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January 5, 2026

Via E-mail Only to slittle@mariettaga.gov

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

RE: Application for Rezoning - Zoning Case No.: Z2025-25
(Legistar No. 20250947)
Applicant: Traton, LLC
Property Owners: Cherokee Street Associates, LLC;
ACW III Holdings, LLC;
Ricky Brantley Investments, LLC;
Grandkids Investment Fund, LLC;
BRB Holdings, LLLP
Property: 3.28 acres, more or less, located westerly of Roselane Street, along the southerly side of Croft Street, along the northerly side of Jordan Street, along a portion of the southerly side of Jordan Street, and along a portion of the northerly side of Burnap Street, being more particularly known as 116 and 122 Burnap Street; 83, 87, 91, 95, 99, and 103 Croft Street; 100, 101, 102, 106, 108, 110, 112, 114, and 116 Jordan Street; and 315, 319, 325, and 329 Roselane Street, Land Lot 1076, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia

Dear Shelby:

The undersigned and this firm represent Traton, LLC, the Applicant (hereinafter referred to as "Applicant"), and Cherokee Street Associates, LLC; ACW III Holdings, LLC; Ricky Brantley Investments, LLC; Grandkids Investment Fund, LLC; and BRB Holdings, LLLP the Property

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Ms. Shelby Little, AICP
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Department of Planning and Zoning
City of Marietta
Page 2 of 4
January 5, 2026

Owners (hereinafter collectively referred to as "Owners" or "Property Owners"), in their request for rezoning of approximately 3.28 acres, more or less, located westerly of Roselane Street, along the southerly side of Croft Street, along the northerly side of Jordan Street, along a portion of the southerly side of Jordan Street, and along a portion of the northerly side of Burnap Street, being more particularly known as 116 and 122 Burnap Street; 83, 87, 91, 95, 99, and 103 Croft Street; 100, 101, 102, 106, 108, 110, 112, 114, and 116 Jordan Street; and 315, 319, 325, and 329 Roselane Street, Land Lot 1076, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After communications with area residents, conferences and communications with Planning and Zoning Staff and various City Staff, reviewing the City's Rezoning Application Analysis, and reviewing the use of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-2 to the proposed zoning category of R-4, with reference to the revised Zoning Plan prepared for Applicant by Ridge Planning and Engineering, dated and last revised December 17, 2025, and submitted by virtue of this correspondence. A reduced copy of the revised Zoning Plan is attached as Exhibit "A" and incorporated by reference.
- (2) The proposed residences shall have a minimum of 2,000 square feet of heated and cooled space.
- (3) The proposed residences shall be Traditional and Craftsman in style and architecture and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents.
- (4) Applicant agrees to establish a minimum twenty-five (25) foot right-of-way on Jordan Street, and install a minimum twenty-two (22) foot pavement width.
- (5) Setbacks for the residential community shall be as shown and reflected on the referenced, revised Zoning Plan.

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Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 3 of 4
January 5, 2026

(6) Applicant agrees to comply with the Residential Infill Overlay District regulations as set forth in Section 712.11 of the City of Marietta Zoning Ordinance, and, therefore, requests the following variances:

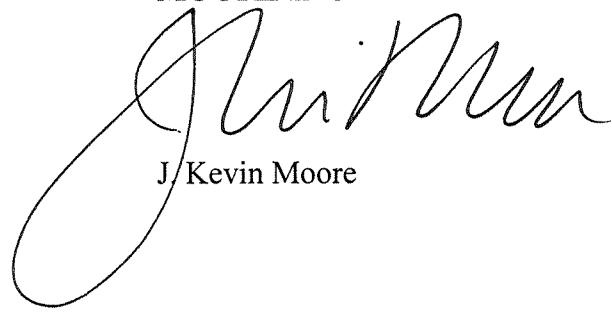
- (a) Variance for reduction of major side setbacks to ten (10) feet and to nine (9) feet for Lots 8 and 19;
- (b) Variance for reduction of the minimum lot area for Lots 3 and 4 to 2,900 square feet;
- (c) Variance for reduction of the minimum lot width for Lots 3 and 4 to thirty-six (36) feet; and
- (d) Variance for reduction of the rear setbacks for Lots 3 and 4 to ten (10) feet.

