

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, February 10, 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 Councilwoman Shirley Marchman

Pledge of Allegiance was led by Ofc. Grayson Udombon, VRPD

Ceremonial Presentations

- Proclamation- February is Black History month
- Lego Mini Master Builder Recognition-Bobby Carter
- 5 Year Employee Recognition-Tiffany Landrum, Human Resources
- 10 Year Employee Recognition-Anthony Allen VRPD
- 25 Year Employee Recognition- Wendy Baskin, VRPD
- Good Samaritan Recognition- James Humphries
- Good Samaritan Recognition- Christopher Self

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Stephanie Warmoth moved to amend the agenda to add two Good Samaritan Ceremonial Presentations and adopt agenda as amended.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Matthew Momtahan, Councilman
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.)

Rod Dobbs- mentioned the ADA Act, and how the city has complied with providing him with a tablet to use. He mentioned Ward 1 residents want a Town Hall.

Aleta Farmer- mentioned money needs to be located to have shelter built for the homeless in the community. She mentioned the city working with GICH.

Pam Whyte- mentioned the black History Month Proclamation and that it does not need to be declared in Villa Rica, as it became the month of February in 1976. She wants the Mayor to retract the Proclamation

Amy McCoy- appreciated the proclamation and that ward 1 residents are fighting for transparency. She mentioned the poor planning and bad execution and that more density should not be approved.

Tameka Boykin-mentioned represents residents on Edge Rd. and does not want more industrial near her residential home.

Council Updates (Subjects of General Interest and Concern)

Mayor Leslie McPherson thanked Utilities Department, Public Works and Villa Rica Police for their work during the cold weather and ice.

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. Adoption of Safe Streets 4 All Safety Action Plan
2. Approval of Appointment of Planning & Zoning Commission Member Ward 4- Dr. Hope Udombon
3. Approval of Appointment of Planning & Zoning Commission Member Ward 5-Michelle Ruff
4. Approval of West Georgia Regional Library System MOU for Book Lockers
5. Approval of Write off Customer Receivables

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. Approval of Minutes from January 6, 2026 Work Session and January 13, 2026 City Council Meeting Minutes

Councilman Matthew Momtahan moved to approve the January 6, 2026 Work Session and January 13, 2026 Meeting Minutes as presented

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

2. Approval of January 22, 2026 Special Called Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve January 22, 2026 Special Called Meeting Minutes.

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

3. Sumter Local Government Consulting- Executive Search Services for City Manager

Councilman Matthew Momtahan moved to table item till March Regular Meeting

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

B. Community Development (Consultant Brecca Carter, Interim Director)

1. Rezoning request submitted by CHI/Acquisition, L.P., to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. **This is a Public Hearing.**

Public Hearing:

Applicant spoke in favor of rezoning.

Against Rezoning:

Tameka Boykin- wants Council to consider the residents as she does not want industrial near her driveway

Pam Whyte- mentioned Comp Plan is the devil and wants Council to consider the people in the neighborhood

Josh Evans- wants to know what Ward 5 residents get out of a 35 million dollar building and who is going to pay for the sewer lines

Councilman Matthew Momtahan moved to table item till March Meeting

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

2. Variance request by Prime Construction, 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 182 and 190 Edge Road, Land Lot 160, District 6, also known as Parcel Numbers: V06 0070125 and V06 0070135. The property lot size is 1.24 +/- acres. The subject property is zoned Commercial Low Density (C1) located within Carroll County, GA, Ward 5.

Public Hearing:

Applicant spoke in favor of variance.

Against Variance:

Tameka Boykin- mentioned how close her driveway is to the property and does not want to live near industrial buildings.

Roderick Dobbs- mentioned outside businesses coming in and corrupting Villa Rica.

Pam Whyte- mentioned the Comp Plan is killing the city

Josh Evans- believes item should be tabled so new council members can look at a prior, similar

situation and see the stipulations on those variances.

Mr. Boykin- mentioned he does not want building across the street from his home and wants the Council to care for their residents.

Amy McCoy- questioned which Comp Plan does this coincide with and the residents were never made aware.

Councilwoman Stephanie Warmoth moved to approve the variance request submitted by Prime Construction for the property located at 182 Edge Road (Parcel Numbers V06 0070125 and V06 0070135) to allow a reduction of the required front parking area landscape buffer from 20 feet to 16 feet, subject to the three (3) conditions recommended by staff.

1. All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.
2. The applicant shall provide the full number of trees and shrubs required, even where buffer widths are reduced, consistent with the Landscape Plan, dated December 12, 2025, prepared by Southeast Civil Group, and subject to the review and approval of the Community Development Department. The landscaping design shall ensure adequate visual screening of the building's roll-up doors.
3. The subject property shall be developed in substantial conformance with the Site Plan, dated November 25, 2025, prepared by Southeast Civil Group. Any deviation from the approved site layout shall require review and approval by the Community Development Department.

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

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

Interim City Manager Jennifer Hallman provided February update via PowerPoint presentation

D. Executive Session (Nicole Smith, City Attorney)

Councilwoman Stephanie Warmoth 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 a 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) at 9:36 PM.

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

Councilwoman Shirley Marchman moved to return to Regular Session at 10:48 PM.

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

No Action Taken

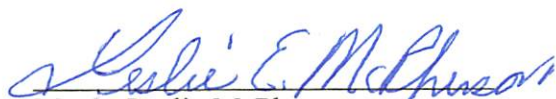
Adjournment (Mayor Leslie McPherson)

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

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


City Clerk Theresa Campbell




Mayor Leslie McPherson