



City of Powder Springs

Meeting Minutes - Final

Council Work Session

Mayor

Albert Thurman

Council Members:

**Henry Lust, Doris Dawkins, Dwayne Green, Dwight McMutry, Patricia
Wisdom**

Wednesday, October 29, 2025

5:00 PM

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

New City Hall - 2nd Floor Council Conference Room

Join Zoom Meeting

<https://us06web.zoom.us/j/83018111896>

Meeting ID: 830 1811 1896 Dial: 1-929-205-6099

Call to Order

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

Staff in Attendance: Phyllis Calloway, Dwayne Eberhart (Zoom), Travis Landrum, Linda Lowery (Zoom), Thomas Neaves (Zoom), Tamara Newkirk, JoAnna Robinson (Zoom), and Travis Sims (Zoom).

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 shared his appreciation for the City Council taking time out to go into the schools and giving time to the students; that he visited Stillwater Minnesota with Georgia Municipal Association Board; and also visited both Durham and Raleigh North Carolina with the Chamber Board.

Work Session Matters

[RPT 25-060](#) Report - Event Calendar for 2026

Attachments: [Proposed Event Calendar for 2026](#)

Travis Landrum, Parks and Recreation Director, discussed the proposed City events

calendar for 2026 with highlights of additional events.

The elected body expressed their concerns with crowd concerns.

[RPT 25-061](#) Report - Proposal for Sweetwater Mission Santa Run - 5k

Attachments: [2025 Santa Run Proposal Redacted](#)

[5K Course Map](#)

Travis Landrum, Parks and Recreation Director, presented a request from Sweetwater Mission for a Santa 5K Run December 13th in the Thurman Springs Park. Mr. Landrum added that the expectation is for 250 attendees and a start time of 7am.

[RPT 25-062](#) Report - Nature Walk

Pam Conner, City Manager, shared that the builders are experiencing a setback due to the current economy and they are trying to determine their best way to proceed. Mrs. Conner asked for feedback from the elected body on what product they would like to see on the property.

[RPT 25-063](#) Report - Tax Sale Properties (redemption/Grady Grier and return/Forst Hill)

Pam Conner, City Manager, discussed the potential purchase of houses to make available for Habitat for Humanity so they can build affordable housing.

[RPT 25-064](#) Report - letters of support (County; NS)

Attachments: [Merger NS Union Pacific](#)

[Raessler APS Trail](#)

Pam Conner, City Manager, discussed that Cobb County is applying for a grant for the Austell Powder Springs Trail and are seeking letters of support; and Norfolk Southern and Union Pacific are merging and has to be approved by the transportation board and seeking a letters of support of the area.

[RPT 25-065](#) Report - Long Term Financial Plans/Land Use Decisions - Status

Attachments: [Powder Springs CVIOG Progress Update](#)

[Powder Springs Fiscal Fcst Updated_10_29_25](#)

Gary Mongeon, of KB Advisory Group, provided a presentation of a fiscal forecast based on land use objectives with respect to development patterns, future tax base and the City's remaining potential.

Rex Facer, of Carl Vinson Institute of Government, provided a progress report presentation of revenue streams and property taxes of previous fiscal years, and the next steps.

RES0 25-138

A RESOLUTION ACCEPTING THE PROPOSAL OF DAF CONCRETE FOR THE REPAIR OF CERTAIN SIDEWALKS AND CATCH BASINS/STREETS AT VARIOUS LOCATIONS THROUGHOUT THE CITY FOR THE SUM OF \$65,904.00; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR SUCH SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Infrastreucture Repair08 Redacted](#)

[RESOLUTION 2025 - 138 DAF sidewalk catch basin repair](#)

Pam Conner, City Manager, discussed identify catch basins in need of repair.

Dwayne Eberhart, Public Works Director, provided the recommendation of streets for repair and contractor for the contract.

The elected body mentioned a couple of intersections of concern.

RES0 25-141

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH S.H. CREEL CONTRACTING, LLC IN THE AMOUNT OF \$1,008,871 TO COMPLETE PHASE II RECREATIONAL IMPROVEMENTS PROGRAMMED FOR POWDER SPRINGS PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [PS Park Phase 2 Recommendation of Award SH Creel](#)

[RESOLUTION 2025 - 141 PS Park Phase II](#)

Pam Conner, City Manager, discussed the dog park, additional parking and restroom renovations in the Powder Springs Park. Mrs. Conner added bids were solicited and received one responsive bid.

