



City of Powder Springs

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

Meeting Minutes - Final

City Council

Mayor

Albert Thurman

Council Members:

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

Monday, September 15, 2025

7:00 PM

City Hall
4483 Pineview Drive
Council Chambers
Powder Springs, GA 30127

Onsite at City Hall, Council Chambers - 4483 Pineview Drive

Pre-Meeting Discussion at 6:30PM

Join Zoom Meeting - <https://us06web.zoom.us/j/89483773928>

Meeting ID: 894 8377 3928 Dial: 1-929-205-6099

1. Call to Order

Mayor Pro-Tem Henry Lust called the meeting to order at 7:00 pm. Mayor Albert Thurman was absent on Georgia Municipal Association Business. All council members were present on site. Also present were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in attendance: Phyllis Calloway, Linda Lowery (Zoom), Clifford McMure, Thomas Neaves (Zoom), Tamara Newkirt, Vangie Rodenbeck, Travis Sims (Zoom) Derick Smith, Yanni Spanoudakis (Zoom), Marsellas Williams (Zoom) .

Present 5 - Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 2 Patricia Wisdom, and Council Member - At Large Post 1 Dwight McMutry

City-Absent 1 - Al Thurman

2. Invocation and Pledge of Allegiance

Invocation was led by Council Member Green and the Pledge was led by Council Member Dawkins.

3. Approval of Minutes

[2025 -044](#)

Special Called City Council Minutes-2nd Millage Public Hearing 07/12/2025 at 12:00pm

Attachments: [Special Called City Council Agenda Minutes-Millage 2nd Hearing 21-Jul-2025](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - At Large Post 1 McMutry, that Special Called City Council Minutes-2nd Millage Public Hearing 07/12/2025 be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

[2025 -048](#) City Council Work Session Minutes 07/16/2025

Attachments: [Coity Council Agenda Minutes 16-Jul-2025](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - At Large Post 1 McMutry, that City Council Work Session Minutes 07/16/2025 be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

[2025 -047](#) City Council Work Session Minutes 08/13//2025

Attachments: [City Council Work Session Minutes 13-Aug-2025](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - At Large Post 1 McMutry, that City Council Work Session Minutes 08/13/2025 be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

[2025 -049](#) City Council Agenda Minutes 08/18/2025

Attachments: [City Council Agenda Minutes 18-Aug-2025](#)

A motion was made by Council Member - At Large Post 2 Wisdom, seconded by Council Member - At Large Post 1 McMutry, that City Council Agenda Minutes 08/18/2025 be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

4. Mayor's Comments

Mayor Thurman was absent on City business.

5. Citizens Comments

No citizen comments were made.

Registration to speak at any City Council meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (6:40 - 7:00 PM). The first twelve registering to speak will be given five (5) minutes to address Mayor and Council with their comments.

Comments only - this is not a question and answer dialogue.

You can register by signing up in person at City Hall located at 4483 Pineview Drive - Council Chambers - location of the on site meeting. Only on-site Citizen Comments are available. There are no virtual opportunities to provide Citizen Comments.

6. Public Reports | Presentations

[2025 -051](#) Proclamation

Attachments: [Proclamation - Deanne Bonner](#)

Council Member Dawkins read the proclamation recognizing Deanne Bonner Day September 16th, 2025.

Vangie Rodenbeck introduced the 2025-2026 Youth Council. Mayor Pro-Tem Lust administered the oaths to the new Youth Council Members.

7. City Attorney

A. Consent Agenda

[RES0 25-129](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND POWDER SPRINGS POLICE DEPARTMENT TRAINING REPRESENTATIVE TO EXECUTE AN AGREEMENT WITH THE AMERICAN RED CROSS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-129](#)
[Powder Springs Police Department Licensed Training Provider Agreement](#)

approved

[RES0 25-130](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND POWDER SPRINGS POLICE DEPARTMENT FLEET REPRESENTATIVE TO EXECUTE AN AGREEMENT WITH NATIONWIDE MUTUAL INSURANCE COMPANY TO USE A CERTAIN NISSAN MAXIMA IN THE PERFORMANCE OF ITS POLICE OPERATIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-130](#)
[2016 Nissan Maxima VUA NICB and Law Enforcement NEW](#)
[2016 Nissan Maxima Nationwide Vehicle Use Agreement 2025](#)

approved

[RES0 25-131](#) A RESOLUTION AUTHORIZING THE PURCHASE OF TWO VEHICLES FOR USE BY THE POWDER SPRINGS POLICE DEPARTMENT; AUTHORIZING AND APPROVING THE MAYOR AND FINANCE DIRECTOR TO EXECUTE AGREEMENTS TO PURCHASE, OUTFIT AND MARK A FORD EXPLORER AND CHEVROLET COLORADO; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-131](#)

