

**CITY OF WINDER**  
**CITY COUNCIL**  
**AGENDA • APRIL 2, 2026**  
**Winder Community Center**  
**113 E ATHENS ST, WINDER, GA 30680**



**6:00 PM**

**I. CALL TO ORDER**

**II. OPENING PRAYER**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF AGENDA**

**V. CITIZEN INPUT**

**VI. APPROVAL OF MINUTES**

- VI.1 City Council - Regular Meeting - March 3, 2026, 6:00 PM
- VI.2 City Council - Executive Session - March 3, 2026, 6:00 PM
- VI.3 Mayor & City Council Retreat - March 6, 2026, 8:30 AM
- VI.4 Mayor & City Council Retreat - March 7, 2026, 8:30 AM
- VI.5 City Council - Called Meeting - March 10, 2026, 6:00 PM

**VII. CONSENT AGENDA**

- VII.1 Consideration of a Motion to approve a participation agreement for the National Opioid Settlement with the Six Remnant Defendants.
- VII.2 Consideration of a Motion to approve the award of the contract for the Fiscal Year 2026/2027 City Street Rehabilitation and Resurfacing Project to Blount Construction Company, Inc., the low bidder, in the amount of \$931,739.64. The Engineering Department requests approval to expend up to the budgeted amount of \$1,400,000.00 to accommodate additional work, including unforeseen conditions and/or the inclusion of additional streets.
- VII.3 Consideration of a Motion to Authorize the Mayor to Execute a Contract with Keck & Wood Engineering for the Not-to-Exceed amount of \$95,500.00 to Provide the Professional Design Related Services needed to Develop Multiple Alternative Layouts associated with the proposed Roadway Improvements & Culvert Replacement on Sims Road. (Capital Project #TS25-04).
- VII.4 Consideration of a Motion to authorize a Change Order in the amount of \$330,288 to Capital Project #518 (Water Plant Upgrade) to Lakeshore Construction to complete this large capital project. Due to the change in the scope and additional work required, staff requests that the schedule be extended until July 31, 2026.

- VII.5 Consideration of a Motion to authorize issuing a Purchase Order in the amount of \$25,483.18 to Consolidated Pipe for materials to complete an Emergency Sewer Line repair in Fort Yargo in the amount. This is an FY26 budgeted item in Wastewater Collections 520-4460.
- VII.6 Consideration of a Motion to authorize issuing a Purchase Order in the amount of \$93,250.00 to Professional Pipeline (Annual Contractor) for an Emergency Sewer Line repair in Fort Yargo. This will be a Capital Project budgeted in FY26 as a miscellaneous expenditure just for such an incident for Wastewater Collections 520-4460.
- VII.7 Consideration of a Motion to authorize the issuance of a Purchase Order in the amount \$39,390 to Tyler Technologies for customer portal upgrades.
- VII.8 Consideration of a Motion to authorize a purchase order in the amount of \$215,398.52 to Risk Response Team, the low bidder, for the Security Center Migration & Consolidation Project. This is an FY26 budgeted expenditure.
- VII.9 Consideration of a Motion to approve an FY 2025 Final Budget Amendment for General Fund and Special Revenue Funds.
- VII.10 Consideration of a Motion to approve a Resolution authorizing the execution of a proposed lease supplement under the GMA Direct Leasing Program for an Aerial Fire Truck for the Fire Department.
- VII.11 Consideration of a Motion for the approval of an agreement with Hall Consulting in the amount of \$78,000 for the purpose of conducting a Comprehensive Impact Fee study for the City of Winder, and to authorize the Mayor to execute all necessary documents, subject to approval by the Mayor, City Attorney, and City Administrator.

**VIII. DISCUSSION ITEMS**

- VIII.1 Public Hearing and consideration for a Conditional Use per the City of Winder’s Comprehensive Zoning Ordinance to allow for the sale of packaged beer and packaged wine in a I: Industrial Zone for a property located at 0 E. Midland Ave., & 125 E. Midland Ave., Winder, Georgia 30680, also known as Map/Parcel# WN21 118A & WN21 118D.
- VIII.2 Public Hearing and consideration for a Conditional Use per the City of Winder’s Comprehensive Zoning Ordinance to allow for the sale of packaged beer and packaged wine in a B-1: Neighborhood Commercial Zone for a property located at 208 N. Broad St. and 0 Off N Broad St., Winder, Georgia 30680, also known as Map/Parcel #s WN20 030 and WN20 031.

