



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

*Mayor
Albert Thurman*

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

Wednesday, October 30, 2024

5:00 PM

Ford Center Reception Hall
4181 Atlanta Street | Building 2
Powder Springs, GA 30127

Location Information:

Onsite: Ford Center Reception Hall, 4181 Atlanta St., Powder Springs, GA 30127

Join Zoom Meeting - <https://us06web.zoom.us/j/83007426095>

Meeting ID: 830 0742 6095 Dial: 1-929-205-6099

Call to Order

Mayor Albert Thurman called the meeting to order at 5:00 pm. Council Members Dawkins, Lust and McMutry were present on site. Council Member Wisdom was present via Zoom and Council Member Green was absent. Also present on site were City Attorney Julie Livingston and City Manager Pam Conner. City Clerk Kelly Axt was present via Zoom.

Staff in attendance: Lane Cadwell (Zoom), Phyllis Calloway, Dwayne Eberhart (Zoom), Jon Gargis, Tina Garver, Shaun Myers (Zoom), Tamara Newkirt, Vangie Rodenbeck, and Travis Sims (Zoom).

Mayor's Comments

Mayor Thurman shared that the South Cobb Luncheon was nice and thanked the Council for showing up.

Work Session Matters

[RPT 24-087](#)

A RESOLUTION AUTHORIZING REPAIRS TO CERTAIN SIDEWALKS IN THE PUBLIC RIGHT OF WAY; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OR DOCUMENTS REQUIRED TO EFFECTUATE SAME; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 166 Sidewalk repairs Marietta and Murray](#)

Pam Conner, City Manager, discussed the recommendation to have the City do

the work in front of the Davis building that is in the right of way to allow the egress and ingress out of the building for safety reasons and to meet the building code requirement. Mrs. Conner proposed using the funds out of the City Manager's budget for the cost.

[RPT 24-088](#) Report - Econ Dev update

The economic development updates were not made.

[RPT 24-089](#) Cobb County LUP-42; Adebanjo Ewedemi; Temporary Land Use Permit for a Personal Care Home at 2432 Powder Springs Road.

Attachments: [Zoning Notification Powder Springs LUP-42 2024 12 Redacted](#)

Tina Garver, Community Development Director, discussed that Cobb County had reached out to the City for their feedback of an existing home care that has an application with Cobb for an expansion of a ramp.

[RPT 24-090](#) Report – City Hall Roof

Pam Conner, City Manager, discussed the recommendation to replace the roof on the existing City Hall building at the same time of the roof placement of the new additional portion of the Municipal Complex at a cost of \$60,000.

[RES0
24-132](#) A RESOLUTION TRANSMITTING TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS THE ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT AND SHORT-TERM WORK PROGRAM OF THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 132 STWP and CIE transmittal](#)

[Copy of Report of Accomplishments 10302024](#)

[STWP 10302024](#)

[2024 Impact Fee Financial Report](#)

Tina Garver, Community Development Director, discussed the report of accomplishments and the financial report that will be submitted to the Atlanta Regional Commission.

[RES0
24-149](#) A RESOLUTION UPDATING THE CITY OF POWDER SPRINGS FEE SCHEDULE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 149 Fee Schedule](#)

[RESO 24-149 Construction Fees Exhibit A](#)

[RESO 24-149 OVERALL Fee Schedule Exhibit B](#)

Tina Garver, Community Development Director, discussed that the State law

changes requires that the City come into compliance with the certain building permit fees.

[RES0
24-159](#)

A RESOLUTION APPROVING THE MEETING DATE SCHEDULE FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF POWDER SPRINGS FOR CALENDAR YEAR 2025; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 159 PZ Calendar
2025 Planning and Zoning Calendar. DRAFT](#)

Pam Conner, City Manager, discussed the adoption of the 2025 calendar year meetings for the Planning and Zoning Commission.

[RES0
24-160](#)

A RESOLUTION APPROVING THE MEETING DATE SCHEDULE FOR THE MAYOR AND COUNCIL OF THE CITY OF POWDER SPRINGS FOR CALENDAR YEAR 2025; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 160 Council Calendar
2025 City Council Meeting Calendar](#)

Pam Conner, City Manager, discussed the adoption of the 2025 calendar year for the Mayor and City Council meetings.

