

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

City of Villa Rica



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

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MEETING MINUTES OF THE CITY COUNCIL

Holt-Bishop Justice Center, 101 Main Street
Tuesday, August 10, 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: Pastor Whit Martin, Villa Rica United Methodist Church

Pledge of Allegiance: Officer Kai Waldo, Villa Rica Police Department

Ceremonial Presentations (Mayor & Council)

- Recognition of Chief Michael Mansour as Georgia's Police Chief of the Year
- Noah Tolbert – 5 Years of Service (Corporal, Villa Rica Police Department)
- Presentation of 2020 Annual Report – Chief Michael Mansour
- Mayoral Reappointment of Todd Anduze to the Villa Rica Development Authority (Term: 08/01/2021 – 07/31/2025)

Adoption of Agenda (Mayor Gil McDougal)

Councilman Michael Young made the request to table Item #D1-Library After-Hours Meeting Room Use and Item #E1-Resolution of Support for Changes to State Highway System. Councilman Matthew Momtahan requested to table the Meeting Minutes of July 13, 2021.

Councilman Danny Carter moved to adopt the agenda as amended, 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)
None

A. Consent Agenda (Mayor Gil McDougal)

Mayor Gil McDougal presented the Consent Agenda for approval.

1. Traffic Loop Repairs on Mirror Lake Blvd and Shoreline Pkwy
2. Stockmar Road Drainage at 2004 Hubbard Court Bid Recommendation for Construction
3. Request for Temporary Signage for 2021 Frontier's Rodeo
4. Bath Renovations at Gold Dust Park
5. Bathroom Renovations at V-Plex
6. Avanti Building and Welcome Center Exterior Painting
7. Cinder Block Underpinning of the Trailers at the Distribution Facility
8. Pine Mountain Gold Museum Train Engine Purchase
9. 2021 SESAC Music Performance License for Municipalities
10. Distribution | Collection Piping Material
11. West Plant Belt Press Gearbox Replacement
12. West Plant Sludge Pump Replacements
13. FY2021 Budget Amendments #173-177
14. 2022 Budget Calendar
15. Approval of Work Order 17003.10a with Brennan Jones to Design the Town Branch Interceptor and Oversee Construction
16. Call for Special Referendum to Allow or Deny the Package Sale of Distilled Spirits Within the City
17. Agreement with GDOT for Roundabout Lighting Assistance for SR 8 @ CS 352/CS 968/Conners Road – P.I. No. 0015679

Councilman Michael Young moved to adopt the Consent Agenda.

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

B. Community Development (Bobby Elliott, Director)

1. ABL-07-21 – Application by Izhaan LLC dba Junior Food Store to Sell Packaged Beer and Wine at 516 Dallas Highway and Public Hearing, Villa Rica, GA 30180

Public Hearing: None

Councilman Danny Carter moved to approve the alcoholic beverage application for Junior Good Store located at 516 Dallas Highway, Villa Rica, GA 30180.

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

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: One public comment.

Variance Request #1: Councilwoman Leslie McPherson moved to approve the variance request from Rockhaven Homes, LLC of Brookhaven, GA to reduce front yard setbacks from 25' for interior streets to 20' interior streets.

RESULT:	ADOPTED (VOTE: 3-2)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	McPherson, Carter, Marchman
NAYS:	Momtahan, Young

Variance Request #2: Councilwoman Leslie McPherson moved to deny the variance request from Rockhaven Homes, LLC of Brookhaven, Ga to reduce the townhome widths required from 24' to 20' wide.

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

Variance Request #3: Councilwoman moved to approve the variance request from Rockhaven Homes, LLC of Brookhaven, GA to reduce the building offset from adjacent buildings from 20' to 5'.

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

Variance Request #4: Councilwoman moved to deny the variance request from Rockhaven Homes, LLC of Brookhaven, GA to reduce the distance between buildings from 40' to 20'.

