



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 29, 2024

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/83142250480>
Meeting ID: 831 4225 0480 Dial: 1-929-205-6099**

Call to Order

The Mayor called the meeting to order at 5:00 pm. All council members were present. Also present were City Attorney Julie Livingston, City Manager Pam Conner and City Clerk Kelly Axt.

Also in attendance and via ZOOM: Sam Heaton, Wayne Wright, Tina Garver, Dwayne Eberhart, Shaun Myers, Lane Cadwell, Phyliss Calloway, Travis Sims, Travis Landrum, Rosalyn Nealy

Mayor's Comments

Work Session Matters

[RES0
24-075](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH GEORGIA POWER COMPANY FOR THE PROVISION OF PEDESTRIAN LED STREET LIGHTING ALONG JACKSON WAY EXTENSION, PINEVIEW AND MARIETTA STREET FOR THE INSTALLATION AMOUNT OF \$56,500.00 AND A MONTHLY SERVICE FEE OF \$240.24; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 075 Georgia Power Lighting](#)

[Executed RESO 2024-075](#)

[Lighting proposal - City of Powder Springs - 4439 Marietta St - Public](#)

[Lights Redacted](#)

[S17323A6 - 4490 Marietta St - Powder Springs](#)

City Manager Conner stated this would add 11 LED post top decorative lights towards Thurman Springs Park. Funding (\$56K) provided through SPLOST.

[RES0
24-076](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CROY ENGINEERING IN THE AMOUNT OF \$86,310 TO PREPARE A TRAFFIC IMPACT STUDY AND FEE ASSESSMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 076 Transportation Study](#)

[Executed RESO 2024-076](#)

[Transportation Impact Study & Fee Assessment Proposal Redacted](#)

City Manager Conner stated this \$88K will review for approved developments. It is funded by the FY25 capital budget.

[RES0
24-077](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A REVISION TO THE 15TH AMENDMENT TO THE PROGRAM MANAGEMENT AGREEMENT WITH CROY ENGINEERING, LLC RELATING TO THE DESIGN AND ENGINEERING SERVICES FOR THE TRANSPORTATION IMPROVEMENTS ON POWDER SPRINGS ROAD AND ITS INTERSECTION WITH FOREST HILL ROAD AND RICHARD D. SAILORS PARKWAY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 077 Croy Redesign intersection at Forest](#)

[Executed RESO 2024-077](#)

[1476.00 PS 2016 SPLOST Agr Amendment 15 Sailors Parkway at Powder Springs Road and Forest Hill Road REV2](#)

City Manager Conner reviewed the proposed change to the "Forrest Hill" project that moves the stoplight intersection for the access road to be in alignment with Ponderosa Road.

[RES0
24-078](#)

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH FIFTH ASSET, INC. D/B/A DEBTBOOK FOR THE RENEWAL OF DEBT MANAGEMENT SOFTWARE UTILIZED BY THE FINANCE DEPARTMENT FOR AN AMOUNT OF \$39,785; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 078 DebtBook](#)

[Executed RESO 2024-078](#)

[DebtBook Renewal Agreement - Powder Springs, GA Redacted](#)

Finance Director Sims provided an overview of the improved terms of the multi renewal agreement.

[RESO
24-079](#)

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR CERTAIN PROFESSIONAL SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 079 Professional Services FY25](#)
[Executed RESO 2024-079](#)

City Manager Conner provided an overview of the proposed professional services renewals for the FY25 budget. She noted a decrease in costs for marketing, procurement, and stormwater management.

[RESO
24-080](#)

A RESOLUTION DECLARING AS SURPLUS AND AUTHORIZING THE DISPOSITION OF KITCHEN, OFFICE AND CONFERENCE ROOM FURNITURE LOCATED IN STORAGE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES,

Attachments: [RESOLUTION 2024 - 080 Surplus FFE](#)
[Executed RESO 2024-080](#)

City Manager Conner stated this action would authorize the surplussing of stored FFE not expected to be used in the new municipal complex.

[PZ 24-013](#)

Presented by Shaun M. - Variance request to UDC 8-92(e) to allow a privacy fence to encroach into the drainage easement. The property is located at 4444 Quilter Street, within land lot 680 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19068000490.

Attachments: [PZ24-013. Motion to TABLE. 06032024](#)
[Variance App. 4444 Quilter Redacted](#)
[Tabled Motion to July 5th PZ 24-013](#)

Planning Manager Myers presented an overview of the applicants request noting staff and city engineers recommend denial of the request.

Applicant Lynn Lee provided a statement to Mayor and Council noting her reasons for needing the fence; the misinformation she received from her HOA and not even knowing her property had an easement/impact of an easement. She further stated removing the fence would be a financial hardship and even proposed cutting into her fence for water flow.

Staff and Council stated additional evaluations by appropriate engineers should be done to determine impacts.

[PZ 24-014](#)

Rezoning Request for a 29.6-acre tract, to rezone from R-30 (county) to PUD-R (city). The property is located at 5500 Elliott Road within land lots 598, 599, 660, 661, of the 19th district, 2nd section, Cobb County Georgia. PIN: 19066000060.

- Attachments:** [PZ24-014. Motion to TABLE. 06032024](#)
[Updated Site Plan. 05152024 Redacted](#)
[List of Requested Variances](#)
[Rezoning Application - 5500 Elliott Road - 04-23-2024 Redacted](#)
[Site Map Location](#)
[Site Plan - 04-22-2024 Redacted](#)
[Survey - 04-03-2024 Redacted](#)
[Cobb County Notice of Non-Objection 5500 Elliott Rd Redacted](#)
[Tabled Motion to July 15th PZ 24-014](#)

Matter tabled to July 15, 2024 to allow for traffic study.

