

CITY COUNCIL
GIL MCDUGAL, MAYOR
MICHAEL YOUNG, MAYOR PRO TEM
SHIRLEY MARCHMAN
DANNY CARTER
LESLIE MCPHERSON
MATTHEW MONTAHAN

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

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MEETING MINUTES OF THE CITY COUNCIL

Holt-Bishop Justice Center, 101 Main Street
Tuesday, July 13, 2021 | 6:00 pm

Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6:00 pm.

Present: Mayor Gil McDougal, Mayor Pro Tem Michael Young, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson, and Councilman Matthew Momtahan.

Invocation: Councilwoman Leslie McPherson gave the invocation.

Pledge of Allegiance: Officer Bruce Haliburton led the Pledge of Allegiance.

Ceremonial Presentations (Mayor & Council)

- Employee Sharon Dupont was recognized for earning the Georgia Association of Convention & Visitor's Bureau Leadership Excellence Certificate.
- Employee Jeffrey D. Petty was recognized for 25 Years of Service.

Presentation: The FY20 Financial and Compliance Audit Summary was presented by James Bence with Mauldin & Jenkins, CPAs & Advisors.

Adoption of Agenda (Mayor Gil McDougal)

Councilman Michael Young proposed to table Agenda Items #D1-Institution of Fee for Afterhours of Meeting Room at Library, #E1-Resolution of Support for Changes to State Highway System, and #G1-Agreement with GDOT for Roundabout Lighting Assistant.

Councilman Danny Carter moved to adopt the agenda with the amendments, seconded by Councilwoman Shirley Marchman.

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

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.)

Two citizens made a public comment.

Council Updates (Subjects of General Interest and Concern)

Councilman Michal Young thanked citizens for making Villa Rica one of the 15 friendliest cities.
Councilwoman Leslie McPherson stated that she is thankful for the roundabout at Punkintown Road.
Councilman Matthew Momtahan thanked the Parks staff for doing an amazing job for the July 3 Fireworks.

A. Consent Agenda (Mayor Gil McDougal)

Mayor Gil McDougal presented the Consent Agenda for approval.

1. Approval of Revised Villa Rica Cemetery Commission Bylaws
2. Amendment to Section 10.01 – Historic Preservation Ordinance Contained in City of Villa Rica Zoning Code
3. Resolution of Support for the City’s Application for the Georgia Initiative for Community Housing (GIGH) Program
4. 2021 Main Street Staff Training – Georgia Downtown Conference
5. 2021 Community Development Grant Application: Pet Jam Fundraiser Concert
6. Explore Georgia/Trip Advisor Marketing Co-op
7. Resolution of Support for the City’s Application for the 2021 Healthy Cities Campaign and GRPA/NFC Grant Assistant Program
8. Purchase Mavic 2 Enterprise Drone Package
9. Drone Operator Training and Licensing
10. Purchase 36 Cradelpoint IBR600c Mobile Routers
11. Purchase 10 Flock Safety Cameras
12. Purchase 31 Sharkfin Antennae and Installation
13. Request to Purchase John Deere Gator for the North Plant
14. Request for Engineering Services by P.C. Simonton & Associates, Inc. for the West Plant Influent Pumping Facility Modifications
15. Emergency Purchase for North Plant Aerator
16. Purchase of North Plant Belt Press
17. Contract Award for the Town Branch Interceptor Sewer
18. Contract Award for Wastewater Pump Station and Manhole Rehabilitation
19. Approval of Work Order with Brennan Jones to Design Modifications to the Shoreline Lift Station
20. Installation of Security Cameras, Security Access and Gates at the Old West Plant for the New Distribution/Collection Department Compound
21. Upgrade Security Cameras at Water Plant
22. FY 2021 Budget Amendments - #132-172
23. Resolution to Execute Grant from the American Rescue Plan Act
24. Purchase Cellebrite Cell Phone Forensic Package
25. Purchase 51 FN15 Semi-Automatic Patrol Rifles
26. Purchase 9 Mossberg 590-A1 Less Lethal Shotguns
27. Purchase 51 Kel-Tec KS7 Shotguns
28. Purchase Byrna Technologies Pepper Ball Launcher Kits
29. Douglas County Radio Channel Upfitting
30. Douglas County Radio Network Authorization Agreement
31. Resolution to Adopt Carroll County’s Hazard Mitigation Plan
32. Resolution to Execute Loan No. 2020024 with Georgia Environment Finance Authority
33. Authorize Staff to Initiate a Rezoning Request for the Mirror Lake PUD
34. Increase Income Qualification for Low-Income Senior Discount

Councilman Danny Carter moved to adopt the Consent Agenda.

RESULT:
MOVER:

ADOPTED (UNANIMOUS)
Danny Carter, Councilman

SECONDER: Matthew Momtahan, Councilman
AYES: Carter, Momtahan, Marchman, McPherson, Momtahan, Young

B. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes
 - a. Meeting Minutes of May 11, 2021.
 - b. Special Called Meeting Minutes of July 1, 2021.

Councilman Michael Young moved to approve the Meeting Minutes of May 11, 2021 with the correction of the word “lien” to “lieu” in Item B4, and to approve the Special Called Meeting Minutes of July 1, 2021.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Michael Young, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Young, Marchman, Carter, McPherson, Momtahan

C. Community Development (Bobby Elliott, Director)

1. RA-02-20 – 450 Edge Road – Parcel #01450250026 – LIT Acquisitions, LLC of Dallas, TX is Requesting a Rezoning and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)
LIT Acquisitions, LLC requested a rezoning from C2-Commercial Medium-Density to I2- Industrial Medium-Density in order to permit the construction of a proposed 347,760 square foot warehousing and distribution facility on a 25.83 +/- acre site on the northwest corner of the intersection of Liberty Road and Edge Road.

