezone Parcel Nos. 052402019 and 052402020 (± 8.5 acres total) from R-30 Single Family Residential to R-THC Residential Townhouse Condominium. Property is located on East Lanier Avenue.

### Background information

At the January 25, 2022 Planning and Zoning Commission meeting, the Applicant presented a rezoning request seeking approval for 141 fee-simple townhomes on approximately 18.6 acres on the north side of East Lanier Avenue. The Planning and Zoning Commission voted unanimously to forward that plan to City Council with a recommendation that it not be approved. The Applicant subsequently withdrew that application before going before City Council.

Since that meeting, Staff has been working with the Applicant to refine the site plan and overall development concept to be consistent with the recommendations within the recently completed LCI Study of the Downtown District, the Housing Study, the Visioning Exercise for the downtown core and the 2022 Update to the Comprehensive Plan. It should be noted the pending adoption of the 2022 Update to the Comprehensive Plan proposes a number of changes to the Official Zoning Map and to the Future Land Use Map to support and encourage a variety of walkable, infill-oriented development.

### Existing Conditions

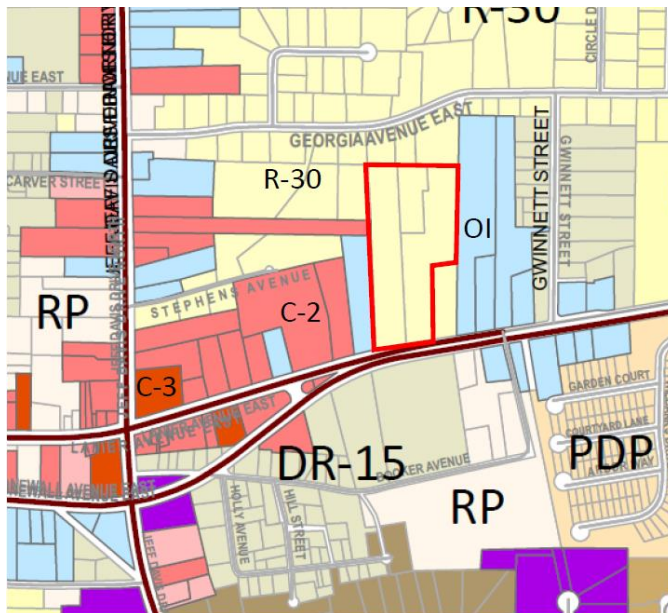
Address	510 E Lanier AVE	btw 460 & 510 E Lanier
Parcel Number	052102019	052402020
Acreage	4.50	4.00
Zoning	R-30 Single Family Residential	R-30 Single Family Residential
Future Land Use	Low Density Residential	Low Density Residential
Current use	Residential	undeveloped
Utilities	Water and sewer	Water and sewer



**Zoning - CURRENT**

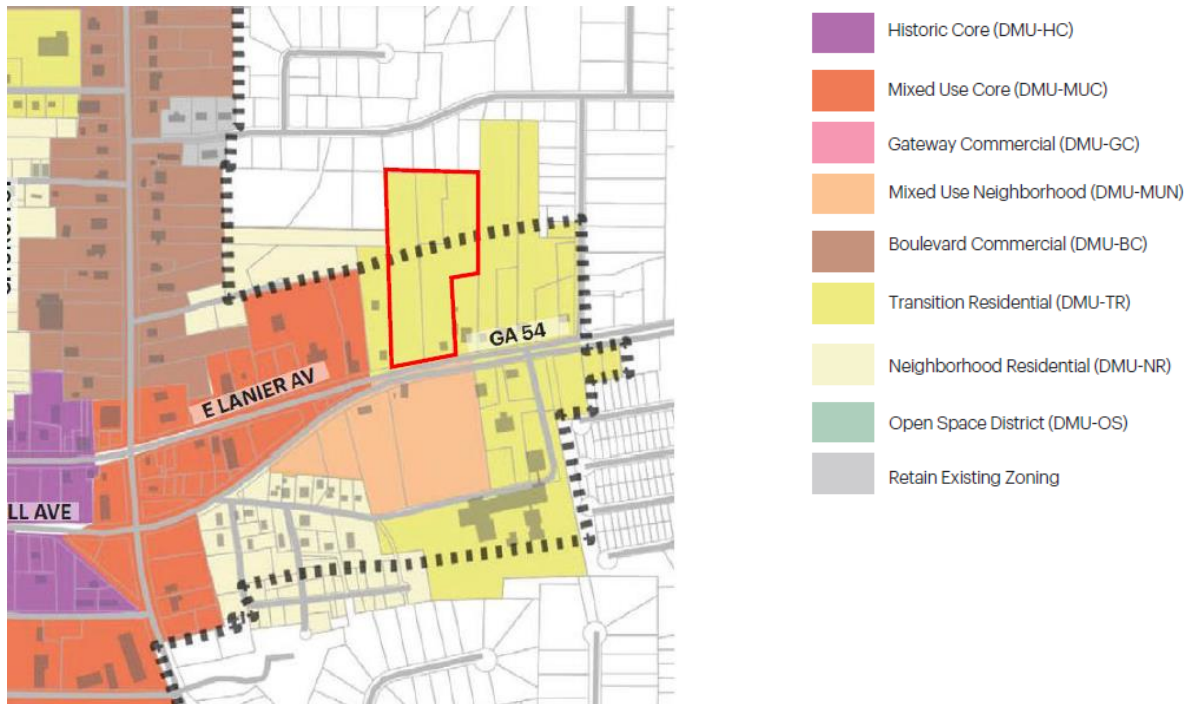
Properties immediately adjacent to and within the general vicinity of the subject tract are zoned and utilized for low and medium density residential, commercial and office use as follows:

Direction	Parcel Number	Acreage	Address	Zoning	Current use
North	053101002	0.67	475 Georgia AVE E	R-30 Single-Family Residential	Residential
North	053101001	0.56	485 Georgia AVE E	R-30 Single-Family Residential	Residential
North	053102001	1.56	495 Georgia AVE E	R-30 Single-Family Residential	Residential
East	052402017	4.57	540 E Lanier AVE	OI Office Institutional	Residential
East	052401018	0.92	530 HWY 54 E	R-30 Single-Family Residential	Residential
West	052401029	1.36	465 Georgia AVE E	R-30 Single-Family Residential	Residential
West	05401022	3.01	225 N Jeff Davis DR	C-2 Community Commercial	Vacant
West	052401001	1.99	460 E Lanier AVE	OI Office Institutional	Commercial



## Zoning – AS PROPOSED WITHIN LCI STUDY OF THE DOWNTOWN DISTRICT

The subject parcels are designated as ‘Downtown Mixed Use – Transitional Residential’ within the recently completed LCI Study. The new zoning designations will be brought forward for consideration following adoption of the 2022 Update to the Comprehensive Plan. They will also be incorporated within the Unified Development Ordinance (UDO).



The intent of this subdistrict is to serve as a transition between a mixed-use or commercial district and a low-intensity residential area through the development of multi-unit residential buildings including single-family detached, cottage court, duplex, multi-plex, and both attached and stacked townhouses.

Design Guidelines associated with this new zoning district include:

### Massing and Scale

- Break up long, monotonous, uninterrupted walls if the buildings front the public realm through at least one of the following methods:
  - Locate multiple buildings along any given block face.
  - Utilize a segmented facade treatment on larger buildings.
  - Vary the articulation of the massing.
  - Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Base treatments shall be cohesive across facades and integrated with the architectural character of the building.

### Activate Frontage

- Provide a transitional design feature(s) between common spaces (lobbies, corridors, etc.) and residential spaces at the ground floor to distinguish between the public and private realms.
- Porches, outdoor areas, and active frontages facing pedestrian areas are encouraged.
- Front doors or common vestibules shall face a street or a courtyard that provides a publicly accessible and direct walkway to a street.
- Such courtyards shall be landscaped, shall generally exclude vehicles, and shall be visible from a street where feasible.

### Facade Composition

- Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings in attached settings.

### Roof Lines

- Roof features, such as solar collectors, shall be designed and placed in a manner that is compatible and harmonious with the roof slope and overall architectural character of the building.

### Style & Materiality

- The predominant building material may be complimented with other secondary materials used in limited areas of the facade to highlight architectural features.
- Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.

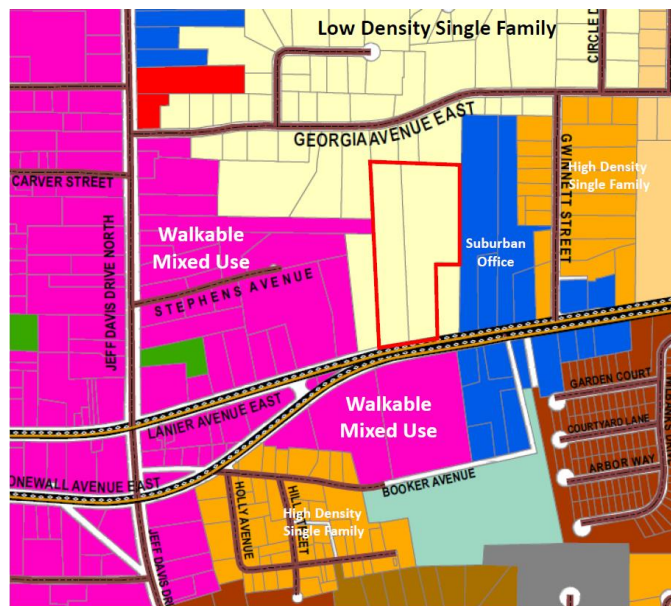
### **Future Land Use - CURRENT**

The Future Land Use Map designates the subject properties as Low Density Single Family which is described as follows in the 2017 Comprehensive Plan:

- **Low Density Single Family Residential**

Located throughout the City of Fayetteville are neighborhoods with single-family detached homes on lots that are 30,000 square feet size or larger. These areas are intended for larger single-family homes of any architectural style.

Corresponds with the current City of Fayetteville R-70, R-40, and R-30 zoning districts.



### **Future Land Use – AS PROPOSED WITHIN 2022 UPDATE TO COMPREHENSIVE PLAN**

One of the key components of the 2022 Update includes the restructuring of all future land use map designations. Rather than distinguish residential areas by density, the 'Neighborhood' land use designation is intended for single-family detached residential development and aims to recognize, maintain, support and enhance the existing residential character of these areas.

Future development within this land use category will primarily be single-family detached subdivisions that may include complementary uses such as public facilities and parks.

Key implementation strategies include, but are not limited to, the following:

- Intended for single-family detached homes of varying architectural style.
- Where infill opportunities exist, development density should be compatible with the adjacent neighborhoods scale and integrate character and neighborhood-defining features.
- Buildings designed with a pedestrian scale.

- Identify opportunities to increase walkability and connectivity with outdoor spaces, sidewalks and path system.
- Include sidewalks on both sides of all internal streets.
- Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to single-family neighborhoods.
- Encourage the use of landscape buffers and/or natural vegetation to mitigate the impacts that such land uses could have on residential neighborhoods.
- Prohibit higher density residential (e.g. duplexes, apartments) or high-density non-residential land uses (e.g. commercial and industrial uses) in single-family residential areas.
- Continue streetscape and infrastructure improvements in aging developments.

**Rezoning Request - Schematic Site Plan**

The schematic site plan proposes a mix of one- and two-story attached and detached single-family homes, duplexes, townhomes, cottage homes and micro homes. The Applicant is proposing no more than 68 residential units with a density of no more than 8 units per acre. Some of the units may include garages while the majority will utilize on-street parking.

Internal roads, sidewalks and open space would be private and owned and maintained by the Community Association. Maintenance of the exterior of each home, as well as landscaping and site amenities, would be the responsibility of the Community Association.

At their meeting on August 23, the Planning and Zoning Commission voted unanimously to forward the rezoning request to City Council with a recommendation for approval with one additional condition.



**Rezoning Request - Schematic Building Elevations**

The Applicant is proposing an architectural style reminiscent of cottage and mill-town design. Homes within the development would be located close to the street and include front and side porches, while those fronting East Lanier would be oriented such that the front facade faces the roadway. Should the rezoning be approved, the Applicant would submit detailed elevations as a part of the conceptual site plan review process.



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



**Rezoning Standards for Review**

**Sec. 94-92. - Zoning standards.**

In exercising its power to zone and rezone property, the mayor and city council shall consider such standards and factors which it finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property. Such standards shall include the following:

- (1) The extent to which the proposed zoning amendment and use is consistent with and promotes the current comprehensive plan policies, comprehensive plan future land use map, zoning map, and zoning ordinances.**

While the rezoning request as proposed is not consistent with the housing goals, objectives and strategies adopted as a part of the current comprehensive plan, the request is consistent with the 2022 Update to the Comprehensive Plan which incorporates the recommendations from the LCI Study of the Downtown District, the Visioning Exercise for downtown and the Housing Study. Additionally, the schematic site plan and buildings are consistent with new (pending) DMU-TR Downtown Mixed-Use – Transitional Residential zoning district and the Neighborhood 1 Land Use Designation.

- (2) The existing uses of and the present zoning of the subject property and nearby property.**

The subject tracts and the adjoining properties are currently zoned and utilized for residential, commercial and office uses. It should be noted the majority of the subject parcels are currently wooded.

- (3) The extent to which the subject property is devalued by the existing zoning classification in relation to similarly zoned and similarly situated property.**

There is no evidence to support the subject parcels are devalued by the current zoning.

- (4) The extent to which the devaluation of the subject property, if any, promotes the health, safety, morals or general welfare of the public.**

The subject tracts have been utilized in their current condition for many years and are part of an established residential area of the city. The schematic site plan provides for compact development while maintaining an abundance of greenspace throughout the development.

**(5) The relative gain to the public as compared to the hardship, if any, imposed on the property owner by the present zoning.**

The use as proposed would complement the goals and objectives of the comprehensive plan while promoting reinvestment opportunities within an established area of the city.

**(6) The suitability of the subject property for the proposed zoning and proposed purposes.**

The assemblage of property provides a suitable tract of land for residential development that is similar in scale and character with the surrounding development.

**(7) The length of time the subject property has been vacant as zoned, considered in the context of land development in the vicinity of the property, and legitimate efforts to develop or sell the property as presently zoned.**

To our knowledge there has been one home on the +/- 8.5-acre tract for many years. The combined property has been on the market for some time.

**(8) The present population density pattern, and the effect of the proposed zoning and use on the environment and on public facilities, including, but not limited to, schools, utilities, water, sewer, streets, and considering the expected increased public cost thereof.**

Water, sewer and other utilities are in place to serve the proposed development. The Board of Education indicated students within the development would attend Fayetteville Elementary School, Bennett's Mill Middle School and Fayette County High School. While there would be no impact to Bennett's Mill Middle School or Fayette County High School, attendance lines may need to be adjusted to accommodate the children within Fayetteville Elementary School.

While the internal streets, sidewalks and open spaces would be owned and maintained by the Community Association, the development is subject to the Development Impact Fee Program which was established to offset the anticipated public cost of new development on city facilities.

**(9) Whether or not the proposed zoning and proposed use will cause a decrease or increase in the value of surrounding properties for the use for which they are presently zoned and used.**

It is anticipated the proposed use will provide a positive impact on property values associated with the adjoining parcels.

**(10) The possible effects of the proposed zoning change and proposed use on the character of the zoning district, existing land use pattern, and architectural harmony of the subject area.**

The overall concept, including the site plan, architectural style and building materials will enhance existing homes within general area while providing a needed housing option within the downtown core.



**Staff Recommendation:**

Staff finds the development as proposed is consistent with the goals, objectives and strategies identified within the 2022 Update to the Comprehensive Plan; is consistent with the recommendations within the Livable Centers Initiative (LCI) Study of the Downtown District; and provides for housing opportunities as identified within the recently completed Housing Study.

Staff recommends that the proposed rezoning be approved subject to the following understandings and conditions:

1. The overall density shall not exceed 8 units per acre.
2. The Applicant shall continue to work with City Staff to refine the site plan and building elevations.
3. Approval of the rezoning shall not serve as approval of the conceptual site plan. The Applicant shall continue to work with City Staff to refine the site plan to incorporate Staff review.
4. The Applicant shall coordinate with the Fire Marshal to ensure the design of the internal road network provides safe and sufficient access for emergency apparatus.
5. Schematic building elevations and exterior building materials shall be submitted as a part of the conceptual site plan submittal.
6. It is understood that maintenance of all internal streets, alleys, parks, open space, signage, lighting and landscaping shall be the sole responsibility of the Community Association.
7. The Applicant shall establish deed covenants for the overall subdivision limiting rental units to no more than 20 percent of the total number of dwelling units. The covenants shall provide for the strict enforcement of the limit on rental units by the Community Association. The covenants shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.
8. **Each unit within the development shall be individually metered.**



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

### REZONING APPLICATION

**\*Revision**

**FOR PLANNING & ZONING DEPT. USE ONLY**

File No. \_\_\_\_\_ Posting Notice Date: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Legal Ad Date: \_\_\_\_\_ P&Z Regular Meeting Date: \_\_\_\_\_

City Council Work Session: \_\_\_\_\_ City Council Public Hearing: \_\_\_\_\_

**All annexation and rezoning must go to City Council for two readings for final approval or denial.**

Date Completed Application Was Received: \_\_\_\_\_  
(Official Date Stamp)

Project Name: East Lanier Cottages

Project Address: BTWN 460 & 510 E Lanier Ave

Parcel(s) #: 052402019 & 052402020

Description of project: 68 units - combination of 16', 20', and 22' wide lots

Applicant Name: Caballero Holdings, LLC

E-Mail Address: Andy.Chandler@cotprop.com

Applicant Address: 810 Sanders Road, Cumming, GA 30041

Applicant Phone Number: 404-402-1141 Fax Number: \_\_\_\_\_

Andy Chandler affirms that he is/ she is/ they are the owners/  
specifically authorized agent of the subject property legally described as follows:

Legal description attached

\_\_\_\_\_

July 25, 2022

City of Fayetteville

Planning and Zoning Department

240 Glynn Street South

Fayetteville, GA 30214

RE: Letter of Intent

I. INTRODUCTION

Caballero Holdings, LLC (“Applicant”) sought to rezone ±17 acres of land in Land Lot 122, 5th District of Fayetteville, Fayette County, Georgia (the “Subject Property”). The Property was an assemblage of five parcels: 052402015, 052402016, 052402017, 052402019, and 052402020 that are currently zoned R-30 and OI (Medium Density Single Family Residential and Office-Institutional). The Applicant requested to rezone the Property to R-THC (Residential Townhouse-Condominium) to develop a 125-unit townhome community.

Applicant completed the City of Fayetteville Rezoning Application and the Zoning Checklist, attached hereto as Exhibit “A” and received confirmation of payment from the City, attached hereto as Exhibit “B”.

This Letter of Intent is for the purpose of revising the Rezoning Application to the following:

Applicant seeks to rezone ±8.5 acres of land in Land Lot 122, 5th District of Fayetteville, Fayette County, Georgia (the “Subject Property”). The Property is an assemblage of two parcels: 052402019 and 052402020 that are currently zoned R-30 (Medium Density Single Family Residential). The Applicant requests to rezone the Property to \_\_\_\_\_ (\_\_\_\_\_).

The Property is in the Main Street overlay district, which promotes flexibility of design to promote efficient uses of the land. The site plan encourages interaction in the community by orienting them closer to the street and provides public gathering places. The proposed community will front along Georgia Highway 54 (aka East Lanier) and is located less than one mile from the City of Fayetteville’s downtown district.

## II. REQUEST

The Applicant is seeking to rezone the Subject Property to allow for a community that will consist of 68 units (62 buildings) of various housing product that will range in square footage from 640 square feet to 1530 square feet. The homes will be a mix of 1-bedroom, 2-bedroom and 3-bedroom designs with a cottage look that is reminiscent of traditional in-city housing.

The proposed neighborhood will have a maximum density of 8 units per acre and conform with the overlay district regulations. The homes along Georgia Highway 54 will be oriented with front facades facing the main thoroughfare. The interior homes will be built in close proximity to the private streets, also reminiscent of "old town" American design. A majority of the homes will be built around two community greens that will serve as the focal point for gathering and meeting with neighbors that promotes a strong sense of community. There is accommodation for over 100 parking spaces on the plan.

The proposed plan incorporates two community greens and a pocket park in which a cabana, outdoor fire pit, mailbox kiosk, seating and landscaping and a sidewalk network that will provide connectivity through the community and to the City of Fayetteville's pedestrian walking trails. Maintenance of the exterior of each home, as well as landscaping and site amenities, would be the responsibility of the management company or HOA. Residents and neighbors of the proposed neighborhood will enjoy the benefit of a well-maintained community while having walkable access to numerous retail/commercial business and offices located in the City of Fayetteville.

The Applicant proposes the development to be marketed for-sale and/or for-rent. There is a strong demand for new housing product and with the combination of high land costs, inflated development costs, inflated construction costs and upward pressure on financing rates, many buyers have been squeezed out of the market. Successful projects for builders and the communities in which they build are dependent on flexibility and it is the Applicants desire to have a successful community that the city can be proud of.

We attended the presentation of the Fayetteville Housing Study that was conducted and presented to the City by the Noell Group in April of this year. We believe that our revisions to the plan, and the introduction of the variety of housing types that we are proposing, are in line with the Noell Group conclusions concerning housing demand for Fayetteville. Also, after discerning that our original plan was causing concern, not so much from a density standpoint but from an overall unit count for our particular location, we have reduced both the acreage and the unit count by over one half of our original application.

## III. CONCLUSION

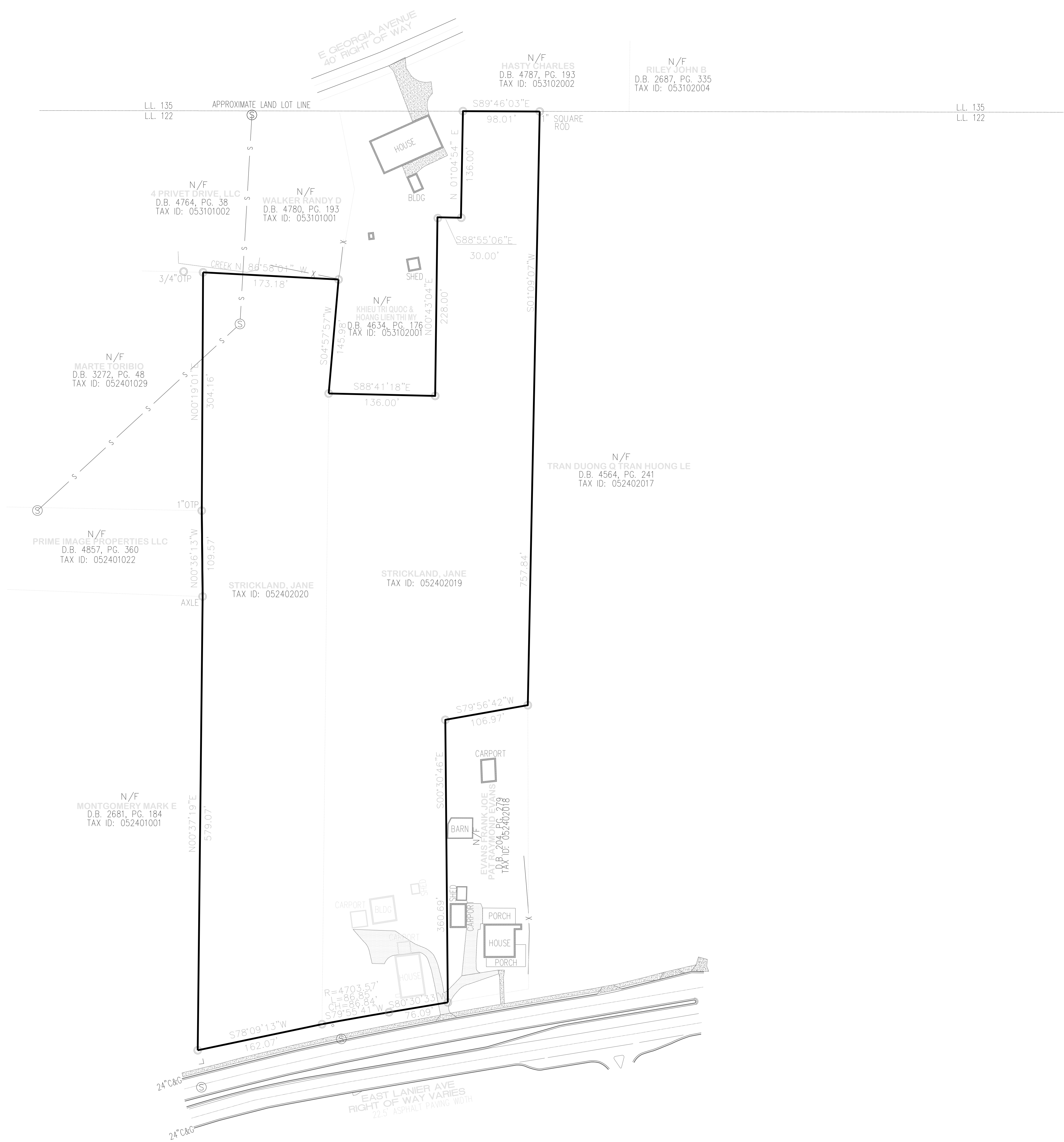
The Applicant respectfully requests that the Property be rezoned from R-30 to \_\_\_\_\_ for a 68-unit community. The proposed development will greatly benefit the City by providing a new and diverse housing option for the downtown corridor. The proposed request should have little impact on the

surrounding schools and will complement the surrounding land uses. If there are any questions about this application, you may contact me at 404-402-1141 or [andy.chandler@cotprop.com](mailto:andy.chandler@cotprop.com)

Sincerely,




A handwritten signature in blue ink, appearing to read 'Andy Chandler', with a long horizontal flourish extending to the right.

Andy Chandler





**LEGEND**

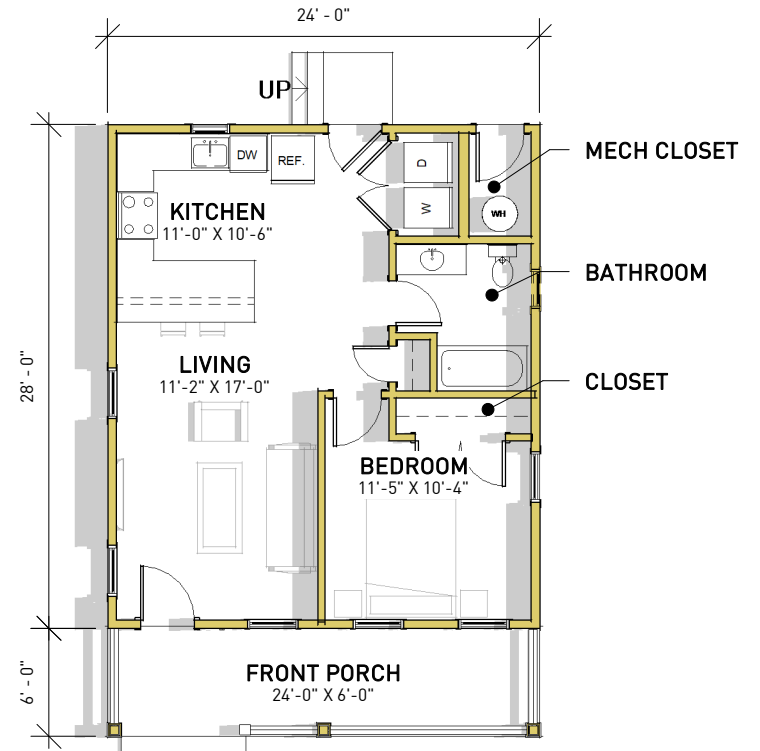
	16 FT. WIDE 640 SQ. FT. 1 BED - 2 STORY
	20 FT. WIDE 1,270 SQ. FT. 3 BED - 2 STORY
	22 FT. WIDE 1,500 SQ. FT. 3 BED - 2 STORY

# 1 BED - 1 STORY (TYPE A)

BEDROOMS	1
BATHROOMS	1
SQUARE FOOTAGE	675 SF
PORCH	145 SF



**FRONT ELEVATION**  
SCALE : 1/8"=1'-0"



**FIRST FLOOR PLAN**  
SCALE : 3/32"=1'-0"

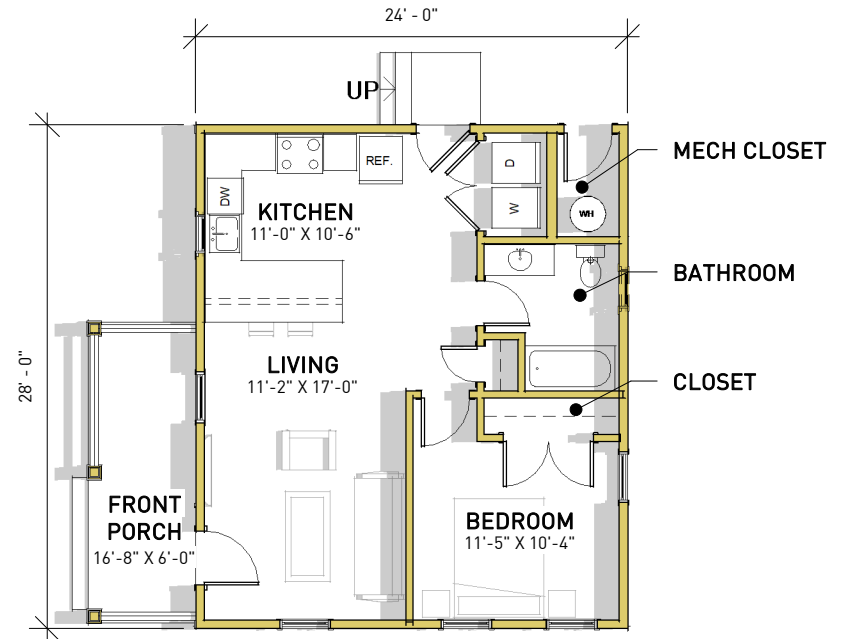


# 1 BED - 1 STORY (TYPE B)

BEDROOMS	1
BATHROOMS	1
SQUARE FOOTAGE	675 SF
PORCH	100 SF



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"

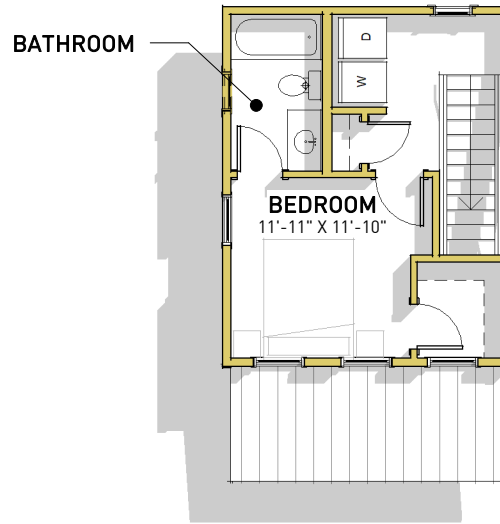
# 1 BED - 2 STORY

BEDROOMS	1
BATHROOMS	1
SQUARE FOOTAGE	640 SF
PORCH	90 SF



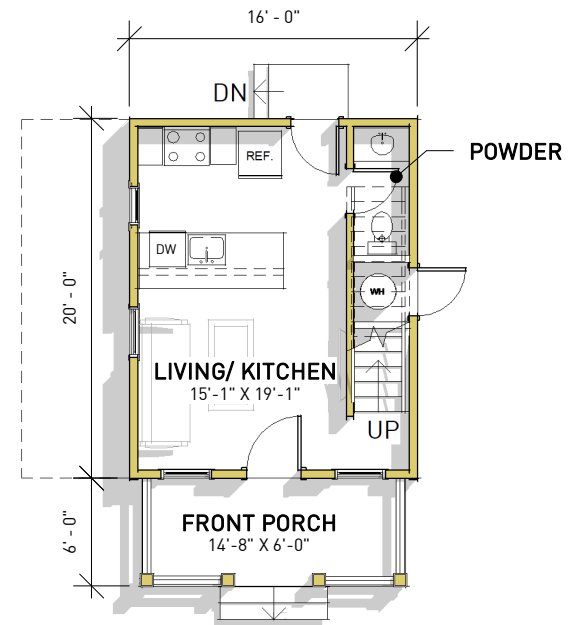
**FRONT ELEVATION**

SCALE : 1/8" = 1' 0"



**SECOND FLOOR PLAN**

SCALE : 3/32" = 1' 0"



**FIRST FLOOR PLAN**

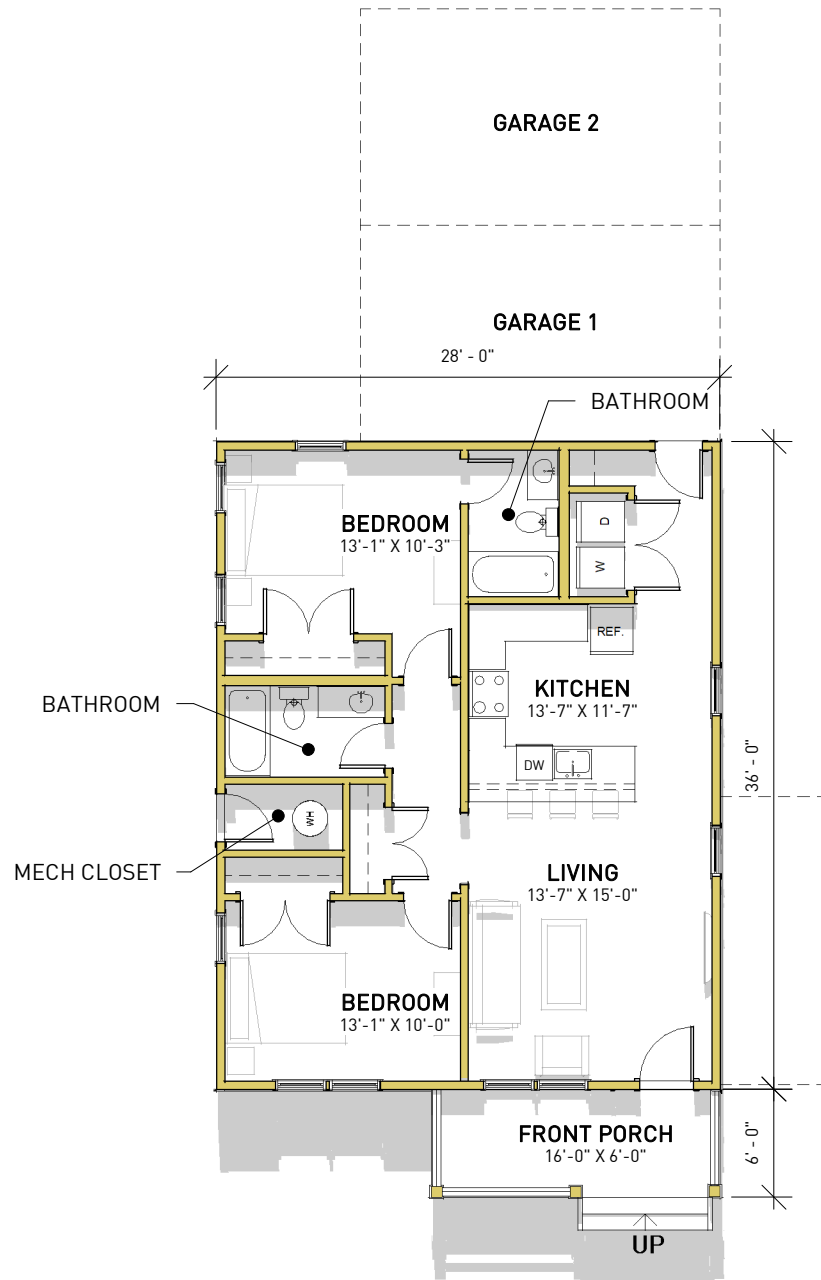
SCALE : 3/32" = 1' 0"

## 2 BED - 1 STORY

BEDROOMS	2
BATHROOMS	2
SQUARE FOOTAGE	1010 SF
PORCH	96 SF
1-CAR GARAGE OPT	240 SF
2-CAR GARAGE OPT	480 SF



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 3/32"=1'-0"

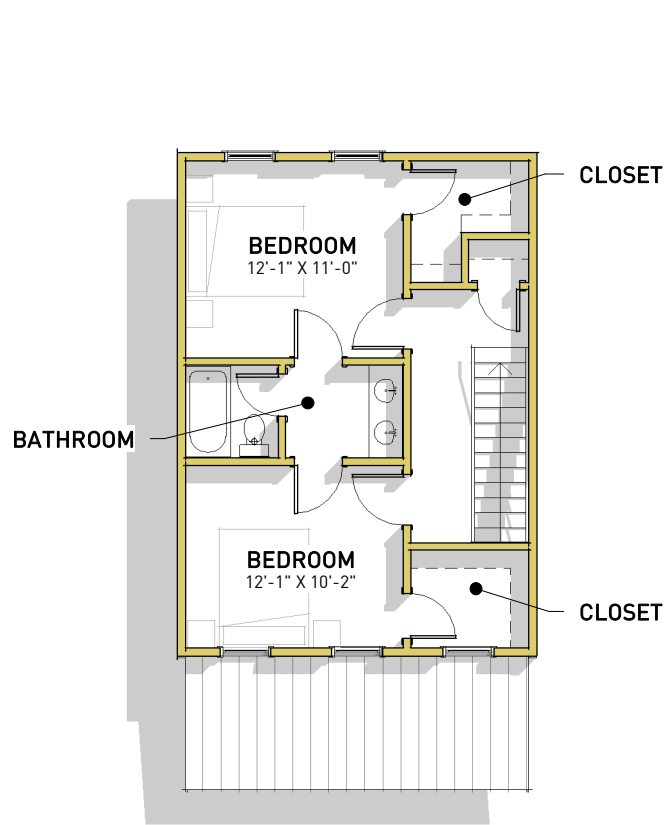
# 2 BED - 2 STORY

BEDROOMS	2
BATHROOMS	2
SQUARE FOOTAGE	1120 SF
PORCH	110 SF



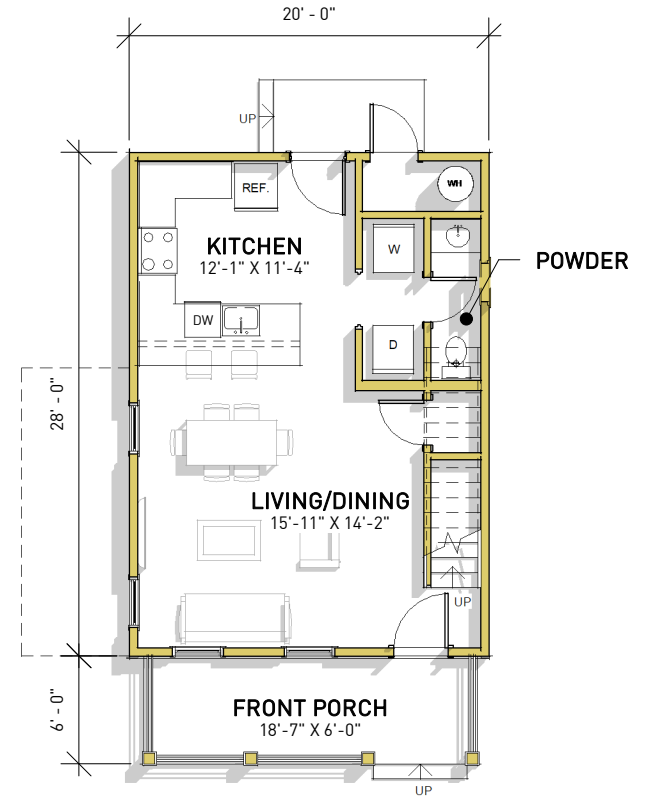
FRONT ELEVATION

SCALE : 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE : 3/32"=1'-0"



FIRST FLOOR PLAN

SCALE : 3/32"=1'-0"

# 3 BED - 2 STORY (TYPE A)

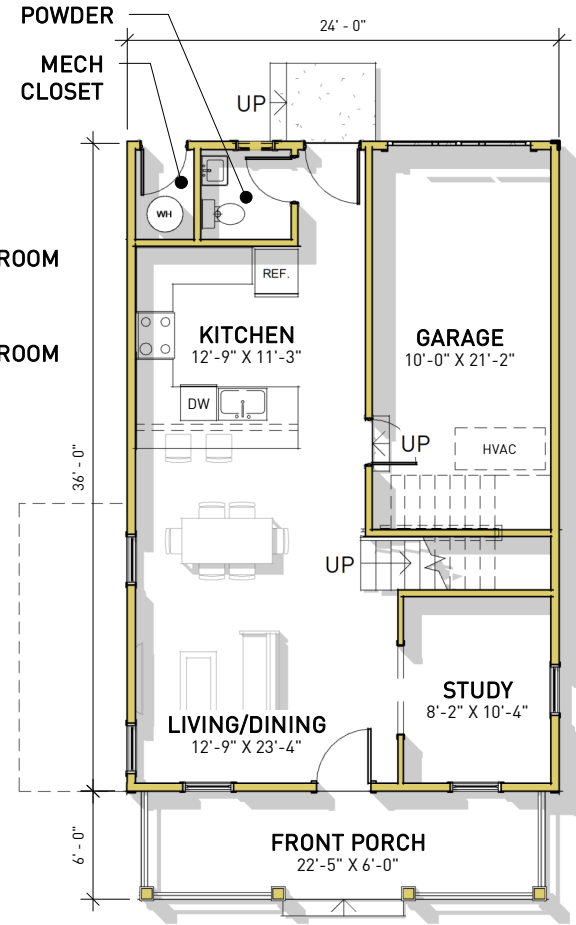
BEDROOMS	3
BATHROOMS	2
SQUARE FOOTAGE	1530 SF
PORCH	135 SF
GARAGE	210 SF



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



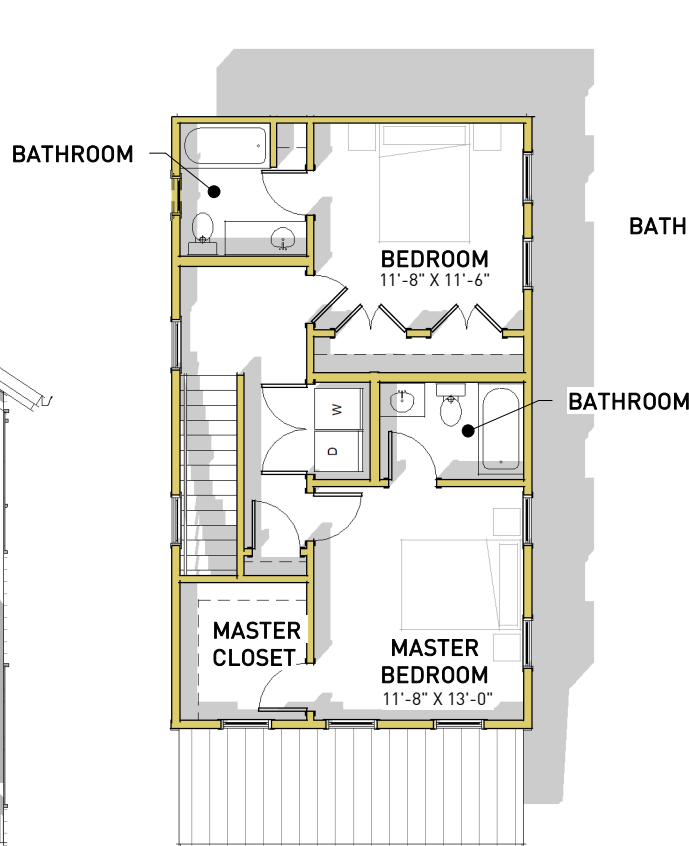
**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

# 3 BED - 2 STORY (TYPE B)

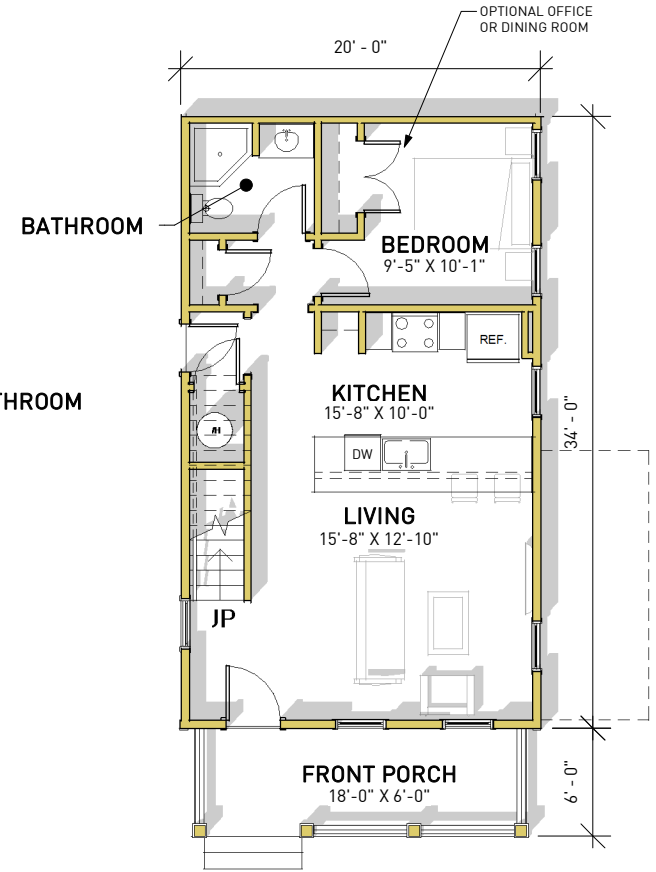
BEDROOMS	3
BATHROOMS	2.5
SQUARE FOOTAGE	1270 SF
PORCH	110 SF



**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE : 3/32" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE : 3/32" = 1'-0"

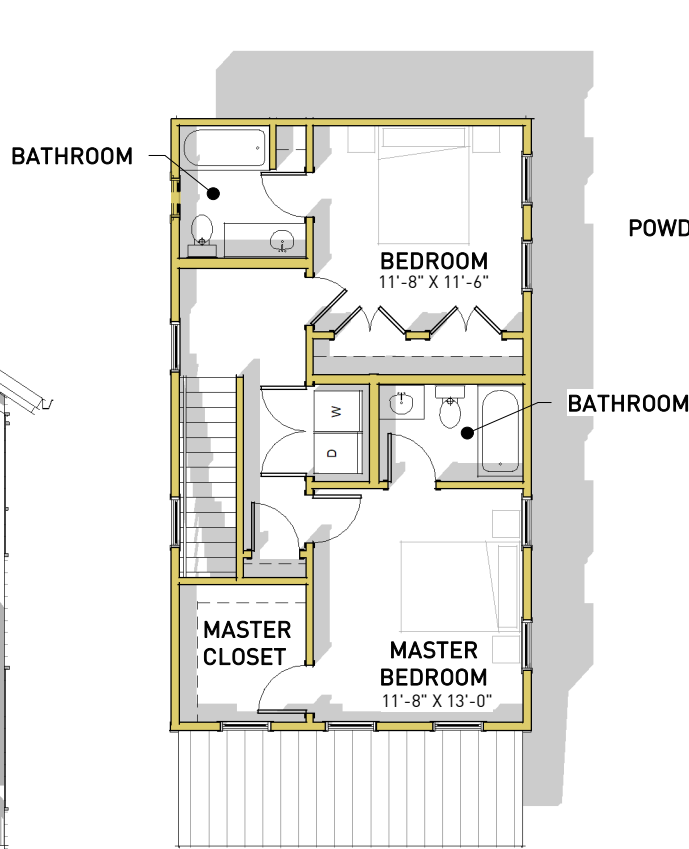
# 3-2B

# 3 BED - 2 STORY (TYPE B)

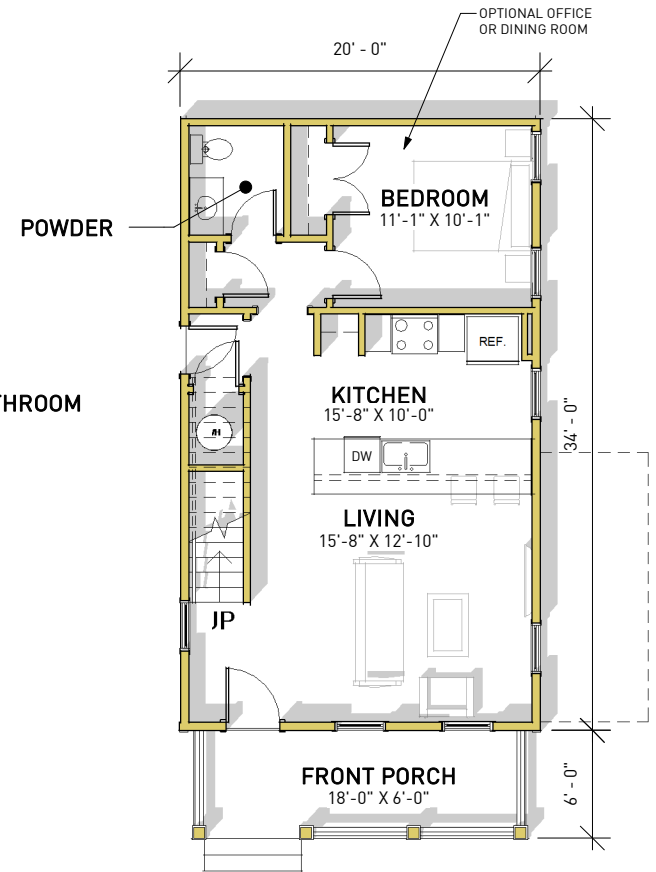
BEDROOMS	3
BATHROOMS	2.5
SQUARE FOOTAGE	1270 SF
PORCH	110 SF



**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE : 3/32" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE : 3/32" = 1'-0"

