

CITY COUNCIL:
GIL MCDOUGAL, 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, October 3, 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 (absent) Councilman Matthew Momtahan, Councilwoman Anna McCoy, and Councilman Danny Carter.

Invocation was led by Chaplain Chris Tanton for the Villa Rica Police Department

Pledge of Allegiance was led by Ofc. David Cano

Adoption of the Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda.

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

- Rhonda McCullers spoke about upcoming Main Street events, The Thrill @ the Mill, the Last Leadership Luncheon, and Mayor McDougal is the guest speaker. She also mentioned the Villa Rica Lions Club is having an Elvis impersonator at the amphitheater on October 6, 2023.
- Doug Lang thanked the Carroll County Georgia Democrats and the City of Villa Rica for the upcoming Candidate Forum at the VPLEX.
- Chris Brown received a certified letter from Chapman Communities informing him of 192 housing units that are to be built on Highway 78. He questioned if DOT had been contacted about the roads needing improvements with the increased number of vehicles the new community will bring. He wants improvements to the road.
- Monique Frankin received a certified letter from Clear Channel Outdoor for a digital sign. She is concerned it will affect her property value and had questions about the light shining in her yard. The

Mayor responded and told her there will be a Public Hearing on this matter and she can speak at that time as well. She decided to speak at the Public Hearing.

Council Updates (Subjects of General Interest and Concern)

- Councilman Matthew Momtahan thanks Rhonda McCullers for her shoutout about the Lions Club fundraiser with the Elvis impersonator. He mentioned tickets for table seating are for sale and there is free seating as well.

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. Appointment of Ashley Head to Planning and Zoning Commission
2. Laserfiche Master Services Agreement
3. JustFOIA Agreement
4. FY24 3% Cost of Living Adjustment
5. Vonage Phone System
6. Purchase Fitness Court Equipment
7. Installation of Fitness Equipment
8. Purchase of F150 Truck
9. Purchase of Two F250 Trucks
10. Roadway Management Technologies
11. Sidewalk Repair Reid Planation
12. Thermaer Jet Pump Replacement
13. Manhole Riser Adjustments
14. ADA Improvements at the Holt Bishop Justice Center
15. Proposal from Falcon Design to Survey VPLEX

Councilman Danny Carter moved to approve the Consent Agenda.

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

A. Governing Body (Mayor Gil McDougal)

1. Approval of Minutes from September 12, 2023 Council Meeting

Councilman Danny Carter moved to approve the September 12, 2023, Council Meeting Minutes.

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

B. Community Development (Tracy Jarvis, Director)

1. VA-10-23- 133 W. Bankhead Highway-Variance to Reduce Drive-Thru Queuing Spaces Required and Public Hearing (Ronald Johnson, Planning & Zoning Administrator)

Doug Lang- mentioned that is it not a good look that the applicant is not present to answer the Council Member's questions, believes the item should be tabled.

Councilman Matthew Momtahan moved to table the item until the November Council Meeting.

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

2. VA-10-23 and CU-02-23- Special Exception and Variance Application to Operate Digital Billboard sign within 500' of a Residential Zone and Public Hearing (Ronald Johnson, Planning & Zoning Administrator)

Applicant Heather Lloyd presented in support of this item and agreed to conditions.

Monique Franklin- has questions on how it will impact her day-to-day life and her property value. She was concerned about the certified letter she received from Clear Channel Outdoor.

Councilman Danny Carter moved to approve the requested Special Exception and Variance Application to Operate Digital Billboard sign within 500' of a Residential Zone subject to the following conditions:

The sign shall be lowered to a peak height that is no higher than the highest point of the existing vegetative tree line.

The 150' vegetative tree line must be maintained for the life of the sign to shield the sign from residential zoning south of Berry Drive.

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

C. Finance (Jennifer Hallman)

1. Louise Clark presented Financial Update

D. City Manager (Tom Barber)

1. Revisions to the City of Villa Rica Development Regulations

Councilman Danny Carter moved to approve the Revisions to the City of Villa Rica Development Regulations as presented.

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

2. Ron Johnson presented the proposed Zoning Ordinance Changes to Chapters 1-3, 6-7 and 13

E. Executive Session (C. David Mecklin)

Councilman Danny Carter moved to enter into Executive Session at 6:55 pm

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

Councilman Danny Carter moved to return to Regular Session at 7:27 pm

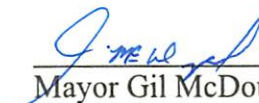
RESULT: APPROVED (UNANIMOUS)
MOVER: Danny Carter, Councilman
SECONDER: Anna McCoy, Councilwoman
AYES: Momtahan, McCoy, Carter

Mayor Gil McDougal announced no action was taken in Executive Session.

Adjournment (Mayor Gil McDougal)

Councilman Danny Carter moved to adjourn the meeting and was seconded by Councilman Matthew Momtahan and the vote was unanimous. Mayor Gil McDougal adjourned the meeting.


City Clerk Theresa Campbell


Mayor Gil McDougal