- VIII.3 Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance for a property located at 0 E. Midland Ave., Winder, Georgia, 30680, also known as Map/Parcel # WN21 113 requesting to Condominium Plat the property in a PUD: Planned Unit Development Zone.
- VIII.4 (A). Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance requesting to subdivide the property into two lots in a B-1: Neighborhood Commercial Zone per the City of Winder's Comprehensive Zoning Ordinance in a B-1: Neighborhood Commercial Zone for a property located at 455 Gainesville Hwy., Winder, GA 30680 also known as Map/Parcel# WN18 143
- (B). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow a drive-through facility in a B-1: Neighborhood Commercial Zone for a property located at 455 Gainesville Hwy., Winder, GA 30680 also known as Map/Parcel# WN18 143.
- VIII.5 (A). Public Hearing and consideration for Variances from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 2-1 Flag Lots, in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.
- (B). Public Hearing and consideration for Variances from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 3-2 (F) Garage requirement, in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.
- (C). Public Hearing and consideration for Variances from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 3-2. (G) (3) shared driveway, in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.
- (D). Public Hearing and consideration for Variances from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 5-1 (D) (2) heated sq ft. in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.
- (E). Public Hearing and consideration for Variances from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 5-1 (B) lot width in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.
- (F). Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance requesting to subdivide the property into two lots in a R-1: Low Density Single-Family Residential Zone for a property located at 0 Woodlawn Ave., Winder, Georgia 30680, also known as Map/Parcel# WN19B 025.

- VIII.6 (A). Public Hearing and consideration for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-1: Neighborhood Commercial Zone to B-2: General Commercial Zone for a property located at 151 N. Broad St., 153 N. Broad St., & 157 N. Broad St., Winder, Georgia 30680, also known as Map/Parcel# WN20 317, WN20 318, WN20 319.
- (B). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to operate a Gas or Fueling Station in a B-2 General Commercial Zone for a property located at 151 N. Broad St., 153 N. Broad St., & 157 N. Broad St., Winder, Georgia 30680, also known as Map/Parcel# WN20 317, WN20 318, WN20 319.
- (C). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow for the sale of Packaged Beer and Packaged Wine in a B-2 General Commercial Zone for a property located at 151 N. Broad St., 153 N. Broad St., & 157 N. Broad St., Winder, Georgia 30680, also known as Map/Parcel# WN20 317, WN20 318, WN20 319.
- VIII.7 Public Hearing and consideration for a rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from R-2: Two-family Residential to G: Government/Institutional for a property located at 96 W Midland Avenue, Winder, Georgia, 30680, also known as Tax/Map Parcel #WN12 426.
- VIII.8 Public Hearing and consideration for a preliminary plat to subdivide a property located at 84 W Midland Avenue, Winder, Georgia, 30680, also known as Tax/Map Parcel #WN12 427 into two Tracts zoned G: Government/Institutional.
- VIII.9 Public Hearing and consideration for an annexation and rezone, requesting to annex and rezone from Barrow County AG: Agricultural zoning district to City of Winder R-3: Multi-family Residential zoning district for a property located at 167 Hal Jackson Road, Winder, Georgia, 30680, also known as Map/Parcel #XX064B 008.
- VIII.10 Consideration of a Motion to authorize the Mayor to approve the Final Plat for Whispering Winds Subdivision, 0 St Germaine Pl, Winder Georgia, 30680, also known as Tax Map Parcel #WN27 001, in accordance with Chapter 28 of the Code of Ordinances, City of Winder, Georgia contingent upon a finding of regulatory compliance by staff and payment of fees.
- VIII.11 Discussion and consideration of an Ordinance to amend Chapter Twenty-eight of the Subdivision Ordinance, Article Two-Procedure for plat submittal and approval, of the Winder Code of Ordinances, regarding certificate of dedication, to provide for an effective date; and for other purposes.

- VIII.12 Discussion and consideration of an Ordinance to amend Chapter Twenty-eight of the Subdivision Ordinance, Article Three-Design Standards, of the Winder Code of Ordinances, regarding guarantees and sureties, to provide for an effective date; and for other purposes.
- VIII.13 Consideration of a Motion to approve and declare the City-owned property located at 48 W Kimball Street (Parcel # WN12B 026) as surplus property.
- VIII.14 Consideration of a Motion to approve a Resolution to appoint a Member to the Winder Housing Authority; to repeal inconsistent Resolutions; to provide for an effective date; and for other purposes.
- VIII.15 First Reading and consideration of an Ordinance to amend section 2-4(1) and section 2-4(2) of the Charter of the City of Winder, Georgia by replacing the procedure found therein related to meetings and for other purposes.
- VIII.16 Consideration of a Motion to approve an Ordinance to Amend Section 2-30(b) of the Code of Ordinances by changing the definition of regular meetings and special meetings, and for other purposes.

#### **IX. EXECUTIVE SESSION**

Executive Session allows discussion of matters properly excluded from the Georgia Open and Public Meetings Law (O.C.G.A. §50-14), specifically:

Pending or potential litigation, settlement, claims, administrative proceedings or other judicial actions;  
Discussion of future acquisition, disposition, or lease of real estate;  
Discussing or deliberating upon the appointment, employment, hiring, disciplinary action or dismissal, or performance of a public officer or employee;  
Discussion of a record exempt from disclosure where consideration of the record cannot be had without disclosure of the record.

No action will be taken during this session.

#### **X. ADJOURN**

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 678-425-6805 promptly to allow the City of Winder to make reasonable accommodations for those persons.