

## Staff Report

**Subject Property:** Lewis Rd and Larkfield Way (Wildwood Place)

**Parcel Number and Description:** Land Lots 1024, 1049 and 1050, 19th District, approximately 12.7 acres

**Zoning:** PUD-R

Applicant requests a change in zoning conditions. Please see zoning condition (Figure 4).

### Background:

These parcels were rezoned from CRC to PUD-R September 19, 2022. (PZ22-003)

This neighborhood is called Wildwood Place and they have been building for approximately 2 years now. This neighborhood will be comprised of 2-story and 3-story townhomes with 2-car garages that are rear loading.

As a note: Two Variances have been granted already. One, waiver of the 75% of existing tree canopy. Two, a variance to allow minimum horizontal road centerline radius of 37 feet. (#6 on signed Memorandum in Figure 5b)

**What Applicant is Proposing:** To seek amendments to certain stipulations approved in the original application for rezoning being PZ22-003. Instead of 3 level townhomes with a rear entry 2-car garage, they request 2 level townhomes with a rear entry 1 car garage for all of the homes **highlighted in pink** on the Construction Plan (Figure 3). **This is for 18 units.** Also, for **31 units to remove the condition that the rear and sides of the two level townhomes must be min 50% brick or 50% stone for the remaining homes in the subdivision itself which are highlighted in green stripes** and have not been built yet on the Construction Plan (Figure 6). There are **65 units in total** in this subdivision.

In the Planning and Zoning Public Hearing held on April 27, 2026, Mr. Moore did mention Traton would adhere to the city's 50% brick requirement on unit fronts, sides, and end units of the townhomes. To address parking issues, Traton committed to providing two-car driveways alongside single-car garages, with Covenants and Restrictions prohibiting garages from being used for storage.

Figure 1 – Zoning Map surrounding properties

Figure 2 – Overhead view of

Figure 3 – Final Plat (a)

Figure 4 – Final Plat (b)

Figure 5(a)(b)(c)(d)(e) – Memorandum

Figure 6 – Construction Plans

Figure 7 – Elevations (front) Figure 8 – Elevations (Rear) ORIGINAL 3-story townhome with two-car garage

Figure 9 – Elevations (Rear) proposed one-car garage

Figure 10(a) – Email from legal representation Figure 10(b) - Email from legal representation

Figure 11 - Front and rear elevations

Figure 12 – Side Elevations

Figure 13(a) - Updated Elevations (05/26/2026)

Figure 13(b) - Updated Elevations (05/26/2026)