RES0 25-142

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO SIGN AND SUBMIT ALL DOCUMENTS NECESSARY TO RENEW THE CITY'S SPEED DETECTION DEVICE PERMIT WITH THE GEORGIA DEPARTMENT OF PUBLIC SAFETY; AUTHORIZING THE CONTINUED USE OF SPEED DETECTION DEVICES BY LAW ENFORCEMENT OFFICERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2025 - 142 Speed detection device](#)

Pam Conner, City Manager, discussed the three permit to calibrate equipment and training of the device.

RES0 25-143

A RESOLUTION UPDATING THE CITY OF POWDER SPRINGS FEE SCHEDULE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [Resi 2025-143 Exh A All fees - Full Sched + Proposed Changes - updated](#)
[11-3-25](#)
[RESOLUTION 2025 - 143 Fee Schedule](#)

Pam Conner, City Manager, discussed the proposed sanitation fee changes for bulk item pick up.

[ORD 25
-017](#)

AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2025 TO ALLOCATE RECEIPTS AND EXPENDITURES RELATING TO HOTEL MOTEL TAX, AUDIT SERVICES, VEHICLE EXPENSES, CAPITAL FACILITY CONSTRUCTION COSTS, ARPA PROGRAM AND MUNICIPAL COURT FINES AND FORFEITURES; TO REPEAL CONFLICTING ORDINANCES; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 10/20/2025 2nd Reading 11/03/2025

Attachments: [ORDINANCE 2023 - 017 Budget Amendment](#)
[Proposed Budget Amendment 10-20-25 and 11-3-25 Updated](#)

Travis Sims, Finance Director, discussed the proposed budget amendments related to fiscal year 2025.

[ORD 25
-018](#)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO STANDARDS OF REVIEW OF SPECIAL USE APPLICATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading - November 3, 2025 2nd Reading - November 17, 2025

Attachments: [ORD 2025 - 018](#)

Pam Conner, City Manager, discussed the proposed clarifications for the standards when evaluating planning and zoning applications.

[PZ 25-017](#)

Rezoning to change conditions of zoning relating to drive-through restaurant on property located at CHJames Parkway and Sterlingbrooke Drive adjacent to the Governor's Gun Club.

Attachments: [Motion to approve pz25-17 change in conditions of zoning](#)

[Ad Posted](#)

[Dunkin Plans Redacted](#)

[MDJ-1003_C03](#)

[Notice Letter Pkg with POSTMARKED Certif of Mailing and](#)
[List-10-01-2025-Powder Springs Development, LLC-5760 C.H. James Pkwy](#)
[Redacted](#)

[Affidavit of Public Notification 017 Redacted](#)

Joel Larkin, of Sams Larkin Huff and Balli and attorney on behalf of the rezoning applicant, discussed the rezoning application to develop a 6500 square foot retail

building with the existing architecture .

The Council questioned the plans to incorporate of the eateries in the proposed planned expansion of the structure.

[PZ 25-018](#) Application for Special Use Approval to include a drive through restaurant within a retail development on vacant property next to the Governor's Gun Club at the intersection of US 278/CH James & Sterlilngbrooke Drive in Land Lot 671 - PIN 19067100090.

Attachments: [Motion to approve pz25-18 special use drive through](#)

[Ad Posted](#)

[Dunkin Plans Redacted](#)

[MDJ-1003_C03](#)

[Notice Letter Pkg with POSTMARKED Certif of Mailing and List-10-01-2025-Powder Springs Development, LLC-5760 C.H. James Pkwy](#)

[Redacted](#)

[Affidavit of Public Notification-Special Use Permit-Powder Springs Development, LLC \(1\) Redacted](#)

Joel Larkin, of Sams Larkin Huff and Balli and attorney on behalf of the rezoning applicant, discussed the special use application to develop a drive through structure to a proposed retail building.

The Council questioned the plans to incorporate of the eateries in the proposed planned expansion of the structure.

[PZ 25-019](#) Application for variance to perform repairs to an exterior deck at the rear of a single family residential structure located on property at 3632 Spring Beauty Court within a special flood hazard area. PIN: 19082600390

Attachments: [3632 Site](#)

[Ad Posted Redacted](#)

[Application for Variance Redacted](#)

[Flood area 3632 Spring Beauty CT](#)

[Deck Rendering](#)

[Pic of Deck 2](#)

[Pic of Deck](#)

[Motion to approve pz25-19 variance for deck repairs in flood hazard area](#)

Denise Hatablan, variance applicant, discussed her request to replace and expand her existing deck with a minor expansion on the upper level of the deck.

