



City of Powder Springs

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

Meeting Minutes - Final Council Work Session

*Mayor
Albert Thurman*

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

Wednesday, May 27, 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/81047070432>

Meeting ID: 810 4707 0432

Call to Order

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

Staff in attendance: Phyllis Calloway, Louis Defense, Thomas Neaves, John Parton, Tammi Saddler Jones, Travis Sims, Henry Smith, and Marsellas Williams (Zoom).

Present 5 - Mayor Al Thurman, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 1 Dwight McMutry, and Council Member - Ward 1 Raja Antone

Absent 1 - Council Member - At Large Post 2 Patricia Wisdom

Mayor's Comments

Mayor Thuman discussed the Muffins with the Mayor event earlier in the morning and listened to their feedback of activities they'd like to see at the senior center.

Work Session Matters

[RES0](#)
[26-086](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE A WORK ORDER TO PERFORM CERTAIN STORM WATER REPAIRS FOR AN AMOUNT OF \$;

PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2026 - 086 Stormwater Work Order](#)

Per the City Manager RESO 26-086 will be tabled to a later date.

[RPT 26-031](#) Report - RR Project Update and Funding Application

Pam Conner, City Manager, discussed the submittal of an application for funding for design and engineering of the railroad project.

Thomas Neaves, Planning and Programs Specialist, shared the feedback from the recent Open House of the public on the railroad alternatives for the railroad crossings at Huddleston, Angham, and Finch Roads.

[RPT 26-032](#) Report - Parking Enforcement Update and Code Amendment

Pam Conner, City Manager, discussed making an amendment to the Ordinance to address overnight parking.

Thomas Neaves, Planning and Programs Specialist, presented the proposed business parking permitting and paid parking in the downtown area.

The Council body questioned the user experience, cost to visitors, and defining the overnight hours.

[RPT 26-033](#) Report - Access Road update - demo agreement

Pam Conner, City Manager, shared that the access road project from Forest Hill Road to the Creekwood subdivision requires the City to acquire property from the storage unit and the request from the storage facility should the City damage their building during the acquisition of the property, the City will make whole any damaged portions of the building within 120 days.

[RPT 26-034](#) Report - Flint & Pinegrove abandonment

Pam Conner, City Manager, shared that the City needs to abandon the old right-of-way at Pinegrove.

[RPT 26-036](#) Report - Barrett & Macedonia project & Story Road project - update

Pam Conner, City Manager, discussed the request by the Story Road Project developer for some relief in the reduction in their expenses such as a delay in the amenities; the request by the newly acquired Barrett Parkway and Macedonia Road Project developer t is requesting an overall delay of the project to modify the previously approved site plan.

[RPT 26-037](#) Report - Barricade Use June 26

Pam Conner, City Manager, discussed the request to borrow steel barricades for the 4th of July.

[RPT 26-038](#) Report - SPLOST IGA

Pam Conner, City Manager, discussed the 2028 Special Purpose Local Option Sales Tax that is ready for signature after legal has reviewed the agreement.

[RPT 26-039](#) Report - correction on fee schedule- two exhibits

Pam Conner, City Manager, discussed the exhibits involving building permits were not picked up during the 2024 fee schedule.

[RPT 26-040](#) Report - CDBG project update

Pam Conner, City Manager, discussed the punch list review of a couple of City Department facilities determined there were a few items that were not apart of the scope of work and will require a change order to complete those projects.

[PR 26-011](#) Presentation - Small Business Recognition

Marsellas Williams, Economic Development Director, discussed the recognition of businesses of 5, 10, 15 and 20 or more years of in the City.

[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](#)
[Final Staff Report for Wildwood](#)

Per City Manager Pam Conner, PZ 26-009 will be tabled to the July 20, 2026 Council Agenda.

ORD 26
-004

An ordinance to annex 3.104 acres from the unincorporated areas of Cobb County at 2650 Powder Springs Road & 3470 Crane Drive to the corporate limits of the City of Powder Springs. PIN: 19078900180, 19078900220, and 19078900130