[RES0
24-161](#)

A RESOLUTION APPROVING AMENDMENTS TO THE PERSONNEL MANUAL RELATING TO SOCIAL MEDIA, ACCRUED LEAVE, REQUIRED TRAINING AND DISCIPLINARY ACTION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 161 Personnel Manual
Personnel Manual updates 110424.pdf](#)

Pam Conner, City Manager, discussed the amendments to the personnel manual referencing texting usage, disciplinary action and accrued sick and vacation leave.

[RES0
24-162](#)

A RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF BEAUTIFICATION GRANTS TOTALING \$8,180 TO RESIDENTIAL NEIGHBORHOODS MEETING PROGRAM REQUIREMENTS FOR FY25; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 162 Beautification Grants fy25
Neighborhood Grant Master Fall 2024
Fall 2024 Neighborhood Grant Review Summary](#)

Vangie Rodenbeck, Special Projects Supervisor, discussed the received grant applications and the Staff's recommendations.

[RES0
24-163](#)

A RESOLUTION ACCEPTING THE PROPOSAL OF DAF CONCRETE FOR THE REPAIR OF CERTAIN SIDEWALKS AND CATCH BASINS AT VARIOUS LOCATIONS THROUGHOUT THE CITY FOR THE SUM OF \$41,000; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR SUCH SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 163 DAF sidewalk catch basin repair](#)
[Infrastructure Repairs Redacted](#)

Pam Conner, City Manager, discussed the Public Works assessment of sidewalks and storm water catch basin in need of repairs and the recommendation for DAF Concrete to make those repairs.

[PZ 24-017](#)

Rezoning Request of a 17.7-acre tract, and rezone from NRC (county) to LI (city). The property was previously annexed via GA General Assembly HB 1500. The property is located at 3969 & 3989 Flint Hill RD within land lot 911, of the 19th district, 2nd section, Cobb County Georgia. PINs: 19091100020, 19091100060

Attachments: [PZ24-017. Motion to Approve. 11042024](#)
[Serious Tree - Constitutional Challenge](#)
[PZ 24-147 Tabled to Oct 7](#)
[Signed PZ 24-017 Motion to Table to 08-19-24](#)
[Tabled Motion to July 15th PZ 24-017](#)
[Letter to the Council. 08.20.2024](#)
[Prepared Statement. Serious Tree Service Redacted](#)
[Revised Site Plan. 7-9-24](#)
[Phase I ESA Report - Serious Tree Services - 07.25.2024](#)
[Sound Check + Dust Suppression System schematic](#)
[HB 1500. Annexation](#)
[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)
[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)

Joel Larkin, of Sams Larkin and Huff on behalf of the rezoning applicant, discussed making attempts to address the concerns of the residences, the tree chipping location, and proposed stipulations.

Mark Faas, of Point to Point Environmental, discussed the conducted results of the sound pilot test.

Estela Corvalan, on behalf the rezoning applicant, shared that the property owner's rezoning request with the Cobb County Commissioners was denied because they wanted to change the face of the community and the owner tried

for two years to sell the property.

[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: [PZ 24-029. Motion to Table. 11042024](#)

[Traffic Impact Study](#)

[Signed PZ 24-029 Tabled Motion to 11-04](#)

[2024-8-12 NELSON - POWDER SPRINGS](#)

[Zoning Appl Pkg-Mike Nelson-3716 & 3720 Powder Springs Road](#)

[Redacted](#)

Pam Conner, City Manager, stated that PZ 24-029 will be tabled.

[PZ 24-031](#) Rezoning Request. To modify the conditions of Rezoning Approval PZ21-014, for Selig Enterprises (Heartwood Apartments). The property is located at 4493 Brownsville Road within Land Lots 1025,1026, 1027, 1047, 19th District, 2nd Section, and Cobb County, Georgia.

Attachments: [Signed PZ 24-031 Tabled Motion to 11-04](#)

[PZ 24-031 Tabled to Oct 7](#)

[4391 Brownsville Rd - Proposed Outparcels Site Plan 08-20-24](#)

[4391 Brownsville Rd - Proposed Restaurants Site Plan 08-20-24](#)

[PZ 24-031. Motion to Table. 10072024](#)

Pam Conner, City Manager, stated that PZ 24-031 will be tabled.