The Council questioned the type of wood applicant planned to use.

[PZ 25-020](#) Application for Variance for property located at 3982 Austell Powder Springs Road

to vary certain provisions of Section 4-146 of the Unified Development Code relating to the location and distance provisions applicable to food trucks. PIN 19090500190

Attachments: [Application Redacted](#)

[Sec. 4_146. Food truck park. Part of application M White](#)

[Site plan 3982](#)

[SITE PLAN](#)

[Motion to approve pz25-20 variance spacing at food truck park](#)

[Notorized Application](#)

[MDJ Ad](#)

[Letter to Neighbors](#)

[Lease for Murrell White](#)

[Conditions of approval for variance \(2\)](#)

[Picture of Signs](#)

Murrell White, variance applicant, discussed his request to continue to operate food trucks and an allowance for distance from existing structure.

The Council questioned if he foresees anyone trespassing on private property.

[PZ 25-021](#) Application for Special Use Approval to operate a food truck with a base of operation at 3982 Austell Powder Springs Road. PIN 19090500190

Attachments: [Application Redacted](#)

[AD food truck Redacted](#)

[Conditions of approval](#)

[Sec. 4_146. Food truck park. Part of application M White application](#)

[reviewed against UDC](#)

[Motion to approve pz25-21 speical use for food truck park](#)

[Lease for Murrell White](#)

[MDJ Ad](#)

[Murrell White Special Use](#)

[Letter to Neighbors](#)

[Picture of Signs](#)

Murrell White, variance applicant, discussed his request to continue to operate food trucks in the park.

The Council questioned if he foresees anyone trespassing on private property.

[PZ 25-022](#) Application for Special Use Approval and Variance to locate a storage accessory structure at 3982 Austell Powder Springs Road for the purpose of storing materials used by the approved rage room business.

Attachments: [rage room storage trailer](#)
[59 site plan 6.2025](#)
[2025-09-23 lease agreement with Moises Cardenas](#)
[AD499456.jnl Redacted](#)
[Ragroom Sign](#)
[DOC071125-07112025081130 Redacted](#)
[Motion to approve pz25-22 speical use accessory structure](#)

Moises Amdrade, special use applicant, discussed his request to allow a storage structure to contain items for his rage room business.

Dinner recessed at 6:30pm

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - At Large Post 1 McMutry, that this Dinner recess at 6:30pm be approved. The motion carried by the following vote:

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

Dinner recess concluded at 7:00pm

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - Ward 3 Green, that this Dinner recess conclude at 7:00pm be approved. The motion carried by the following vote:

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

Executive Session was called for the purpose of Personnel Matters

A motion was made by Mayor Pro Tem - Ward 1 Lust, seconded by Council Member - At Large Post 1 McMutry, that this Executive Session called for the purpose of Personnel Matters be approved. The motion carried by the following vote:

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

Executive Session was concluded from the purpose of Personnel Matters

A motion was made by Council Member - Ward 2 Dawkins, seconded by Council Member - Ward 3 Green, that the conclusion of the Executive Session called for Personnel Matter be approved. The motion carried by the following vote:

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

City Manager and Council Reports

City Manager Pam Conner reminded the elected that the Volunteer Banquet is December 11th and the Employee Luncheon is December 12th. Mrs. Conner also asked for feedback of ending the employees work day after the luncheon.

Council Member Wisdom shared that she enjoyed reading to some Compton Elementary School students early in the day.

Council Member McMutry shared that he will be reading to the Varner Elementary School students the following morning.

Council Member Green made no reports.

Council Member Dawkins shared that she has been working with Economic Development Director Marsellas Williams with interviews for the Development Authority of Powder Springs and Downtown Development Authority Boards.

Council Member Lust shared that he will attending a Kiwanis Club event at the Powder Springs Elementary school Friday morning and read to students afterwards.

Recess to Next Scheduled City Council Meeting

A motion was made by Council Member - Ward 3 Green, seconded by Council Member - At Large Post 1 McMutry, that this Recess to Monday November 3, 2025 at 5:45 be approved. The motion carried by the following vote:

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