



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127  
cityofpowdersprings.org

## Meeting Minutes - Final

### City Council

*Mayor*

*Albert Thurman*

*Council Members:*

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

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Monday, April 7, 2025

7:00 PM

Patricia C. Vaughn Cultural Arts Center  
4181 Atlanta Street | Building 1  
Powder Springs, GA 30127

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**Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street, Bldg. 1**

**Pre-Meeting Discussion at 6:30PM**

**Join Zoom Meeting - <https://us06web.zoom.us/j/84705744619>**

**Meeting ID: 847 0574 4619 Dial: 1-929-205-6099**

### 1. Call to Order

Mayor Albert Thurman called the meeting to order at 7:00 pm. Council Members Dawkins, Green, Lust and Wisdom were present. Council Member McMutry was absent. Also present were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in Attendance: Lane Cadwell, Phyliss Calloway, Cedrick McClure, Tamara Newkirt, and Henry Smith.

Staff in Attendance Via ZOOM : Tina Garver, Travis Landrum, Shaun Myers and Travis Sims.

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

**Absent** 1 - Council Member - At Large Post 1 Dwight McMutry

### 2. Invocation and Pledge of Allegiance

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

### 3. Approval of Minutes

[2025 -020](#)

City Council Agenda Minutes 03/17/2025

**Attachments:** [City Council Agenda Minutes 17-Mar-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 03/17/2025 be approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

[2025 -021](#) City Council Work Session Minutes 04/02/2025

**Attachments:** [City Council Work Session Minutes 02-Apr-2025](#)

**A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 2 Wisdom, that City Council Work Session Minutes 04/02/2025 be approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

#### **4. Mayor's Comments**

The Mayor shared that he attended the Powder Springs Business Group meeting the previous Thursday at Sangster's Cafe in Powder Springs.

#### **5. Citizens Comments**

Jakky Tucker, resident of 3129 Brooks Lane in Powder Springs, shared her concerns with the proposed building site and parking at the Lewis Rd and Marietta St corner lot.

**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 the Cultural Arts Center located at 4181 Atlanta Street - 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**

No reports nor presentations were made.

#### **7. City Attorney**

##### **A. Consent Agenda**

[RES0  
25-051](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS REQUIRED FOR CERTAIN AUDIO VISUAL AND TECHNOLOGY MAINTENANCE AND TRAINING AT THE NEW MUNICIPAL COMPLEX; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-051](#)  
[Copy of Municipal Complex Annual Contracts MG Systems Above the Cloud FY 26\(Sheet1\) \(002\).xlsx](#)  
[Proposal for AV Training and Inspection Services.pdf](#)

**approved**

[RES0  
25-058](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS WITH RCS PRODUCTIONS FOR PROFESSIONAL SERVICES TO BE PERFORMED FOR AND AT THE SEAFOOD FESTIVAL MAY 2025; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-058](#)  
[RCS Proposal for Seafood Festival 2025 Redacted](#)

**approved**

[RES0  
25-059](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND CHIEF OF POLICE TO EXECUTE AGREEMENTS WITH CARFAX FOR POLICE AND THE NATIONAL INSURANCE CRIME BUREAU FOR ACCESS TO AND USE OF CERTAIN INFORMATION RELATING TO POLICE INVESTIGATIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-059](#)  
[CARFAX For Police Terms and Conditions 2024 - Tools Only MOU Redacted](#)  
[Law Enforcement ISO ClaimSearch Access Memorandum of Understanding- Final 3-2024](#)

**approved**

[RES0  
25-060](#)

A RESOLUTION APPOINTING ALISON NICOLE (NIKKI) THOMAS TO THE ARTS AND CULTURAL AFFAIRS COMMISSION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-060](#)  
[Nikki Thomas Commission Application 03032025 Redacted](#)

**approved**

[RES0  
25-061](#)

A RESOLUTION APPROVING, RATIFYING AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS OR DOCUMENTS NEEDED TO PURCHASE LAPTOPS, DOCKS AND MONITOR FOR A SUM OF \$40,000,

TECHNOLOGY RACKS FROM QUALITY COMMUNICATIONS, INC. FOR A SUM OF \$21,747 AND THE DOMAIN NAME CHANGE FROM .ORG TO .GOV FOR A SUM OF \$7,000; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-061](#)

[Est QC24185 from Quality Communications Inc. 154998 23628](#)

[Redacted](#)

[527e8d89-846f-449b-8ff6-70b1fa560dde Redacted](#)

[Est QC24186 from Quality Communications Inc. 155003 23628](#)

[Redacted](#)

[Est QC24187 from Quality Communications Inc. 155008 23628](#)

[Redacted](#)

[Est QC25118 from Quality Communications Inc. 156904 23628](#)

[Redacted](#)

