

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

City of Villa Rica

INTERIM CITY MGR: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: NICOLE SMITH

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



CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, December 9, 2025 | 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 Anna McCoy, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, and Councilman Danny Carter

Invocation was led by Jeff Powell, Missions Pastor Villa Rica First Baptist Church

Pledge of Allegiance was led by Michael Mansour, Chief VRPD

Ceremonial Presentations

- Villa Rica Lions Club- Shop with a Cop Donation
- Recognition of Council Member Service- Danny Carter
- Recognition of Council Member Service Anna McCoy

Adoption of the Agenda (Mayor Pro Tem Anna McCoy)

Councilman Danny Carter moved to amend the agenda to add discussion item of School Speed Cameras/Flashing Lights to I5 and to add Hwy 61/Old Stone Rd Waterline Improvements to K2

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

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.)

Pam Whyte- thanked Councilwoman Anna McCoy for her service and wished her the very best. She thanked Councilman Danny Carter and appreciated his service. She mentioned the Parkway may have been in the making for a while, but her community was never notified. She questioned if there was a moratorium on the TAD and if so, why?

Aleta Farmer- expressed her gratitude to Councilwoman Anna McCoy. She thanked Councilman Danny Carter for his service. She mentioned she has been a resident of Villa Rica for 55 years and has not always embraced change in the area. She believes growth should be planned and transparent. She is thankful for the new council members and wants the council to consider how Ward 1 feels.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Shirley Marchman mentioned there are no plans to build a dog park on McCauley Street and she was sorry she missed Christmas on Main this year.

Councilwoman Stephanie Warmoth mentioned Christmas on Main, she thanked the staff and thought everything ran smoothly. She mentioned the downtown businesses were thankful for the extra shoppers.

Councilman Matthew Momtahan thanked everyone for the Christmas on Main event.

Mayor Leslie McPherson mentioned Christmas on Main and specifically Public Works, Parks, Main Street and the Police Department for doing a great job. She mentioned it was a nice community event.

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. Library Advisory Board Appointment: Tara Whitham
2. Library Advisory Board reappointment: Marilyn Glass
3. Mirror Lake Elementary School-Tyson Road Speed Limit Reduction
4. FY25 Budget Amendments # 181-196

Councilman Danny Carter moved to approve the Consent Agenda as presented.

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

A. Governing Body (Mayor Leslie McPherson)

1. Approval of Minutes from November 4, 2025 Work Session and November 11, 2025 Regular Meeting Minutes

Councilwoman Stephanie Marchman moved to approve the November 4, 2025 work session and November 11, 2025 regular meeting minutes.

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

2. Resolutions-Safe Streets for All Goals to Work Toward Zero Traffic- Related Deaths by 2035 and Zero Serious Injuries by 2050

Councilman Danny moved to adopt the Resolution.

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

3. 2026 City Council Meeting Calendar

Councilman Danny Carter moved to approve the calendar for the month of January only.

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

4. Small Claims Ordinance

Councilman Danny Carter moved to approve the Small Claims Ordinance as presented.

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

5. Discussion of Speed Cameras/Flashing Lights in School Zones

Councilwoman Stephanie Warmoth proposed working towards having flashing lights at all schools inside the City Limits. Chief Mansour is bringing options for consideration to the January Work Session.

B. Community Development (Brecca Carter, Interim Director)

1. ABL-07-25 Wal-Mart Stores East, LP and Public Hearing

Applicant spoke in favor of license.

No one came forward for Public Hearing

Councilman Danny Carter moved to approve the alcohol license application for Wal-Mart Stores East, LP located at 600 Carrollton Villa Rica Hwy., Villa Rica, GA 30180.

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

2. VA-05-25. Variance request by Milan Patel, for a reduction in the minimum masonry required on building facades and a reduction to the minimum lot size, in accordance with *Sec. 4-401 License issuance - Retail dealer building and inventory requirements, and Sec. 8.27 Liquor Stores, Package Stores, and Liquor Outlets*. For the property located at 113 Commons Way, Land Lot 131, District 6, also known as Parcel Number: V07 0100183. The property lot size is 0.98 +/- acres. The subject property is zoned Commercial Medium Density (C2) located within Carroll County, GA, Ward 1. This is a Public Hearing.

