



City of Powder Springs

City of Powder Springs
4426 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Final Council Work Session

*Mayor
Albert Thurman*

*Council Members:
Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, Patricia
Wisdom*

Wednesday, November 13, 2024

5:00 PM

Ford Center Reception Hall
4181 Atlanta Street | Building 2
Powder Springs, GA 30127

Location Information:

Onsite: Ford Center Reception Hall, 4181 Atlanta St., Powder Springs, GA 30127

Join Zoom Meeting - <https://us06web.zoom.us/j/85058316328>

Meeting ID: 850 5831 6328 **Dial:** 1-929-205-6099

Call to Order

Mayor Albert Thurman called the meeting to order at 5:00 pm. Council Members Dawkins, Lust and McMutry were present on site. Council Member Wisdom was present via Zoom and Council Member Green was absent. Also present on site were City Attorney Julie Livingston and City Manager Pam Conner. City Clerk Kelly Axt was present via Zoom.

Staff in attendance: Lane Cadwell (Zoom), Phyllis Calloway, Cory Chester (Zoom), Tina Garver, Travis Landrum (Zoom), Shaun Myers (Zoom), Tamara Newkirt, Travis Sims (Zoom), Henry Smith (Zoom), Yanni Spanoudakis (Zoom), and LaTanya Whitaker (Zoom).

Present 4 - Mayor Al Thurman, Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, and Council Member - At Large Post 1 Dwight McMutry

Absent 1 - Council Member - Ward 3 Dwayne Green

Remote 1 - Council Member - At Large Post 2 Patricia Wisdom

Mayor's Comments

Mayor Thurman discussed being a recipient for a service award from the Omega PSI Phi fraternity Saturday November 18th.

Work Session Matters

RPT 24-088

Report - Econ Dev update

Rob Hosack, Economic Development Team Consultant, discussed the opportunity to establish a signalized intersection at the Isley Stamper Road for a gateway site; the Powder Springs Road and East West Connector area to capitalize on the recent rezoning and annexation that could offer additional annexation of retail.

Jason Gaines, Economic Development Team Consultant, discussed three parcels along Oglesby Road for potential industrial compatibility development that has been recommended on the County's future land use map; and seventy-nine acres along Huddleston Drive and C. H. James Parkway zoned heavy industrial.

Michael Hughes, Economic Development Team Consultant, discussed three parcels at the Powder Springs and Industrial Roads intersection that carry industrial zoning classifications and prime candidate for partnership with an industrial developer.

ORD 24
-020

Annexation for a 30.4-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at 5525 and 5535 Elliott Road within land lots 659 660 673 674, 2nd section, Cobb County Georgia. PIN: 19067400030 and 19066000050.

First Reading: 11/18/2024. Second Reading: 12/2/2024

Attachments: [Annexation Application - 5525 Elliott Road \(Blunski\) - 09-24-2024 Redacted](#)
[Annexation Application - 5535 Elliott Road \(Sigman\) Redacted](#)
[Applicant-Owner-MIJS Contact Info - Exh A \(1\)](#)
[Applicant-Owner-MIJS Contact Info - Exh A \(1\) Redacted](#)
[Legal Description - TRACT 1](#)
[Legal Description - TRACT 2](#)
[SIGNED ANN-12 Notice of Non-Objection 5525 5535 Elliott Rd 10 Redacted](#)
[Survey - 08-14-2024 Redacted](#)
[Tax Plat - 5525 Elliott Road \(Blunski\)](#)
[Tax Plat - 5535 Elliott Road \(Sigman\)](#)

Tina Garver, Community Development Director, discussed the proposed town home and single family development with the property across Elliot Road.

PZ 24-038

Rezoning Request for a 30.4-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at 5525 and 5535 Elliott Road within land lots 659 660 673 674, 2nd section, Cobb County Georgia. PIN: 19067400030 and 19066000050.

Attachments: [Rezoning Application - 5525 & 5535 Elliott Road - 09-24-2024 Redacted](#)
[Constitutional Challenge Redacted](#)
[Deed \(Sigman\)](#)
[Deeds \(Blunski\) Redacted](#)
[Legal Description - Overall](#)
[List of Requested Variances](#)
[Site Map - 5525 and 5535 Elliott Road](#)
[Site Map - 5525 Elliott Road](#)
[Site Map - 5535 Elliott Road](#)
[Site Plan \(South\) - 08-21-2024 Redacted](#)
[Survey - 08-14-2024 Redacted](#)
[Tax Receipts \(Cobb County\) \(2023\) Redacted](#)

Tina Garver, Community Development Director, discussed the 44 rear and front entry units with variances and amenities.