**approved**

**[RESO](#)**  
**[25-062](#)**

A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSERVATION EASEMENT GRANTED THE CITY OF POWDER SPRINGS FOR THE PROTECTION OF CERTAIN STREAM BUFFERS LOCATED WITHIN CERTAIN DEVELOPMENTS WITHIN INNOVATIVE WAY/INTERMODAL 20 WEST, NATURE WALK, WESTMONT PRESERVE, LEWIS-WILDWOOD AND CONCORD OAKS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-062](#)

[Naturewalk Conservation Easement Redacted](#)

[20 West Intermodal Conservation Easement](#)

[Westmont CE Deed Pkg A Redacted](#)

[Westmont CE Deed Pkg B Redacted](#)

[Westmont CE Deed Pkg C Redacted](#)

[Lewis-Wildwood - Conservation Easement](#)

[Concord Oaks Executed Conservation Easement Redacted](#)

**approved**

**[RESO](#)**  
**[25-063](#)**

A RESOLUTION APPROVING AND AUTHORIZING THE PLACEMENT OF A LITTLE FREE LIBRARY IN POWDER SPRINGS PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**Attachments:** [Executed RESO 2025-063](#)

**approved**

**[RESO](#)**  
**[25-064](#)**

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CONTRACTS WITH RCS PRODUCTIONS FOR PROFESSIONAL SERVICES TO BE PERFORMED FOR AND AT THE SUMMER CONCERT SERIES; PROVIDING FOR AN EFFECTIVE DATE;

AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-064](#)  
[RCS Proposal for Concert Series 2025Redacted](#)

approved

[RESO](#)  
[25-065](#)

A RESOLUTION APPROVING THE TEMPORARY CLOSURE AND USE OF THURMAN SPRINGS PARK, MUNICIPAL PARKING, CITY TRAILS AND CITY ROADS TO ACCOMMODATE THE 5K AND ARTS FESTIVAL HOSTED BY THE SOUTH COBB ARTS ALLIANCE ON SEPTEMBER 13, 202 FROM 7AM TO 8PM BEGINNING AND ENDING AT THURMAN SPRINGS PARK; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-065](#)  
[Art at the Springs 2025 Event Request Redacted](#)

approved

[RESO](#)  
[25-066](#)

A RESOLUTION APPROVING THE TEMPORARY CLOSURE AND USE OF THURMAN SPRINGS PARK TO ACCOMMODATE A PRAYER AND WORSHIP SERVICE HOSTED BY PRAYER BY PAINTING ON MAY 31, 2025, FROM NOON TO 6:00pm; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-066](#)  
[Worship in the Park Event Request Redacted](#)  
[Site Map Worship in the Park](#)

approved

[RESO](#)  
[25-067](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE CERTAIN AGREEMENTS, DEDICATIONS AND DEVELOPMENT DOCUMENTS WITH DEVELOPERS OF ADLER SPRINGS, NATURE WALK PRESERVE, CONCORD OAKS, WILDWOOD, FAIRHAVEN, VILLAGES AT PRESTON, PRESTON TOWNES, AND WESTMONT PRESERVE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-067](#)

approved

[RESO](#)  
[25-068](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH NATIVE DEVELOPMENT GROUP; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-068](#)

approved

[RES0  
25-069](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION RELATING TO MAINTENANCE BY THE CITY OF CERTAIN SAFETY IMPROVEMENTS INSTALLED BY THE DEPARTMENT AT AND NEAR THE FINCH ROAD RAILROAD CROSSING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-069](#)

[Attachment A - DOT #719821V - Finch Rd.pdf](#)

[Draft - MOA - Powder Springs GA - DOT# 719821V.pdf](#)

approved

[RES0  
25-070](#)

A RESOLUTION AUTHORIZING THE CITY OF POWDER SPRINGS COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT AN APPLICATION FOR TEMPORARY EVENT ON BEHALF OF THREE BAR BUILDERS TO HOST THE BOOKFEST OPEN MIC NIGHT ON MAY 1 2025 FROM 6:30-8:30 AT A LICENSED NON-ASSEMBLY OFFICE LOCATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-070](#)

approved

[RES0  
25-071](#)

A RESOLUTION AUTHORIZING THE PURCHASE OR LEASE OF POLICE VEHICLES; AUTHORIZING AND APPROVING THE MAYOR TO EXECUTE AGREEMENTS TO PURCHASE, OUTFIT AND MARK POLICE VEHICLES AND OTHER CITY FLEET; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Executed RESO 2025-071](#)

approved

## Approval of the Consent Agenda

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

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

## B. Regular Agenda | Public Hearing

**MOT 25**  
**-004**

Motion to amend the Consent Agenda to withdraw RESO 25-044.

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that Motion MOT 25 -004 to amend the Consent Agenda to withdraw RESO 25-044 be approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

**RESO**  
**25-044**

Intergovernmental Notice. 3450 Hopkins Court. Cobb County SLUP 11-2025: Request to park 7 vehicles at house.