**3 BED - 2 STORY  
(TYPE B W/ GUEST SUITE)**

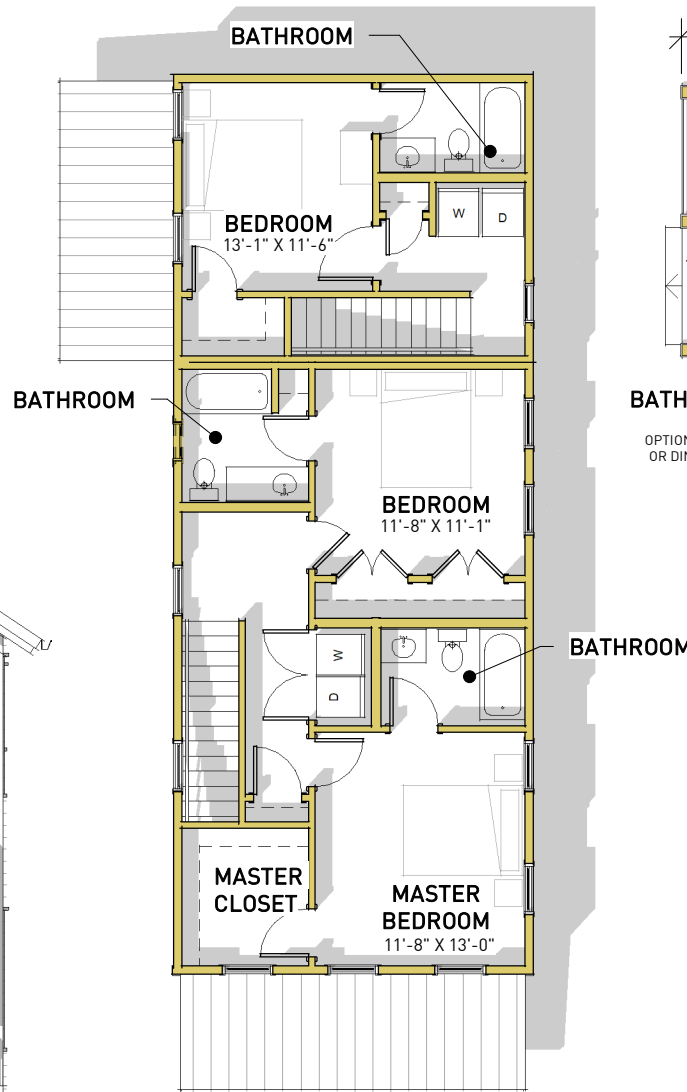
BEDROOMS 3  
 BATHROOMS 3  
 SQUARE FOOTAGE 1270 SF  
 PORCH 110 SF

**OPTIONAL GUEST SUITE**

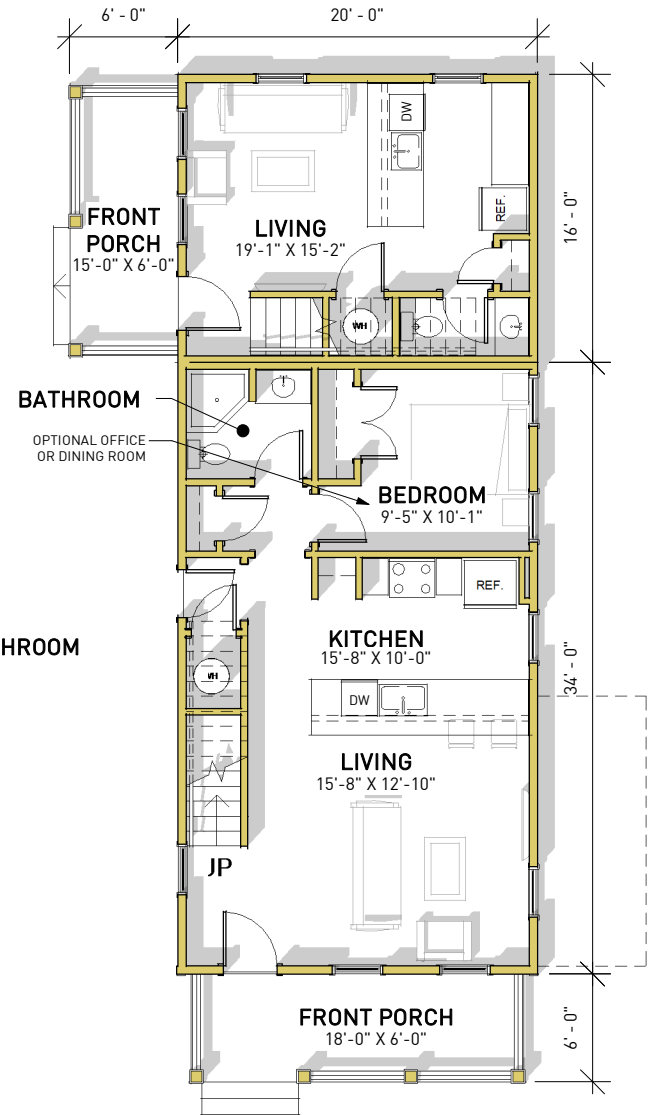
BEDROOMS 1  
 BATHROOMS 1  
 SQUARE FOOTAGE 640 SF  
 PORCH 90 SF



**FRONT ELEVATION**  
 SCALE : 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE : 3/32" = 1'-0"



**FIRST FLOOR PLAN**  
 SCALE : 3/32" = 1'-0"

**3-2B GH**

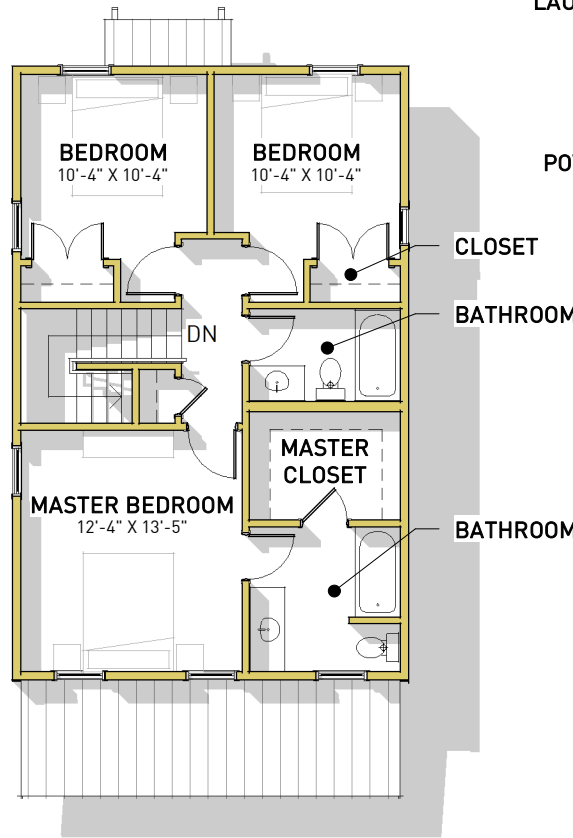


# 3 BED - 2 STORY (TYPE C)

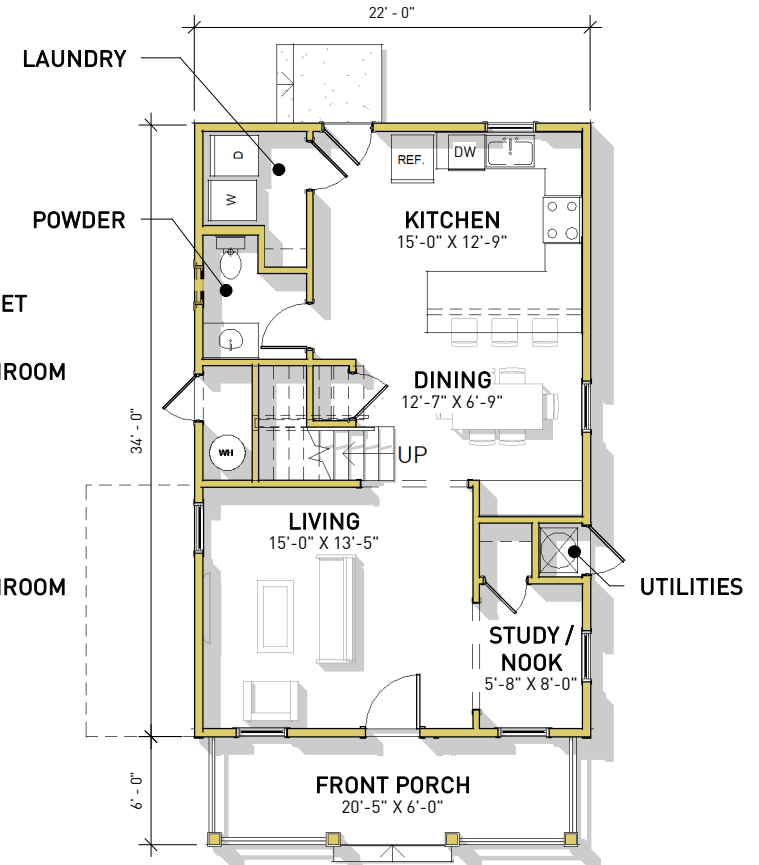
BEDROOMS	3
BATHROOMS	2.5
SQUARE FOOTAGE	1500 SF
PORCH	120 SF



**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE : 3/32" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE : 3/32" = 1'-0"

**Proposed Ordinance: #0-18-22**  
**Zoning Request: Rezoning of E Lanier AVE tracts (R-30 to R-THC)**  
**Date of Published Notice of Public Hearing: August 31, 2022**  
**Date of Planning and Zoning Commission Public Hearing: August 23, 2022**  
**Date of Public Hearing and Adoption: September 15, 2022**

**CITY OF FAYETTEVILLE**  
**COUNTY OF FAYETTE**  
**STATE OF GEORGIA**

**ORDINANCE NUMBER 0-18-22**  
**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS**

The City of Fayetteville (the "City") has received an application for rezoning from Caballero Holdings, LLC for property located between 460 and 510 East Lanier Avenue, Fayetteville GA (Parcel Nos. 052402019 and 052402020) as described in EXHIBIT "A". Said parcel of property is presently zoned R-30 Single-Family Residential and the Applicant desires to rezone the property to R-THC Residential Townhouse Condominium.

The City has given notice to the public of this proposed rezoning as required by law and public hearings have been conducted as required by law. The City complied with the requirements of O.C.G.A. § 36-36-4 and § 36-36-5 prior to the adoption of this Ordinance.

**AN ORDINANCE OF THE CITY OF FAYETTEVILLE**

**IT IS HEREBY ADOPTED AND ORDAINED BY THE CITY OF FAYETTEVILLE AS FOLLOWS:**

**ARTICLE I**

The zoning classification of the property described in Exhibit "A" attached hereto and incorporated herein, shall be, and is hereby established as R-THC Residential Townhouse Condominium pursuant to the City of Fayetteville's Comprehensive Zoning Ordinance and in accordance with the understandings and conditions imposed by the Mayor and City Council.

The City's new ordinance classification upon the described property shall become immediately effective. The City's Comprehensive Zoning Map is hereby amended to reflect this rezoning.

**ARTICLE II**

Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

**ARTICLE III**

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

**ARTICLE IV**

This ordinance shall become immediately effective upon its adoption, subject to the any conditions contained in the minutes of the City Council, which are part of this ordinance; any representations submitted by the applicant to the City Council, accepted by the City Council, and reflected in the minutes of the City Council; all of which representations shall be an amendment to the rezoning application and a part of this ordinance.

**BE IT RESOLVED**, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville ordinance.

**SO RESOLVED**, this 15<sup>th</sup> day of September, 2022.

**Attest:**

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

Attest:

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Anne Barksdale, City Clerk

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember

## Exhibit "A"

### Legal Description

A Combination of Tax Parcels:

052402019 and 052402020

All that tract or parcel of land lying and being in Land Lot 122 of the 5th Land District, City of Fayetteville, Fayette County, Georgia and being more particular described as follows;

**BEGINNING** at a point formed by the centerline intersection of East Lanier Avenue (Right of way Varies) and Gwinnett Street (apparent 30 foot right of way); THENCE North 86 degrees 05 minutes 02 seconds West for a distance of 636.52 feet to a point on the northerly right of way of East Lanier Ave, said point being the **POINT OF BEGINNING**;

THENCE continuing along the right of way of East Lanier Avenue the following three (3) courses and distances South 80 degrees 30 minutes 33 seconds West for a distance of 76.09 feet to a point; THENCE along a curve turning to the left having a radius of 4703.57 feet, an arc length of 86.85 feet and being subtended by a chord having a bearing of South 79 degrees 55 minutes 41 seconds West for a distance of 86.84 feet to a point; THENCE South 78 degrees 09 minutes 13 seconds West for a distance of 162.07 feet to a point; THENCE North 00 degrees 37 minutes 19 seconds East for a distance of 579.07 feet to a point; THENCE North 00 degrees 36 minutes 13 seconds West for a distance of 109.57 feet to a point; THENCE North 00 degrees 19 minutes 01 seconds East for a distance of 304.16 feet to a point; THENCE South 86 degrees 58 minutes 01 seconds East for a distance of 173.18 feet to a point; THENCE South 04 degrees 57 minutes 57 seconds West for a distance of 145.98 feet to a point; THENCE South 88 degrees 41 minutes 18 seconds East for a distance of 136.00 feet to a point; THENCE North 00 degrees 43 minutes 04 seconds East for a distance of 228.00 feet to a point; THENCE South 88 degrees 55 minutes 06 seconds East for a distance of 30.00 feet to a point; THENCE North 01 degrees 04 minutes 54 seconds East for a distance of 136.00 feet to a point; THENCE South 89 degrees 46 minutes 03 seconds East for a distance of 98.01 feet to a point; THENCE South 01 degrees 09 minutes 07 seconds West for a distance of 757.84 feet to a point; THENCE South 79 degrees 56 minutes 42 seconds West for a distance of 106.97 feet to a point; THENCE South 00 degrees 30 minutes 46 seconds East for a distance of 360.69 feet to a point on the right of way of East Lanier Avenue, said point being the **POINT OF BEGINNING**.

The above-described tract contains +/- 8.338 acres.

This Legal description was compiled from deeds and plats of record.



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
[www.Fayetteville-GA.gov](http://www.Fayetteville-GA.gov)

---

**TO:** Mayor and City Council

**VIA:** Ray Gibson, City Manager

**CC:** Anne Barksdale, City Clerk

**FROM:** Denise Brookins, Director of Planning and Zoning

**DATE:** September 6, 2022

**SUBJECT:** Consider Approval of R-37-22 – Adoption and Transmittal of the 2022 Comprehensive Plan Update

---

**Background:**

The 2022 Comprehensive Plan Update was submitted to and reviewed by the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) in accordance with Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014 and established by the Georgia Planning Act of 1989, and the required public hearings were held.

We received notification on August 19<sup>th</sup> that both agencies approved the 2022 Comprehensive Plan Update. To maintain our status as a Qualified Local Government (QLG) the city must now officially adopt the annual report.

**Recommendation:**

That City Council adopt Resolution R-37-22 and authorize Staff to forward the signed Resolution and the approved 2022 Comprehensive Plan Update to both agencies for their records.

**R- 37-22**

**Adoption Resolution**

**2022 Comprehensive Plan Update  
City of Fayetteville, Georgia**

**WHEREAS**, the City of Fayetteville has completed the update of the 20-year Comprehensive Plan;

**WHEREAS**, this document was prepared according to the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014 and established by the Georgia Planning Act of 1989, and the required public hearings were held.

**BE IT THEREFORE RESOLVED**, that the City of Fayetteville Council does hereby adopt the 2022 Comprehensive Plan Update.

**APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE** at a regular meeting of the Mayor and Council on the 15<sup>th</sup> day of September, 2022, by the following voting for adoption:

**ATTEST:**

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

Attest:

\_\_\_\_\_  
Anne Barksdale, City Clerk

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember



# CITY OF FAYETTEVILLE COMPREHENSIVE PLAN

2022 UPDATE



ADOPTED MONTH, 2022

# Comprehensive Plan Advisory Committee (CPC)

## Mayor & City Council

Edward Johnson, Mayor  
Joe Clark, Mayor Pro-Tem  
Rich Hoffman, Council Member  
Darryl Langford, Council Member  
Scott Stacy, Council Member  
Niyah Glover, Council Member

## City Staff

Ray Gibson, City Manager  
David Rast, Director of Community Development  
Brian Wismer, Director of Economic Development  
Denise Brookins, Director, Planning and Zoning  
Julie Brown, Senior Planner  
Nicole Gilbert, Planning Specialist  
Katherine Prickett, Planning Specialist  
Tony Whitley, GIS Analyst

## Steering Committee

Sarah Murphy, Local Resident/Planning Commission Chair /Downtown Development Authority (DDA)  
Kenneth Collins, Local Resident/Planning Commission Vice-Chairman  
Debi Renfroe , Local Resident/Planning Commission  
Toby Spencer , Local Resident/Teacher/Planning Commission  
David Hilderbrandt, Local Resident/Planning Commission  
Jamie Wyatt, Downtown Development Authority (DDA)  
Dan Vano, Downtown Development Authority (DDA) /Business Community  
Sam Burch, Downtown Development Authority (DDA) Historian/Local Resident/Business Owner  
Nancy Musselwhite, Downtown Development Authority (DDA) Business Community  
Brandon Sherman, Downtown Development Authority (DDA)/Business Community

## City of Fayetteville

Thank you to the residents of Fayetteville that provided input throughout the planning process.



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# Transmittal Resolution

R-26-22

## Transmittal Resolution

### Comprehensive Plan 2022 Update City of Fayetteville, Georgia

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

WHEREAS, the City of Fayetteville has prepared an Update to its Comprehensive Plan that covers the years 2022 through 2027 that was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning;

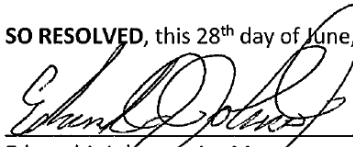
WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive Plans; and

WHEREAS, the City of Fayetteville desires that the 2022 Update to the Comprehensive Plan be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.


NOW THEREFORE BE IT RESOLVED, that, the City of Fayetteville certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this DRAFT 2022 Update to the Comprehensive Plan; and

BE IT THEREFORE RESOLVED that the Mayor and City Council of Fayetteville does hereby authorize the draft 2022 Update of its Comprehensive Plan to be submitted to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

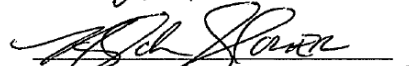
SO RESOLVED, this 28<sup>th</sup> day of June, 2022.

  
Edward J. Johnson, Jr., Mayor


Attest:

  
Anne Barksdale, City Clerk

  
T. Joe Clark, Mayor Pro Tem

  
Niyah Glover, Councilmember

  
Richard J. Hoffmann, Councilmember

  
Darryl Langford, Councilmember

  
Scott Stacy, Councilmember

**MAYOR**  
Edward J. Johnson Jr.  
**CITY MANAGER**  
Ray Gibson  
**CITY CLERK**  
Anne Barksdale



**FAYETTEVILLE**  
NO LIMITS ON IMAGINATION

**COUNCIL**  
T. Joe Clark,  
Mayor Pro Tem  
Niyah Glover  
Richard J. Hoffman  
Darryl Langford  
Scott Stacy

August 4, 2022

Atlanta Regional Commission  
International Tower  
229 Peachtree Street NE | Suite 100  
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Fayetteville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both, the Regional Water Plans covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Denise Brookins, Planning and Zoning Director at [dbrookins@fayetteville-ga.gov](mailto:dbrookins@fayetteville-ga.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Edward J. Johnson".

Mayor Edward J. Johnson  
Fayetteville, GA



# 1

# INTRODUCTION

# About Fayetteville

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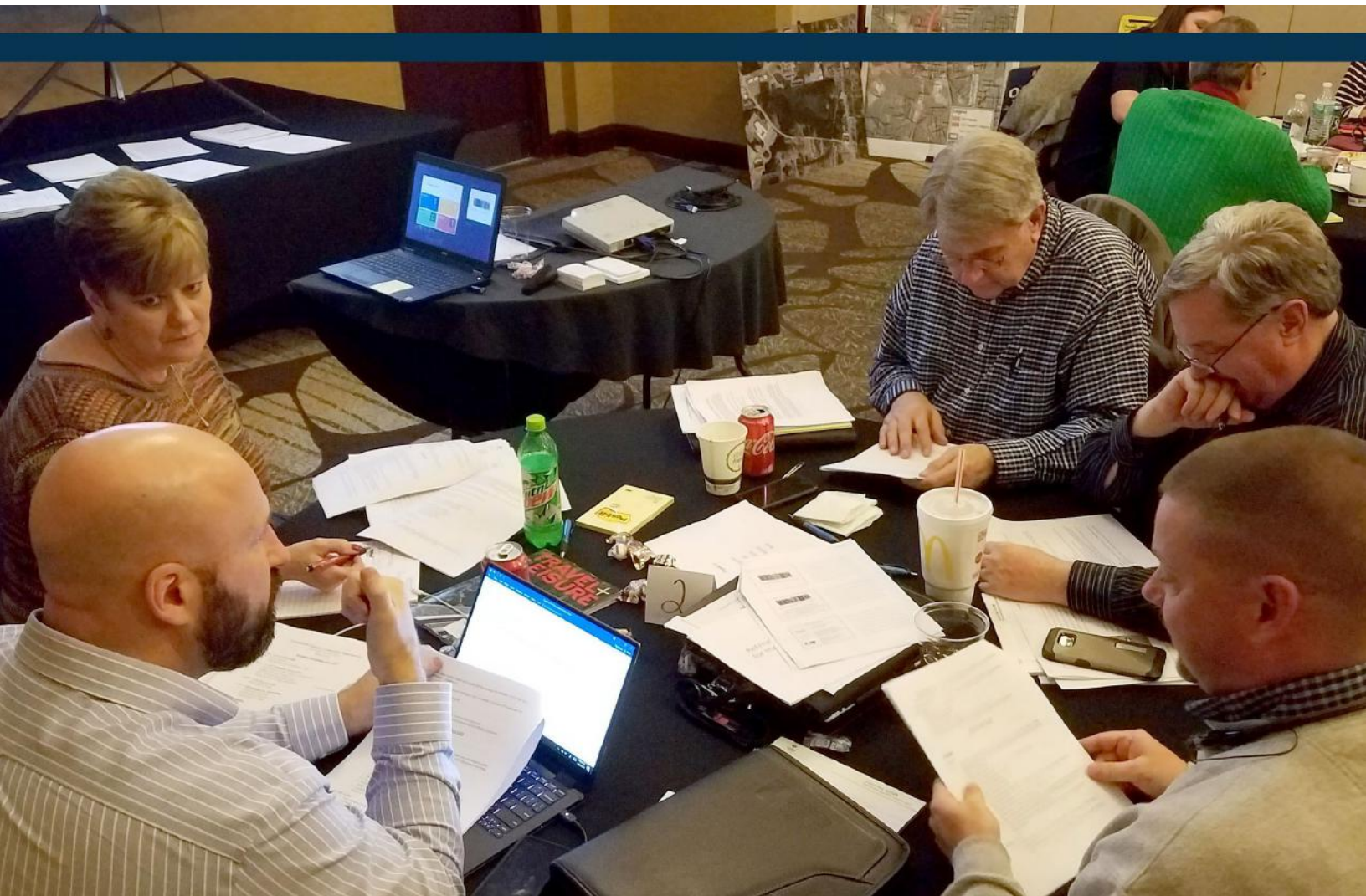
Today, more than 19,000 people call the City of Fayetteville “home”, and many thousands more shop, dine and work here. We are known for our overall high quality of life with high educational standards, low crime rate, and a great sense of community. As Fayetteville grows, and as more people desire to live, work, shop and play here, we are presented with the challenge of maintaining the high quality of life generations of families have come to expect. In response to this challenge, we will encourage smart, collaborative, and managed growth.



# Purpose of the Plan

The Comprehensive Plan is a community-based vision for future growth and development within the City of Fayetteville. The plan addresses land use, housing, economic development, transportation, parks and recreation, and natural resources, with a strong focus on how land is used, developed, and/or conserved.

The City's current Comprehensive Plan was adopted in 2017 and since that time, Fayetteville has experienced significant population growth and economic development. The 2022 Update builds on the previous plan and provides a five-year update as required by Georgia's local planning rules centered around reevaluating key elements.



# Planning History

---

## Implementation Plan

The 2022 Update includes a review of the Community Work Program, which identifies projects and initiatives to assist in implementing the Community Goals. While the Comprehensive Plan as a whole incorporates policies and strategies for a 20-year planning period, the Community Work Program outlines specific implementation strategies in a 5-year timeframe.

The Capital Improvements Element identifies capital investments the city intends to make in the next five years to facilitate achieving the city's goals.

## Previous Plans

### 2017 Comprehensive Plan

The 2017 Comprehensive Plan provided a road map for the city as it continues to grow and evolve. The comprehensive plan used different forms of public engagement and reflects the ideas, values, and desires of the community, aligning these with a range of plans, policies, and initiatives in place or underway in both Fayetteville and the wider region.

### Strategic Plan

The Strategic Plan serves as a tool to help guide the community toward its desired outcomes. The plan is intended to be a living document, meaning it will be updated and amended as needed to reflect progress made, changing conditions in Fayetteville and the region, and the evolving needs of the community. The updated plan serves as a reinvigorated foundation for the city, establishing a comprehensive vision for the future, refreshed land use recommendations, and implementation recommendations to guide the city moving forward.

### 2021 LCI Study


The 2021 LCI Study established a community-wide vision and plan for the downtown core. A part of the study evaluated previous planning documents and their recommendations for downtown development. The 2021 LCI study has served the city well and provided comprehensive analysis and recommendations for the downtown area's land use, zoning, and development regulations.

### 2022 Housing Study

The 2022 housing study provided a demographic review, market demand data, and identify potential residential development opportunities in the city.







**2**

**FAYETTEVILLE  
TODAY**

# Community Profile

## OVERVIEW

The City of Fayetteville is located in the center and serves as the county seat of Fayette County. Historically, Fayetteville was predominantly an agricultural area with sprawling homes on large lots. In recent years the city has worked to restore the historic streetscape and downtown charm while still welcoming new residents and businesses.

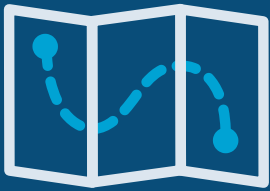
Fayetteville captures estimated 17% of Fayette County's population, with a 2021 census population of 19,284 residing in 6,741 households. The population is fairly diverse across age, race, and income cohorts. While being historically more rural than suburban, recent development activity and housing market trends have fueled growth in Fayetteville.



**19,284** Population



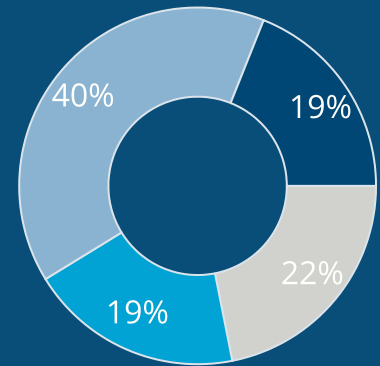
**6,741** Number of Households



**12.88** Square Miles

**1,365.1** People Per Square Mile

Population By Age



**2.60** Average Household Size

Under 18 Years

18 to 34 Years

35 to 64 Years

65 and Over

# Population Density

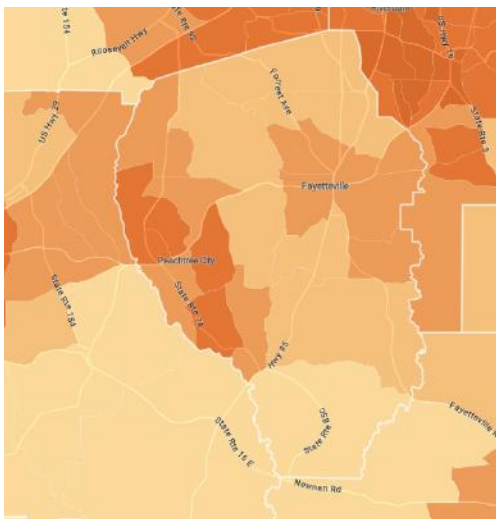
## DENSITY AND GROWTH PATTERNS

Between 2010 and 2022 the population in downtown Fayetteville increased from 3,426 to 3,786 people per square mile, demonstrating a 10% increase in population density. Census statistics show the younger population has increased within the downtown core and the southern portion of the city, while the northern arc has experienced a decrease in the younger population. The shift in age is predominantly due to high-performing schools being located to the west and south of the City, close to Peachtree City and south of the City, as well as job opportunities for younger adults located to the west (Trilith Studios, the Town at Trilith and Piedmont Fayette Hospital) and manufacturing and light industrial-related jobs to the east and north.

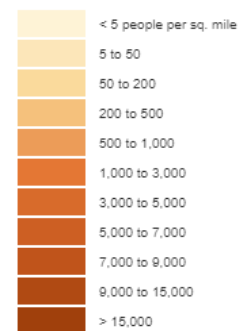
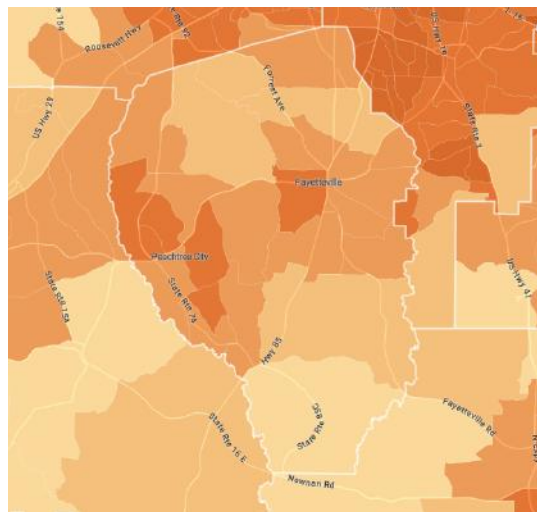
Since 2010, the census tracts encompassing Downtown Fayetteville have also identified a 10% increase in the 55+ age group, which is consistent with similar growth patterns in neighboring communities. For instance, Peachtree City to our west has experienced a significant increase in residents aged 55 and over, which bodes well as Fayetteville continues to provide opportunities for downsizing and senior living facilities.

## POPULATION DENSITY MAPS (PER SQ. MILE)

2010



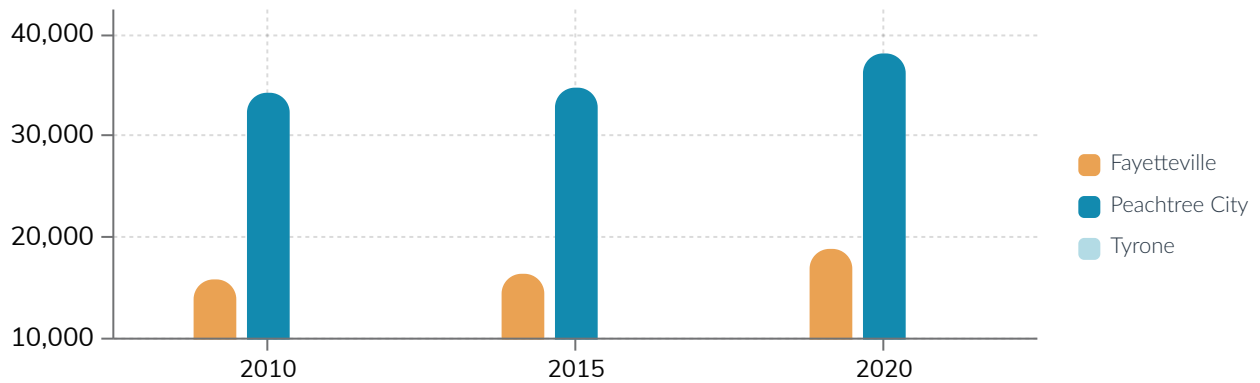
2022



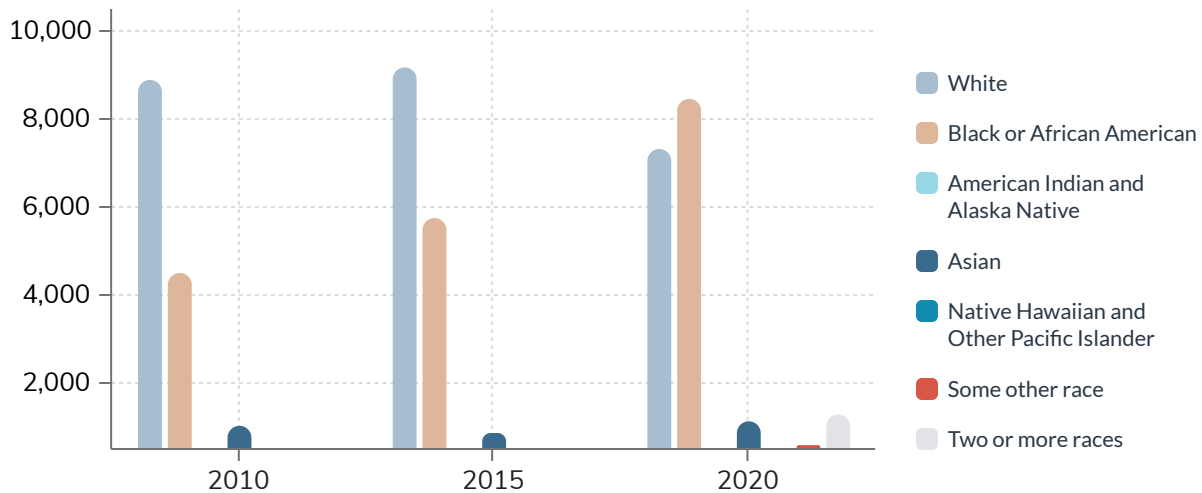
# Growth & Diversity

The median age in Fayetteville is 42, and population growth has been steady since 2010. Based on census-based estimates, the strongest growth will have occurred from 2010 – 2022, with an 18.2% population increase, or just over 1.5% per year.

Population growth over the last ten years has grown steadily in the 18-34 and 55-85+ age groups, with a steady increase in the Black/African American and Asian populations. These numbers point to a growing number of young singles and professionals as well as empty nesters and retirees, all of which will require a greater variety of housing products. Decreases in the 5-17 and 35-54 age groups indicates a decreasing number of younger families moving to the city.



POPULATION GROWTH



RACE DISTRIBUTION

# Regional Comparison

Fayetteville is located in the Atlanta-Sandy Springs-Roswell Metropolitan Statistical Area (MSA). The Atlanta MSA encompasses 29 counties, with ten central counties belonging to the Atlanta Regional Commission (ARC) and forming the core of the MSA. Roughly 78% of the population of the MSA lives within this ten county core including Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry and Rockdale.

Between 2000-2010 only 67% of all population growth within the MSA occurred within this ten county core. Since 2010 roughly 85% of all population growth within the MSA occurred in this ten county core as younger and older generations increasingly sought walkable neighborhoods both in urban and suburban areas. Fayette County had considerable growth from 2000 to 2010 with an annual growth rate of 1.6%. However, the story for the City of Fayetteville is more positive.

From 2000-2010 population growth within Fayetteville outpaced many of the fastest growing counties in the MSA with a 3.6% annual growth. Since 2010 the city's growth rate is still strong and has outpaced all counties in the MSA except for Cherokee County with an annual growth rate of 1.7%.

	SQ MILES	% MSA	2020	% OF MSA	2000-10	2010-20	2000-10	2010-20	2000-10	2010-20	LAND / CAPTURE RATIO
Cherokee County	422	4.80%	266620	4.50%	7244	5227	4.20%	2.20%	7.10%	5.20%	1.08
Clayton County	142	1.60%	297595	5.00%	2291	3817	0.90%	1.40%	2.20%	3.80%	2.36
Cobb County	339	3.90%	766149	12.80%	8033	7807	1.20%	1.10%	7.80%	7.80%	2.01
DeKalb County	268	3.10%	764382	12.80%	2603	7249	0.40%	1.00%	2.50%	7.30%	2.37
Douglas County	200	2.30%	144237	2.40%	4023	1183	3.70%	0.90%	3.90%	1.20%	0.52
Fayette Co. (exl. Fayetteville)	44	0.50%	100237	1.70%	1051	962	1.20%	1.00%	1.00%	1.00%	1.9
<b>City of Fayetteville</b>	<b>150</b>	<b>1.70%</b>	<b>18957</b>	<b>0.30%</b>	<b>480</b>	<b>301</b>	<b>3.60%</b>	<b>1.70%</b>	<b>0.50%</b>	<b>0.30%</b>	<b>0.18</b>
Fulton Co. (excl. Atlanta)	394	4.50%	580420	9.70%	10079	8010	2.30%	1.50%	9.80%	8.00%	1.78
City of Atlanta	133	1.50%	486290	8.10%	378	6603	0.10%	1.50%	0.40%	6.60%	4.34
Gwinnett County	430	4.90%	957062	16.00%	21687	15174	3.20%	1.70%	21.20%	15.20%	3.08
Henry County	322	3.70%	240712	4.00%	8458	3679	5.50%	1.70%	8.30%	3.70%	1
Rockdale County	130	1.50%	93570	1.60%	1510	836	2.00%	0.90%	1.50%	0.80%	0.56
10-County ARC Core	2974	34.10%	4716231	78.80%	67837	86926	1.80%	2.00%	66.30%	87.30%	2.56
Exurban Counties	5739	65.90%	1267876	21.20%	34492	12700	3.50%	1.00%	33.70%	12.70%	0.19
MSA Total	8713	100.00%	5984107	100.00%	102329	99626	2.20%	1.80%	100.00%	100.00%	1

# Education

Concentrations of highly-educated residents and households are attractive to both office and retail employers. Prospective office tenants desire proximity to a highly-educated workforce. Retailers often use educational attainment levels as a key metric when determining site locations. Additionally, households with high educational attainment levels have shown to include higher income potential and are strong indicators of neighborhood stability.

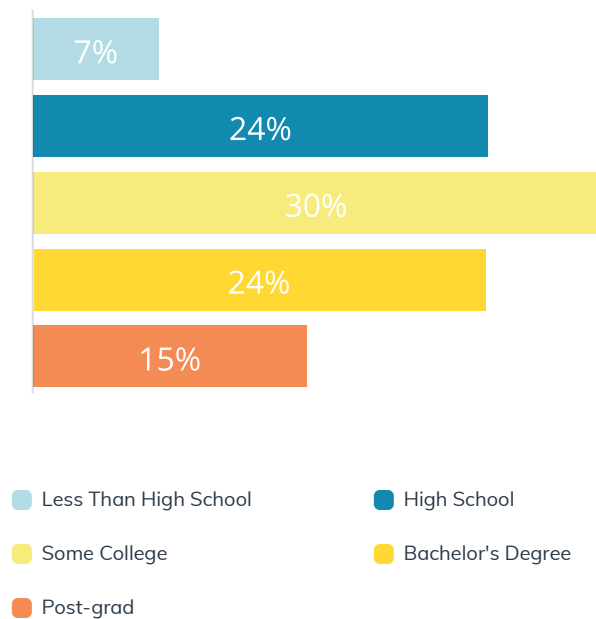
The northern and eastern portions of the city of Atlanta and the north metro suburbs have the highest concentrations of high educational attainment households in metro Atlanta. On the southside of Atlanta, Fayette County stands out, but a lack of high concentrations of educated households and workforce continues to limit major office growth and/or relocation.

Nearly 40% of Fayetteville residents 25 years and over have obtained a Bachelor's degree or higher. Historically, college-educated individuals in Fayette County have been concentrated in the west and southwest near Peachtree City and Tyrone, but over the past few decades college-educated individuals have been pushing west, increasing the educational attainment in Fayetteville, and within Fayette County, as a whole.

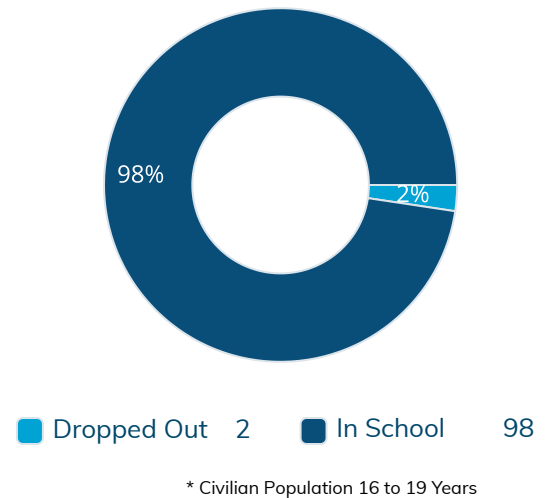
## EDUCATION ATTAINMENT IN FAYETTEVILLE

Less Than High School	High School Grad or Higher	Bachelor's Degree or Higher
6.7%	95%	41%

Education Attainment for Population 25 and Over



School Dropout Rate



# Tenure

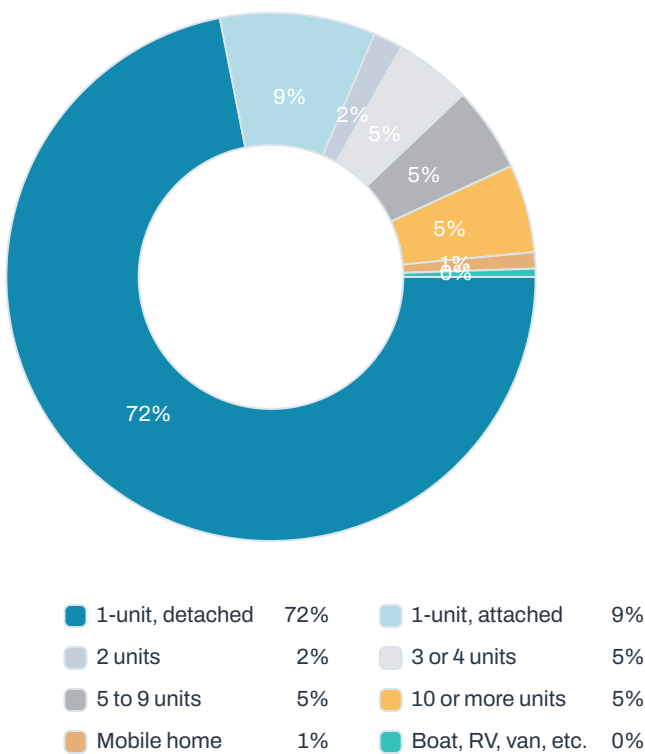
## & Housing

As of 2022, Fayetteville has 6,949 total housing units, the majority of which were constructed after 1991 and include single-family detached, townhomes, condominiums and apartments. Approximately 36% of all dwelling units were constructed in the 1990's. While more than 71% of all housing units within the city are owner-occupied, the recently completed Housing Study indicated a lack of product diversity, with an estimated 72% being conventional single-family detached structures.

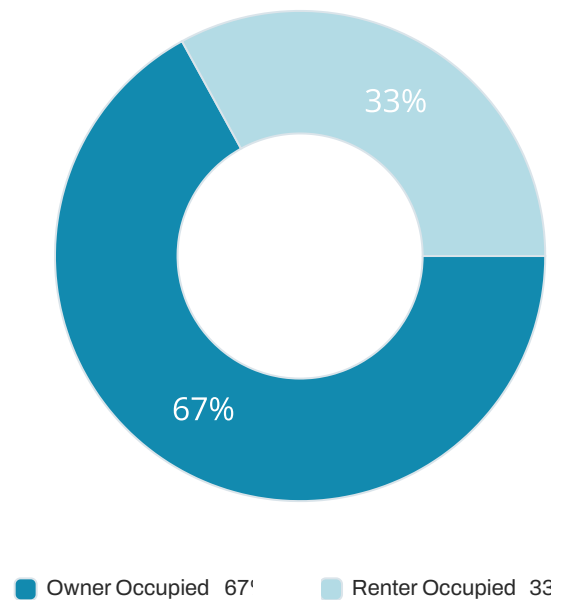
Statistics show a healthy rental vacancy rate typically hovers around 7-8%, while a healthy homeowner vacancy rate is much lower, at 2% or below. Of the city's 6,949 housing units, an estimated 97% are occupied, and 3% are vacant. Vacancy rates within the city are currently 2.7% for rental units and 0.2% for residential structures.

When vacancy rates dip below 5%, studies show the demand for housing is outstripping the supply. Rental market vacancy rates in the 5-7% range show the market is providing adequate housing choices. Low rental vacancy rates can be harmful to communities because it can lead to unjustified rent increases, provide a disincentive for property owners to maintain facilities, and reduce the choice and opportunity for renters. Additionally, when rental vacancy rates fall below 5%, there is the possibility that rents will increase making some rental properties less affordable.

Total Housing Units



Occupied Housing Units

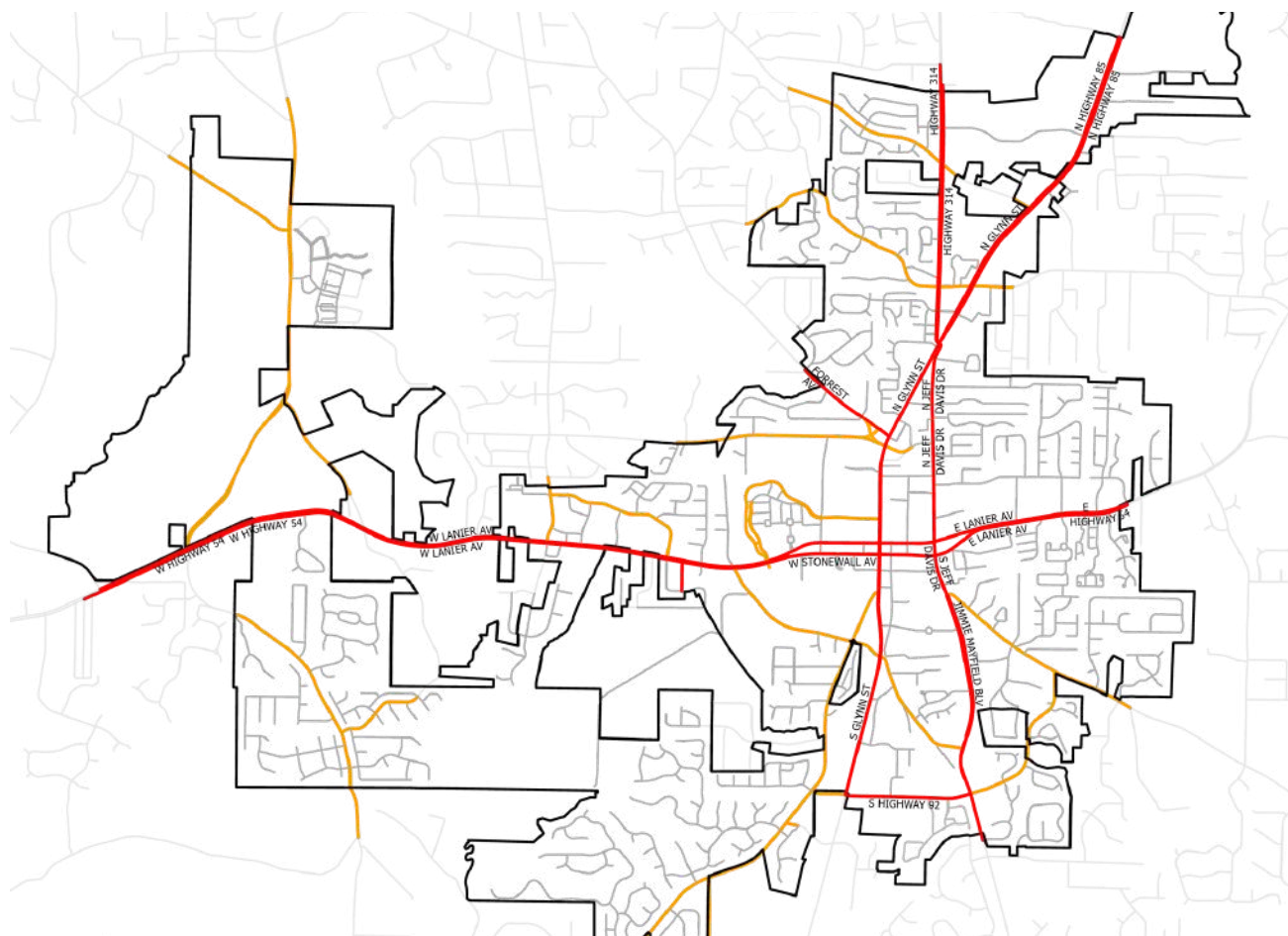


# Transportation




## Functional Classification

The assessment of existing traffic patterns, access points, and conditions of the street network is an integral part of the Comprehensive Plan because land use and the street system are interdependent.

Historically commercial establishments generate high traffic volumes and pursue locations along major thoroughfares with high traffic capacity and visibility. Industrial and warehousing operations generate heavy truck traffic and are typically located adjacent to similar uses. Office and industrial employment centers generate high peak hour volumes and require convenient routes to expressways. For example SR 85, SR 92, SR 314 and SR 54 have higher traffic volumes than other roads in the city and, therefore, provide more opportunity to capture a segment of the pass-by traffic. Conversely, the arrangement of land uses can influence traffic flow. Residents often desire convenient access to work and shopping but generally want safe, low-volume streets in their neighborhoods. A well-designed street system can safely accommodate a mix of traffic generated by each land use.



