

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica



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

571 W BANKHEAD HWY
VILLA RICA, GA 30180 |
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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street

Tuesday, April 9, 2024 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order

Present: Mayor Leslie McPherson, Mayor Pro Tem Danny Carter, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilwoman Anna McCoy,

Invocation was led by Pastor Richard D. Dobbs, Overcomers Christian Center

Pledge of Allegiance was led by Officer Andrew Couch, Villa Rica Police Department

Ceremonial Presentations (Mayor and Council)

1. 5 Years of Service- Jerome Robinson

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to adopt the agenda as presented

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

1. Sam Perkins-Mention that the Baker Industrial Court Variances encroaches on other properties and wants the council to look closely at the item.
2. Herbert Pharr- Mentioned the Baker Industrial Court Variance. The proposed building is

enormous and too close to residential homes.

3. Greg Roberts- Mentioned he is unhappy about the City Manager getting involved in the election. Employees should not be allowed to be involved in elections and he wants to hear something official from the council.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Stephanie Warmoth made a statement that the city employees have no control over the decisions that the city council makes. She mentioned that it is unacceptable that employees are being harassed, slandered, and followed during business hours and off the clock with their families. She also believes citizens have a right to express to themselves about matters in the city she asks that citizens do so in a peaceful and appropriate manner.

Mayor Leslie McPherson mentioned the great job Parks and Recreation did with the Eclipse event that took place at Gold Dust Park on April 8, 2024.

Consent Agenda (Mayor Leslie McPherson)

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. Gold Dust Recreation HVAC Replacement
2. Appointment of Nora Halliday as a Main Street Advisory Board Member
3. Appointment of Joel Crawford as a Main Street Advisory Board Member
4. Appointment of Susan Thompson Crane as a Main Street Advisory Board Member
5. Appoint of Brandon Swafford as Downtown Development Authority Board Member
6. Appointment of Dr. Andre Westfield as a Downtown Development Authority Board Member
7. 2024 License Agreement with Los Cowboys Mexican Restaurant
8. Pyro Shows East Coast for vendor of July 3 Fireworks Display
9. July 3rd Professional Services Contract with RCS Productions, Inc
10. Cleghorn Pump Station Force Main Relocation
11. Approve the property & liability insurance renewal with Georgia Interlock Risk Management Agency (GIRMA)
12. Approve the excess cyber liability insurance renewal.
13. Georgia Power Lighting Services Agreement
14. Ashley Place Stop Sign Request
15. ER Snell Change Order in Carroll Vista Subd.
16. Old Tanyard Rd. Culvert Repair

Councilman Danny Carter moved to approve the Consent Agenda.

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

A. Governing Body (Mayor Leslie McPherson)

1. **FY23 Financial and Compliance Audit Summary Presentation was given by Meredith Lipson with Mauldin and Jenkins**
2. **May is Older Americans Month Proclamation read by Mayor Leslie McPherson**
3. **Appointment of Planning and Zoning Commissioner for Ward 4 Seat**

Councilwoman Anna McCoy moved to approve the appointment of Marilyn Glass to the Planning and Zoning Commission for the term of January 1st 2024 – December 31st 2025.

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

4. **Amendment to Villa Rica Code of Ordinances Chapter 4- Alcohol Beverages Section 4-37 Special Use Permit and Public Hearing**

Applicant Marisol Melendez presented in support of the request.

No one came forward for Public Hearing.

Councilman Danny Carter moved to approve the amendment to Villa Rica Ordinance Chapter 4 Section 4-38 attached hereto to be effective immediately.

RESULT: **ADOPTED**
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilman
AYES: Momtahan, Warmoth, McCoy, Carter
NAYS: Marchman

5. **Mirror Lake @ South Harbour Unit II A Final Plat**

Applicant not Present

Councilwoman Anna McCoy moved to deny the amendment to the current square footage requirements as proposed in the revised Final Plat Mirror Lake At South Harbour Unit IIA.

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

B. Community Development (Tracy Jarvis, Director)

1. **ABL-03-24 Publix Super Markets, Inc and Public Hearing**

No one came forward for Public Hearing.

Councilman Matthew Momtahan moved to approve the alcohol license application for Publix Super Markets, Inc. located at 103 Mirror Lake Connector, Ste 200, Villa Rica, GA 30180.