[\(Quote\)\(Incoming\) 2026 Chevy Colorado \(Powder Springs\) Redacted](#)

[\(Quote\)\(Incoming\) 2025 Ford Explorer PIU Gas Black \(Powder Springs\)](#)

[Ford Explorer PIU Build](#)

approved

[RES0 25-132](#) A RESOLUTION AUTHORIZING THE ACQUISITION OF RIGHT OF WAY NEEDED TO COMPLETE THE POWDER SPRINGS SAFETY IMPROVEMENTS / FOREST HILL KNOWN AS PROJECT NO. 1476.013; FOR AN AMOUNT OF \$10,000; 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: [Executed RESO 2025-132](#)

approved

[RES0 25-133](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE A WORK ORDER TO S.H. CREEL CONTRACTING, INC. TO PERFORM CERTAIN STORM WATER REPAIRS FOR AN AMOUNT OF \$43,805.70; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-133](#)

[MS-2025-001_Hollow Stream Trail Sink Hole Repair_Work Order_9-09-25](#)
[Redacted](#)

approved

Approval of the Consent Agenda

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, to approve the Consent Agenda as read by the City Attorney Julie Livingston. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

B. Regular Agenda | Public Hearing

[PZ 25-013](#) Rezoning a 1.27 acre tract from R15 to CRC located at 4144 Old Austell Rd, within land lot 946, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19094600330.

Attachments: [Approved PZ 2025-013](#)
[Rezoning CRC Old Austell Road Staff Report and Recommendation](#)
[Completed Rezoning Application Redacted](#)
[Aerial Site Plan](#)
[Area Map](#)
[Campaign Contribution Report](#)
[Cobb GIS Map-4144 Old Austell Road-PIN 19094600330](#)
[Constitutional Challenge](#)
[Deed and Legal Description](#)
[Notice of Intent Redacted](#)
[Owner's Authorization Form](#)
[Survey Redacted](#)
[Transmittal Letter Redacted](#)
[Applicant's Written Analysis Redacted](#)
[Exterior Photo](#)
[Zoning Map Old Austell Road](#)
[Staff recommended conditions.JLL.revised.9.9.25.redline](#)

Joel Larkin, of Sams Larkin and Huff, discussed on behalf of the rezoning applicant for a personal care facility for adults.

Per the recommendation of the elected body the applicant is permitted to work with the prior owner and user (church) to allow them to use the facility for up to 6 months while the prior owner/user looks for another home. Additionally, if management and owner changes, the council shall approve the new owner and manager; however, as long as a family member remains a part of the succeeding owner and manager, then council approval is not required but planning staff approval will be sufficient.

A motion was made by Council Member - At Large Post 1 McMutry, seconded by Council Member - Ward 2 Dawkins, that this Rezoning PZ 25-013 be approved with the following conditions. The motion carried by the following vote:

1. Licensing and Compliance

- The facility shall maintain all required state and local licenses and certifications for operating a training facility for adults with intellectual and developmental disabilities.
- The operator shall comply with all applicable provisions of the Georgia Department of Community Health and any other relevant regulatory agencies.

2. Hours of Operation

- The training facility's general hours of operation shall be between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The facility shall also be permitted to conduct special events outside the regular hours of operation for its registered clients provided that such events shall be limited to not more than 4 special events per month and all events shall conclude not later than 9 pm.
- No overnight stays shall be permitted without prior approval.

3. Capacity and Staffing

- The maximum number of participants shall not exceed the number which is allowed by the fire marshal and state and local licensing requirements.
- The facility shall maintain a minimum staff-to-participant ratio in accordance with state regulations, with at least one staff member trained in CPR and first aid on-site at all times.

4. Parking and Traffic Management

- Adequate on-site parking shall be provided for staff, visitors, and transportation vehicles, in accordance with the city's zoning code.
- A designated drop-off and pick-up area shall be provided to minimize traffic congestion and ensure safe access.
- A traffic management plan may be required if the facility serves more than twenty-five participants.

