



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, January 15, 2025

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/82294796252>

Meeting ID: 822 9479 6252 Dial: 1-929-205-6099

Call to Order

Mayor Albert Thurman called the meeting to order at 5:00 pm. All Council Members were present on site. Also present on site were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Staff in attendance: Lane Cadwell (Zoom), Phyllis Calloway, Tina Garver (Zoom), Travis Landrum (Zoom), Shaun Myers (Zoom), Tamara Newkirt, Chris Pike (Zoom), Travis Sims (Zoom), Henry Smith (Zoom), and Yanni Spanoudakis (Zoom).

Mayor's Comments

Mayor Thurman mentioned the article in the Georgia Trend magazine and thanked the elected for coming out for the budget meetings.

Work Session Matters

[RPT 25-001](#) Report- Intergovernmental Notice. Cobb County SLUP-3 of 2025. Proposal for a Soccer Stadium at 3598 Marathon Circle.

Attachments: [Site Plan. SLUP-3-2025 Redacted](#)
[Zoning Notification Powder Springs SLUP-3 2025_02 Redacted](#)
[Vicinity Map](#)

Tina Garver, Community Development Director, discussed receiving a notice from Cobb County of a special use land permit for a soccer complex located off Marathon

Circle and Barrett Parkway. Mrs. Garver indicated that the application could affect the City and stated parking clarification may be needed.

[RPT 25-002](#) Report - Notice of Right of Redemption - US 278

Attachments: [x_xn_LrkToii68co3Ro_1re2g..x](#) [x_ags_a85062f3-ca19-11ef-86e9-0afff1979cc5](#)
[Notice of Right to Redeem Redacted](#)

Pam Conner, City Manager, discussed receiving a notice of redemption. Mrs. Conner added that the City failed to file the paperwork to remove the liens after the liens have been satisfied and that the City doesn't have a claim to the property.

[RPT 25-003](#) Report - Norfolk Southern property purchase

Pam Conner, City Manager, discussed the request to push back closer to the overpass, Norfolk's response was there wasn't any space and they have to go to the point where they are putting additional tracks. She further stated Norfolk and Southern had agreed to the terms provided by the City.

[RPT 25-004](#) Report - Investment update

Attachments: [FY24 Finance Update](#)

Chris Pike, Chief Financial Officer, provided a presentation the City investments, tax digest, audit highlights and House Bill 581.

[RPT 25-005](#) Report - Audit Update

Pam Conner, City Manager, discussed that representatives from Mauldin and Jenkins could not be present this evening, but plan to be in attendance Tuesday January 21st to provide an audit update.

[RPT 25-006](#) Report - Naming Rights Update & ED Marketing Update

Tony Alexander, of Ingenuity Unlimited, discussed soliciting and securing partners for the City; and defining and implementing a plan to increase recreational tourism.

[RES0 25-001](#) A RESOLUTION ESTABLISHING QUALIFYING FEES AND QUALIFYING DATES FOR THE GENERAL ELECTION TO BE HELD NOVEMBER 4, 2025 FOR THE WARD 1, 2 AND 3 POSITIONS OF THE CITY OF POWDER SPRINGS, GEORGIA; AUTHORIZING THE CITY CLERK AND THE CITY ELECTION SUPERINTENDENT TO PUBLISH NOTICES OF QUALIFYING FEES AND OTHER NOTICES REQUIRED OR PERMITTED TO BE PUBLISHED BY THE GOVERNING AUTHORITY IN CONNECTION THEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 001 Qualifying](#)

Kelly Axt, City Clerk, discussed the State law that requires advertising for election qualifying fees and dates. Mrs. Axt also noted the increased fees that are based on the compensation of the elected.

[RES0 25-002](#) A RESOLUTION AUTHORIZING THE TEMPORARY USE AND CLOSURE OF FOREST HILL ROAD FROM MACEDONIA ROAD TO POWDER SPRINGS ROAD FOR THE PURPOSE OF REPAIRS AND UPGRADES TO THE STORM WATER INFRASTRUCTURE ON FOREST HILL ROAD; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 002 Temp Event Permit Road Closure Forest Hill](#)

[Forest Hill Road Closure Detour Map 1-15-25](#)

[Forest Hill Road Closure Temporary Event Permit 1-15-25 Redacted](#)

[Forest Hill Road Storm Repair Temporary Event Permit 1-14-25 Redacted](#)

[Forest Hill Road Closure Detour Map 1-15-25](#)

[Forest Hill Road Closure Temporary Event Permit 1-15-25](#)

[Forest Hill Road Storm Repair Temporary Event Permit 1-14-25](#)

Yanni Spanoudakis, Engineering and Storm Water Services Director, discussed the replacement of two storm water coverts on Forest Hill Road and request by the contractor to shut down the road for pass through traffic for roughly 1.5 months.

