



**city of  
powder springs**

# Rezoning Request

## Application Checklist

### Applicant Information

Name **Traton, LLC**

Phone [REDACTED]

Mailing Address **720 Kennesaw Avenue; Marietta, GA 30060**

Email [REDACTED]

### Application Checklist

The following information will be required:

1.  Application
  2.  Notice of Intent
  3.  Applicant's Written Analysis
  4.  Campaign Contribution Disclosure
  5.  Owner's Authorization, if applicable.
  6.  Legal Description and Survey Plat of the property
  7.  Application Fee (summary of fees attached)
  8.  Copy of the Deed that reflects the current owners name
  9.  Vicinity Map outlining the parcel/s in relation to the surrounding area
  10.  Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:  
 Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
  11.  Sketch Plan/ Architectural Rendering, if applicable
  12.  Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments: Elevations depicting proposed homes and architectural modifications; Constitutional Challenge

### Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



**city of  
powder springs**  
**Rezoning Request**  
**Application Form**

**Applicant Information**

Name <b>Traton, LLC</b>	Phone [REDACTED]
Mailing Address <b>720 Kennesaw Avenue; Marietta, GA 30060</b>	Email [REDACTED]

**Rezoning Request Property Information**

Address <b>See Exhibit "B"</b>	Parcel ID / Lot# <b>See Exhibit "B"</b>	Acreage <b>11.579+/-</b>
Present Zoning <b>PUD-R, with stipulations</b>	Proposed Zoning <b>PUD-R, with stipulations</b>	
Source of Water Supply <b>Cobb County Water System</b>	Source of Sewage Disposal <b>Cobb County Water System</b>	
Proposed Use <b>Peak Hour Trips Generated</b>	Source	

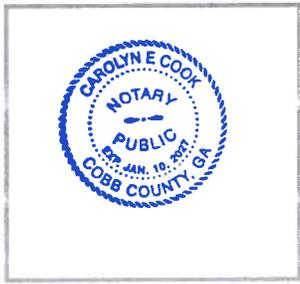
**Additional Information, If Applicable**

Elementary School and School's Capacity <b>Powder Springs Elementary School - 91% capacity</b>	Middle School and School's Capacity <b>Cooper Middle School - 91% capacity</b>
High School and School's Capacity <b>McEachern High School - 94% capacity</b>	

**Notary Attestation**

Executed in Marietta (City), GA (State).

BY: 	<u>J. Kevin Moore</u>	<u>February 24, 2026</u>
<small>Signature of Applicant</small>	<small>Printed Name</small>	<small>Date</small>
<b>Attorneys for Applicant and Property Owner</b>		
Subscribed and sworn before me this <u>24th</u> day of <u>February</u> , 2026		
	<u>Carolyn E. Cook</u>	<u>January 10, 2027</u>
<small>Signature of Notary Public</small>	<small>Name of Notary Public</small>	<small>My Commission Expires</small>



**See Exhibit "A" for Applicant's and Property Owner's Representative Information For Official Use Only**

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



**city of  
powder springs**  
**Rezoning Request**  
Notice of Intent

### Applicant Information

Name Traton, LLC

Phone [REDACTED]

Mailing Address 720 Kennesaw Avenue; Marietta, GA 30060

Email [REDACTED]

### Notice of Intent

**PART I. Please indicate the purpose of this application :**

The purpose of this Application for Rezoning is to seek amendments to certain stipulations approved in the original Application for Rezoning, being PZ 22-003.

**PART II. Please list all requested variances:**

None known at this time.

**Part III. Existing use of subject property:**

Infrastructure, lot layout, and construction of an approved townhome community.

**Part IV. Proposed use of subject property:**

Townhome Community.

**Part V. Other Pertinent Information (List or attach additional information if needed):**

### Applicant Signature

BY:  Traton, LLC / J. Kevin Moore February 24, 2026  
Signature of Applicant Printed Name Date

Attorneys for Applicant and Property Owner



# city of powder springs

## Rezoning Request

### Applicant's Written Analysis

### Applicant Information

Name **Traton, LLC**

Phone [REDACTED]

Mailing Address **720 Kennesaw Avenue; Marietta, GA 30060**

Email [REDACTED]

### Written Analysis In details please address these Rezoning Criteria:

a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

The proposed changes to underlying zoning conditions are consistent with the Future Land Use Plan and Comprehensive Plan of the City as same do not seek to change the approved use, spirit, and intent of the development.

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

The proposed changes to the underlying zoning conditions are permitted within the approved zoning district and are suitable in view of zoning and development of adjacent and nearby property as the proposed changes simply request architectural revisions that nevertheless remain consistent with the surrounding area.

