



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:

Raja Antone, Doris Dawkins, Dwayne Green, Dwight McMurtry, Patricia

Wisdom

Monday, December 1, 2025

7:00 PM

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

Onsite at City Hall - 4483 Pineview Drive, Council Chambers

Pre-Meeting Discussion at 6:30PM

Join Zoom Meeting - <https://us06web.zoom.us/j/82985805579>

Meeting ID: 829 8580 5579 Dial: 1-929-205-6099

1. Call to Order

Mayor Pro-Tem Henry Lust called the meeting to order at 7:00pm. 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, Travis Landrum, Thomas Neaves, Tamara Newkirt, John Parton, , JoAnna Robinson, and Travis Sims (Zoom).

Present 4 - 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 McMurtry

Absent 1 - Mayor Al Thurman

2. Invocation and Pledge of Allegiance

Invocation was led by Council Member Green and the Pledge of Allegiance by Council Member McMurtry.

3. Approval of Minutes

[2025 -060](#) City Council Agenda Minutes 11/17/2025

Attachments: [City Council Agenda Minutes 17-Nov-2025](#)

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that City Council Agenda Minutes 11/17/2025 be approved. The motion

carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

4. Mayor's Comments

Mayor Thurman was absent.

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

Mayor Pro-Tem Lust administered the oath of office to Meaghan Jones as new Downtown Development Authority Board Member; and Shermaine Williams and Tom Vonk as a new Development Authority of Powder Springs Board Members.

7. City Attorney

A. Consent Agenda

[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](#)

approved

[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](#)

[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](#)

[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](#)

[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](#)

[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](#)

[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](#)

[RES0 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 \(2\)](#)

[RES0 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](#)

[RES0 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](#)

[RES0 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](#)

[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](#)

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:

B. Regular Agenda | Public Hearing

[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](#)

Elysee Saint-Elie, Special Use Applicant, discussed her request to complete her front yard fencing at her residence.

Related to agenda item PZ 25-024.

A motion was made by Council Member - At Large Post 1 McMutry, seconded by Council Member - At Large Post 2 Wisdom, that this Special Use PZ 25-023 be approved with the

following conditions:

1. Knox-Box will be installed on the new gate.
2. Installed gate will open inward.
3. Fence will not attach to neighboring fences (minimum 6 inch gap).

The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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 \(1\)](#)

Elysee Saint-Elie, variance applicant, discussed her request to install a front yard fence as high as 6 feet.

Related to agenda item PZ 25-023.

A motion was made by Council Member - At Large Post 1 McMutry, seconded by Council Member - At Large Post 2 Wisdom, that this Variance PZ 25-024 be approved with the following conditions:

1. Knox-Box will be installed on the new gate.
2. Installed gate will open inward.
3. Fence will not attach to neighboring fences (minimum 6 inch gap).

The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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](#)

Tim McTyre, special use applicant, discussed his special use request.

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that Special Use PZ 25-025 be approved with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Special Use approval. The special use approval is to allow for resuming operations of a dirt storing and drying operation only a 0.5-acre portion of property located at 4818 Hill Road.
2. Dumping is limited to Southern Hydrovac (or similar contractor) trucks and water dirt mix only. Prior to new contractor(s) using the property, copy of business license must be provided to the Community Development Department.
3. Applicant provide proof of compliance with NPDES Industrial Storm Water General Permits. Proof of submittal to EPD must be provided by 03/30/2026.
4. No hazardous waste, including but not limited to dirt contaminated by sewer, may be placed at this location.
5. Owner and applicant may not expand the area, which is limited in size to 0.5 acre.
6. No encroachment into the stream buffer (75 feet) is permitted.
7. The use shall be limited to the hours of 9 AM to 9 PM.
8. Use by Southern Hydrovac (or other similar contractor) may occur during off hours when they are responding to an emergency call.
9. Truck traffic is not permitted on Brownsville Road at any time.
10. The special use shall expire in 1 year.

11. A soil test and water sampling upstream and downstream shall be submitted two times each year - by June 1 and December 1. The tests are prerequisites to issuance of a business license.