PZ 24-016 Special Use Request to allow Metal Fabrication in the Light Industrial zoning district, per UDC requirement. The property is located at 3194 Florence RD SW, within land lot 675 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19067500180.

- Attachments:** [PZ24-016. Motion to APPROVE. 06032024](#)
[Approved PZ 24-016](#)
[Special Use App. 3194 FLorenceRedacted](#)
[3194 Florence Rd, Powder Springs, GA 30127 LoopNet](#)

Planning Manager Myers provided an overview of the application and stated staff recommends approval with conditions.

Applicant Virginia Murphy discussed her business model and request with Mayor and Council, including hours of operational and any impacts of her business to neighbors.

PZ 24-017 Rezoning Request of a 17.7-acre tract, and rezone from NRC (county) to LI (city). The property was previously annexed via GA General Assembly HB 1500. The property is located at 3969 & 3989 Flint Hill RD within land lot 911, of the 19th district, 2nd section, Cobb County Georgia. PINs: 19091100020, 19091100060

- Attachments:** [PZ24-017. Motion to TABLE. 06032024](#)
[HB 1500. Annexation](#)
[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)
[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)
[Tabled Motion to July 15th PZ 24-017](#)

Matter to be tabled to July 15, 2024 for additional studies to be conducted. Residents of Saunders Road and the City of Mableton oppose. Staff supports.

PZ 24-018 City Initiated Rezoning. To adopt the corresponding City of Powder Springs zoning districts for parcels annexed via the General Assembly into the

incorporated limits of The City of Powder Springs, of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [PZ24-018. Motion to APPROVE. 06032024](#)

[Property List and Zoning Districts](#)

[HB 1500. Annexation](#)

[RPT 24-041](#) Report- Volunteer hours and attendance counts - Bringing Sea to Springs

City Manager Conner stated volunteers provided 203 hours of service which represents a \$6,700 value to the City.

[RPT 24-042](#) Report - Presentation by Proposed Charter School

Attachments: [Powder Springs City Council Charter School Redacted](#)

Delayed to June 12, 2024

[RPT 24-043](#) Report - Notice of zoning action - unincorporated area - Austell PS Road

Attachments: [Zoning Notification Powder Springs LUP-21_2024_07](#)

[ORD 24-009](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING EXTERIOR ART EXHIBITS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading: April 15, 2024 Second Reading: August 19, 2024

Request to Table to August 19, 2024

Attachments: [ORDINANCE 2024 - 009 UDC Amendment relating to Art Exhibits](#)

[ORD 24-009. Public Art. Exhibits](#)

City staff and Mayor and Council discussed potential language and the review process.

Matter to be tabled.

[ORD 24-011](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO GENERAL PROVISIONS; USE DEFINITIONS; EROSION & SEDIMENT CONTROL; TREE PROTECTION, BUFFERS AND LANDSCAPING; SITE AND ARCHITECTURAL DESIGN REVIEW; LAND DEVELOPMENT; PARKING, ACCESS AND LOADING; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading: 5/20/2024. Second Reading: 6/3/2024

Attachments: [ORDINANCE 2024 - 011 UDC Amendments](#)

[Adopted ORD 2024-011](#)

[ORD 24-011. Exhibits](#)

Community Director Garver provided an overview of proposed code updates.

1st Reading only

[ORD 24
-012](#)

AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading: 05/20/2024. Second Reading: 06/03/2024

- Attachments:** [ORDINANCE 2024 - 012 Annexation Ordinance Elliott Road](#)
[Annexation Application - 5500 Elliott Road - 04-23-2024 Redacted](#)
[Legal Description](#)
[Site Map Location](#)
[Site Plan - 04-22-2024 Redacted](#)
[Survey - 04-03-2024 Redacted](#)
[Cobb County Notice of Non-Objection 5500 Elliott Rd](#)

[ORD 24
-013](#)

AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEARS 2025-26; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

1st Reading - 6/3/24 2nd Reading and Public Hearing - 6/17/24

- Attachments:** [ORDINANCE 2024 - 013 Budget Adoption for FY 2025-26](#)
[FY25-26 draft budget ORD 24-013.pdf](#)
[FY25-26 draft budget presentation](#)

City Manager Conner and Finance Director Sims provided a presentation of how the FY25 proposed budget supports the City's strategic priorities and an overview of the balanced budget with detail relating to revenues about the tax digest and exemptions, SDS and specific review of increased expenditures.

[2024 -048](#) Proclamation - National Safety Month

- Attachments:** [Proclamation National Safety Month 2024](#)

[2024 -049](#) Proclamation - Municipal Court Clerk Week

- Attachments:** [Proclamation Municipal Court Clerks Week 2024](#)

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

No Executive Session Held.

City Manager and Council Reports

Mayor Pro Tem Lust stated he would be out of town in Chicago but back for the Council meeting.

Council Member McMutry stated the Memorial Day Service was very nice. Mayor Thurman thanked council Member McMutry for stepping in for him.

Council Member Wisdom also stated the Memorial Day service was enjoyable.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - At Large Post McMutry, seconded by Council Member - Ward 2 Dawkins, that this recess to 6/3/24 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