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

The existing use and useability of adjacent and nearby property will not be adversely affected by the minor changes in underlying conditions requested by Applicant.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

Current underlying zoning conditions related to significant architectural requirements have resulted in a development that is substantially underperforming. The proposed changes are necessary to meet market demands and expectations.

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

Public facilities are adequate to serve the proposed community as the requested changes in underlying conditions will have no effect whatsoever on public facilities and the provision of same.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed changes in underlying zoning conditions are supported by changing conditions in the marketplace which were not anticipated at the time of original zoning approval, resulting in a significantly underperforming development.

g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

The proposed changes in underlying zoning conditions reflect a reasonable balance of the public welfare and the ultimate success of the development inasmuch as the requested architectural changes are relatively minor aesthetically, but if approved, would have a significant impact on the marketability of the homes.

### Applicant Signature

BY:

Traton, LLC/J. Kevin Moore

February 24, 2026

Signature of Applicant

Printed Name

Date

Attorneys for Applicant and Property Owner



city of powder springs

# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

**Applicant's Name** Traton, LLC

**Applicant's Address** 720 Kennesaw Avenue; Marietta, GA 30060

**Applicant's Attorney** J. Kevin Moore; Moore Ingram Johnson & Steele, LLP

**Attorney's Address** Suite 100, 326 Roswell Street; Marietta, GA 30060

### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s)
- Corporation
- Partnership
- Limited Partnership
- Joint Venture

**X - Limited Liability Company**

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

\_\_\_\_\_  
Lewis Road Development, LLC

\_\_\_\_\_  
Traton, LLC

\_\_\_\_\_

\_\_\_\_\_

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None		

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None		



**city of  
powder springs**  
**Rezoning Request**  
**Owner's Authorization Form**

**Owner's Authorization**

<b>Applicant Name</b> <u>Traton, LLC</u>	<b>Applicant's Address</b> <u>720 Kennesaw Avenue; Marietta, GA 30060</u>
<b>Property Address</b> <u>See Exhibit "B"</u> <small>Powder Springs, GA</small>	<b>Property PIN</b> <u>See Exhibit "B"</u>

This is to certify that I am  or We are  or I am  the Authorized Representative of a ~~corporation~~ limited liability company that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

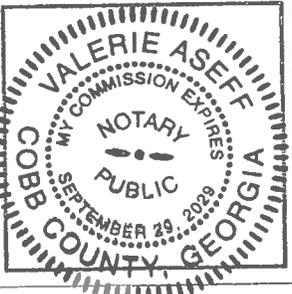
Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

**Signature of Property Owner(s)**

Lewis Road Development, LLC  
BY: [Signature] William C. Poston, Jr. February 18, 2026  
Signature of Owner Authorized Signatory Printed Name Date

State of GA, County of Cobb.  
This instrument was acknowledged before me this 18th day of February month, 2026, by William C. Poston, Jr. Identification Presented: Personally Known

<u>[Signature]</u> <small>Signature of Notary Public</small>	<u>Valerie Aseff</u> <small>Name of Notary Public</small>	<u>9/29/29</u> <small>My Commission Expires</small>
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_____ <small>Signature of Owner</small>	_____ <small>Printed Name</small>	_____ <small>Date</small>
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month, 20____, by _____ name of signer. Identification Presented: _____		
_____ <small>Signature of Notary Public</small>	_____ <small>Name of Notary Public</small>	

**EXHIBIT "A" – ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Planning Commission Hearing:** March 23, 2026  
**Mayor and City Council Hearing:** April 6, 2026

**Applicant:** Traton, LLC  
**Titleholder:** Lewis Road Development, LLC

**Applicant's and Property Owner's Representative:**

J. Kevin Moore, Esq.  
Moore Ingram Johnson & Steele, LLP  
Attorneys at Law  
Emerson Overlook, Suite 100  
326 Roswell Street  
Marietta, Georgia 30060  
[REDACTED] (Office)  
[REDACTED] (Telefax)  
E-mail: [REDACTED]