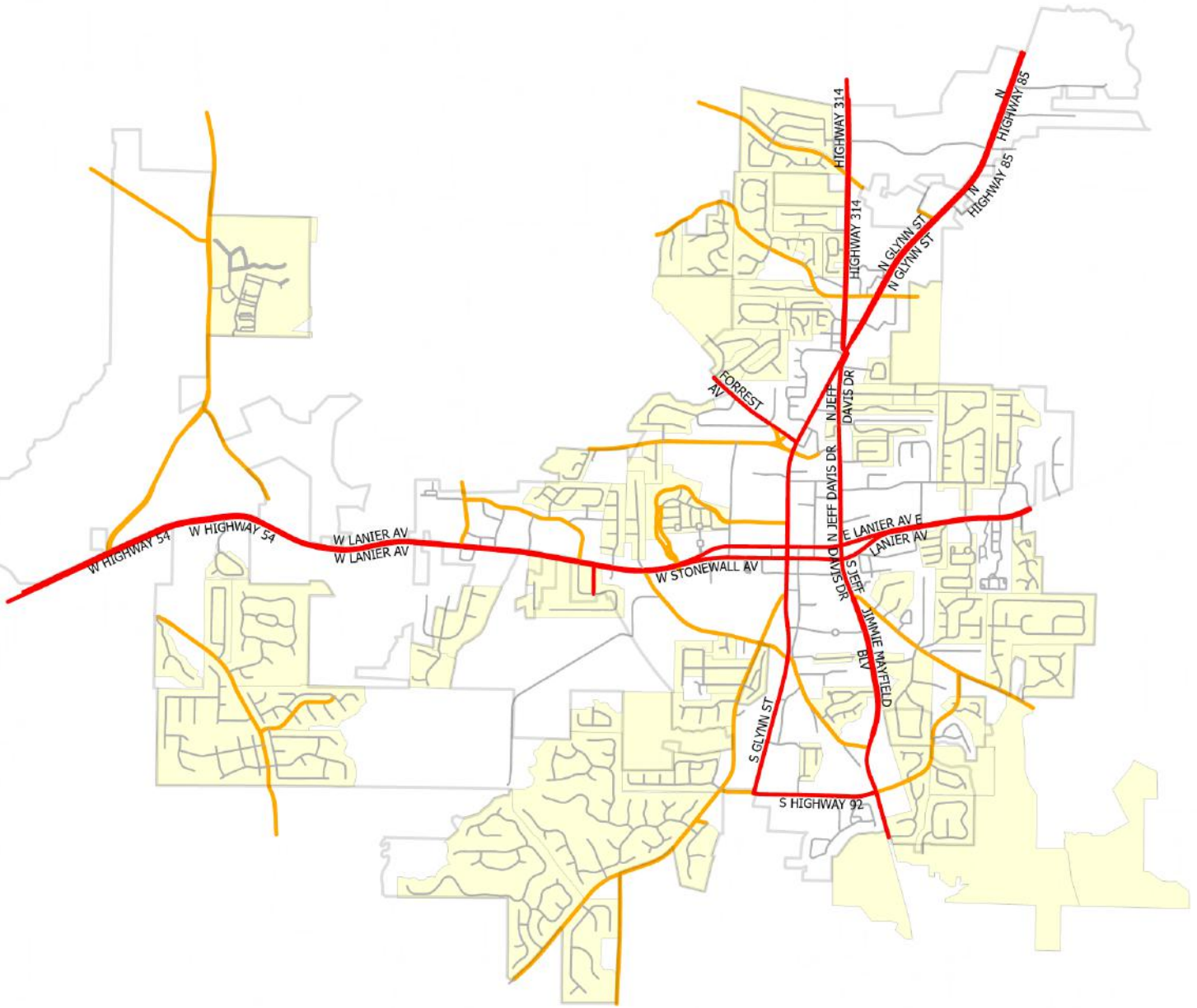
### Street Functional Classifications

-  Major Arterial
-  Collector
-  Local







# Transportation

## Functional Classification



### Street Functional Classifications

-  Major Arterial
-  Collector
-  Local
-  Neighborhoods

# Transportation

## Access and Connection

The city has an estimated 150 miles of streets, with limited connections where motorists can travel to other parts of the city without depending on major corridors. While limited connectivity discourages traffic on local streets, it also constraints residents from entering and departing their neighborhood. The city's road network is not comprised of the traditional grid pattern. Between the early 1950's to the 1990's, the street network began to shift from grid to traditional suburban street patterns when regulations focused on reducing and even eliminating through movements on many residential streets and having them take place on main arterials.

The opportunities for pedestrian mobility or even bicycles are even more constrained. As the population increases, this could cause further conflict, congestion, and potential safety concerns among all road users.

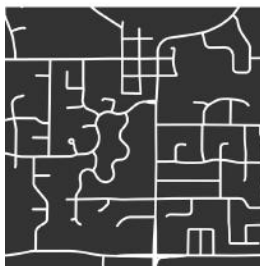
1900's



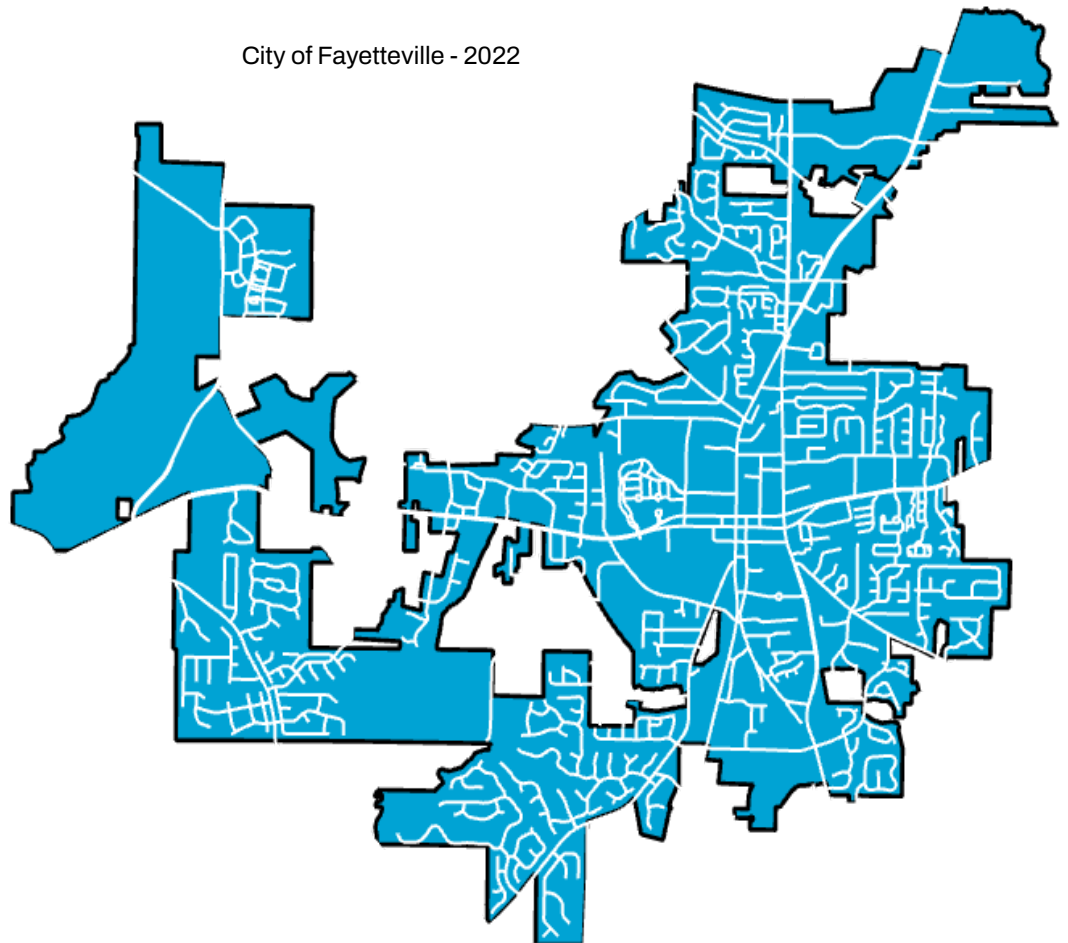
1940's



1990's

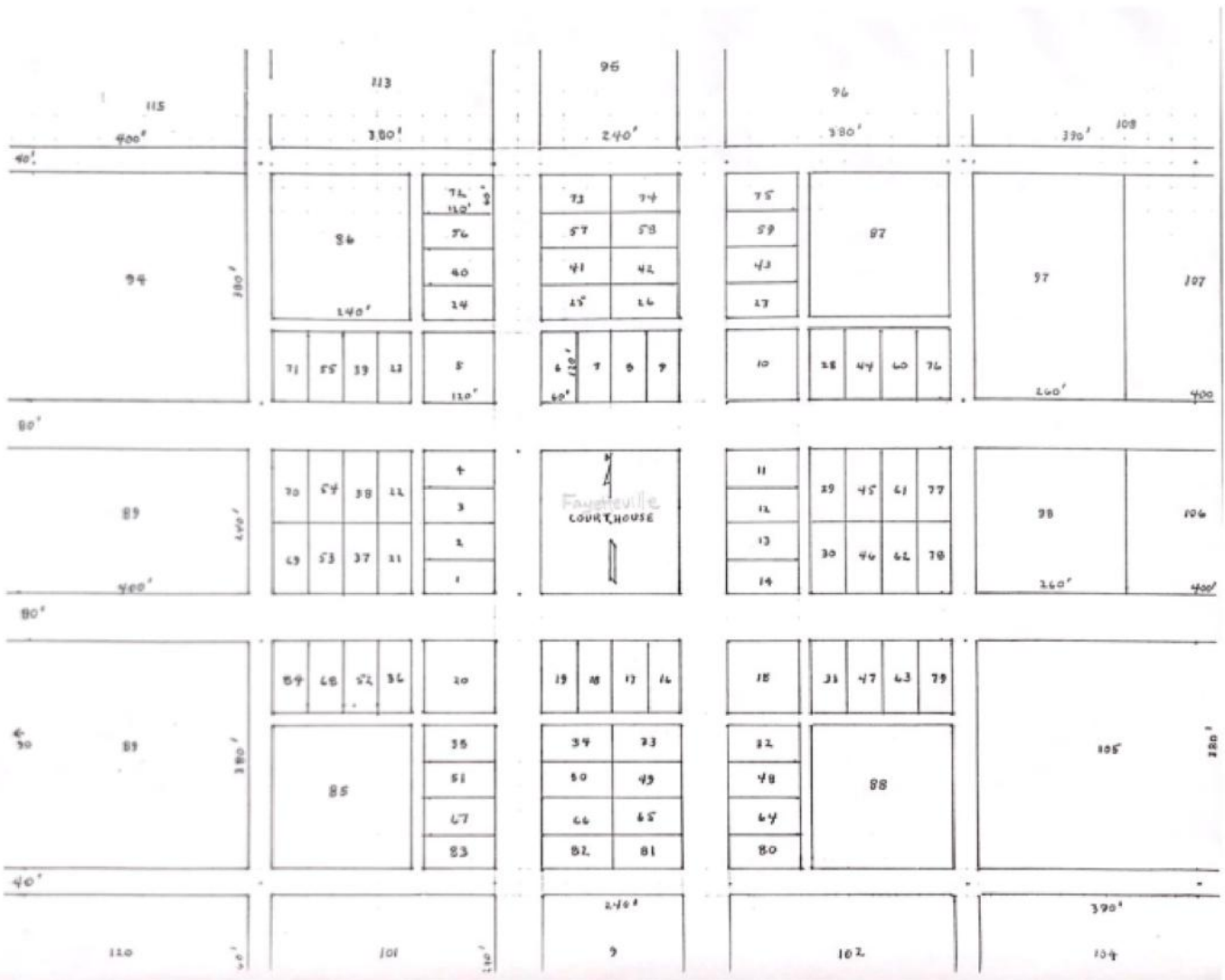


City of Fayetteville - 2022



# Transportation Access and Connection

Original Downtown Layout from the early 1820's



# Transportation

## Traffic Volume

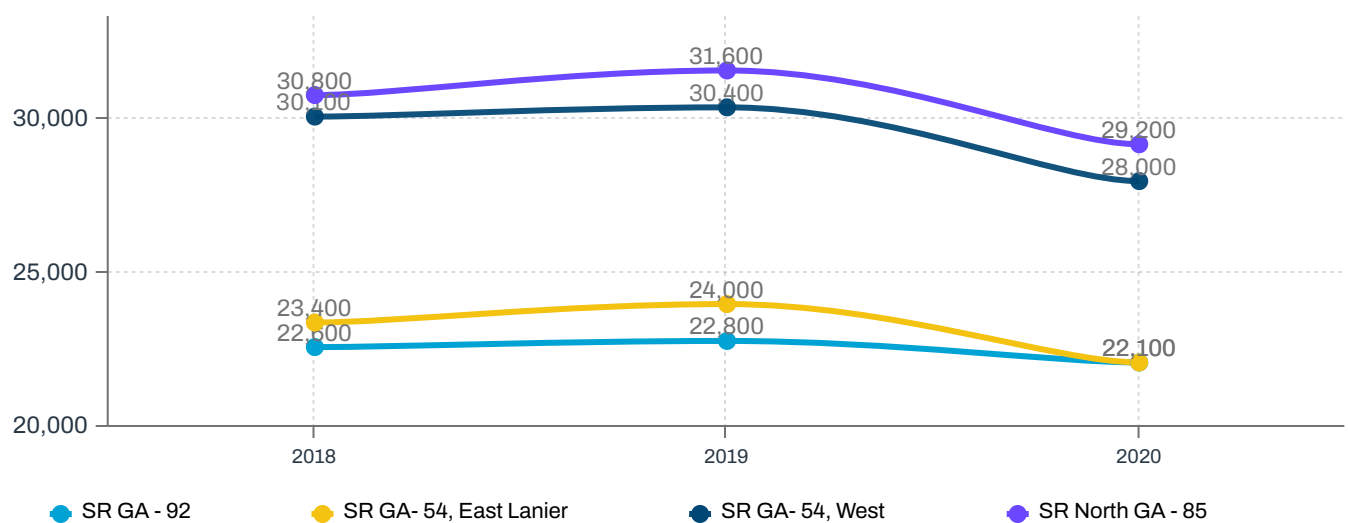
Currently, the vast majority (81%) of city residents who are employed drive alone to work while 8% carpool, 0.5% use transit (bus or rail), and 8% work from home. Most households (98%) have at least one automobile. The average city resident takes 33 minutes on average to travel to work.

The table below shows there are currently sixty-four (64) signalized intersections in the county with the majority located within Fayetteville along state routes. Even with the growth in population, traffic volumes on arterials has declined slightly. Further review should be conducted to confirm the decline is not related to the pandemic or other issues. Fayetteville moves forward by considering how streets are not only efficient, but safe for all users.

### Signalized Intersections

Jurisdiction	2020 Population Estimates	Land area in square miles, 2010	Number of Signalized Intersections
Fayetteville	18,957	10.89	25
Peachtree City	38,244	24.54	21
Tyrone	7,658	12.47	4
Fayette County	119,194	194.34	14

### Average Annual Daily Traffic

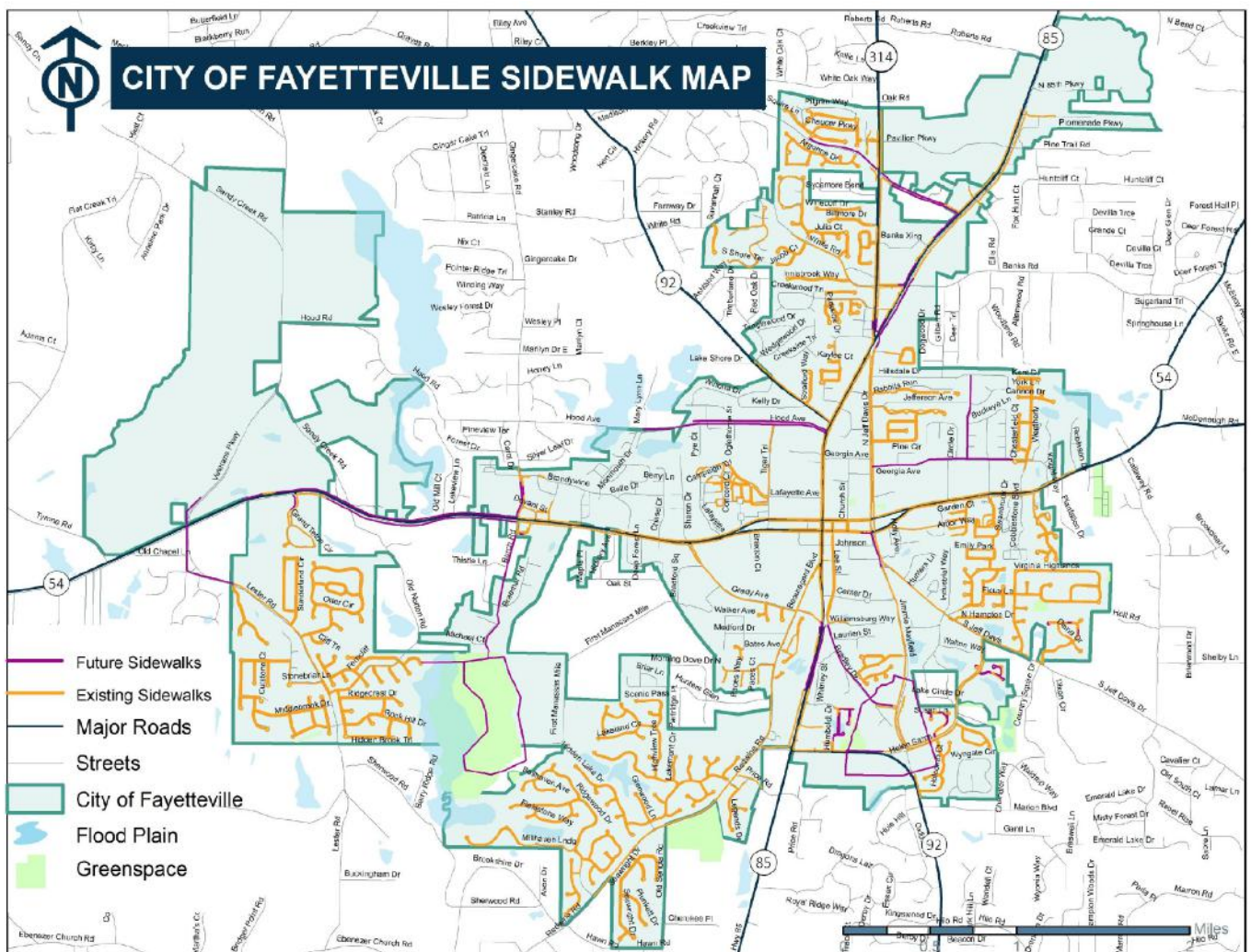


# Transportation

## Sidewalk Map

The map below shows a rough estimate of the city sidewalk network in 2019. Overall, the city boasts good sidewalk coverage, but the pedestrian experience when traveling varies greatly and is dependent on factors such as:

- Traffic volume
- Sidewalk width and physical condition
- Quality of the sidewalk surface
- Obstructions
- The presence of landscaping and street furniture
- Public art
- Building frontages
- Neighboring use



# Transportation

## Pedestrian and Walking Propensity

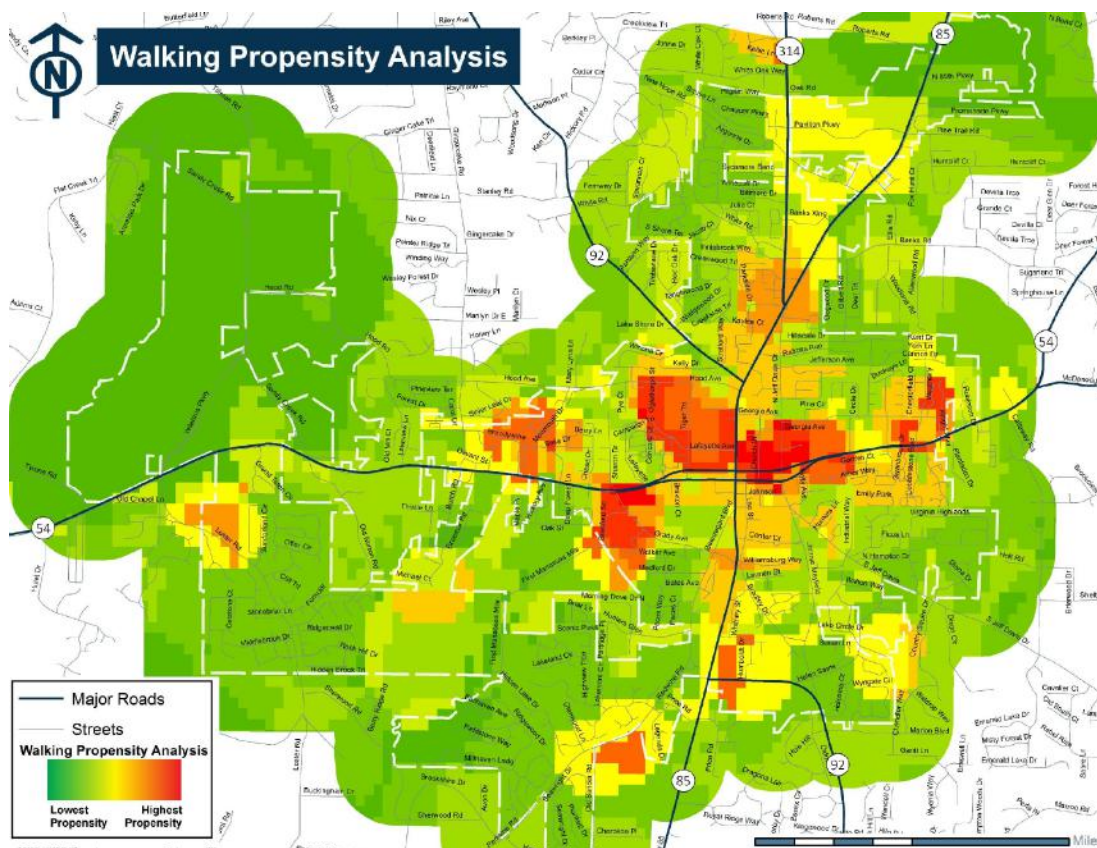
In 2019 a walking propensity analysis was conducted as a part of the city's Master Path Plan. This quantitative analysis reviewed four factors to predict the most likely locations where people would walk if there were sidewalks.

The four factors included:

- Existing Land Use
- School and Park Zones
- Intersection Density
- Pedestrian Crashes

The analysis showed a strong walking demand in downtown Fayetteville which was due to commercial land uses, a grid street network with small blocks, and proximity to schools. Other high demand nodes include the intersection of SR 54 and Grady Avenue due to commercial and office land uses, proximity to Fayette County Alternative School and Spring Hill Elementary School, and the Meridian apartment development.

The analysis did not include Trilith Studios or the Town at Trilith due to the fact this area was still under construction at the time the study was conducted.

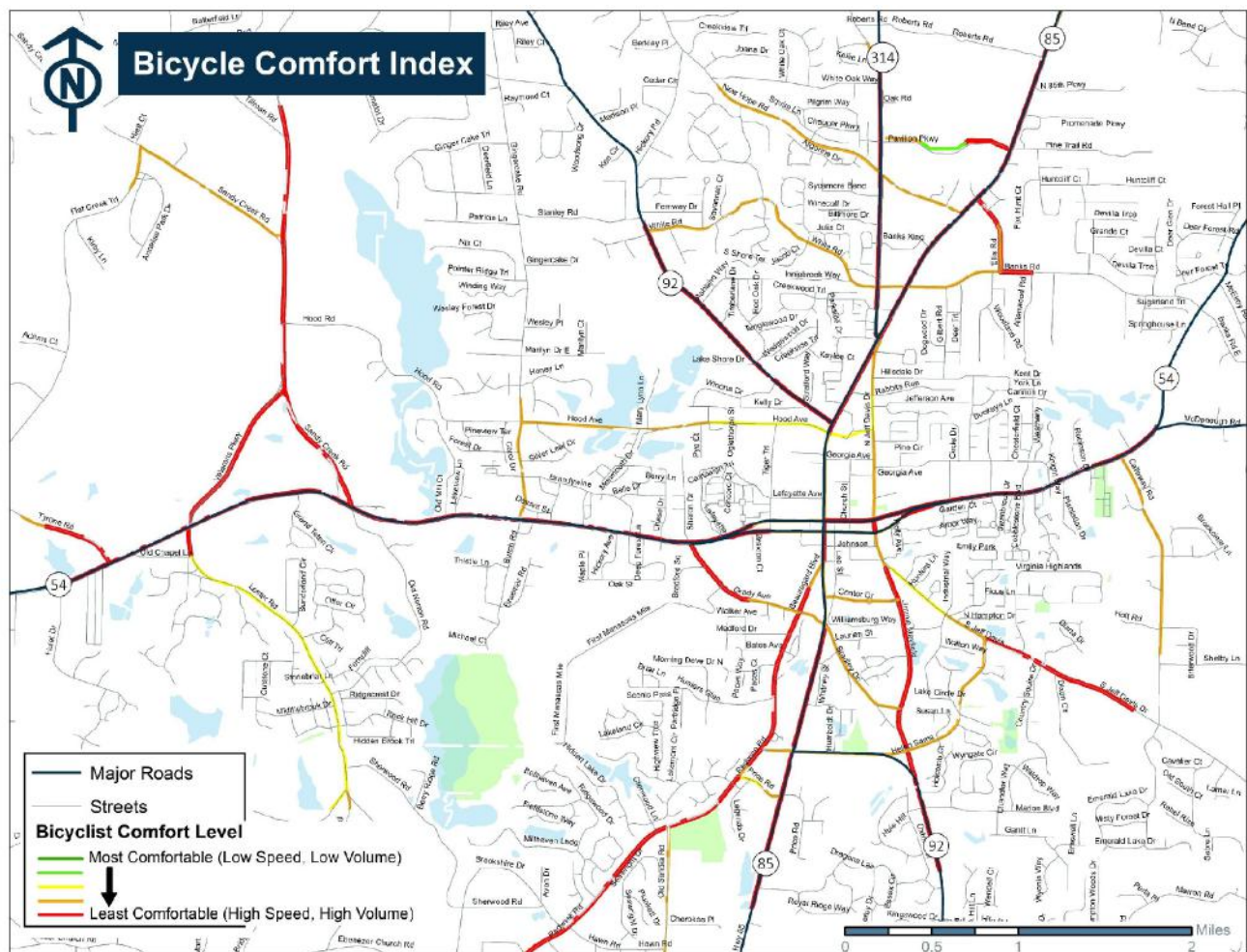


# Transportation

## Bicycle Comfort Index

The Master Path Plan also evaluated existing streets throughout the city to determine how comfortable they were for biking. Among other factors, the Bicycle Comfort Index analyzed the speed and volume of automobile traffic. The index assumes that as travel speed the volume of traffic increase the road becomes less comfortable for cyclists.

This map shows level of comfort by color. Roads in green are the most comfortable to ride on. Those yellow and orange are progressively more uncomfortable to ride on. Those in red are the most uncomfortable to ride on. The results show that almost all of longer routes are uncomfortable to ride a bicycle on. This illustrates a need for either on-road or separated bicycle facilities to help facilitate bicycle mobility.



# Transportation

## Previous Studies

### 2002 LCI Supplemental Study:

The City of Fayetteville undertook an LCI Study in 2002 which identified a series of transportation improvements intended to improve connectivity and circulation within the downtown core. The LCI recommendations mainly focused on congestion relief strategies, safety improvements, and non-motorized travel alternatives. Specifically, the study recommended implementing intersection and traffic signal improvements along SR 85/Glynn Street between LaFayette Avenue and SR 54/Stonewall Avenue. The study also recommended safety improvements for SR 85/Glynn Street, namely the installation of medians.

### 2010 LCI Supplemental Study:

The 2010 LCI Supplemental Study was an update to the 2002 LCI Study. Like the 2002 study, the 2010 LCI Supplemental addressed connectivity and circulation within Downtown Fayetteville. The LCI Supplemental placed an increased focus on walk-ability and access management. It also presented concept plans for:

- Extending Hillsdale Drive to SR 85/Glynn Street
- Extending Church Street to Kathy Avenue
- Intersection improvements at SR 92/Forrest Avenue at SR 85/Glynn Street
- Church Street at Kathy Avenue
- Hood Avenue at SR 92/Forrest Avenue Roundabout

### 2018 Master Path Plan Analysis

In March of 2018, a community stakeholder meeting was conducted that focused on the Master Path Plan and the development of a county-wide network of sidewalks, side paths (bi-directionally multi-use path along side of roadways), greenway trails, and bicycle routes. This meeting brought a variety of community members from various backgrounds together in an effort to identify common community interests. Community desires for various locations for bicycle routes, pedestrian walkways, and golf cart facilities including sidepaths, greenway trails, shoulder bikeways, signed shared roadway, and sidewalks were discussed and cataloged.

The meeting generated a significant amount of feedback for desired pathway connections. Common desired connection locations included a sidepath connections between Peachtree City and Fayetteville along Redwine Road, a sidepath on SR 54, and bicycle facilities on Bernhard Road and Brooks Woolsey Road. Common desired connection destinations include a regional trail connection in southern Peachtree City as well as connections to the Starr's Mill school cluster as a starting point for the development of the Master Path Plan. The Master Path Plan includes design guidelines that cover the specifics of the path designs and how they should be constructed in relation to the existing environment. The Master Path Plan discusses a City Hall project that will update land-use, pedestrian transportation networks and traffic patterns within the downtown area, while at the same time being integrated with expansion efforts of paths and sidewalks throughout the city, including enhancing the network of streets connecting SR 54, SR 85, Beauregard Blvd, and Grady Avenue.



# Transportation

## Previous Studies

"The Master Path Plan will connect population centers, schools, parks, commercial land use, and other recreational opportunities. The Master Path Plan will accommodate pedestrians, bicyclists, and golf cart users."

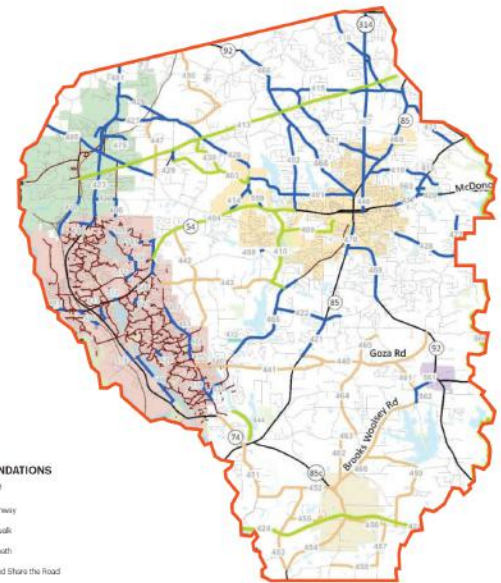
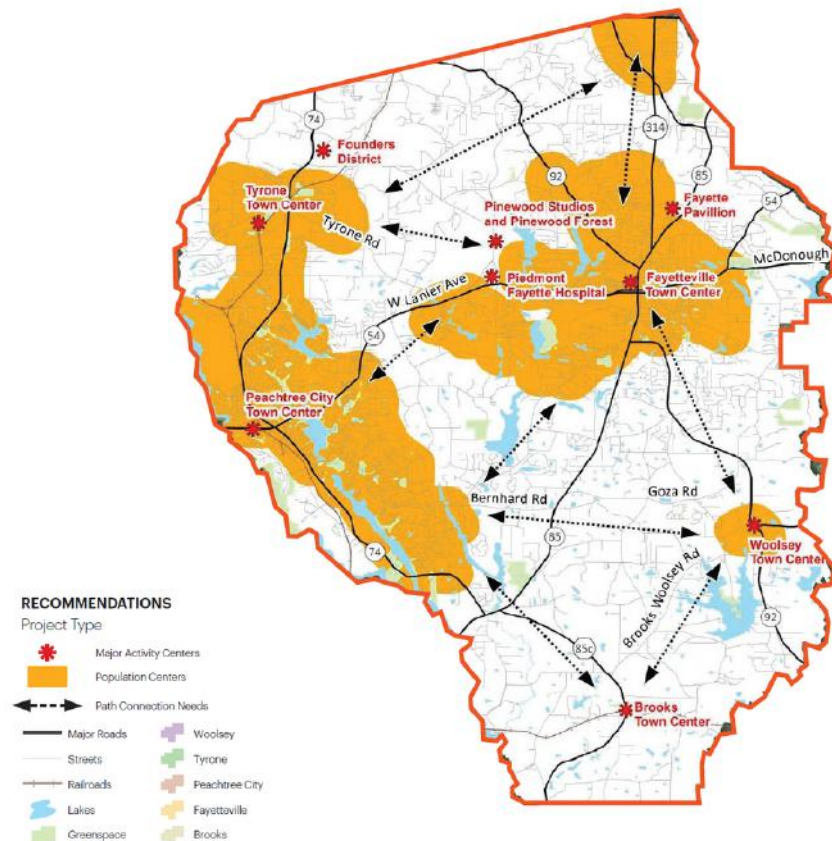
### Path Connectivity Needs

#### Population Centers

- Peachtree City/Tyrone
- Fayetteville
- Woolsey
- NE Fayette County

#### Activity Centers

- Town Centers
- Commercial Centers



#### RECOMMENDATIONS

##### Project Type

- Greenway
- Sidewalk
- Skatepath
- Signed Share the Road
- Existing Paths
- Major Roads
- Streets
- Railroads
- Lakes
- Greenspace
- Woolsey
- Tyrone
- Peachtree City
- Fayetteville
- Brooks

Recommendations Report November 2019

# Transportation

## Previous Studies

### 2021 LCI Study:

This LCI study of the downtown area focused on implementation and hence featured a multi-disciplinary team that integrated urban planning & design, existing conditions, community engagement, market analysis, transportation, and zoning, in a collective vision for the Downtown Fayetteville study area. The transportation section reviewed operational characteristics, potential changes and improvements to the mobility network.

The following frameworks recommendation were proposed:

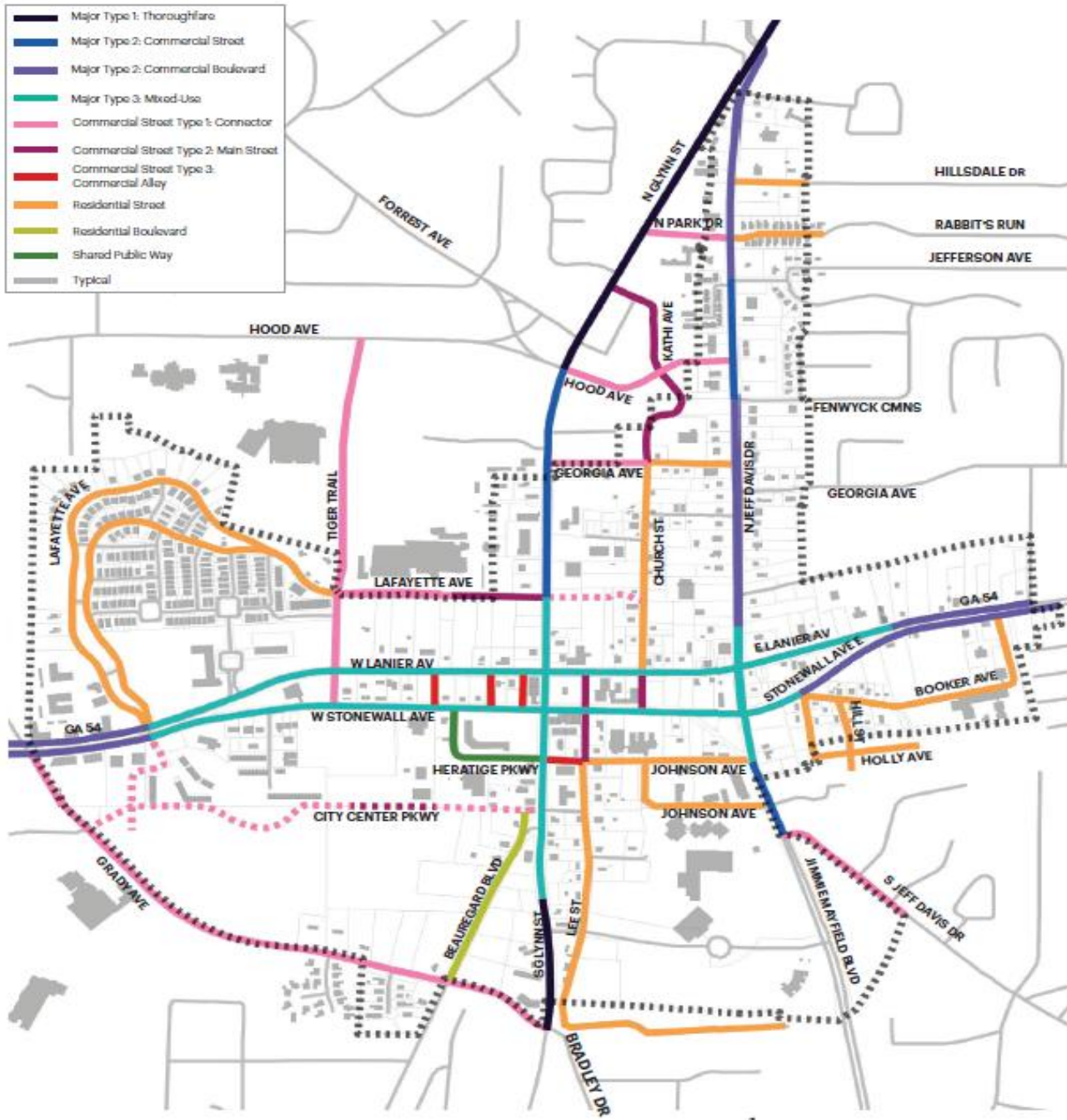
- Recognizes the physical constraints, context, and character of the surrounding built and natural environment. It recommends policies and projects that strengthen the pedestrian, bicycle, and vehicle transportation network
- Defines ideal standards for Complete Streets in local areas. “Complete Streets” refer to the concept that roadways should be designed with all users in mind, not just motorists. These standards apply context-sensitive design approaches to roadway redesign that enable safe, convenient, and comfortable travel or access for users of all ages and abilities regardless of their mode of transportation. This effort will support walking and bicycling within Fayetteville.
- Establish a Street Typology, the traditional functional classifications of streets provide a hierarchy that correlates traffic flow to land access. Traffic volume, speed, and level of service provide the basis for roadway design criteria. However, this classification system falls short in considering non-vehicular users of the public right-of-way (pedestrians, bicyclists, and transit) and is void of context for how the street impacts adjacent land uses and vice versa.
- Advocates for (re)developing Fayetteville’s core transportation network to work for the city’s residents, businesses, and visitors. This requires flexibility in its design application and implementation so that mobility priorities and guidance for transportation investments are identified to improve resident’s quality of life and access to goods or services.



Image via Corinne Strachan

# Transportation

## Previous Studies



# Transportation

## Previous Studies

### 2019 Fayette Transportation Plan

The 2019 Fayette Transportation Plan is Fayette County’s Comprehensive Transportation Plan (CTP) and identifies a set of short-term, intermediate, and long-range transportation system development opportunities. As it relates to the City of Fayetteville, the Fayette Transportation Plan primarily identifies the following policy changes recommendation:

- Veterans Parkway Overlay district that will encourage best practices in access management
- County-Wide Truck Route Ordinance restrictions through truck movements
- Refine Path Design Guidelines
- Sandy Creek Road Needs Assessment

Additionally, the Fayette Transportation Plan lends support for the City of Fayetteville’s use of Special Purpose Local Option Sales Tax (SPLOST) program funding, and the development of the Fayetteville City Center. In 2017, in a county-wide referendum, Fayette County citizens voted to approve the 1% (or 1¢) SPLOST. The following is the status of the 2017 SPLOST transportation projects.

Project	Number	Category	Fiscal Year	SPLOST Funds	Status
Quadrant 1 Area	3	Transportation	2018	\$1,223,376	Completed
Quadrant 2 Area	3	Transportation	2019	\$1,192,987	Completed
Quadrant 3 Area	3	Transportation	2020	\$960,167	Completed
Quadrant 4 Area	3	Transportation	2020	\$1,174,342	Completed
Transportation Master Plan- Multi- Use Paths	7	Transportation	2019	\$75,000	Completed
S.R. 54 Multi-Use Bridge-Crossing	5	Transportation	2018	\$600,000	In Design
Highway 85 Landscaped - Median	8	Transportation	2019	\$75,000	In design
Downtown Master Plan- Road Engineering	6	Transportation	2018	\$500,000	Underway
Redwine Rd/ Ramah Rd Roundabout	4	Transportation	2021	\$1,200,000	

From the comprehensive plan, previous studies, public input, and staff review, the following list of high priority projects were compiled. Some of the projects did not have identified funding sources.

- Citywide – add sidewalks
- SR 85 South –widen to four lanes
- Work with GDOT and other stakeholders to make SR 54 and SR 85 in the downtown area safe and pedestrian friendly
- Improve and add sidewalks citywide
- Improve and update the multi-use path
- Fayette Bypass -- complete
- Citywide –create grid street network/connect neighborhoods
- Hood Avenue – connect to Sandy Creek
- Advocate for citywide – synchronize traffic signals
- SR 85, SR 314, and Jeff Davis – improve flow, add safety improvements
- City Center Engineering and Constructions
- S.R. 54 Multi-Use Bridge-Crossing

# Fiscal Outlook

Fayetteville is well-positioned geographically to the City of Atlanta, Hartsfield-Jackson Atlanta International Airport and to I-85 and I-75 which makes it convenient for residents, business owners and industrial tenants to travel for business and/or pleasure. The city has a wealth of natural, cultural, historical, and commercial resources that provide an amenity for residents, a destination for tourists, and an attractive location for commercial business and industry.

The unemployment rate within the city in 2022 is 3.7% which is a slight increase over 2020 (3.4%).

Revenue continues to be steady in most sectors, while sectors affected by the pandemic (hotel/motel tax, excise tax and court-related revenue) have started to normalize. The financial position of the city continues to improve from the recent recession, with three years of positive growth in the tax digest. Most revenue sources are stabilizing and some are showing slight increases. The city continues to maintain adequate fund balances consistent with the reserve fund policy, while also monitoring of revenue and expenditures.



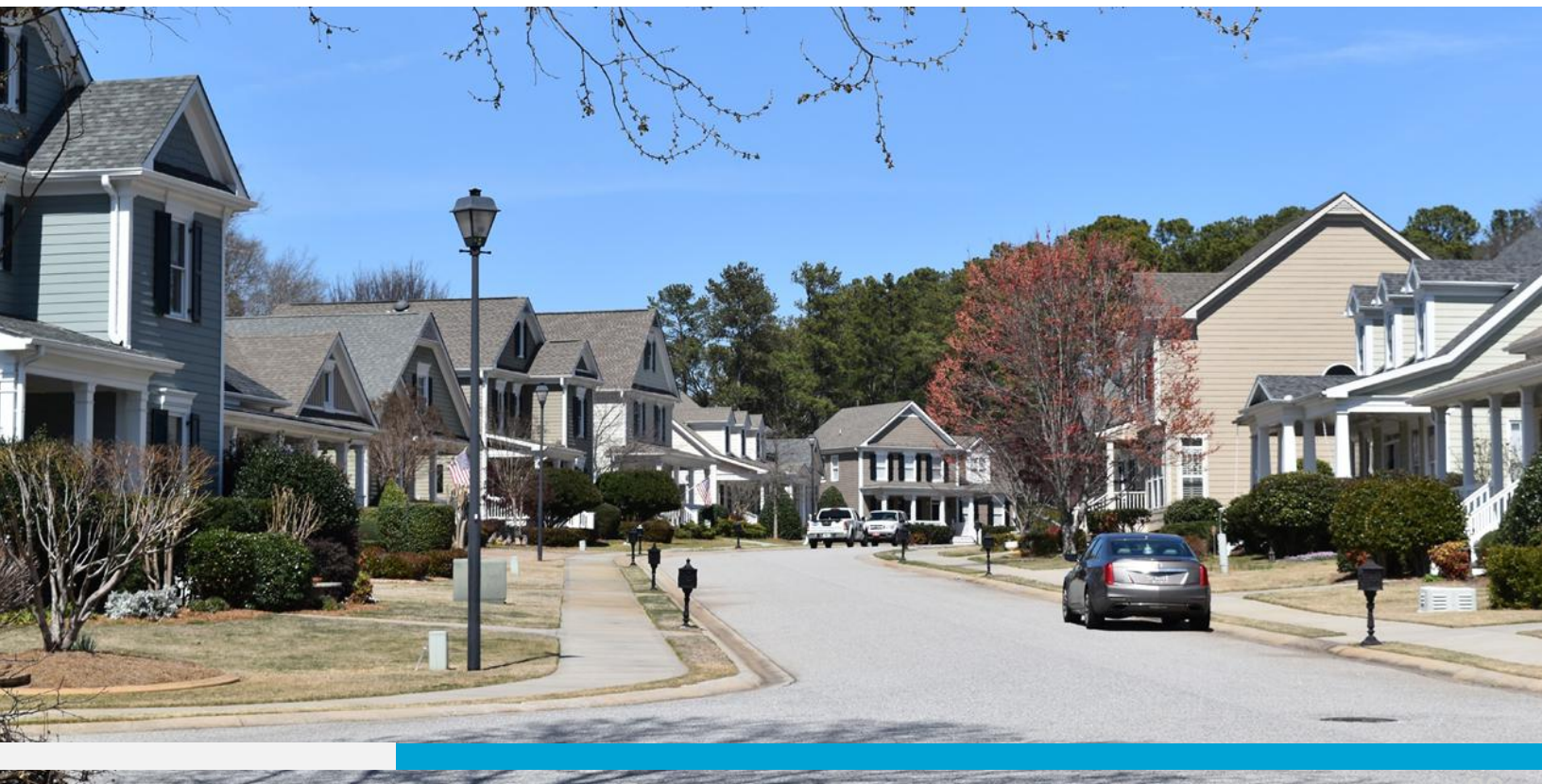
# Households

## & Economic Mobility

A household includes all the persons who occupy a housing unit as their usual place of residence. The 2021 census data indicates that Fayetteville has 6,741 households, with approximately 69% identified as owner-occupied. Of the owner-occupied households, 25% of the occupants earn less than \$50,000 annually, 33% earn between \$50-\$100,000 annually, and 41% earn more than \$100,000 annually. Most homeowners are married couples between the ages of 45-64 with a combined income exceeding \$100,000. A growing number of single residents and those between the ages of 25-34 also purchasing homes in the city.

In the rental-occupied households, 34% are occupied by residents earning less than \$35,000 annually; 24% are occupied by residents earning between \$50-\$75,000 annually; and 29% are occupied by residents earning more than \$75,000 annually. Statistics show that households earning less than \$35,000 annually are likely renting due to income restrictions and a lack of affordable housing options. Statistics also show there is a growing number of renters who could afford to own but choose to rent. Within the city, rental-occupied households are split evenly amongst household type (singles, married couples, and other family) and age distribution (25-34, 35-44, and 45-54).

In 2019 the average median income of residents in the downtown district was between \$52,700-\$83,500. Through the years there has been a steady increase in the average median income with concentrations of high-earning households within the western and southern portions of the city. This trend is consistent with the median income in unincorporated Fayette County which also shows a concentration of higher median income households to the west and south of the city. Typically these areas are occupied predominantly by families and/or empty nester homeowners who want to live close to one of the county school complexes.



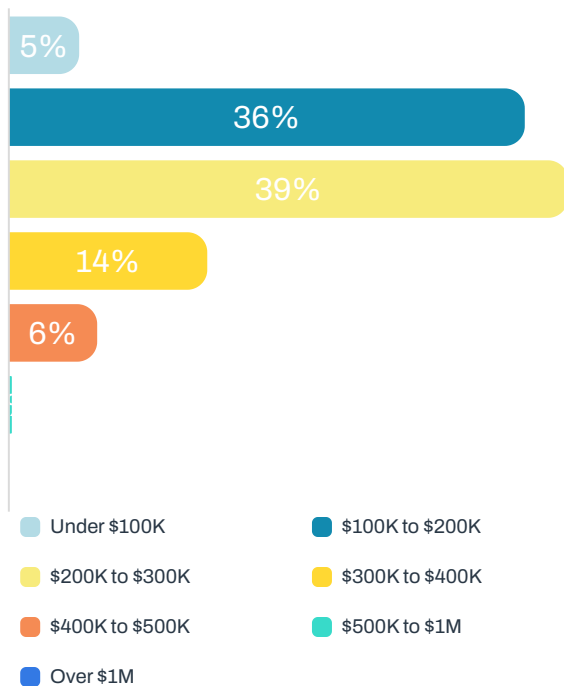
# Home Values

Between 2018 and 2019 the median home value in Fayetteville increased 4.1% from \$215,200 to \$224,100, which was 0.93% less than the national average of \$240,500.

