



City of Powder Springs

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127
powderspringsga.gov

Meeting Minutes - Final Council Work Session

Monday, December 1, 2025

5:00 PM

City Hall - 2nd Floor
Council Conference Room
4483 Pineview Drive
Powder Springs, GA 30127

City Hall - 2nd Floor Council Conference Room

Join Zoom Meeting

<https://us06web.zoom.us/j/85701196739>

Meeting ID: 857 0119 6739 Dial: 1-929-205-6099

Call to Order

Mayor Pro-Tem Henry Lust called the meeting to order at 5:00pm. Mayor Albert Thurman was on a personal absence. All Council Members were present onsite. Also present were City Attorney Julie Livingston, City Manager Pam Conner (via Zoom) and City Clerk Kelly Axt.

Staff in attendance: Joe Bennett, Phyliss Calloway, Michelle Coursey, Dwayne Eberhart (Zoom), Travis Landrum, Linda Lowery (Zoom), Thomas Neaves, Tamara Newkirt, John Parton, Doug Racine, JoAnna Robinson, Tammi Saddler-Jones, Travis Sims (Zoom), and Marsellas Williams.

Mayor's Comments

Mayor Thurman was absent.

Work Session Matters

[RPT 25-071](#) Report - SPLOST 2028

Attachments: [2028 SPLOST project list - DRAFT](#)

Pam Conner, City Manager, discussed the review process by Cobb County of the list of submitted projects for SPLOST (Special Purpose Local Option Sales Tax) 2028.

[RPT 25-072](#) Correction to 5K Santa Run for 2026

Pam Conner, City Manager, discussed the request by Sweetwater Mission for a postponement of the previously approved 5K Santa Run initially scheduled for December 2025 to December 2026 to attract more participants.

[RPT 25-073](#) Report - Parade Overview- Sgt Racine

Doug Racine, Powder Springs Police Sergeant, provided details for the Christmas parade road closures, parade route, emergency preparations, and parking setups.

[RES0 25-159](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND COUNCIL TO EXECUTE AN AGREEMENT WITH SERIOUS TREE SERVICE FOR AN AMOUNT OF \$19,400 TO REMOVE TREES LOCATED IN THE PUBLIC RIGHT OF WAY ON SHIPP RD., LANCER DR., NEW MACLAND RD., LAFAYETTE DR., COMPTON CIRCLE, SHARON DR., TEN OAKS CIRCLE AND HOPKINS CT. PROVIDING FOR AN EFFECTIVE DATE, AND OTHER PURPOSES.

Attachments: [Executed RESO 2025-159](#)

[TREE TRIMMING 2025](#)

Pam Conner, City Manager, discussed the locations recommended for tree removal and encroachments is the right of way and the recommended contractor.

[RES0 25-160](#) A RESOLUTION APPROVING AND AUTHORIZING THE SUBSTITUTION OF AN ATTACHMENT TO THE BUDGET AMENDMENT RELATING TO THE AMERICA RESCUE PLAN ACT; APPROVING AND AUTHORIZING THE SUBSTITUTION OF AN ATTACHMENT TO THE 2026 COUNCIL HEARING SCHEDULE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-160](#)

[Revised Budget Amendment EXH A](#)

[Revised Calendar 2026 EXH B](#)

Pam Conner, City Manager, discussed the ARPA (American Rescue Plan Act) amendment to correct the budget at the auditor's request; and the correction to the previously approved City Council meeting schedule.

[RES0 25-161](#) A RESOLUTION ACCEPTING THE DEDICATION OF STREETS AND OTHER ITEMS CONTAINED WITHIN SPRINGBROOK ESTATES FINAL PHASES; EXPRESSLY DISCLAIMING THE ACCEPTANCE OF OTHER ITEMS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-161](#)

[EXH A Springbrooke Unit III PT-00280-0076](#)

[EXH B Springbrooke Unit III PT-00279-0814](#)

Pam Conner, City Manager, discussed the acceptance and dedication of the completed streets in the Springbrook Estates development.