## EXHIBIT "B"

Parcel ID ↕	Owner ▾	Property Address ↕	Notification Date ↕	Neighborhood ↕	Subdivision ↕	Map
<a href="#">19104900130</a>	LEWIS ROAD DEVELOPMENT LLC	4603 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900140</a>	LEWIS ROAD DEVELOPMENT LLC	4607 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900150</a>	LEWIS ROAD DEVELOPMENT LLC	4611 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900160</a>	LEWIS ROAD DEVELOPMENT LLC	4615 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900170</a>	LEWIS ROAD DEVELOPMENT LLC	4619 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900180</a>	LEWIS ROAD DEVELOPMENT LLC	4623 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900190</a>	LEWIS ROAD DEVELOPMENT LLC	4627 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900200</a>	LEWIS ROAD DEVELOPMENT LLC	4631 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900210</a>	LEWIS ROAD DEVELOPMENT LLC	4635 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900220</a>	LEWIS ROAD DEVELOPMENT LLC	4639 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900230</a>	LEWIS ROAD DEVELOPMENT LLC	4643 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900240</a>	LEWIS ROAD DEVELOPMENT LLC	4647 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900310</a>	LEWIS ROAD DEVELOPMENT LLC	4675 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900320</a>	LEWIS ROAD DEVELOPMENT LLC	4679 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900330</a>	LEWIS ROAD DEVELOPMENT LLC	4683 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900340</a>	LEWIS ROAD DEVELOPMENT LLC	4687 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900350</a>	LEWIS ROAD DEVELOPMENT LLC	4691 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900360</a>	LEWIS ROAD DEVELOPMENT LLC	4695 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900370</a>	LEWIS ROAD DEVELOPMENT LLC	4699 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900380</a>	LEWIS ROAD DEVELOPMENT LLC	4703 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900390</a>	LEWIS ROAD DEVELOPMENT LLC	4707 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900400</a>	LEWIS ROAD DEVELOPMENT LLC	4711 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900410</a>	LEWIS ROAD DEVELOPMENT LLC	4715 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900420</a>	LEWIS ROAD DEVELOPMENT LLC	4719 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900430</a>	LEWIS ROAD DEVELOPMENT LLC	4723 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900440</a>	LEWIS ROAD DEVELOPMENT LLC	4727 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900450</a>	LEWIS ROAD DEVELOPMENT LLC	4731 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900460</a>	LEWIS ROAD DEVELOPMENT LLC	4735 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900470</a>	LEWIS ROAD DEVELOPMENT LLC	4739 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900480</a>	LEWIS ROAD DEVELOPMENT LLC	4743 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>

Parcel ID ↕	Owner ▾	Property Address ↕	Notification Date ↕	Neighborhood ↕	Subdivision ↕	Map
<a href="#">19104900490</a>	LEWIS ROAD DEVELOPMENT LLC	4747 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900500</a>	LEWIS ROAD DEVELOPMENT LLC	4751 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900510</a>	LEWIS ROAD DEVELOPMENT LLC	4755 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900520</a>	LEWIS ROAD DEVELOPMENT LLC	4759 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900530</a>	LEWIS ROAD DEVELOPMENT LLC	4752 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900540</a>	LEWIS ROAD DEVELOPMENT LLC	4748 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900550</a>	LEWIS ROAD DEVELOPMENT LLC	4744 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900560</a>	LEWIS ROAD DEVELOPMENT LLC	4740 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900570</a>	LEWIS ROAD DEVELOPMENT LLC	4736 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900600</a>	LEWIS ROAD DEVELOPMENT LLC	4732 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900610</a>	LEWIS ROAD DEVELOPMENT LLC	4728 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900620</a>	LEWIS ROAD DEVELOPMENT LLC	4581 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900630</a>	LEWIS ROAD DEVELOPMENT LLC	4577 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900640</a>	LEWIS ROAD DEVELOPMENT LLC	4573 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900650</a>	LEWIS ROAD DEVELOPMENT LLC	4569 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900660</a>	LEWIS ROAD DEVELOPMENT LLC	4565 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900670</a>	LEWIS ROAD DEVELOPMENT LLC	4561 TWINBERRY DR		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900740</a>	LEWIS ROAD DEVELOPMENT LLC	4638 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900750</a>	LEWIS ROAD DEVELOPMENT LLC	4634 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900760</a>	LEWIS ROAD DEVELOPMENT LLC	4630 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900770</a>	LEWIS ROAD DEVELOPMENT LLC	4626 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900780</a>	LEWIS ROAD DEVELOPMENT LLC	4622 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900790</a>	LEWIS ROAD DEVELOPMENT LLC	4618 LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900800</a>	LEWIS ROAD DEVELOPMENT LLC	LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>
<a href="#">19104900810</a>	LEWIS ROAD DEVELOPMENT LLC	LARKFIELD WAY		WILDWOOD PLACE - 19049701	9701-WILDWOOD PLACE	<a href="#">Map</a>

Ownership and characteristic data are the most current information available. All appraised/assessed values are as of Jan 1, 2026.  
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 Last Data Upload: 2/23/2026, 7:56:12 AM

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