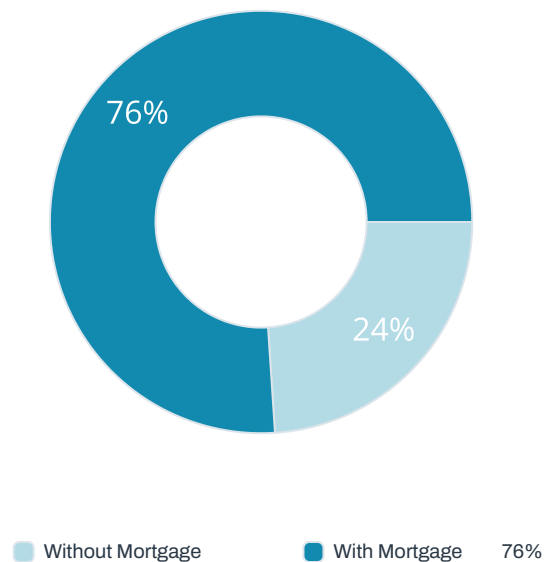
Within downtown Fayetteville home values have decreased 4% since 2010. On average the median home value within the city is 30% less than median home values within unincorporated Fayette County (\$281,400). Home values not only vary within the city limits but also throughout the county depending on location and proximity to school complexes, other jurisdictions (Peachtree City, Tyrone, etc.) and larger lot sizes and open space available within the unincorporated county. This disparity can be attributed to a deficit of new housing being built within the city limits.

Median Value	Median Gross Rent	Median Year Structure Built
\$224,100	\$1,157	1996

Value Of Owner-Occupied Housing Units



Mortgage Status



# Market Demand

## 2022 Housing Study Summary

### Recommended Market Rate For-Sale Residential Product Offerings (5 years)

Product	Product Description	Lot Width	Demand	Garage Situation	Square Feet Range	Square Feet Range	Avg. SF	Typical Price Range	Typical Price Range	Average Price	Avg. \$/SF
Entry Town-homes	2 - 3 Story Townhouse	18'-22'	136	Surface parked, or 1-2 car garage front loaded	1,600	2,200	1,900	\$325,000	\$395,000	\$360,000	\$189
Move-Up Town-homes	2 - 3 Story Townhouse	20' - 24'	40	Attached front &/or rear-loaded	2,000	2,600	2,300	\$395,000	\$475,000	\$435,000	\$189
Upgrade Town-homes	2 - 3 Story Townhouse	24'-28'	20	Attached front &/or rear-loaded	2,500	3,500	3,000	\$475,000	\$595,000	\$535,000	\$178
Small Lot - Detached Villa	1.5-Story SFD	26'	90	Attached rear loaded	1,900	2,400	2,150	\$370,000	\$445,000	\$407,500	\$190
Small Lot - Cottage	2-Story Cottage Product	40' x 150'	110	Attached rear loaded	2,400	3,200	2,800	\$470,000	\$595,000	\$532,500	\$190
Conventional SFD	Two-Story 3-4 BR product on average lot	55' - 70'	320	Two-car garage, front- loaded	2,000	2,900	2,450	\$395,000	\$535,000	\$465,000	\$190
Estate/ Rural SFD	Two-Story 4 - 6BR detached homes on larger lots	100'+	120	Side loaded, 2 or 3-car garage	2,600	5,000	3,800	\$520,000	\$745,000	\$632,500	\$166

Source Data: 2022 Housing Market Study

### Recommended Market Rate Rental Residential Product Offerings (5 years)

Product	Product Description	DU/Ac.	Demand	Home Square Feet	Home Square Feet	Avg. SF	Typical Rent Range	Typical Rent Range	Average Rent	Avg. \$/SF
Rental Townhomes	1-2 Stories, garage or driveway parked	4-10	50	1,000	1,600	1,300	\$1,600	\$2,400	\$2,000	\$1.54
Garden Apartments	3-4 Stories, surface parked	10-30	400	700	1,300	900	\$1,400	\$2,000	\$1,700	\$1.89
Garden- Urban Apartments	3-4 Stories, surface parked, typically with elevators	40-60		600	1,200	800	\$1,300	\$2,000	\$1,650	\$2.06
Midrise Apartments	4-5 Stories, around or adjacent to structured parking	60-100		600	1,200	800	\$1,200	\$2,400	\$1,800	\$2.25
55+ Apartments	3-4 Stories, surface parked, typically with elevators	40-60	120	800	1,400	1,100	\$1,600	\$2,500	\$2,050	\$1.86
Assisted Living	3-4 Stories, surface parked, typically with elevators	40-60	100	650	900	775	\$3,000	\$4,000	\$3,500	\$4.52
Rental SFD	1-2 Stories, garage parked	3-4	50	2,000	3,000	2,500	\$2,000	\$2,600	\$2,300	\$0.92

Source Data: 2022 Housing Market Study



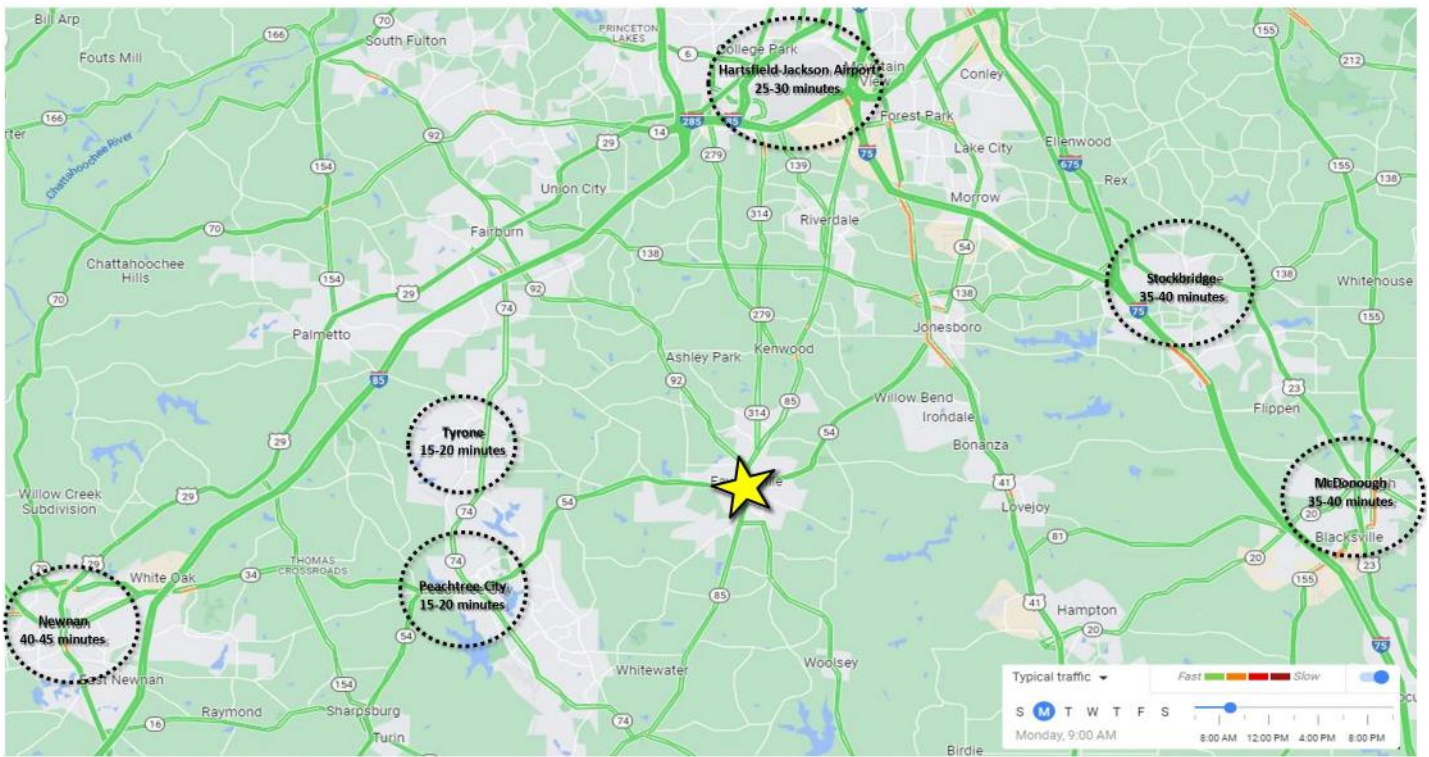
# Economic Development

## Workforce Population and Prominent Industries

The city's proximity to I-85 and I-75 hinders the ability to market the city to larger industrial and/or office uses. In contrast both Newnan and Peachtree City have direct access to the interstate and established industrial parks which make them more marketable to industrial, manufacturing and logistics facilities. Fayetteville is situated to provide for a short commute to major employment centers within the southern crescent of metro-Atlanta, including Hartsfield-Jackson International Airport, the Aerotropolis, as well as businesses and industries located within the I-85/I-75 corridors. As seen in workflow patterns, the majority of workers commuting to and from the city tend to live in the surrounding communities, work locally or commute from these areas into other employment centers.

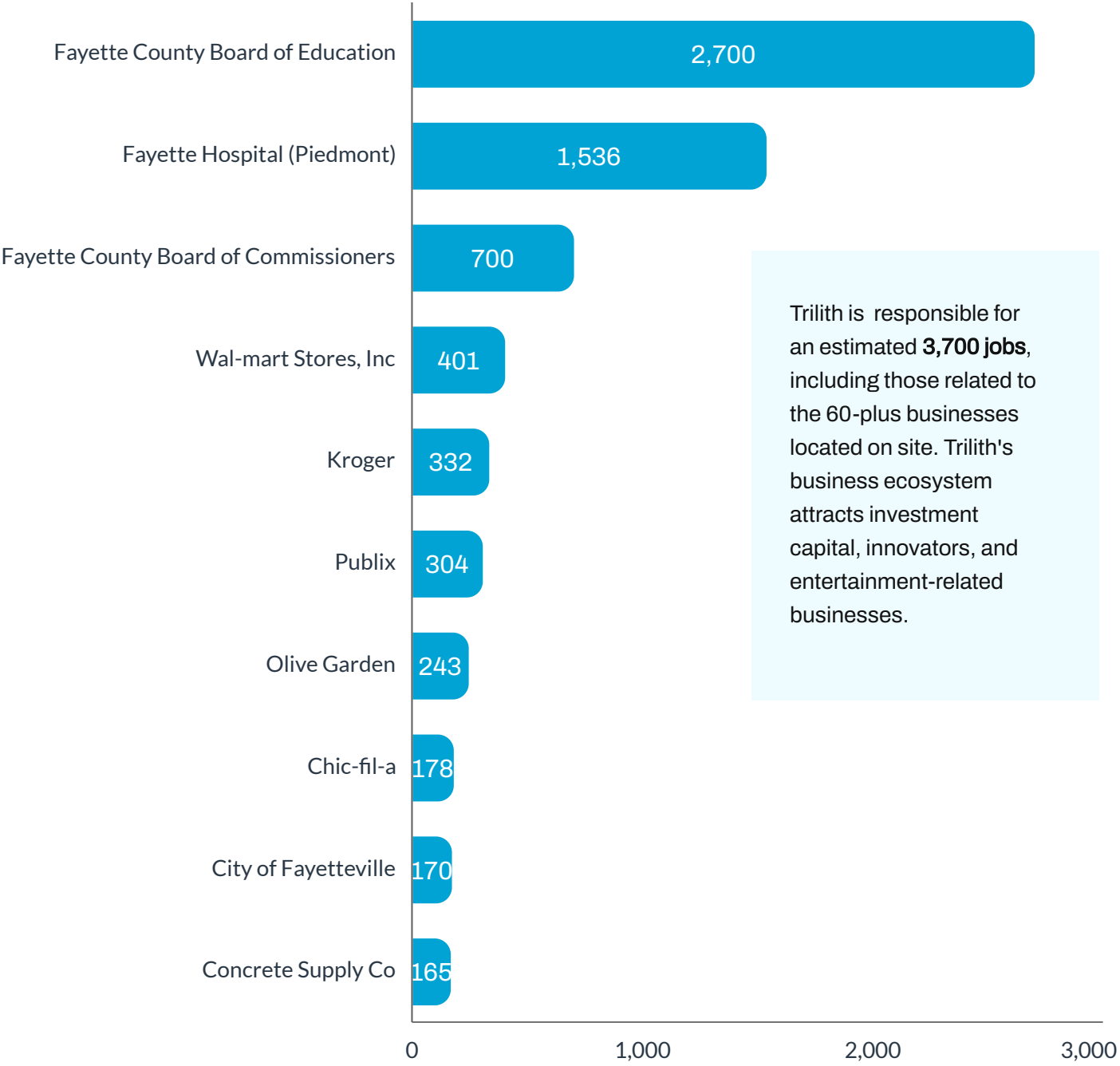
An estimated 14,310 people are employed within the city limits with approximately 41% earning more than \$40,000 annually; 31% earning between \$15-\$40,000 annually; and 28% earning less than \$15,000 annually. The majority of jobs paying more than \$40,000 annually are in the healthcare or public administration fields.

Of those individuals working within the city limits, an estimated 13,609 commute to work which indicates a potential shortage of housing options for those wanting to live and work within the city. Approximately 17% of people who work in the city live within a 4-mile radius of the city limits while another 12% within or close to Tyrone, Peachtree City and Jonesboro.



# Top Employers

Employment data managed by the city indicates the public sector employs a significant number of individuals who work within the city. While the public sector provides high quality jobs for residents, it does not directly add to the tax base of the city especially since these properties are tax-exempt.

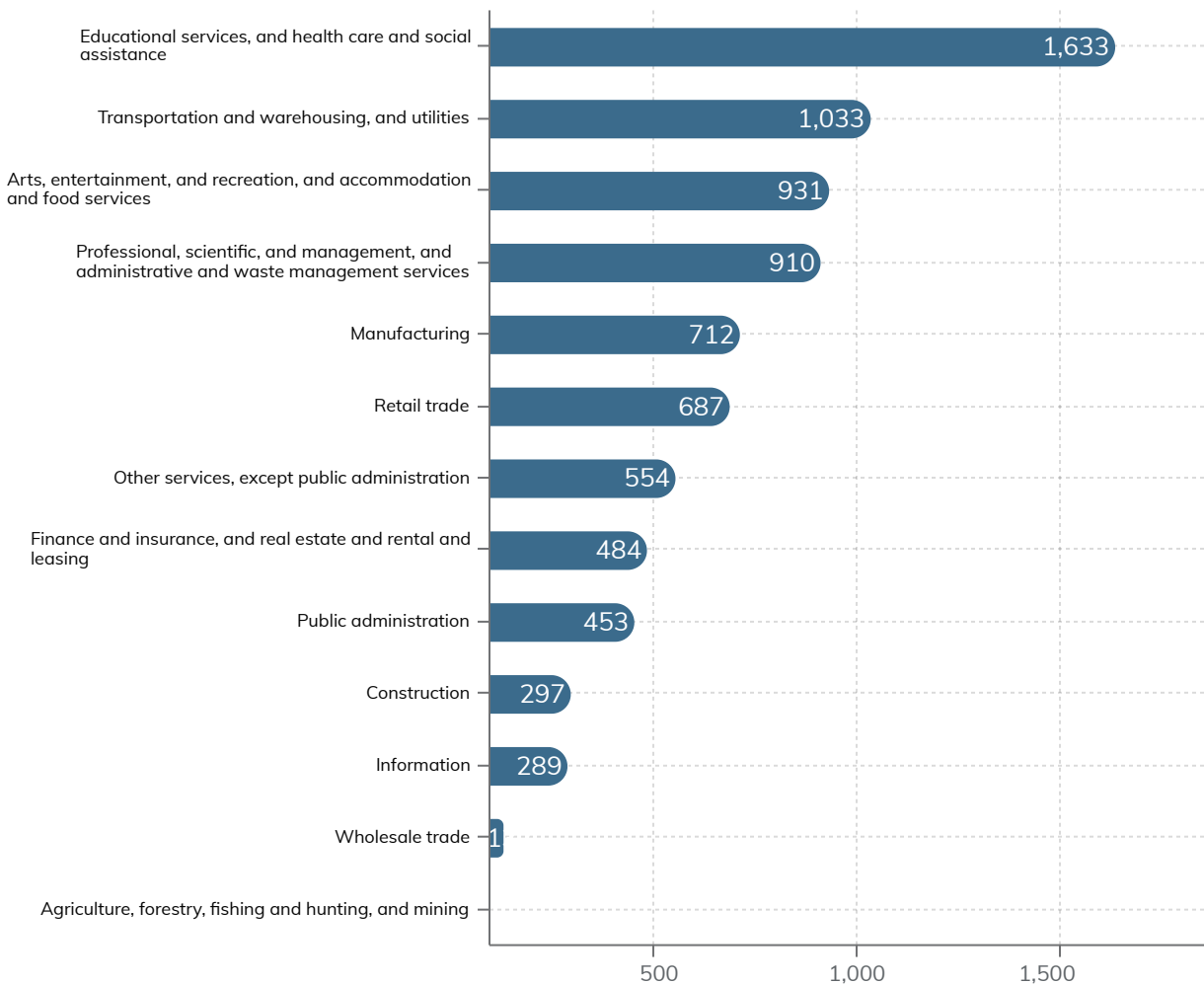


# Economic Development

## Major Industries and Optimal Business Targets

The latest census data shows the largest employment sectors within the city are educational services and healthcare, followed by transportation and arts/entertainment. Construction/manufacturing/warehouse jobs are primarily within the eastern and northern sectors while medical and technical jobs are primarily to the west. Most public sector and public administration jobs are concentrated downtown.

The city's target industry sectors include small business, retail and film production support services, professional and corporate office users, computers and technology, and health services.



WORKPLACE AREA CHARACTERISTICS

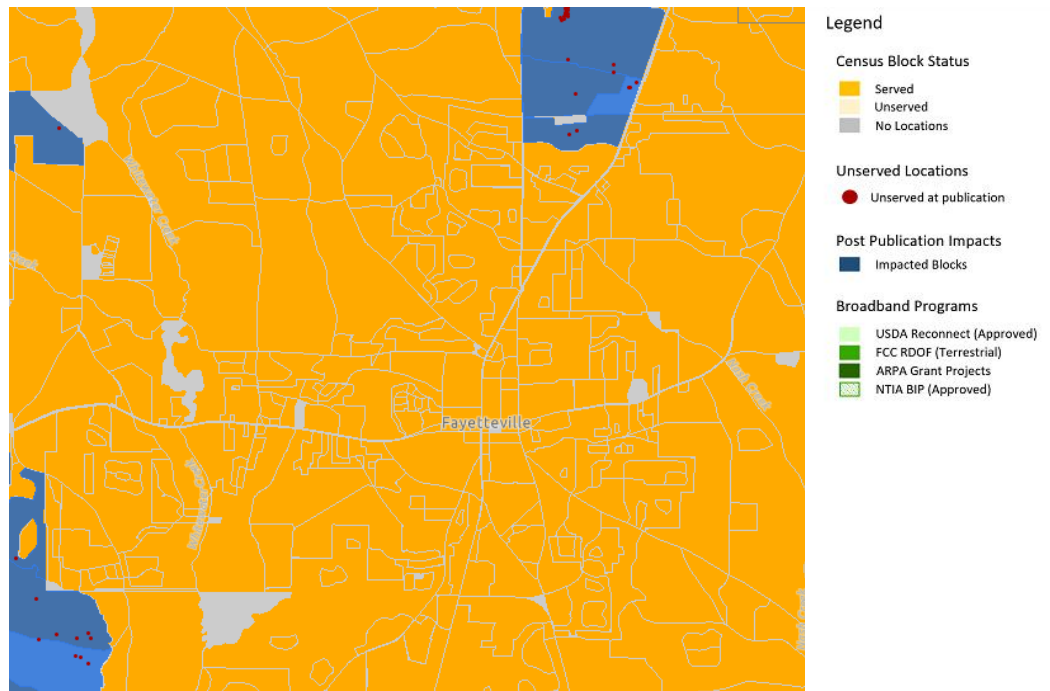
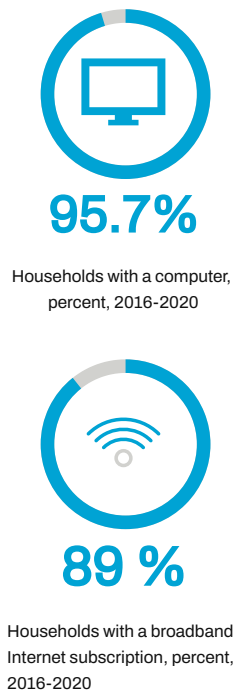
# Broadband Element

Broadband is typically defined as a specific type of internet connection faster than non-broadband internet, it uses wide bandwidth, and the service provides multiple signals at once. Bandwidth refers to the maximum rate at which an internet connection can transmit data. The Georgia Broadband Program defines an area as being served by broadband if at least 80% of locations within a census block have access to a fixed, terrestrial broadband provider with at least 25 megabits per second (Mbps) download speeds and 3 Mbps upload speeds.

Critical Infrastructure like utilities, transportation facilities, and technology are essential to everyday business function and community growth. In 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.

The map below shows that the city is well served with broadband service. Both the Federal Communications Commission and the Georgia Department of Community Affairs data indicate that citywide broadband service and high-speed internet coverage are available with several service providers. Also the latest American Community Survey (ACS) stated that 95 percent of households had a computer and 89 percent are served with broadband internet.

Georgia Broadband Availability Map



Source: 2022 Georgia Broadband Availability Map  
<https://broadband.georgia.gov/2022-georgia-broadband-availability-map>

# Value Per Acre

**Activity Centers** are areas within the city that are currently or anticipated to become locations of significant commercial and/or mixed-use development. This 2022 Update identifies four major Activity Centers : Innovative Mixed Use (Trilith), Medical Complex (Piedmont Fayette), Downtown Core, and the 85 North Corridor (Fayette Pavilion).

In 2020 the city commissioned Urban 3 to analyze property tax generation and value per acre trends within the city. The Value Per Acre Analysis (below) shows the two areas within the county that dominate the value per acre map - the taller purple spike represents Piedmont Fayette Hospital and the associated medical offices with the second purple spike represents Trilith Studios and the Town at Trilith.

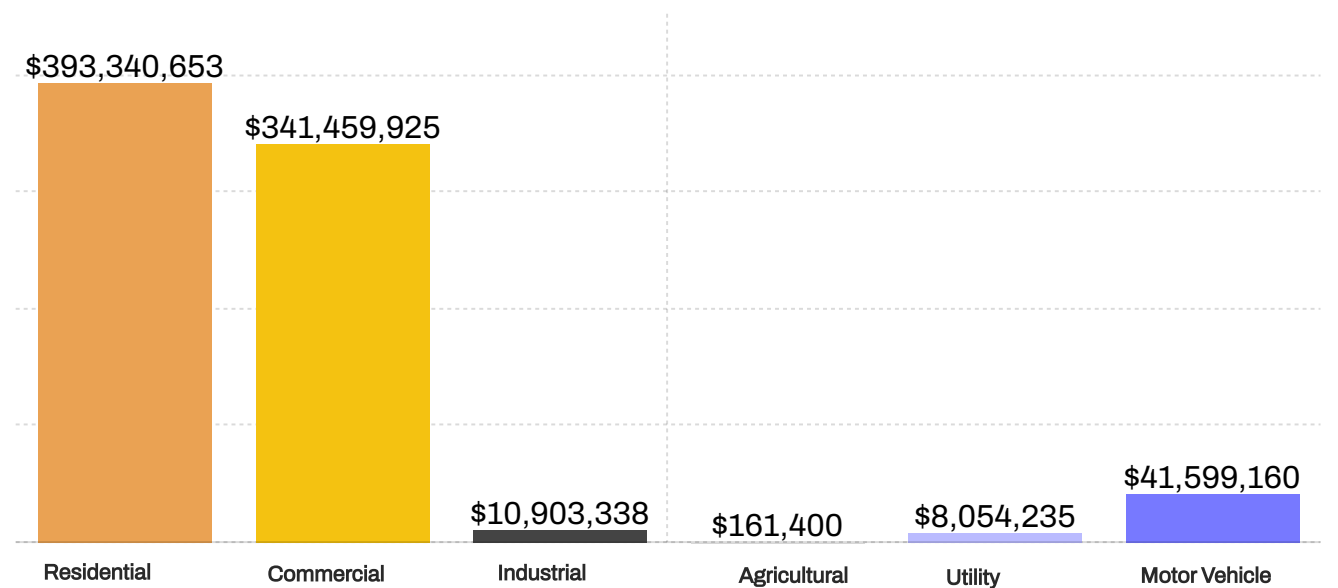
The Urban 3 analysis suggested that fiscally-healthy cities should have a downtown core that is six times as productive as the surrounding county. Downtown Fayetteville is about twice as productive as the rest of Fayette County. Medical offices around Piedmont Fayette Hospital and the construction near Trilith Studios are currently making up much of the difference. These more productive developments put Fayetteville in a position that allows the city to focus on growing the downtown.



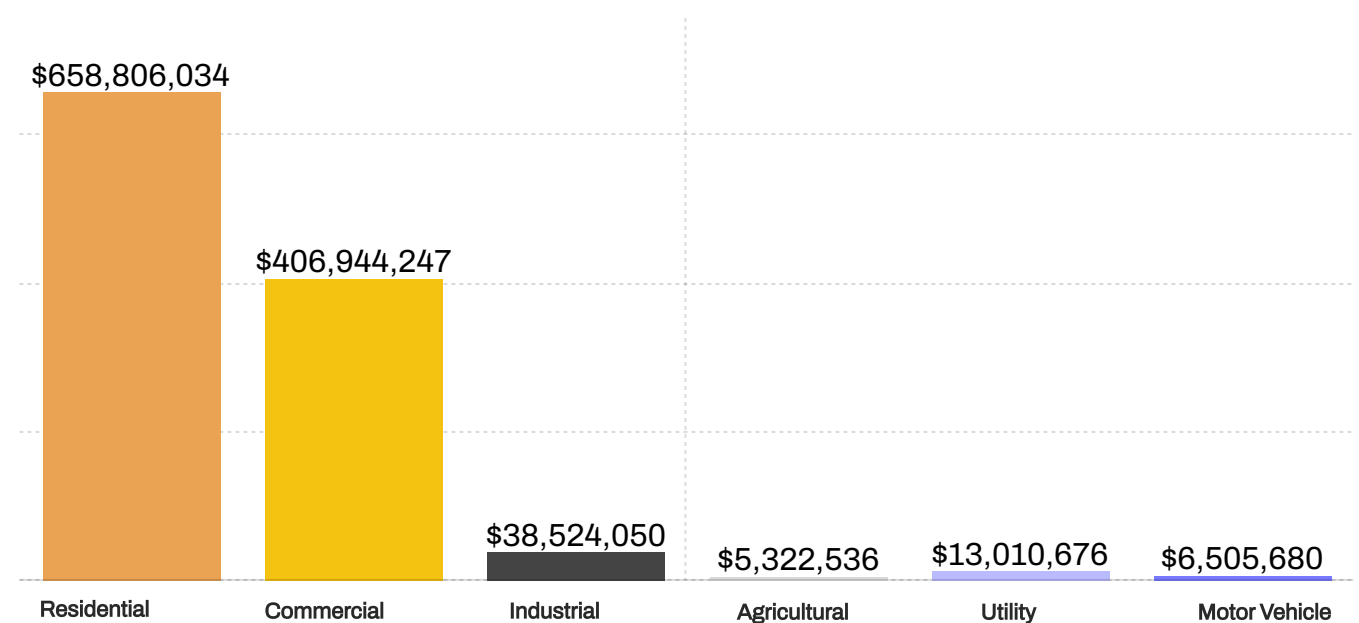
# Property Value & Land Use

One of the primary funding sources for local governments is derived from property taxes and charges for services. Residential properties are the highest contributor in Fayetteville. A tax base that is balanced between commercial/industrial and residential uses will ensure reasonable property tax rates in the future.

Top Tax Value (Assessed Value) By Land Use 2012



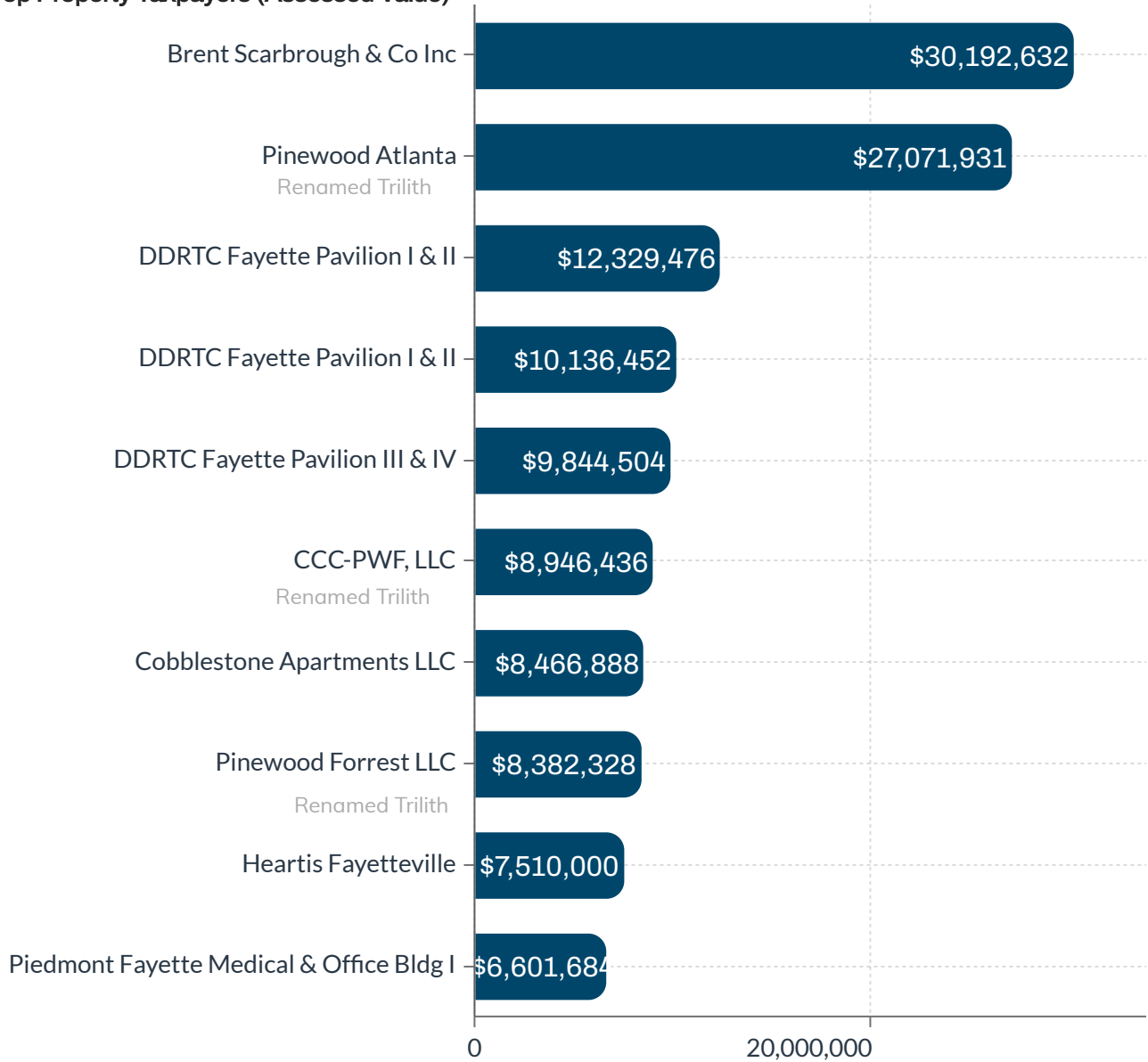
Top Tax Value (Assessed Value) By Land Use 2021



# Principal Property Taxpayers

The chart below provides an overview of the assessed value for the top property taxpayers in 2021. As mentioned in the Urban 3 study and evident from the revenue generation data, leveraging the development and redevelopment of existing commercial nodes increases vibrancy, character, and a sense of community and provides a substantial economic impact.

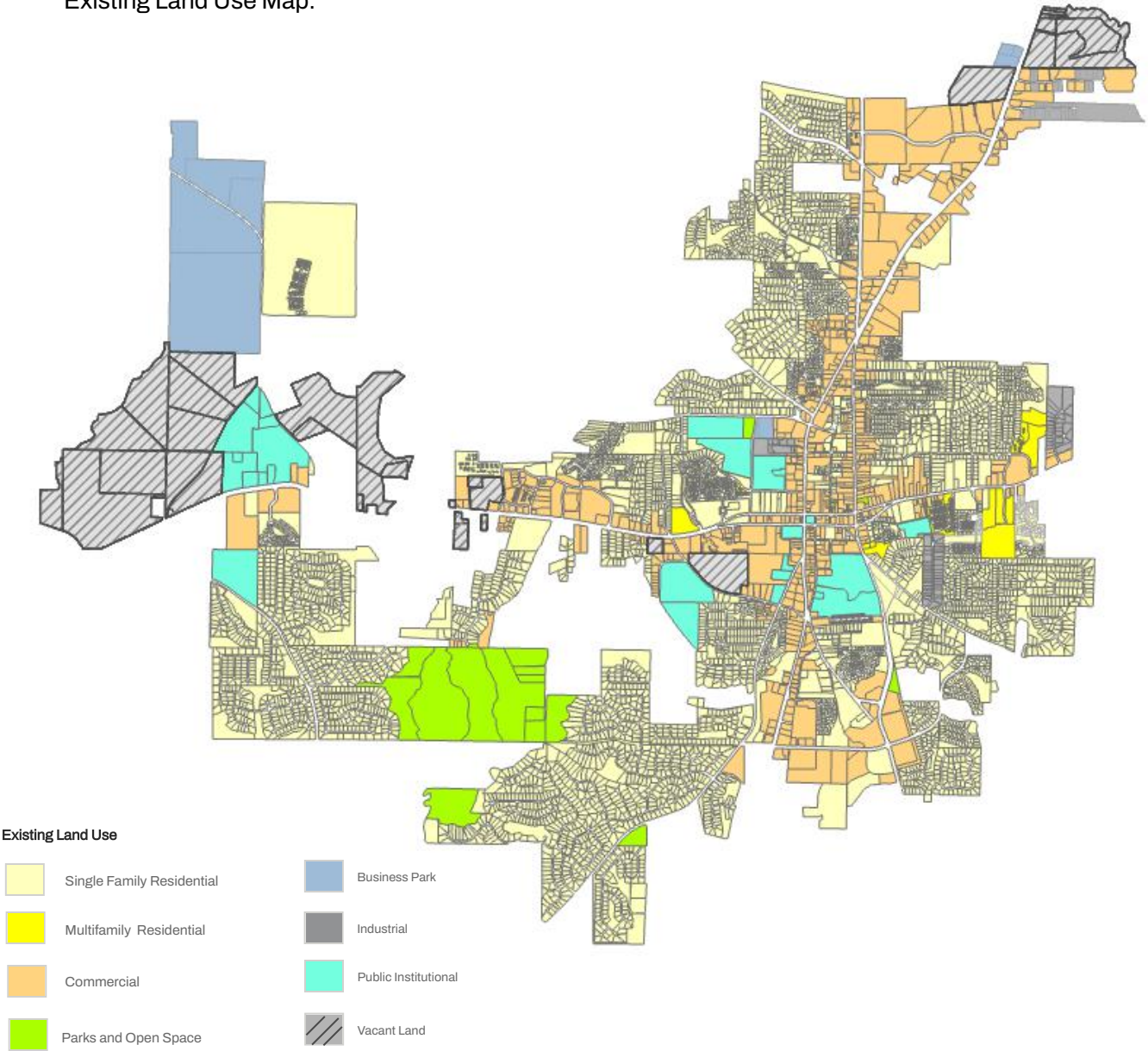
**Top Property Taxpayers (Assessed Value)**



# Existing Land Use

The City of Fayetteville encompasses 12.8 square miles. The majority of land is developed with single family detached residential subdivisions. Approximately 14% of the overall land mass is consumed with commercial development, primarily concentrated along Highway 85 and culminating with the Fayette Pavilion shopping center. Fayette Pavilion has in excess of 1.5 million square feet of big box retail and at one time was the largest assemblage of commercial space within the state. Fortunately the retail complex continues to draw patrons from outside the Fayetteville/Fayette County zip codes, increasing sales tax revenue for both the city and county.

The Existing Land Use Map provides a citywide perspective of current growth and land-use patterns. The analysis was completed by conducting a thorough review of GIS data provided by city staff. In addition, a windshield survey was conducted to further capture accurate data to analyze and update the Existing Land Use Map.





# Existing Land Use

Over 50% of all parcels within the city are zoned for residential use, with the most significant development being the Town at Trilith. Single-family detached residential developments occupy the majority of the city's land mass, Permit records show the majority of multi-family residential development occurred in the 1990's and early 2000's prior to the 2007 recession. Since then the bulk of residential development within the city has centered around the single-family detached product.

In recent years the city has experienced an increase in requests for multi-family developments of all sizes and scopes. In several public work sessions the discussion has centered on the need to redevelop certain areas with mixed-use development which has led to the approval of two multi-use residential projects within the downtown core.

As available land becomes scarce, new residential development has been more dependent on infill, rezoning request and redevelopment opportunities. Developers have requested greater densities to offset the higher land values and development costs.

Commercially zoned land is primarily located along major corridors and state routes, and there are limited areas zoned for industrial development.

Commercial uses in the City have historically benefited from the lack of retail in smaller cities in the area and the regional transportation routes. While many neighborhoods in the City were established in the 1990s, commercial growth followed the traditional development patterns with commerce at the center of town, then expanding along the corridors as the population increased. There has been less commercial growth in recent years as the real estate market has changed.

The City has experienced limited redevelopment of older commercial properties, and residents have been outspoken during public meetings about the necessity for projects to revitalize the aging shopping centers. Recent changes in retail and office markets have added uncertainty to the continued possible development options for some commercial properties in the City.

There are considerable commercial properties throughout the City with the potential for redevelopment or repositioning themselves for present market demands. Characteristics of potential redevelopment sites include significant amounts of surface parking.



# Rethinking The Norm



Other cities and counties in the Atlanta Metro area have encouraged this auto-centric type of development and are now experiencing budget short falls. Fayetteville's decisions on future development will determine the direction of the City's fiscal health for decades

How well Fayetteville handles further growth will be the deciding factor in what type of city it becomes. Encouraging traditional neighborhood design, infill development, and a more connected road network could lead to an economically-sustainable city. On the other hand, if left unchecked, development will likely move towards auto-centric shopping centers and suburbs that are ultimately unable to pay for the infrastructure they require. As the city nears build out, much of the remaining opportunities to shape future growth will be through infill of under-developed properties or through redevelopment of obsolete or declining areas.



**3**

**FAYETTEVILLE  
TOMORROW**

# Public Input

The Comprehensive Plan Advisory Committee (CPC) was comprised of community stakeholders including neighborhood and Homeowner Association representatives, non-profit and civic leaders, business owners and other community members as well as representation from the City Council, Planning and Zoning Commission and Downtown Development Authority. The purpose of the CPC was to engage the community and to work with City Staff as the 2022 Update was being prepared. The first action of the CPC was the analysis and review of current conditions, demographic changes and the community vision.

The 2022 Update was developed with a cohesive vision, along with achievable goals, objectives and implementation strategies based on feedback provided through the public input process and then confirmed by the CPC. The 2022 Update also includes amendments to the Future Land Use Map, special interest area plans and additional plan recommendations which were developed with input from city staff, the CPC and the public. The Draft Comprehensive Plan - 2022 Update was presented the CPC and the Planning and Zoning Commission prior to forwarding to City Council with a request to authorize Staff to transmit the plan to ARC for review.

The 2022 Update was officially adopted on \_\_\_\_\_ by Ordinance #\_\_\_\_\_.

The planning process is summarized below:



## Existing Conditions & Fact Finding

- Existing conditions analysis
- Kick-Off Meeting
- Steering Committee Meeting #1



## Listening and Vision Review

- One Visioning Workshops
- Steering Committee Meeting #2



## Draft and Finalize Plan

- Steering Committee Meeting #3
- Draft Plan
- Finalize and Transmittal
- Public plan review
-

# Public Input

Community members provided input throughout the planning process, both in person and online. The engagement activities focused on identifying priority needs and opportunities and building consensus around a community vision and goals for the future.

## Comprehensive Plan Committee (CPC)

The CPC was comprised of community stakeholders including neighborhood and Homeowner Association representatives, non-profit and civic leaders, business owners and other community members as well as representation from the City Council, Planning and Zoning Commission and Downtown Development Authority. The purpose of the CPC was to engage the community and to work with City Staff as the 2022 Update was being prepared.

## Kick-off Public Hearing

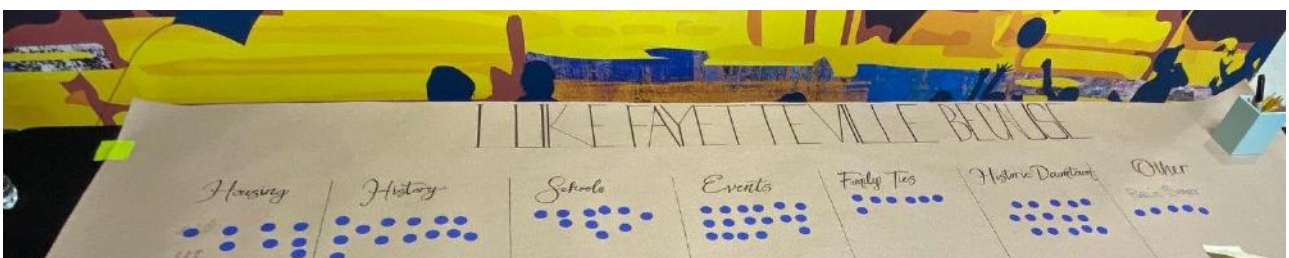
City Staff initiated the 2022 Update of the Comprehensive Plan by holding a public hearing in the Council Chambers on Tuesday, March 3, 2022 at 6:00 p.m. The public was invited to attend and participate in this public hearing. The purpose of the public hearing was to brief the community on the process and opportunities for public participation.

## Community Meeting #1 – Existing Conditions Workshop

The first community workshop was held on April 18, 2022 at 6:00 p.m. in city hall. The workshop was designed to give attendees an opportunity to share input on the assessment completed by Noel Consulting related to housing and commercial development.

## Community Meeting #2 – Visioning/SWOT Analysis Workshop

The second community workshop was held on May 10th at 6:00 p.m. in city hall. The workshop was structured with exercises for open-ended responses. It was designed to solicit feedback on future development patterns and to identify areas where the city should focus its resources. Attendees were asked to provide a list of "small victories" and "big ideas" for the city, in addition to being encouraged to rate community assets and map future growth areas. They were also asked to provide general feedback on any areas of concern.



# Public Input

## Community Meeting #3 – Visioning/SWOT Workshop

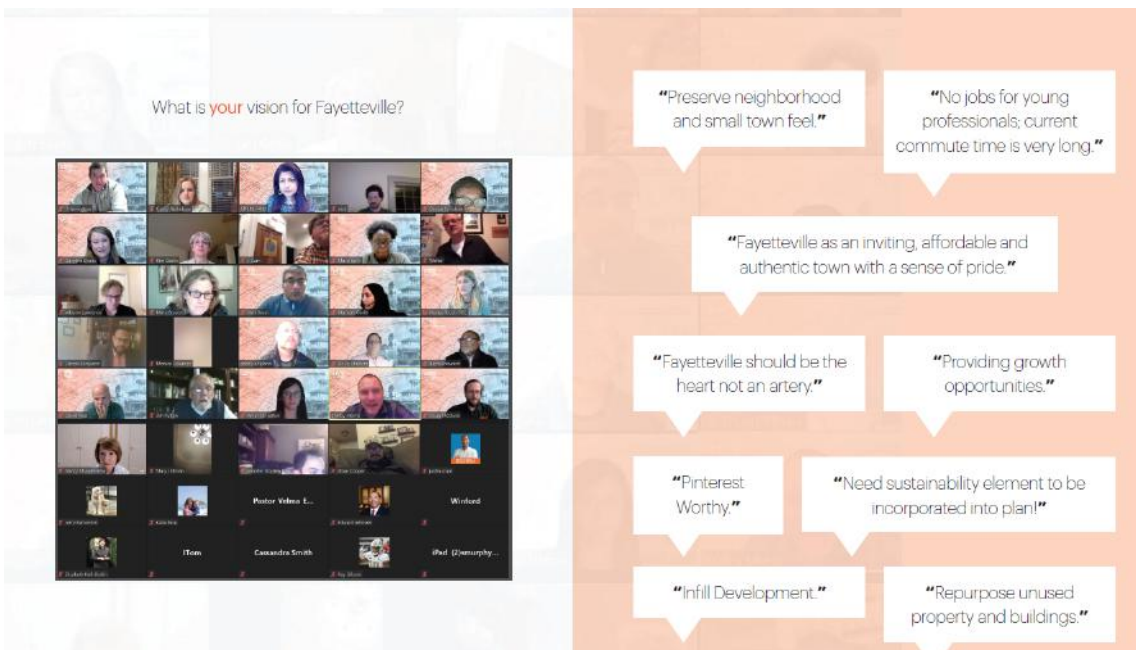
The last public workshop was held at a local community center to get direct input from senior citizens on the future. Attendees were asked to add to the list of "small victories" and big ideas for the future. Participants were also encouraged to rate community assets and map future growth areas. They also provided general feedback on any areas of concern.

## 2021 LCI Study/Fayetteville Forward

In 2021 as a part of the Livable Centers Initiative (LCI) Study, the city conducted a virtual community charrette on February 11-12 to develop a collective vision for the downtown core. A portion of the charrette was devoted to discussing the history of development patterns within the city and reviewing the recommendations from previous planning studies. Participants were then encouraged to re-imagine a future for the city and to share input on areas to preserve and/or change as well as perspectives on future land use, development patterns, accessibility and mobility, and parks and open space. Each of these sessions was conducted virtually and engaged 60-80 participants.

## 2022 Visioning Charrette

Following up on the work of the Fayetteville Forward LCI Study, a cross-disciplinary team conducted a design vision workshop with city officials in late April. The goal was to create inspiring visions for key streets and critical city parcels of downtown Fayetteville and to outline a strategy for implementation.





# Public Input

## Community Meeting Summary



### VOICES from the COMMUNITY

- Opportunity to live and work in the city
- Empty building need to be used for business
- Copy cat Trilith you need a model
- Redevelopment of the pavilion
- Refurbish empty or partially occupied strip centers
- Younger population
- Stop overbuilding apt. complexes for town. Traffic congestion
- More business coming to town
- Fiscally sustainable and profitable development
- Pedestrian facilities that are safe, connected and separated from traffic
- Do not build additional apartments until you fill and rent what you got
- Affordable senior housing - income based

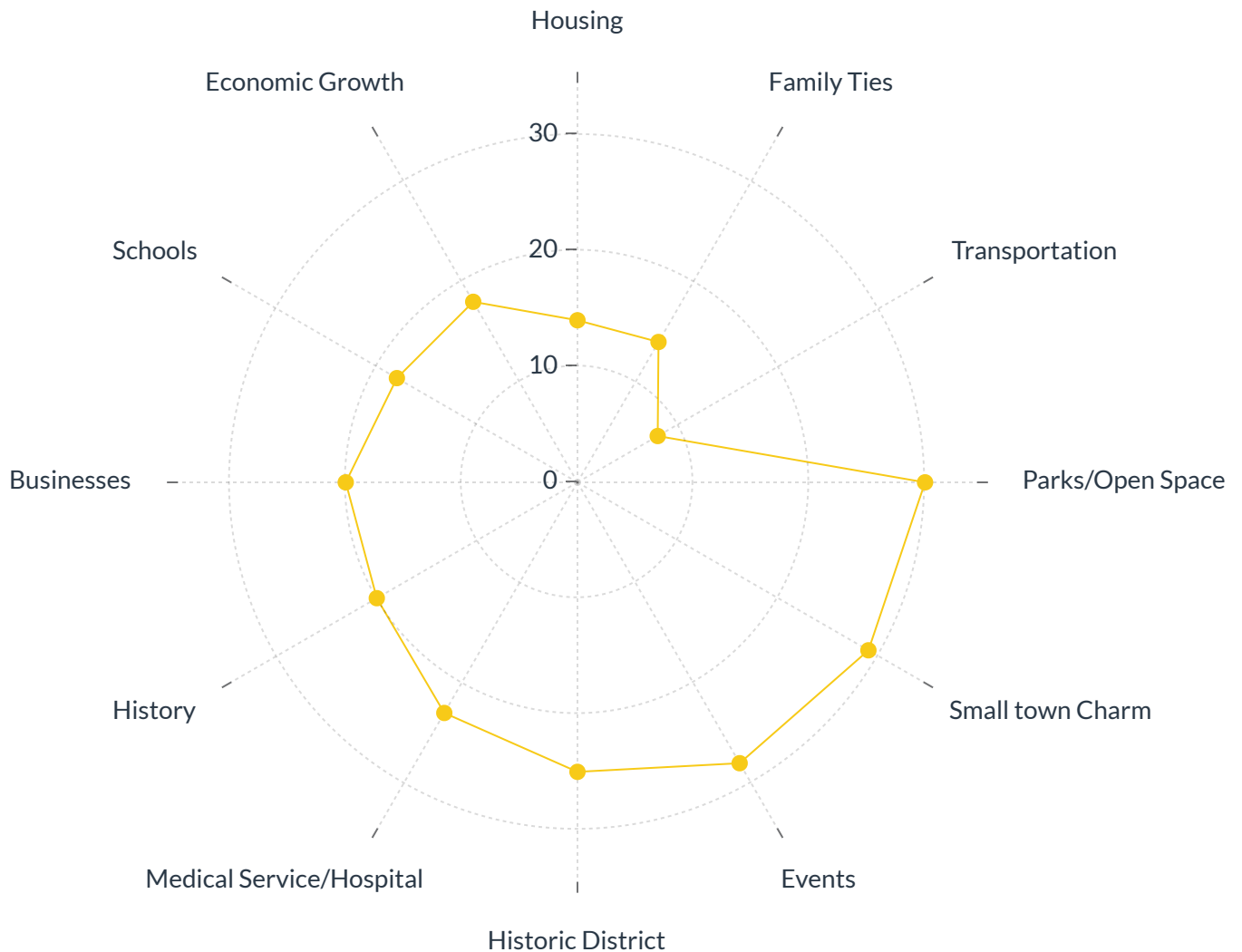


# Public Input

## Key Takeaways

At each public workshop, attendees consistently ranked the city's small-town charm, parks, and community events with high marks. Public safety and the Senior Center (Fayette County) were additional areas that received high marks.

