



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, May 28, 2025

7:00 PM

Ford Center Reception Hall
4181 Atlanta Street | Building 2
Powder Springs, GA 30127

TIME CHANGE TO 7PM - SAME DATE AND LOCATION

Location Information:

Onsite: Ford Center Reception Hall, 4181 Atlanta St., Powder Springs, GA 30127

Join Zoom Meeting - <https://us06web.zoom.us/j/82822819212>

Dial:1-929-205-6099 Meeting ID:828 2281 9212

Call to Order

The Mayor called the meeting to order at 7:00 pm. All council members were present. Also present were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Attending via ZOOM: Tina Garver, Travis Sims, Travis Landrum and Jon Gargis

Present 6 - Mayor Al Thurman, Mayor Pro Tem - Ward 1 Henry Lust, Council Member - Ward 2 Doris Dawkins, Council Member - Ward 3 Dwayne Green, Council Member - At Large Post 1 Dwight McMutry, and Council Member - At Large Post 2 Patricia Wisdom

Mayor's Comments

Mayor Thurman thanked all involved with successful Logistics grand opening that was covered on 11Alive News. He stated - "Way to go Powder Springs".

Work Session Matters

[RES0 25-101](#) A RESOLUTION AUTHORIZING THE ACQUISITION OF RIGHT OF WAY NEEDED TO COMPLETE THE POWDER SPRINGS SAFETY IMPROVEMENTS / FOREST HILL KNOWN AS PROJECT NO. 1476.013; FOR AN AMOUNT OF \$16,300.00; AUTHORIZING THE USE OF CONDEMNATION TO ACQUIRE THE RIGHT OF WAY, IF NEEDED; AUTHORIZING THE MAYOR TO EXECUTE DEEDS OR OTHER DOCUMENTS NEEDED TO COMPLETE ACQUISITION, CLOSING AND

CONVEYANCE TRANSACTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 101 Condemnation Petition Parcel 1](#)
[APPENDIX C TO EXHIBIT A PARCEL 1 FULLY EXECUTED](#)
[P001 final offer appraisal 2025-03-10](#)

City Manager Pam Conner provided an overview on the need to renew the condemnation of Parcel 1 for Powder Springs Road access project.

[RES0 25-102](#) A RESOLUTION ACCEPTING THE DEDICATION OF STREETS AND OTHER ITEMS CONTAINED WITHIN SWEETWATER LANDING TOWNHOUSES; EXPRESSLY DISCLAIMING THE ACCEPTANCE OF OTHER ITEMS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Sweetwater Landing Townhomes ROW Deed](#)
[RESOLUTION 2025 - 102 Sweetwater Townhouse acceptance](#)

City Manager Pam Conner and Tina Garver provided an overview the process and timing for the dedication of streets in Sweetwater Landing noting compliance with requirements and timing.

[ORD 25](#)
[-011](#) AN ORDINANCE OF THE CITY OF POWDER SPRINGS (“CITY”) TO REPEAL SECTION 8-45 OF THE CITY OF POWDER SPRINGS MUNICIPAL CODE RELATED TO TERMINATION OF THE HOTEL/MOTEL TAX; AND FOR OTHER PURPOSES.

1st Reading 05/19/2025 2nd Reading 06/02/2025

Attachments: [ORD 2025 - 011 Excise Tax on Lodging](#)

City Attorney Julie Livingston provided an explanation for the need to repeal the Hotel Motel tax provisions as it relates to revenue bond with Cobb Galleria.

[ORD 25](#)
[-012](#) AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2025 TO TRANSFER CERTAIN FUNDS FROM GENERAL FUND TO THE CAPITAL FUND AS ONE TIME EXPENDITURES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 05/19/2025 2nd Reading 06/02/2025

Attachments: [ORDINANCE 2025 - 012 Budget Amendment transfer GF to Capital](#)
[Proposed Budget Amendment 5-19-25 and 6-2-25](#)

Finance Director Travis Sims provided an overview of the proposed FY25 budget amendments and noted changes/additions to the amendment from 1st Reading to 2nd Reading - (IT related expenses and additional renovation costs for PD flooring).

