



# City of Powder Springs

City of Powder Springs  
4484 Marietta Street  
Powder Springs, GA 30127

## Meeting Agenda

### City Council

*Mayor*

*Albert Thurman*

*Council Members:*

*Henry Lust, Doris Dawkins, Nancy Farmer, Patrick Bordelon,  
Patricia Wisdom*

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Monday, December 3, 2018

7:00 PM

Council Chambers

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#### 1. Call to Order

#### 2. Invocation and Pledge of Allegiance

#### 3. Approval of Minutes

*City Council Minutes 11/19/18*

*City Council Work Session 11/28/18*

#### 4. Mayor's Comments

#### 5. Public Reports | Presentations

*Ms. Yvette Williams*

#### 6. Citizens Comments

#### 7. City Attorney

##### A. Consent Agenda

###### [RES0 18-182](#)

A RESOLUTION APPROVING A TEMPORARY EVENT PERMIT FOR BRIGHTCOMM SUCCESS IS MY VISUAL TO HOST A 5K ON THE WILDHORSE TRAIL ON JANUARY 26, 2019; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:*

[BrightComm Temp Event Wildhorse.pdf](#)

[RESOLUTION 2018 - 182 approval of permit for Brightcomm 5Kdoc.doc](#)

[RES0 18-183](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH INTERNATIONAL BUSINESS SOLUTIONS GROUPS, LLC TO PERFORM CERTAIN SIDEWALK AND CURB CONCRETE REPAIRS ON VARIOUS LOCAL ROAD THROUGHOUT THE CITY AT A COST OF \$15,960.00; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Concrete Repairs \(Macedonia Pembroke Pine Grove Lewis\).pdf](#)  
[RESOLUTION 2018 - 183 concrete repairs.doc](#)

[RES0 18-184](#) A RESOLUTION AMENDING THE INCUBATOR AGREEMENTS BETWEEN THE CITY OF POWDER SPRINGS AND CREATIVE TOURISM SOLUTIONS AND ALLIANCE ENTERPRISES; AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE INCUBATOR AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 184 Incubator Program amendment.docx](#)  
[INCUBATOR CLIENT AGREEMENT Amendment.docx.docx](#)

[RES0 18-185](#) A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO RENEW THE ANNUAL AGREEMENT WITH ARDITO CONSTRUCTION SERVICES, INC. FOR ON-CALL WATER AND SEWER CONSTRUCTION SERVICES AT THE CURRENT UNIT PRICES APPROVED IN OCTOBER 2017; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUION 2018 - 185 Ardito On Call Renewal.doc](#)

[RES0 18-186](#) A RESOLUTION APPROVING A CHANGE ORDER TO AN AGREEMENT WITH BARTOW PAVING COMPANY, INC FOR THE ADDITIONAL WORK TO SEAL AND RE-STRIPE A CERTAIN AREA OF JACKSON WAY EXTENSION FOR \$4,000; AUTHORIZING THE MAYOR TO EXECUTE ANY DOCUMENT NECESSARY TO EFFECTUATE SUCH CHANGE ORDER; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 186 Seal Stripe Jackson Way.doc](#)  
[CO4- SEAL AND STRIPE POWDER SPRIN 10-30-2018-11-6-1-908.pdf](#)

[RES0 18-187](#) A RESOLUTION ACCEPTING THE BID OF THE CART GUY, LLC TO SUPPLY SANITATION CARTS AT A COST OF \$9,995 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT TO EFFECTUATE THE PURCHASE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 187 purchase of sanitation carts.doc](#)

[RES0 18-188](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MARTIN-ROBBINS FENCE CO., INC. FOR THE REPAIR OF GUARDRAIL ON POWDER SPRINGS DALLAS ROAD IN THE AMOUNT OF 11,498; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 188 Guardrail.doc](#)

[RES0 18-189](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH PREMIER ELEVATOR COMPANY FOR THE UPGRADE OF THE ELEVATOR AT CITY HALL IN THE AMOUNT OF \$2535; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 189 Elevator Repair.doc](#)  
[Premier Elevator.pdf](#)

[RES0 18-191](#) A RESOLUTION APPROVING THE MEETING DATE SCHEDULE FOR THE MAYOR AND COUNCIL OF THE CITY OF POWDER SPRINGS FOR CALENDAR YEAR 2019; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018 - 191 Mayor and Council Meeting Schedule 2019.doc](#)  
[2019 CC MTGS CALENDAR.pdf](#)

[RES0 18-192](#) A RESOLUTION APPROVING THE RENEWAL OF A POLICY FOR THE USE OF THE FORD CENTER RECEPTION HALL AND CULTURAL ARTS CENTER; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [Free Usage Policy 100417 SG.doc](#)  
[RESOLUTION 2018 - 192.doc](#)

[RES0 18-193](#) A RESOLUTION AUTHORIZING ARDITO CONSTRUCTION COMPANY TO PERFORM CERTAIN MANHOLE REPAIRS AT A COST NOT TO EXCEED \$100,000; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

*Attachments:* [RESOLUTION 2018-193 Ardito manhole repairs.doc](#)

[ORD 18 -024](#) AN ORDINANCE TO AMEND CHAPTER 12 (OCCUPATIONAL LICENSES, TAXES AND REGULATIONS) TO ADD ARTICLE XIV TO PROVIDE FOR REGULATION OF SHORT-TERM RENTAL UNITS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 11/19/18 2nd Reading 12/3/18

**Attachments:**

[Example - Sandy Springs](#)

[ORDINANCE NO 2018 - 024 short term rental units.doc](#)

