

Proposed Ordinance # 25-O-01  
Subject Matter: Future Land Use Map Amendment – Fayette Meadows II  
Parcel Number: 0518 105, 0518 106, 0518 116, & 0517 090  
Date of Published Notice in Fayette County News: 11-27-24  
Date of Public Hearing Before Planning & Zoning Commission: 12-17-24  
Date of Published Notice in Fayette County News: 02-05-25  
Date of City Council Public Hearing and Adoption: 02-20-25

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

**ORDINANCE NUMBER 25-O-01**

**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS**

**AN ORDINANCE OF THE CITY OF FAYETTEVILLE**

The City of Fayetteville (the “City”) has received an application to amend the Future Land Use Map from Rolader & Sheffield Fayette Ventures LLP for property located at the intersection of Helen Sams Parkway, Highway 92 South, and Jimmie Mayfield Boulevard, Fayetteville GA (Parcel Nos. 0518 105, 0518 106, 0518 116, & 0517 090) as described in EXHIBIT "A". Said parcels of property are presently designated as Neighborhood Center on the FLU Map and the Applicant desires to change the designation to Neighborhood Residential 2.

The City has given notice to the public of this proposed land use change 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 land use classification of the property described in Exhibit “A” attached hereto and incorporated herein, shall be, and is hereby established as Neighborhood Residential 2 pursuant to the City of Fayetteville’s Comprehensive Plan and Future Land Use Map and in accordance with the understandings and conditions imposed by the Mayor and City Council.

The City's new land use classification upon the described property shall become immediately effective. The City's Future Land Use Map is hereby amended to reflect this change.

**ARTICLE II**

Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

**ARTICLE III**

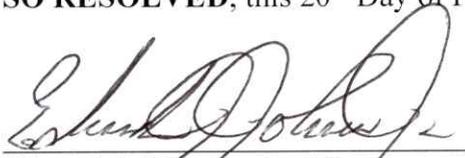
If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity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

**ARTICLE IV**

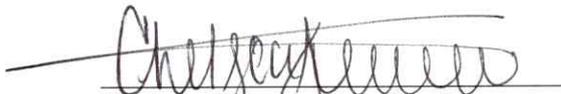
This ordinance shall become immediately effective upon its adoption, subject to the any conditions contained in the minutes of the City Council, which are part of this ordinance; any representations submitted by the applicant to the City Council, accepted by the City Council, and reflected in the minutes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

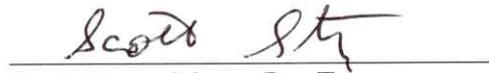
**BE IT RESOLVED**, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville ordinance.

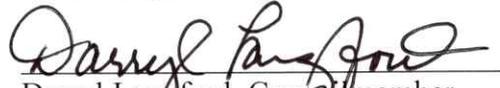
**SO RESOLVED**, this 20<sup>th</sup> Day of February 2025.

  
Edward J. Johnson, Jr., Mayor

Attest:

  
Chelsea Siemen, City Clerk

  
Scott Stacy, Mayor Pro Tem

  
Darryl Langford, Councilmember

  
T. Joe Clark, Councilmember

  
Richard J. Hoffmann, Councilmember

  
Niyah Glover, Councilmember

**Exhibit "A"**  
Legal Description

**PARCEL NO. 0518 105**

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All that tract or parcel of land lying and being in land lot 71 & 90 of the 5th district, City of Fayetteville, Fayette County, Georgia and being more particularly described as follows:

Beginning at the right of way intersection of the southern right of way line of Helen Sams Parkway (variable r/w) and the eastern right of way line of Highway 92 (variable r/w) said point being the POINT OF BEGINNING for this tract of land; thence along the right of way line of Helen Sams Parkway North 72°50'11" East, a distance of 145.38 feet to a point; thence along a curve to the left 503.98 feet to a point said curve having a radius of 4333.10 feet and a chord which bears North 70°02'00" East 503.70 feet; thence leaving said right of way South 17°13'59" East, a distance of 680.14 feet to a point; Thence South 74°47'30" West, a distance of 671.38 feet to a point located on the eastern right of way line of Highway 92 (variable r/w); Thence along said right of way North 15°11'58" West, a distance of 632.97 feet to a point and the POINT OF BEGINNING.

Said tract containing 9.84 acres more or less.

This parcel being shown as parcel number 0518 105.