[RES0 25-162](#) A RESOLUTION APPOINTING NEW MEMBERS WAYLAND JORDAN AND MEAGHAN JONES TO THE DOWNTOWN DEVELOPMENT AUTHORITY; APPOINTING NEW MEMBERS MARTINE CHARLES, TOM VONK AND SHERMAINE WILLIAMS TO THE DEVELOPMENT AUTHORITY OF POWDER SPRINGS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-162](#)

Pam Conner, City Manager, discussed the recommended appointees to the Downtown Development Authority and the Development Authority of Powder Springs Boards.

[RES0 25-163](#) A RESOLUTION AUTHORIZING THE SURPLUS AND SALE OF FIREARMS HELD BY THE POLICE DEPARTMENT WHICH HAVE EITHER BEEN COURT ORDERED FOR SURPLUS OR DESTRUCTION OR ARE NO LONGER NEEDED TO SMYRNA POLICE DISTRIBUTORS FOR IN STORE CREDIT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-163](#)
[Court Ordered Gun Exchange](#)

Pam Conner, City Manager, discussed the court order of firearms for sale, surplus or destruction that are no longer needed.

[RES0 25-164](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND CITY STAFF TO EXECUTE APPLICATION DOCUMENTS FOR FUNDING ASSISTANCE THROUGH THE STATE OF GEORGIA'S LOCAL MAINTENANCE AND IMPROVEMENT GRANT (LMIG) PROGRAM FOR THE RESURFACING OF CERTAIN ROADS; AUTHORIZING CITY STAFF TO EXECUTE CERTAIN PROJECT CLOSEOUT DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-164](#)
[2503.063-26Resurfacing_Est](#)

Pam Conner, City Manager, discussed the annual application submittal to Georgia Department of Transportation for resurfacing grants and the recommendation for Richard D. Sailors Pkwy improvements.

[RES0 25-165](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND STAFF TO SIGN A FINAL PLAT AND ASSOCIATED DOCUMENTS FOR THE CROFTSIDE MIXED USE RESIDENTIAL DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-165](#)
[Final Plat](#)
[Conservation Easement](#)

Pam Conner, City Manager, discussed the final plat documents that enables building permits for the town homes and single family structures in the Croftside development.

[RESO 25-166](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND STAFF TO SIGN A FINAL PLAT AND ASSOCIATED DOCUMENTS FOR THE WALTON STREET RESIDENTIAL DEVELOPMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-166](#)
[EXH A_FP_WALTON_ST_TH\(2\)](#)

Pam Conner, City Manager, discussed the final plat documents that enables building permits for the town homes structures in the Walton Street development.

[RESO 25-167](#) A RESOLUTION POSTPONING TO 2026 THE APPROVED TEMPORARY CLOSURE OF TRAILS, ROADS AND PUBLIC SPACES IN OR ADJACENT TO THE DOWNTOWN TO FACILITATE A 5K RACE HELD BY SWEETWATER MISSION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-167](#)

Pam Conner, City Manager, discussed the postponement of the Sweetwater 5K Santa Run to December 2026.

[RESO 25-168](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE WORK ORDERS TO HD EXCAVATION TO PERFORM CERTAIN STORMWATER REPAIRS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-168](#)
[MS-2025-002_Roadway Sink Hole Repairs_Work Order_11-26-25](#)

Pam Conner, City Manager, discussed the recommended locations for sink hole and pot hole repairs throughout the City.

[RESO 25-169](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE A CHANGE ORDER TO SH CREEL FOR A WORK ORDER TO PERFORM CERTAIN ADDITIONAL STORMWATER REPAIRS ON HOLLOW STREAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-169](#)
[SH Creel Change Order Proposal - Additional Riser - 11.11.25](#)

Pam Conner, City Manager, discussed the change order for S.H. Creel to perform additional storm water work.

[RES0 25-170](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CROFT AND ASSOCIATES TO PROVIDE CERTAIN CONSULTING SERVICES RELATING TO ARTWORK, ARTIFICIAL PLANTS AND DECORATIVE LIGHTING IN CERTAIN AREAS WITHIN CITY HALL FOR AN AMOUNT OF \$12,400; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-170](#)

Pam Conner, City Manager, discussed the agreement with Croft and Associates for additional decorations in the public areas.

[PZ 25-023](#) Special Use Approval - Front Yard Fence in residential zoning district. Application for decorative, wrought iron fence in front yard at 4026 Mobley Drive, connecting to adjoining properties and located within 6 feet of the right of way and within the applicable setback.