[PZ 24-034](#) Variance Request. Ark Ministries requests to vary the minimum lot requirements for a church, as an accessory to a school. The property is located at 4110 Austell Powder Springs Road Suite 160, within land lots 946, 2nd section, Cobb County Georgia. PIN: 19094600260.

Attachments: [PZ24-034. Motion to Approve. 11042024](#)

[ARK BLUE PRINTS](#)

[ARK VARIANCE APPLICATION Redacted](#)

[ARK. Mission Statement and Educational Program](#)

Tina Garver, Community Development Director, discussed the variance application to allow a work force program with church use component at a location within a commercial retail space.

Timothy Parker, variance applicant, shared they have partnered with organizations for a work force program wanting an spiritual experience.

[PZ 24-035](#) City Initiated variance request to the UDC table 2-2 dimensional requirements for residential lots. The property is located at Buck, within land lots 831, 2nd section, Cobb County Georgia. PIN: 19083101440.

Attachments: [PZ24-035. Motion to Approve. 11042024](#)

[Lot 3. Recorded Plat Redacted](#)

[Site Plan Redacted](#)

[House Plans Redacted](#)

Tina Garver, Community Development Director, discussed the City initiated application and that the new lots does not meet the current zoning standards.

Mr. Thomas, property owner, stated that a previous elected council body allowed him to build four homes on the lot, two homes have been built and he is requesting to build one house at this time.

[PZ 24-036](#) Variance request from New Era Learning Academy to vary the minimum parking requirements for a school. The property is located at 4640 Hiram Lithia Springs Road SW, within land lots 1046, 2nd section, Cobb County Georgia. PIN: 19104600170.

Attachments: [PZ24-036. Motion to Approve. 11042024](#)

[2024-017, New Era Variance Plan, RVSD 10-25-24, HPSCANNER1223 Redacted](#)

[Variance Application Redacted](#)

[Variance Application Redacted](#)

[Notice of Intent. Addendum to Variance Application Redacted](#)

[Site Plan to add Modular Classroom Redacted](#)

Tina Garver, Community Development Director, discussed that the variance application to expand the existing operations to a new site and the parking requirements for the new site.

Chika Onwukaeme, variance applicant, made no remarks.

[PZ 24-037](#) Rezoning Request. Rezoning Application to consider a change in zoning conditions of PZ22-001, approved 3/21/2022. The property is the Westmont Preserve Subdivision, at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.

Attachments: [PZ 24-037. Motion to Approve](#)

[Changes in Conditions-Meritage Redacted](#)

[Site Plan](#)

Tina Garver, Community Development Director, discussed the rezoning application requesting a site plan revision to change to the location of the

entrance to the new subdivision.

Parks Huff, of Sams Larkin and Huff, shared that the original access was Smith Drive and due to Cobb Department of Transportation recommendation and utility conflicts, the request is to change the entrance.

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

No executive session was held.

City Manager and Council Reports

City Manager Pam Conner provided some general information for the Topping Off Ceremony November 1st, road closures around the construction of the Municipal Complex, the fuel contract expiration at the Public Works site, confirming the Bookwork fencing and the recommendation to have the City pay RID directly, and the Trilogy project on Trillium update.

City Attorney Julie Livingston shared that Trilogy hasn't closed on the property; has withdrawn their rezoning and land disturbance permit applications as the agent; and the property owner has withdrawn their application allowing Trilogy to act as their agent.

Council Member McMutry shared that he enjoyed the South Cobb Luncheon earlier in the day.

Council Member Lust shared that he attended the South Cobb Luncheon; and shared some information on the WellStar Find Health resource for citizens.

Council Member Dawkins congratulated Elliott Hennington on his recognition at the South Cobb Luncheon.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that this Recess to Monday November 4, 2024 at 6:30pm be approved. The motion carried by the following vote:

Yes: 3 - Henry Lust, Doris Dawkins, and Dwight McMutry

Absent: 1 - Dwayne Green

Excused: 1 - Patricia Wisdom