The lowest-ranked areas included traffic and transportation, housing options and family ties. Other concerns included the increase in multi-family development, aging shopping centers, making downtown more walkable, and ensuring balanced growth.



# Challenges and Opportunities

From the previous studies and community meeting, a number of specific priority issues emerged which ultimately guided the development of the updated core goals and recommended actions/projects. The following list of needs and opportunities were identified during a series of input meetings .

## Assets

- New City Center Park including the playground, walkways, a picnic pavilion, a splash pad and lawn space
- Small town Charm/Historic District
- Existing street network is a great foundation to build upon in creating a vibrant walkable downtown
- Historic buildings that contribute to the Southern/ small town charm
- Community events are well attended and have created strong bonds
- Piedmont hospital and other medical establishments provide vital services
- Moderately affluent, established city with a quality school district and several local employment anchors
- Presence of Georgia Military College and Georgia Film Academy
- Proximity to Hartsfield-Jackson International Airport
- Proximity to Atlanta
- Pinewood Atlanta Studio and all the related businesses and workers that contribute to the Fayetteville economy
- Infill development and undeveloped land
- Excellent fire and emergency response
- Established neighborhoods and housing stock

## Needs/Challenges

- Refurbish empty or partially occupied strip centers, aging Shopping Centers
- Parking downtown seems limited, need clear signage to make it less confusing.
- Improve the existing parks and add more open spaces
- More community artwork in the downtown and new programming for community events
- Old houses are deteriorated, lack of maintenance
- More community artwork in the downtown
- More sidewalks, bicycle paths and multi-use trails.
- Improve older parks and provide more green space
- Lack of pedestrian facilities that safe, especially downtown
- Planned/intentional businesses in square that drive walkability
- Reduce the impact of conflicting land uses
- Improve older parks and provide more green space
- Better traffic management city wide
- Major state and U.S. highways transect the downtown
- Traffic congestion and high speeds in downtown
- Separated bike lanes/temporary road diet on streets such as Jeff Davis or Beaugard
- Aging infrastructure needs continuous follow-up and maintenance
- More housing options for seniors and young professional

# VISION

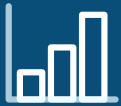
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A unique place to call home, a community building from the past, working together creating a better future, while preserving our small town charm.

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# General Guiding Principles

Guiding principles are the values city leaders should use to establish a framework for decision-making throughout the life of the Comprehensive Plan. These principles were conceived through robust and meaningful conversations with the CPC, city leaders, residents and the business community.



Manage  
Growth



Economic  
Vitality



Vibrant  
Neighborhoods



Historic  
Preservation



Natural Beauty



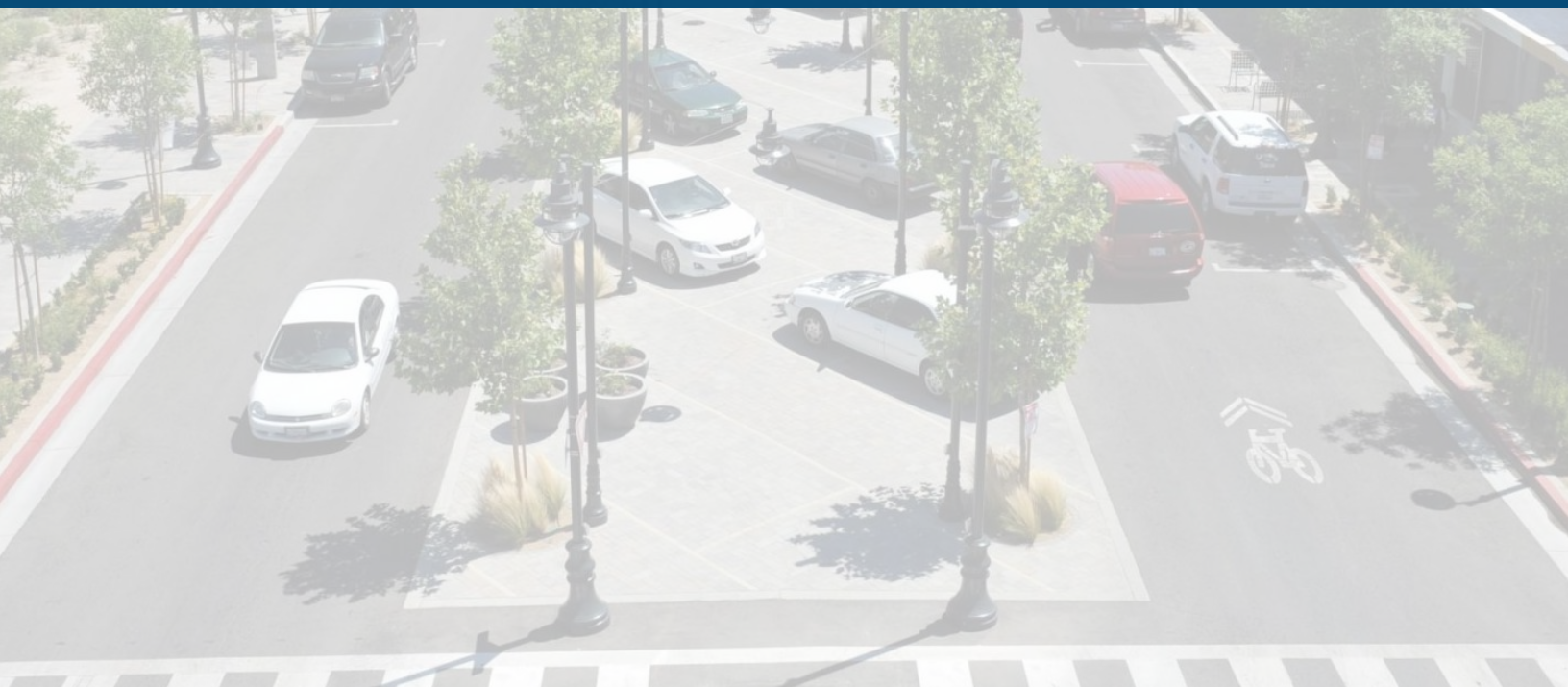
Exceptional  
Design



Connected  
Communities



Context  
Responsive Infill



# Land Use and Development

## Goals and Policies

**GOAL ONE: Improve Property Tax Base to diversify and strengthen the fiscal health of the city**

L-1.1: Update and pursue goals of the Economic Development Plan.

L-1.2: Investigate the development of more TAD districts

L-1.3: Pursue more Business Park development to accommodate our economic development targets.

**GOAL TWO: Improve Aesthetics**

L-2.1: Encourage more parks, street trees, median landscaping and gateways.

L-2.2: Continue with high architectural and site design standards

L-2.3: Revisit the sign ordinance rules for temporary signs to ensure that the City maintains its appearance.

L-2.4: Encourage the growth of the arts and cultural community.

L-2.5: Minimize street frontages lined by parking lots and blank walls

**GOAL THREE: Make Downtown Fayetteville more vibrant and walkable**

L-3.1: Get more people living Downtown to support businesses

L-3.2: Recruit more businesses to Downtown

L-3.3: Study financial and engineering feasibility of regional stormwater detention in a water feature (such as a lake or enhanced creek/river/canal) Downtown

L-3.4: Improved/ additional wayfinding signage

L-3.5: Encourage pedestrian improvements within Downtown including but not limited to sidewalks, pathway systems, multi use trails connecting park areas, businesses, and neighborhoods to Downtown

# Land Use and Development

## Goals and Policies

### GOAL FOUR: Ensure development is complementary

L-4.1: Finalize and adopted the update zoning ordinance to reflect goals of the Comprehensive Plan

L-4.3: Ensure appropriate density transitions and buffering between incompatible uses.

L-4.4: Preserve and protect the desired character and value of well-established neighborhoods and natural resources from encroachment by incompatible uses.

L-4.5: Support the redevelopment of underutilized parcels

L-4.7: As necessary, undertake detailed studies, plans for growth centers, and mixed-use centers to identify areas appropriate for density mixed-use development

L-4.8: Support residential infill development and redevelopment that responds to local preference and demand for innovative, high quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.

# Housing & Neighborhoods

## Goals and Policies

### GOAL ONE: Get more people living Downtown to support businesses

H-1.1: Examine opportunities for higher density development in the activity centers (Trilith, Downtown, Pavillion, etc.) only as part of mixed-use development.

H-1.2: Actively recruit mixed use developers.

H-1.3: Encourage the development of townhouses that are externally oriented toward the street and neighborhood, not inwardly oriented or oriented toward parking lots.

H-1.4: Encourage the development of smaller lot detached homes in walking distance of Downtown amenities.

### GOAL TWO: Encourage development of housing for every step of the life cycle

H-2.1: Investigate strategies to promote workforce housing, especially for government employees.

H-2.2: Address identified need for smaller single family detached housing with a higher architectural design standard located in walkable mixed use environments. This could be downtown or in a developer created mixed use environment. Care should be taken to limit the number of walkable mixed use developments outside of Downtown so as to not reduce the demand for living Downtown.

H-2.3: Reconsider City standards for required open space set aside for all zoning districts.

H-2.4: Work with community partners to stabilize and improve neighborhoods adjacent to downtown.

H-2.5: Target rehabilitation in neighborhoods that need assistance to mend and enhance the existing housing stock.

H-2.6: Consider conducting an bi-annual market study to determine demand based housing and employment needs.

H-2.7: Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.

H-2.8: Ensure new housing density complies with market demand recommendations from the 2022 housing market study.

# Quality of Life

## Goals and Policies

**GOAL ONE:** Continue to cultivate Fayetteville's distinct identity as a safe, welcoming city with attractive places to live; and high-quality city programs and services.

QL 1.1: Maintain property standards and enforcement to ensure that neighborhoods and buildings remain safe and livable

QL 1.2: Preserve Fayetteville unique character

QL 1.3: Maintain public infrastructure, buildings, equipment and open space that meets the demand of future community needs.

QL 1.4: Support the vision of a community where everyone has access to the resources and opportunities needed to live healthy, active lives.

**GOAL TWO:** Protect open space, natural, and sensitive areas.

QL 2.1: Identify open space and sensitive areas that should be preserved for natural recreation areas

QL 2.2: Develop a plan to retain a variety of natural areas for use by Fayetteville citizens

QL 2.3: Foster dynamic, accessible public spaces and parks

QL 2.4: Provide a range of public spaces, programs, and facilities that meet community needs for recreation and leisure



# Transportation

## Goals and Policies

**GOAL ONE: Ensure coordination with state, regional, county, and local partners.**

T-1.1: Participate in the Fayette County Transportation Plan.

T-1.2: Develop a more cooperative relationship with the Georgia Department of Transportation to help meet local objectives for state controlled roads.

T-1.3: Participate in Fayette County Trails Plan in order to connect Fayetteville to larger countywide network.

T-1.4: Pursue state and federal funding for community identified transportation high priorities

T-1.4: Strategically locate and regularly maintain freight routes

T-1.5: Work with GDOT and other stakeholders to make SR 54 and SR 85 in the downtown more safe and pedestrian friendly

**GOAL TWO: Maintain or enhance the quality of new and existing infrastructure.**

T-2.1: Prioritize projects that have the most impact to the most people.

T-2.2: Compile and prioritize safety improvements based on accident data.

T-2.3: Prioritize creating more of a grid street network and "complete streets" to ensure alternative routes.

T-2.4: Prioritize projects that support a more walkable Downtown.

T-2.5: Pedestrian improvements including crosswalks and signals.

T-2.6: Improved/additional wayfinding signage

T-2.7: Promote connectivity of our road network to improve the quality of life in our residential neighborhoods.

T-2.8: Require interparcel access in new development

T-2.9: Implements traffic calming schemes, such as narrow travel lanes, on-street parking, mid-block crossings, and street trees to slow traffic and increase safety for all modes of transportation.

T-2.10: Design all new facilities and upgrade existing facilities to comply with all federal, state, and local safety standards.

# Transportation

## Goals and Policies

### GOAL THREE: Provide viable and attractive pedestrian facilities

T-3.1: Review and refine the City of Fayetteville Trails Plan

T-3.2: Identify and fill gaps in the trail network. Find opportunities for future trails, complete connections to existing segments, implement projects, and pursue new trail connections to create a more functional trail network.

T-3.3: Improve the network of pedestrian facilities (sidewalks) by creating a safe and accessible network throughout the City. Sidewalks of required widths, well-marked crosswalks and approved pedestrian-scaled lighting should be installed to create an inviting and well used pedestrian system.

### GOAL FOUR: Continue progress of making Downtown more walkable.

T-4.1: Coordinate with Land Use Goals.

T-4.2: Connect streets to create more of a grid.

T-4.3: Utilize shorter blocks to increase walkability

T-4.4: Update Downtown commercial and mixed use zoning districts to enhance the pedestrian experience by creating scenic vistas and promoting street facing retail with store windows and sidewalk cafes.

T-4.5: Develop a downtown streetscape plan.

T-4.5: Add more parks and fountains that will enhance the pedestrian experience.

T-4.6: Provide more downtown parking and signage for the parking.

T-4.7: Create a detailed parking management plan and signage

# Economic Development Goals and Policies

**GOAL ONE: Attract people to live here who:** • Will appreciate the Fayetteville lifestyle which can best be described as: Active, Outdoors, Family- oriented, Embrace a sense of community, Educated workforce

E-1.1: Reconsider City standards for required open space set aside for all zoning districts.

E-1.2: Create a green ribbon of parks and trails that connects the entire city.

E-1.3: Support a healthy, diverse mix of businesses in Fayetteville

**GOAL TWO: Develop a Downtown Plan to create a unique destination in Downtown Fayetteville**

E-2.1: Work with consultant on economically feasible development strategies.

E-2.2: Create a comprehensive marketing plan for Downtown.

E-2.3: Encourage buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features

**GOAL THREE: Business Retention and Expansion**

E-3.1: Create synergy with local businesses by communicating with existing businesses

E-3.2: Working together with the Fayette County Development Authority and Chamber of Commerce on business retention, expansion, and attracting developing the workforce local businesses need.

E-3.3: Encourage educational enhancements to make Fayetteville the place to live for all school attendance zones. (i.e. post secondary training and professional development opportunities)

E-3.4: Enhance the branding campaign.

E-3.5: Encourage the creation (entrepreneur), retention, and expansion of local businesses

E-3.6: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the city.

**GOAL FOUR: Enhance Commercial Corridors.**

E-4.1: Encourage commercial redevelopment that offers amenities and atmosphere to attract top-tier commercial tenants.

E-4.2: Identify underutilized properties (i.e., buildings assessed at considerably less than the total property value) and, encourage redevelopment

E-4.3: Encourage structured parking and minimize surface parking, particularly adjacent to public rights-of-way

E-4.4: Prepare individual Small Area Plans, for each of the Activity Centers that clearly demonstrate the desired mix of uses, residential density, building intensity, design aesthetic, specific street locations and multimodal connections, infrastructure improvements, parking, and open space.

# Economic Development Goals and Policies

GOAL FIVE: Encourage and facilitate broadband service throughout the city.

E-5.1: Consider adopting the model Broadband Ordinance

E-5.2: Consider becoming a Broadband Ready Community

E-5.3: Promote broadband as an asset and strength of the community for businesses and residents



# **WORK PROGRAM & ACCOMPLISHMENTS**



## Community Work Plan

This is the review of the Community Work Program from the next five years (2022-2026). This recognizes implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

The Report of Accomplishments immediately follows the Community Work Program and provides an overview of the status of Short-Term Work Program Goals that were previously established for the period 2017-2022.

# Community Work Plan

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
<b>Economic Development</b>											
<b>GOAL ONE: Improve Property Tax Base to diversify and strengthen the fiscal health of the city</b>											
L-1.1:	Update and pursue goals of the Economic Development Plan	•	•	•	•	•	2022	\$5,000/yr	GF	Economic Development	Underway
L-1.2:	Utilize TAD #1 to ensure the appropriate redevelopment of greyfields	•	•	•	•	•	2026	Project based	TAD increment	Economic Development	Underway
<b>GOAL THREE: Make Downtown Fayetteville more vibrant and walkable</b>											
L-3.4:	Plan to update and expand Downtown wayfinding signage		•				2023	\$90,000	GF	Main Street/DDA	Underway
<b>GOAL TWO: Improve Aesthetics</b>											
L-2.4:	Host events/activities to attract residents and tourists to the downtown area	•	•	•	•	•	2026	\$40,000	Main Street Tourism/ Hotel Motel Tax	Main Street/DDA	Underway

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
<b>Facilities &amp; Services</b>											
<b>GOAL ONE: Continue to cultivate Fayetteville's distinct identity as a safe, welcoming city with attractive places to live; and high-quality city programs and services.</b>											
QL 1.3:	Design/Construct New Fire Station 93			•			2024	\$7,454,430	100% Impact Fees	Fire Department	Underway
QL 1.3:	Tactical Support Fire Apparatus				•		2025	\$600,000	CPF	Fire Department	Underway
QL 1.3:	Station 91 Expansion				•		2025	\$126,247	IFF	Fire Department	Underway
QL 1.3:	Community Building				•		2025	1,465,058	IFF	Public Services	Underway
QL 1.3:	Fire Apparatus - Engine				•		2025	\$638,718	100% Impact Fees	Fire Department	Underway
QL 1.3:	Police Dept. Office Space Expansion				•		2025	\$626,796	100% Impact Fees	Police Department	Underway
QL 1.3:	Aerial Fire Apparatus				•		2025	\$1,000,000	100% IFF	Fire Department	Underway
QL 1.3:	New Station 94	•	•	•	•	•	2026	\$2,203,386	IFF	Fire Department	Underway
<b>GOAL THREE: Provide viable and attractive pedestrian facilities</b>											
L-3.5	The Ridge Boardwalk (Trail project)	•					2022	\$205,278	100% Impact Fees	Public Services	Underway

# Community Work Plan

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Intergovernmental Coordination											
GOAL ONE: Ensure coordination with state, regional, county, and local partners											
T-1.1. to T-1.5	Work with local governments to coordinate adjacent land uses, ensure efficient provision of services, and refine municipal boundaries	•	•	•	•	•	Ongoing	N/A	N/A	Administration	Underway

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Land Use											
GOAL FOUR: Ensure development is complementary											
L-4.1	Audit and revise the City's Zoning Ordinance to achieve the goals of the Comprehensive Plan	•					2022	\$70,000	GF	Planning	Underway
L-4.1	Audit and revise the City's Sign Ordinance to achieve the goals of the Comprehensive Plan	•					2022	\$20,000	GF	Planning	Underway
GOAL FOUR: Continue progress of making Downtown more walkable											
T-4.2, T-4.3, T-4.5,	Implement the Downtown Visioning Charrette recommendations where feasible.			•			2024	20,000,000	Public/Private	Planning	Underway
T-4.2, T-4.3, T-4.5,	Facilitate the implementation of the "Fayetteville Forward" LCI Plan (2020) recommendations where feasible.	•	•	•	•	•	Ongoing	\$40,000	GF	Planning	Underway
GOAL FOUR: Enhance Commercial Corridors											
E-4.4:	Prepare individual Small Area Plans, for each of the Activity Centers	•	•	•	•	•	Ongoing	\$25,000 yr	GF, Grants	Planning/ Public Services	Underway

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Natural & Cultural Resources											
GOAL TWO: Protect open space, natural, and sensitive areas.											
QL 2.1. to QL 2.4	Encourage more parks, street trees, median landscaping and gateways.	•	•	•	•	•	Ongoing	\$40,000	GF, Grants	Planning and Economic Development	Underway



# Community Work Plan

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
<b>Transportation</b>											
<b>GOAL TWO: Maintain or enhance the quality of new and existing infrastructure.</b>											
T-2.10	Conceptual plan for new pedestrian crossings on Highway 85 North and Highway 54 East as identified in the Comprehensive Plan	•					2018	\$10,000	GF	Planning	Underway
T-2.10	Implement LCI Plan transportation projects as funding becomes available.	•					2020	\$12,247,000	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Jeff Davis Shoulder		•				2023	\$492,786	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Stonewall/85 Left Turn		•				2023	\$142,234	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Lafayette/Tiger Trail - Roundabout		•				2023	\$1,228,345	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Highway 54/Gingercake		•				2023	\$11,752	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Highway 85 Streetscape		•				2023	\$30,134	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Highway 85 Median		•				2023	\$377,526	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Lafayette Ave Extension			•			2024	\$952,090	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Lafayette/Glynn			•			2024	\$257,622	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Redwine/Ramah Road Roundabout			•			2024	\$1,282,094	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Veterans Pkwy Small Roundabout (Sandy Creek)			•			2024	\$1,004,940	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Fischer Road Extension (Downtown Expansion) City Center			•			2024	\$16,026,175	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Highway 54/Grady Avenue			•			2024	\$783,827	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
<b>GOAL ONE: Ensure coordination with state, regional, county, and local partners.</b>											
T-1.1:	Participate in the 2022 - Fayette County Transportation Plan		•				2023	\$40,000	GF	Planning, Public Services	Underway

# Community Work Plan

	Project	2022	2023	2024	2025	2026	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
<b>Transportation</b>											
<b>GOAL TWO: Maintain or enhance the quality of new and existing infrastructure.</b>											
T-2.10	Veterans Pkwy 4-lane expansion (1.5 mile)				•		2025	\$8,932,802	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Habersham Extension				•		2025	\$1,004,940	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.10	Bradley Sidewalk			•			2024	\$500,000	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
T-2.9	Develop SR 85 North Corridor study to transition the corridor from suburban to urban			•			2024	\$80,000	GF, LCI	Planning/ Public Services	Underway
<b>GOAL THREE: Provide viable and attractive pedestrian facilities</b>											
T-3.2	Hwy 54 Hospital Area Bridge and Multi-Use Path (Hospital Area Paths and Crosswalk)			•			2024	\$4,200,000	40.7% Impact Fees; SPLOST, GF	Public Services	Underway
<b>GOAL FOUR: Continue progress of making Downtown more walkable.</b>											
T-4.1 to T-4.7:	Development of a Downtown "Complete Streets" Plan			•			2024	\$100,000	GF	Planning, Public Services	Underway



# Report of Accomplishments

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
<b>Economic Development</b>						
Hire Economic Development Director to pursue the Comprehensive Plan Economic Development Goals of business retention and expansion, business attraction and recruitment AND the Land Use Goal of Improving the City's property tax base.	2017	2017	\$80,000	GF	Administration	Complete
Host events/activities to attract residents and tourists to the downtown area	1996	Ongoing	\$40,000	Main Street Tourism/ Hotel Motel Tax	Main Street/DDA	Complete
<b>Facilities &amp; Services</b>						
Park improvements: Gazebo	2018	2019	\$11,342	87.87% Impact Fees; SPLOST, GF	Public Services	Complete
Park improvements: The Ridge	2018	2019	\$105,477	87.87% Impact Fees; SPLOST, GF	Public Services	Complete
The Ridge Trails 2	2018	2021	\$11,795	100% Impact Fees	Public Services	Complete
Build a new City Hall	2018	2019	\$14,000,000	GF	Administration	Complete
New Park Lands (Purchased and constructed City Center Park)	2019	2040	2,759,071.89	IFF	Public Services	Complete
Work with public institutions to redevelop vacant or underutilized public buildings in the DHD.	2002	2022	\$5,000/yr	GF/Grants/LCI	Economic Development	Cancelled <sup>1</sup>
Utilize existing infrastructure by encouraging infill and redevelopment as opposed to Greenfield development	2002	2022	\$5,000/yr	GF	Planning	Cancelled <sup>2</sup>
Design/Construct New Fire Station #3	2016	2018	\$2,222,000	63.99 percent IFF/36.01 percent CPF	Fire Department	Cancelled <sup>3</sup>
<b>Housing</b>						
Review Zoning Ordinance and design standards to ensure that they allow for and encourage a variety of housing options	2000	2022	\$2,000/yr	GF	Planning	Complete

- Removed due to shift in daily operation
- Removed due to shift in daily operation
- Removed, project now under with Fire Station 93

# Report of Accomplishments

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Economic Development						
Hire Economic Development Director to pursue the Comprehensive Plan Economic Development Goals of business retention and expansion, business attraction and recruitment AND the Land Use Goal of Improving the City's property tax base.	2017	2017	\$80,000	GF	Administration	Complete
Host events/activities to attract residents and tourists to the downtown area	1996	Ongoing	\$40,000	Main Street Tourism/ Hotel Motel Tax	Main Street/DDA	Complete
Facilities & Services						
Park improvements: Gazebo	2018	2019	\$11,342	87.87% Impact Fees; SPLOST, GF	Public Services	Complete
Park improvements: The Ridge	2018	2019	\$105,477	87.87% Impact Fees; SPLOST, GF	Public Services	Complete
The Ridge Trails 2	2018	2021	\$11,795	100% Impact Fees	Public Services	Complete
Build a new City Hall	2018	2019	\$14,000,000	GF	Administration	Complete
New Park Lands (Purchased and constructed City Center Park)	2019	2040	2,759,071.89	IFF	Public Services	Complete
Housing						
Review Zoning Ordinance and design standards to ensure that they allow for and encourage a variety of housing options	2000	2022	\$2,000/yr	GF	Planning	Complete

# Report of Accomplishments

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Land Use						
Downtown Master Plan	2017	2022	\$30,000	GF	Planning	Complete
Hire additional Code Enforcement Officer to pursue the City's aesthetic goals	2018	2018	\$40,000	GF	Planning	Complete
Facilitate the implementation of the "Re-defining Downtown" LCI Plan (2002) recommendations where feasible.	2003	Ongoing	\$12,247,000	LCI, SPLOST	Public Services	Complete
Natural & Cultural Resources						
Build a new Downtown Park	2019	2020	Included in new City Hall cost estimate	GF	Administration/ Public Services	Complete
Parks Study to include engineering and feasibility study for water feature in a park	2018	2019	\$465,000	GF	Planning	Complete
Implement diverse programming at the Amphitheater	2006	2017	\$165,000/yr	Main Street Tourism Assoc./	Continue diverse programming at the Amphitheater	Complete
Promote organized walking tours of the Downtown Historic District from the Holliday Dorsey Fife Museum	2004	2022	N/A	Main Street/DDA	Main Street/DDA	Complete
Continue to implement Main Street objectives as they relate to preservation of cultural resources.	1996	2022	N/A	N/A	Main Street/DDA	Complete
Continue to sponsor cultural activities and events in the Main Street District	1996	2022	\$40,000	Main Street/Hotel/Motel Tax/Vendor Fees	Main Street/DDA	Complete
Transportation						
Participate in the 2018 - Fayette County Transportation Plan	2017	2018	\$40,000	GF	Planning, Public Services	Complete
Participate in the Fayette County Trails Plan	2017	2018	\$40,000	GF	Planning, Public Services	Complete
Develop a City trails plan that will include identification of opportunities to provide connectivity between residential areas and other uses through multi-use trails/sidewalks and greenspace.	2018	2019	\$75,000	SPLOST	Planning, Public Services	Complete
Veterans Pkwy Large Roundabout x 2	2017	2022	\$3,240,834	Public/Private	Public Services	Complete
Church St. Extension (Hood Ave Conn/SR92)	2011	2016	\$140,000 (City)	IFF (100%)	Public Services	Complete

# Report of Accomplishments

Project	Start Year	Comp. Year	Cost Estimate	Funding Source	Responsible Party	Status
Public Services						
Implement City SPLOST program	On-going	2022	\$11,649,324	SPLOST, LCI, DOT, Grants, Private	Public Services	Complete
Grady/Beauregard - Roundabout	On-going	2017	\$958,643	40.7% Impact Fees; SPLOST, GF	Public Services	Completed
Install additional street trees and landscape medians as funding becomes available	2017	2022	\$5,000/yr	GF (Tree Bank)	Planning, Public Services	Cancelled <sup>1</sup>
Require inter-connectivity of roadways within and between new and existing commercial and mixed use developments.	2004	2022	\$1,000/yr	GF	Public Services	Cancelled <sup>2</sup>
Hospital Area Paths and Crosswalk	2011	2018	\$650,000	GF, Grants	Public Services	Cancelled <sup>3</sup>

- Removed due to shift in daily operation
- Removed, project was more related to daily operation, now listed in the city ordinance
- Project Merged with the Hospital Trail Project



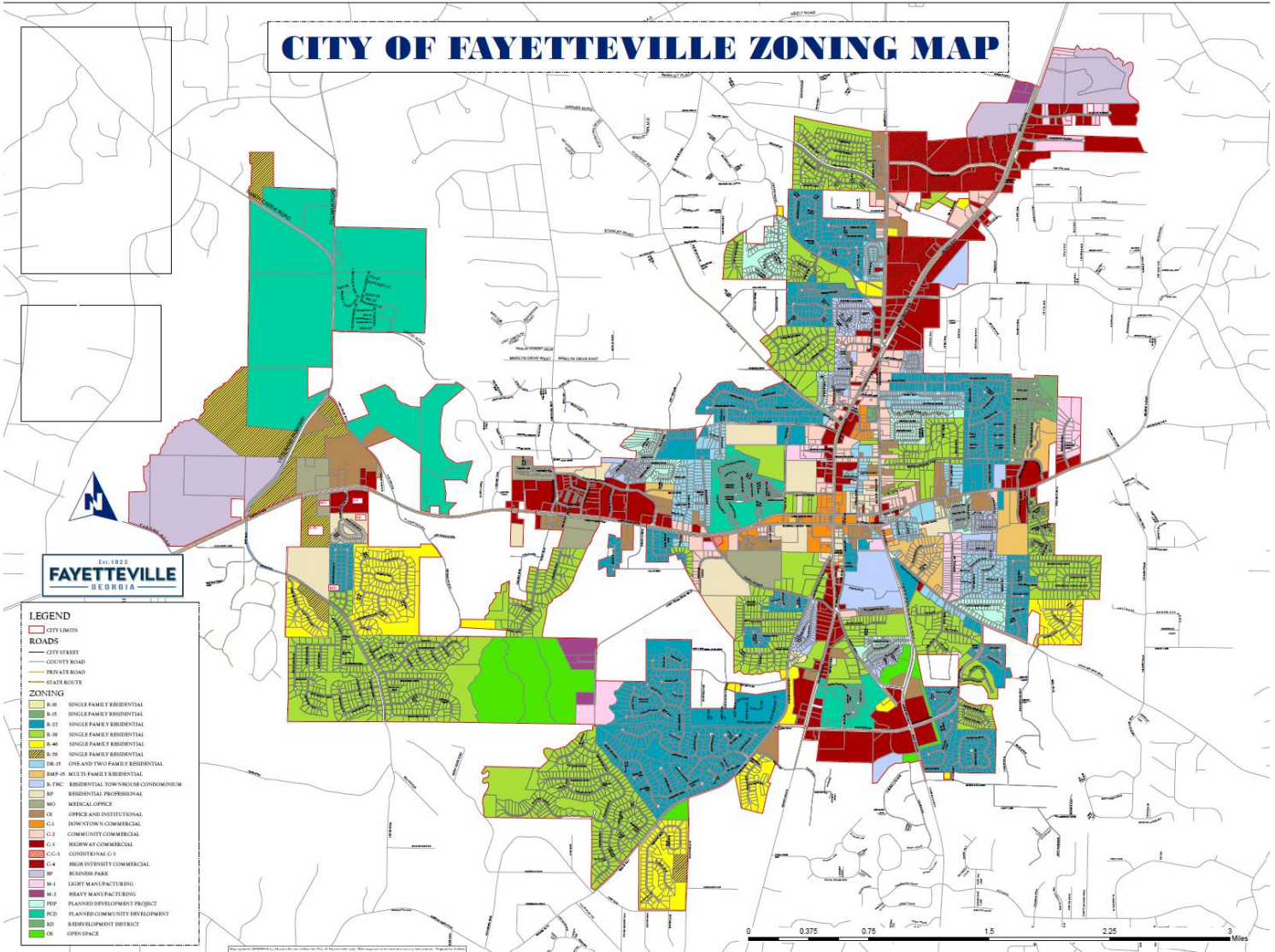
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# INTEGRATED LAND USE



# ZONING MAP

## CITY OF FAYETTEVILLE ZONING MAP

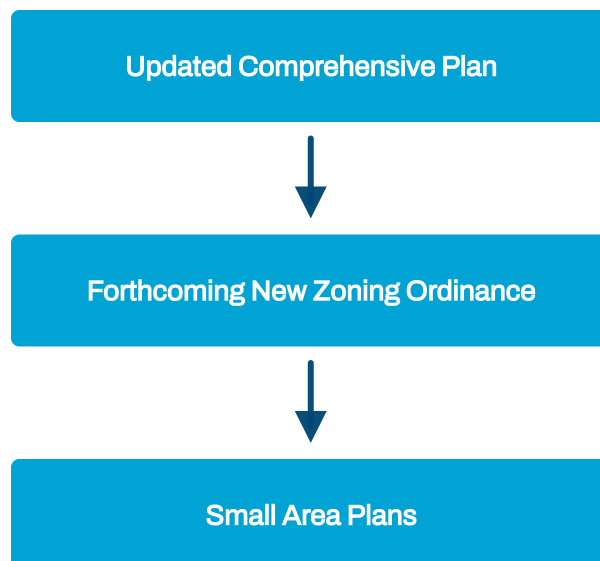


# Future Development Map Framework

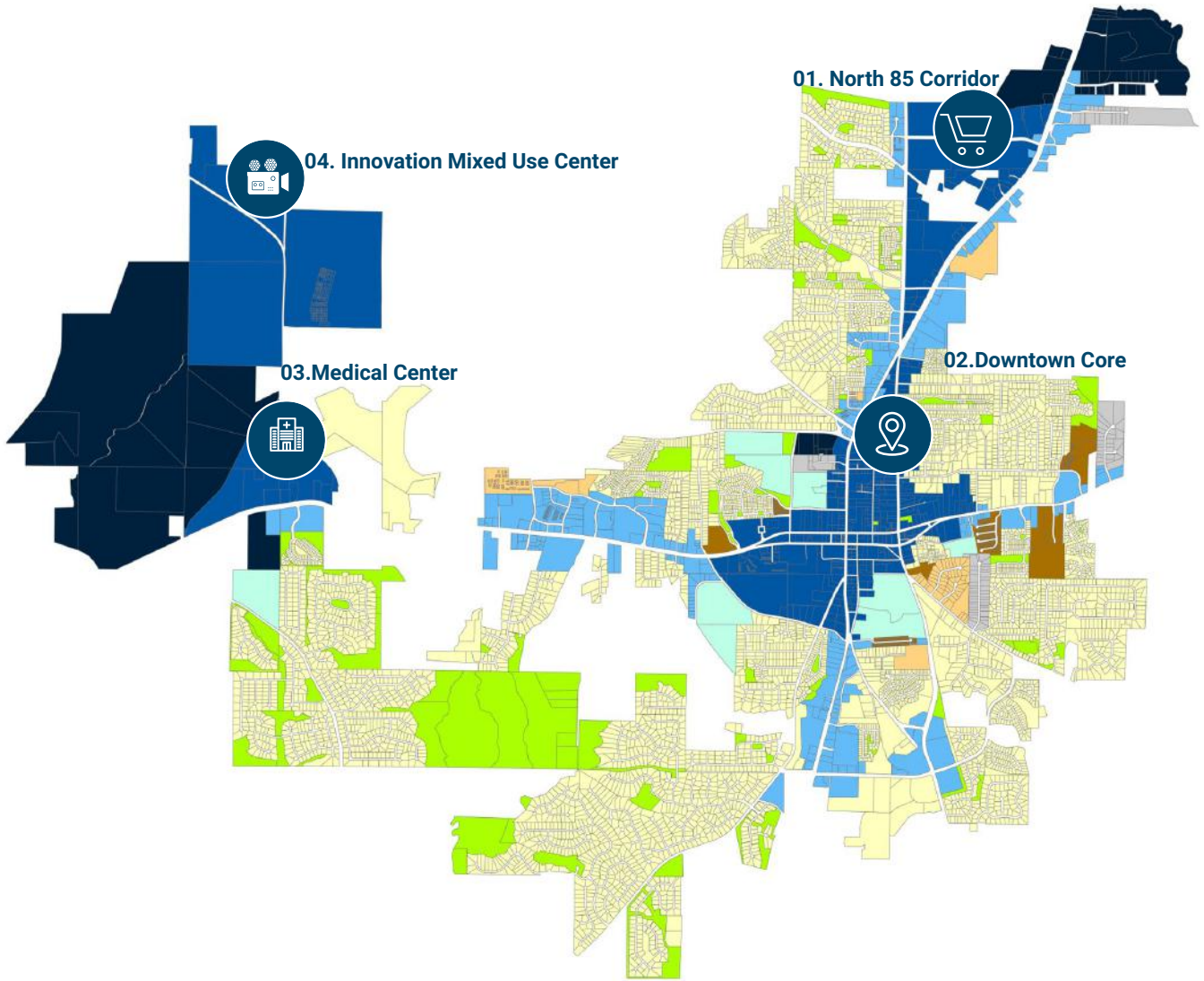
A number of key considerations contributed to the restructuring of the future land use designations adopted as a part of this update:

- **Neighborhoods** include a mix of housing types and choices at varying price ranges; with density and mixed-use at the center and lower density housing towards the edge.
- **Neighborhood Centers** are strategically located at intersections to maximize access, visibility and economic viability. These centers should include a range of commercial uses within walking distance of housing, serving the neighborhood primarily, but also serving existing, adjacent residential areas.
- A single, prominent employment center, or **Activity Center**, serves as the major employment and revenue-generating specialized uses. Activity Centers often have specialized uses and needs and may be dominated by a single user such as a campus.

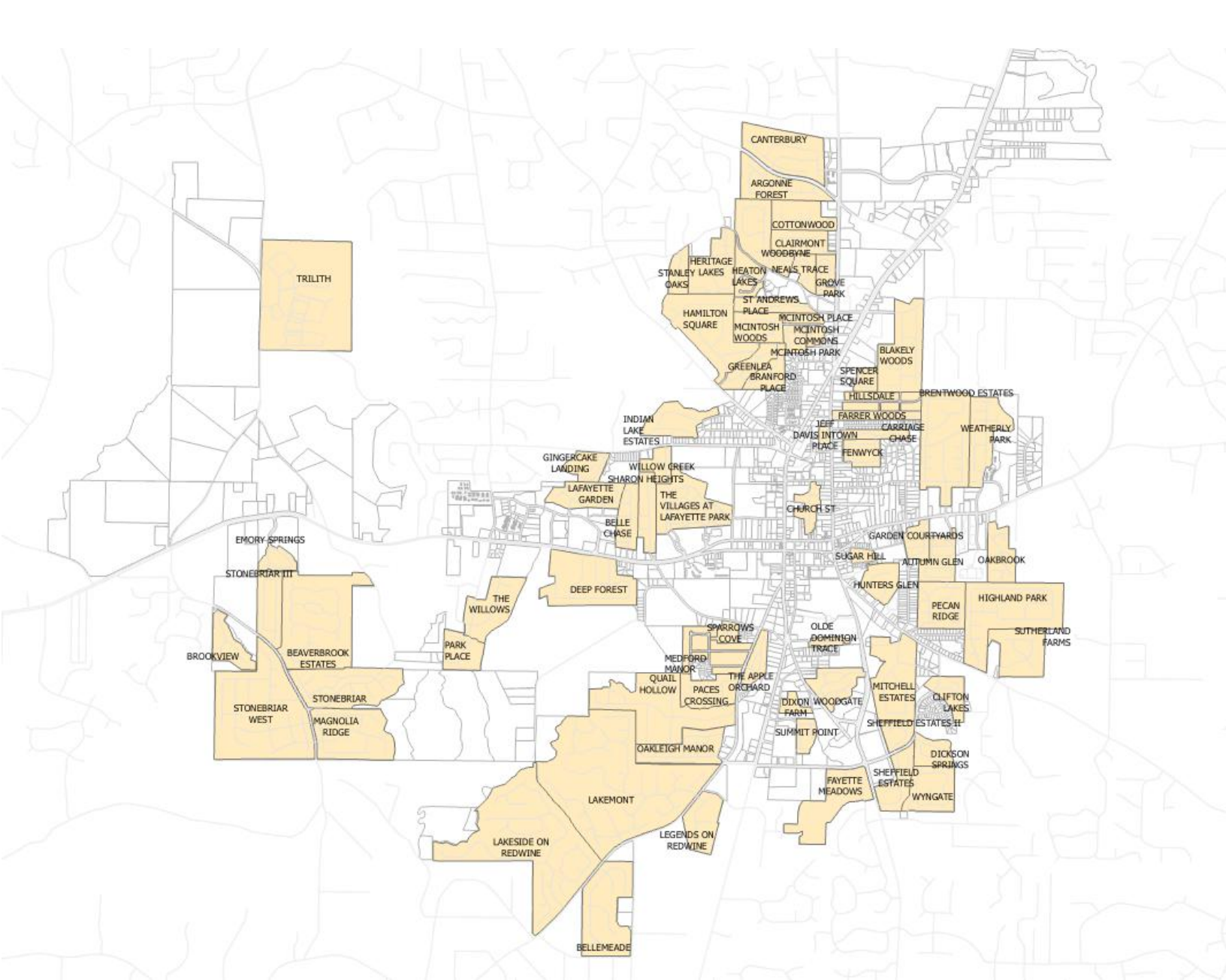
In addition, a forthcoming zoning rewrite and small area plans will be the primary mechanism for implementing the Future Land Use Map.



# PROPOSED NEW FUTURE LAND USE MAP



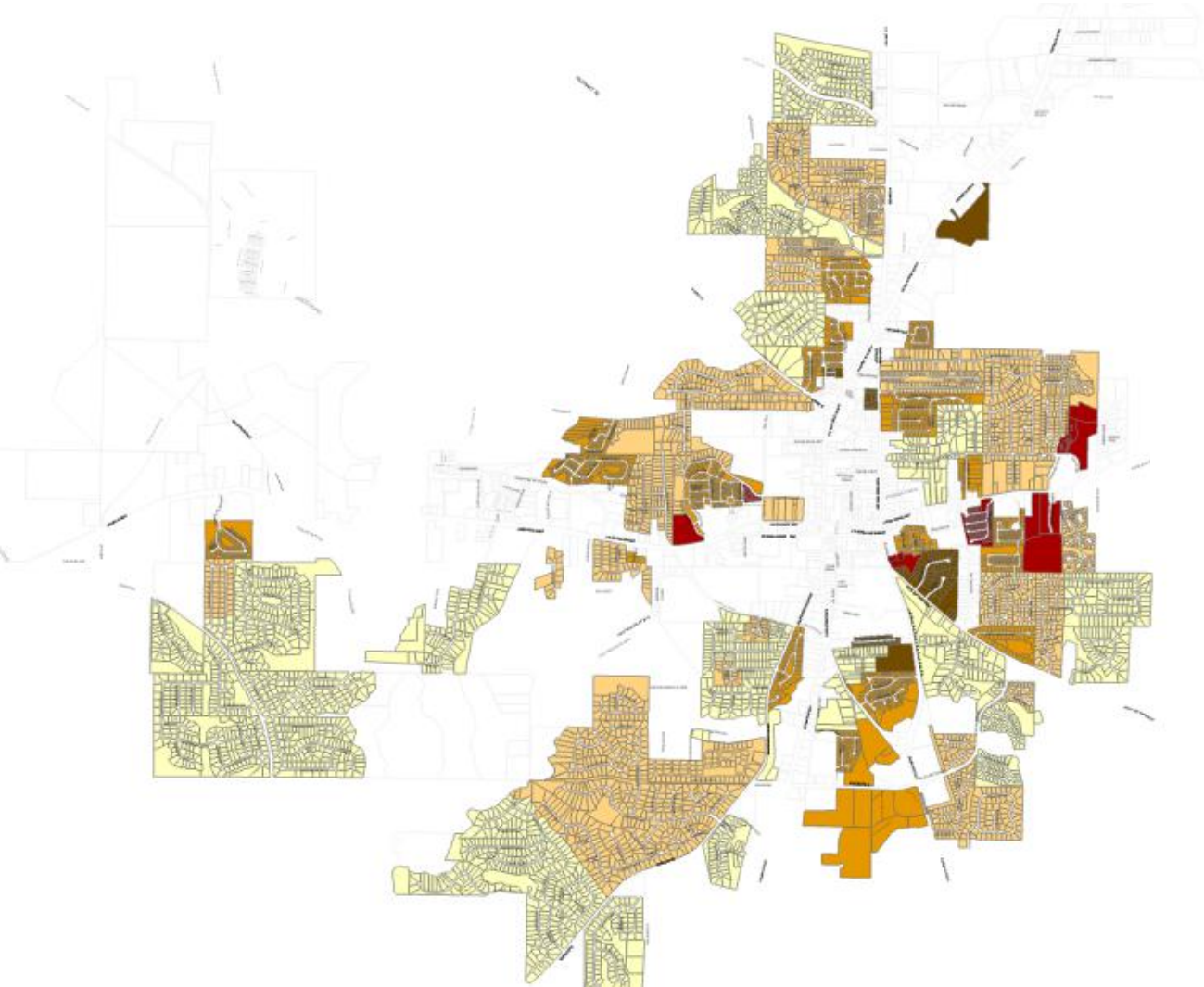
- |  |  |  |
|--|--|--|
|  Neighborhood Residential 1 |  Activity Centers |  Business Park                      |
|  Neighborhood Residential 2 | <i>01- North 85 Corridor</i>   |  Industrial                         |
|  Mixed Residential          | <i>02- Downtown Core</i>   |  Public Institutional               |
|  Neighborhood Center        | <i>03- Medical Center</i>  |  Parks, Recreation and Conservation |
|  | <i>04- Innovation Mixed Use Center</i>   |  |



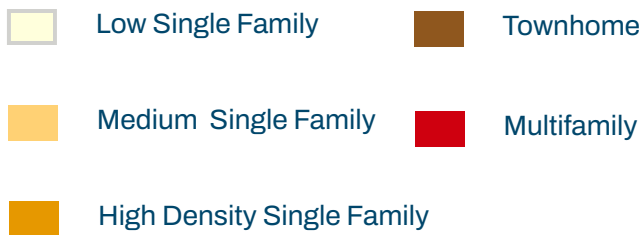
## NEIGHBORHOODS

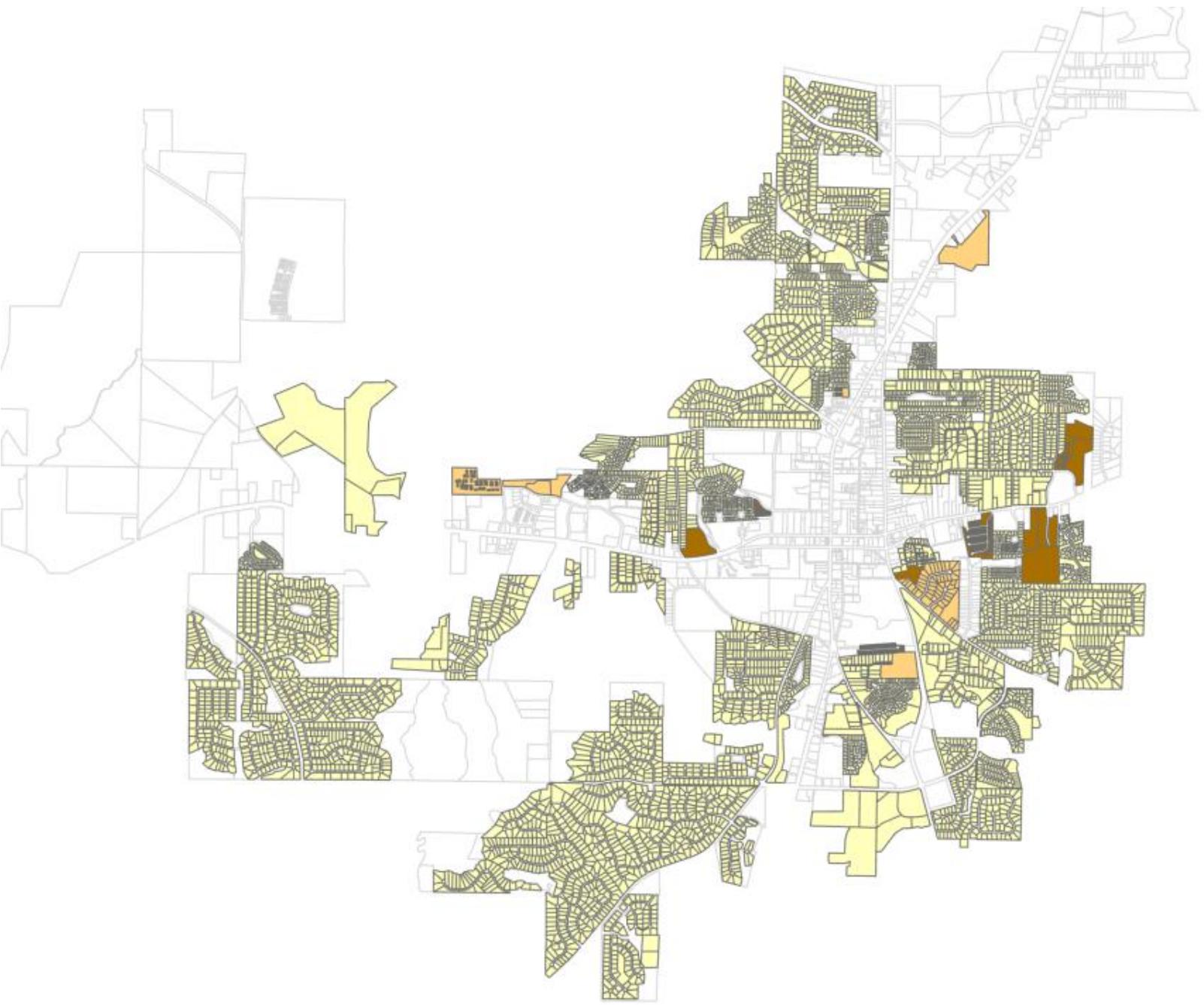
Neighborhoods are not all the same - some are established, some are changing, some are emerging, and some are not yet built. The 2022 Update establishes the **Neighborhood** land use designation which is intended to identify residential areas that require attention to physical details, careful planning and connectivity. This plan focuses on stabilizing, nurturing, and reinvesting in distinct areas where deterioration has negatively affected their vibrancy and livability.