[RES0 25-003](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND STAFF TO SIGN A FINAL PLAT FOR NATUREWALK PRESERVE PHASE 2 ON STORY ROAD; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 003 Nature Walk Final Plat Phase 2](#)

[NATURES WALK_FP_PH2 Redacted](#)

Tina Garver, Community Development Director, discussed the phase 2 of the development on the north side of Story Road consisting of 81 total lots.

[RES0 25-004](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH COBB COUNTY TO SHARE COSTS RELATED TO RESURFACING OF CARTER ROAD; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 004 IGA Cobb County Carter Road Resurfacing](#)

[24-1031 Carter Road Resurfacing IGA with Powder Springs](#)

Pam Conner, City Manager, discussed that Cobb County would invoice the portion

of the Carter Road resurfacing project to the City. Mrs. Conner added that the estimate is \$75,000 and a Special Purpose Local Option Sales Tax (SPLOST).

[RES0 25-005](#) A RESOLUTION OF THE CITY OF POWDER SPRINGS AUTHORIZING THE ADVERTISEMENT OF THE CITY'S INTENT TO OPT OUT OF GEORGIA HOUSE BILL 581, CONDUCT PUBLIC HEARINGS REGARDING SAID INTENT AND NOTIFY THE STATE OF ITS DECISION BEFORE MARCH 1, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 005 Notice of Intent to Opt Out](#)

[HB 581 Opt Out Guidance and Model Resolution ht3hej Redacted](#)

[HB-581-FAQs-FINAL 1 b7vwh](#)

[HB-581-Presentation-Final Redacted](#)

[PS hb581 Example](#)

Chris Pike, Chief Financial Officer, discussed provisions that will change assessment notices, statewide floating homestead exemptions, new local option sales tax and local sales tax limit revisions.

[RES0 25-006](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH COBB COUNTY FOR A FIRE PREVENTION SERVICE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 006 IGA Cobb County Fire Service District](#)

[Fire Prevention Special Tax District IGA 2024 11 20 with Acworth Kennesaw Powder Springs and Mableton KENNESAW REDLINE](#)

Pam Conner, City Manager, discussed the updating and agreement to continue to allow Cobb County Fire to provide fire services to Powder Springs. She stated other Cobb cities with Cobb Fire services are adopting a updated agreement, also.

[RES0 25-007](#) A RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF POWDER SPRINGS DEFINED BENEFIT PLAN; AUTHORIZING THE MAYOR AND PENSION SECRETARY TO EXECUTE AN AMENDMENT AGREEMENT OR OTHER DOCUMENT NECESSARY TO EFFECTUATE SAME; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 007 dEFINED bENEFIT PLAN AMENDMENT](#)

Pam Conner, City Manager, discussed the retirement amendments to allow field personnel to retire with full benefits at 60 years of age with a minimum of 18 years of services; calculate new sick leave balance towards the benefit calculation for retirement plan; and requesting a part-time employee to change to full-time and utilizing the prior service hours towards vesting into the pension plan.

[RES0 25-008](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CERTAIN STATEWIDE MUTUAL AID AGREEMENT WITH COBB COUNTY AND THE GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 008 GEMA Statewid Mutual Aid](#)
[Cobb County Statewide Mutual Aid 2024](#)
[Statewide Mutual Aid Agreement 2024 \(1\)](#)
[SWMAA FAQs](#)

Pam Conner, City Manager, discussed that Georgia Emergency Management Agency (GEMA) requires participation from the counties and cities that if a disaster occurs within the jurisdiction Powder Springs would apply through the Cobb County for assistance.

[RES0 25-009](#) A RESOLUTION APPROVING AND AUTHORIZING THE PAYMENT OF BEAUTIFICATION OR ENHANCEMENT GRANTS TOTALING \$10,195 TO BUSINESS-BASED ORGANIZATIONS MEETING PROGRAM REQUIREMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 009 Beautification Grants](#)
[Fall 2024 Business Beautification Grant Application_20240811](#)

Wayne Wright, ARPA Program Manager, discussed soliciting proposals for beautification grants for businesses; receiving four proposals and provided recommendations. He also discussed possible program modifications for recurring applications.

[ORD 25](#)
[-001](#) AN ORDINANCE OF THE COUNCIL OF THE CITY OF POWDER SPRINGS, GEORGIA, UPDATING AND ADOPTING THE OFFICIAL ZONING MAP OF THE CITY OF POWDER SPRINGS; INDICATING, RATIFYING AND AFFIRMING ALL ZONING CHANGES THAT HAVE BEEN APPROVED SINCE THE LAST UPDATE TO THE OFFICIAL ZONING MAP THROUGH THE EFFECTIVE DATE; REPEALING CONFLICTING ORDINANCES, RESOLUTIONS, AND MAPS; AND FOR OTHER PURPOSES.