- Attachments:** [Approved PZ25-023](#)
[Application Redacted](#)
[Site Map](#)
[Staff Report on 4026 Mobley and 4818 Hill](#)
[Vicinity Map](#)
[Pic of desired fence](#)
[Affidavit of Public Notification](#)
[Deed](#)
[Letter sent to Neighbors](#)
[Mailing Receipts](#)
[Pic of yard sign](#)
[ROW Deed](#)
[Ad](#)
[MDJ-1031_C02](#)
[Letter from next door neighbor](#)
[Updated Ad](#)
[Answers on Fence and Gate for 4026 Mobley](#)

Pam Conner, City Manager, discussed the special use application request to allow a front yard fence on the property.
John Parton, Community Development Director, reviewed the recommended conditions. Staff recommends approval of the special use application with conditions.

[PZ.25-024](#) Application for Variance to install a fence in the front yard in a residential zoning

district at 4026 Mobley Drive that is taller than 3 feet in height and located within setbacks and within six feet of the public right of way.

Attachments: [Approved PZ25-024](#)
[Variance Application Redacted](#)
[Site Map](#)
[Staff Report on 4026 Mobley and 4818 Hill](#)
[Vicinity Map](#)
[Pic of desired fence](#)
[Affidavit of Public Notification](#)
[Deed](#)
[Letter sent to Neighbors](#)
[Mailing Receipts](#)
[Pic of yard sign](#)
[ROW Deed](#)
[Ad](#)
[MDJ-1031 C02](#)
[Updated Ad](#)
[Letter from next door neighbor \(1\)](#)
[Answers on Fence and Gate for 4026 Mobley \(1\)](#)

Pam Conner, City Manager, discussed the variance application request for gate at the front of the driveway taller than 3 feet.

John Parton, Community Development Director, reviewed the recommended conditions. Staff recommends approval of the variance application with conditions.

[PZ 25-025](#) Application for Special Use Approval to store and dry dirt at 4818 Hill Road, within Land Lots 899 and 952 of the 19th District, 2nd Section, Cobb County, Georgia.
PIN: 19089900010

- Attachments: [Approved PZ25-025](#)
[Application Redacted](#)
[ESPC Plans](#)
[Staff Report on 4026 Mobley and 4818 Hill](#)
[Site Plan](#)
[Ad](#)
[MDJ-1031_C02](#)
[Sign Posted](#)
[2025-10-27 4818 Hill Road - ESPC Plans](#)
[4818 Hill Rd Aerial](#)
[4818 Hill Rd](#)
[Proof of Mailing](#)
[Updated Ad](#)

Pam Conner, City Manager, discussed special use application to resume his onsite excavation business.

John Parton, Community Development Director, reviewed the recommended conditions.

ORD 25
-019

AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY AT 3980 SANDERS ROAD TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading: Nov 17 2025 2nd Reading & Hearing: Dec 1 2025

- Attachments: [ORD 2025-019 EXH A](#)
- [ORD 2025 - 019 Annexation Sanders Road](#)
 - [3980 Sanders Rd - Staff Report \[Updated 11-26-25\]](#)
 - [3980 Sanders Rd - Revised Site Plan 11-25-25](#)
 - [3980 Sanders Rd - Staff Report](#)
 - [3980 Sanders Rd - Revised Site Plan 11-24-25](#)
 - [3980 Sanders Rd - Application Redacted](#)
 - [Cobb County Notice of Nonobjection with Stips](#)
 - [3980 Sanders Rd - Legal Description](#)
 - [Revised Site Plan 11-17-25](#)
 - [3980 Sanders Rd - Revised Site Plan 11-8-25](#)
 - [3980 Sanders Rd - PB281 PG281](#)
 - [3980 Sanders Rd - Site Plan Sketch Redacted](#)
 - [3980 Sanders Rd - Vicinity Map](#)
 - [Affidavit Sanders1](#)
 - [Deed](#)
 - [Letter](#)
 - [Picture of Sign](#)
 - [Plat Map](#)
 - [Proof of Mailings](#)
 - [Sanders zoning](#)
 - [3980 Sanders Rd Operation Narrative](#)
 - [Ad](#)
 - [Updated Ad](#)
 - [Certified Mail Confirmation](#)
 - [Updated Picture of Sign](#)

Pam Conner, City Manager, discussed the annexation request to allow a towing business with City limits.

