

**Subject Matter: Rezoning – Walton Communities Fayetteville**  
**Date of Public Hearing Before City Council: 2-21-19**

**Date of Adoption: 2-21-19**

**Date of Public Notice Published in Fayette News: 1-16-19**

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

**ORDINANCE NUMBER #0-10-19**

**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS OF FACT**

The City of Fayetteville (the “City”) has received an application for rezoning by **Walton Communities Fayetteville** for property located at the northwest corner of Grady Avenue and Beauregard Boulevard as illustrated in **EXHIBIT "A"**. The subject parcels include 05234019, 052304002 and 052304007 that are currently zoned R-30 (Single-Family Residential), and parcel 052304008 that is currently zoned C-3 (Highway Commercial), and all are located within the city limits of the City of Fayetteville. The Applicant requests rezoning parcels 05234019, 052304002, 052304007, and 052304008 to C-1 (Downtown Historic Mixed Use District), pursuant to the City of Fayetteville's Comprehensive Zoning Ordinance. 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 described property is amended and modified, and the zoning classification of the property described in Exhibit “A” attached hereto and incorporated herein, shall be, and is hereby established as **C-1, Downtown Historic Mixed Use District**, pursuant to the City of Fayetteville’s Comprehensive Zoning Ordinance.

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Any ordinance or part of any ordinance in conflict herewith is hereby repealed.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

### ARTICLE IV

This ordinance shall become immediately effective upon its adoption, subject to 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.

**APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE** at a regular meeting of the Mayor and Council on the 21st day of February 2019, by the following voting for adoption:

**Attest:**

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

\_\_\_\_\_  
Richard J. Hoffman, Mayor Pro Tem

\_\_\_\_\_  
Kathaleen Brewer, Councilmember

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

\_\_\_\_\_  
Paul C. Oddo, Jr., Councilmember

\_\_\_\_\_  
Harlan Shirley, Councilmember

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Scott Stacy, Councilmember