[ORD 18 -025](#) AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING TO THE POWDER SPRINGS ALCOHOLIC BEVERAGE ORDINANCE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 11/19/18 2nd Reading 12/3/18

**Attachments:**

[ORDINANCE NO 2018 - 025 alcohol ordinance amendment.doc](#)

## **B. Regular Agenda | Public Hearing**

[PZ 18--029](#) Change in Zoning Conditions  
Silver Springs II (FKA Garden Gate)  
LL802, 803, 826 & 827

**Attachments:**

[Motion to Table - 2/4/19](#)

[Motion to Table - 12/3/18](#)

[Motion](#)

[Silver Springs Application.pdf](#)

[PZ 18-029-Silver Springs IIObjection Letter.pdf](#)

[PZ 18--031](#) Rezoning - Paran Homes

The applicant Paran Homes, is initiating a rezoning from Single-Family Residential District (R20) to Medium Density Residential (MDR). The subject site is located in Land Lot 833 and 870, 19th District, Powder Springs, Georgia.

Attachments:

[Recommended Motion](#)  
[Motion to Table - 12/3/18](#)  
[Request for Continuance](#)  
[Application 10-09-2018 \(Stipulation Letter\).pdf](#)  
[Site Plan Submitted 10-10-18.pdf](#)  
[Case Overview PZ 18-031 Rezoning R-20 to MDR Paran Homes.pdf](#)  
[Garver Tina 10-09-2018 \(Stipulation Letter\).pdf](#)  
[Sample Renderings.pdf](#)  
[Mailing - Notice Letter.pdf](#)  
[Staff Report 29-Oct-2018-11-34-28.pdf](#)  
[August 27, 2018 PZ Public Hearing Zoning Minutes.pdf](#)

[PZ 18--036](#) Variance – Powder Springs Quad

The applicant is requesting a variance application to reduce the front setback from 35 feet to 25 feet, reduce the right-of-way width from 60 feet with 28 feet of required pavement to 50 feet with 24 feet of pavement, and reduce the minimum lot size for fee simple townhomes from 2,000 square feet to 1,700 square feet.

Attachments:

[Recommended Motion](#)  
[1. Application Harship Variance Powder Springs Quad PZ 18-036.pdf](#)  
[2. Site Plan Powder Springs Quad PZ 18-036 11-15-18.pdf](#)  
[3. Case Overview Hardship Variance PZ 18-036.pdf](#)  
[4. Legistar Staff Report PZ 18-036 Powder Springs Quad.pdf](#)

[PZ 18--032](#) Rezoning - Olympia Homes

Paran Homes is requesting a rezone from R15 to MDR, on property located along Hopkins Road within Land Lots 869 and 870, 19th District, 2nd Section, and Cobb County, Georgia

Attachments:

[Motion to Table - January 7, 2019](#)  
[Continue to December Garvis Tina 11-26-18.pdf](#)  
[1.PZ 18-032 Application \(Olympia Homes Inc.\).pdf](#)  
[2.PZ 18-32 Site Plan10012018.pdf](#)  
[3.Case Overview Olympia PZ 18-32 Rezoning.pdf](#)

[PZ 18--033](#)

## Special Use - Olympia Homes

A special use application to allow higher density within the MDR zoning district. The subject site is located along Hopkins Road, Land Lots 869 and 870, 19th District, 2nd Section, Cobb County, Georgia.

**Attachments:**

[Motion to Table - January 7, 2019](#)

[Continue to December Garvis Tina 11-26-18.pdf](#)

[1.PZ 18-033 Application.pdf](#)

[2.PZ18-033 Site Plan10012018.pdf](#)

[Case Overview Olympia PZ 18-33 Special Use.pdf](#)

[PZ 18--034](#)

## Special Use: Proposed Carwash – Jerrod Johnson

The applicant is requesting special use approval to allow a Hand Carwash with tinting services behind the principal building located along 4148 Marietta Street in Land Lots 873, 19th District, 2nd Section, Cobb County, Georgia.

**Attachments:**

[Recommended Motion](#)

[1. Application Hand Car Wash PZ 18-034.pdf](#)

[2. Site Plan Hand Carwash PZ 18-0034.pdf](#)

[3. Case Overview Hand Carwash.pdf](#)

[4. Legistar Staff Report PZ 18-0034 Hand Carwash.pdf](#)

[October 29, 2018 PZ Public Hearing Minutes.pdf](#)

[PZ 18--035](#)

## Variance: Sweetwater Townhome variance setback

The applicant is requesting to reduce the front and rear setback requirement within the Sweetwater Townhome development in Land Lot 825, 19th District, 2nd Section, Cobb County, Georgia.

**Attachments:**

[Recommended Motion](#)

[1. Application Harship Variance Sweetwater Townhomes PZ 18-035.pdf](#)

[2. Site Plan Sweetwater Townhomes.pdf](#)

[3. Case Overview Hardship Variance Sweetwater Townhomes.pdf](#)

[4. Legistar Staff Report PZ 18-035 Sweetwater Variance.pdf](#)

[ORD 18 -026](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH REGARD TO A RESIDENTIAL SENIOR LIVING ZONING DISTRICT AND STORMWATER MANAGEMENT EROSION AND SEDIMENT CONTROL; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES  
1st Reading 11/19/18 2nd Reading 12/3/18

**Attachments:** [City of Powder Springs Proposed Amendment.pdf](#)  
[Cobb County RSL Example](#)  
[Paulding County - R55 Example](#)  
[ORDINANCE NO 2018 - 026 UDC amendment - residential senior living.doc](#)

[RES0 18-180](#) Resolution - Ground Lease

**Attachments:** [Ground Lease Request.pdf](#)

## 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 Hall meeting room 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](http://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.*