

SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilman Matthew Momtahan moved to return to Regular Session at 11:40 PM.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilman Matthew Momtahan moved to approve the purchase of Parcel # V0501500030.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Adjournment (Mayor Leslie McPherson)

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

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh


City Clerk Theresa Campbell




Mayor Leslie McPherson

1. Community and Economic Development Director Appointment

Councilwoman Stephanie Warmoth moved to approve Brecca Carter as Community and Economic Development Director effective April 1, 2026

RESULT: ADOPTED (UNANIMOUS)
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

2. Public Works Director Appointment

Councilwoman Stephanie Warmoth moved to approve the appointment of Joshua Smith as Public Work Director effective April 27, 2026

RESULT: ADOPTED (UNANIMOUS)
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

3. Renaming Fortune Parkway

Councilwoman Stephanie moved to rename Fortune Parkway to Robbie Bishop Parkway with Council adopting a Resolution at the May 12, 2026, Council meeting.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

4. City Manager Report

Interim City Manager Jennifer Hallman Provided April City Manager Report via PowerPoint Presentation.

D. Executive Session (Nicole Smith, City Attorney)

Councilwoman Shirley Marchman moved to enter 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 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) at 10:38 PM

RESULT: ADOPTED (UNANIMOUS)
MOVER: Shirley Marchman, Councilwoman

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahn, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Marchman, Momtahan, Warmoth, Barr, Conteh

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.

Councilman Matthew Momtahn moved to approve the requested Ordinance to amend Appendix A – Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, Section 304.10 Sidewalks, and to replace and repeal Ordinance O-6-2021 and all conflicting ordinances

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Matthew Momtahan, Councilman
SECONDER: Stephanie Warmoth, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

C. Legal (Nicole Smith, City Attorney)

1. 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 Legislation Action

Councilwoman Stephanie Warmoth moved to adopt the Resolution to the Resolution

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

2. Sumter Consulting Contract for City Manager

Councilman Tyler Barr moved to adopt the professionals service agreement from Sumter Local Government Consulting as presented

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Tyler Barr, Councilman
SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

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

Development Department prior to the issuance of a building permit.

8. A minimum twenty (20) foot undisturbed vegetative buffer shall be maintained along the perimeter property boundaries. Existing vegetation within the buffer shall be preserved to the greatest extent possible, and any gaps or disturbance shall be supplemented with additional plantings to ensure effective screening, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Marchman, Momtahan, Warmoth, Barr, Conteh

4. Approved 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, Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5 and public hearing.

Public Hearing:

In favor: Applicant Aaron McCulloch

Opposed:

Sonja Tonpea- questioned if parking has been accounted for.

Jackie Childress- questioned what happens to the streams and is concerned about habitats.

Councilman Matthew Momtahan moved to APPROVE the stream buffer variance request for Lots 21–28 within the Village Walk Townhomes subdivision, subject to the four (4) conditions recommended by staff

1. All building, fire life safety, zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The applicant shall install additional native vegetation within the buffer area to offset surface water runoff impacts to the stream. A planting plan, including species, quantities, and locations, shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.
3. All land disturbance activities shall comply with applicable erosion and sedimentation control requirements. Approved erosion and sedimentation control measures shall be installed prior to any land disturbance and maintained throughout construction, subject to inspection and approval by the City.
4. Stream buffer encroachment shall be consistent with the areas shown on the Buffer Variance Exhibit site plan dated August 13, 2025. No additional intrusion into the 25' impervious setback stream buffer shall be permitted without prior variance approval

RESULT:	ADOPTED
MOVER:	Dominique Conteh, Councilwoman
SECONDER:	Tyler Barr, Councilman
AYES:	Marchman, Barr, Conteh
NAYS:	Momtahan, Warmoth

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 and public hearing

Public Hearing:

In favor: Applicant Don Allenswoth

Opposed: no one came forward

Councilman Matthew Momtahan moved to approve the Special Exception request to allow a place of worship at the property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), subject to the eight (8) conditions recommended by staff.

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Development shall be in substantial conformance with the site plan prepared by Southeast Civil Group, dated 11.20.2025, and shall be revised to address all zoning compliance comments from the Community Development Department. Site plan shall be subject to review and approval of the Community Development Department prior to issuance of a Land Disturbance Permit.
3. The proposed secondary access connection to the Bay Springs East commercial development shall be subject to review and approval by the City Engineer; require a recorded cross-access and maintenance agreement between property owners; and be designed to prevent adverse impacts to internal circulation within commercial development.
- 4.. Parking areas shall meet all requirements and landscaping standards, including interior and perimeter parking lot landscaping per Section 7.05.
5. The final site plan shall provide continuous internal sidewalk connections and an ADA compliant pedestrian route from each parking field to the primary building entrances, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.
6. Sidewalk installation along Carrollton Villa Rica Highway shall be provided unless waived by the City Council, in which case the applicant shall contribute to the City's sidewalk fund in lieu of construction.
7. The use of exposed metal exterior building materials, including but not limited to metal panels or pre-engineered metal building systems, shall not be permitted. Final architectural elevations and material selections shall be subject to review and approval by the Community

Opposed:

Citizen- lives in Mirror Lake and traffic is too bad

David Hladik- lives in Mirror Lake believes this will cause too much traffic

Councilwoman Dominique Conteh moved to approve the request to rezone the property located at 974 Dallas Highway (Parcel Number V04 0130002) from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density), subject to the 10 conditions recommended by staff.