**PARCEL NO. 0518 106**

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All that tract or parcel of land lying and being in land lot 90 of the 5th district, City of Fayetteville, Fayette County, Georgia and being more particularly described as follows:

Commencing a point located on the southwest corner of lot 54 of Sheffield Estates Phase 2 and the northern right of way of Helen Sams Parkway (variable r/w); Thence along said right of way South 66°43'37" West, a distance of 100.81 feet to a point and the POINT OF BEGINNING for this tract of land, thence continuing along said right of way along a curve to the right 500.89 feet to a point, said curve having a radius of 4236.32 feet and being subtended by a chord which bears South 69°58'59" West 500.59 feet; Thence South 72°50'11" West, a distance of 144.28 feet to a point located on the eastern right of way line of Jimmy Mayfield Blvd (variable r/w), thence along said right of way and along a curve to the right 141.59 feet to a point, said curve having a radius of 1969.86 feet and being subtended by a chord which bears North 19°45'12" West 141.56 feet; Thence North 21°48'46" West a distance of 337.24 feet to a point; thence along a curve to the right a distance of 427.76 feet to a point, said curve having a radius of 1085.92 feet and being subtended by a chord which bears North 10°31'41" West 425.00 feet; thence leaving said right of way North 77°10'52" East, a distance of 627.69 feet to a ½" rebar found; Thence South 17°22'15" East, a distance of 827.23 feet a point and the POINT OF BEGINNING.

Said tract containing 13.24 acres more or less.

This parcel being shown as parcel number 0518 106.

**PARCEL Nos. 0518 116 & 0517 090**

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All that tract or parcel of land lying and being in land lots 90 & 91 of the 5<sup>th</sup> district, City of Fayetteville, Fayette County, Georgia and being more particularly described as follows:

Beginning at a point located at the southwestern miter corner of the right of way intersection of the western right of way line of Jimmy Mayfield Boulevard (variable r/w) and the northern right of way of Highway 92 Connector (variable r/w); Thence along said miter South 27°34'13" West, a distance of 69.27 feet to a r/w monument found; Thence along the northern right of way line of Highway 92 Connector South 73°43'46" West, a distance of 203.33 feet to a point; Thence along a curve to the right a distance of 341.94 feet to a point, said curve having a radius of 1095.92 feet and chord bearing South 82°40'04" West a distance of 340.55 feet; Thence North 88°23'36" West, a distance of 127.89 feet to a point; Thence South 49°26'36" West, a distance of 18.86 feet to a point; Thence North 88°23'36" West, a distance of 428.01 feet to a point; Thence North 01°17'58" East, a distance of 21.67 feet to a ½" rebar found; Thence leaving said right of way and along property now or formerly the City of Fayetteville North 01°17'58" East, a distance of 293.85 feet to a ½" rebar found; Thence North 51°22'39" West, a distance of 101.06 feet to a point; Thence North 43°46'57" West, a distance of 84.26 feet to a point; Thence North 18°26'59" West, a distance of 6.32 feet to a point; Thence along the

southern line of property now or formerly Rolader & Sheffield Fayette Ventures, L.P. North 40°43'37" East, a distance of 311.43 feet to a point located on the western line of property now or formerly Henrietta Dennis; Thence along said Henrietta Dennis property South 15°41'14" East, a distance of 60.03 feet to a point; Thence South 83°19'49" East, a distance of 356.76 feet to a point; Thence North 53°49'32" East, a distance of 337.39 feet to a ½" rebar found located on the southwestern right of way line of Dennis Drive (100' r/w); thence along said right of way South 39°36'48" East, a distance of 58.75 feet to a r/w monument found; Thence North 15°48'55" East, a distance of 121.49 feet to a r/w monument found; thence leaving said right of way North 45°48'21" East, a distance of 155.90 feet to a point located on the western right of way line of Jimmy Mayfield Boulevard (variable r/w); thence along the right of way of Jimmy Mayfield Boulevard along a curve to the left 425.77 feet to a r/w monument said curve having a radius of 1178.09 feet and being subtended by a chord which bears South 11°40'30" East 423.46 feet; Thence South 21°42'57" East, a distance of 337.53 feet to a point; thence along a curve to the left 79.89 feet to a point and the point of beginning, said curve having a radius of 1859.86 feet and being subtended by a chord which bears South 20°34'55" East 79.89 feet;

Said tract containing 725079 square feet or 16.646 acres more or less.