



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127  
cityofpowdersprings.org

## Meeting Agenda

### City Council

*Mayor*

*Albert Thurman*

*Council Members:*

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

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Monday, October 7, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center  
4181 Atlanta Street | Building 1  
Powder Springs, GA 30127

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**Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street, Bldg. 1**

**Pre-Meeting Discussion at 6:30PM**

**Join Zoom Meeting - <https://us06web.zoom.us/j/84179495301>**

**Meeting ID: 841 7949 5301 Dial: 1-929-205-6099**

**1. Call to Order**

**2. Invocation and Pledge of Allegiance**

**3. Approval of Minutes**

[2024 -073](#) City Council Agenda Minutes 09/16/2024

[2024 -074](#) City Council Work Session Minutes 10/02/2024

**4. Mayor's Comments**

**5. Citizens Comments**

Registration to speak at any City Council meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (6:40 - 7:00 PM). The first twelve registering to speak will be given five (5) minutes to address Mayor and Council with their comments.

Comments only - this is not a question and answer dialogue.

You can register by signing up in person at the Cultural Arts Center located at 4181 Atlanta Street - location of the on site meeting. Only on-site Citizen Comments are available. There are no virtual opportunities to provide Citizen Comments.

## 6. Public Reports | Presentations

[2024 -072](#) Proclamation - Public Safety Appreciation

Attachments: [Public Safety Appreciation Week 2024](#)

## 7. City Attorney

### A. Consent Agenda

[RES0 24-107](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND STAFF TO ISSUE WORK ORDERS TO PERFORM CERTAIN STORMWATER REPAIRS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 107 Stormwater Work Orders](#)  
[Stormwater repairs work order approval memo for WS 10-2-2024](#)

[RES0 24-133](#) A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE ANNUAL COMMUNITY RATING SYSTEM RECERTIFICATION FORM, INCLUDING A PROGRESS REPORT FOR THE HAZARD MITIGATION PLAN IMPLEMENTATION; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 133 Community Rating System](#)  
[Progress Report](#)

[RES0 24-134](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND STAFF TO SIGN A FINAL PLAT FOR WESTMONT PRESERVE PHASE II ON DUGGER DRIVE SUBMITTED BY MERITAGE HOMES OF GEORGIA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 134 Westmont Final Plat](#)  
[WESTMONT PRESERVE FINAL PLAT - PHASE 2 Redacted](#)

[RES0 24-135](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH REFLECTIONS OF TRINITY IN THE AMOUNT OF \$67,862 TO PERFORM FOOD DISTRIBUTION SERVICES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 135 Reflections Grocery at Tapp](#)  
[RFP 24-008 School Food Distribution](#)  
[Reflections proposal 9-17-2024 Redacted](#)

[RES0 24-136](#) A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES RELATING TO LAND WATER CONSERVATION FUNDING ASSISTANCE FOR THE CITY OF POWDER SPRINGS PARK PROJECT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 136 PS Park LWCF grant](#)  
[13-01091 City of Powder Springs State Agreement Redacted](#)  
[2023 GenProvisions](#)

[RES0 24-137](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO SETTLE A DISAGREEMENT BETWEEN THE CITY AND A PROPERTY OWNER REGARDING USE OF PROPERTY UNDER THE FAIR HOUSING ACT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 137 HUD Conciliation Agreement](#)

[RES0 24-138](#) A RESOLUTION AUTHORIZING AND ACCEPTING CERTAIN DOCUMENTS PREPARED BY THE GEORGIA MUNICIPAL EMPLOYEE BENEFIT SYSTEM TO RE-ADOPT THE DEFINED BENEFIT RETIREMENT PLAN USING THE MOST RECENT IRS-APPROVED DOCUMENT TEMPLATES AND AS AN ORDINANCE PURSUANT TO OCGA 47-5-40; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 138 GMEBS restatement](#)  
[RESO 2024-138 EXH A](#)  
[Georgia Amendment 1 to DB Basic Plan Document](#)  
[Georgia GMEBS DB Pre-Approved Basic Plan Document for Third 6-Year Cycle \(Final\)](#)  
[Georgia Opinion Letter Defined Benefit Plan Third Cycle \(2020 Cumulative List\) \(4877\)](#)  
[GMEBS-R; City of Powder Springs - 2023-2025 Defined Benefit Retirement Plan Restatement](#)  
[Powder Springs AA 9 12 2024](#)  
[Powder Springs AA 9 12 2024 Redacted](#)  
[Powder Springs Addendum 9 12 2024](#)  
[Powder Springs CM 9-12-2024 Redacted](#)