5. Noise and Activity Control

- Any outdoor activities must be supervised and limited to designated hours.
- Noise levels shall comply with the city's noise ordinance and shall not disrupt adjacent residential or commercial uses.

6. Site Design and Landscaping

- The facility shall provide appropriate screening between the facility and adjacent residential properties as determined by the City's professional planning staff, which shall not be unreasonably withheld.
- Signage shall be limited to one monument or wall sign and shall be non-illuminated or externally lit only.

7. Accessibility and Safety

- The facility shall comply with the Americans with Disabilities Act (ADA), including accessible entrances, restrooms, and pathways.
- Emergency exits, fire suppression systems, and evacuation plans shall be reviewed and approved by the local fire marshal.

8. Community Engagement

- The operator shall provide a community liaison contact and respond to neighborhood concerns in a timely manner.
- An annual report summarizing operations, community feedback, and any incidents shall be submitted to the city's planning department.

9. Applicant and Approval Specific

- The City's professional planning staff shall be permitted to allow such changes to these conditions as, in its professional judgment, are consistent with Applicant's proposed use and/or adjacent zonings and land uses. A change in owner or operator shall require approval by the council.

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

Truck Park located at 3980 and 3982 Austell Powder Springs Rd, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19090500190 and 19090500180.

Attachments: [Approved PZ 2025-014](#)

Leon Holmes, special use applicant, discussed his request to operate his accessory structure for gaming activities.

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post Wisdom, that this Special Use PZ 25-014 be Denied. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that this Special Use PZ 25-014 be approved should the applicant secure a separate lease agreement with the property owner of 3982 Austell Powder Springs Road, PIN 19090500190, the special use of a gaming room with an accessory structure may be renewed for one year, subject to the original conditions of approval. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

ORD 25
-016

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO CHILD CARING INSTITUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - 09/15/2025 2nd Reading 10/06/2025

Attachments: [Adopted ORD 2025-016](#)

[ORD 2025-016 Ext A](#)

[Child Caring Institution Exh A with PZ recommendations \(002\)](#)

[ORD 2025 - 016 Child Caring Inst UDC Amendment](#)

[ORD 2025- 016 Exh A Child Caring Institution](#)

[Ord 2025-016 Exh A Child Caring Institution revised](#)

Ordinance ORD 25 -016 was a first reading only, no action was taken..

PZ 25-015

SUA: Food Truck Park located at 3980 and 3982 Austell Powder Springs Rd, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19090500190 and 19090500180.

Attachments: [Denied PZ 2025-015](#)

Eugene Idlett, special use applicant, discussed his request for a safe ride program, covered space and the use of the building.

Harold Barnes, resident of Powder Springs, spoke in favor of the food truck park.

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that this Special Use PZ 25-015 be Denied.

Applicant and vendors shall cease all use of and vacate the properties not later than 12:00 PM, noon, November 1, 2025.

The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

[AL-25-001](#)

Alcohol License Application - Food Truck Park - Eugene Idlett

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 2 Wisdom, that this Alcohol License AL-25-001 be Denied. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

[MOT 25-008](#)

City Manager Pam Conner presented her recommendation for Joe Bennett as Interim Police Chief.

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 1 McMutry, that Motion MOT 25 -008 be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry

8. City Manager and City Council Reports

City Manager Pam Conner congratulated Ms. Deanne Bonner; recommended Joe Bennett as Interim Police; and provided updated on development projects.

Council Member Wisdom wished everyone a good evening; congratulated Deanne Bonner and the Youth Council members.

Council Member McMutry congratulated Deanne Bonner and the Youth Council; and mentioned he attended a pancake breakfast last Saturday.

Council Member Green congratulated Deanne Bonner and the Youth Council.

Council Member Dawkins reminded everyone of the last Brown Bag Lunch Concert this coming Thursday; and congratulated Deanne Bonner.

Mayor Pro-Tem Lust thanked everyone for attending the meeting; congratulated the Youth Council; and mentioned he attended the pancake breakfast at the Ron

Anderson Center last Saturday.

9. Executive Session, if called for purposes of Real Estate, Litigation or Personnel Matters

No executive session was held.

10. Adjournment

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that this Adjournment be approved. The motion carried by the following vote:

Yes: 5 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, Council Member - At Large Post 2 Wisdom, and Council Member - At Large Post 1 McMutry