Figure 1 – Zoning Map

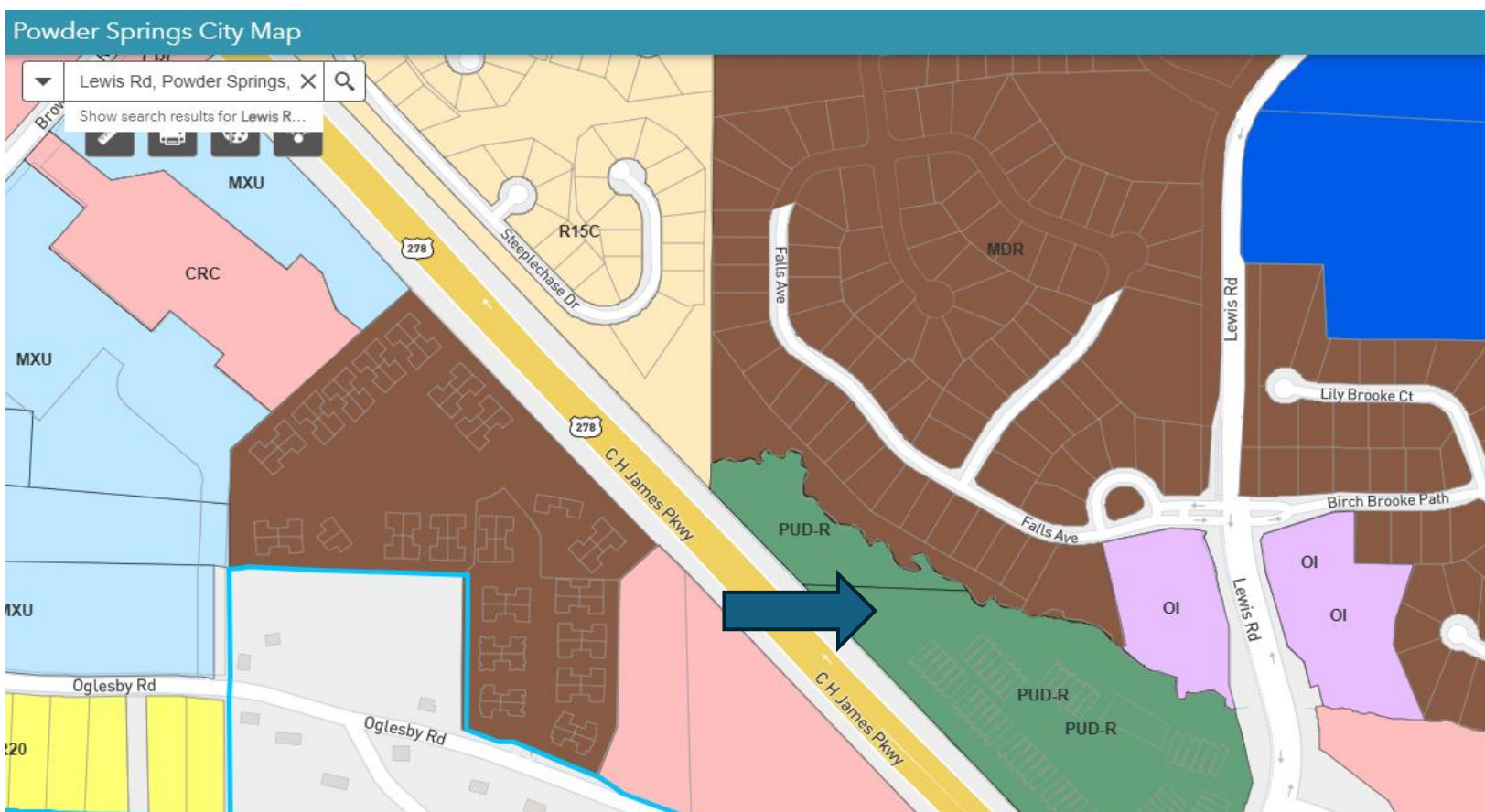


Figure 2 – Overhead view of surrounding properties

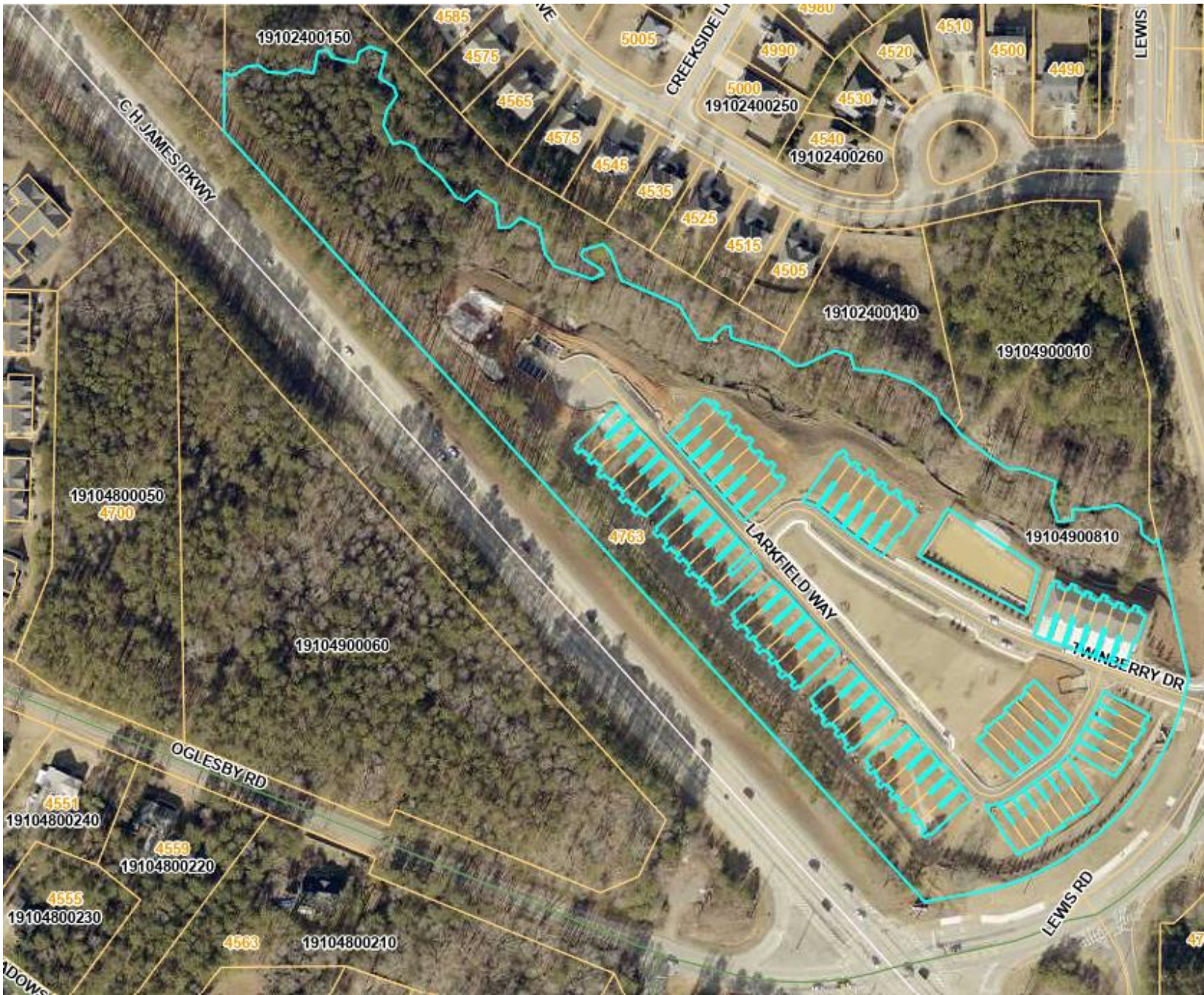




Figure 4 – Final Plat (b)

- FLOODPLAIN NOTE:**
- FLOODPLAIN REPORT "HYDRAULIC ANALYSIS REPORT - LEWIS ROAD SUBDIVISION" DATED MARCH 18, 2023 BY RIDGE PLANNING & ENGINEERING.
  - TOPOGRAPHIC DATA USED FOR MAPPING THE FLOODPLAIN WAS BASED ON A FIELD RUN SURVEY BY MITCHELL SURVEYING & CONSULTING, LLC.
  - ADULT HYDRAULICS ANALYSIS REPORT PROVIDED BY JOHN MORGAN, P.E. 20208, OF RIDGE PLANNING & ENGINEERING, DATED 8/10/2024

