



## MAYOR & COUNCIL WORK SESSION AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street  
April 7, 2026 | 10:00 AM

### Review of the Agenda (Mayor Leslie McPherson)

### B. Governing Body (Mayor Leslie McPherson)

1. Resolution Cities Week April 20–25, 2026 (LeAnne Wilkins, Deputy City Clerk)
2. Resolution of the City Council of the City of Villa Rica, Georgia expressing the intent to establish a Small Business Advisory Commission (SBAC).

### C. Building Development Tracy Jarvis, Director

1. Liberty Pointe Phase 5 - Final Plat Approval (Nic Griffin, Deputy Director of Building Development)
2. The Cottages of Villa Rica — Final Plat Approval (Nic Griffin, Deputy Director of Building Development)
3. Northwoods III Phase B - Final Plat Approval (Nic Griffin, Deputy Director of Building Development)
4. Appeal of Capacity Decision - Peachstate Trucking - (Nic Griffin, Deputy Director of Building Development)
5. Development Update (Nic Griffin, Deputy Director of Building Development)

### D. Community Development (Consultant Brecca Carter, Interim Director)

1. ABL-04-26 Aom's Thai Delites, LLC dba Chat & Choo- Restaurant Limited Pouring License and **Public Hearing** (Whitney Cox, Licensing Specialist)
2. Rezoning request by Apex Nexus Investments, to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. **This is a Public Hearing.** (Brecca Carter, Community Development Director)
3. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. **This is a Public Hearing.** (Brecca Carter, Community Development Director)
4. Stream Buffer Variance request for Village Walk Townhomes, for land development activity within the required stream buffer impervious area in accordance with the City of Villa Rica Stream Buffer Protection Ordinance. The request applies to Lots 21–28 of the Village Walk Townhomes subdivision, located on Village Lane, Villa Rica,

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.*

Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5. **This is a Public Hearing.** (Brecca Carter, Community Development Director).

5. An ordinance by the Mayor and City Council for the City of Villa Rica, Georgia; To adopt and amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. To replace and repeal Ordinance O-6-2021 and all conflicting ordinances. **This is a Public Hearing.** (Nic Griffin, Deputy Director, Development Services)

**E. Information Technology (Jim Chambers, CIO)**

1. SAN and Switch Replacement (Jim Chambers, CIO)

**F. Public Works (Jeremy Dukes, Deputy Director)**

1. Punkintown Rd. Phase I - Stream & Wetland Credits (Mark Teal, Consultant Engineer)
2. Downtown Streetscape Task Order #2 ,Keck+Wood - LCI Engineering Study (Mark Teal, Consultant Engineer)
3. Apply for Local Road Assistance Administration funds (LRA) (Mark Teal, Consultant Engineer)

**G. Finance (Amanda Long, Interim Finance Director)**

1. FY26 Budget Amendments #101 - 138 (Amanda Long, Interim Finance Director)
2. Excess (Supplemental) Cyber Liability Insurance (Amanda Long, Interim Finance Director)
3. Renewal with GIRMA for Property and Liability Insurance (Amanda Long, Interim Finance Director)

**H. Legal (Nicole Smith, City Attorney)**

1. Old Stone Road Residential, LLC - Agreement Addendum (Nicole Smith, City Attorney)
2. Resolution for Road Dedication & Acceptance of "Fortune Parkway" as a Public Street (Nicole Smith, City Attorney)
3. Amending Resolution, R-72-2024, Accepting Park Ridge Drive as a Public Street (Nicole Smith, City Attorney)
4. Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation (Nicole Smith, City Attorney)
5. Resolution to Affirm the Resolution to Amend the City Charter of the City of Villa Rica Pertaining to the Appointment and Removal of the City Manager Subject to Pending Legislative Action (Nicole Smith, City Attorney)
6. Sumter Consulting Contract for City Manager (Nicole Smith, City Attorney)

**I. City Manager (Interim City Manager, Jennifer Hallman)**

1. Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026 (Jennifer Hallman, Interim City Manager)
2. Resolution to Support the Application of Federal & State Grants for Safety Action Plan Projects (Jennifer Hallman, Interim City Manager)
3. Renaming Fortune Parkway (Jennifer Hallman, Interim City Manager)

**J. Executive Session (Nicole Smith, City Attorney)**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.*

1. 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).
2. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).

***Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.***