RESULT: **APPROVED**
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Momtahan, Warmoth, McCoy, Carter
NAYS: Marchman

2. **ABL-04-24 Arandas, Inc. dba Los Cowboys Mexican Restaurant**

Councilwoman Anna McCoy moved to approve the alcohol license application.

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

3. **VA-05-24 & VA-07-24 Buffer Variances for New Development at Baker Industrial Court Parcel # V060070144 and Public Hearing**

Clay Ricker presented in support of request.

Doug Lang- Asked Council to consider that there currently is no tenant, he is not in favor of variance.
Larry Cohrs- Spoke on egress and ingress. Questioned if S. Wilson Street will be used as egress and ingress.

Justin Golshear- Mentioned this property could be revenue for the city.

Kristi Chastain- she mentioned she has no opinion either way, but felt comments made by the developer was a scare tactic.

Herbert Pharr- Mentioned Leland Cypress trees would not stop the noise coming from the building the size the developer references.

Sam Perkins- not in favor of variance

Councilman Danny Carter moved to deny VA-04-24 variance request from Doug Dickerson deviating from the required 75-foot buffer for new (I1) development abutting an existing Agricultural (AG) parcel.

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

Councilman Danny Carter moved to deny VA-06-24 variance request from Doug Dickerson about waving the 75-foot impervious buffer and encroaching the 50-foot stream buffer city requirements.

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

3. **VA-05-24 & VA-07-24 Variances for Chick-Fil-A to operate a temporary food truck at 779 W. Bankhead Hwy and Public Hearing**

Josh Pritchard spoke in favor of request.
Justin Day spoke in favor of request.

Valerie Butler- Mentioned traffic is currently heavy and these variances will make it worse.
Larry Cohrs- In favor of request and wants to know how the trash will be handled.
Kristi Chastain- Questioned what happens when they run our food and is concerned about traffic.
Jeremy Harris- Wants the City Council to look long term and at the full picture.
Natalie Harris- Concerned for students walking from school.

Councilman Matthew Momtahan moved to approve the request by Pritchard Hospitality LLC dba Chick-Fil-A variance application VA-05-24 and VA-07-24 subject to the conditions that the applicants:

1. Have a variance expiration date of four months from the start date and a review at the May council meeting.
2. Right only entering and exit is only permitted during operating hours.
3. Applicants must provide clear and proper signage for entering and exiting the lot. The applicant must have designated employees on site to help conduct safe entering and exiting on the temporary lot during operating hours.
4. Drive-Thru vehicle stacking must meet guidelines in Section 8.09(6) Stacking Space Layout and Design.
5. Applicants must provide a lighting plan that is in conjunction with lighting plan that is in conjunction with section 7.12- Outdoor Lighting must be submitted and reviewed for Staff approval.
6. Operating hours from 7 am- 8 pm Monday through Saturday.

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

4. **CU-04-24 Special Exception Use Request to allow Vape Shop in C2 zone and Public Hearing**

Applicant presented in favor of request.

Amy Brown- Mentioned as a business owner every owner should follow the rules and regulations.

Councilwoman Stephanie Warmoth moved to deny the request for a special exception use permit from the council to allow the property to have 4 semi-truck overnight parking lanes on the property of 701 Edge Road.

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

5. **CU-05-24 Special Exception Use request to allow vape shop in C2 zone and Public Hearing**

Applicant presented in favor of request.

No one came forward for public hearing.

Councilman Matthew Momtahan moved to deny section 8.22 Smoke shops, tobacco stores special exception use permit to operate smoke/vape shop in a (C2) zone.

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

C. **Finance (Jennifer Hallman)**

1. **Financial Update January 2024**

Finance Director Jennifer Hallman presented financial update for February 2024

D. **City Manager (Tom Barber)**

1. **Stormwater Utility Demonstration Video**

2. **Stormwater Utility Proposals**

Councilman Danny Carter moved to approve the proposal from Integrated Science & Engineering, Inc. at the proposed fee of \$135,500.00, authorize the City Attorney to develop the contract based on the RFP and the Proposal and authorize the Mayor to sign.

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

E. **City Manager's Report (Tom Barber)**

City Manager Tom Barber advised the Council he will email is report.

Adjournment (Mayor Leslie McPherson)

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


City Clerk Theresa Campbell


Mayor Leslie McPherson