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NEC-RAS Cross Section Chart

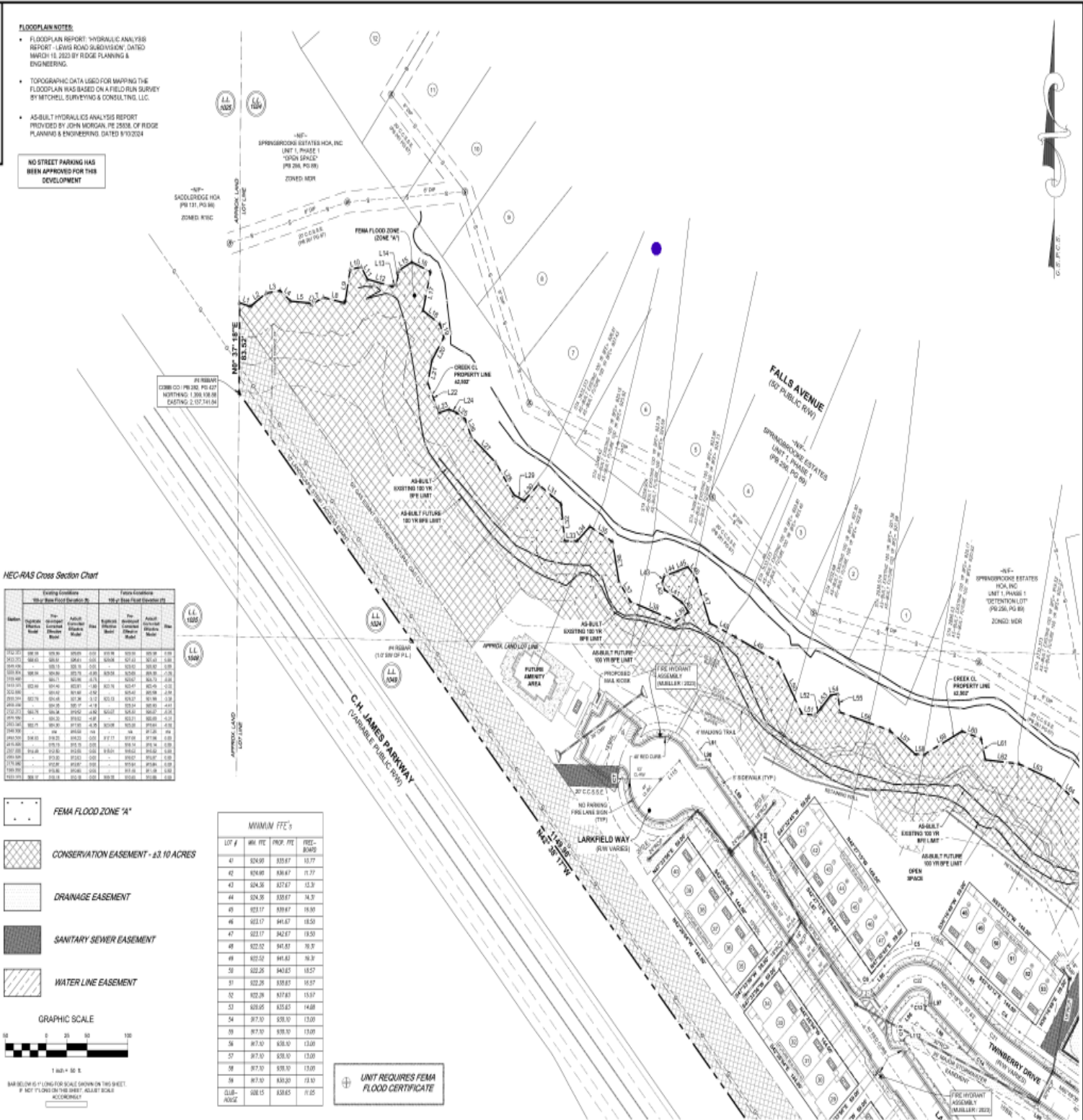
Station	Existing Conditions 100 yr Base Flood Elevation (ft)		FEMA Conditions 100 yr Base Flood Elevation (ft)	
	Proposed Structure Height	Existing Structure Height	Proposed Structure Height	Existing Structure Height
100+00	58.18	58.18	58.18	58.18
100+10	58.21	58.21	58.21	58.21
100+20	58.24	58.24	58.24	58.24
100+30	58.27	58.27	58.27	58.27
100+40	58.30	58.30	58.30	58.30
100+50	58.33	58.33	58.33	58.33
100+60	58.36	58.36	58.36	58.36
100+70	58.39	58.39	58.39	58.39
100+80	58.42	58.42	58.42	58.42
100+90	58.45	58.45	58.45	58.45
101+00	58.48	58.48	58.48	58.48
101+10	58.51	58.51	58.51	58.51
101+20	58.54	58.54	58.54	58.54
101+30	58.57	58.57	58.57	58.57
101+40	58.60	58.60	58.60	58.60
101+50	58.63	58.63	58.63	58.63
101+60	58.66	58.66	58.66	58.66
101+70	58.69	58.69	58.69	58.69
101+80	58.72	58.72	58.72	58.72
101+90	58.75	58.75	58.75	58.75
102+00	58.78	58.78	58.78	58.78
102+10	58.81	58.81	58.81	58.81
102+20	58.84	58.84	58.84	58.84
102+30	58.87	58.87	58.87	58.87
102+40	58.90	58.90	58.90	58.90
102+50	58.93	58.93	58.93	58.93
102+60	58.96	58.96	58.96	58.96
102+70	58.99	58.99	58.99	58.99
102+80	59.02	59.02	59.02	59.02
102+90	59.05	59.05	59.05	59.05
103+00	59.08	59.08	59.08	59.08