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.
2. Prior to issuance of any land disturbance or building permits, the applicant shall submit a site plan compliant with all zoning and development standards, and includes the required 150-foot deceleration lane with a 50-foot taper along Dallas Highway, as well as right-in right-out only access.
3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 3/12/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.
4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.
5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.
6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.
7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval, if required. GDOT permits shall be obtained prior to construction, if required.
8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval (if required).
9. The proposed development shall comply with all City utility requirements. Any use of onsite septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance
10. Rezoning will limit its uses to the uses specifically listed to what is in the site plan

B. Building Development (Tracy Jarvis, Director)

1. Appeal of Capacity Decision- Peachstate Trucking

Councilwoman Stephanie Warmoth moved to deny Peachstate Trucking's appeal of the sewer capacity decision.

RESULT: ADOPTED (UNANIMOUS)
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Dominique Conteh, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

B. 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

Public Hearing:

In Favor- Applicant Jeffery Ainsworth

Opposed: No one came forward

Councilwoman Stephanie Warmoth moved to approve the alcohol license application for Aom's Thai Delites, LLC, dba Chat & Choo, located at 130 W. Montgomery St., Ste. E., Villa Rica, GA 30180.

RESULT: ADOPTED
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Tyler Barr, Councilman
AYES: Momtahan, Warmoth, Barr, Conteh
NAYS: Marchman

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 and public hearing.

Public Hearing:

In Favor: Applicant Christopher Patel

Pam Whyte- applicant has complied with everything Planning and Zoning requested and letter should be considered valid.

David Howard- applicant is reputable and explained property purchase process

Joey Clark- roundabout has improved traffic and location is in a transitional area, this development makes sense.

7. Downtown Streetscape Task order #2 Keck and Wood LCI Engineering Study
8. Apply for Local Road Assistance Administration Funds (LRA)
9. FY26 Budget Amendments #101-138
10. Excess Supplemental Cyber Liability Insurance
11. Renewal with GIRMA for Property and Liability Insurance
12. Amending Resolution R-72-2024, Accepting Park Ridge Dr as a Public Street
13. Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation
14. Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026
15. Resolution to Support the Application of Federal and State Grants for Safety Action Plan Projects
16. Old Stone Road Residential, LLC Agreement Addendum
17. Punkintown Rd. Phase I Stream and Wetland Credits

Councilwoman Stephanie Warmoth moved to approve the Consent Agenda as presented.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Tyler Barr, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

A. Governing Body (Mayor Leslie McPherson)

1. Annual Audit presentation for FY25 by Nichols and Cauley
2. Approval of Minutes from March 3, 2026, Work Session and March 10, 2026, City Council Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve the March 3, 2026, Work Session and March 10, 2026, Meeting Minutes as presented

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Pam Whyte- mentioned incident from March 12, 2026 Council meeting where she states she was poked by another citizen and intimidated. She mentioned she made a report with the Villa Rica Police Department and that she believes she is a victim of simple battery and she will begin protecting herself.

Aleta Farmer- mentioned previous comments from March Council meeting. Specifically, statement from Mayor McPherson that “it is a desire to displace people not a need” she believes this a horrible statement.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Warmoth hoped everyone had a wonderful Spring Break and Easter. She also mentioned that Reid Plantation is holding their annual yard sale on April 24-26 and Mirror Lake is having their yard sale on Saturday May 2.

Councilwoman Conteh updated that she attended newly elected official training in Tifton, GA. She is going to further in June in Savannah, GA. She is also having her next quarterly town hall in June, and quarterly in the future.

Councilman Momtahan thanked Theresa Campbell for the great prayer. He mentioned that he and his wife are foster parents and his wife is beginning CASA training. The children involved in foster care are having a tough life and they want to help.

Councilman Barr thanked CASA for child abuse proclamation. He wants the city to do something more sustainable than a proclamation moving forward. He mentioned Mirror Lake yard sale being held May 2, beginning about 8 am, and sign-up forms are on the website. He had a great 1st quarter, visiting with citizens and events. He is also holding quarterly meeting April 28, 2026, from 6-8 pm at the Mirror Lake Community Center.

Mayor McPherson read from a prepared statement addressing previous public comment statements that were accusatory in nature.

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. Resolution Cities Week April 20-25, 2026
2. Resolution of the City Council of the city of Villa Rica Georgia expressing the intent to establish a Small Business Advisory Commission (SBAC)
3. Liberty Pointe phase 5 Final Plat Approval
4. The Cottages of Villa Rica Final Plat Approval
5. Northwoods III Phase B Final Plat Approval
6. SAN and Switch Replacement

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
STEPHANIE WARMOTH MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
TYLER L. BARR
DOMINIQUE CONTEH

City of Villa Rica

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

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, April 14, 2026 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)

Mayor Leslie McPherson called the meeting to order

Present: Mayor Leslie McPherson, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilman Tyler L. Barr and Councilwoman Dominique Conteh

Invocation was led by City Clerk Theresa Campbell

Pledge of Allegiance was led by Cpl. Jacob Early, VRPD

Ceremonial Presentations

- Proclamation- Child Abuse Prevention Month
- 5 Year Employee Recognition-Austin Massey, VRPD

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Dominique Conteh asked to amend the agenda to table item K1 until the May Council Meeting. Councilwoman Stephanie Warmoth moved to approve the agenda as amended.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

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.)