Specific goals and objectives have been incorporated into this plan to assist the city with adapting to the impacts of future growth and changes in the real estate market.






## PREVIOUS FUTURE LAND USE - RESIDENTIAL





## NEW FUTURE LAND USE - RESIDENTIAL

-  Neighborhood Residential 1 (Low, Medium, and High Single Family Detached)
-  Neighborhood Residential 2 (Single Family Attached, i.e Townhomes)
-  Mixed Residential (Multifamily)

# Neighborhood Residential 1

## Existing Conditions

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Located throughout the city are neighborhoods with single-family detached homes on lots of varying sizes, with nearby uses such as retail centers, parks, recreational areas, places of worship and schools.

## Vision

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The **Neighborhood** future land use category is intended for single-family detached residential development and aims to recognize, maintain, support, and enhance the existing residential character of these areas. Future development within this land use category will primarily be single-family detached subdivisions that may include complementary uses such as public facilities and parks.

## Key Implementation Strategies

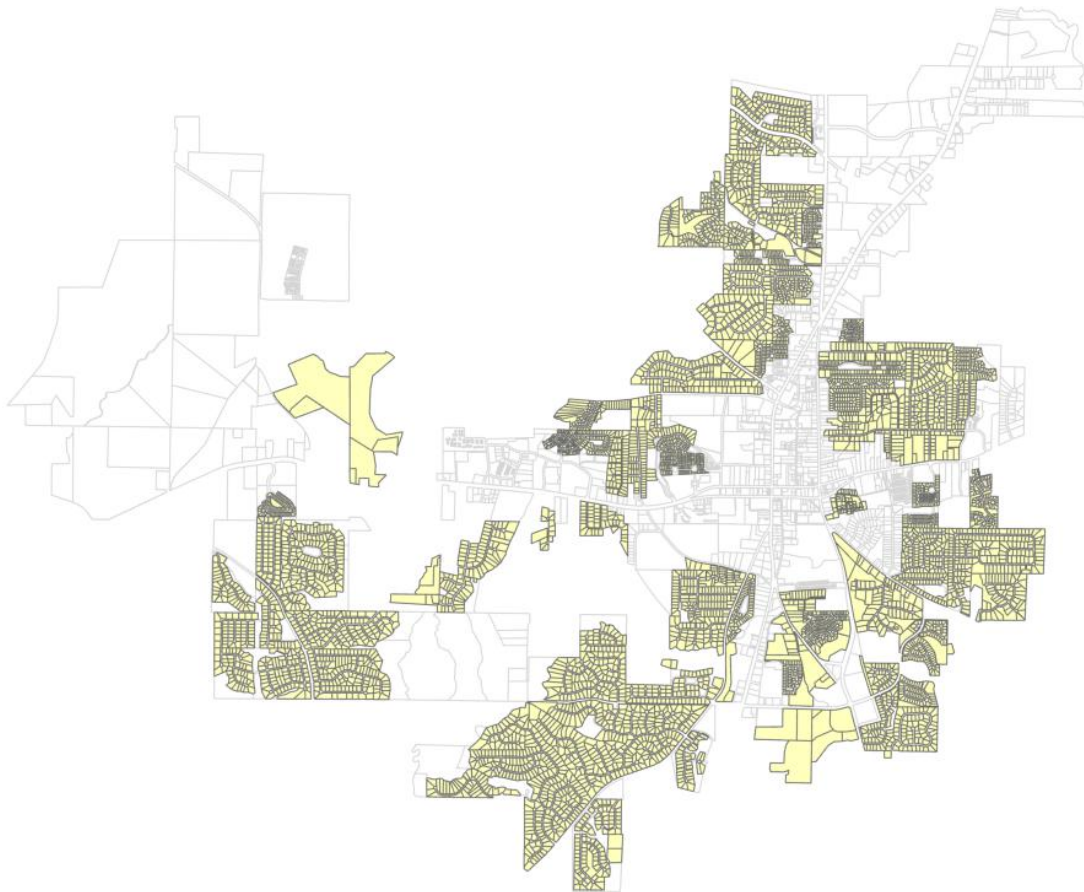
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- Intended for single-family detached homes of varying architectural style
- Where infill opportunities exist, development density should be compatible with the adjacent neighborhoods scale and integrate character and neighborhood-defining features
- Buildings designed with a pedestrian scale
- Identify opportunities to increase walkability and connectivity with outdoor spaces, sidewalks and path system
- Include sidewalks on both sides of all internal streets
- Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to single-family neighborhoods.
- Encourage the use of landscape buffers and/or natural vegetation to mitigate the impacts that such land uses could have on residential neighborhoods.
- Prohibit higher density residential (e.g. duplexes, apartments) or high-density non-residential land uses (e.g. commercial and industrial uses) in single-family residential areas.
- Continue streetscape and infrastructure improvements in aging developments.



# Neighborhood Residential 1

Land Use	
Primary Uses	Primarily single-family detached (SF) Small-scale civic/public uses Places of worship Parks/recreation/green space
Recommended Zoning	R-70 R-40 R-30 R-15 R-22
Development Characteristics	
Building Form	Low-rise residential buildings with similar setbacks and lot sizes
Mobility	Well-connected local street network supports walking, bicycling, and driving.
Open Space	Typically private yards and improved common areas





# Neighborhood Residential 2

## Existing Conditions

Located in three distinct areas: along or near Highway 85, North Jeff Davis Avenue and Jimmie Mayfield Boulevard, these moderate to high-density neighborhoods include a range of duplexes and/or attached units.

## Vision

This land use designation is intended to allow for smaller single-family detached residences, duplexes, quadplexes, condominiums and townhouses. Public and institutional uses such as parks, schools or churches may also be built within this designation. The scale and height of revitalization projects and future development should be compatible with the surrounding community's existing and planned character which could include a mix of smaller single-family lots and/or a mix of attached residential. Regardless of the type and density of housing, there is a high standard of product provided. Neighborhoods should be well lit, with attractive landscaping, amenities, and aesthetics.

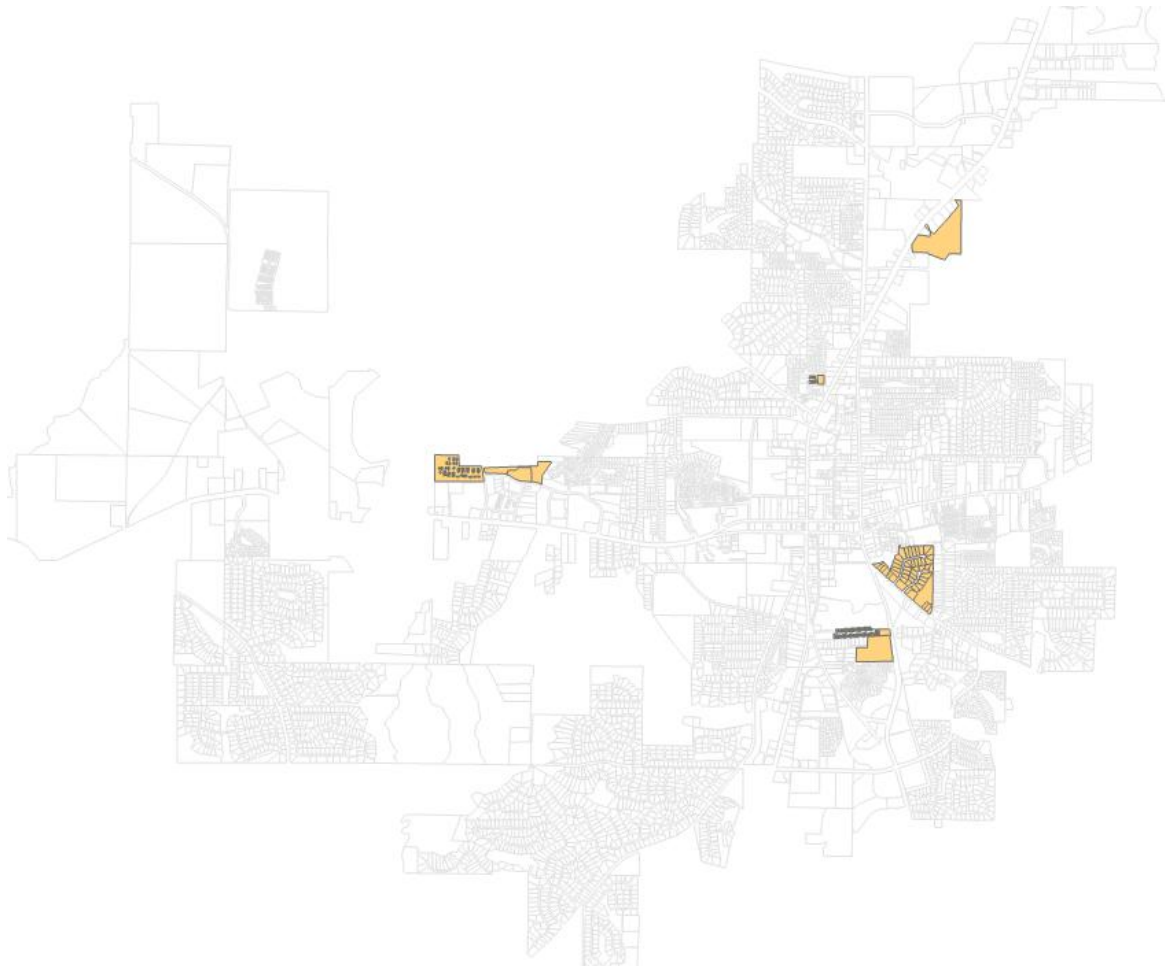
## Key Implementation Strategies

- Encourage new housing designs that are attractive and emphasize the structure from the street, rather than the garage.
- Where practical, new developments should be designed with vehicle access from a rear alley along with internal sidewalk connectivity throughout the development and to adjoining properties
- Encourage the construction of narrow streets in new neighborhoods and require sidewalks on both sides of all streets
- Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to Two-Family/Townhouse Residential areas. Where such uses do occur in close proximity, encourage the use of landscape buffers to mitigate the impacts that such land uses could have on residential neighborhoods.
- Plan for interconnected road and open space networks in new residential areas
- Identify opportunities to increase walkability and connectivity with outdoor spaces
- Discourage the use of cul-de-sacs in new neighborhoods whenever possible.
- Promote property upkeep and maintenance through effective code compliance
- Buildings designed with a pedestrian scale



# Neighborhood Residential 2

Land Use	
Primary Uses	Primarily small lot single family residential and attached residential
Recommended Zoning	R-THC Residential Townhouse Condominium
Development Characteristics	
Building Form	Single-family detached residential Low- to mid-rise attached residential
Mobility	Well-connected and dense street network and short blocks, encourage walking, bicycling and driving.
Open Space	Privately owned, common space and small parks, greenways and open space



# Mixed Residential

## Existing Conditions

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Primarily located along Lanier Avenue, the parcels with this land use designation are developed with a range of single-family detached and/or attached residential.

## Vision

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This land use designation is intended to provide a compatible variety of residential units as well as recreational and community facilities, with a focus on providing single-family detached as well as a variety of attached residential product (duplex, triplex, quadplex), multi-family residential, townhomes and condominiums along with public and institutional uses such as parks, schools and places of worship.

## Key Implementation Strategies

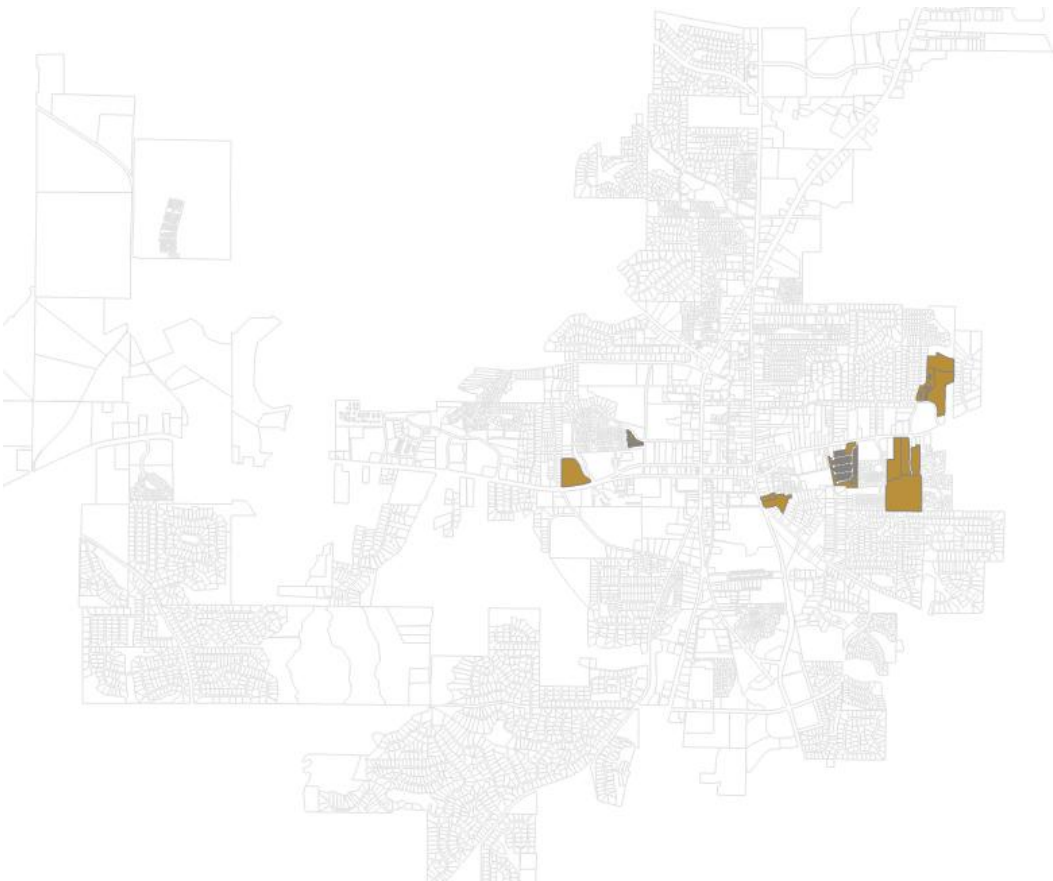
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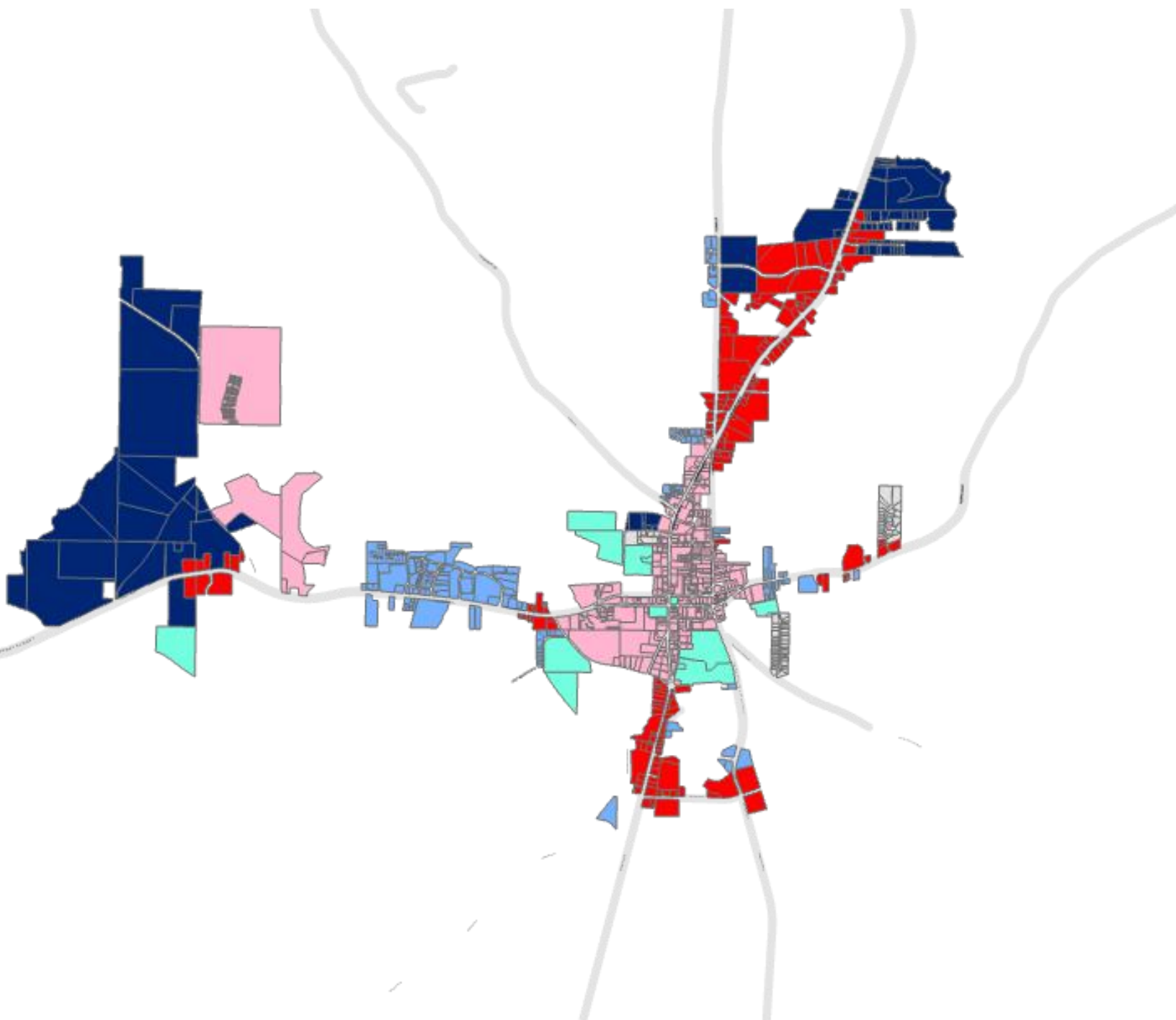
- Require residential developments to provide on-site open space areas and amenities
- Where practical, new developments should be designed with vehicle access from a rear alley along with internal sidewalk connectivity throughout the development and to adjoining properties
- Encourage the construction of narrow streets in new neighborhoods and require sidewalks on both sides of all streets
- Support the construction of "complete streets"
- Plan for interconnected road and open space networks
- Discourage the use of cul-de-sacs whenever possible.
- Link parking lots to building entrances by pedestrian walkways that are physically separated from vehicular movement areas
- Promote property upkeep and maintenance through effective code compliance
- Encourage the use of balconies, porches, stoops, garden walls, varied building and facade setbacks, varied roof designs, bay windows, and similar design features in new mixed residential project designs. In general, multi-family dwelling units should be designed so that they appear to be a grouping of smaller residential units.
- Promote architectural design that is compatible with the surrounding neighborhood including building and facade materials, building height, building bulk, setbacks, window and door styles and placements, roof designs and color scheme.



# Mixed Residential

Land Use	
Primary Uses	Single-family detached and attached residential
Recommended Zoning	RMF-15 Multi-Family Residential
Development Characteristics	
Building Form	Single-family detached Attached residential
Mobility	Well-connected and dense street network and short blocks, encourage walking, cycling, and driving.
Open Space	Privately owned, common space and small parks, greenways and open space



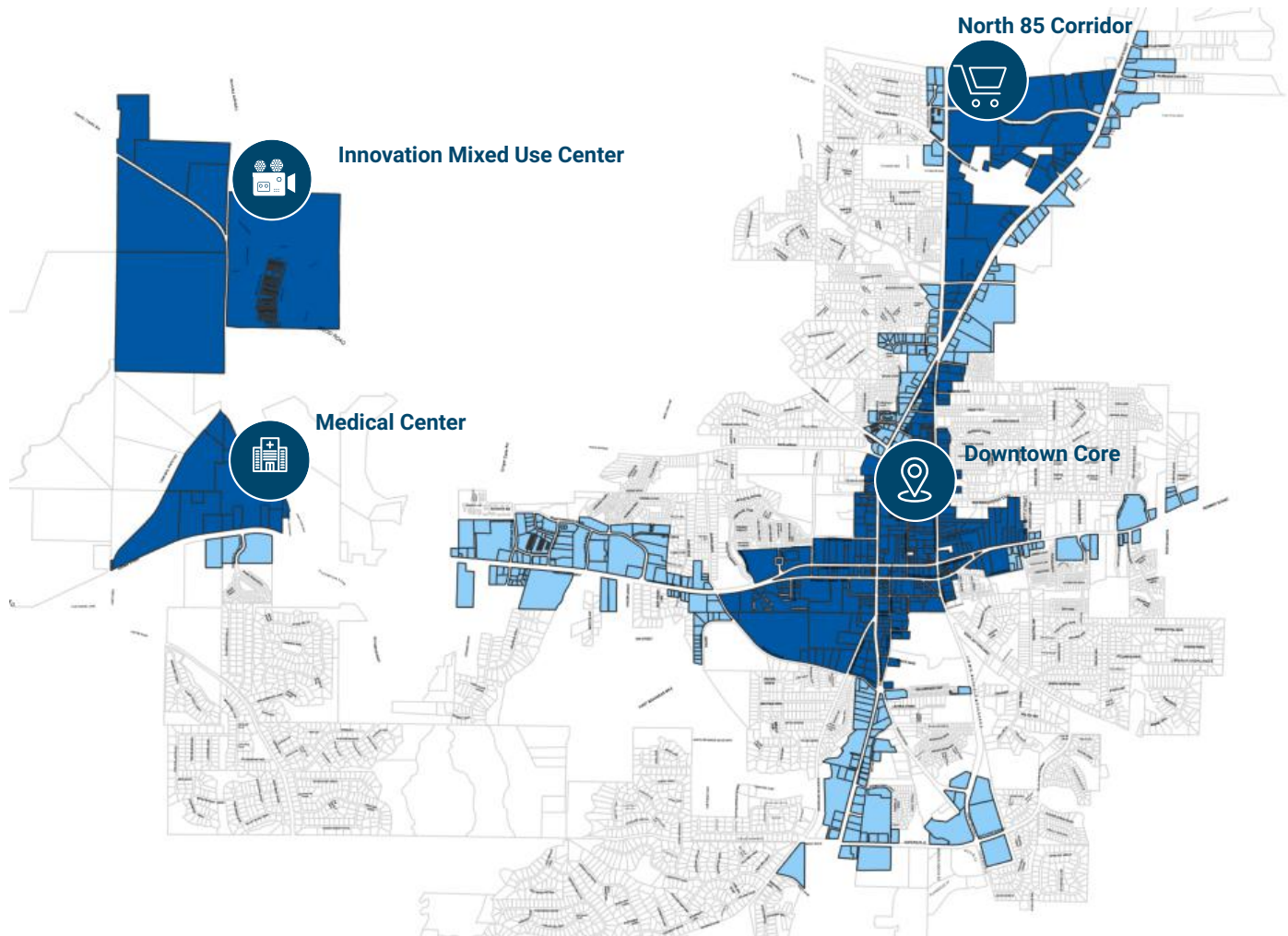


## PREVIOUS FUTURE LAND USE - COMMERCIAL

- Business Park
- Suburban Commercial
- Suburban Office
- Public Institutional (Schools)
- Walkable Mixed Use

# Nodes + People = Centers

The most significant change in the 2022 Update is how the city classifies commercial development. Studies show that allowing and promoting varying levels of activity within a development can promote pedestrian activity and business vitality along corridors and create a rhythm of development, which helps to segment the linear corridor into distinct areas that will create a greater sense of place.



## Neighborhood Centers

These areas encourage a mixture of small-scale commercial, low-intensity office, restaurants, specialty retail, medical and service uses that cater to the surrounding residential neighborhoods.

## Activity Centers

Activity centers are often referred to as character areas and encourage a “holistic” approach to long-range planning by integrating the community’s vision and desires with actual land use patterns;

Activity Centers:

- Downtown Core = Downtown Mixed Use Center
- North 85 Corridor - Fayette Pavilion
- Medical Center = Piedmont Fayette Hospital Complex
- Innovation Mixed Use Center - Trilith Studios/Town at Trilith

# Neighborhood Centers

## Existing Conditions

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Neighborhood Centers are primarily located on major thoroughfares and near concentrations of existing or planned residential neighborhoods. Current developments and uses include smaller strip centers, shopping centers with grocery stores, storage facilities, offices, retail establishments, restaurants, and services.

## Vision

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This future land use category includes small-scale neighborhood supporting retail, office and service uses which preserve the residential character through building scale, building appearance, landscaping and signage. With the proximity to the Downtown Core and adjacent residential developments, the neighborhood centers will include some infill. Mixed-use developments are envisioned to revitalize aging shopping centers and help buffer the quieter residential neighborhoods. New development and redevelopment in these areas should be compact in form, with free-standing commercial structures and/or some vertical mixed-use structures. These areas should include a network of pedestrian-friendly and well-designed streetscapes with a distinctive sense of place.

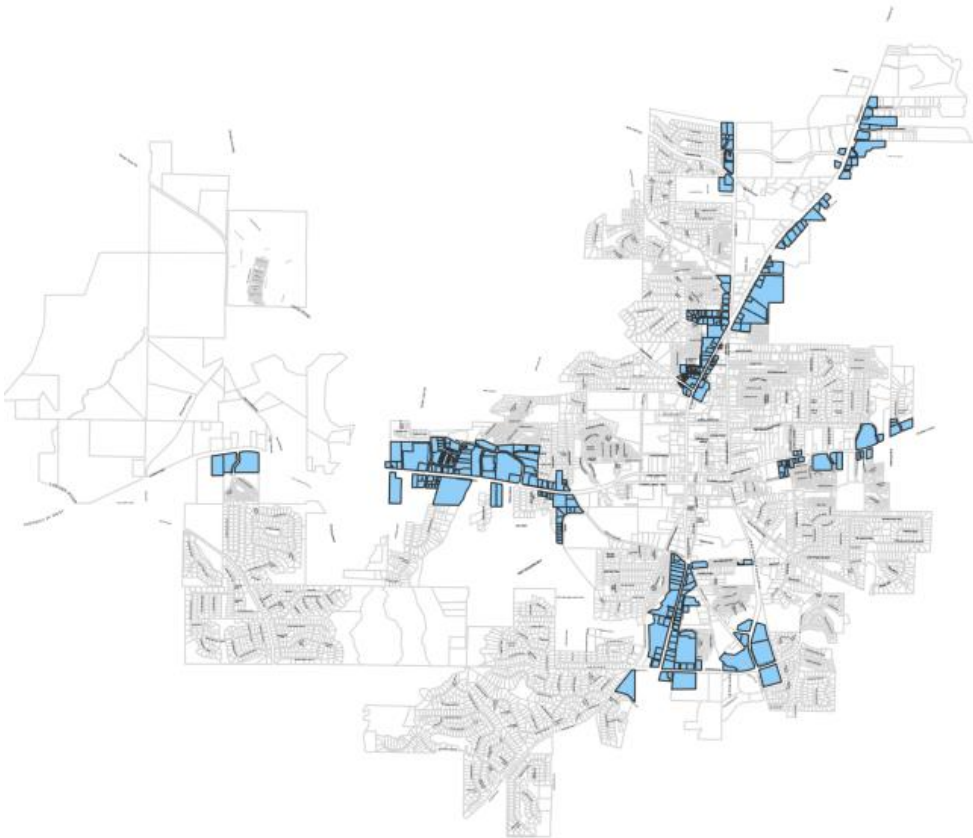
## Key Implementation Strategies

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- Actively promote redevelopment of aging retail centers
- Transform parking lots into pedestrian-friendly parking plazas with buffered walkways, parklets and commercial pad sites
- Create pedestrian connections to the main building entrances and the adjoining sidewalk networks
- Encourage connected street grid network with small blocks and wide pedestrian walkways as properties are redeveloped
- Improve mobility within the shopping center and to nearby shopping districts by establishing streetscape hierarchy
- Strategically buffer conflicting land uses such as residential areas and/or roadways with open space
- Create dedicated circulation for delivery vehicles to minimize conflict between pedestrians and service vehicles
- Establish a consistent development pattern along the corridors by implementing design guidelines for building design and materials, sidewalks, landscaping and signage
- Require inter-parcel access between developments
- Encourage buildings to face the street and locate parking to the side and rear as retail centers redevelop
- Provide bicycle and pedestrian amenities, including covered walkways, benches, lighting and bike racks
- Reduce parking requirements and encourage adaptive reuse
- Consider the use of “build-to” lines and street-oriented customer entrances to encourage walking and neighborhood connections.
- Design buildings and sites for pedestrians not just automobiles.

# Neighborhood Centers

Land Use	
Primary Uses	Neighborhood-serving retail / commercial Small-scale office Green space For properties identified as having strong revitalization potential, projects with smaller footprints should be considered with a mix of uses. There should be direct linkages between residential and commercial uses;
Recommended Zoning	O-1 Office and Institutional C-2 Community Commercial C-3 Highway Commercial
Development Characteristics	
Building Form	Low-rise retail structures with a walkable, landscaped public realm
Mobility	Encourage safe and comfortable access by all modes of travel
Open Space	Plazas, patios, and courtyards; landscaping and natural open space is encouraged





# Neighborhood Centers Today



# Neighborhood Centers Tomorrow



# Innovation Mixed-Use

## Existing Conditions

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This master planned development includes Trilith Studios and the Town at Trilith, including a variety of detached and attached residential dwelling units, retail and commercial, office, restaurant and internal amenities.

## Vision

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This land use category is intended to facilitate a carefully controlled mix of land uses which may include any combination of the following: office, retail, restaurants, residential, community facilities, and high-quality industrial that is compatible with neighboring uses. This category is also intended to encourage and facilitate the conservation of open land and other natural resource features.



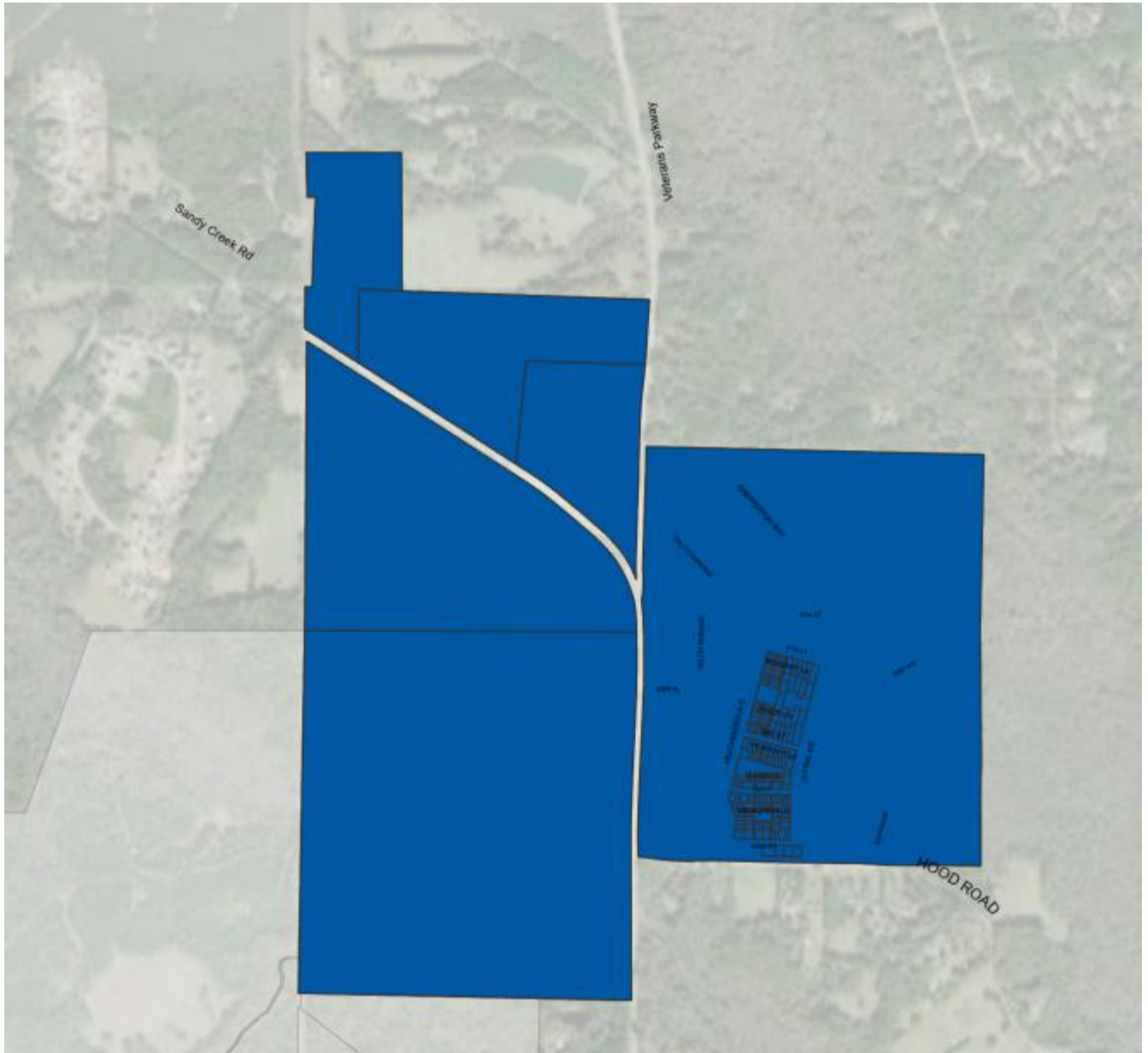
# Innovation Mixed Use

## Overview

Land Use	
Primary Uses	<ul style="list-style-type: none"> <li>Mixed-use</li> <li>Retail/commercial/restaurant</li> <li>Office</li> <li>Lodging</li> <li>Hotel</li> <li>Single-family detached</li> <li>Apartments</li> <li>Townhomes</li> <li>Micro-homes</li> <li>Parking garages</li> <li>Indoor/outdoor event center</li> </ul>
Recommended Zoning	Create new zoning designation for areas within specified activity node. This should permit a mixture of land uses.
Development Characteristics	
Building Form	Mid- or high-rise buildings with active ground floors and building step backs on upper floors
Mobility	Encourage safe and comfortable access by all modes of travel
Open Space	Improved open space is a key feature; many public and private spaces



# Innovation Mixed Use



# Innovation Mixed Use

## Key Implementation Strategies

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In accordance with New Urbanism principles, the master planned development will continue to adhere the following standards :

- The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
- Neighborhoods should be compact, pedestrian friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.
- Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
- Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
- The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
- A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

# Medical Center

## Existing Conditions

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The Medical Center activity center includes the Piedmont Fayette Hospital and adjoining medical buildings. Piedmont is a leading community hospital and one of the largest employers in Fayetteville with nearly 2,700 doctors, nurses, and other professionals. The activity center offers 24-hour emergency services, cancer care, health care, transplant center, women's health, and more. This area encompasses a contiguous area of land generally located around the intersection of the Veterans Parkway, Sandy Creek Road and Highway 54 West.

## Vision

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The vision for the area is one of mutual compatibility and support among differing uses with people living and working in the community. It includes a neighborhood that encourages people to live and work within the area and promote development that is consistent with, and transitions to, the established neighborhood scale. Future development will create a center that is a walkable, multi-modal community with a variety of transportation options with enhanced connections and safe pedestrian routes.

## Key Implementation Strategies

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- Establish new zoning designation for areas within a specified activity node to permit a mix of land uses, similar to the Trilith development but at a smaller scale
- Maintain existing hospital as an economic anchor for the community and support the future growth of healthcare and healthcare related businesses
- Implement interconnected street grid network with small blocks and wide pedestrian walkways
- For new mixed-use developments, streets should include landscaping, pedestrian-scale lighting, and street furniture. Public gathering areas should be encouraged. Buildings should be limited to no more than three stories and should include facade variation and fenestration. Parking should be located to the rear or side of buildings.
- Require inter-parcel access between developments and parallel access to the medical center
- Support the growth, stability and diversity of the residential communities by ensuring a continued mix of housing types
- Establish direct, pedestrian friendly circulation and crossing patterns that connect uses with trails and bicycle and pedestrian routes. Provide pedestrian friendly crossings.

# Medical Center

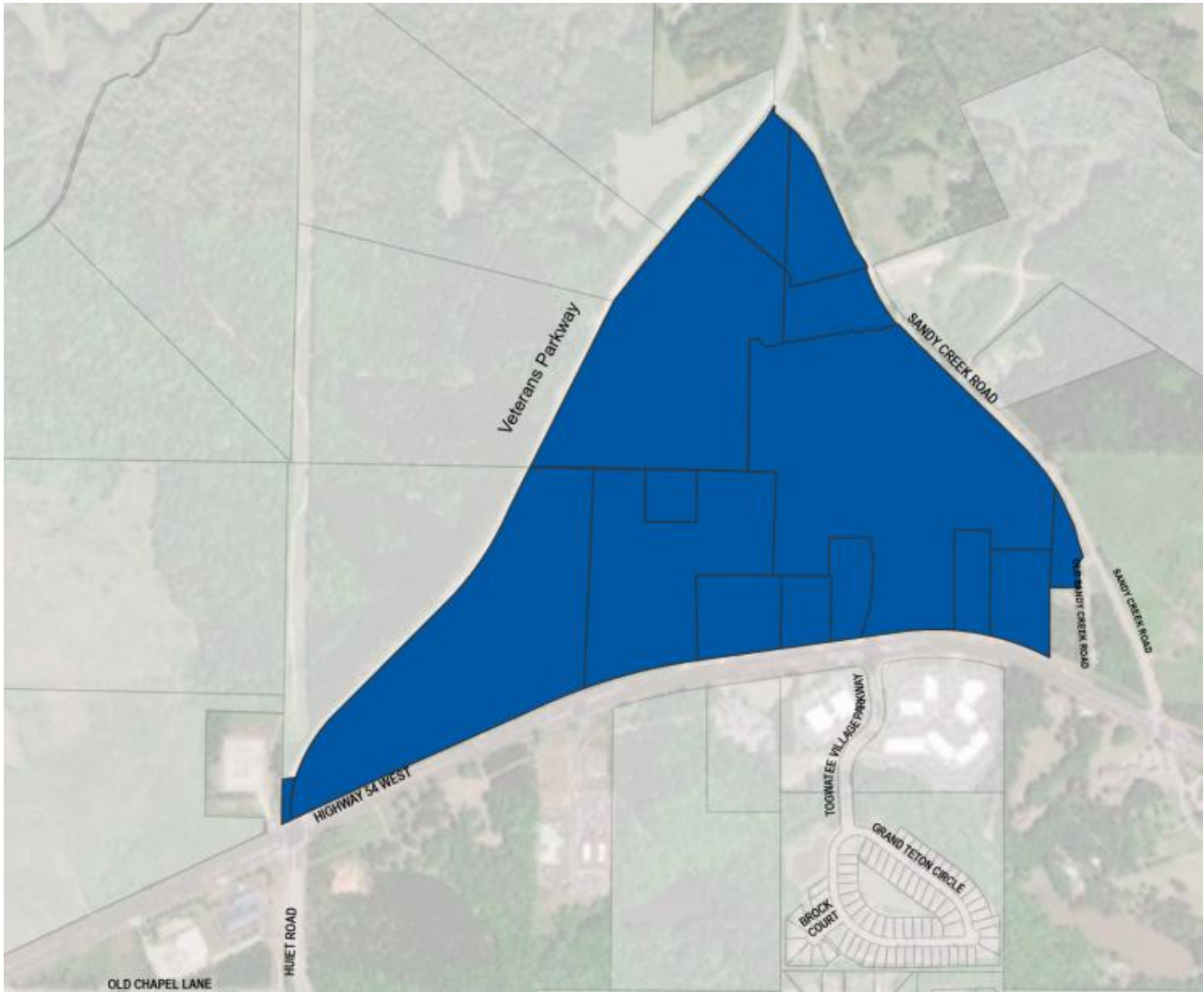
## Overview

Land Use	
Primary Uses	<ul style="list-style-type: none"> <li>• Medical offices and other medical-related uses</li> <li>• Higher Density Residential</li> <li>• Retail (stand-alone or ground-floor as part of mixed-use development)</li> <li>• Hotel</li> <li>• Civic uses that support residential uses, such as schools and places of worship</li> </ul>
Recommended Zoning	Create new zoning designation for areas within specified activity nodes. This should permit a mixture of land uses.
Development Characteristics	
Building Form	Commercial, institutional, multi-family or mixed-use buildings
Mobility	Encourage safe and comfortable access by all modes of travel
Open Space	Improved open space is a key feature; many public and private spaces





# Medical Center



# North 85 Corridor

## Existing Conditions

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This Activity Center includes several existing commercial sites along North 85 and other areas with commercial land uses. The most prominent is the Fayette Pavilion with multiple big box retailers and supporting retail, commercial and restaurant uses. The corridor is easily accessible by car but not easily accessible to adjoining residential developments. Vacancy in the corridor is generally low but is burdened by infill retailers such as discounters, thrift stores and churches.

## Vision

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A vibrant commercial corridor with a mix of aesthetically pleasing and well-maintained mixed use developments that are interconnected with each other as well as the adjoining residential developments.

## Key Implementation Strategies

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- Actively promote redevelopment of the commercial areas and work with property owners to encourage higher occupancy rates and help maintain high occupancies rates through business retention and recruitment
- Reduce parking requirements and encourage existing retail centers to redevelop into mixed-use centers
- Reintroduce internal grid street networks along with pedestrian-friendly connections. Convert unused parking areas into pedestrian-friendly parking plazas with buffered walkways, parket, and commercial pad sites.
- Create pedestrian connections to the main building entrances and the adjacent sidewalk network.
- Improve mobility within the shopping center and to nearby shopping districts by focusing streetscape improvements
- Strategically buffer from or connect to adjacent uses of conflicting land uses, and open space, protect residential neighborhoods, and the highway
- Create dedicated circulation for large vehicles so that retail warehousing uses do not conflict with improvements geared towards creating a pedestrian-friendly environment
- Establish a consistent development pattern along the corridor by implementing design guidelines for signage, sidewalks, and landscaping
- Require inter-parcel access between developments
- As shopping plazas redevelop, encourage buildings to face the street and locate parking to the side and rear
- Provide bicycle and pedestrian amenities, including covered walkways, benches, lighting, and bike racks
- Continue code compliance efforts to maintain an attractive appearance of shopping centers and buildings.

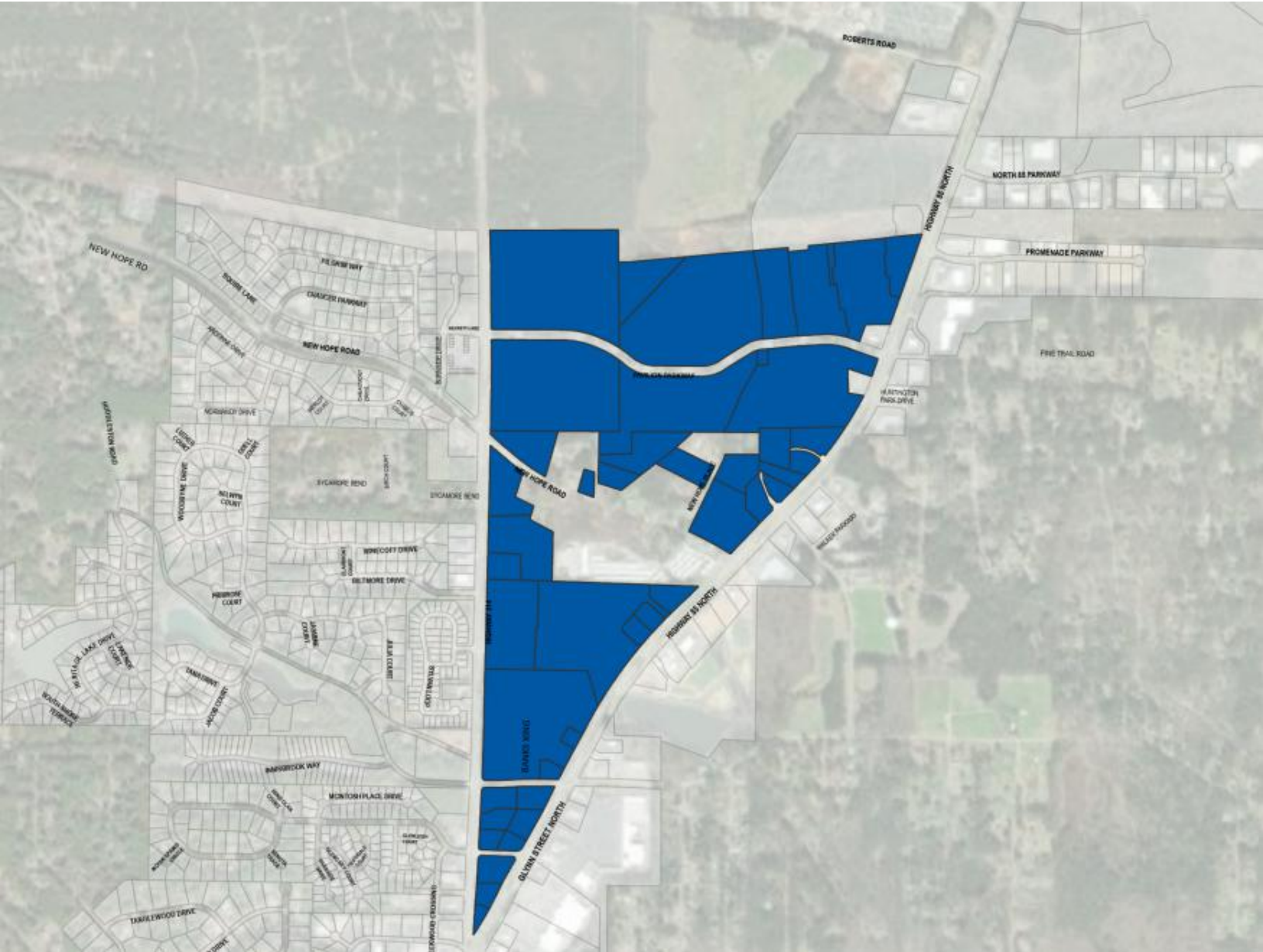
# North 85 Corridor

## Overview

Land Use	
Primary Uses	<ul style="list-style-type: none"> <li>Shopping centers</li> <li>Standalone retail uses</li> <li>Personal services</li> <li>Restaurants</li> <li>Mixed use (including office and ground-floor retail/commercial)</li> </ul>
Recommended Zoning	Create new zoning designation for areas within specified activity node. This should permit a mixture of land uses.
Development Characteristics	
Building Form	Mid- or high-rise buildings with active ground floors and building step backs on upper floors
Mobility	Very well-connected street network with small blocks and highly walkable connections
Open Space	Improved open space is a key feature; many public and private spaces



# North 85 Corridor

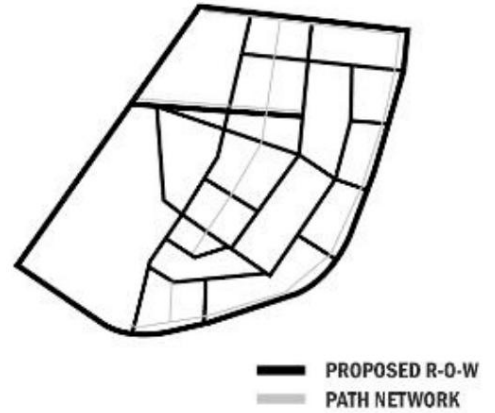


# North 85 Corridor

## Overview



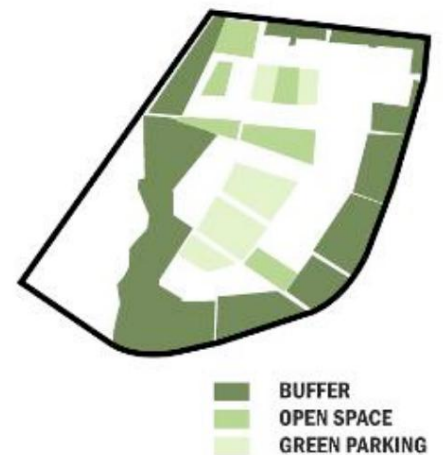
### CIRCULATION NETWORK



### FIGURE GROUND



### GREEN NETWORK



# Downtown Core

## Existing Conditions

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Land use within downtown are characterized by a predominance of institutional uses, single-family homes, and commercial/retail facilities. Records indicate that much of the downtown core was constructed between 1880 and 1920. Since then the downtown has grown more modestly and consistently resulting in the development of previously undeveloped or underdeveloped areas along major transportation routes and redevelopment within the historic downtown square. Recent developments like the city center park has brought new life to downtown, and the two state highways present a challenge to the vision of a walkable, safe and pedestrian-friendly downtown.