- FEMA FLOOD ZONE "A"
- CONSERVATION EASEMENT -  $\approx 10$  ACRES
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT

MINIMUM FFE'S

LOT #	AREA FFE	PROP. FFE	FEED-BOARD
41	524.90	535.67	13.77
42	624.85	636.67	11.82
43	524.36	537.67	13.31
44	524.36	535.67	14.31
45	623.17	636.67	13.50
46	623.17	644.67	12.50
47	623.17	642.67	13.50
48	622.32	640.67	18.35
49	622.32	648.67	16.35
50	622.25	640.67	18.42
51	622.25	638.67	16.42
52	622.25	637.67	15.02
53	623.65	635.67	14.98
54	627.10	638.10	11.00
55	627.10	638.10	11.00
56	627.10	638.10	11.00
57	627.10	638.10	11.00
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93	627.10	638.10	11.00
94	627.10	638.10	11.00
95	627.10	638.10	11.00
96	627.10	638.10	11.00
97	627.10	638.10	11.00
98	627.10	638.10	11.00
99	627.10	638.10	11.00
100	627.10	638.10	11.00

UNIT REQUIRES FEMA FLOOD CERTIFICATE



Mr. [Name] & Co.  
 Surveying & Construction  
 3201 South Cherokee  
 Woodstock, GA 30189  
 Tel. 770-924-2500  
 Email: cmitch@msc.com

PREPARED FOR:  
 TRATON  
 720 KENNESAW  
 MARIETTA, GA

**FINAL PLAT**  
**WILDWOOD PLACE**  
**SUBDIVISION**

DATE: 05/15/2024  
 DRAWN BY: [Name]  
 SHEET NO.: 05

DRAWING NO.: [Number]  
 CAD FILE: [Number]  
 DRAWN BY: [Name]  
 SHEET NAME: [Name]

PROJECT: 2200

Figure 5(a) – Memorandum

## Memorandum

**Date:** September 19, 2022.  
**To:** Mayor and Council  
**From:** Community Development  
**Subject:** PZ 22--003. Rezoning Request: Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portion) and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.  
**Action:**

A motion to APPROVE with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from CRC to PUD-R with total site acreage of approximately 12.7 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan the went through the external review process with TSW, prepared by Ridge Planning and Engineering dated 11/22/2021, last revised 08/16/2022. The Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code. The site plan shall be revised to include rear entry units for those units in the central green area, identified by unit numbers 53-58, and submitted for Administrative Review and Approval.
3. The recreation areas shall feature premium amenities. Such area shall be developed with at least one recreational feature such as a pavilion, cabana, gazebo, picnic area, swimming pool, playground, or tennis courts; in addition to the walking trails. Recreational areas must be outside of any floodplain area. Any recreation area must be located in an area with a slope of less than 15%; however, all recreation areas or applicable green space must meet ADA requirements for accessibility.
4. All areas located in the floodplain and undisturbed stream buffer shall be placed in a conservation easement.
5. Maximum height of homes shall be 35'; and for three-story, rear-loaded homes, the maximum height of 35' shall be measured from the front grade to the average height between the eaves and ridge of a gable.

Figure 5(b) - Memorandum

6. The approval of following variance requests is included with the approval of the rezoning request to PUD-R:
  1. Variance to Sec 12 -13 to waive requirement to maintain 75% of existing tree canopy.
  2. Variance to allow minimum horizontal road centerline radius of 37 feet.



7. All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be greater than or = 22-feet in length.
8. Front porches shall be a minimum of 6-feet deep, with a minimum total area of 40-square feet.
9. To ensure uniformity and quality, fencing within the proposed community shall be controlled and maintained by the Homeowners' Association; except where individual residents have obtained prior approval by the Homeowners' Association and any individual fencing is of the same quality and style for purposes of uniformity. This limitation and provision shall be included in the Declaration of Covenants and Restrictions for the proposed community. Closed picket styled privacy fences shall be prohibited.
10. The setback are as follows:
  - Front:** 15 feet from right-of-way
  - Perimeter:** 35 feet setback
  - Between buildings:** Minimum of 15 feetDesign Review shall be conducted via Administrative Review.

11. Units must be staggered to the extent required by code, they must provide some staggering or variation as approved by an Administrative Design Review.