[PZ 25-027](#)

Application to rezone a 1.26-acre portion of the property at 3980 Sanders Road from R-20 to Light Industrial, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19091100040.

Attachments: [Adopted ORD 25-019 with Exhibit A 123125](#)
[Approved PZ25-027](#)
[3890 Sanders Rd Rezoning App Redacted](#)
[3980 Sanders Rd - Staff Report \[Updated 11-26-25\]](#)
[3980 Sanders Rd - Revised Site Plan 11-25-25](#)
[3980 Sanders Rd - Staff Report](#)
[3980 Sanders Rd - Revised Site Plan 11-24-25](#)
[3980 Sanders Rd Amendment Letter \(Phil Howard\)](#)
[Owner Authorization Amendment](#)
[3980 Sanders Rd - Legal Description](#)
[Revised Site Plan 11-17-25](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - Owner Authorization Amendment](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd Operation Narrative](#)
[3980 Sanders Rd - Site Plan Sketch Redacted](#)
[3980 Sanders Rd - Vicinity Map](#)
[Affidavit Sanders1](#)
[Deed](#)
[Letter sent to Neighbors](#)
[Letter](#)
[Picture of Sign](#)
[Plat Map](#)
[Proof of Mailings](#)
[Sanders zoning](#)
[Ad](#)
[Updated Ad](#)
[Certified Mail Confirmation](#)
[Updated Picture of Sign](#)
[ROW \(2\)](#)

Pam Conner, City Manager, discussed the rezoning application request for a portion of the towing business to classify as light industrial (LI).

Thomas Neaves, Planning Specialist, read the recommended conditions.

[PZ 25-028](#)

Application for Special Use Approval to park impounded, wrecked, and disabled vehicles at 3980 Sanders Road, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19091100040.

Attachments: [Adopted ORD 25-019 with Exhibit A 123125](#)
[Approved PZ25-028](#)
[3980 Sanders Rd - Staff Report \[Updated 11-26-25\]](#)
[3980 Sanders Rd - Revised Site Plan 11-25-25](#)
[3980 Sanders Rd - Staff Report](#)
[3980 Sanders Rd - Revised Site Plan 11-24-25](#)
[3980 Sanders Rd - Special Use Application Redacted](#)
[3980 Sanders Rd - Special Use Owner Authorization](#)
[3980 Sanders Rd - Fencing Picture](#)
[3980 Sanders Rd Operation Narrative](#)
[Revised Site Plan 11-17-25](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd - Public Sign Pic1](#)
[3980 Sanders Rd - Public Sign Pic2](#)
[Ad](#)
[sanders letter to neighbors](#)
[Public Notice Affidavit](#)
[Receipts for mailings](#)
[Updated Ad](#)
[Updated Picture of Signs](#)
[Certified Mail Receipt](#)
[ROW \(2\)](#)

Pam Conner, City Manager, discussed the special use application request for storage beyond 60 days as associated with the towing business.

Thomas Neaves, Planning Specialist, added that the applicant asked for a larger setback than the allow 50 foot setback. Mr. Neaves read the recommended conditions.

[ORD 25
-020](#)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING ANIMAL CONTROL; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES
1st reading 12/1/2025 2nd reading 1/5/26

Attachments: [Ordinance 2025 - 020 Animal Control](#)
[ORD 2025 - 20 EXHIBIT A Animal Control](#)

Pam Conner, City Manager, discussed the intergovernmental agreement with Cobb County in reference to animal control; specifically addressing the City codes must refer to the Georgia statute.

Executive Session was called for the purpose of Litigation and Personnel Matters

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that this Executive Session be called for the purpose of Litigation and Personnel Matters be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, and Patricia Wisdom

Absent: 1 - Al Thurman

Executive Session was concluded from the purpose of Litigation and Personnel Matters

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 1 McMutry, that this conclusion to the Executive Session called for the purpose of Litigation and Personnel Matters be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, and Patricia Wisdom

Absent: 1 - Al Thurman

City Manager and Council Reports

No City Manager nor Council Reports made.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that this Recess to December 1, 2025 at 6:30pm be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, and Patricia Wisdom

Absent: 1 - Al Thurman