



City of Powder Springs

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127
powderspringsga.gov

Meeting Agenda Council Work Session

*Mayor
Albert Thurman*

*Council Members:
Raja Antone, Doris Dawkins, Dwayne Green, Dwight
McMutry, Patricia Wisdom*

Wednesday, July 15, 2026

5:00 PM

City Hall - 2nd Floor
Council Conference Room
4483 Pineview Drive
Powder Springs, GA 30127

City Hall - 2nd Floor Council Conference Room

Join Zoom Meeting
<https://us06web.zoom.us/j/82059916394>

Meeting ID: 820 5991 6394 Dial: 1-929-205-6099

Call to Order

Mayor's Comments

Work Session Matters

- [RPT 26-051](#) Report – LHOST – Representative Wilkerson & Sen Rhett
- [RPT 26-052](#) Report – School District info – Tre Hutchins
- [RPT 26-053](#) Report – SPLOST Update
- [RPT 26-054](#) Report – Conservation property – lease to hunt
- [RPT 26-055](#) Report – PZ appointments
- [RPT 26-056](#) Report – Cobb Land Use – City comments
- [RPT 26-057](#) Report - Artwork and FFE for City Hall
- [RPT 26-058](#) Report – Survey subdivide and Right of Way abandonment
- [RPT 26-059](#) Report - linear park terraced seating

[RPT 26-060](#) Report -Appointing Committee

[RES0 26-106](#) Resolution - Elevator Service for City Hall - Preventative Maintenance Program

Attachments: [Schindler Proposed Maintenance Agreement Redacted](#)

[RES0 26-107](#) Resolution - Update and Renew Labor Finders Contract

[ORD 26 -010](#) AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2026 TO TRANSFER 10% OF THE JUNE 30, 2025 CHANGE IN FUND BALANCE THAT IS IN EXCESS OF SIX MONTHS OF THE FY26 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 TRANSFER FUNDS FROM GENERAL FUND TO THE CAPITAL FUND FOR ONE-TIME COST PROJECTS; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
1st Reading - 06/15/26 2nd Reading - 07/20/26

Attachments: [ORDINANCE 2026 - 010 Budget Amenment FY26](#)
[Proposed Budget Amendment 06-15-26 and 07-20-26](#)

[ORD 26 -011](#) AN ORDINANCE TO APPROVE AN ADOPTION AGREEMENT AND GENERAL ADDENDUM RELATING TO THE GEORGIA MUNICIPAL EMPLOYEE BENEFIT SYSTEM DEFINED BENEFIT RETIREMENT PLAN; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
1st Reading - 6/15/26 2nd Reading - 7/20/26

Attachments: [ORDINANCE 2026 - 011 Retirement Plan Amendment](#)
[Powder Springs Addendum 6 9 2026](#)
[Powder Springs Adoption Agreement 6 9 2025](#)
[Powder Springs Cover Letter 6 9 2026 Redacted](#)
RE External Rule of 78

[2026 -040](#) Proclamation – Cobb Chamber

PZ 26-009

Application for Change in Zoning Conditions located on property at Lewis Road and Larkfield Way within Land Lots 1024, 1049, and 1050 of the 19th District, 2nd Section, Cobb County, Georgia.

PIN: 19104900810.

Attachments:

[Email about updated elevations 05/26 Redacted](#)

[Wildwood Updated Elevations 05/26](#)

[Application for Rezoning Redacted](#)

[Wildwood Place Construction Plans](#)

[WP_Bldg-03_Lots_13-18-\[elevations\] Full Set wildwood2](#)

[WP_Bldg-10_Lots_54-59-\[elevations\] Full Set wildwood3](#)

[Tabled PZ 20269-009](#)

[Wildwood email from Kevin Moore 04/23 Redacted](#)

[Wildwood Email from Kevin Moore 03/31 Redacted](#)

[03-Cooke Front Exterior](#)

[02-Cooke Front Exterior](#)

[01-Cooke Front Exterior-rev](#)

[04-Cooke Front exterior](#)

[Exterior Rear - original](#)

[08-Exterior Rear \(proposed\)](#)

[motion. pz 22 003](#)

[Vicinity Map](#)

[ALTA Survey-Revised](#)

[AD541319 .jnl](#)

[Affidavit of Public Notification - 03-09-2026](#)

[Certificate of Mailing - 03-05-2026](#)

[Exhibit B - Parcel Listing](#)

[Legal Description](#)

[LWD - 16147-4631](#)

[Exhibit A - JKM-MIJS Representative Redacted](#)

[Constitutional Challenge - 02-24-2026 Redacted](#)

[Notification Mailing Listing - 03-02-2026](#)

[Sign Posting 1 - 03-06-2026](#)

[Sign Posting 2 - 03-06-2026](#)

[PZ26-009 - Amendment to Application - 03-02-2026](#)

[Lewis Rd and Larkfield Way Final Staff Report](#)

[PZ 26-020](#)

Rezoning Request to rezone an approximate 10.4 acre Tract from LI to PUD-R. The property is located at Powder Springs Dallas Road, within land lots 734 and 747, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19074700080.

Attachments:

[application for powder springs dallas rd_Redacted](#)

[REZONING SITE PLAN UPDATED 05.19.2026](#)

[ADJACENT OWNERS PARCEL MAP](#)

[Deed](#)

[Flood Adjacent Map](#)

[Ad Proof](#)

[MAILING RECEIPT](#)

[Affidavit of Public Notification SIGNED](#)

[SIGN POSTED PIC](#)

[Powder Springs Dallas Original Site Plan 04.23.2026](#)

[Floodplain Adjacent Overlay](#)

[Powder Springs Dallas Road Staff Report FINAL](#)

[PZ 26-022](#)

Rezoning Request to rezone an approximate 26.53 acres from CRC and R-30 to MXU. The properties are located at Brownsville Road and C H James Pkwy, within land lots 973, 1026, and 1027, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19097300030, PIN: 19097300050, PIN: 19097300020, PIN:19097300060, and 19102600030.