1st Reading 05/04/2026 2nd Reading 06/01/2026

Attachments: [Adopted ORD 2026-004](#)[ORD 2026 - 004 06012026](#)[PZ26-014 Motion to Approve 06012026](#)[PZ26-013 Motion to Approve 06012026](#)[Floor Plan](#)[Store and Canopy Elevations](#)[ELEVATIONS](#)[Receipt](#)[Picture of Signs](#)[Picture of Signs](#)[Picture of Signs](#)[Picture of Signs](#)[Picture of Signs](#)[Picture of Signs](#)[Ad in paper](#)[BlackstockDeed](#)[Survey](#)[PersaudDeed](#)[PublicNoticeAff](#)[QT - 200ft CertMail Receipts](#)[Annexation Application, redacted](#)[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.21.26](#)[Crane Dr SW & Powder Springs Rd - Public Comment Redacted](#)[Crane Dr SW & Powder Springs Rd -
Additional Public Comment Redacted](#)[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.27.26](#)[QuikTrip Presentation 1791](#)[CCDOT 26-0422 Crane Dr Fuel Submittal 1 comments](#)[Google Earth-Site Plan Overlay Received 042826](#)[Crane Dr SW & Powder Springs Rd - Revised Plans Received 4.30.26](#)[Proposed Fence Specifications - Received 5.14.26](#)[Fence Example Oconee County](#)[Crane Dr SW & Powder Springs Rd - Revised Plans Received 5.28.26](#)[Crane Dr SW & Powder Springs Rd - Revised Plans Received 6.01.26](#)[Crane Dr SW & Powder Springs Rd - Staff Report 6.01.26](#)

Thomas Neaves, Planning and Programs Specialist, introduced the Ordinance to annex a portion of Cobb County into City limits.

PZ 26-013

Request to rezone a 3.104 acres at 2650 Powder Springs Road & 3470 Crane

Drive from NRC and R-20 to Community Retail Commercial (CRC). PIN:
19078900180, 19078900220, and 19078900130

Attachments: [ORD 2026 - 004 06012026](#)
[PZ26-014 Motion to Approve 06012026](#)
[PZ26-013 Motion to Approve](#)
[Tabled PZ 2026-013](#)
[Floor Plan](#)
[Store and Canopy Elevations](#)
[Elevations](#)
[Picture of Signs Redacted](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[AD547190_jnl](#)
[BlackstockDeed](#)
[Survey](#)
[PersaudDeed](#)
[PublicNoticeAff](#)
[CertMail Receipts](#)
[Application, redacted](#)
[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.21.26](#)
[Crane Dr SW & Powder Springs Rd - Public Comment Redacted](#)
[Crane Dr SW & Powder Springs Rd -
Additional Public Comment Redacted](#)
[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.27.26](#)
[QuikTrip Presentation 1791](#)
[CCDOT 26-0422 Crane Dr Fuel Submittal 1 comments](#)
[Google Earth-Site Plan Overlay Received 042826](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 4.30.26](#)
[Proposed Fence Specifications - Received 5.14.26](#)
[Fence Example Oconee County](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 5.28.26](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 6.01.26](#)
[Crane Dr SW & Powder Springs Rd - Staff Report 6.01.26](#)
[Approved PZ 2026-013](#)

Thomas Neaves, Planning and Programs Specialist, indicated the change to the

proposed landscaping along Crane Drive of an 8 foot privacy fence.

Brian Mora, representative of QuickTrip, addressed the concerns from a previous meeting stating the trash enclosure has been moved; the detention pond will be moved underground; and they are still awaiting Cobb Department of Transportation on a traffic study.

The Council body question the intended size vehicles to use the fuel pumps.

[PZ 26-014](#)

Request for special use to allow a convenience store with fuel pumps at 2650 Powder Springs Road & 3470 Crane Drive. PIN: 19078900180, 19078900220, and 19078900130

Attachments: [Approved PZ 2026-014](#)
[ORD 2026 - 004 06012026](#)
[PZ26-014 Motion to Approve](#)
[PZ26-013 Motion to Approve 06012026](#)
[Tabled PZ 2026-014](#)
[Store and Canopy Elevations](#)
[ELEVATIONS](#)
[Floor Plan](#)
[Receipt Redacted](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[Picture of Signs](#)
[AD547190_jnl](#)
[BlackstockDeed](#)
[Survey](#)
[PersaudDeed](#)
[PublicNoticeAff](#)
[QT - 200ft CertMail Receipts](#)
[QT #1791 Powder Springs - Overall As-Surveyed Legal Description \(002\)](#)
[Application, redacted](#)
[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.21.26](#)
[Crane Dr SW & Powder Springs Rd - Public Comment Redacted](#)
[Crane Dr SW & Powder Springs Rd -](#)
[Additional Public Comment Redacted](#)
[Crane Dr SW & Powder Springs Rd - Site Plan Received 4.27.26](#)
[QuikTrip Presentation 1791](#)
[CCDOT 26-0422 Crane Dr Fuel Submittal 1 comments](#)
[Google Earth-Site Plan Overlay Received 042826](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 4.30.26](#)
[Proposed Fence Specifications - Received 5.14.26](#)
[Fence Example Oconee County](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 5.28.26](#)
[Crane Dr SW & Powder Springs Rd - Revised Plans Received 6.01.26](#)
[Crane Dr SW & Powder Springs Rd - Staff Report 6.01.26](#)

Thomas Neaves, Planning and Programs Specialist, indicated the change to the proposed landscaping along Crane Drive is an 8 foot privacy fence.

