



City of Powder Springs

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

Meeting Agenda

City Council

Mayor

Albert Thurman

Council Members:

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

Monday, July 21, 2025

7:00 PM

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

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/87935469714>

Meeting ID: 879 3546 9714 Dial: 1-929-205-6099

1. Call to Order

2. Invocation and Pledge of Allegiance

3. Approval of Minutes

[2025 -042](#) City Council Meeting Minutes 06/16/25

[2025 -043](#) Special Called City Council Meeting - 1st Millage Hearing 7/7/25 at 7PM

4. Mayor's Comments

[2025 -041](#) Police Department - Oaths of Office

- Officer Jasmine Mason
- Officer Sharmelle Waddell
- Officer Kenneth Hartsfield
- Officer Mekhi Stewart
- Officer Jordan Hayes
- Officer Alex Becker

5. Citizens Comments

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

7. City Attorney

A. Consent Agenda

[RES0 25-111](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEDUCTIVE CHANGE ORDER WITH TRIPLE R PAVING AND CONSTRUCTION LLC TO CLOSE OUT THE 2025 RESURFACING PROJECT FOR AN AMOUNT OF \$190,573.67; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Change Order No. Letter 1 Triple R](#)
[RESOLUTION 2025 - 111 Triple R Deductive Change Order](#)

[RES0 25-112](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEDUCTIVE CHANGE ORDER TO THE AGREEMENT WITH EAST COAST GRADING TO CLOSE OUT THE 2024 RESURFACING PROJECT IN THE AMOUNT OF \$68,463.43; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [East Coast Grading PA 5 Final Resurfacing 2024 \\$68463.43 2503.062](#)
[RESOLUTION 2025 - 112 East Coast Deductive Change Order](#)

[RES0 25-113](#) Resolution - Surplus

[RES0 25-114](#) A RESOLUTION UPDATING THE PAY CLASSIFICATION TABLE FOLLOWING THE COMPENSATION ADJUSTMENT APPROVED FOR EMPLOYEES; ADDING JOB CLASSIFICATION TITLES TO SAID TABLE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 114 Classification Table Update](#)

[RES0 25-115](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE SUBRECIPIENT AGREEMENT WITH THE COBB COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AGREEMENT TO INCREASE THE BUDGET AMOUNT FROM \$59,603 TO \$85,706; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [City of Powder Springs 2025 Amendment 1](#)
[RESOLUTION 2025 - 115 CDBG2025 Amendment 1 budget](#)

[RES0 25-116](#) A RESOLUTION AUTHORIZING AND APPROVING THE MAYOR TO EXECUTE AN AGREEMENT WITH A RELOCATION COMPANY TO PROVIDE SUPPLIES AND LABOR FOR PACKING OF MATERIALS AND FOR MOVING FROM TEMPORARY LOCATIONS TO THE NEW CITY HALL AND STORAGE FACILITY FOR AN AMOUNT OF UP TO \$20,000; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 116 Moving Expenses](#)

[RES0 25-117](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR CERTAIN CONTINUED AND ENHANCED PROFESSIONAL SERVICES SUCH AS AUDIO VISUAL, COMMUNICATIONS, ECONOMIC DEVELOPMENT, ACTUARIAL ANALYSIS, MARKETING, GRANT WRITING AND PROCUREMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 117 Continued professional services](#)

[RES0 25-118](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN ANSWER TO A BOND VALIDATION FILED BY THE COBB-MARIETTA COLISEUM AND EXHIBIT HALL AUTHORITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [PS 2025 Answer Bond Ext](#)
[RESOLUTION 2025 - 118 Coliseum Authority](#)

[RES0 25-119](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH OPTERRA SOLUTIONS RENEWING MAINTENANCE OF CERTAIN DETENTION PONDS; INCLUDING NEW PONDS WITHIN THE MAINTENANCE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Opterra renewal and new ponds](#)
[RESOLUTION 2025 - 119 Opterra Detention Ponds](#)

[RES0 25-120](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH THE CARL VINSON INSTITUTE FOR CERTAIN PROFESSIONAL SERVICES IN ASSESSING STAFFING EFFICIENCIES AND NEEDS OF THE POLICE DEPARTMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 120 CVI Staff Extension](#)

[RES0 25-121](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS WITH KB ADVISORY GROUP AND THE CARL VINSON INSTITUTE FOR CERTAIN PROFESSIONAL SERVICES RELATING TO THE MORATORIUM PREVIOUSLY ESTABLISHED BY THE CITY OF POWDER SPRINGS AND TO DEVELOP A STRATEGIC BUDGETING AND FISCAL FORECASTING TOOL FOR USE IN CONSIDERING LAND USE DECISIONS TO BETTER MANAGE GROWTH AND LONG TERM FINANCIAL SUSTAINABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 121 Long Term Financial Plan and Land Use Analysis](#)

[RES0 25-122](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH COMMUNITIES IN SCHOOLS OF GEORGIA IN MARIETTA/COBB COUNTY TO PERFORM TUTORING SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Draft CIS 3rd amendment](#)
[RESOLUTION 2025 - 122 Communities in Schools renewal](#)

B. Regular Agenda | Public Hearing

[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)

MOTION TO WITHDRAW

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

Motion to Withdraw without prejudice July 21, 2025

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 \(Garrett Estate\)](#)

[Motion to Withdraw PZ25-005](#)

[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:

[Motion to Withdraw PZ24-029](#)

[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 25-005](#)

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.

Applicant requesting withdraw without prejudice.

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 \(Garrett Estate\)](#)

[Motion to Withdraw PZ25-005](#)

[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

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](#)[2025.07.03 - 3200 Powder Springs applicant revision](#)[3200 PS Road Staff revision](#)[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](#)[Motion of Conditional Approval for Variance](#)[VarianceComments 06262025](#)

[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](#)

[Marietta Street rezoning motion](#)

[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

Related Actions: PZ 25-010, PZ 25-011 and PZ 25-012

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

[Powder Springs Annexation 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

Related Action: ORD 25-014

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

Related Action: ORD 25-014

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

Related Action: ORD 25-014

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](#)

8. City Manager and City Council Reports

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

10. Adjournment

Following adjournment of Council Meetings, the Mayor and various Council Members often remain at the City Council meeting location podium to sign ordinances, resolutions and contracts, greet and speak with citizens, and discuss current events. To the extent this activity may be considered a meeting under the Georgia Open Meetings Law, the public is hereby notified thereof, and invited to attend.

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.