12. The architectural style and composition of the homes will be subject TSW review, and shall consist of traditional architecture on all sides, consistent with the product images submitted. Variety in the neighborhood will be provided using stone and different shades of brick, and by mixing front facades of 50% brick and 100% brick as shown in submitted product images. All side elevation will contain brick or stone no less than 50%, and fenestration shall be required on all end units. All rear elevation will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% the front façade. An administrative design review will be required.

*Figure 5(c) - Memorandum*


13. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
14. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
  - a. Detention pond landscaping and screening plan for around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
  - b. Planting plan for a twenty-five-foot (25') landscape buffer around the perimeter of the Subject Property.
  - c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
  - d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
  - e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
  - f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
  - h. The installation of landscaped front, side and rear yards.
  - i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.
15. A third-party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.


*Figure (5d) - Memorandum*

16. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
  - a) Increase the density of the Residential Community.
  - b) Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
  - c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
  - d) Change access locations to different rights-of-way.
17. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.
18. Perimeter fencing shall be required to buffer the detention pond area, at minimum. Fencing should not be of a wooden privacy fence type, unless approved by Administrative Design Review; and regardless, all fencing shall be subject to administrative design review and approval.
19. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease within the Development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 5%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases at the time of any such request by the City. The City shall be named a third-party beneficiary entitled to enforce this provision of the covenants.
20. Traffic impacts will be reviewed as part of the LDP process. Applicant agrees to offsite improvements necessitated by this development. All streets shall be public streets.
21. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.

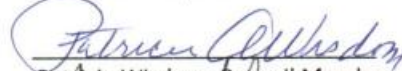
So motioned, this 19th day of September 2022.

Figure 5(e) - Memorandum

  
Albert Thurman, Mayor

  
Patrick Bordelon, Council Member

ABSENT  
Doris Dawkins, Council Member

  
Patricia Wisdom, Council Member

  
Henry Lust, Council Member

  
Dwayne Green, Council Member

Attest:   
Kelly Axt, City Clerk



Figure 7 – Elevations (front)



*Figure 8 – Elevations (Rear) ORIGINAL 3-story townhome with two-car garage*



*Figure 9 – Elevations (Rear) proposed one-car garage*



*Figure 10(a) - Email from legal representation* (Presented to Staff MARCH 31, 2026)

Email from Mr. Kevin Moore (Attorney representing Wildwood)

**From:** J. Kevin Moore <JKM@mijis.com>  
**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  
**Flag Status:** Flagged

**CAUTION: This email originated from outside the City of Powder Springs network. Maintain caution when opening external links/attachments**

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

Tel: 770-429-1499  
Fax: 770-429-8631

[JKM@mij.com](mailto:JKM@mij.com)  
[Attorney Bio](#)

Emerson Overlook  
326 Roswell Street  
Suite 100



*Figure 10(b) - Email from legal representation* (Sent to Staff April 23, 2026)


Email from Mr. Kevin Moore (Attorney representing Wildwood)

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

 J. Kevin Moore <[JKM@mij.com](mailto:JKM@mij.com)>  
To:  JoAnna Robinson  
Cc:  John Parton;  Kerisha Black;  Carolyn Cook



Thu 4/23/2026 3:08 PM

 Follow up. Start by Thursday, April 23, 2026. Due by Thursday, April 23, 2026.

You replied to this message on 4/24/2026 10:23 AM.

This message is part of a tracked conversation. [Click here to find all related messages or to open the original flagged message.](#)

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

**CAUTION: This email originated from outside the City of Powder Springs network. Maintain caution when opening external links/attachments**

