

RE: Application for Rezoning Case No: Z2020-11

May 29, 2020

Page 2 of 2

We believe the requested zoning, together with the Zoning Plan and the stipulations set forth herein, and in our correspondence dated May 22, 2020, is an appropriate use of the Subject Property while taking into consideration the uses of properties in the surrounding area. The proposed single-family residential community will be a quality development and will be an asset to the City, as well as an enhancement to the Subject Property. Thank you for your consideration in this request.

Sincerely,

A-Ghadrdan

Ali Ghadrdan
Managing Partner



Peter "Beau" Durham
Partner and General Counsel

CC: Mr. Russell J. Roth, AICP, Director of Development Services at City of Marietta (with attachment)

Hickory Custom Homes, LLC
2550 Sandy Plains Rd., Suite 225-264
Marietta, Georgia 30066

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS MAP. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS MAP. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT WOULD AFFECT THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS MAP.

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND, more or less in extent, bounded on the north by the westerly line of a certain subdivision of land known as the "MONA PROPERTIES" and on the east by the westerly line of a certain subdivision of land known as the "POWER SPRINGS STREET, SW" and on the south by the northerly line of a certain subdivision of land known as the "HICKORY DRIVE" and on the west by the easterly line of a certain subdivision of land known as the "MONA WY" and containing 1.15 acres, more or less, as shown on the plat hereunto annexed and as the same may hereafter appear on the records of the County Clerk of Cobb County, Georgia.