1st Reading & Introduction - 1/21/25 2nd Reading & Public Hearing - 2/3/25

Attachments: [Zoning Map 01012025](#)

Tina Garver, Community Development Director, discussed the capturing and updating of recent annexations and re-zonings; and also corrects some mapping errors.

ORD 25
-002

AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2025 TO TRANSFER 10% OF THE JUNE 30, 2024 CHANGE IN FUND BALANCE THAT IS IN EXCESS OF SIX MONTHS OF THE FY24 BUDGETED EXPENDITURES TO BOTH EMERGENCY PREPAREDNESS CONTINGENCY AND RESURFACING CONTINGENCY; TO TRANSFER A PORTION OF THE EXCESS TO THE SIX-MONTH OPERATING RESERVE FUND; TO ACCOUNT FOR AN INCREASE IN REVENUES AND EXPENSES RELATING TO PERMITTING SERVICES; TO INCREASE SALARIES OF CERTIFIED POLICE OFFICERS; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - 1/21/25 2nd Reading - 2/3/25

Attachments: [ORDINANCE 2025 - 002 Budget Amendment set asides Permits PD adjustments](#)

Travis Sims, Finance Director, the budget amendments for the capital project fund for emergency preparedness; for paving and for contract labor for the building and sign permits.

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: [Traffic Study. 24-204 - Retail Development at 4391 Brownsville Rd, Powder Springs Traffic Impact Study - 10-30-2024](#)
[City Engineer's feedback to traffic study](#)
[24-204 Response Memo to City of Powder Springs' Comments - Traffic Study - Retail Dev at 4391 Brownsville Rd, Powder Springs - 12-04-2024](#)
[Signed PZ24-031 table to Dec 2nd](#)
[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](#)

Tina Garver, Community Development Director, discussed the application for a change in zoning conditions to allow three commercial out parcels and additional access on Brownsville Road. Mrs. Garver added the concerns for traffic on Brownsville Road and requested a traffic study.

Adam McDowell, on behalf of Selig Enterprises, discussed their desire to shop the parcels out to restaurant retail and the want to have curb cuts. Mr. McDowell added

that they propose to extend and add a turn lane into those parcels; extending an acceleration lane into the church property thus allowing free flow traffic along Brownsville Road.

[PZ 25-001](#)

Appeal of Administrative Decision related to the Community Development Department's denial of a building permit request for a perimeter fence. Nature Walk Subdivision, located at Story Road within land lots 882, 883 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19088300010 & 19088200380.

Attachments: [PZ 25-001. Motion. 01212025](#)

[ENTRANCE PLAN WALL detail pic](#)

[ENTRANCE PLAN WALL pic](#)

[1.0 - WALL PLAN WITH COLUMNS ADDED - NO IMAGES - SEVEN SPRINGS](#)

[Appeal Application Redacted](#)

[2.0 - ENTRANCE PLANTING PLAN - NATUREWALK - 1-14-25 Redacted](#)

Tina Garver, Community Development Director, provided a presentation of the approved decorative aluminum fencing versus what the contractor installed wooden privacy fence. Staff did deny the permit for the fence after installation because the design was not what was presented and approved.

Kevin Moore, Attorney on behalf of applicant David Pearson Communities, stated that the applicant wasn't aware the plans presented and approved was of an aluminum fencing and made a decision to create privacy for the occupants to install the wooden fencing. He stated the installed fencing was a more expensive product than the aluminum alternative.

Dinner recessed at 6:30pm

A motion was made by Council Member - Ward 2 Dawkins, seconded by Mayor Pro Tem - Ward 1 Lust, that this Dinner recess at 6:30pm be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMurtry, and Patricia Wisdom

Dinner recess concluded at 7:00pm

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that this Dinner recess conclude at 7:00pm be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMurtry, and Patricia Wisdom

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 shared that there's a recommendation to making salary

adjustments to certified police staff; and Community Development recommends utilizing Open Gov software for their business license module both to be included in the budget amendment.

Council Member McMutry will be attending American Legion Post 294 and a Police Appreciation dinner this coming Saturday; and the Martin L. King celebration at Cobb Civic Center Monday.

Council Member Wisdom welcomed everyone that attended the meeting.

Council Member Lust greeted everyone that joined the meeting in person as well as online; shared that he will be attending the Police Appreciation dinner on Saturday and the Martin L. King celebration on Monday; and this past Sunday attended the grand opening of WorshipWith Wonders Church.

Council Member Green shared his peace and blessings.

Council Member Dawkins thanked everyone for attending the meeting.

Recess to Next Scheduled City Council Meeting

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 2 Dawkins, that this Recess to Tuesday January 21, 2025 at 6:00pm be approved. The motion carried by the following vote:

Yes: 5 - Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, and Patricia Wisdom