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

Figure 11 - Front and rear elevations

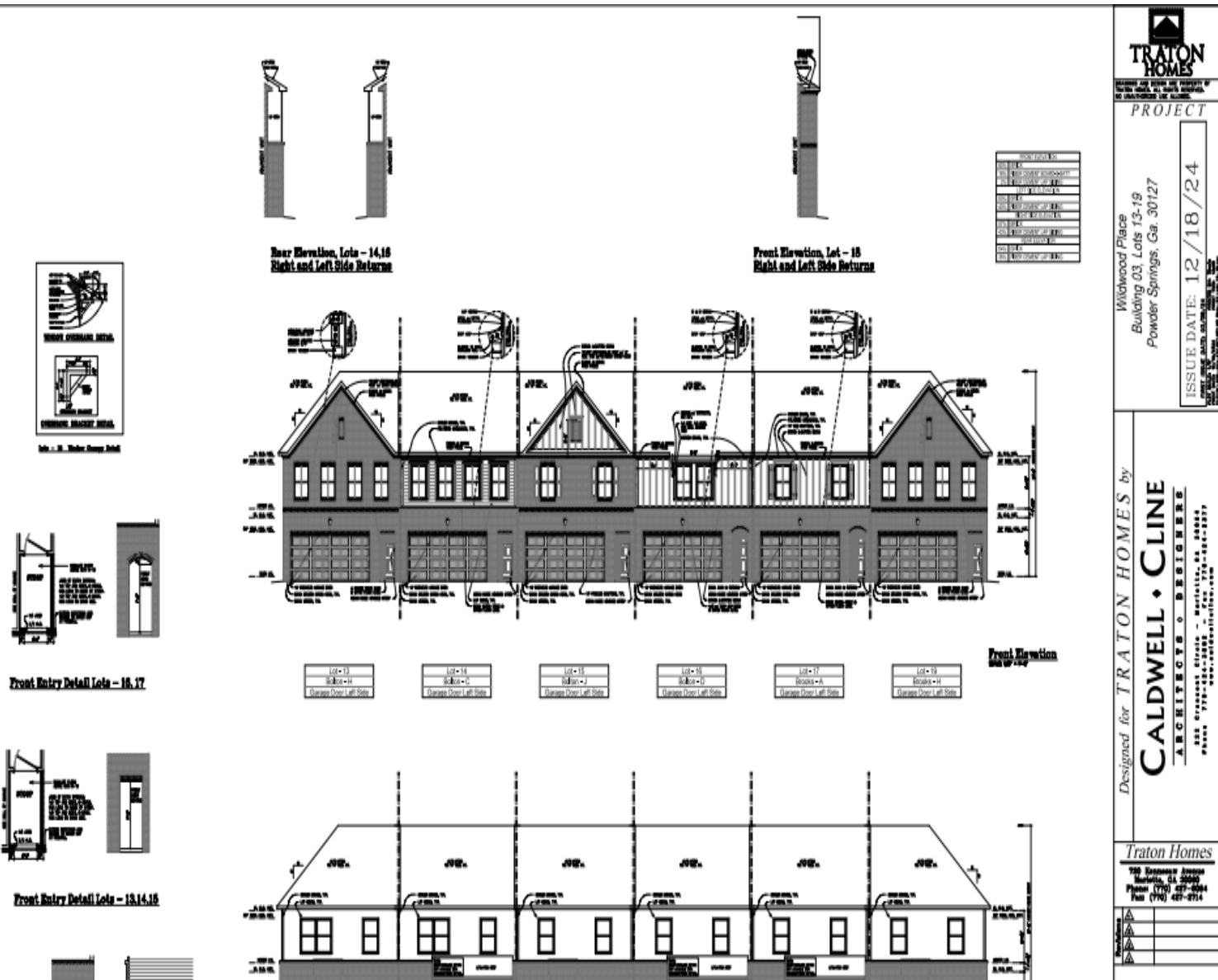
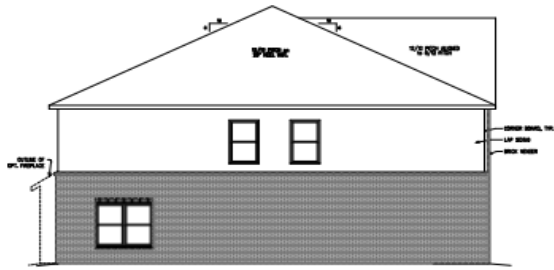
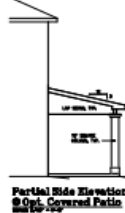


Figure 12 - Side elevations

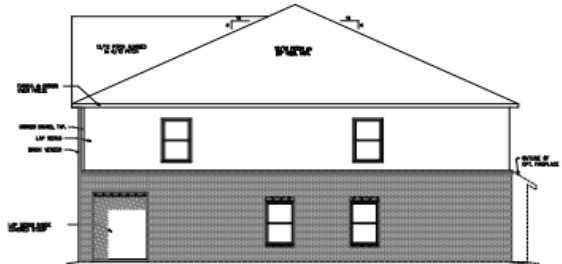


NOTE:  
USE FINISHES FOR OPTIONS  
TO MATCH SIDE AND REAR  
BUILDING FINISHES. FINISHES  
OMITTED FOR CLARITY.



