

**Proposed Ordinance: #0-16-21**  
**Subject Matter: Rezoning of 110 N 85 PKWY (Parcel 053911002)**  
**M-1 (Light Manufacturing) to C-3 (Highway Commercial)**  
**Date of Published Notice of Public Hearing: July 28, 2001**  
**Date of Planning and Zoning Commission Public Hearing: July 27, 2021**  
**Date First Presented at City Council Public Meeting: August 19, 2021**  
**Date of Public Hearing and Adoption: August 19, 2021**

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

**ORDINANCE NUMBER 0-16-21**  
**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS**

The City of Fayetteville (the "City") has received an application for rezoning by Tyfor Investments, Inc. for property located at 110 North 85 Parkway, Fayetteville GA, Parcel No. 053911002 (1.00 acres) described in EXHIBIT "A". Said parcel of property is presently zoned M-1 Light Industrial and the Applicant desires to rezone the property to C-3 Highway Commercial.

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.

**ORDINANCE**

**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 C-3 Highway Commercial 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Any ordinance or part of any ordinance in conflict herewith is hereby repealed.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 19<sup>th</sup> day of August, 2021.

**Attest:**

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

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Darryl Langford, Mayor Pro Tem

Attest:

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T. Joe Clark, Councilmember

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Anne Barksdale, City Clerk

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Richard J. Hoffman, Councilmember

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Paul C. Oddo, Jr., Councilmember

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Scott Stacy, Councilmember