

CITY COUNCIL:
GIL MCDUGAL, MAYOR
SHIRLEY MARCHMAN MAYOR PRO TEM
MATTHEW MOMTAHAN
ANNA MCCOY
DANNY CARTER

City of Villa Rica



CITY MANAGER: TOM BARBER CITY
CLERK: THERESA CAMPBELL CITY
ATTORNEY: C. DAVID MECKLIN

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, September 12, 2023 | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

Present: Mayor Gil McDougal, Mayor Pro Tem Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Anna McCoy, and Councilman Danny Carter.

Invocation was led by Reverend Samuel Dawkins, First United Methodist Church of Villa Rica

Pledge of Allegiance was led by Ofc. Tyler Morris

Mayor Gil McDougal took a brief recess to enter the Urban Redevelopment Agency Meeting at 6:02 pm
Mayor Gil McDougal Adjourned the Urban Redevelopment Agency Meeting at 6:04 pm and returned to the Regular Council Meeting.

Adoption of the Agenda (Mayor Gil McDougal)

Councilwoman Shirley Marchman moved to adopt the agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	Marchman, Momtahan, McCoy, Carter

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

- Michael Young asked for clarification on Consent Agenda item #5.
- Rhonda McCullers spoke about Gold Rush and how wonderful it turned out. She thanked all the volunteers, Mayor, Council, Main Street employees, Sponsors, and the Police Department. She also thanked all the citizens that came out and participated. She encouraged the citizens to attend Council Meetings so they could be informed.

Mayor McDougal clarified Consent Agenda Item #5 to address Michael Young's concerns. He recognized the City Attorney David Mecklin for his 30 years of service to the City of Villa Rica and Deputy City Manager and Chief Financial Officer, Sarah Andrews, for her time with the City. The Mayor spoke about Gold Rush being a success and the upcoming events of the Hispanic Heritage Festival, the last leadership

luncheon of the year, Pine Mountain Ghost Train and Thrill at the Mill.

Council Updates (Subjects of General Interest and Concern)

- Councilwoman Anna McCoy spoke about the Mirror Lake Subdivision annual Yard Sale happening this weekend.

Consent Agenda (Mayor Gil McDougal)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Consider the Adoption of a Resolution Authorizing the Execution of Documents Related to the Issuance of the Urban Redevelopment Agency Revenue Bond Including Intergovernmental Contract with the Agency
2. Surplus Two Vehicles
3. FY23 Budget Amendments 156-168
4. Villa Rica Social Media Policy
5. Design of Punkintown Road Rebuild
6. Survey for Shoreline Lift Station Force Main
7. Improvements to Road Surface on Mirror Lake Dam

Councilman Danny Carter moved to approve the Consent Agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, McCoy, Carter

A. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes from May 23, 2023, Special Called Council Meeting

Councilman Danny Carter moved approve the May 23, 2023, Special Called Council Meeting Minutes.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Anna McCoy, Councilwoman
AYES:	Marchman, Momtahan, McCoy, Carter

2. Approval of Minutes from July 11, 2023, City Council Meeting

Councilman Danny Carter moved to approve the July 11, 2023, City Council Meeting Minutes.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, McCoy, Carter

3. Approval of Minutes from August 8, 2023, City Council Meeting

Councilman Danny Carter moved to approve the August 8, 2023, City Council Meeting Minutes.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

4. Approval of Minutes from August 18, 2023, Special Called Council Meeting

Councilman Danny Carter moved to approve the August 18, 2023, Special Called Council Meeting Minutes

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

5. Approval of Minutes from August 22, 2023, Special Called Meeting: Millage Rate Public Hearing #1 Minutes

Councilman Danny Carter moved to approve the August 22, 2023, Special Called Council Meeting: Millage Rate Public Hearing #1 Minutes

RESULT: **ADOPTED**
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Marchman, McCoy, Carter
ABSTAINED: Momtahan

6. Approval of Minutes from August 22, 2023, Special Called Council Meeting: Budget Workshop Minutes

Councilman Danny Carter moved to approve the August 22, 2023, Special Called Council Meeting: Budget Workshop Minutes

RESULT: **APPROVED**
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Marchman, McCoy, Carter
ABSTAINED: Momtahan

7. Approval of Minutes from August 22, 2023, Special Called Council Meeting: Millage Rate Public Hearing #2 Minutes

Councilman Danny Carter moved to approve the August 22, 2023, Special Called Council Meeting: Millage Rate Public Hearing #2 Minutes

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

8. Approval of August 29, 2023, Special Called Council Meeting: Millage Rate #3 Minutes

Councilman Danny Carter moved to approve the August 29, 2023, Special Called Council Meeting: Millage Rate #3 Minutes

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

9. Approval of August 29, 2023, Special Called Council Meeting: Budget Workshop Minutes

Councilman Danny Carter moved to approve the August 29, 2023, Special Called Council Meeting: Budget Workshop Minutes

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

10. Approval of September 5, 2023, Special Called Council and Public Hearing for FY2024 Budget Meeting Minutes

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Momtahan, McCoy, Carter

B. Community Development (Tracy Jarvis, Director)

1. RA-06-18 - Extension of Avemore Rezoning at 55 and 63 Goldworth Road and Public Hearing (Ronald Johnson, Planning & Zoning Administrator)

Applicant Jay Davis presented in support of this item.