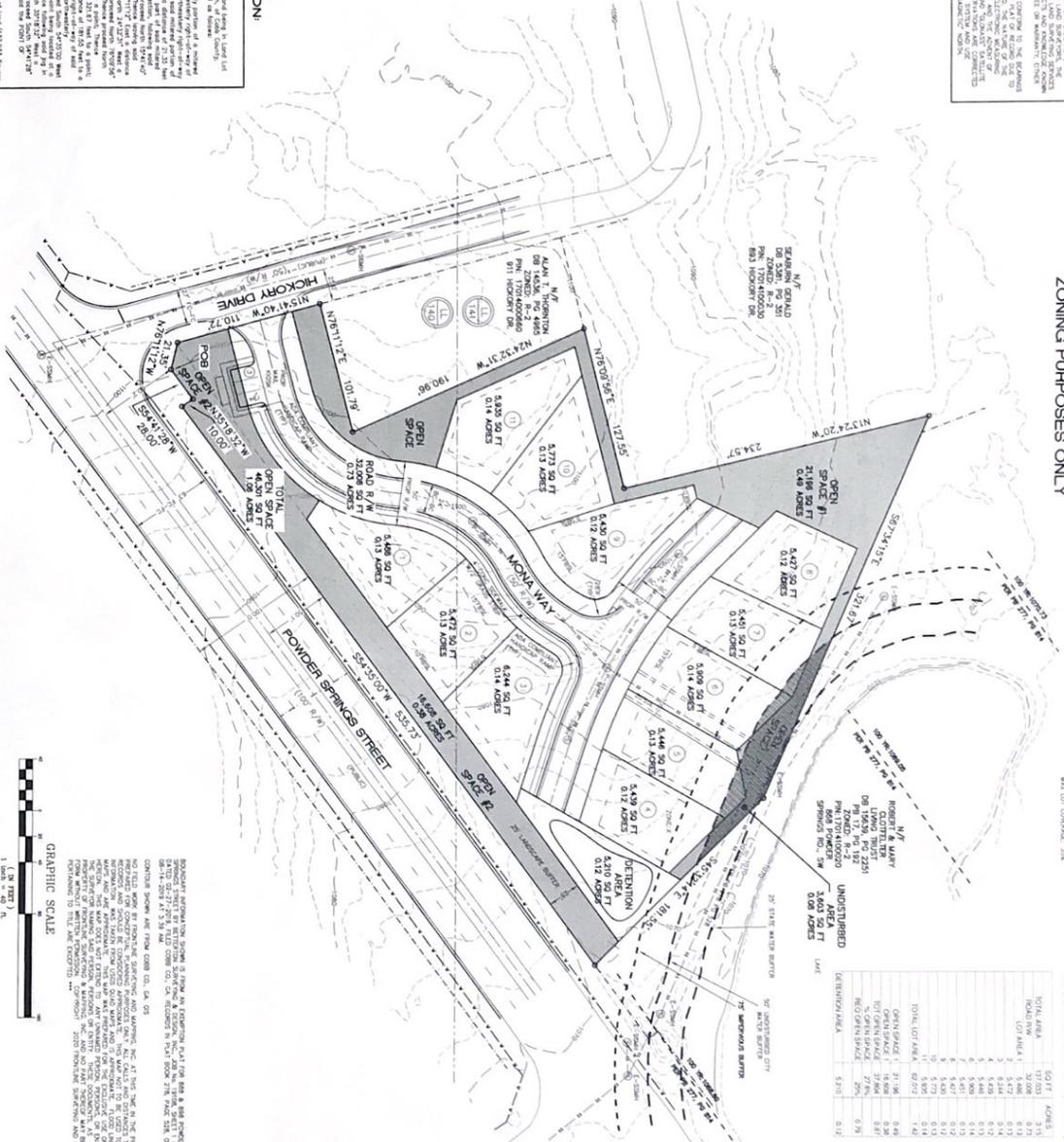
OWNER/DEVELOPER

MONA PROPERTIES, INC.
 808 POWDER SPRINGS STREET, SW
 17th DISTRICT - 2nd SECTION
 COBB COUNTY, GA 30114
 (770) 420-1100

MONA PROPERTIES

808 POWDER SPRINGS STREET, SW
 17th DISTRICT - 2nd SECTION
 COBB COUNTY, GA 30114
 (770) 420-1100

THIS PLAN IS FOR ZONING PURPOSES ONLY



ZONING/RETURNS

PROPOSED ZONING: R-10
 PLANNED RESIDENTIAL DEVELOPMENT (SINGLE-FAMILY)

TRACT AREA	50 FT	60 FT	70 FT	80 FT	90 FT	100 FT	110 FT	120 FT	130 FT	140 FT	150 FT	160 FT	170 FT	180 FT	190 FT	200 FT
1	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42
2	0.13	0.15	0.17	0.19	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43
3	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44
4	0.15	0.17	0.19	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45
5	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46
6	0.17	0.19	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47
7	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48
8	0.19	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49
9	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50
10	0.21	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51
11	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52
12	0.23	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53
13	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54
14	0.25	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55
15	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56
16	0.27	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57
17	0.28	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58
18	0.29	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59
19	0.30	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60
20	0.31	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61
21	0.32	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62
22	0.33	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63
23	0.34	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64
24	0.35	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65
25	0.36	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66
26	0.37	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67
27	0.38	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68
28	0.39	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69
29	0.40	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70
30	0.41	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71
31	0.42	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72
32	0.43	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73
33	0.44	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74
34	0.45	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75
35	0.46	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76
36	0.47	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77
37	0.48	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78
38	0.49	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79
39	0.50	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80
40	0.51	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81
41	0.52	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82
42	0.53	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83
43	0.54	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84
44	0.55	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85
45	0.56	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86
46	0.57	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87
47	0.58	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88
48	0.59	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89
49	0.60	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90
50	0.61	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91
51	0.62	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92
52	0.63	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93
53	0.64	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94
54	0.65	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95
55	0.66	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94	0.96
56	0.67	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95	0.97
57	0.68	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94	0.96	0.98
58	0.69	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95	0.97	0.99
59	0.70	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94	0.96	0.98	1.00
60	0.71	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95	0.97	0.99	1.01
61	0.72	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94	0.96	0.98	1.00	1.02
62	0.73	0.75	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.95	0.97	0.99	1.01	1.03
63	0.74	0.76	0.78	0.80	0.82	0.84	0.86	0.88	0.90	0.92	0.94	0.96	0.98	1.00	1.02	1.04
64	0.75															