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

3. RA-05-21: Alteration to the Mirror Lake Planned Unit Development (PUD) and Public Hearing (Bobby Elliott, Director)

The City of Villa Rica requested an alteration to the Mirror Lake Planned Unit Development (PUD) zoning to alter the number of units to be constructed and assign densities and minimum lot sizes for the remaining undeveloped acreage.

Public Hearing: 12 public comments.

Councilman Michael Young moved to approve the alteration rezoning application with conditions, and those conditions are to be submitted and approved within one year (1) of Alteration to PUD Plan approval.

1. Preliminary plat application in accordance with the requirements and depicting the following should be reviewed and approved by Planning and Zoning Commission and City Council.
 - a. Proposed building footprint and density in each proposed node to be included in the Planned Development (single-family, multi-family, etc.)
 - b. Public improvements plan showing connections to existing cart paths, sidewalks, etc.
 - c. Section of Mirror Lake Parkway to be dedicated to the city at the dam for Lake Val-do-Mar.
2. Maximum number of single-family units will be 2,522 units.
3. Maximum number of multi-family units will be 767 units.
4. Zoning book, phasing plan, Homeowners Association covenants, and utility plan to be submitted for approval with the Final Plat.
5. The applicant/developer must follow all zoning tabulations and design-based representations as presented in the accompanying document titled "Mirror Lake Planned Unit Development Master Plan", dated June 2, 2021 (revised August 2, 2021) and the additional agreements the developer has made with the Mirror Lake Community Association (MLCA). This document is fully transferrable and applicable to any future developer or builder of the site.

RESULT:	ADOPTED (VOTE: 4-1)
MOVER:	Michael Young, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Young, Marchman, McPherson, Momtahan
NAYS:	Carter

4. Amendment to Section 7.02(17) – Parking of Commercial Vehicles Contained in City of Villa Rica Zoning Code and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)
The proposed amendment is to institute additional regulations for the parking of commercial vehicles in various commercial and industrial zoning categories citywide in order to minimize negative environmental and quality of life impacts.

Public Hearing: None

Councilman Danny Carter moved to approve the proposed amendment to Section 7.02(17) to the City of Villa Rica Zoning Ordinance as attached hereto.

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

5. Amendment to Table 4.3 – Permitted Uses Table Contained in City of Villa Rica Zoning Code and Public Hearing (Ronald Johnson, Planning & Zoning Specialist)

The proposed amendment is to remove commercial parking lots and truck parking centers as permitted uses in the zoning district in order to better regulate the locations that may be proposed for such activity with the zone.

Public Hearing: None

Councilman Danny Carter moved to approve the proposed amendment to Section Table 4.3 of the City of Villa Rica Zoning Ordinance as attached hereto.

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

C. Finance (Jennifer Hallman, Finance Director)

1. Financial Update: July 2021 (Jennifer Hallman, Finance Director)
Finance Director Jennifer Hallman presented the July 2021 Financial Update.

D. Executive Session (David Mecklin, City Attorney)

1. Pursuant to the attorney-client privilege and as provided by Georgia Code Section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions, brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was.
2. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code Section 50-14-3(b)(2).

The City Attorney David Mecklin requested the Council to go into Executive Session to discuss two matters (listed above). Councilman Danny Carter moved to go into Executive Session, seconded by Councilman Matthew Momtahan. The vote was unanimous.

Councilwoman Shirley Marchman moved to return to regular session, seconded by Councilman Matthew Momtahan. The vote was unanimous.

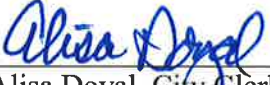
City Attorney David Mecklin reported that the Council discussed and agreed to sell the Presbyterian Church any remaining rights the City had in the alleyway running through the Presbyterian Church parking lot for \$1,500.

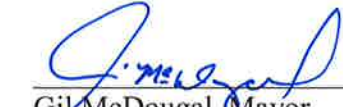
Councilman Michael Young moved to transfer all rights to the Presbyterian Church.

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

E. Adjournment (Mayor Gil McDougal)

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


Alisa Doyal, City Clerk


Gil McDougal, Mayor