Attachments:[Arris - Rezoning Application_Redacted](#)[Revised Brownsville Site Plan 06.11.2026](#)[Pictures of previous projects](#)[Proposed clubhouse amenity](#)[2026-06-17 REZONING PLAN](#)[Arris - Rezoning Conceptual Renderings](#)[Arris - Rezoning legal decription](#)[Arris - Rezoning Letter of Intent](#)[Arris - Rezoning Notice of Intent and Written Analysis](#)[Arris - REZONING PLAN](#)[Arris - Rezoning Vicinity Map](#)[Concerned Citizen Email](#)[Brownsville survey](#)[Deed - CGB GA](#)[Deed - Hernandez](#)[Deed - Hicks](#)[Deed - Little](#)[Deed - Sanchez](#)[Ad](#)[Owners Aff - Hicks_Redacted](#)[Owners Aff - Little_Redacted](#)[Owners Aff - Sanchez_Redacted](#)[Owners Aff - Hernandez_Redacted](#)[Owners Aff - CGB_Redacted](#)[Arris - Rezoning Affidavit of Public Notification](#)[Picture of Sign](#)[Picture of Sign](#)[Brownsville C H James Staff Report \(final\)](#)

[PZ 26-023](#)

3 Variances. 3989 Flint Hill Rd. To reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road. To allow parking of trucks on a asphalt millings surface. To remove the requirement of a decel lane. The property is located at 3989 Flint Hill Road, within land lot 911, 19th District, 2nd Section, Cobb County, Georgia.

PIN: 19091100060

Attachments:

[Variance Application Package_Redacted](#)

[Rendering \(Berm + Fence + Landscaping\)](#)

[Site Plans](#)

[Emerson Truck Farm Example](#)

[Douglasville Truck Farm Example](#)

[Warranty Deed](#)

[FP Overlay](#)

[Ad](#)

[Revised Ad](#)

[Ad](#)

[AffidavitOfPublicNotificationTruckFarmPS](#)

[Picture of Sign 1](#)

[Picture of Sign 2](#)

[NoticeOfIntentSenttoNeighbors](#)

[3989 Flint Hill Rd Staff Report](#)

[Variance Request Narrative_Redacted](#)

[Truck Farm Variance Package](#)

[Trip Generation Study](#)

[Flint Hill Truck Farm Case Studies](#)

[Flint Hill Road Variance letter to go with Case Studies](#)

[PZ 26-024](#)

Change in Conditions. 3500 Trillium Rd. To allow site changes. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080.

Attachments:[Zoning Appl Pkg-Parkland Homebuilders, LLC_Redacted](#)[Site Plan \(Original\)](#)[Ad](#)[Memorandum 2022](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Affidavit of Public Notification](#)[Notice Ltr Pkg with POSTMARKED Certif of Mailing & List-Parkland PZ26-24 & PZ:](#)[Sign Set 1](#)[Sign Set 2](#)[Sign Set 3](#)[Sign Set 4](#)[3500 Trillium Drive Staff Report](#)[20260708 Azalea Pres](#)[PZ 26-025](#)

2 Special Use Requests. To allow restaurant WITH drive-throughs in a MXU zoned district. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia.
PIN: 19080500080.

Attachments:[Special Use Request Pkg-Parkland Homebuilders, LLC_Redacted](#)[Site Plan \(proposed\)](#)[Trillium Zoning 5.29.26](#)[Ad](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Azalea Park Rendering 6.3.26](#)[Sign Set 1](#)[Sign Set 2](#)[Sign Set 3](#)[Sign Set 4](#)[3500 Trillium Road Staff Report](#)[20260708 Azalea Pres](#)

[PZ 26-026](#) Floodplain Variance, development a town home community in a floodplain.

Attachments:

[Flood plain adjacent overlay](#)
[ken jones survey](#)
[Comments from Dewberry](#)
[PROOF OF MAILING](#)
[SIGN POSTED 2](#)
[SIGN POSTED](#)
[AD565100_jnl](#)
[ADJACENT OWNERS PARCEL MAP](#)
[Affidavit of Public Notice](#)
[Warrenty Deed](#)
[Powder Springs Dallas Road Staff Report FINAL](#)
[Flood Variance Application_Redacted](#)

[PZ 26-027](#) Variance, 2983 New Macland Rd

Attachments:

[AD565108_jnl](#)
[letters for 2983 New Macland](#)
[Mailing list for 2983 New Macland](#)
[More letters for 2983 New Macland](#)
[Picture of accessory structure \(shed\)](#)
[SafeBuilt Plan Review Letter \(26-05-14\)](#)
[Plan Comment Letter 26PDR-00308 \(26-05-14\)](#)
[2983 New Macland Sign Proof_Redacted](#)
[2983 Nrw Macland Rd Variance Application_Redacted](#)
[2983 New Macland Rd Staff Report](#)

Executive Session, if called for purposes of Real Estate, Litigation, Personnel or Cyber Security 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 <https://www.powderspringsga.gov/> | 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 Kelly Axt, City Clerk, at 770-943-1666, ext.312 or kaxt@powderspringsga.gov at least 48 hours before that meeting.