



City of Powder Springs

City of Powder Springs
4426 Marietta Street
Powder Springs, GA 30127

Meeting Agenda Council Work Session

*Mayor
Albert Thurman*

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

Wednesday, October 30, 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/83007426095>

Meeting ID: 830 0742 6095 Dial: 1-929-205-6099

Call to Order

Mayor's Comments

Work Session Matters

[RPT 24-087](#) Report - Right of Way sidewalk work

[RPT 24-088](#) Report - Econ Dev update

[RES0 24-132](#) A RESOLUTION TRANSMITTING TO THE ATLANTA REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS THE ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT ELEMENT AND SHORT-TERM WORK PROGRAM OF THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 132 STWP and CIE transmittal](#)

[RES0 24-159](#) Resolution. City of Powder Springs 2025 Planning and Zoning Commission Calendar

Attachments: [2025 Planning and Zoning Calendar. Council dates TBD](#)

[RES0 24-160](#) Resolution - 2025 City Council Calendar

Attachments: [2025 City Council Meeting Calendar](#)

[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: [Signed PZ 24-017 Tabled Motion to 11-04](#)

[PZ 24-147 Tabled to Oct 7](#)

[Signed PZ 24-017 Motion to Table to 08-19-24](#)

[Tabled Motion to July 15th PZ 24-017](#)

[Letter to the Council. 08.20.2024](#)

[Prepared Statement. Serious Tree Service Redacted](#)

[Revised Site Plan. 7-9-24](#)

[Phase I ESA Report - Serious Tree Services - 07.25.2024](#)

[Sound Check + Dust Suppression System schematic](#)

[HB 1500. Annexation](#)

[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)

[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)

[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: [Signed PZ 24-029 Tabled Motion to 11-04](#)

[2024-8-12 NELSON - POWDER SPRINGS](#)

[Zoning Appl Pkg-Mike Nelson-3716 & 3720 Powder Springs Road Redacted](#)

[PZ 24-031](#) Rezoning Request. To modify the conditions of Rezoning Approval PZ21-014, for Selig Enterprises (Heartwood Apartments). The property is located at 4493 Brownsville Road within Land Lots 1025,1026, 1027, 1047, 19th District, 2nd Section, and Cobb County, Georgia.

Attachments: [Signed PZ 24-031 Tabled Motion to 11-04](#)

[PZ 24-031 Tabled to Oct 7](#)

[4391 Brownsville Rd - Proposed Outparcels Site Plan 08-20-24](#)

[4391 Brownsville Rd - Proposed Restaurants Site Plan 08-20-24](#)

[PZ 24-034](#) Variance Request. Ark Ministries requests to vary the minimum lot requirements for a church. The property is located at 4110 Austell Powder Springs Road Suite 160, within land lots 946, 2nd section, Cobb County Georgia. PIN: 19094600260.

Attachments: [ARK BLUE PRINTS](#)
[ARK VARIANCE APPLICATION Redacted](#)
[ARK. Mission Statement and Educational Program](#)

[PZ 24-035](#) City Initiated variance request to the UDC table 2-2 dimensional requirements for residential lots. The property is located at Buck, within land lots 831, 2nd section, Cobb County Georgia. PIN: 19083101440.

Attachments: [Lot 3. Recorded Plat Redacted](#)
[Site Plan Redacted](#)
[House Plans Redacted](#)

[PZ 24-036](#) Variance request from New Era Learning Academy to vary the minimum parking requirements for a school. The property is located at 4640 Hiram Lithia Springs Road SW, within land lots 1046, 2nd section, Cobb County Georgia. PIN: 19104600170.

Attachments: [2024-017, New Era Variance Plan, RVSD 10-25-24, HPSCANNER1223 Redacted](#)
[Variance Application Redacted](#)
[Notice of Intent. Addendum to Variance Application Redacted](#)
[Variance Application Redacted](#)
[Site Plan to add Modular Classroom Redacted](#)

Executive Session, if called for the purpose of Real Estate, Litigation or Personnel 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 www.cityofpowdersprings.org | 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 Tamara Newkirt, Deputy City Clerk, at 770-943-1666, ext.303 or tnewkirt@cityofpowdersprings.org at least 48 hours before that meeting.