Leslie McPherson- spoke to the fact that this item has been ongoing since 2019. She wanted to know if there would be any loss or cost to the City, if Council extended the zoning.

Councilman Matthew Momtahan moved to approve the Avemore Rezoning for twelve (12) months subject to the ten conditions as outlined by staff.

Conditions:

1. Submittal of an updated Review Letter from Three Rivers Regional Commission;
2. Submittal of an updated traffic analysis;
3. Submittal of a detailed plan on the proposed movement of the water tower;
4. The maximum number of single-family units to be constructed shall be no more than 222 units as per zoning Master Plan;
5. The maximum number of multifamily units to be constructed shall be no more than 303 units as per zoning Master Plan
6. All apartments, townhomes and condominiums shall have a maximum of two-bedroom units;

7. The applicant/developer must follow all zoning tabulations and design-based representations presented in the “Avenmore Master Plan”, dated July 18th, 2019. This document is fully transferrable and applicable to any future developer of the site;
8. Permitted Commercial uses to be limited to:
 - a. Retail offering common merchandise 100,000 square feet or less
 - b. Office, Business, and Professional
 - c. Bank or Financial Institution, Full Service
 - d. Veterinary Clinic/Animal Care Facility
 - e. Restaurant, Non-Drive-In
 - f. Barber Shop/Beauty Shop
 - g. Laundry, Pick up and Dry Clean Services
 - h. Florist Shop
 - i. Grocery/General Merchandise Store
 - j. Bakery/Pastry Shop
 - k. Museum
 - l. Art Gallery
 - m. Library
 - n. Cinema/Movie Theater
 - o. Athletic/Health Club Facilities
 - p. Clinic, Public or Private
 - q. Hospital, Health, and Medical Institution
 - r. Horticultural Gardening
 - s. Nursery and Greenhouse
9. Commercial uses requiring a conditional use permit to be limited to:
 - a. Church
 - b. Assembly Hall, Civic Center
10. All previously approved conditions are still valid, fully transferrable, and applicable to the development unless that condition is expressly overridden in these conditions. The Community Development Director shall have sole discretion to determine if a prior approved condition has been overridden.

RESULT:	APPROVED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	Marchman, Momtahan, McCoy, Carter

2. VA-07-23 – Variance from Sections 9.29(1) and 9.29(1)(e) of the Villa Rica Sign Ordinance for Fuqua Outparcels and Public Hearing (Ronald Johnson, Planning & Zoning Administrator)

Applicant Mike Hagan presented in support of this item.

Tammy Dewberry- spoke how the Fuqua development directly impacts her home. If larger signs are allowed they would shine in her backyard. She can also hear diesel engines from her backyard. She also spoke about adding a spur to Punkintown road is illogical. She would also like the renderings of developments to be more easily available.

Leslie McPherson- Has a rental home at the edge of the development. She understands what it is like to be a customer and how flashing neon signs can impact people by how bright they are. She is good with the signs if there is a buffer.

Jeff Fuqua- Understands what Tammy Dewberry’s concerns are and would be fine not adding a sign to parcel

Councilman Danny Carter moved to approve the requested variance section 9.29 (1)(e) of the Villa Rica Sign Ordinance by Fuqua BCDC Villa Rica Project Owner, LLC as presented.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Marchman, Momtahan, McCoy, Carter

Councilman Danny Carter moved to approve the requested variance from Section 9.29 (1) by Fuqua BCDC Villa Rica Project Owner, LLC for two signs for each business with the exception of Parcel 6.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Marchman, Momtahan, McCoy, Carter

3. VA-08-23 – Variance from Sections 7.02(26) and 8.09(4)(a) of the Villa Rica Zoning Ordinance for 380 Mirror Lake Blvd and Public Hearing (Ronald Johnson, Planning & Zoning Administrator)

Applicant, John Cowden, presented in support of this item.

Mary Woodven – Mentioned that if there are traffic flows issues, then why add a drive thru?

Councilman Matthew Momtahan moved to approve the requested variance from Section 7.02 (26) of the Villa Rica Zoning Ordinance by GX Development, LLC as presented.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Momtahan, McCoy, Carter

Councilman Matthew Momtahan moved to approve the requested variance from 8.09 (4) (a) of the Villa Rica Zoning Ordinance by GX Development, LLC as presented.

RESULT: **APPROVED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Momtahan, McCoy, Carter

4. Comprehensive Plan Second Public Hearing

No one came forward for Public Hearing.

C. Finance (Jennifer Hallman, Finance Director)

- 1. Adopt the 2024 Operating & Capital Budget

Councilman Danny Carter moved to approve Fiscal Year 2024 Operating and Capital Budget as presented.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Anna McCoy, Councilwoman
AYES:	Marchman, Momtahan, McCoy, Carter

D. City Manager’s Report (Tom Barber)

Tom Barber presented a utility update.

Adjournment (Mayor Gil McDougal)

Councilwoman Shirley Marchman moved to adjourn the meeting and was seconded by Councilman Danny Carter and the vote was unanimous. Mayor Gil McDougal adjourned the meeting.

Mayor Gil McDougal

City Clerk Theresa Campbell