## Vision

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This land use designation is intended to encourage pedestrian-oriented retail, office, service, community facility and residential uses. The vision for the downtown core is centered on pedestrian-oriented and walkable development where people living, working and visiting should be able to park their car and easily walk from place to place. The vision for the recent LCI Study centered around moving downtown Fayetteville Forward through catalytic and equitable placemaking, enhanced legibility of the built environment, and creative guidelines for sustainable developments.

## Key Implementation Strategies

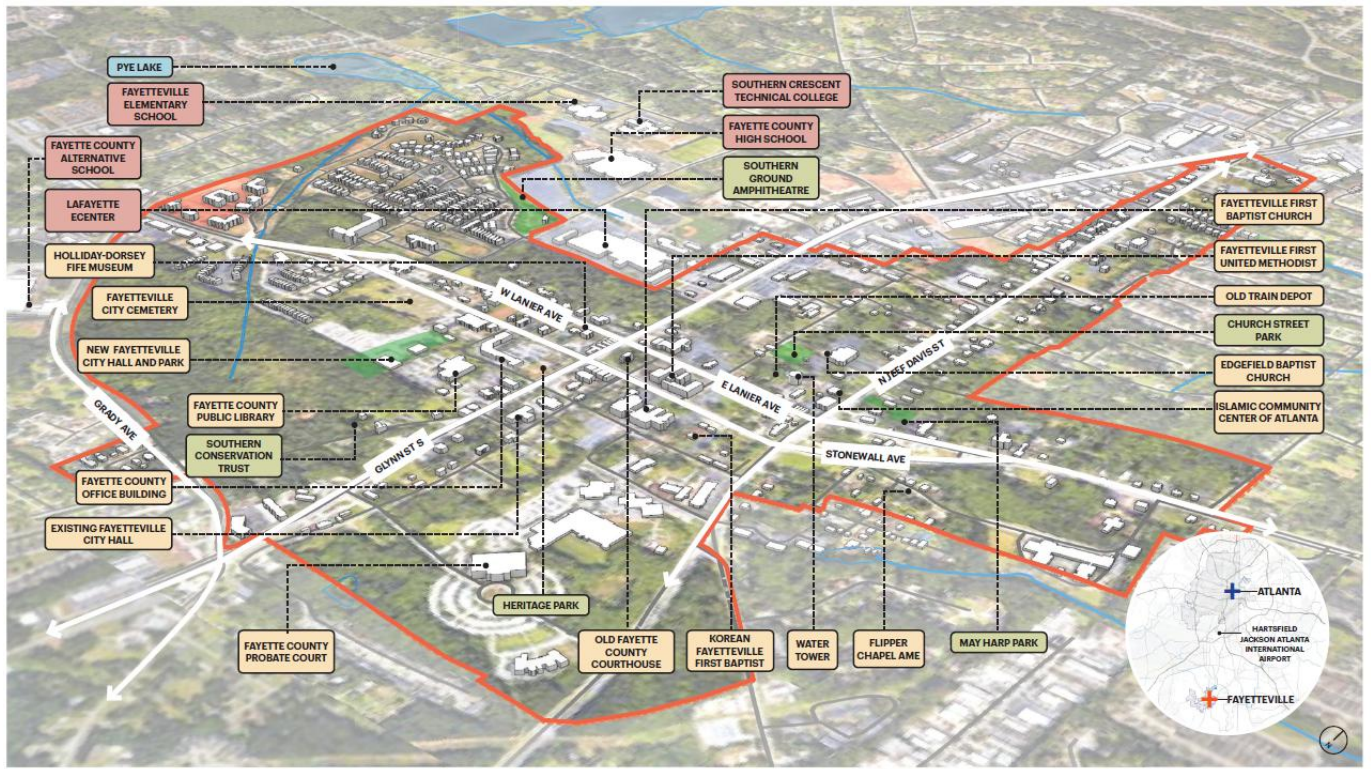
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- Prioritize walkability and connectivity
- Require inter-parcel access between developments
- Develop a comprehensive sidewalk network to enhance safety, emphasize walkability in the street grid and pedestrian scale.
- Improve zoning ordinance to permit a mixture of uses
- Use code to enhance pedestrian experience, and unified streetscaping (improving aesthetics)
- Codify historic inspiration as a guide for new buildings
- Emphasis on placemaking/Downtown as a destination
- Add more parks, landscaping, and trees
- Emphasis on historic character and Identify infill parcels and ownership for redevelopment opportunities
- Create distinct character areas
- Establish Street Frontage Typologies, Improve Public Space Domains
- Adopt architectural design guidelines
- Adopt a Complete Street policy
- No new auto-oriented commercial developments
- Historic buildings originally constructed for residential use must retain their residential architecture regardless of the use or mix of uses
- All sites are designed for the convenience of pedestrians first and vehicles second

# Downtown Core

## Community Assets

- Landmarks
- Parks
- Water Body
- Schools



Rabbit's Run



The Village at Lafayette Park



Fayette County Administration



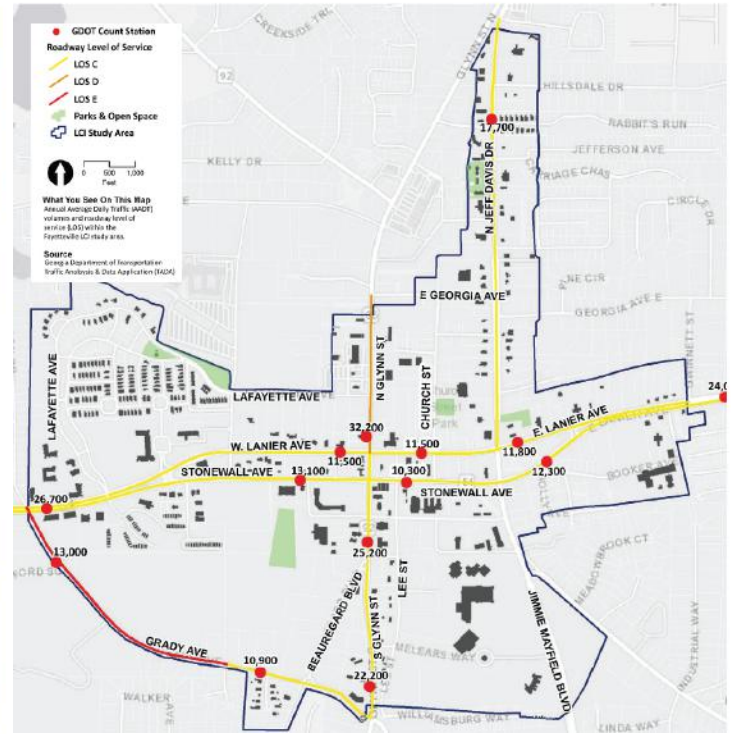
The Meridian Apartments



Jefferson Intown Place



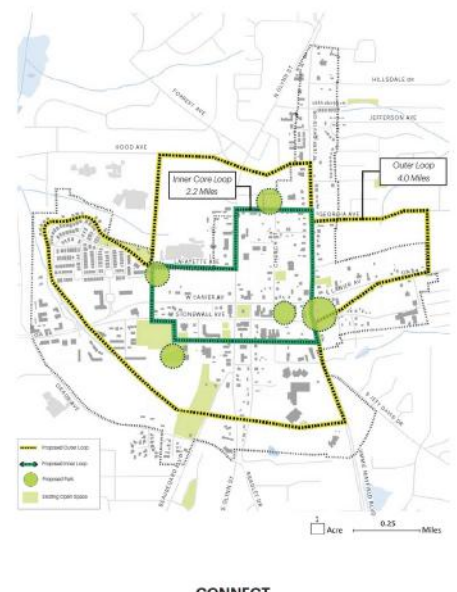
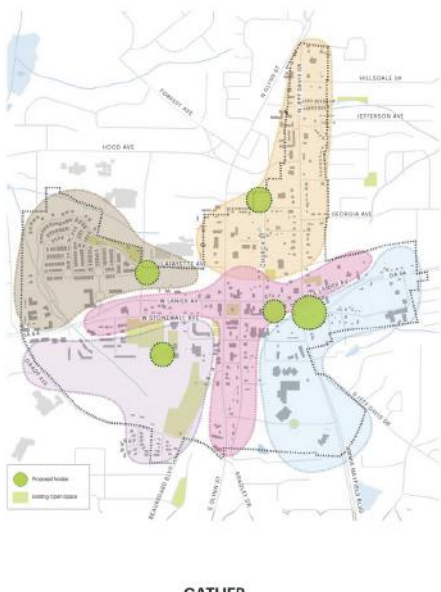
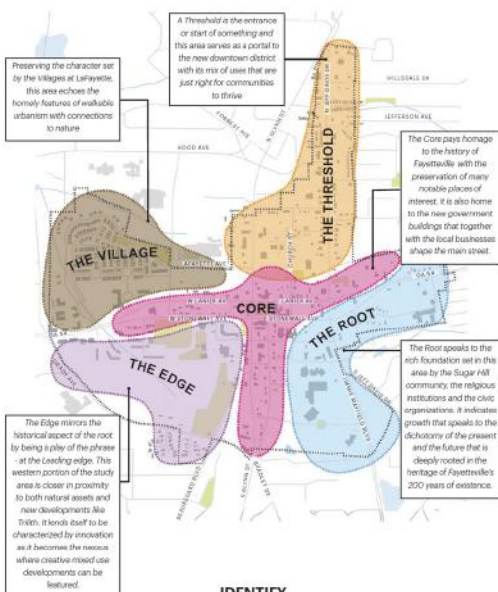
Sparrow's Cove



# Downtown Core

## Overview

Land Use	
Primary Uses	Shopping centers Standalone retail uses Personal services Restaurants Residential
Recommended Zoning	Create new zoning designation for areas within specified activity nodes. This should permit a mixture of land uses.
Development Characteristics	
Building Form	Buildings are also designed with the convenience of pedestrians in mind. All buildings have street entrances and the primary façade(s) and architectural treatments are street facing
Mobility	Blocks are small and streets are interconnected in a grid fashion to the extent practicable. Streets are tree lined and sidewalks are wide.
Open Space	Improved open space is a key feature; many public and private spaces



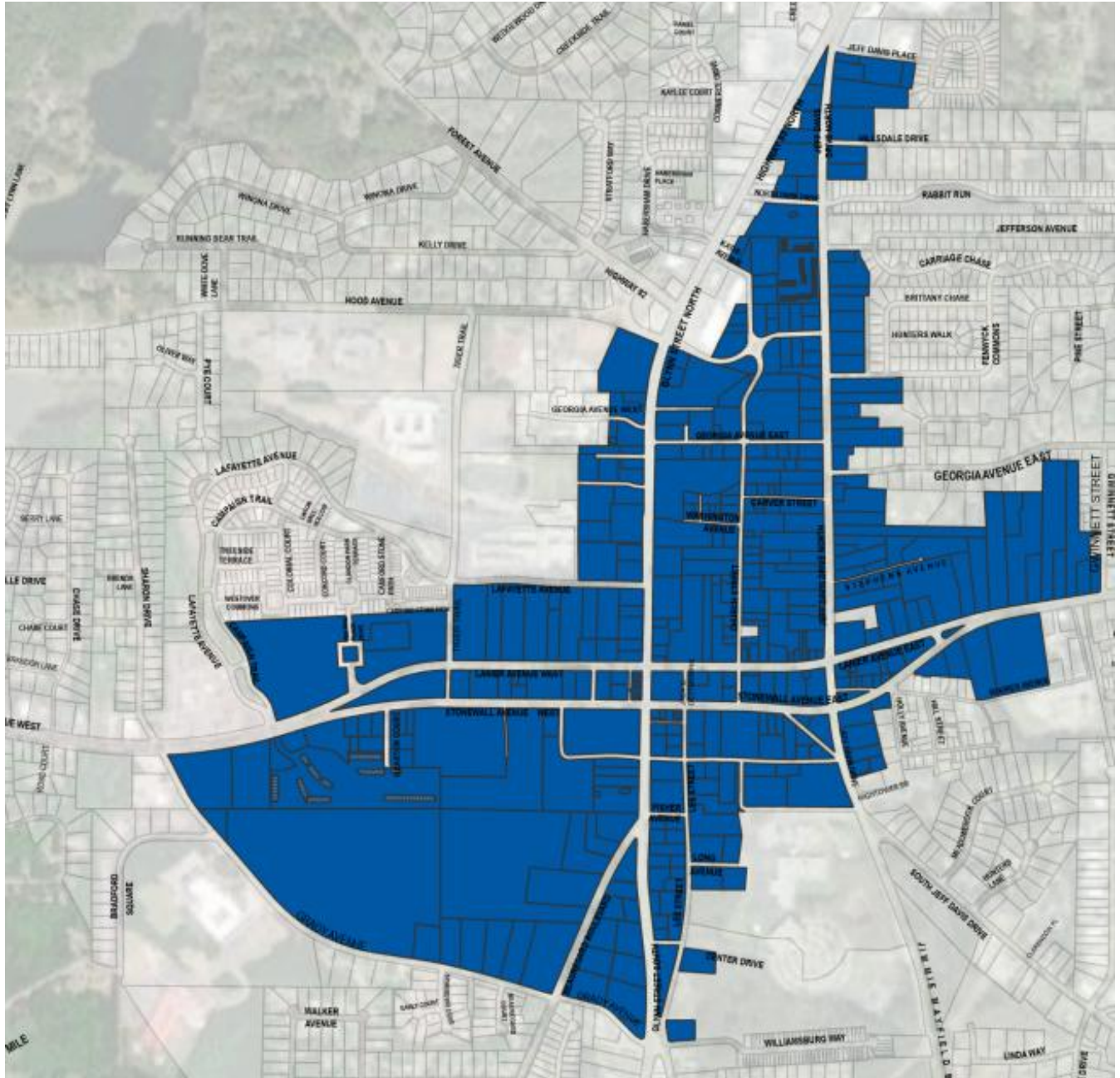
Areas distinguished by common characteristics based on physical environment analysis and community perception

Strategic focus points for orientation, pause, celebration and engagement. New nodes provide placemaking opportunities unique to each character area.

Routes along which people move throughout the city that offer legibility and access.



# Downtown Core



# Parks, Recreation and Conservation

## Existing Conditions

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The use and enjoyment of outdoor spaces have long been a source of joy and quality of life for residents and visitors. There are currently six (6) public parks, and the city is committed to enhancing these spaces to benefit the general public.

## Vision

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This land use category is for land dedicated to active or passive recreational uses as well as green space and wildlife management. It is in this area that residents have an opportunity to connect with nature through activities that promote physical activity and healthy lifestyles. These areas may be either publicly or privately owned.

## Key Implementation Strategies

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- Preserve and protect environmental areas that protect wildlife and vegetative resources.
- Work collectively with surrounding and overlapping governments and non-profit agencies on the preservation and enhancement of woodlands and open space areas.
- Identify opportunities for future open space in neighborhoods that are undersupplied in public recreation and open space opportunities.
- Enhance public access to parks and recreational facilities by making necessary infrastructure improvements.



# Parks, Recreation and Conservation

## Overview

Land Use	
Primary Uses	<ul style="list-style-type: none"> <li>Playgrounds</li> <li>Public parks</li> <li>Nature preserves</li> <li>Golf courses</li> <li>Recreation centers</li> <li>Pedestrian and/or bike trails</li> <li>Dog parks</li> <li>Pavilions</li> <li>Amphitheaters and similar uses</li> </ul>
Recommended Zoning	OS - Open Space
Development Characteristics	
Building Form	Typically low rise recreation, maintenance and other support facilities
Mobility	Along all street types; Encourage safe and comfortable access by all modes of travel
Open Space	Open space is the primary element



# Business Park

## Existing Conditions

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Business parks are located along or in close proximity to major corridors, the existing developments include offices, warehouse space, and light manufacturing . There are several acres of undeveloped land with this designation.

## Vision

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This category is for land dedicated to maximize the potential for job creation. This classification is for land dedicated to offices, research and development, healthcare and education. It will be supportive of other related uses such as hotels, restaurants, and small scale retail. Business park sites will typically be over five acres and master planned to have easy internal circulation in a planned campus atmosphere.

## Key Implementation Strategies

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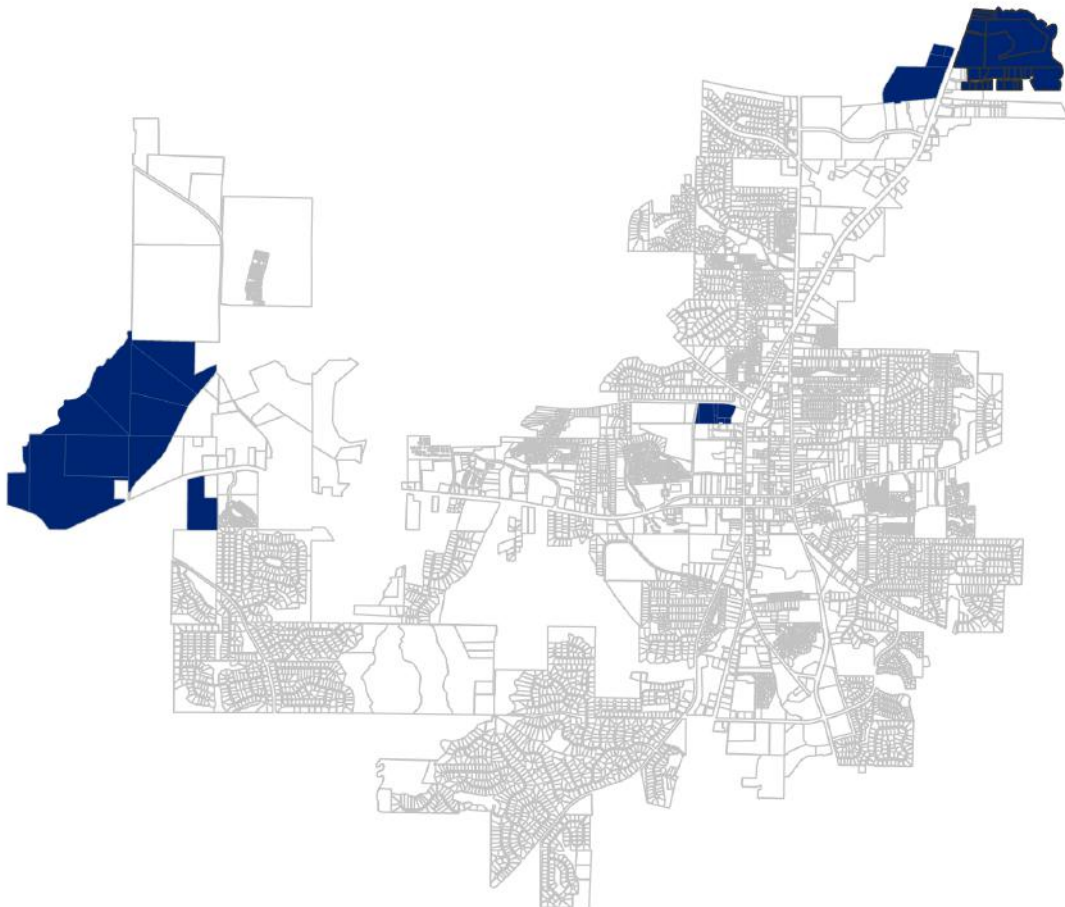
- Business park sites will typically be over five acres and master planned to have easy internal circulation in a planned campus atmosphere.
- Sites are clean, well landscaped, and heavily buffered.
- In general, business park uses will not generate significant truck traffic.
- New development should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening.
- Screening should be provided between incompatible land uses, especially residential uses.
- Pedestrian connections should be established between developments and along roadways to improve the connectivity of the area.



# Business Park

## Overview

Land Use	
Primary Uses	Office and Institutional Medical Office Business Park
Recommended Zoning	Business Park
Development Characteristics	
Building Form	Architectural styles will vary, but site design will have a character similar to that of a college campus.
Mobility	Encourage safe and comfortable access by all modes of travel and pleasant pedestrian connections between buildings
Open Space	Significant greenspace is a key feature; many public and private spaces



# Industrial

## Existing Conditions

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There are limited industrial areas within the city and most are fully occupied. The most recent development is located along Promenade Parkway.

## Vision

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Located to minimize impact on surrounding uses, the industrial classification is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, and any other uses with significant truck traffic or any use that has detrimental visual (or other sensory) impact that cannot be concealed by its building and landscaping. Sites have a traditional industrial design and appearance.

## Key Implementation Strategies

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- Protect remaining industrial sites for signature opportunities.
- New development should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening
- Screening should be provided between incompatible land uses, especially residential uses.
- Pedestrian connections should be established between developments and along roadways to improve the connectivity of the area.



# Industrial

## Overview

Land Use	
Primary Uses	Primarily light manufacturing Research & development Warehousing Distribution Processing plants Wholesale trade facilities
Recommended Zoning	Light Industrial and Heavy Industrial
Development Characteristics	
Building Form	Typical high-bay, single-story and large/ long manufacturing or warehousing buildings
Mobility	Encourage safe and comfortable access by all modes of travel
Open Space	Improved open space is a key feature; many public and private spaces



# Public Institutional

## Existing Conditions

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The Fayette County Public School System comprises 14 elementary, five middle, and five high schools, as well as an adult community school. Along with the administrative offices, there are three schools in the city limits.

## Vision

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This area allows for the location of public and non-profit institutions, and organizations that provide regular services to and for the general public. This includes certain state, federal, and/or local government and institutional land uses. These are ideally located in areas distributed throughout the city with emphasis being on proximity to residential areas and areas with intense population activity during the day. While most of these areas are generally envisioned solely for Public/Institutional use, there are times that these uses will be found in other appropriate character areas.

## Key Implementation Strategies

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- Strategic open spaces should be provided throughout the district that provide both passive and active recreational opportunities which could include parks, common gathering spaces, and gardens.
- New development within the district should include appropriate landscaping and buffering elements including street trees, parking lot landscaping and perimeter screening, and building perimeter landscaping.
- Screening should be provided between non-residential and residential uses.
- Parking and service areas should be minimized where possible by locating the building prominently on the site with parking and service areas to the rear or side of the building

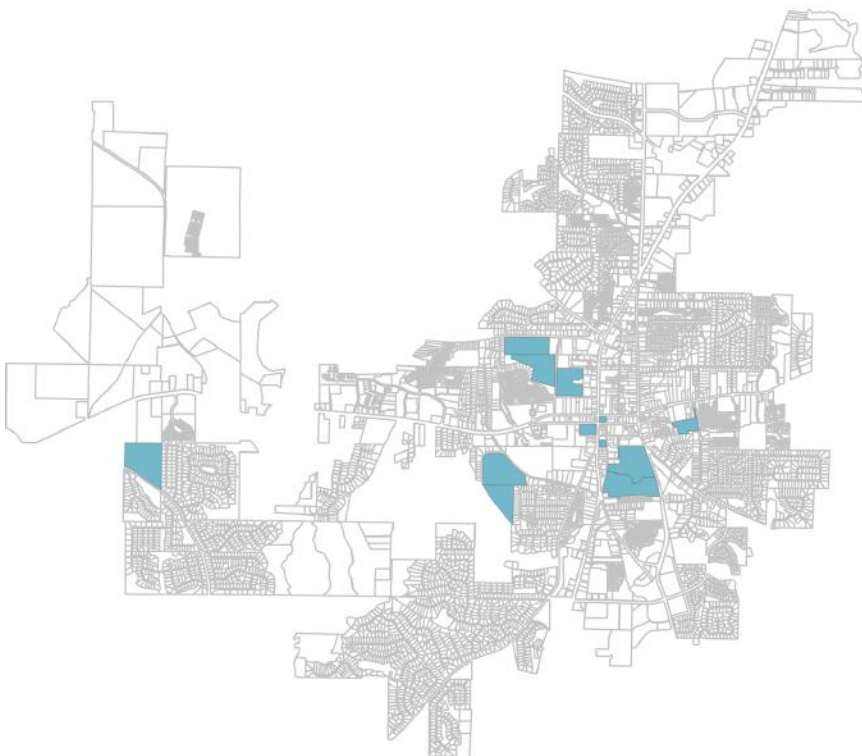




# Public Institutional

## Overview

Land Use	
Primary Uses	Educational facilities Churches Cemeteries Government uses such as city hall, government building complexes, public safety stations, libraries, post offices, community centers, senior centers, recycling collection centers, and recreation centers.
Recommended Zoning	Create new zoning designation for areas.
Development Characteristics	
Building Form	Primarily office and/or civic buildings
Mobility	Encourage safe and comfortable access by all modes of travel
Open Space	Improved open space is a key feature; many public and private spaces





# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

**TO:** Mayor and City Council

**VIA:** Ray Gibson, City Manager

**CC:** Anne Barksdale, City Clerk

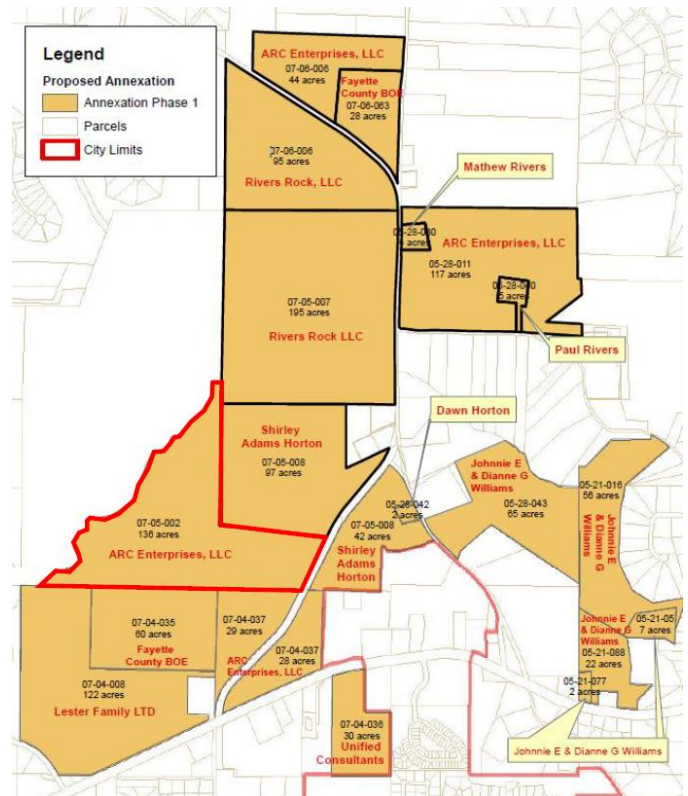
**FROM:** David Rast, Director of Community and Economic Development

**DATE:** September 6, 2022

**SUBJECT:** Consider rezoning request from Trilith Development LLC to rezone Parcel Nos. 0705 002 ( $\pm$  110 acres) and 0705 022 ( $\pm$  32 acres) located on Veterans Parkway. Parcel 0705 022 and 61 acres of Parcel 0705 002 are currently zoned R-70 Single Family Residential. The remaining 49 acres of Parcel 0705 002 are zoned BP Business Park. The Applicant desires to rezone the property to PCD Planned Community Development.

### Project History

In 2013, the original 136-acre tract was annexed into the City of Fayetteville as part of the West Fayetteville Area Annexation. In 2015, the tract was subdivided into two tracts. The 110-acre Tract B1 remained Parcel No. 0705 022 and the new 31.99-acre Tract B2 was assigned Parcel No. 0705 002. With no immediate plans for development, both tracts retained R70 Single Family Residential zoning. In 2017, 49 acres of Tract B1 were rezoned to BP Business Park as part of the larger 4 parcel /246-acre Facebook Data Center project that never came to fruition.



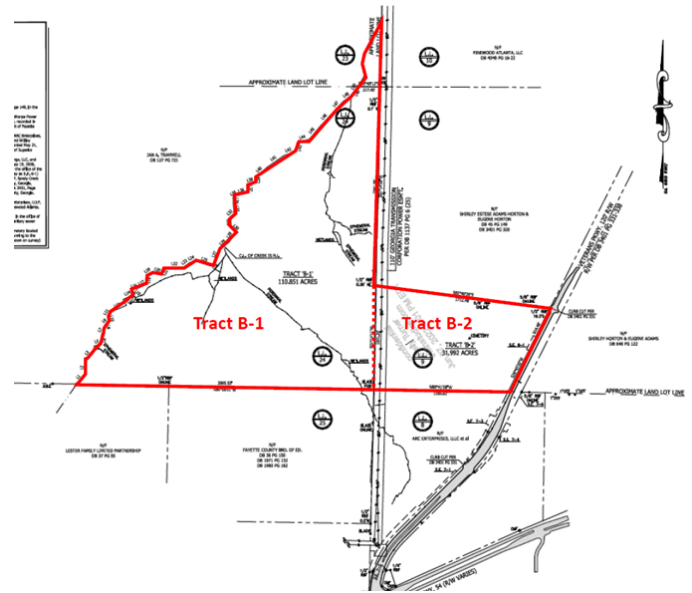
## Rezoning Request

The Applicant desires to rezone the two undeveloped tracts from R-70 Single Family Residential and BP Business Park to PCD Planned Community Development.

The new Development of Regional Impact (DRI) recently filed for the Trilith Studios Expansion proposes to change the approved uses on parcel five of the 2015 DRI map from single-family residential, retail, commercial and educational to stages, workshops and offices.

If the rezoning is approved, the two parcels will be combined with the adjoining property zoned PCD (parcel 5 on 2015 DRI map) and utilized as one larger parcel for additional stages, workshops and studio support offices.

At their meeting on August 23, the Planning and Zoning Commission voted unanimously to forward the request to City Council with a recommendation that it be approved. It should be noted the DRI legislation allows a local jurisdiction the opportunity to review requests and present them to the Planning and Zoning Commission for a recommendation, but stipulates the city cannot take final action on a request until such time the Notice of Decision is received from the state.



## Rezoning Standards for Review

### **Sec. 94-92. - Zoning standards.**

In exercising its power to zone and rezone property, the mayor and city council shall consider such standards and factors which it finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property. Such standards shall include the following:

- (1) *The extent to which the proposed zoning amendment and use is consistent with and promotes the current comprehensive plan policies, comprehensive plan future land use map, zoning map, and zoning ordinances.***

The zoning as proposed is consistent with the city's comprehensive plan policies and the future land use map in that it allows for a cohesive assemblage of property for development of a larger business and studio campus within the overall Trilith Activity Area. The proposed studio expansion is consistent with and promotes the current comprehensive plan policies, future land use map, zoning map, and zoning ordinances by improving the City's tax base, attracting new businesses, supporting workforce development and creating new jobs. Incorporating these tracts into the overall PCD zoning district and establishing their use through the adoption of a cohesive master plan will ensure future development is consistent with the overall vision for Trilith Studios.

- (2) *The existing uses of and the present zoning of the subject property and nearby property.***

The subject tract is currently undeveloped but located within the overall Trilith Studios campus. The studio/production/warehouse/office uses as proposed are consistent with existing uses within the studio campus.

**(3) *The extent to which the subject property is devalued by the existing zoning classification in relation to similarly zoned and similarly situated property.***

The current zoning provides for low-density residential development and Business Park use which is not consistent with the existing development within the overall Trilith Studios complex. It is Staff's position the property is not conducive to this type of development due to its location, shape and topography.

**(4) *The extent to which the devaluation of the subject property, if any, promotes the health, safety, morals or general welfare of the public.***

The devaluation of the property has no impact on the health, safety, morals or general welfare of the public.

**(5) *The relative gain to the public as compared to the hardship, if any, imposed on the property owner by the present zoning.***

The present zoning is not consistent with the goals and objectives of the comprehensive plan and provides no gain to the public. While it is feasible the property could be developed as low-density residential, it is unlikely this would occur with the planned expansion of the studio campus.

**(6) *The suitability of the subject property for the proposed zoning and proposed purposes.***

The proposed zoning and intended use of the property is compatible and consistent with the proposed expansion of the studio campus and would provide for a larger tract of land for the planned expansion.

**(7) *The length of time the subject property has been vacant as zoned, considered in the context of land development in the vicinity of the property, and legitimate efforts to develop or sell the property as presently zoned.***

The subject property has been vacant for many years with no effort to develop or sell the property as presently zoned.

**(8) *The present population density pattern, and the effect of the proposed zoning and use on the environment and on public facilities, including, but not limited to, schools, utilities, water, sewer, streets, and considering the expected increased public cost thereof.***

The proposed zoning and intended use of the property would not have a detrimental impact on the environment or public facilities. Utilities are in place to serve the development as proposed. Any development on the property would be subject to the city's Development Impact Fees program which is intended to offset costs of capital improvements required to accommodate additional growth.

**(9) *Whether or not the proposed zoning and proposed use will cause a decrease or increase in the value of surrounding properties for the use for which they are presently zoned and used.***

The proposed zoning and use are consistent with the current zoning and uses of adjoining parcels along Veterans Parkway. The value of surrounding properties will not be negatively impacted by the proposed use.

**(10) *The possible effects of the proposed zoning change and proposed use on the character of the zoning district, existing land use pattern, and architectural harmony of the subject area.***

The rezoning and development of this tract would have a positive effect on the character of the zoning district, existing land use pattern, and architectural harmony of the area by providing additional educational opportunities associated with the emerging activity center.

### **Recommendation**

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Staff finds the rezoning request as proposed is consistent with the goals and objectives identified within the economic development and land use components of the comprehensive plan and is consistent with the Business Park land use designation.

Because the property is included within a larger assemblage of properties and a master site plan under review as a Development of Regional Impact (DRI), Staff cannot recommend nor can Council take final action on the rezoning request until such time the Notice of Decision is received from the Georgia Regional Transportation Authority (GRTA).

**For that reason, Staff recommends a decision on this item be tabled until the Notice of Decision is received.**

## ***REZONING APPLICATION***

**FOR PLANNING & ZONING DEPT. USE ONLY**

File No. PRZ22-0005 Posting Notice Date: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Legal Ad Date: \_\_\_\_\_ P&Z Regular Meeting Date: \_\_\_\_\_

City Council Work Session: \_\_\_\_\_ City Council Public Hearing: \_\_\_\_\_

**All annexation and rezoning must go to City Council for two readings for final approval or denial.**

Date Completed Application Was Received: \_\_\_\_\_

(Official Date Stamp)

**Project Name: Trilith Studios Expansion**

**Project Address: Veterans Parkway**

**Parcel(s) #: 0705 022 & 0705 002**

Parcel # 0705 022 is 32 Acres located in a R70 zoning district, Parcel # 0705 002 is 110 acres total with 61 Acres located in an R70 zoning district and 49 acres located in a BP (Business Park) zoning district. Applicant respectfully petitions the City of Fayetteville Planning and Zoning Commission and Mayor and City Council to rezone these properties from its present zoning classifications(s) to PCD and tender herewith the sum of **\$3032.00** to cover staff administrative review, advertising, and public hearings.

Applicant petitions the above named to change its zoning classification from R70 & BP to PCD.

**Description of project: Expansion of Trilith Studios**

**Applicant Name: Trilith Development, LLC**

**E-Mail Address: rob@trilith.com**

**Applicant Address: 210 Trilith Parkway suite 110, Fayetteville GA 30214**

**Applicant Phone Number: 770-617-1796 Fax Number: NA**

Rob Parkers affirms that he is specifically authorized agent of the subject property legally described as follows:

\_\_\_\_\_  
\_\_\_\_\_

## REZONING CHECKLIST

Return this CHECKLIST with submittal. - Incomplete submittals will not be reviewed.

- ☒ **Application Fee**
- ☒ **Development Letter of Intent**
  - Narrative describing nature & scope of project.
- ☒ **Utility Availability Letters:**
  - Letter of capability & commitment to serve water.
  - Letter of capability & commitment to serve sewer.
- ☒ **School Board Letter** – If request includes residential component.
- ☒ **Conceptual Site Plan - Eight (8) 24” x 36” printed copies and (1) 11” x 17” PDF:**
  - Vicinity map showing project location, north arrow, graphic scale & date.
  - General location of existing Floodplain
  - Topographic information (GIS, field run or LIDAR is acceptable).
  - Proposed building locations.
  - Proposed access to existing roads, circulation routes, parking spaces layout and dimensions.
  - Proposed setbacks, buffers, open space areas.
  - General location of Storm Water Management areas.
  - Locations of wetlands and streams as delineated by environmental scientist.
- ☒ **Boundary Survey – Eight (8) 24” x 36” printed copies and one (1) 11” x 17” PDF**
  - Boundary Survey completed by a Registered Land Surveyor in the State of Georgia.
  - Completed within five (5) years of submittal date.
- ☒ **Architectural Drawings/Building elevations – Five (5) 11” x 17” copies**
  - Full color representative examples of proposed buildings.
  - Detail all four (4) sides of proposed buildings (photos are acceptable).

The City shall have five (5) business days in order to check applications for completeness.

Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning and Zoning Commission agenda and will be returned to the applicant.

All items shall be reviewed and approved by Staff and must be in compliance with current City Ordinances.

# Summary of Intent

## Trilith Studios Expansion

PCD Zoning Request Parcels 0705 022 & 0705 002

June 29, 2022

The subject parcel contains approximately 110 acres of land, south of Sandy Creek and adjoining two other parcels to the east on Veterans Parkway. The entire properties were annexed into the City of Fayetteville in 2015. The two parcels are currently zoned R70 and BP and are now planned to be combined back with adjoining property zoned PCD. The request is to utilize the combined parcels into a single property as an expansion for the Trilith Studios, with combined access from Veterans Parkway and extension of utilities already accessible to the larger tract of land. The property will be developed with the same standards, buffers, and restrictions as the surrounding Trilith development. The inclusion of this parcel would continue the existing conditions of signage, landscaping, cart path connection, and uses defined for the existing studio property. The roadways would provide connected access to the property internally.

### **Character of Proposed Development:**

Architectural and Planning controls, as well as restrictive covenants will be in keeping with the studio standards previously approved.

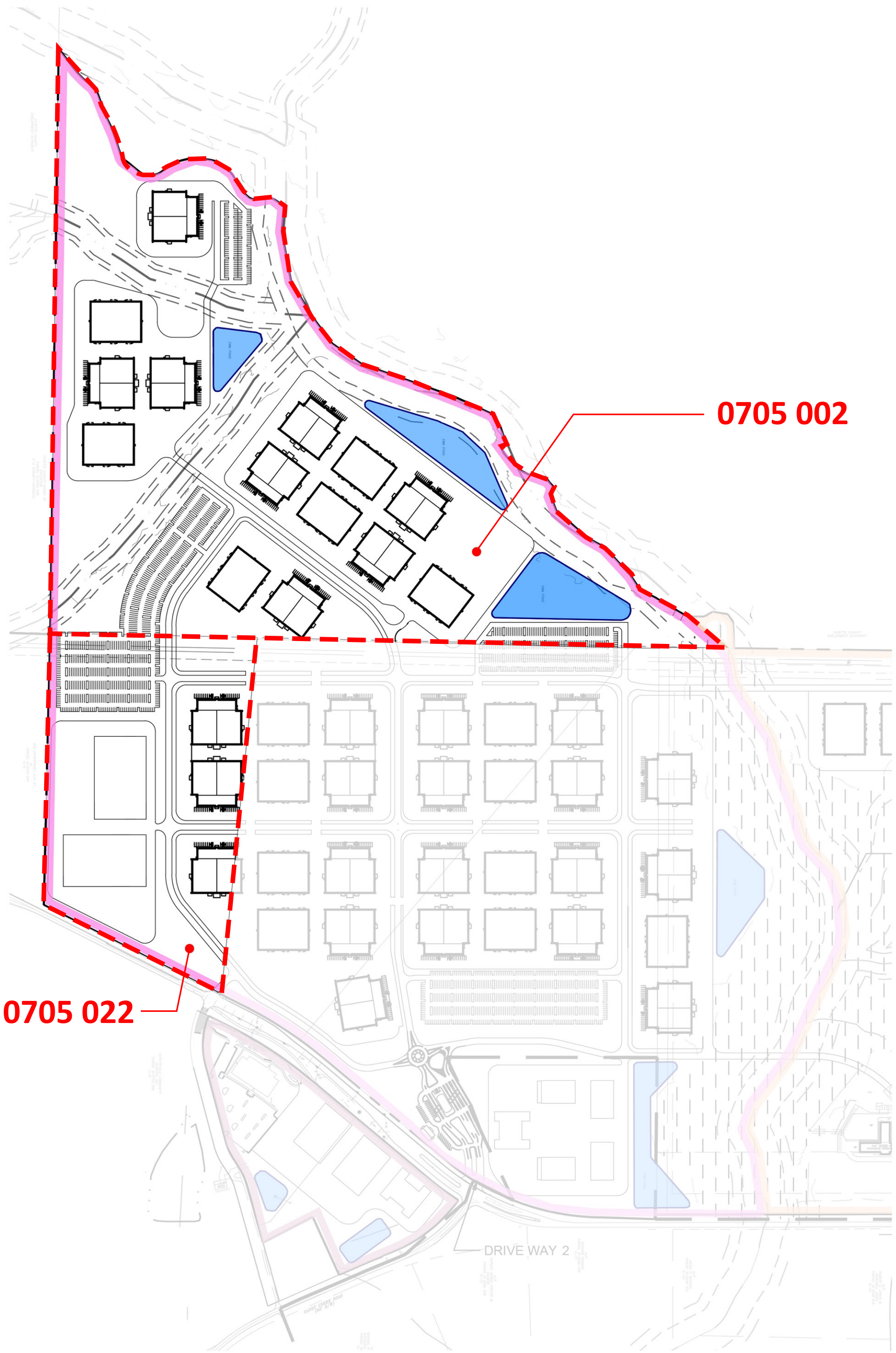
### **Environmental Stewardship:**

Wetland Delineation will be forthcoming. Water quality and runoff will be controlled through designed structures and ponds to preserve or improve overall site drainage.

### **Impact on the Community**

Inclusion of these parcels provides a viable opportunity for increased tax revenues in Fayetteville and Fayette County. The Project will create numerous sources of increased revenue to the City including, but not limited to, ad-valorem taxes, increased sales tax revenue from Commercial business, increased hotel/motel tax revenue, construction activities, and building permits and licenses. This Project is a great opportunity to create local jobs for the residents of Fayette County.





**0705 002**

**0705 022**

DRIVE WAY 2



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

**TO:** Mayor and City Council

**VIA:** Ray Gibson, City Manager

**CC:** Anne Barksdale, City Clerk

**FROM:** David Rast, Director of Community and Economic Development

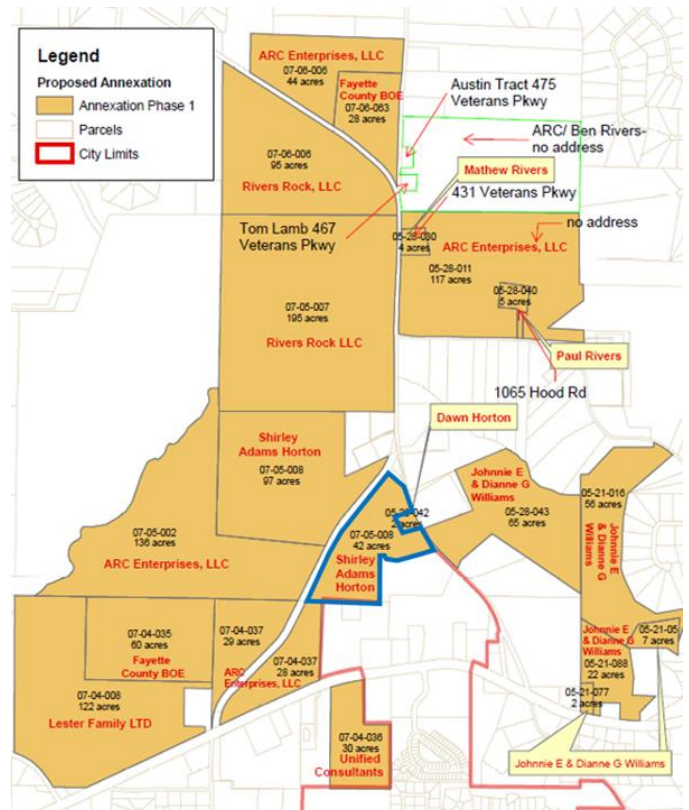
**DATE:** September 6, 2022

**SUBJECT:** Consider rezoning request from Georgia Military College Foundation, Inc. to rezone Parcel No. 0705 023 (±7.89 acres) from R-70 Single Family Residential to OI Office and Institutional. Property located on Veterans Parkway at South Sandy Creek Road.

### Project History

In 2013, the original 43-acre tract (Parcel No. 0705 008) was annexed into the City of Fayetteville as part of the West Fayetteville Area Annexation. In 2014, the property was subdivided into three parcels tracts and the 24.64-acre Piedmont Hospital tract and the 8.57-acre Georgia Military College (GMC) tract were rezoned to OI Office Institutional.

With no immediate plans for development, the 7.89-acre subject tract retained its R-70 Single Family Residential zoning. In 2019, the 8.57-acre GMC tract was subdivided into Tract 2A and 2B with both tracts retaining OI zoning.

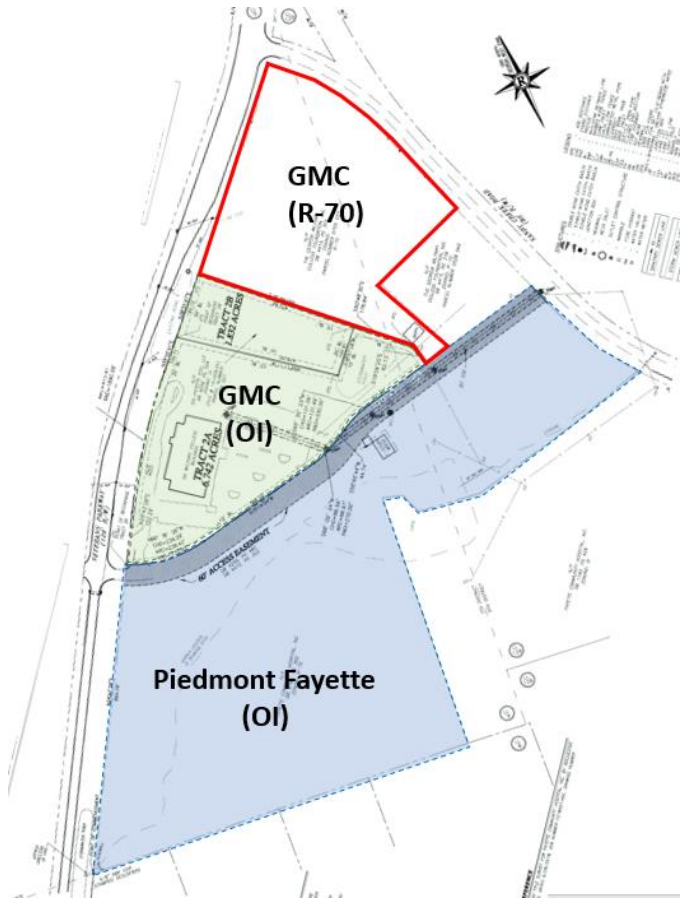


## Rezoning Request

The Applicant desires to rezone the undeveloped 7.89-acre tract from R-70 Single Family Residential to OI Office institutional. The zoning as proposed is consistent with the OI zoning to the south.

A Development of Regional Impact (DRI) was recently filed for the Trilith Studios Expansion Project which includes the subject property. The intent of this rezoning is to utilize the combined parcels into a single property and expand the educational facilities associated with Georgia Military College and the Georgia Film Academy on-site.

At their meeting on August 23, the Planning and Zoning Commission voted unanimously to forward the rezoning request to City Council with a recommendation that it be approved. It should be noted the DRI legislation allows a local jurisdiction the opportunity to review requests and present them to the Planning and Zoning Commission for a recommendation, but stipulates the city cannot take final action on a request until such time the Notice of Decision is received from the state.



## Rezoning Standards for Review

### **Sec. 94-92. - Zoning standards.**

In exercising its power to zone and rezone property, the mayor and city council shall consider such standards and factors which it finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property. Such standards shall include the following:

- (1) The extent to which the proposed zoning amendment and use is consistent with and promotes the current comprehensive plan policies, comprehensive plan future land use map, zoning map, and zoning ordinances.***

The zoning as proposed is consistent with the city's comprehensive plan policies and the future land use map in that it allows for a cohesive assemblage of property for development of a larger educational campus within the overall Trilith and Hospital Activity Area. The proposed educational expansion is consistent with and promotes the current comprehensive plan policies, future land use map, zoning map, and zoning ordinances by improving the City's tax base, attracting new businesses, supporting workforce development and creating new jobs. The proposed OI Office Institutional zoning classification is consistent with the zoning of the adjoining parcels to the south.