Brian Mora, representative of QuickTrip, addressed the concerns from a previous meeting stating the trash enclosure has a proposed new location; the detention pond will be moved underground; and they are still awaiting Cobb Department of Transportation on a traffic study.

The Council body question the intended size vehicles to use the fuel pumps and why there is a need for another gas station in Powder Springs.

[PZ 26-019](#)

Special Use Request. 5780 Warren Farm Road. To allow a Child Caring Institution in a R-30 zoned district. The property is located within land lots 672, 671, 736, and 735, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19073500120.

Attachments:

[Approved PZ 2026-019](#)

[PZ26-019 Motion to Approve 06012026](#)

[5780 Floor Plan](#)

[Opposition Email](#)

[Ordinance Code for Child Caring Institutions](#)

[5780 Deed](#)

[Ad Proof](#)

[5780 Letter to Neighbor](#)

[Receipt for mailings](#)

[5780 warren farm special use sign](#)

[5780 Warren Farm Staff Report](#)

[Ordinance 2025-016 \(signed Memorandum\)](#)

[#10 A Village Called Home Care Plan 05.27.2026](#)

[#17 A Village Called Home Parking Plan 05.27.2026](#)

[#21 care plan with all the protocols and requirements 05.27.2026](#)

[A Village Called Home Discharge Form 05.27.2026](#)

[A Village Called Home Disciplinary Form Final \(2\) 05.27.2026](#)

[A Village Called Home Intake Form final 05.27.2026](#)

[Addressing all provisions 05.27.2026](#)

[AVCH Policies and Procedures emergency plan 05.27.2026](#)

[LIFE SAFETY PLAN 05.27.2026](#)

[Ordinance 2025-016 \(signed Memorandum\).pdf 05.27.2026](#)

[Original Email 05.27.2026](#)

[Wall Life Safety Plan 05.27.2026](#)

John Parton, Community Development Director, introduced the special use application for a child care institution. Mr. Parton added that Ordinance 25-016 was adopted October 2025; however the special use application PZ 25-016 was

denied.

Latoya Skinner, Special Use Applicant, discussed her conversation with the State informing her to submit the square footage of her home and rooms; and she claimed the States recommendation would be for 18 children. Ms. Skinner also went into detail of the child intake process with the State; and her proposal to the concerns of the surrounding neighbors.

The discussion between the Council and Ms. Skinner went into the safety cameras around the home; a professional site plan of which the City does not require; traffic study of which wasn't prepared. Planning and Zoning Commission recommended to table the special use application due to lack of information.

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](#)
[Powder Springs Dallas Road Final Staff Report](#)
[Floodplain Adjacent Overlay](#)

Per City Manager Pam Conner, PZ 26-020 will be tabled to the July 20, 2026 Council Agenda.

ORD 26
-008 AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEAR 2027; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

1st Reading - 6/1/26 2nd Reading - 6/15/26

Attachments: [ORDINANCE 2026 - 008 Budget Adoption for FY 2027](#)
[MDJ-0522_A03](#)
[Budget Ad II](#)
[Budget Listing 6-1-26](#)

Travis Sims, Finance Director, provided a brief update on the Fiscal Year 2027

highlighting the balanced General Fund budget, the estimated property tax increase by 4%, the increase in licensing and permits; and the increase in non-operational funds.

Pam Conner, City Manager, discussed the strategic priorities set forth by the elected and capital projects that are addressed in the budget.

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

No executive session was held.

City Manager and Council Reports

City Manager Pam Conner, shared two items that were not apart of the agenda. Mauldin and Jenkins will present their audit review of the fiscal year 2026 and the portion of the lot next to Bookworm Bookstore was sold by the Downtown Development Authority to a company whose legal documents had a misnomer in the name and needs a correction. Mrs. Conner also provided updates on the Powder Springs Park project.

Council Member McMutry questioned if the new restaurant at 3861 Siniard Street was to be presented to the Council prior to its opening. The City Manager stated that their use is permissible based on the zoning of the building.

Council Member Green made no reports.

Council Member Dawkins made no reports.

Council Member Antone shared that Acres and Oaks will be corresponding with the City in having a Taste of Powder Springs.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - Ward 1 Antone, that this Recess to Monday June 1, 2026 at 6:30pm be approved. The motion carried by the following vote:

Yes: 4 - Doris Dawkins, Dwayne Green, Dwight McMutry, and Raja Antone

Absent: 1 - Patricia Wisdom