Applicant spoke in favor of Variance

No one came forward for Public Hearing

Councilman Matthew moved to approve the requested variance from Sec. 4-401 for the property located at 113 Commons Way case # VA-05-25 with following conditions

- All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.
- Architectural treatments of the newly constructed façade section shall be brick or Nichia product presented at this meeting, consistent with the intent of Section 4-401 and the existing brick façade of the building. The existing stucco fascia section is allowed to remain. The existing stone water table is allowed to remain.
- The parking lot shall be restriped in accordance with the code's requirements, subject to review and approval by the Community Development Department.
- The final façade improvements shall require design review approved by the Community Development Department

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

3. VA-06-25 Variance request by Smith and Kindred Group, for a reduction in the required minimum parking lot landscaping buffers, in accordance with Sec. 7.05 - Landscaping Standards - Parking Area Landscaping. For the property located at 117 Connors Road, Land Lot 1751, District 4, also known as Parcel Number: 01750250006. The property lot size is 1.12 +/- acres, zoned Commercial Low Density (C1), and located within Douglas County, GA, Ward 1. This is a Public Hearing.

Applicant spoke in favor of Variance

No one came forward for Public Hearing

Councilman Danny Carter moved to approve requested variance to reduce the western side landscape buffer from 10' to 8' for the property located at 117 Conners Road (Case No. VA-06-25) with the following conditions:

- All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations.
- The applicant shall provide the full number of trees and shrubs required, even where buffer widths are reduced. Landscaping should be enhanced where applicable to enhance screening and separation.
- A detailed landscape plan shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.
- The final building footprint and permitted commercial use shall be limited to what can be supported by the number of parking spaces achievable, in accordance with the City's minimum parking standards

MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Warmoth, Carter, McCoy
NAYS: McCoy

4. Ordinance to Amend Chapter 20, Solid Waste Management Section to Add Article VI. Recycle Grease Bins/Vats of the Villa Rica Code of Ordinances to Regulate Grease Bins/Vats

Councilman Danny Carter moved to approve the requested Ordinance Chapter 20, Solid Waste Management Section to add Article VI. Recycle Grease Bins/Vats of the Villa Rica Code of Ordinances.

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

- 4 Ordinance to Amend Chapter 20, Solid Waste Management Section to Add Article VI. Recycle Grease Bins/Vats of the Villa Rica Code of Ordinances to Regulate Recycle Grease Bins/Vats

Councilman Danny Carter moved to approve requested Ordinance Chapter 20, Solid Waste Management Section to add Article VI. Recycle Grease Bins/Vats of the Villa Rica Code of Ordinances.

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

C. City Manager (Jennifer Hallman, Interim City Manager)

1. City Managers Report

Interim City Manager Jennifer Hallman provided an update for December via PowerPoint Presentation

2. Hwy 61/Old Stone Rd. Waterline Relocation Project

Councilman Danny Cater moved to authorize the Mayor to award the Highway 61/Old Stone Road Water Relocation, at a total project cost of \$464,041, with the construction awarded to Smith Pipeline, Inc., at a cost of \$414,041.00.

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

3. Norfolk Southern Land Lease Renewal

Councilman Danny Carter moved to approve the Norfolk Southern lease renewal and the Mayor and/or City Manager to sign all related documents

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

D. Executive Session (Nicole Smith, City Attorney)

Councilman Danny Carter moved to enter into Executive Session to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D) and to Meetings when discussing or

deliberating upon cybersecurity plans, procedures, and contracts regarding the provision of cybersecurity services as provided in Georgia Code section 50-14-3(b)(5) and 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 at 8:27PM.

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

Councilman Danny Carter moved to return to Regular Session at 9:16 PM.

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

Councilman Danny Carter to approve the purchase of Tax Parcel number V050150048

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

Councilman Danny Carter moved to approve the mediation settlement agreement in the matter of John and Jody Mount vs City of Villa Rica and have the Mayor sign on behalf of the city.

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

Adjournment (Mayor Leslie McPherson)

Councilwoman Anna McCoy moved to adjourn the meeting and was seconded by Councilwoman Shirley Marchman and the vote was unanimous. Mayor Leslie McPherson adjourned the meeting.

RESULT:

ADOPTED (UNANIMOUS)

MOVER:

Danny Carter, Councilman

SECONDER:

Anna McCoy, Councilwoman

AYES:

Marchman, Momtahan, Carter, Warmoth, McCoy

Theresa Campbell
City Clerk Theresa Campbell



Leslie E. McPherson
Mayor Leslie McPherson