- (2) The existing uses of and the present zoning of the subject property and nearby property.***

The subject tract is currently undeveloped but located within a major corridor between the Piedmont Fayette and the Trilith Studios/Town at Trilith campus. The educational use as proposed is consistent with existing uses on the adjoining properties.

**(3) *The extent to which the subject property is devalued by the existing zoning classification in relation to similarly zoned and similarly situated property.***

The current zoning provides for low-density residential development which is not consistent with the adjoining uses to the south or the proposed development across Veterans Parkway. It is Staff's position the property is not conducive to this type of development due to its location, shape and topography.

**(4) *The extent to which the devaluation of the subject property, if any, promotes the health, safety, morals or general welfare of the public.***

The devaluation of the property has no impact on the health, safety, morals or general welfare of the public.

**(5) *The relative gain to the public as compared to the hardship, if any, imposed on the property owner by the present zoning.***

The present zoning is not consistent with the goals and objectives of the comprehensive plan and provides no gain to the public. The hardship imposed on the property owner is significant as it is highly unlikely it would be financially feasible to develop the property under the current zoning designation.

**(6) *The suitability of the subject property for the proposed zoning and proposed purposes.***

The proposed zoning and intended use of the property is compatible and consistent with existing uses to the south and would provide for a larger educational campus within an emerging activity area.

**(7) *The length of time the subject property has been vacant as zoned, considered in the context of land development in the vicinity of the property, and legitimate efforts to develop or sell the property as presently zoned.***

The subject property has been vacant for many years with no effort to develop or sell the property as presently zoned.

**(8) *The present population density pattern, and the effect of the proposed zoning and use on the environment and on public facilities, including, but not limited to, schools, utilities, water, sewer, streets, and considering the expected increased public cost thereof.***

The proposed zoning and intended use of the property would not have a detrimental impact on the environment or public facilities. Utilities are in place to serve the development as proposed. Any development on the property would be subject to the city's Development Impact Fees program which is intended to offset costs of capital improvements required to accommodate additional growth.

**(9) *Whether or not the proposed zoning and proposed use will cause a decrease or increase in the value of surrounding properties for the use for which they are presently zoned and used.***

The proposed zoning and use are consistent with the current zoning and uses of adjoining parcels along Veterans Parkway and South Sandy Creek Road. The value of surrounding properties will not be negatively impacted by the proposed use.

***(10) The possible effects of the proposed zoning change and proposed use on the character of the zoning district, existing land use pattern, and architectural harmony of the subject area.***

The rezoning and development of this tract would have a positive effect on the character of the zoning district, existing land use pattern, and architectural harmony of the area by providing additional educational opportunities associated with the emerging activity center.

**Recommendation**

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Staff finds the rezoning request as proposed is consistent with the goals and objectives identified within the economic development and land use components of the comprehensive plan and is consistent with the Business Park land use designation.

Because the property is included within a larger assemblage of properties and a master site plan under review as a Development of Regional Impact (DRI), Staff cannot recommend nor can Council take final action on the rezoning request until such time the Notice of Decision is received from the Georgia Regional Transportation Authority (GRTA).

**For that reason, Staff recommends a decision on this item be tabled until the Notice of Decision is received.**

## ***REZONING APPLICATION***

**FOR PLANNING & ZONING DEPT. USE ONLY**

File No. PRZ22-0006 Posting Notice Date: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Legal Ad Date: \_\_\_\_\_ P&Z Regular Meeting Date: \_\_\_\_\_

City Council Work Session: \_\_\_\_\_ City Council Public Hearing: \_\_\_\_\_

**All annexation and rezoning must go to City Council for two readings for final approval or denial.**

Date Completed Application Was Received: \_\_\_\_\_

(Official Date Stamp)

**Project Name: Rezoning Property owned by the Georgia Military College Foundation, Inc. on behalf of Trilith Development, LLC**

**Project Address: Veterans Parkway at Old Sandy Creek Road**

**Parcel #: 0705 023**

Parcel # 0705 023 is 7.89 Acres located in a R70 zoning district. Applicant respectfully petitions the City of Fayetteville Planning and Zoning Commission and Mayor and City Council to rezone this property from its present zoning classifications R70 to OI and tender herewith the sum of **\$1,125.00** to cover staff administrative review, advertising, and public hearings.

Applicant petitions the above named to change its zoning classification from R70 to OI.

**Description of project: Rezoning property owned by the GMS Foundation, Inc on behalf of Trilith Development LLC**

**Applicant Name: The Georgia Military College Foundation Inc.**

**E-Mail Address: mstrom@gmc.edu**

**Applicant Address: 201 E Greene Street, Milledgeville GA 31061**

**Applicant Phone Number: 478-387-4787 Fax Number: NA**

Mark Strom, for and on behalf of the Georgia Military College Foundation Inc, and in support of Trilith Development LLC, affirms that he is/she is/they are the owners/specifically authorized agent of the subject property legally described as follows:

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## **REZONING CHECKLIST**

*Return this CHECKLIST with submittal. - Incomplete submittals will not be reviewed.*

- ☒ **Application Fee**
- ☒ **Development Letter of Intent**
  - Narrative describing nature & scope of project.
- ☒ **Utility Availability Letters:**
  - Letter of capability & commitment to serve water.
  - Letter of capability & commitment to serve sewer.
- ☒ **School Board Letter** – If request includes residential component.
- ☒ **Conceptual Site Plan - Eight (8) 24” x 36” printed copies and (1) 11” x 17” PDF:**
  - Vicinity map showing project location, north arrow, graphic scale & date.
  - General location of existing Floodplain
  - Topographic information (GIS, field run or LIDAR is acceptable).
  - Proposed building locations.
  - Proposed access to existing roads, circulation routes, parking spaces layout and dimensions.
  - Proposed setbacks, buffers, open space areas.
  - General location of Storm Water Management areas.
  - Locations of wetlands and streams as delineated by environmental scientist.
- ☒ **Boundary Survey – Eight (8) 24” x 36” printed copies and one (1) 11” x 17” PDF**
  - Boundary Survey completed by a Registered Land Surveyor in the State of Georgia.
  - Completed within five (5) years of submittal date.
- ☒ **Architectural Drawings/Building elevations – Five (5) 11” x 17” copies**
  - Full color representative examples of proposed buildings.
  - Detail all four (4) sides of proposed buildings (photos are acceptable).

The City shall have five (5) business days in order to check applications for completeness.

Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning and Zoning Commission agenda and will be returned to the applicant.

All items shall be reviewed and approved by Staff and must be in compliance with current City Ordinances.



# Summary of Intent

## Trilith Expansion

OI Zoning Request Parcel 0705 023

August 1, 2022

The subject parcel contains approximately 7.89 acres of land zoned R70, at the intersection of Veterans Parkway and Old Sandy Creek Road, adjoining the existing GMC property zoned OI. The intent of this zoning is to allow combining the properties allowing for expansion of the facilities, sharing the common access to Veterans Parkway and Old Sandy Creek Road. The entire properties were annexed into the City of Fayetteville in 2015. The parcel is currently zoned R70 is now planned to be combined back with adjoining property zoned OI. The request is to utilize the combined parcels into a single property as an expansion for the Trilith Expansion, with combined access for roadways and utilities already in place for the GMC property. The property will be developed with the same standards, buffers, and restrictions as the surrounding Trilith development. The inclusion of this parcel would continue the existing conditions of signage, landscaping, cart path connection, and uses defined for the existing GMC property. The roadways would provide connected access to the property internally.

### **Character of Proposed Development:**

Architectural and Planning controls, as well as restrictive covenants will be in keeping with the Trilith standards previously approved.

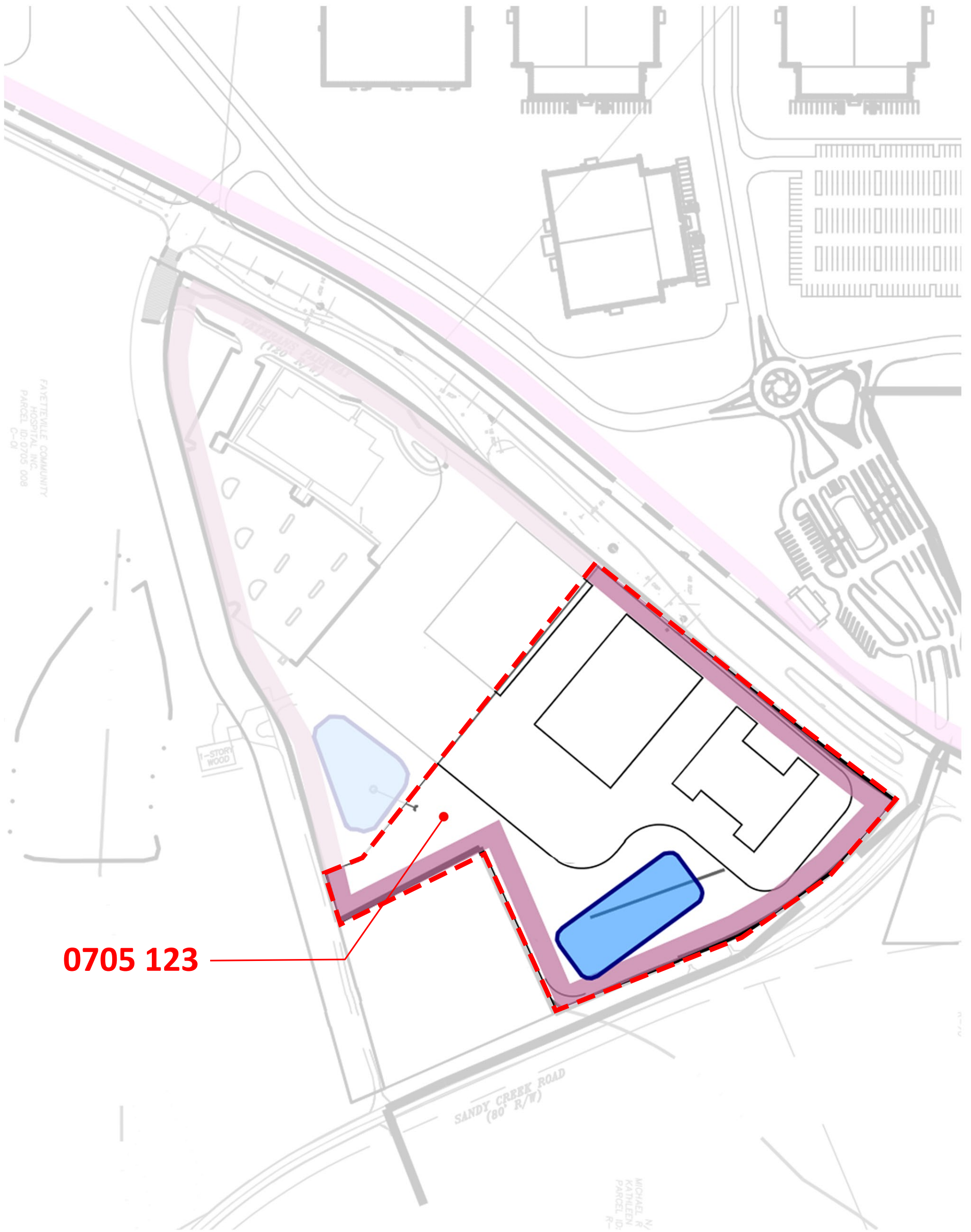
### **Environmental Stewardship:**

Wetland Delineation will be forthcoming. Water quality and runoff will be controlled through designed structures and ponds to preserve or improve overall site drainage.

### **Impact on the Community**

Inclusion of this parcel provides a viable opportunity for increased tax revenues in Fayetteville and Fayette County. The Project will create numerous sources of increased revenue to the City including, but not limited to, ad-valorem taxes, increased sales tax revenue from Commercial business, construction activities, and building permits and licenses. This Project is a great opportunity to create local jobs for the residents of Fayette County.





**0705 123**



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
[www.Fayetteville-GA.gov](http://www.Fayetteville-GA.gov)

**TO:** Mayor and City Council

**VIA:** Ray Gibson, City Manager

**CC:** Anne Barksdale, City Clerk

**FROM:** David Rast, Director of Community and Economic Development

**DATE:** September 6, 2022

**SUBJECT:** Consider Step One Annexation Application from Randolph Williams for three parcels (+/-7.37 acres) located northeast of the HWY 85 N and Walker PKWY intersection (Parcel Nos. 0538 081, 0538 092 and 0538 026).

### Request

Mr. Darrell Baker with Randolph Williams submitted a Step One Annexation application for three parcels (+/- 7.43 acres) located within the northeast corner of the Highway 85 and Walker Parkway intersection. The parcels are currently located within unincorporated Fayette County. The two parcels adjoining Walker Parkway are zoned C-H Highway Commercial while the undeveloped parcel to the north is zoned A-R Agricultural Residential. Each parcel is designated as Commercial on the Fayette County Future Land Use Map. The Applicant desires to annex the parcels into the City of Fayetteville and zone them C-3 Highway Commercial.

A copy of the completed application and supporting documentation is attached.



## **Overview**

Annexation requests within the city are reviewed using a two-step process. Step One is intended to allow the applicant an opportunity to provide a general overview of the proposed annexation and identify how the request complies with the established goals of the city's Comprehensive Plan. Approval of a Step One application does not indicate City Council support of the proposed annexation; it simply allows an applicant to proceed with submitting their Step Two application.

The request complies with the Georgia Annexation Law 100% method and the following two requirements:

- The annexation territory must meet the definition of contiguous.
- The annexation petition must be signed by owners of 100% of the land area.

If annexed the properties would close an approximately 640 LF 'gap' along HWY 85 N between city boundaries. The Applicant is seeking a zoning designation of C-3 Highway Commercial and a Future Land Use Map designation of Suburban Commercial, both of which are consistent with the zoning and land use designation of the adjoining properties. The purpose of the annexation and zoning is to allow for redevelopment of the existing auto repair facilities and the undeveloped parcel to the north with a series of freestanding restaurants.

## **Recommendation**

Staff is not providing a detailed analysis or a formal recommendation at this time due to the fact this is a Step One annexation request.



## STEP ONE ANNEXATION APPLICATION

210 Stonewall Avenue West  
Fayetteville, GA 30214  
770-719-4177

WWW.FAYETTEVILLE-GA.GOV

**Fee: \$250**

Date Filed \_\_\_ / \_\_\_ / \_\_\_

Date Accepted \_\_\_ / \_\_\_ / \_\_\_

Notification Sent \_\_\_ / \_\_\_ / \_\_\_

*Office Use Only*

**Overview:** The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Fayetteville. Step One is a review of how the existing and/ or proposed development may or may not be compatible with the established goals within the City of Fayetteville Comprehensive Plan. City Council shall evaluate the application and determine if they recommend the applicant to proceed with a Step Two application. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law. The recommendation that the annexation request continue to Step Two does not imply that the City Council will approve the annexation application.

**Instructions:** All items identified below must be provided before a Step One application is deemed complete. If the answer to any question is "No," a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the request shall be considered in a Public Hearing at the next available City Council meeting.

### **SUBMITTAL REQUIREMENTS:**

		YES	NO
1	A completed and signed Step One application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Application fee paid	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	<b>Legal Description:</b> Eight (8) paper copies and an electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation <b>ON ALTA SURVEYS ATTACHED</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	<b>Boundary Survey:</b> One electronic (.pdf) copy and eight (8) paper copies of a survey prepared by a licensed and registered land surveyor that shall identify the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include: <b>ALTA SURVEY</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(a)	Parcel Tax ID number and owner name for each annexation parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Existing lot lines, easements, rights-of-way, including the area in acres and abutting land uses or zoning district categories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	A clear delineation of the existing and proposed city limits boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	<b>Property Deeds:</b> One (1) copy of the property deed(s) for each parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	<b>Supporting Narrative:</b> Eight (8) paper copies and one (1) electronic version (.pdf) document stating how the proposed annexation meets the vision, goals and policies of the City's adopted Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	<b>DRI:</b> See DRI website at <a href="https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf">https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf</a> (page 8) to determine if this rezoning request warrants a DRI study. (For further assistance contact ARC at 470-378-1645.	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A
	<b>**Note:</b> City Engineer may require a traffic study.		

With the signing and submittal of this application, the applicant authorizes the City of Fayetteville Staff to enter onto the subject property to collect data in order to prepare reports for review by the City Council. By signing below, I hereby certify that the listed information and the accompanying materials as requested are accurate.

Applicant Signature: \_\_\_\_\_ Date: 8/11/22

**\*\* (If you are acting as project representative, property owner's authorization must be submitted.)**



## STEP ONE ANNEXATION APPLICATION

210 Stonewall Avenue West  
Fayetteville, GA 30214  
770-719-4177

WWW.FAYETTEVILLE-GA.GOV

<b>ANNEXATION METHOD</b>	<input checked="" type="checkbox"/> <b>100% Methodology</b>		<input type="checkbox"/> <b>60% Methodology</b>			
	<ul style="list-style-type: none"> <li>Application requires signatures or signed letters of approval of all current property owners.</li> </ul>		<ul style="list-style-type: none"> <li>Required signatures or signed letters of approval by property owners of at least 60% of the total annexation acreage.</li> <li>Requires signed petition by 60% of registered voters in the annexation area. Signatures must include the address and be dated within one (1) year of the Step Two application submittal.</li> </ul>			
<b>ANNEXATION PARCEL(S)</b>	Parcel ID#:	Address:	Signature:	Indicate signee's role at the address:		Date:
	0538 081	145 Walker Parkway		Owner <input checked="" type="checkbox"/>	Voter <input checked="" type="checkbox"/>	8/11/22
	0538 092	135 Walker Parkway		Owner <input checked="" type="checkbox"/>	Voter <input checked="" type="checkbox"/>	8/11/22
	0538 026	1373 Hwy 85 N	<i>Kathy McCoy</i>	Owner <input checked="" type="checkbox"/>	Voter <input checked="" type="checkbox"/>	8/11/22
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
You may attach a separate list of parcels/ signatures, or provide a copy of individual signed and dated letters						
<b>APPLICANT OR PROJECT REPRESENTATIVE</b>	Name <u>Darrell Baker / Randolph Williams</u>		<b>ATTORNEY</b>	Name _____		
	Address <u>900 Westpark Drive, Ste 210/ PTC, GA</u>			Address _____		
Phone # <u>404.977.2470</u> <u>30269</u>		Phone # _____				
Email <u>dbaker@rwcre.net</u>		Email _____				
<b>OWNERS</b>	Name <u>Autofixx % Jordan Terry &amp; Karen / Parcel 0538 081</u>					
	Address <u>414 McBride Road</u>					
City, State, Zip <u>Fayetteville, GA 30215</u>						
Phone # <u>770.652.7012 / 404.620.8948</u>						
Email <u>aut141@aol.com</u>						
See attached sheet for the other 2 parcel / owners						
<b>PROPOSED DEVELOPMENT</b>	Potential Zoning Category Request: <u>C3 w/ Special Exception</u>					
	Brief Description: <u>Annexation / Rezone / Special Exception of 3 parcels for the development of restaurant / retail outparcels. Proposed Site Plan is attached.</u>					

**Additional Owners  
Phase I Application:**

Autofixx, Inc / Parcel 0538 092  
135 B Walker Parkway  
Fayetteville, GA 30214  
770.652.7012 / 404.620.8948  
[aut141@aol.com](mailto:aut141@aol.com)

Ellis Sara M Estate / Parcel 0538 026  
1373 Hwy 85N  
Fayetteville, GA 30214  
770.329.1410, Tom Fulton, Agent  
[tfulton@cpcbullard.net](mailto:tfulton@cpcbullard.net)



**HWY 85 N RETAIL / RESTAURANT DEVELOPMENT NARRATIVE  
Annexation / Rezoning / Special Exception**

<b>Parcel Info:</b>	0538 081	1.0 Acre	Currently Zoned C CH in the County
	0538092	1.61 Acres	Currently Zoned C CH in the County
	0538026	4.76 Acres	Currently Zoned R-4 in the County

**Requesting Agent:** Darrell Baker, Principal  
Randolph Williams  
900 Westpark Drive  
Suite 200  
Peachtree City, GA 30269  
404.977.2470 Cell  
[dbaker@rwcre.net](mailto:dbaker@rwcre.net)

**Project Narrative:**

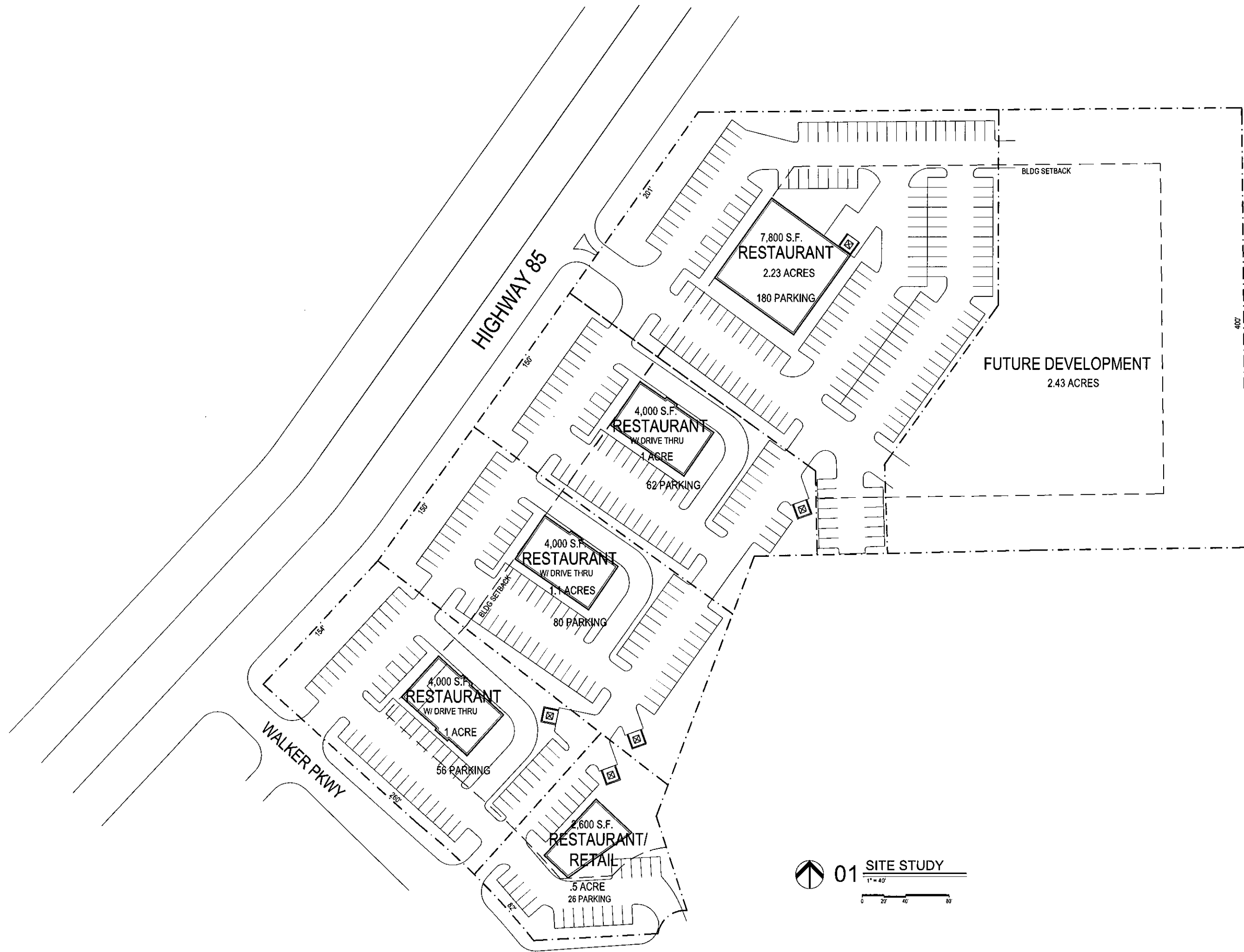
The potential future ownership under contract for these 3 properties is asking for Annexation, Rezoning to C-3 and a Special Exception for the development of restaurant and retail outparcel development. There is currently an executed ground lease for a Jim and 'Nick's BBQ on the Autofixx site ( 0538 081) if the request is granted along with negotiated tenants for several of the remaining parcels. These 3 parcels are bordered on 3 sides by land within the City limits and said annexation will not create an island. The annexation of these parcels will allow all of the land fronting the NE side of Hwy 85N to be in the City limits of Fayetteville. The requests are consistent with the City of Fayetteville's Comprehensive Plan Goals and Objectives.

Regarding **transportation**, the Hwy 85 N corridor is a high traffic area and proposed development in this plan will not negatively impact the current traffic movement through this area. The site plan proposes inter-parcel access for all lots with ingress / egress from the existing Walker Pkwy and one right-in / right-out along the frontage at the existing driveway location on the 4.76 acre tract. There has been discussions with the business to the north to allow shared access to that site also. Walker Pkwy will also allow traffic access to Ellis Road and the full signalized intersection for travel to the south on Hwy 85.

With regards to **housing**, there is none proposed and the existing house will be torn down.

Regarding **economic development**, the proposed uses will create new jobs in the City and will add increased property and sales tax revenue to the tax digest.

The **land use** for the development is compatible with the existing uses along Hwy 85 N and is in conformity with the Future Land Use Map.



HIGHWAY 85

WALKER PKWY

7,800 S.F.  
RESTAURANT  
2.23 ACRES  
180 PARKING

4,000 S.F.  
RESTAURANT  
w/ DRIVE THRU  
1 ACRE  
62 PARKING

4,000 S.F.  
RESTAURANT  
w/ DRIVE THRU  
1 ACRE  
80 PARKING

4,000 S.F.  
RESTAURANT  
w/ DRIVE THRU  
1 ACRE  
56 PARKING

2,600 S.F.  
RESTAURANT/  
RETAIL  
.5 ACRE  
26 PARKING

FUTURE DEVELOPMENT  
2.43 ACRES

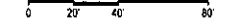
BLDG SETBACK

BLDG SETBACK



01 SITE STUDY

1" = 40'



**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. MTAGA-174327, WITH A COMMITMENT DATE OF FEBRUARY 1, 2022.

**SCHEDULE A DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF FAYETTEVILLE, COUNTY OF FAYETTE, STATE OF GEORGIA.

TRACT I:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 168 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA AS SHOWN ON SURVEY PREPARED BY LUM HALL & ASSOCIATES, INC. DATED JULY 3, 1960, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST INTERSECTION OF STATE ROUTE 85 WITH WALKER PARKWAY AND RUNNING THENCE NORTH 43 DEGREES 1 MINUTE 17 SECONDS EAST ALONG THE SOUTHEAST SIDE OF STATE ROUTE 85, 153.77 FEET TO A POINT, RUNNING THENCE NORTH 85 DEGREES 24 MINUTES 5 SECONDS EAST, 200.0 FEET TO A POINT, RUNNING THENCE SOUTH 33 DEGREES 9 MINUTES 54 SECONDS WEST 293.04 FEET TO A POINT ON THE NORTHEAST SIDE OF WALKER PARKWAY, RUNNING THENCE NORTH 47 DEGREES 59 MINUTES 40 SECOND WEST ALONG WALKER PARKWAY, 191.74 FEET TO THE POINT OF BEGINNING.

TRACT II:  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 168 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, BEING LOT 6 OF NORTH HUNTINGTON PARK, AS PER REVISED PLAT RECORDED IN PLAT BOOK 17, PAGE 21, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FAYETTE COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. MTAGA-174327, WITH A COMMITMENT DATE OF FEBRUARY 1, 2022.

**NOTES CORRESPONDING TO SCHEDULE B**

- 14 - EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED ON APRIL 2, 1948 IN BOOK 31 PAGE 572. (EASEMENT LOCATION CANNOT BE DETERMINED FROM RECORD)
- 15 - RIGHT OF WAY GRANTED TO STATE HIGHWAY DEPARTMENT OF GEORGIA RECORDED ON OCTOBER 26, 1955 IN BOOK 38 PAGE 356. (LIES WITHIN PUBLIC RIGHT-OF-WAY OF STATE ROAD NO. 85)
- 16 - EASEMENT GRANTED TO STATE OF GEORGIA RECORDED ON JULY 9, 1960 IN BOOK 45 PAGE 309. (UNABLE TO LOCATE DUE TO AGE & AMBIGUITY OF DESCRIPTION)
- 17 - RIGHT OF WAY GRANTED TO FAYETTE COUNTY, GEORGIA RECORDED ON DECEMBER 11, 1960 IN BOOK 332 PAGE 674. (LIES WITHIN PUBLIC RIGHT-OF-WAY OF WALKER PARKWAY)
- 18 - DEED OF EASEMENT GRANTED TO FAYETTE COUNTY RECORDED ON OCTOBER 27, 1994 IN BOOK 949 PAGE 515. (AFFECTS, PLOTTED AND SHOWN)
- 19 - ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT BOOK 12 PAGE 56. (AFFECTS AS SHOWN ON SURVEY)
- 20 - ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT BOOK 12 PAGE 69. (AFFECTS AS SHOWN ON SURVEY)
- 21 - ALL CONDITIONS, MATTERS, EASEMENTS AND SETBACK LINES AS SET FORTH ON PLAT RECORDED IN PLAT BOOK 17 PAGE 21 AS REVISED IN PLAT BOOK 18 PAGE 38. (AFFECTS, PLOTTED AND SHOWN)

**LAND AREA**

105193 ± SQUARE FEET  
2.415 ± ACRES

**PARKING INFORMATION**

REGULAR - 51  
TOTAL - 51

**FLOOD ZONE INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 131100102E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.

**BASIS OF BEARING**

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EASTERLY LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS 20°30'00" PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83. LATITUDE = N31°28'32.7109" LONGITUDE = W84°26'14.0282" CONVERGENCE ANGLE = N 00°08'57.2668" E

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED AT THE TIME OF THE ALTA SURVEY.

**UTILITY INFORMATION**

THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL GEORGIA ONE-CALL AT (770) 623-4332 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

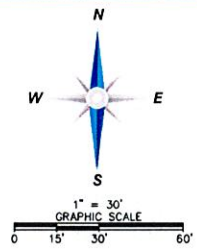
**ZONING INFORMATION**

ZONING REPORT NOT PROVIDED.

ITEM	REQUIRED	OBSERVED	NOTES
PERMITTED USE		RETAIL	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO FAYETTE COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		105193	
MIN. LOT WIDTH		372.6'	
MAX. BLDG COVERAGE		13%	
MIN. SETBACKS FRONT		60.5'	ZONING PROVIDED BY ZONING REPORT NOT PROVIDED.
MIN. SETBACKS SIDE		29.7'	
MIN. SETBACKS REAR		84.1'	
MAX. BUILDING HEIGHT		18.3'	
PARKING REGULAR		51	
PARKING HANDICAP		0	
PARKING TOTAL		51	

**ALTA/NSPS LAND TITLE SURVEY**

145 & 135 WALKER PARKWAY  
FAYETTEVILLE, GA 30214  
FAYETTE COUNTY



**LEGEND & SYMBOLS**

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- SIGN
- UNKNOWN MANHOLE
- ⊙ LIGHT
- ⊙ SANITARY MANHOLE
- ⊙ MAILBOX
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- NG NATURAL GROUND
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R2) RECORD TRACT II DIMENSION
- NF NOW OR FORMERLY
- B.H.L. BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- x - x - FENCE LINE
- - - OVERHEAD POWER LINE

**GENERAL NOTES**

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS MARCH 04, 2022.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WALKER PARKWAY AND STATE ROUTE 85, WHICH IS APPROXIMATELY 60 FEET FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WALKER PARKWAY, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY 1(R) WHERE THE R INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
14. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM FAYETTE COUNTY PROPERTY APPRAISER.
15. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. IN REGARDS TO ALTA TABLE A ITEM 18, THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: 1. ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND, 2. THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1 (R)	50.00'	22.00'	S39°59'36"W	21.82'	25°12'30"
C2 (R)	1289.15'	149.33'	N45°16'14"W	149.25'	6°38'14"
C3 (M)	50.00'	22.00'	S39°26'43"W	21.82'	25°12'24"
C2 (M)	1289.15'	149.33'	N44°49'27"W	149.25'	6°38'13"

**SURVEYOR'S CERTIFICATE**

TO: STEWART TITLE GUARANTY COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/04/2022.  
DATE OF PLAT OR MAP: 03/11/2022



MICHAEL O. COOK  
PROFESSIONAL SURVEYOR AND MAPPER L5002903  
STATE OF GEORGIA  
GEORGIA C.O.A. LSF001258  
DATED: 07/15/2022

**BLEW & ASSOCIATES, P.A.**  
Surveying  
Engineering  
Mapping  
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-1667  
SURVEY DRAWN BY: ANS - 03/11/2022  
SURVEY REVIEWED BY: AJ  
SHEET: 1 OF 1

Tag	Trunk	Tree Type	Drip	Tag	Trunk	Tree Type	Drip	Tag	Trunk	Tree Type	Drip	Tag	Trunk	Tree Type	Drip
T1	28"			T115	22"			T229	26"			T305	12"		
T2	12"	Bl		T116	9"			T230	15"			T306	12"		
T3	10"			T117	10"			T231	12"			T307	12"		
T4	18"			T118	9"			T232	10"			T308	24"		
T5	28"			T119	16"			T233	12"			T309	28"		
T6	14"			T120	14"			T234	12"			T310	34"		
T7	22"			T121	21"			T235	12"			T311	18"		
T8	21"			T122	13"			T236	8"			T312	14"		
T9	25"			T123	20"			T237	14"			T313	10"		
T10	17"			T124	24"			T238	12"			T314	8"		
T11	17"			T125	9"			T239	12"			T315	10"		
T12	18"			T126	14"			T240	12"			T316	20"		
T13	14"			T127	19"			T241	12"			T317	14"		
T14	22"			T128	17"			T242	8"			T318	18"		
T15	17"			T129	12"			T243	24"			T319	20"		
T16	15"			T130	25"			T244	10"			T320	24"		
T17	16"			T131	21"			T245	10"			T321	12"		
T18	18"			T132	16"			T246	12"			T322	14"		
T19	11"			T133	9"			T247	12"			T323	12"		
T20	12"			T134	14"			T248	12"			T324	16"		
T21	13"			T135	18"			T249	10"			T325	16"		
T22	12"			T136	15"			T250	12"			T326	24"		
T23	22"			T137	26"			T251	15"			T327	18"		
T24	9"			T138	9"			T252	6"			T328	38"		
T25	13"			T139	20"			T253	12"						
T26	17"			T140	8"			T254	12"						
T27	20"			T141	18"			T255	12"						
T28	23"			T142	6"			T256	12"						
T29	16"			T143	15"			T257	18"						
T30	24"			T144	19"			T258	18"						
T31	22"			T145	10"			T259	22"						
T32	19"			T146	7"			T260	8"						
T33	13"			T147	11"			T261	30"						
T34	18"			T148	9"			T262	24"						
T35	12"			T149	10"			T263	15"						
T36	15"			T150	8"			T264	24"						
T37	17"			T151	18"			T265	18"						
T38	19"			T152	18"			T266	18"						
T39	18"			T153	20"			T267	32"						
T40	17"			T154	16"			T268	12"						
T41	18"			T155	13"			T269	6"						
T42	16"			T156	6"			T270	18"						
T43	11"			T157	7"			T271	24"						
T44	17"			T158	12"			T272	15"						
T45	16"			T159	13"			T273	16"						
T46	21"			T160	15"			T274	15"						
T47	11"			T161	16"			T275	28"						
T48	9"			T162	21"			T276	20"						
T49	22"			T163	20"			T277	6"						
T50	13"			T164	12"			T278	25"						
T51	21"			T165	10"			T279	20"						
T52	14"			T166	23"			T280	15"						
T53	16"			T167	21"			T281	18"						
T54	14"			T168	11"			T282	24"						
T55	19"			T169	14"			T283	24"						
T56	11"			T170	17"			T284	24"						
T57	17"			T171	13"			T285	20"						
T58	8"			T172	25"			T286	24"						
T59	13"			T173	13"			T287	8"						
T60	15"			T174	18"			T288	18"						
T61	12"			T175	20"			T289	36"						
T62	16"			T176	13"			T290	12"						
T63	16"			T177	12"			T291	8"						
T64	17"			T178	19"			T292	32"						
T65	14"			T179	22"			T293	12"						
T66	10"			T180	12"			T294	22"						
T67	22"			T181	20"			T295	20"						
T68	23"			T182	6"			T296	6"						
T69	14"			T183	9"			T297	20"						
T70	13"			T184	8"			T298	28"						
T71	8"			T185	7"			T299	14"						
T72	15"			T186	9"			T300	18"						
T73	9"			T187	7"			T301	15"						
T74	6"			T188	8"			T302	32"						
T75	20"			T189	6"			T303	38"						
T76	15"			T190	7"			T304	32"						
T77	13"			T191	7"										
T78	16"			T192	13"										
T79	13"			T193	11"										
T80	21"			T194	8"										
T81	24"			T195	9"										
T82	16"			T196	18"										
T83	15"			T197	19"										
T84	20"			T198	26"										
T85	23"			T199	15"										
T86	16"			T200	20"										
T87	18"			T201	18"										
T88	19"			T202	18"										
T89	20"			T203	26"										
T90	13"			T204	28"										
T91	10"			T205	12"										
T92	21"			T206	24"										
T93	13"			T207	38"										
T94	21"			T208	40"										
T95	19"			T209	28"										
T96	12"			T210	24"										
T97	27"			T211	22"										
T98	24"			T212	34"										
T99	19"			T213	18"										
T100	23"			T214	28"										
T101	26"			T215	12"										
T102	15"			T216	24"										
T103	22"			T217	18"										
T104	19"			T218	18"										
T105	21"			T219	20"										
T106	13"			T220	15"										
T107	19"			T221	18"										
T108	26"			T222	14"										
T109	18"			T223	15"										
T110	23"			T224	24"										
T111	19"			T225	14"										
T112	22"			T226	18"										
T113	24"			T227	15"										
T114	22"			T228	20"										

**DEED DESCRIPTION PER BOOK 3256, PAGE 153**

TO FIND THE POINT OF BEGINNING, begin at a monument located on the northeasterly right-of-way line of Ellis Road (80 foot right-of-way) at the point of intersection with the easterly right-of-way line of Georgia State Highway 85 (110 right-of-way), running thence northeasterly and southerly along the southeasterly right-of-way line of Georgia State Highway 85 aforesaid, 601.10 feet to an iron pin, marking the TRUE POINT OF BEGINNING, running thence and following the bearing of North 89 degrees 31 minutes East, a distance of 797.8 feet to an iron pin, running thence and following a bearing of North 90 degrees 20 minutes West, a distance of 400.0 feet to an iron pin, running thence and following the bearing of South 89 degrees 44 minutes West, a distance of 500 feet to an iron pin located on the southeasterly right-of-way line of Georgia State Highway 85 aforesaid, running thence southeasterly along the southeasterly right-of-way line of Georgia State Highway 85 aforesaid, a distance of 500.6 feet, more or less, to an iron pin and the POINT OF BEGINNING, said tract is a four sided tract of land comprising 5.89 acres, more or less, and being known as 1373 Georgia Highway 85 North, according to the present system of numbering houses in Fayette County, Georgia.

**AS-SURVEYED DESCRIPTION**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF FAYETTEVILLE, COUNTY OF FAYETTE, STATE OF GEORGIA.

COMMENCING AT A POINT, SAID POINT BEING THE INTERSECTION OF EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 85 AND THE NORTHERLY RIGHT-OF-WAY OF WALKER PARKWAY; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 85 N42°02'39"E, A DISTANCE OF 153.77 FEET, MORE OR LESS, TO A SET 5/8-INCH REBAR, WHICH IS THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING CONTINUING ALONG SAID RIGHT-OF-WAY N42°02'39"E, A DISTANCE OF 12.91 FEET, MORE OR LESS, TO A SET 5/8-INCH REBAR, THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 489.98 FEET, A RADIUS OF 2640.00 FEET, WITH A CHORD BEARING OF N36°18'09"E, A CHORD LENGTH OF 489.28 FEET, MORE OR LESS, TO A FOUND 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S89°58'54"E, A DISTANCE OF 500.00 FEET, MORE OR LESS, TO A FOUND 1/2" INCH REBAR, THENCE S00°02'39"W, A DISTANCE OF 399.88 FEET, MORE OR LESS, TO A FOUND 1/2" INCH REBAR, THENCE S89°54'27"W, A DISTANCE OF 194.80 FEET, MORE OR LESS, TO A FOUND 1/2" INCH REBAR, THENCE S89°31'00"E, A DISTANCE OF 144.88 FEET, MORE OR LESS, TO A FOUND 1/2" INCH REBAR, THENCE S89°11'27"W, A DISTANCE OF 202.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, HAVING AN AREA OF 259,978 SQUARE FEET, OR 5.878 ACRES.

THIS DESCRIPTION WAS WRITTEN IN CONNECTION WITH AN ALTAIR'S LAND TITLE SURVEY PERFORMED IN JUNE 2022 AT THE REQUEST OF HERMAN'S LAND DEVELOPMENT, INC. AND IS NOT INTENDED TO REPLACE OR SUPERSEDE THE RECORD VESTING DEED DESCRIPTION OF THE LAND. THIS DESCRIPTION SHOULD NOT BE USED TO CONVEY THE LAND DESCRIBED IN A DEED, TITLE COMMITMENT, OR ANY OTHER SUCH CONVEYANCE AND IS VALID FOR THE PURPOSES OF THIS TRANSACTION ONLY.

**BOUNDARY/TOPOGRAPHIC SURVEY**

1373 HIGHWAY 85 NORTH  
FAYETTEVILLE, GEORGIA 30214  
FAYETTE COUNTY

**BASIS OF BEARING**

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, WHICH IS BASED OFF OF THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S89°58'54"E PER GPS COORDINATE OBSERVATIONS.  
LATITUDE = 33°28'42.7041"  
LONGITUDE = -84°28'11.7519"  
CONVERGENCE ANGLE = 0°08'56.0449"

**UTILITY INFORMATION**

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND (STATE) 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 220606-006579

COMPANY: ATLANTA GAS LIGHT CLAYTON AT&T COMCAST COWETA FAYETTE EMC FAYETTE COUNTY WATER SYSTEM CITY OF FAYETTEVILLE - WATER CITY OF FAYETTEVILLE - SEWER GEORGIA POWER LANGBERT'S CABLE SPLICING CO LLC VERIZON BUSINESS  
CONTACT: 404-387-3164 305-409-1542 878-708-7112 770-252-7448 770-320-6083 770-460-4660 770-460-4660 404-506-6539 878-784-1598 800-424-9675

**ZONING INFORMATION**

ITEM	REQUIRED	OBSERVED	
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# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
[www.Fayetteville-GA.gov](http://www.Fayetteville-GA.gov)

---

**TO:** Mayor and City Council

**FROM:** Denise Brookins, Director of Planning and Zoning

**VIA:** David Rast, Director of Community and Economic Development

**DATE:** Thursday, August 11, 2022

**SUBJECT:** Street Renaming

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### BACKGROUND INFORMATION:

The City currently does not have a formal policy for renaming streets. Street names are used daily by private citizens, postal service, delivery services, utility companies, and public safety as a linear reference to locate specific places. The street naming process is generally done through the platting or subdivision process, with suggested street names proposed by a developer. In recent years some jurisdictions have begun formalizing procedures for renaming, particularly in light of increased awareness of historical names.

The City of Fayetteville street renaming committee was formed last year and includes members of the general public, residents, elected officials, and staff. The committee conducted months of research and met with other local governments with historic downtowns and established procedures for renaming public streets.

At the last meeting, the committee recommended the enclosed policy be forwarded to the Mayor and City Council for review.

## CONSIDERATION OF RENAMING STREETS

### Purpose

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This guideline establishes policy and procedures for considering proposals for renaming streets.

### Responsibility

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The City Manager or the designee is responsible for reviewing requests for renaming streets and forwarding valid requests to City Council for consideration.

### Policy

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City Council can rename streets by resolution. This policy develops a procedure that allows City Council to consider renaming streets in a uniform manner. No street may be renamed for any individual. The City Manager, or the designee will receive and review the initial request and present valid requests to City Council for consideration.

### Procedure

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#### A. Initial Request

Any person who owns property within the City of Fayetteville may file a request to rename a street with the City Manager's Office. Property owners may only petition to rename the street upon which they live or own property. Rental property tenants may not request to rename a street upon which they rent, nor will renters be permitted to vote on the request. Each property owner with an address (except parcels owned by institutional uses) shall have one vote on a petition requesting a street name change.

For consideration the request shall include:

1. Prior to soliciting signatures and submitting a request form, the petitioner shall speak with Community and Economic Development department for a pre-application meeting to review the policies and procedures for identifying street name for consideration by City Council. The applicant shall have no more than 120 days from the pre-application meeting to provide the required signature(s) of support for the petition.
2. Petitioners may request a name change for a street they live on or own property; however, this request must be consistent with and must not violate local, state, or federal rules, laws, or regulations. Only city-owned streets will be considered for renaming.
3. Submission of a written petition, including the proposed new name on that street. The petition must indicate that at least 75% of the parcels with an address on the

same street in the city limits support the change requested. To be valid a signature, name, contact information, and address of the property owners in support shall be required.

4. A \$1,000 fee to process the application. This fee will be required before presentation to City Council for consideration. The fee is nonrefundable.

### **Petition Review**

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The City Manager, or the designee shall review the petition results and if at least 75% of owners of addressed property on the street in question supports a change to the proposed new street name, the request will be presented to City Council.

The City Manager, or the designee will present these requests to City Council no later than 120 days after the request has met the criteria established for this purpose. Prior to presenting the resolution to City Council, the City Manager, or the designee will contact relevant agencies (the U.S. Post Office, Georgia Department of Transportation, Public Services, Fayette County 911 Communications Center, and similar agencies) to verify that the proposed new street name will not violate any established policies or create issues with the delivery of public services with those agencies.

### **City Council Consideration**

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City Council will review and consider the request and petition as presented. City Council is not bound by the language of the request or petition results and may consider any additional factors or information as may be relevant, in the sole judgment of City Council.

The request will be reviewed with a public hearing before City Council to allow citizens to voice their opinions on the renaming. Within 30 days of scheduling the public meeting, written notice shall be mailed to parcels directly impacted by the petition and property owners as listed on the county's tax records. The written notice shall state the time, place and purpose of the public hearing.

### **Approval Procedures**

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If City Council approves the renaming request, the City Manager, or the designee will work with other agencies affected by the name change to ensure the street is renamed and appropriately referenced by these agencies. City staff will provide a plan for the initiation of the street renaming, and the recommended timeline for implementation.

### **Exceptions for Elections**

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In the event of an approaching election, the implementation of a new street name shall be held in abeyance for 90 days prior to the election. This will occur to assure that no citizen's voting rights may be placed in doubt through the renaming process.

### **Street Signs**

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The Public Works Department will be responsible for changing the street signs to reflect the new name of the street, which shall occur as soon as practical and no more than six months after the change of the street name, unless this time frame falls within the exception above in Section VIII.

### **Future Requests**

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Should a request to rename a street fail, a new request may be made after a two-year waiting period. Should a request result in a street being renamed, no future requests to again rename it will be considered for a period of less than 2 years.

**Adopted: Month, 2022**



**PETITION FOR STREET NAME CHANGE**

**CURRENT NAME OF STREET:**

**PROPOSED NAME OF STREET:**

**ADJACENT PROPERTY OWNER'S INFORMATION**

I (We), as adjacent property owners to the above described street hereby authorize the filing of this application. I understand that the responsibility for all cost incurred relating or resulting from this request is ultimately that of the property owners affected by this street name change request.

Further I understand that street renaming often imposes significant impact on residences and businesses located on the street in that maps, banking information, driver's license information, billing information, websites, yellow page information and other advertising information, letterheads and other stationary or residential/business materials, and other information relative to the affected residences or businesses will need to be changed as a result of a street renaming.

**OWNER NAME**

ADDRESS

PHONE NO:

EMAIL

**SIGNATURE OF SUPPORT**

**OWNER NAME**

ADDRESS

PHONE NO:

EMAIL

**SIGNATURE OF SUPPORT**

**OWNER NAME**

ADDRESS

PHONE NO:

EMAIL

**SIGNATURE OF SUPPORT**

**OWNER NAME**

ADDRESS

PHONE NO:

EMAIL

**SIGNATURE OF SUPPORT**

**RESOLUTION**

**R-36-22**

**BE IT RESOLVED**, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville 2022 Street Renaming Policy.

**SO RESOLVED**, this 15<sup>th</sup> Day of September, 2022.

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

Attest:

\_\_\_\_\_  
Valerie Glass, City Clerk

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember



# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

**FAYETTEVILLE CITY HALL**  
240 Glynn Street South •  
Fayetteville, Georgia 30214  
Telephone (770) 461-6029  
Facsimile (770) 460-4238  
[www.fayetteville-ga.gov](http://www.fayetteville-ga.gov)

**TO: Mayor and Council**

**VIA: Ray Gibson, City Manager**

**FROM: Valerie Glass, City Clerk**

**DATE: September 8, 2022**

**SUBJECT: Executive Session**

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Staff is requesting to meet in Executive Session to discuss Personnel Matters and Real Estate.