

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: KEVIN DRUMMOND

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VILLA RICA, GA 30180 |
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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, September 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 Military Veteran Pamela Owens

Pledge of Allegiance was led by Military Veteran John Hannabach

Adoption of the Agenda (Mayor Leslie McPherson)

Councilman Danny Carter moved to adopt the agenda as presented.

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

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.)

John Hannabach- thanked the Council, Jennifer Hallman, John Bain and Becca Carter for helping the Villa Rica Veterans Group obtain land to have a Veterans Memorial Park.

Mike Cummings- mentioned he is an attorney representing several members of the Cleghorn Community with an eminent domain case. He has spoken to approximately 18 people and has driven around the area. He has left a message for the mayor. He is providing a list of the people he will be representing. He wants to see if he can stop the road and if he cannot then he will fight it in court. He believes there may have been damage done to some properties and if that is the case, he will be sending out demand letters followed by a lawsuit for recovery damages.

Tonya Ross- addressed concerns about the Housing Authority. She played a recording from an inspector she hired to look for mold in her apartment. She has black mold. She mentioned that Dick Chambers refused to test for mold. She thanked Brecca Carter for reaching out to her.

Monica Taylor- mentioned she is great great granddaughter of Jeannie Dobbs Glanton. She also mentioned the Glanton property was originally addressed 410 McCauley St, but has changed 2 other times to 25 McCauley St and then 125 McCauley St. She believes someone is residing there using the home as a duplex. She also mentioned there is an HVAC lien on the property from Chris Brown.

Mari Melendez-addressed the one-way street item on the agenda. She believes the road becoming one-way is a good idea, just not the right timing. She believes it will cause traffic issues.

Ann Bone- thanked everyone involved with getting a veterans memorial park and mentioned names of people in her family that has served in the military.

Capt. Steven Lujan- gave an update on the shooting that occurred at Zaxby's on September 8, 2025.

Council Updates (Subjects of General Interest and Concern)

Councilwoman Anna McCoy mentioned the Mirror Lake Subdivision semiannual yard sale that will be held September 20, 2025.

Mayor Leslie McPherson mentioned public housing and addressed questions from the previous meeting.

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. Award of West Industrial Court Culvert Project to Blount Construction Co., Inc.
2. FY25 Budget Amendments #174-180

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

RESULT:

MOVER:

SECONDER:

AYES:

ADOPTED (UNANIMOUS)

Danny Carter, Councilman

Anna McCoy, Councilwoman

Momtahan, Marchman, Warmoth, McCoy, Carter

A. Governing Body (Mayor Leslie McPherson)

1. Veterans Park Resolution

Councilman Danny Carter Moved to adopt the Resolution establishing the Veterans Memorial Park

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

2. Commemoration of New Road Resolution for Louis Harris Drive

Councilman Danny Carter moved to the Resolution to name the road Louis Harris Drive

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

3. Proclamation for Constitution Week

Councilman Danny Carter moved to adopt the Proclamation for Constitution Week

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

4. One Way Traffic on Temple Street

No Action Taken

5. Approval of Minutes from August 5, 2025 Work Session and August 12, 2025 Council Meeting

Councilman Matthew Momtahan moved to approve the August 5, 2025 Work Session and August 12, 2025 Council meeting minutes.

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

6. Approval of Millage Rate and Public Hearing #1 Minutes from August 19, 2025 at 10:00 am

Councilman Matthew Momtahan moved to approve the Meeting Minutes from August 19, 2025.

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

7. Approval of Millage Rate and Public Hearing #2 Minutes from August 19, 2025 at 6:00 pm

Councilwoman Anna McCoy moved to approve the Meeting Minutes from August 19, 2025 at 6:00 pm

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

8. Approval of Millage Rate and Public Hearing #3 and Adoption, Budget Workshop and Public Hearing Minutes from August 26, 2025

Councilwoman Anna McCoy moved to approve the Meeting Minutes from August 26 ,2025

RESULT: **ADOPTED**
MOVER: Anna McCoy, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Marchman, Warmoth, McCoy, Carter
ABSTAIN: Momtahan

B. Community Development

1. VA-04-25 Maria Almonte is requesting a variance for a reduction in the required fifty foot minimum lot frontage, in accordance with Sec. 4.06 R-1 Suburban Single Family Residential for property located at 65 McCurdy Road, Land Lot 193 District 6, also known as Parcel Number V040120003. The property lot size is .55+/-acres. The subject property is zoned R-1 Suburban Single Family Residential located in Carroll County, GA, Ward 3 and Public Hearing.

Applicant spoke in favor of variance.

No one came forward for public hearing

Councilman Danny Carter moved to approve requested variance from Section 4.06 Minimum Lot Frontage for the property located at 65 McCurdy Road (Case No. VA-04-25) to reduce the minimum lot frontage from 50 feet to 12.5 feet, subject to the three (3) conditions recommended by staff

Conditions:

The shared gravel driveway shall have a clear width of 12 feet to allow for emergency vehicle access and be maintained in good condition to ensure safe vehicular access. Any future paving or expansion shall require permitting by the City of Villa Rica for compliance with driveway and access requirements.

The shared gravel driveway shall be recorded as an ingress/egress easement on the properties it passes through and shall remain recorded and legally enforceable to preserve future access in the case of ownership changes. Evidence of a recorded ingress/egress easement will be required prior to the issuance of a building permit.

All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations

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

2. RA-02-25 Ashley Barnett and East-West Express on behalf of Richard Cangemi are requesting a rezoning from Commercial Low-Density (C1) to Industrial Medium-Density (I2) to continue the current use of track freight terminal in accordance with permitted uses outlined in Sec. 4.17 I2 Industrial Medium Density from property located at 15051 Veterans Memorial Highway within Land Lot 45 of District 2, also known as Parcel Number 01450250037 Ward 1 and Public Hearing.

Applicant spoke in favor of rezoning.

No one came forward for public hearing

Councilman Danny Carter moved to approve the requested rezone the property located at 15051 Veterans Memorial Highway from C-1 (Commercial Low-Density) to I-2 (Industrial MediumDensity), subject to the two (2) conditions recommended by staff, and the approval recommendation from the planning and zoning commission.

Conditions:

The subject property shall be limited to use as a truck freight terminal and related logistics/transportation operations. No other industrial use permitted under I-2 zoning shall be allowed without further review and approval by the Planning & Zoning Commission and City Council, unless and until the Future Development Map is amended to designate the subject site within an industrial-compatible district, at which time such Council approval shall no longer be required to change the use.

All building, fire life safety, and zoning requirements shall be met in accordance with all applicable City codes and regulations

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

C. Finance

1. Adoption of the FY2026 Budget

Councilman Danny Carter moved to approve the FY 2026 Budget

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

D. City Manager Report:

Interim Deputy City Manager John Bain provided a city-wide update for September 2025 via PowerPoint Presentation.

E. Executive Session (Kevin Drummond, 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), at 7:44 PM

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

Councilwoman Shirley Marchman moved to return to Regular Session at 8:12 PM.

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

Councilman Danny Carter moved to approve the contract to purchase parcels V050150023 and V050150095.

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

Adjournment (Mayor Leslie McPherson)

Councilwoman Anna McCoy 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:	Danny Carter, Councilman
SECONDER:	Anna McCoy, Councilwoman
AYES:	Marchman, Momtahan, Carter, Warmoth, McCoy

Mayor Leslie McPherson

City Clerk Theresa Campbell

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