12. The applicant and owner shall comply with all federal, state and local water quality control, erosion and sediment control, floodplain, wetland, solid waste, environmental and other regulations applicable to the dumping, landfilling, stockpiling, removal or movement of dirt or hydraulic excavation byproduct, or other materials upon the subject property.

13. That the property meets the requirements of the approved site plan.

14. That the applicant schedules quarterly inspections with the City of Powder Springs to ensure continued compliance. Deadlines for quarterly inspections are October 31, December 31, March 30, and June 30.

The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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](#)

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 2 Wisdom, that Ordinance ORD 25 -019 be adopted. The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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 \(2\)](#)

Phil Howard, rezoning applicant, discussed his request to consolidate his business in Powder Springs limits.

Staff has modified condition numbers 1, 10, and 14 (a) during the public hearing.

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 2 Dawkins, that Rezoning PZ 25-027 be approved with the following conditions:

- 1. Towed vehicles shall be stored in a fully screened and fenced area on the Heavy Industrial portion of the lot consistent with the approved site plan.**

2. The office and repair building shall be constructed to contain a building pad with stormwater systems to catch all fluids and send the same through an oil/water separator filtration system prior to entering the general stormwater system for discharge. All onsite maintenance and repairs shall be performed inside the repair building. All equipment and vehicle parts used for the like shall be stored inside the repair building.
3. All truck traffic shall exit and enter the subject property from Flint Hill Road at its intersection with Powder Springs Road and shall be precluded from utilizing Sanders Road as a means of travel and shall not be utilized as a “thru street”.
4. There shall be no junk, disposal, disassembly, or salvage operations for any vehicles on the subject property. Retail and/or wholesale sales of new or used automobile parts and supplies shall be prohibited on the subject property.
5. All areas where vehicles are stored and all parking areas shall be surfaced per UDC Sec. 6-58.
6. Service bays with overhead doors shall not be located on the front building facade of a building unless provisions are made for screening them from view from the front property line.
7. Space shall be provided on the lot devoted specifically and exclusively for automobile loading and unloading. It shall be unlawful to load or unload automobiles within the right-of-way of any public street. It shall be unlawful to park automobiles within or otherwise encroach upon the designated and approved loading or unloading zone except for loading and unloading operations.
8. Outside loudspeakers shall not be permitted.
9. Submittal and approval of a photometric plan for exterior and architectural lighting on the subject property shall be required and shall meet the following:
 - a. Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a).
 - b. Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38.
 - c. Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58.
10. Submittal and approval of a landscape plan to include buffers for LI (light industrial) equipment and parking with reduced 25 ft buffer, front landscape strip, interior parking lot landscaping, and general landscaping provisions shall be required.
11. Submittal and approval of architectural plans to include building façades, materials, fencing details, and elevations of dumpster enclosure shall be required.
12. A full-sized deceleration lane shall be required at the Flint Hill Road entrance, pursuant to UDC Sec. 8-67.
13. Sidewalk shall be provided along Flint Hill Rd, per UDC Sec. 8-75.
14. The following activities shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m.:
 - a. Transporting and relocating of vehicles in shipment excepting vehicles impounded or released by police department to and from other locations, including out of state
 - b. Receiving, inspecting, prepping, and releasing of new vehicles owned by various Federal Government agencies and other privately owned vehicles being transported long distances
 - c. On-site maintenance and mechanical repair of company-owned vehicles

d. Public auctions

15. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times, with special consideration paid to sound level limitations for nearby residential properties. See Code of Ordinances Sec. 10-51.

16. Submittal of a variance application for building setback requirements abutting a residential zoning district shall be required.

17. Any changes in use or operation on this property shall first receive Mayor and Council approval.

The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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 \(2\)](#)

Phil Howard, special use applicant,

Staff has modified condition numbers 1, 10, and 14 (a) during the public hearing.

