

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 12:09 PM

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

Councilwoman Shirley Marchman moved to return to Work Session at 1:30 PM

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

No Action Taken



Mayor Pro Tem, Stephanie Warmoth



City Clerk Theresa Campbell



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, Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5. This is a Public Hearing
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

Completed the Consent Agenda:

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
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 Drive 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 & State Grants for Safety Action Plan Projects
16. Old Stone Road Residential, LLC Agreement Addendum
17. Punkintown Rd. Phase I-Stream & Wetland Credits

C. Executive Session:

Councilman Matthew Momtahan moved to enter into Executive Session for the purpose 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) and 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), 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



MAYOR & COUNCIL WORK SESSION MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

April 7, 2026 | 10:00 AM

Meeting Call to Order (Mayor Leslie McPherson)

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

A. Building Development:

1. Appeal of Capacity Decision- Peachstate Trucking

2. Development Update

Nic Griffin provided a Development Update

B. Community Development:

1. ABL-04-26 Aom's Thai Delites, LLC dba Chat & Choo- Restaurant Limited Pouring License and Public Hearing
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, 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
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