1	SHINGLES
2	BRICK
3	WOOD SHAKES, SH.
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Lot - 13  
Bolton - H  
Garage Door Left Side



Lot - 16  
Brooks - H  
Garage Door Left Side

**TRATON HOMES**  
PROJECT  
Widewood Place  
Building 03, Lots 15-19  
Powder Springs, Ga. 30127  
ISSUE DATE: 12/18/24

Designed for **TRATON HOMES** by  
**CALDWELL • CLINE**  
ARCHITECTS • DESIGNERS  
388 Emerald Drive - Marietta, GA 30067  
Phone: (770) 427-2200  
Fax: (770) 427-2211

**Traton Homes**  
1000 Woodstock Avenue  
Marietta, GA 30067  
Phone: (770) 427-2200  
Fax: (770) 427-2211

ISSUED FOR CONSTRUCTION  
Side Elevations  
15-2 - 17





Figure 14 - Email from legal representation (Presented to Staff MAY 26, 2026)

Email from Mr. Kevin Moore (Attorney representing Wildwood)

## JoAnna Robinson

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**From:** J. Kevin Moore <[REDACTED]>  
**Sent:** Tuesday, May 26, 2026 4:50 PM  
**To:** John Parton  
**Cc:** JoAnna Robinson; Carolyn Cook  
**Subject:** Traton-Wildwood  
**Attachments:** Cooke Zoning Elevations.PDF

**CAUTION: This email originated from outside the City of Powder Springs network. Maintain caution when opening external links/attachments**

John,

After evaluation of the pending request for change in zoning conditions, Traton has authorized the withdrawal of the request to remove the condition that homes must contain at least 50% brick on the rear and sides. Traton does however wish to pursue approval of the change in condition to allow for the single car, rear entry garage homes, which will contain a minimum of 50% brick on the rear and sides. An updated elevation of these homes is attached for reference and inclusion. This will allow for a change to a more affordable home but limited in number.

I am happy to discuss further and certainly answer any questions

### **Written Analysis (Applicant's Responses)**

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.

**Staff Analysis: (Updated as of 05/27/2026)**

**Staff Recommendation – Denial.**

**What Applicant is Proposing: To seek amendments to certain stipulations approved in the original application for rezoning being PZ22-003. Instead of 3 level townhomes with a rear entry 2-car garage, they request 2 level townhomes with a**

rear entry 1 car garage for all of the homes highlighted in pink on the Construction Plan (Figure 3). This is for 18 units. Also, for 31 units to remove the condition that the rear and sides of the two level townhomes must be min 50% brick or 50% stone for the remaining homes in the subdivision itself which are highlighted in green stripes and have not been built yet on the Construction Plan (Figure 6). There are 65 units in total in this subdivision.

With documentation that has been received by Staff on 05/26/2026, the Applicant is withdrawing the request to remove the condition that homes must contain at least 50% brick on the rear and sides. This was originally for the 31 units that are highlighted in green stripes and have not been built yet on the Construction Plan (Figure 3).

Applicant wishes to move forward with building rear entry one-car garages. Please see Figures 13(a) AND 13(b) or new elevations. Instead of 3 level townhomes with a rear entry 2-car garage, they are still requesting to build 2 level townhomes with a rear entry 1 car garage for all of the homes highlighted in pink on the Construction Plan (Figure 6).

Per UDC Sec. 2-15 (f)(3.) PUD-R, Planned Unit Development – Residential

“(f) *Site design*. The following site design requirements apply to all properties zoned PUD-R: 3. All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 22 feet in length in order to accommodate two additional cars without encroaching on the sidewalk. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space.”

If the City approves this change based on “slow sales” they may set a precedent that other builders that also hit a “slow time” will point to. So, possibly future developers in the city who also experience slow sales will point to this case and demand the right to cut corners on sidewalks, landscaping, or garage sizes. It may destroy the City's ability to enforce its own Unified Development Code fairly.