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 2 Dawkins, that Special Use PZ 25-028 be approved with the following conditions:

1. Towed vehicles shall be stored in a fully screened and fenced area on the Heavy Industrial portion of the lot consistent with the approved site plan.
2. The office and repair building shall be constructed to contain a building pad with stormwater systems to catch all fluids and send the same through an oil/water separator filtration system prior to entering the general stormwater system for discharge. All onsite maintenance and repairs shall be performed inside the repair building. All equipment and vehicle parts used for the like shall be stored inside the repair building.
3. All truck traffic shall exit and enter the subject property from Flint Hill Road at its intersection with Powder Springs Road and shall be precluded from utilizing Sanders Road as a means of travel and shall not be utilized as a "thru street".
4. There shall be no junk, disposal, disassembly, or salvage operations for any vehicles on the

subject property. Retail and/or wholesale sales of new or used automobile parts and supplies shall be prohibited on the subject property.

5. All areas where vehicles are stored and all parking areas shall be surfaced per UDC Sec. 6-58.
6. Service bays with overhead doors shall not be located on the front building facade of a building unless provisions are made for screening them from view from the front property line.
7. Space shall be provided on the lot devoted specifically and exclusively for automobile loading and unloading. It shall be unlawful to load or unload automobiles within the right-of-way of any public street. It shall be unlawful to park automobiles within or otherwise encroach upon the designated and approved loading or unloading zone except for loading and unloading operations.
8. Outside loudspeakers shall not be permitted.
9. Submittal and approval of a photometric plan for exterior and architectural lighting on the subject property shall be required and shall meet the following:
 - a. Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a).
 - b. Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38.
 - c. Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58.
10. Submittal and approval of a landscape plan to include buffers for LI (light industrial) equipment and parking with reduced 25 ft buffer, front landscape strip, interior parking lot landscaping, and general landscaping provisions shall be required.
11. Submittal and approval of architectural plans to include building façades, materials, fencing details, and elevations of dumpster enclosure shall be required.
12. A full-sized deceleration lane shall be required at the Flint Hill Road entrance, pursuant to UDC Sec. 8-67.
13. Sidewalk shall be provided along Flint Hill Rd, per UDC Sec. 8-75.
14. The following activities shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m.:
 - a. Transporting and relocating of vehicles in shipment excepting vehicles impounded or released by police department to and from other locations, including out of state
 - b. Receiving, inspecting, prepping, and releasing of new vehicles owned by various Federal Government agencies and other privately owned vehicles being transported long distances
 - c. On-site maintenance and mechanical repair of company-owned vehicles
 - d. Public auctions
15. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times, with special consideration paid to sound level limitations for nearby residential properties. See Code of Ordinances Sec. 10-51.
16. Submittal of a variance application for building setback requirements abutting a residential zoning district shall be required.
17. Any changes in use or operation on this property shall first receive Mayor and Council approval.

The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[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](#)

Ordinance ORD 25 -020 was a first reading only and no action was taken. Sent to the City Council on 1/5/2026.

[MOT 25](#)
[-011](#)

Motion to deny Anti Litem as discussed in the December 1st Executive Session.

A motion was made by Council Member - At Large Post 1 McMutry, seconded by Council Member - Ward 2 Dawkins, that Motion MOT 25 -011 be approved. The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

[MOT 25](#)
[-012](#)

Motion to approve the draft 2028 SPLOST (Special Purpose Local Option Sales Tax).

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that Motion MOT 25 -012 be approved. The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman

8. City Manager and City Council Reports

City Manager Pam Conner, shared that Powder Springs Park will be closed starting December 8th for renovations for a five month period; reminded everyone of the upcoming Christmas Parade.

Council Member Wisdom, welcomed everyone that joined the meeting; wished everyone a Happy Holidays and encouraged everyone to attend the City events.

Council Member McMutry, shared that he hoped everyone had a nice Thanksgiving Holiday; hoped everyone attends the upcoming Christmas Parade.

Council Member Green, shared his peace and blessings.

Council Member Dawkins, thanked everyone for attending the meeting; congratulated the new Board Appointees; and looks forward to seeing everyone at the Christmas Tree lighting.

Mayor Pro-Tem Lust, shared that he had an enjoyable Thanksgiving Holiday; and that he attended Mayor Thurman's sister funeral in Alabama.

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 - Ward 3 Green, that this Adjournment be approved. The motion carried by the following vote:

Yes: 5 - 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

Absent: 1 - Mayor Thurman