[ORD 24](#)
[-021](#)

Annexation request by Meritage Homes of Georgia, Inc. to Annex and Rezone a parcel from R-20 in Unincorporated Cobb County to PUD-R in the City of Powder Springs to be combined with the Westmont Preserve Subdivision; Land Lot 1019, 19th District, 2nd Section, Powder Springs, Cobb County, Georgia. PIN: 19101900300.

First Reading: 11/18/2024. Second Reading: 12/2/2024

Attachments: [SCANNED Annexation & Rezoning Pkg-Meritage Homes of Georgia, Inc. Redacted](#)
[Westmont-2 Z100 10.30.24 Redacted](#)

Tina Garver, Community Development Director, discussed the proposed combining of the parcel with existing Westmont Preserve subdivision.

[PZ 24-039](#)

Rezoning Request. Meritage Homes of Georgia, Inc. requests to Annex and Rezone a parcel from R-20 in Unincorporated Cobb County to PUD-R in the City of Powder Springs to be combined with the Westmont Preserve Subdivision; Land Lot 1019, 19th District, 2nd Section, Powder Springs, Cobb County, Georgia. PIN: 19101900300

Attachments: [SCANNED Annexation & Rezoning Pkg-Meritage Homes of Georgia, Inc. Redacted](#)
[Updated Site Plan. Westmont-2 Z100 10.30.24 Redacted](#)

Tina Garver, Community Development Director, discussed the proposed combining of the parcel with existing Westmont Preserve subdivision.

[RES0 24-132](#)

A RESOLUTION TRANSMITTING TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS THE

ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT AND SHORT-TERM WORK PROGRAM OF THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 132 STWP and CIE transmittal](#)
[Copy of Report of Accomplishments 10302024](#)
[STWP 10302024](#)
[2024 Impact Fee Financial Report](#)

Tina Garver, Community Development Director, discussed transmitting the list of projects to the Atlanta Regional Commission and the Department of Community Affairs.

[RES0 24-168](#) A RESOLUTION APROVING AND AUTHORIZING THE MAYOR AND CITY STAFF TO EXECUTE CERTAIN DOCUMENTS RENEWING THE CITY OF POWDER SPRINGS LOCAL ADMINISTERED PROJECT (LAP) CERTIFICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 168 LAP Renewal](#)

Tina Garver, Community Development Director, discussed the administering of grant funds the City receives and the re-certification requirements with Georgia Department of Transportation.

[ORD 24-018](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED USES FOR COTTAGE INDUSTRY, DRIVEWAY STANDARDS, AND DEVELOPMENT CLOSEOUT PROCEDURES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st reading, Introduction: Nov 18, 2024

2nd reading and Public Hearing: Dec 2, 2024

Attachments: [ORDINANCE 2024 - 018 UDC Amendments](#)
[UDC Amendments. 2nd reading 12022024](#)

Tina Garver, Community Development Director, discussed text amendments for the cottage industry to allow crafting onsite with a small showroom, driveway standards for commercial fiber mesh removal from driveways, and storm water management corrugated metal pipes.

[RES0 24-169](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE WORK ORDERS TO PERFORM CERTAIN STORMWATER REPAIRS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 169 Stormwater Work Orders](#)

[4130 Lewis Extension](#)

[S H Creel Proposal VC-Lewis Road RFP WO-MS-202408-013 Revised](#)

Wayne Wright, Storm Water Consultant, discussed the additional storm water order on Lewis Road, with a recommendation to award the contract to S.H. Creel at a cost of \$89,321.

Yannie Spanoudakis, Engineering & Storm Water Services Director, provided a presentation for 4130 Lewis Extension recommended pipe replacement.