Public Hearing: 2 public comments

Councilman Danny Carter moved to deny the RA-02-20 rezoning request.

RESULT: **DENIED (VOTE: 4-1)**
MOVER: Danny Carter, Councilman
SECONDER: Michael Young, Councilman
AYES: Carter, Young, Marchman, Momtahan
NAYS: McPherson

2. RA-01-21 and VA-03-21 – Parcel \$V02 00700212 – Hwy 61 and 101 (Industrial Blvd) at Leggett Drive – Rockhaven Homes, LLC or Brookhaven, GA Requesting Four Variances and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)
Rockhaven Homes, LLC requested four variances for reduced front yard setbacks, reduced townhome widths, reduced building offset, and reduced distance between buildings in order to construct townhomes on a 21.74 vacant parcel.

Public Hearing: 3 public comments

Councilman Michael Young moved to table the four variances until the next meeting.

RESULT: **ADOPTED (UNANIMOUS)**

MOVER: Michael Young, Councilman
SECONDER: Danny Carter, Councilman
AYES: Young, Carter, Marchman, McPherson, Momtahan

3. VA-07-21 – Parcel Numbers: 01450250015, 01450250037 & 01450250014 – Hwy 78 – Variance Request for East-West Express and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)
Joseph Cangemi of East-West Express requested a variance from requirements to supply parking on a hard, dust-free surface in favor of providing gravel for a 12-acre truck parking lot in connection to ongoing construction of a new facility for East West Express. Section 7.02(5) of the Villa Rica Zoning Ordinance requires a hard, durable dust-free surface for vehicle parking.

Public Hearing: None

Motion #1: Councilman Michael Young moved to deny the variance request from Joseph Cangemi of Rica, GA to supply gravel parking in favor of asphalt parking on the site as presented.

RESULT: **TIED (VOTE: 2-2)**
MOVER: Michael Young, Councilman
SECONDER: Matthew Momtahan, Councilman
AYES: Carter, McPherson
***Councilwoman Shirley Marchman left the meeting before the vote.**

Mayor Gil McDougal voted no to the current motion.

Motion #2: Councilman Danny Carter moved to approve the variance request from Joseph Cangemi to supply gravel parking.

RESULT: **TIED (VOTE: 2-2)**
MOVER: Danny Carter, Councilman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson
NAYS: Young, Momtahan

Mayor Gil McDougal voted in support of the variance request from Joseph Cangemi of Villa Rica to supply gravel parking.

RESULT: **ADOPTED (VOTE: 3-2)**

4. RA-04-21/VA-06-21 – Parcel #V04 013001 – 950 Dallas Road – SW North Villa Rica, LLC of Atlanta, GA Rezoning and Variance Requests and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)
SW North Villa Rica, LLC requested a rezoning of a 2.71-acre vacant parcel from Single-Family Agricultural (AG) to Commercial Low-Density (C1). The applicant also requested three nonresidential design standard variances.

Public Hearing: Two public comments

Motion #1 (Rezoning): Councilwoman Leslie McPherson moved to approve the rezoning of 950 Dallas Road, inclusive of the aforementioned conditions, from AG to C1 and to require ground mounted sign and inter-parcel access for the adjacent properties. The aforementioned conditions are to provide a landscaped buffer and sufficient screening from the adjacent residentially zoned areas as indicated by staff and the Villa Rica Zoning Ordinance.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Leslie McPherson, Councilwoman
SECONDER: Danny Carter, Councilman
AYES: McPherson, Carter, Momtahan, Young

Motion #2 (Variance 9.04(6)(b): Councilwoman Leslie McPherson moved to deny the variance request from Section 9.04(6)(b) exempt the applicant from providing projections and recesses for the sides and rear of the building.

RESULT: DENIED (UNANIMOUS)
MOVER: Leslie McPherson, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: McPherson, Momtahan, Carter, Young

Motion #3 (Variance 9.04(6)(c): Councilwoman Leslie McPherson moved to approve the variance to exempt the applicant from providing a transparent storefront that accounts for 75% of the total façade length.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Leslie McPherson, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: McPherson, Momtahan, Carter, Young

Motion #4 (Variance 9.04(f): Councilman Matthew Momtahan moved to approve the variance to exempt the applicant from providing blank windowless walls adjacent to residential districts.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Momtahan, Carter, McPherson, Young

5. Ordinance to Designate Downtown Villa Rica Historic District and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)
The ordinance will designate 33 properties as a local historic district known as the “Downtown Villa Rica Historic District” for preservation purposes.
Public Hearing: One public comment.

Motion #1 (Ordinance): Councilman Michael Young moved to approve an ordinance to create the Downtown Villa Rica Historic District as a local historic district as indicated on the attached Downtown Villa Rica Designation Map and described in the Nomination Report, as presented.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Michael Young, Councilman
SECONDER: Danny Carter, Councilman

AYES: Young, Carter, McPherson, Momtahan

Motion #2 (Changes to Official Zoning Map): Councilman Danny Carter moved to make the necessary changes to the Official Zoning Map for the City of Villa Rica to place an overlay onto the zoning map for the designated properties.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Michael Young, Councilman
AYES:	Carter, Young, McPherson, Momtahan

F. Finance (Jennifer Hallman, Finance Director)

1. Financial Update: May 2021 (Jennifer Hallman, Finance Director)

Adjournment

Councilman Michael Young moved to adjourn the meeting, seconded by Councilman Matthew Momtahan. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.


Alisa Doyal, City Clerk


Gil McDougal, Mayor