[RES0 24-139](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION TO RECEIVE FUNDING ASSISTANCE FOR A PICKLEBALL AND BASKETBALL FACILITY THROUGH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES 2024-2025 LAND AND WATER CONSERVATION FUND GRANT PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 139 Grant for Pickleball B&B LWCF](#)

[RES0 24-140](#) A RESOLUTION APPROVING THE FULL GRANT AWARD AND ENGINEERING COSTS FOR THE OLD LOST MOUNTAIN TRAIL PROJECT AND THE AUSTELL POWDER SPRINGS ROAD ROUNDABOUT PROJECT; LIMITING THE NOTICE TO PROCEED FOR SPECIFIED TASKS FOR EACH PROJECT TO CERTAIN NOTIFICATION REQUIREMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 140 APS and OLM projects](#)

[RES0 24-141](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH ITS AUDIO-VISUAL CONSULTANT ABOVE THE CLOUD TO UPDATE AND EXPAND THE VISIT POWDER SPRINGS VIDEO COLLECTION RELATING TO MARKETING AND CITY OPERATIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 141 community outreach](#)

[RES0 24-142](#) A RESOLUTION APPROVING CERTAIN DESIGN STANDARDS RELATING TO DEVELOPMENT WITHIN THE CITY OF POWDER SPRINGS; AUTHORIZING THEIR APPLICATION IN THE CURRENT DEVELOPMENT PROCESS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 142 Design Standards approval](#)  
[RESO 2024-142 EXH A](#)  
[24034 Powder Springs Design Guidelines REPORT 240723 100%Document low-res](#)

[RES0 24-143](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH STARS AND STRIKES AS THE VENUE FOR THE WINTER EMPLOYEE APPRECIATION EVENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 143 Employee Appreciation Event venue](#)

[RES0 24-144](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE DOCUMENTS REQUIRED FOR CERTAIN AUDIO VISUAL AND TECHNOLOGY FEATURES AT THE NEW MUNICIPAL COMPLEX; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 144 AV IT changes and upgrades](#)  
[RESO 24-144 Municipal Complex - No Redundancy - Technology Quote Updated](#)

[RES0 24-145](#) A RESOLUTION AUTHORIZING THE TEMPORARY USE AND CLOSURE OF THURMAN SPRINGS PARK AND SURROUNDING ROADS ON OCTOBER 19, OCTOBER 26 OR NOVEMBER 2 FROM 4PM TO 7PM TO ACCOMMODATE A TEMPORARY EVENT HOSTED BY CENTER FOR COMMON GROUND; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 145 Temp Event Thurman Springs education](#)

[RES0 24-146](#) A RESOLUTION APPROVING AND ACCEPTING THE QUOTE SUBMITTED BY ProLogiITS FOR AN AMOUNT OF \$23,177.69 TO PURCHASE FOUR GETAC CAMERAS FOR THE NEW PUBLIC SAFETY PATROL VEHICLES; AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OR OTHER DOCUMENTS TO EFFECTUATE SAME; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 146 Getac Cameras](#)  
[ProLogic ITS LLC.009115.v1.6](#)

[RES0 24-147](#) A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION TO RECEIVE FUNDING ASSISTANCE FOR A WETLANDS OBSERVATION AND BOARDWALK FEATURE WITHIN THE LINEAR PARK THROUGH THE GEORGIA OUTDOOR STEWARDSHIP PROGRAM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Attachments: [RESOLUTION 2024 - 147 Georgia Outdoor Stewardship program](#)  
[Master Park Plan](#)