[ORD 24](#)
[-019](#)

AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2024 TO BUDGET AN INCREASE IN ELECTION EXPENSES AND TO BUDGET FOR REVENUES AND EXPENDITURES RELATING TO THE OPIOID SETTLEMENTS; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading: 11/18/2024 Second Reading: 12/02/2024

Attachments: [ORDINANCE 2024 - 019 Budget Amendment](#)

[Proposed Budget Amendments 11-18-24 and 12-2-24](#)

Travis Sims, Finance Director, discussed the two budget amendments for the fiscal year 2024 opioid funds to formally adopt the budget to receive those funds and the 2024 Elections cost went over the estimate by \$300.

[RES0 24-170](#)

A RESOLUTION AUTHORIZING THE RENEWAL OF THE CITY OF POWDER SPRINGS COMMITMENT TO CIVILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 170 Civility](#)

Pam Conner, City Manager, discussed the renewal to adopt the City of Civility program with the Georgia Municipal Association.

[RES0 24-171](#)

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE ANNUAL PLACEMENT OF AN ADVERTISEMENT IN THE COBB COUNTY SECTION OF THE GEORGIA TREND PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 171 Georgia Trend](#)

[City of Powder Springs Jan25 Ad Contract](#)

Pam Conner, City Manager, discussed the annual advertisement with the Georgia Trend magazine.

[RES0 24-172](#) A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF GEORGIA POWER UTILITY EASEMENTS REQUIRED TO COMPLETE THE MUNICIPAL COMPLEX PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 172 Georgia Power Easements](#)

[2024100123-001 Const. Pkg](#)

[2024100123-001 Easement](#)

[2024100123-001 Exhibit](#)

[2024100123-002 Easement](#)

[2024100123-002 Exhibit](#)

Pam Conner, City Manager, discussed the need by Georgia Power to go under the street on Oakview to provide power to the new Municipal Complex.

[RES0 24-173](#) Resolution - GIRMA - First Responder

Pam Conner, City Manager, state the resolution will be put on hold for a later date.

[RPT 24-091](#) A RESOLUTION AUTHORIZING THE ACQUISITION OF RIGHT OF WAY NEEDED TO COMPLETE THE POWDER SPRINGS AND FOREST HILL ROAD ACCESS ROAD PROJECT KNOWN AS PROJECT NO. 1476.013; AUTHORIZING THE MAYOR TO EXECUTE DEEDS OR OTHER DOCUMENTS NEEDED TO COMPLETE ACQUISITION, CLOSING AND CONVEYANCE TRANSACTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 174 Forest Hill access road parcel 9 acquisition](#)

Pam Conner, City Manager, discussed have a resolution on Monday for an acquisition of the Special Purpose Local Option Sales Tax project.

[RPT 24-092](#) Report - Norfolk Southern - Property on Murray/Lewis

Pam Conner, City Manager, discussed that Norfolk Southern request to buy back property on Lewis Road from the City to install a steel cabinet for repairs and operations.

[2024 -081](#) Proclamation - GFOA - CAFR Award

Pam Conner, City Manager, discussed the recognition of the Finance Department's reporting.

Executive Session was called for the purpose of Real Estate Matters.

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Executive Session called for the purpose of Real Estate matters be approved. The motion carried by the following vote:

Council Member Wisdom participated via ZOOM but did not vote.

Yes: 3 - Henry Lust, Doris Dawkins, and Dwight McMutry

Absent: 1 - Dwayne Green

Executive Session was concluded from the purpose of Real Estate Matters.

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that this Executive Session conclude from the purpose of Real Estate be approved. The motion carried by the following vote:

Council Member Wisdom participated via ZOOM but did not vote.

Yes: 3 - Henry Lust, Doris Dawkins, and Dwight McMutry

Absent: 1 - Dwayne Green

City Manager and Council Reports

City Manager Pam Conner made no reports.

Council Member Dawkins welcomed everyone; enjoyed the Springside ceremony earlier in the day; and attended the Veteran's Day program last Monday.

Council Member Lust dittoed Council Member Dawkins' comments.

Council Member McMutry shared the same sentiments of Council Member Dawkins.

Recess to Next Scheduled City Council Meeting

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - At Large Post 1 McMutry, that this Recess to Monday November 18, 2024 at 6:30PM be approved. The motion carried by the following vote:

Council Member Wisdom participated via ZOOM but did not vote.

Yes: 3 - Henry Lust, Doris Dawkins, and Dwight McMutry

Absent: 1 - Dwayne Green