We believe the requested zoning, together with application of the City's Residential Infill Overlay District and the revised Zoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration uses of properties in the surrounding area. The proposed residential community is a coordinated redevelopment effort of the Subject Property which would provide infrastructure upgrades and cohesive residential development which is not feasible as currently zoned. The properties have remained vacant and undeveloped and underutilized for years. The proposed community offers the opportunity for positive new development of high-quality residences and neighborhood revitalization and infrastructure efficiency. We very much appreciate the City's consideration of this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachment

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Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 4 of 4
January 5, 2026

c: Daniel Cummings
Development Director
City of Marietta
(Via E-mail Only)
(With Copy of Attachment)

Traton, LLC
(With Copy of Attachment)

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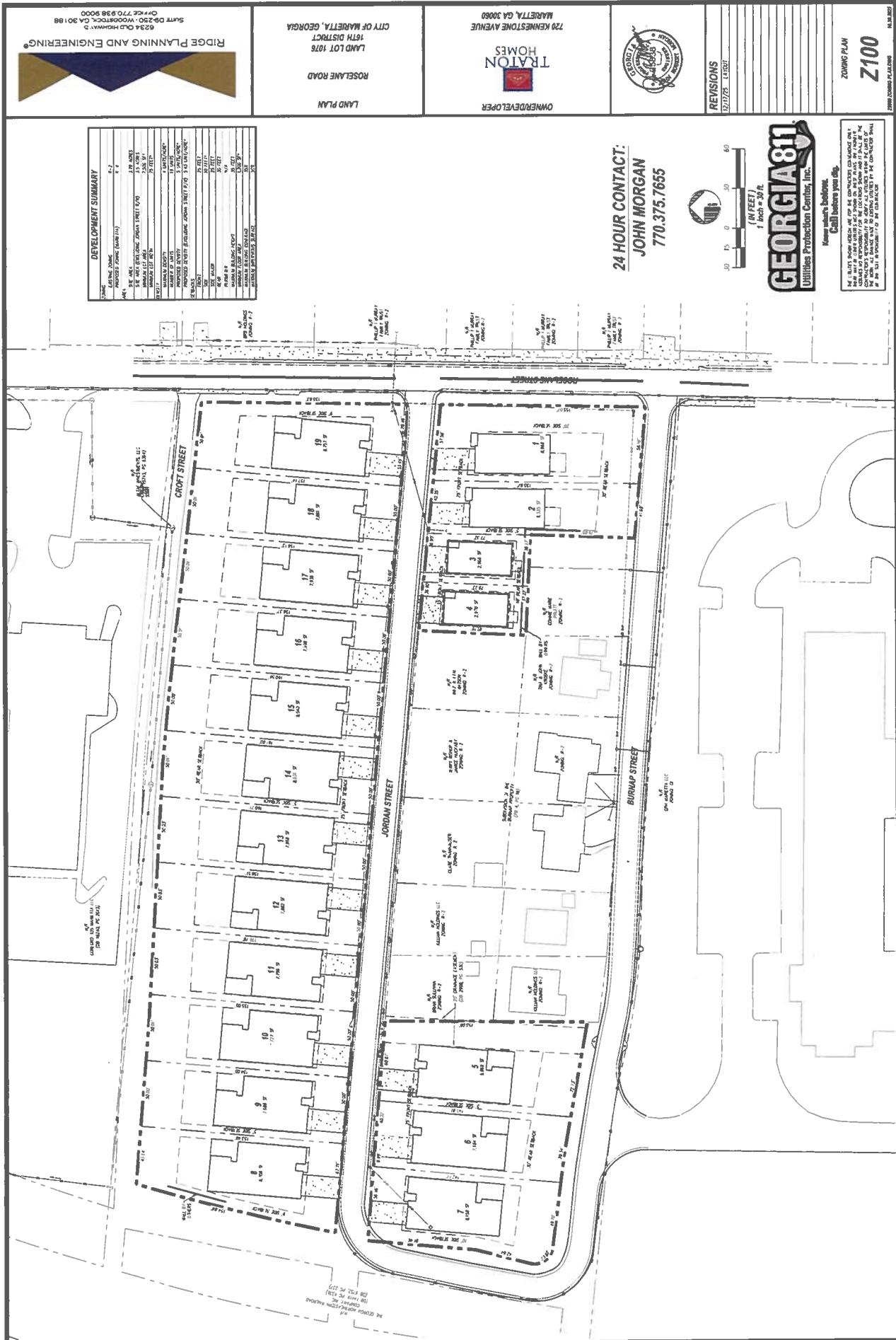


EXHIBIT "A"

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