

JoAnna Robinson

From: J. Kevin Moore <[REDACTED]>
Sent: Thursday, April 23, 2026 3:08 PM
To: JoAnna Robinson
Cc: John Parton; Kerisha Black; Carolyn Cook
Subject: RE: (PZ26 -009) Lewis Rd. and Larkfield Way

Follow Up Flag: Follow up
Flag Status: Completed

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JoAnna,

Please see the following link to the Wildwood elevations. These elevations have been constructed by Traton for the homes that are completed. The pending request is simply to remove the brick from the side and rear of these homes. Otherwise, the elevations remain exactly the same. The other request is to include the one-car, rear garage townhome in place of the two-car, rear garage townhome. You have the photos of these homes from Traton's community in the City of Kennesaw called East Park.

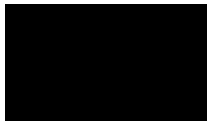
 [Wildwood Place Townhome Plans](#)

Hopefully, this clarifies the request further.

Regards,
Kevin

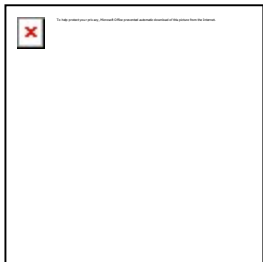
Kevin Moore

Partner
Moore Ingram Johnson & Steele, LLP



[Attorney Bio](#)

Emerson Overlook
326 Roswell Street
Suite 100
Marietta Georgia 30060



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From: JoAnna Robinson <[REDACTED]>
Sent: Monday, April 20, 2026 10:46 AM
To: J. Kevin Moore <[REDACTED]>
Cc: John Parton <[REDACTED]>; Kerisha Black <[REDACTED]>; Carolyn Cook <[REDACTED]>
Subject: RE: (PZ26 -009) Lewis Rd. and Larkfield Way

Good Morning Mr. Kevin,

I'm just checking in to see if you've had a chance to send over the building elevations for Wildwood. I haven't seen them come through yet and wanted to make sure they didn't get lost in my inbox.

Thanks for your help!

With Warm Regards,

JoAnna



JoAnna Robinson

Planning & Zoning Technician
[4483 Pineview Dr SW, Bldg 100](#)
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cityofpowdersprings.gov

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From: J. Kevin Moore <[REDACTED]>
Sent: Tuesday, March 31, 2026 4:53 PM
To: JoAnna Robinson <[REDACTED]>
Cc: John Parton <[REDACTED]>; Kerisha Black <[REDACTED]>; Carolyn Cook <[REDACTED]>
Subject: RE: (PZ26 -009) Lewis Rd. and Larkfield Way

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JoAnna,

To clarify the request, please see the following and for reference, the marked subdivision plat which is attached:

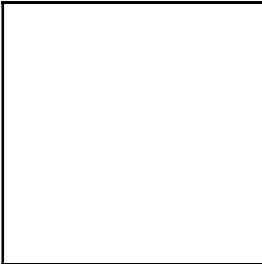

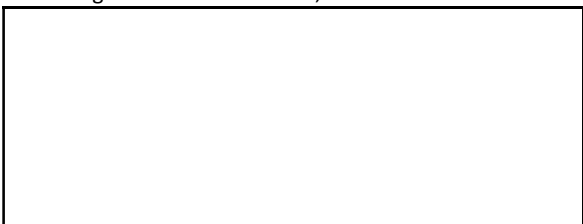
1. For units 1-12, 60-65, located near the entry of the community (units highlighted in pink), the homes would remain rear-loaded, with one-car garages, and two-stories. The elevations/photos of the proposed homes have been previously submitted. These units would contain 50% brick/stone on the sides as well since the units are proximate to the entry of the community. Also, please note the units will continue to have 50% brick and stone on the fronts.
2. For units 23-53, for which construction has not begun, Traton Homes is requesting a deletion of the zoning condition requiring 50% brick or stone on the sides and rears, and the fronts will remain 50% brick or stone. The elevations for these units will not change from the homes already constructed and approved, with the only exception being this request.

Please note all units visible from Lewis and Oglesby Roads have been constructed (highlighted as blue and yellow) and meet the 50% requirement on fronts, sides, and rears.

Hopefully, this communication clarifies the request; however, please do not hesitate to let me know if there are any questions.

Regards,
Kevin

Kevin Moore
Partner
Moore Ingram Johnson & Steele, LLP



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Marietta Georgia 30060

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From: JoAnna Robinson <[REDACTED]>
Sent: Tuesday, March 31, 2026 9:47 AM
To: J. Kevin Moore <[REDACTED]>
Cc: John Parton <[REDACTED]>; Kerisha Black <[REDACTED]>
Subject: RE: (PZ26 -009) Lewis Rd. and Larkfield Way

Good Morning Mr. Kevin,

I was just following up on my last email. Do you have the updated information that was requested?

Thank you,

JoAnna



JoAnna Robinson

Planning & Zoning Technician
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From: JoAnna Robinson

Sent: Wednesday, March 25, 2026 5:45 PM

To: J. Kevin Moore <[REDACTED]>

Cc: John Parton <[REDACTED]>; Kerisha Black <[REDACTED]>

Subject: (PZ26 -009) Lewis Rd. and Larkfield Way

Good Evening Mr. Kevin,

Attached is the updated staff report for PZ26 – 009. As you know, we have tabled the above case due to needing more information from your client.

You stated that on Notice of Intent on the application PART I “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.” On the application itself, under Amendment to Application, you stated to have a “revision to approved stipulation to allow for rear entry homes to have a one-car garage”.

We need more information due to what was written on the application vs what our notes say that were taken during the Planning and Zoning work session itself.

In our Planning and Zoning work session, you mentioned to the Commission that your client is only looking to do 2-story 1 car garages for the properties **highlighted in pink only**. Also, you mentioned that your client would like to **remove** the requirement of having the rears and sides of the townhomes to be a minimum of 50% brick/50% stone for the **remaining homes in the subdivision itself**. Per our Planning and Zoning work session notes, the general census from the Planning and Zoning Commission was the ends and entry of the neighborhood need to be 50% brick/50% stone and anything that you see from the right of way from Lewis Rd and Oglesby also needs to be 50% brick/50% stone as well.

Can you provide us with:

1. Architectural elevations of what your client is proposing.
2. Which lots are they proposing?
3. What materials are they proposing?

Thank you for your responses on this and we look forward to working with you through this process,

Have a good evening,

JoAnna



JoAnna Robinson

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