

JoAnna Robinson

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

Follow Up Flag: Follow up
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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.

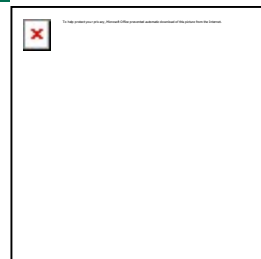
Regards,
Kevin

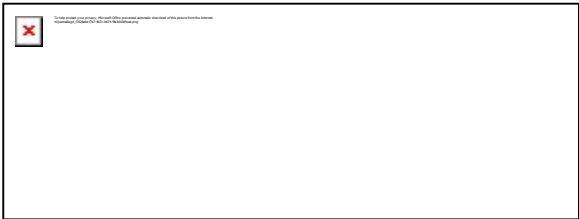
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Partner
Moore Ingram Johnson & Steele, LLP

Tel: [REDACTED]
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From: JoAnna Robinson <jrobinson@powderspringsga.gov>
Sent: Tuesday, March 31, 2026 9:47 AM
To: J. Kevin Moore [REDACTED] >
Cc: John Parton <jparton@powderspringsga.gov>; Kerisha Black <kblack@powderspringsga.gov>
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
[4483 Pineview Dr SW, Bldg 100](#)
Powder Springs GA 30127
770-943-1666 Ext 357

cityofpowdersprings.gov

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From: JoAnna Robinson
Sent: Wednesday, March 25, 2026 5:45 PM
To: J. Kevin Moore [REDACTED] >

Cc: John Parton <jparton@powderspringsga.gov>; Kerisha Black <kblack@powderspringsga.gov>

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.

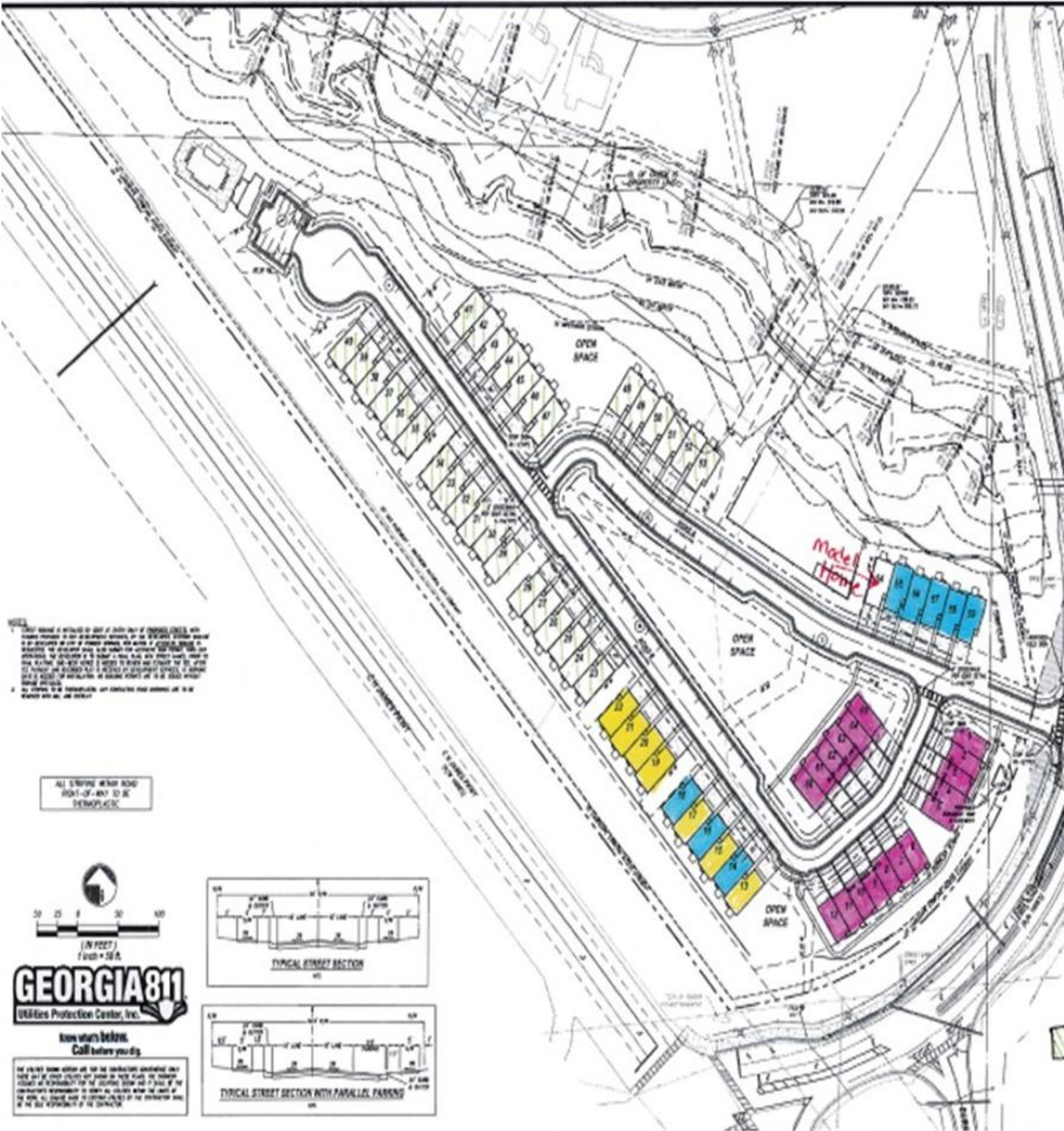
You stated that on Notice of Intent on the application PART I “The purpose of this Application for Rezoning is to seek amendments to certain stipulations approved in the original Application for Rezoning, being PZ 22-003.” On the application itself, under Amendment to Application, you stated to have 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?



NOTES:
 1. THIS PLAN IS INTENDED TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 2. ALL UTILITIES TO BE RELOCATED OR PROTECTED SHALL BE SHOWN AS IN THE PLAN AND SHALL BE PROTECTED AS SHOWN.

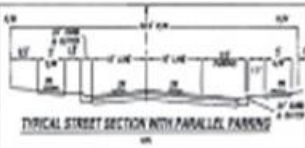
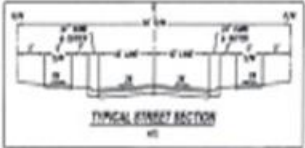
ALL SURFACE ROAD RIGHT-OF-WAY TO BE DEMONSTRATED



GEORGIA811
 Utilities Protection Center, Inc.

Know what's below.
 Call before you dig.

THE PUBLIC WORKS AGENCY HAS THE OBLIGATION TO PROTECT ONLY THOSE UTILITIES THAT ARE SHOWN ON THIS PLAN. THE PUBLIC WORKS AGENCY HAS THE OBLIGATION TO PROTECT ONLY THOSE UTILITIES THAT ARE SHOWN ON THIS PLAN. THE PUBLIC WORKS AGENCY HAS THE OBLIGATION TO PROTECT ONLY THOSE UTILITIES THAT ARE SHOWN ON THIS PLAN.



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

Planning & Zoning Technician
[4483 Pineview Dr SW, Bldg 100](#)
Powder Springs GA 30127
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