## **B. Regular Agenda | Public Hearing**

[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. 10072024](#)  
[PZ 24-147 Tabled to Oct 7](#)  
[Signed PZ 24-017 Motion to Table to 08-19-24](#)  
[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](#)  
[Tabled Motion to July 15th PZ 24-017](#)  
[HB 1500. Annexation](#)  
[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)  
[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)

**The recommendation is to table PZ-017 to November 4, 2024 Council Agenda.**

[PZ 24-027](#) Variance Request. To vary UDC Table 2-2 minimum dimensional requirements for accessory structures greater than 144-sf. The property is located at 3654 Hopkins Court, within land lots of the 19th district, 2nd section, Cobb County Georgia. PIN: 19079400710

Attachments: [PZ 24-027. Motion to DENY. 10072024](#)  
[PZ 24-027 Tabled to Oct 7](#)  
[3654 HOPKINS CT SW 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:* [PZ 24-029. Motion to Table. 10072024](#)  
[2024-8-12 NELSON - POWDER SPRINGS](#)  
[Zoning Appl Pkg-Mike Nelson-3716 & 3720 Powder Springs Road Redacted](#)

**The recommendation is to table PZ-029 to November 4, 2024 Council Agenda.**

[PZ 24-030](#) Change in variance conditions of PZ24-022 to allow congregation in office/broadcasting suite 155; to vary 20% maximum allowed window sign coverage; to allow additional suite 180. The property is located at 4110 Austell Powder Springs Road Suites 130 and 155, within land lots 946, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19094600260

*Attachments:* [PZ24-030. Motion to Approve. 10072024](#)  
[Modified Door Sign. Submitted 10.02.2024](#)  
[PZ 24-030 Tabled to Oct 7](#)  
[4110 AUSTELL POWDER SPRINGS RD STE 155 REV](#)  
[Modification of variance conditions Redacted](#)  
[Window Sign Redacted](#)  
[Owner's Authorization](#)

[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:* [PZ 24-031. Motion to Table. 10072024](#)  
[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](#)

**The recommendation is to table PZ-031 to November 4, 2024 Council Agenda.**

[PZ 24-032](#) Variance Request. To vary table 2-2 minimum setback requirements for accessory structures greater than 144-sf; to allow impervious lot coverage greater than 35%. The property is located at 3403 Redwood Forest LN SW within land lots 821 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19082100460

**Attachments:** [PZ24-032. Motion to Approve. 10072024](#)  
[Variance Application. 3403 Redwood Forest Ln Redacted](#)  
[Gazebo Images](#)  
[Survey](#)

[ORD 24 -017](#) AN ORDINANCE TO APPROVE AN ADOPTION AGREEMENT AND GENERAL ADDENDUM RELATING TO THE GEORGIA MUNICIPAL EMPLOYEE BENEFIT SYSTEM DEFINED BENEFIT RETIREMENT PLAN; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading: 10/07/2024 Second Reading: 10/21/2024

**Attachments:** [ORDINANCE 2024 - 017 GMEBS Adoption Agreement and General Addendum](#)  
[Ordinance 2024 - 017 Exh A](#)

## **8. City Manager and City Council Reports**

## **9. Executive Session, if called for purposes of Real Estate, Litigation or Personnel Matters**

## **10. Adjournment**

*Following adjournment of Council Meetings, the Mayor and various Council Members often remain at the City Council meeting location podium to sign ordinances, resolutions and contracts, greet and speak with citizens, and discuss current events. To the extent this activity may be considered a meeting under the Georgia Open Meetings Law, the public is hereby notified thereof, and invited to attend.*

*For more information regarding any of actions included on this agenda, please visit [www.cityofpowdersprings.org](http://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](mailto:tnewkirt@cityofpowdersprings.org) at least 48 hours before that meeting.*