



City of Powder Springs

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

Meeting Agenda Council Work Session

*Mayor
Albert Thurman*

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

Wednesday, July 16, 2025

5:00 PM

Cultural Arts Center
4181 Atlanta Street
Powder Springs, GA 30127

LOCATION CHANGE TO CULTURAL ARTS CENTER

Onsite: Cultural Arts Center, 4181 Atlanta St., Powder Springs, GA 30127

Join Zoom Meeting - <https://us06web.zoom.us/j/83951481872>

Dial: 1-929-205-6099 Meeting ID: 839 5148 1872

Call to Order

Mayor's Comments

Work Session Matters

- | | |
|-------------------------------------|---|
| RPT 25-037 | Report - LCI Update |
| RPT 25-036 | Report - Easement at Butner |
| <u>Attachments:</u> | aerial with proposed drive |
| RES0 25-117 | Resolution - renewal of professional service contracts |
| RES0 25-112 | Resolution - Deductive Change Order - East Coast |
| RES0 25-111 | Resolution Deductive Change Order Triple R |
| RES0 25-113 | Resolution - Surplus |
| RES0 25-114 | Resolution - Classification Table |
| RES0 25-115 | Resolution - CDBG Amendment - extension of program year |

- [RES0 25-116](#) Resolution - Moving Contract
- [RES0 25-118](#) Resolution - Cobb Marietta Coliseum - approval
- [RES0 25-119](#) Resolution - Detention Pond Maintenance Renewal
- [RES0 25-120](#) Resolution - extension to complete staffing study by Carl Vinson
- [RES0 25-121](#) Resolution - property inventory and financial analysis review
- [RES0 25-122](#) Resolution approving contract extension for Communities in Schools

Attachments: [Draft CIS 3rd amendment](#)

- [ORD 25 -003](#) AN ORDINANCE AMENDING THE CODE OF ORDINANCES REGARDING USE OF PUBLIC RIGHT OF WAY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 2/3/25 2nd Reading 2/17/25 (Tabled to 7/21/25)

Attachments: [Tabled ORD 2025-003](#)
[ORD 2025-003 EXH A GMA Model ROW Ordinance](#)
[GMA Model Utility ROW Encroachment Permit](#)

- [ORD 25 -010](#) An Ordinance for Annexation of a 9.3-acre tract, to rezone from R-20 (county) to PUD-R

(city). The property is located at Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010. Applicant: Traton, LLC.

1st Reading 5/5/25 2nd Reading 5/19/25

Motion to Table 1st reading to June 2, 2026

Attachments: [Survey - 02-18-2025 \(1\)](#)
[Legal Description - Tract 2 \(Brown\)](#)
[Legal Description - Tract 3 \(Brown\)](#)
[Legal Description - Tract 4 \(Garrett Estate\)](#)
[Legal Description - Tract 1 \(Garrett Estate\)](#)

[ORD 25 -014](#) AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st reading 6/16/25; 2nd reading 7/21/25

Attachments: [ORDINANCE 2025 - 014 Annexation CH James](#)
[Powder Springs Annexation Application](#)

[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.

Applicant has requested the application be withdrawn without prejudice. Planning and Zoning Commission voted on June 30, 2025 to recommend acceptance of the withdrawal without prejudice.

Attachments: [Tabled PZ 2024-029](#)
[Motion to Table to July 21, 2025](#)
[Site Plan. 2025-3-16. NELSON - POWDER SPRINGS](#)
[Creekwood Meeting Notes](#)
[Tabled Motion 06-02 PZ 24-029](#)
[Tabled PZ 24-029](#)
[Signed Table to Motion 02-03-25](#)
[Signed table to Dec 2nd](#)
[Site Plan. 2024-10-30 NELSON - POWDER SPRINGS](#)
[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](#)

[PZ 25-007](#)

Rezoning. For a 6.26-acre tract, to rezone from CRC to PUD-R. The property is located at 3200 Powder Springs Road, within land lots 866 and 867, 2nd section, Cobb County Georgia. PIN: 19086700050. Applicant: Kenneth Ellsworth

Motion to Table to July 21, 2025 Council Meeting

Attachments:

[Staff Report](#)

[Tabled PZ 2025-007](#)

[Draft Motion to Table to July 21](#)

[Tabled Motion PZ 25-007](#)

[Revised Site Plan 05082025](#)

[TSW and Staff Recommended Site Plan](#)

[Rezoning Request Application and attachments Redacted](#)

[PZ 25-005](#)

Rezoning. For a 9.3-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010. Applicant: Traton, LLC.