[ORD 25](#)
[-013](#)

AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEAR 2026; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

1st Reading - 6/2/25 2nd Reading - 6/16/25

Attachments: [ORDINANCE 2025 - 013 Budget Adoption for FY 2026](#)
[FY 26 Draft Budget Listing 5-14-25](#)

City Manager Conner stated the 1st Reading of the FY26 Budget Adoption would be at 6/2/25 City Council meeting.

[ORD 25](#)
[-010](#)

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

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 Table Traton Annexation Barrett Pkway](#)

Community Development Consultant Tina Garver stated the applicant has requested to table this matter to the July 21, 2025 City Council meeting. Applicant sites additional time need to review TSW design recommendations. She also noted the annexation request is outside normal areas considered. See also PZ 25-005.

[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.

Attachments: [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](#)
[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](#)

Community Development Consultant Tina Garver stated the applicant has requested to table this matter to the July 21, 2025 City Council meeting. Applicant sites additional time need to review transportation concerns. Staff recommends denial of the application as this time.

[PZ 25-004](#)

Rezoning - To consider a change in the zoning conditions of PZ22-012. The property is Villas on Powder Springs Creek, located at 4975 and 5001 Hill Road, within land lot 953 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19095300070 & 19095300060.

Attachments: [Tabled PZ 25-004](#)
[PZ 2025-004 Signed Tabled to April 4](#)
[PZ25-004. Motion to Table. 04072025](#)
[Rezoning Application \(Change of Conditions\) Redacted](#)
[DB16089 PG2748 LWD](#)
[Exhibit A - MIJS Representatiion Redacted](#)
[HILL ROAD TRACT - ALTA UPDATE 09.09.24 Redacted](#)
[Legal Description](#)
[Site Plan - Hill_RD_Stamped_24.10.11 Redacted](#)
[Site Vicinity Map](#)

Community Development Consultant Tina Garver stated the applicant has requested to table this matter to the July 21, 2025 City Council meeting. Applicant sites additional time needed to work through their EPD appeal and work with Cobb County Water.

[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.

Request to table to June 30, 2025 Planning and Zoning Commission

Request to table to July 21, 2025 Mayor and Council

Attachments: [TSW and Staff Recommended Site Plan](#)

[Motion to Table Traton Rezoning Barrett Pkway](#)

[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 \(Garrett Estate\)](#)

[Tabled Motion 06-02 PZ 25-005](#)

Community Development Consultant Tina Garver stated the applicant has requested to table this matter to the July 21, 2025 City Council meeting. Applicant sites additional time need to review TSW design recommendations. She also noted the annexation request is outside normal areas considered. See also ORD 25-010.

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

Motion to Table to June 2, 2025 Council Meeting

Attachments: [Revised Site Plan 05082025](#)

[TSW and Staff Recommended Site Plan](#)

[Tabled Motion PZ 25-007](#)

[Rezoning Request Application and attachments Redacted](#)

Community Development Consultant Tina Garver provided an overview of the project and the City's request of the applicant to build the TSW provided site plan with a missing middle component. She stated the location is designated for a commercial use and staff recommends denial based on non-compliance to land use maps.

Applicant Kenneth Ellsworth stated the uilder for this project does not build the products noted on the TSW site plan. He stated they request to build their modified site plan as requested by the City and stated if it was built per their modified site plan no variances would be required. The town homes proposed would look substantially like the units at the ENCLAVE.

[PZ 25-008](#)

Variance. To allow development in the floodplain, future conditions flood and/or adjacent area. he 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.

Request to table to June 30, 2025 Planning and Zoning Commission

Request to table to July 21, 2025 Mayor and Council

Attachments: [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](#)

Community Development Consultant Tina Garver stated the applicant has requested to table this matter to the July 21, 2025 City Council meeting.

Executive Session, if called for the purpose of Real Estate, Litigation or Personnel Matters

No Executive Session Held

City Manager and Council Reports

Council Member Wisdom stated she had the privilege to attend the ribbon cutting for the beautiful new logistics center and stated the facility will bring 175 jobs to the area.

Council Member McMutry stated he also attended the ribbon cutting and is excited for the 175 jobs coming to Powder Springs.

Council Member Green stated he is excited about how Powder Springs is coming along.

Council Member Lust stated he was happy to be back home and in the South.

Council Member Doris Dawkins thanked everyone for their attendance and congratulated the new logistics center.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post McMutry, that this recess to June 2, 2025 at 6:30 PM was approved. The motion carried by the following vote:

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