**Attachments:** [Zoning Notification Powder Springs LUP-11\\_2025\\_04 Redacted](#)  
[Vicinity Map](#)

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that Resolution RESO 25-044 be Withdrawn. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

**PZ 24-029**

Rezoning Request to rezone an approximate 4.9-Acre Tract from R-20 to PUD-R. The property is located at 3720 and 3716 Powder Springs Rd, within land lots 833 and 870, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19087000010, 19087000150.

**Attachments:** [Tabled PZ 24-029](#)  
[PZ 24-029. Motion to Table. 04072025](#)  
[Site Plan. 2025-3-16. NELSON - POWDER SPRINGS](#)  
[Signed Table to Motion 02-03-25](#)  
[Signed table to Dec 2nd](#)  
[Renderings. 28' wide th- streetscape 4-8-21 fin](#)  
[Traffic Impact Study](#)  
[Fiscal Impact Analysis. Powder Springs Road FIA 10 16 24](#)  
[Public Opposition. CREEKWOOD SUBDIVISION PETITION](#)  
[Rezoning Application. 3716 & 3720 Powder Springs Road Redacted](#)  
[Signed PZ 24-029 Tabled Motion to 11-04](#)  
[Signed Motion to table to Apr 7](#)

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that Rezoning PZ 24-029 be tabled to the City Council, on 5/5/2025. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

[PZ 25-004](#) Rezoning - To consider a change in the zoning conditions of PZ22-012. The property is Villas on Powder Springs Creek, located at 4975 and 5001 Hill Road, within land lot 953 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19095300070 & 19095300060.

**Attachments:** [Tabled PZ 25-004](#)  
[PZ 2025-004 Signed Tabled to April 4](#)  
[PZ25-004. Motion to Table. 04072025](#)  
[Rezoning Application \(Change of Conditions\) Redacted](#)  
[DB16089 PG2748 LWD](#)  
[Exhibit A - MIJS Representatiion Redacted](#)  
[HILL ROAD TRACT - ALTA UPDATE 09.09.24 Redacted](#)  
[Legal Description](#)  
[Site Plan - Hill RD Stamped 24.10.11 Redacted](#)  
[Site Vicinity Map](#)

**A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 2 Dawkins, that Rezoning PZ 25-004 be tabled to the City Council, on 6/2/2025. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

[ORD 25-004](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO SITE AND ARCHITECTURAL DESIGN REVIEW, LAND DEVELOPMENT, AND STANDARD DESIGN SPECIFICATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - 2/17/25      2nd Reading - 03/03/25 (Tabled)  
2nd Reading - 03/17/25 (Tabled)  
2nd Reading – 04/07/25

**Attachments:** [Adopted ORD 2025-004](#)  
[Tabled ORD 2025-004](#)  
[Exhibits](#)

Tina Garver, Community Development Director, discussed the amendments relating to storm water and development standards.

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that Ordinance ORD 25 -004 be adopted. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom



**Absent:** 1 - Council Member - At Large Post 1 McMutry

[ORD 25](#)  
[-005](#)

AN ORDINANCE TO APPROVE AN ADOPTION AGREEMENT AND GENERAL ADDENDUM RELATING TO THE GEORGIA MUNICIPAL EMPLOYEE BENEFIT SYSTEM DEFINED BENEFIT RETIREMENT PLAN; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 3/17/25    2nd reading 4/7/25

**Attachments:** [Adopted ORD 2025-005](#)

[Powder Springs Addendum 2 27 2025.pdf](#)

[Powder Springs Adoption Agreement 2 27 2025.pdf](#)

[Powder Springs Cover Letter 2 27 2025.pdf](#)

**A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 2 Wisdom, that Ordinance ORD 25 -005 be adopted. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

## **Oath of Office - Alison Nicole Thomas - Cultural Arts Commission**

The Oath of Office was administered by Mayor Thurman to Alison Nicole Thomas as the new appointee to the Cultural Arts Commission.

## **8. City Manager and City Council Reports**

City Manager Pam Conner made no reports.

Council Member Green shared that he wishes everyone safety.

Council Member Dawkins reminded everyone of the Cobb Municipal Association Meeting Tuesday April 8th; and welcomed everyone that attended the meeting.

Council Member Lust thanked everyone for joining the meeting in person as well as online; shared that he attended a Georgia Municipal Association (GMA) session April 3rd.

Council Member Wisdom welcomed everyone that attended the meeting; congratulated Nicole Thomas on her appointment; encouraged everyone to attend the Summer Concerts and the remaining Brown Bag Lunch Concerts.

## **9. Executive Session was called for purpose of Personnel Matters**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Executive Session be called for the purpose of Personnel**

**Matters be approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

**Executive Session was concluded from the purpose of Personnel Matters**

**A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this conclusion Executive Session for personnel matters was approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry

**10. Adjournment**

**A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 2 Dawkins, that this adjournment was approved. The motion carried by the following vote:**

**Yes:** 4 - Mayor Pro Tem - Ward 1 Lust, Council Member - Ward 2 Dawkins, Council Member - Ward 3 Green, and Council Member - At Large Post 2 Wisdom

**Absent:** 1 - Council Member - At Large Post 1 McMutry