Attachments:[Staff Report](#)[Tabled PZ 2025-005](#)[Draft Motion to Table to July 21](#)[Tabled Motion 06-02 PZ 25-005](#)[TSW and Staff Recommended Site Plan](#)[Rezoning Application Redacted](#)[Site Plan \(Revised\) - 03-24-2025](#)[List of Requested Variances](#)[Survey - 02-18-2025](#)[Site Map \(Overall\)](#)[Constitutional Challenge Redacted](#)[2024 Cobb Tax Receipt \(Brown\)](#)[2024 Cobb Tax Receipt \(Garrett\)](#)[Deed \(Brown\)](#)[Deed \(Garrett\)](#)[Exhibit A - Contact Information Redacted](#)[Legal Description - Tract 1 \(Garrett Estate\)](#)[Legal Description - Tract 2 \(Brown\)](#)[Legal Description - Tract 3 \(Brown\)](#)[Legal Description - Tract 4 \(Garrett Estate\)](#)[Letters of Administration \(Garrett Estate\)](#)[Site Map \(Brown\)](#)[Site Map \(Garrett Estate\)](#)

[PZ 25-007](#)

Rezoning. For a 6.26-acre tract, to rezone from CRC to PUD-R. The property is located at 3200 Powder Springs Road, within land lots 866 and 867, 2nd section, Cobb County Georgia. PIN: 19086700050. Applicant: Kenneth Ellsworth

Motion to Table to July 21, 2025 Council Meeting

Attachments:

[Staff Report](#)

[Tabled PZ 2025-007](#)

[Draft Motion to Table to July 21](#)

[Tabled Motion PZ 25-007](#)

[Revised Site Plan 05082025](#)

[TSW and Staff Recommended Site Plan](#)

[Rezoning Request Application and attachments Redacted](#)

[PZ 25-008](#)

Variance. To allow development in the floodplain, future conditions flood and/or adjacent area. The property is located at 5525, 5535 and 5500 Elliott Road within land lots 598, 599, 660, 661, 19th district, 2nd Section, Cobb County, Georgia. PIN: 19067400030, 19066000050 and 19066000060.

Attachments:

[Staff Report](#)

[Engineer Recommendation](#)

[Tabled PZ 2025-008](#)

[Draft Motion to Table to July 21](#)

[24003 Floodplain Exhibit](#)

[Flood Plain NO-RISE STUDY - FUTURE fpPSC 3-9-25](#)

[Site Map - 5500 Elliott Road](#)

[Site Map - 5525 and 5535 Elliott Road](#)

[Variance Application - 04-22-2025 Redacted](#)

[Comments from Dewberry Engineering Redacted](#)

[PZ 25-009](#)

Rezoning - For a 0.5-acre tract, to rezone from R-20 to CBD. The property is located at 4293 Marietta Street, within Land Lots 874 and 903, 19th district, 2nd section, Cobb County, Georgia. PINs: 19090300140. Applicant: Patience Uchenye

Attachments:

[Staff Report](#)

[Floorplan](#)

[Deed](#)

[Site Plan](#)

[Application](#)

[PZ 25-010](#) Rezoning - For a 3.7- acre tract, to rezone from R-30 to CRC. The property is located at 5655 Allen Road, within Land Lot 672, 19th district, 2nd section, Cobb County, Georgia. PINs: 19067200040. Applicant: Spring Creek Investment Properties

Attachments: [Staff Report](#)
[Staff Recommended Stipulations](#)
[Rezoning Application.pdf](#)
[Commercial Site Plan](#)
[Deed](#)
[Plat](#)

[PZ 25-011](#) Rezoning - For a 2.74 acre tract, to rezone from R-30 to CRC. The property is located at Allen Road and CH James Parkway , within Land Lots 671 and 672, 19th district, 2nd section, Cobb County, Georgia. PINs: 19067200070 and 19067100070. Applicant: Marjorie Sanchez and Bernie Gudiel

Attachments: [Staff Report](#)
[Staff Recommended Stipulations](#)
[Sanchez Rezoning Application Full](#)
[Site Plan](#)

[PZ 25-012](#) Rezoning. For a 14.7-acre tract, to rezone from R-30 (county) to MXU(city). The property is located on CH James Pkwy, within Land Lots 671, 19th district, 2nd section, Cobb County, Georgia. PINs:19067100050, 19067100020 Applicant: Thompson Thrift Residential

Attachments: [Staff Report](#)
[Staff Recommended Stipulations MXU](#)
[TSW Recommended Site Plan](#)
[Silver Trace Mixed Use Development Powder Springs Traffic Impact Study](#)
[2025-03-25 Rezoning Request Application - executed - 24297.00](#)
[2025-03-25 -Site Zone-2 PN-24297.00](#)
[2025-04-25 - Powder Springs Elevations - County Submission](#)
[PZ25-006 CCWS](#)
[Thompson Thrift MXU Stipulation Letter](#)
[CH James Pkwy Rezoning DRAFT 071625](#)

Executive Session, if called for the purpose of Real Estate, Litigation or Personnel Matters

City Manager and Council Reports

Recess to Next Scheduled City Council Meeting

Pursuant to the provisions of O.C.G.A. 50-14-3, the City Council could, at any time during the meeting, vote to close the public meeting and move to executive session to discuss matters relating to legal or personnel matters and/or to discuss real estate matters.

For more information regarding any of actions included on this agenda, please visit www.cityofpowdersprings.org | Agendas & Minutes and select applicable meeting date. Clicking on the blue link will open all detail related to the action. Please note additional supporting information for the City Council Agenda may still be added up through the day of the City Council Meeting.

ADA Statement - Accessibility to meetings: If you need the City to provide special accommodations in order to participate in the above meeting, please call Tamara Newkirt, Deputy City Clerk, at 770-943-1666, ext.303 or tnewkirt@cityofpowdersprings.org at least 48 hours before that meeting.