Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

STAFF REVIEW AND RECOMMENDATION

Variance Case #: **V2016-36** **Legistar #:** **20160621**

Board of Zoning Appeals Hearing: **Monday, July 25, 2016 – 6:00 p.m.**

Property Owner: **Blue Onion, LLC**
2017 Airport Industrial Park Drive
Marietta, GA 30060

Agent: **Adam Rozen**
Sams, Larkin, Huff & Balli, LLP
376 Powder Springs Street
Suite 100
Marietta, GA 30064

Address: **2017 Airport Industrial Park Drive**

Land Lot: **17** **District:** **660** **Parcel:** **0170**

Council Ward: **7A** **Existing Zoning:** **LI (Light Industrial)**

Special Exception / Special Use / Variance(s) Requested:

1. Variance to allow an automotive repair shop (including paint and body) adjacent to a single family residential district. [*§708.26 (B.8.c)*]
2. Variance to allow two automobile sales businesses on 1.79 acres. [*§708.26 (B.7.a)*]
3. Variance to allow an additional automobile sales business within 50 feet of a property zoned for residential purposes. [*§708.26 (B.7.c)*]
4. Request to remove the stipulation from V2011-30 to allow for outdoor storage of cars. [*Leg# 20110801*]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES

Entrance to Airport Industrial Park Drive

Northeastern building

Southwestern building

Recommended Action:

Denial. Blue Onion, LLC is requesting variances for property located at 2017 Airport Industrial Park Drive in order to operate an additional automobile sales business. The subject property and all adjacent properties are zoned LI (Light Industrial). Caswell Overlook, a townhome community zoned PRD-SF (Planned Residential Development – Single Family) is located to the rear, and along a ridge high above the subject property. The subject property contains two warehouse buildings and surface parking on the 1.8 acre parcel.

The Light Industrial zoning district allows automobile sales with the following restrictions:

a) Minimum one acre lot size.
b) All vehicles shall be set back at least 10 feet from the street right-of-way line.
c) Such use shall be located at least 50 feet from any properties zoned for residential purposes.
d) A solid fence or wall no less than six feet in height shall be maintained to provide a visual screening between the residential and commercial properties.

In September 2011, the Board of Zoning Appeals approved (V2011-30) a variance to allow car sales within 50 feet of residential property and to reduce the minimum lot size for car sales to 6,137.52 square feet with the following stipulations:

1. Cars shall not be stored outside in the parking area.
2. No outside lighting shall be installed that impacts the adjacent residential property.
3. No outdoor speakers shall be installed.

The intent of the lot size reduction was to limit automobile sales activities to within the leased, indoor area. The proprietor of this business has since purchased the property and would like to begin using the outdoor area for storing cars so the second building can be leased to another auto-oriented business, whether it be for sales or repair work.

The Marietta Public Works Department will require a permit in order to assess whether the proper infrastructure is in place (OGS to sanitary sewer) for auto repair.

The property is an unusual location for automobile sales and the applicant has not indicated that there is a hardship creating the need for additional automobile sales on this lot, and as such, ***Staff recommends denial of the requested variances.***

However, if the Board is inclined to approve any of the variances, Staff suggests that only request #1 and # 4 be approved; and that request #2 and #3 be denied. This would allow the applicant to have one (1) car sales lot with cars for sale outside of the building; and to have an automobile repair shop with all work being done inside the building.

Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Brian Binzer, AICP, Director

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application #: V2016-36 **Legistar #:** 20160621 **BZA Hearing Dt:** 7-25-16

City Council Hearing Dt (if applicable) #: _____ **PZ #:** 16-354

This is a variance/appeal application for:

[X] **Board of Zoning Appeals** [ ] **City Council**

Owner's Name Blue Onion, LLC

Address 2017 Airport Industrial Park Drive Zip Code: 30060

Telephone Number: 770-455-8494 Email Address: amarzullo517@gmail.com

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

~~Applicant~~ Represented by: Adam Rozen
Sams, Larkin, Huff + Ball;

Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property for which a variance or appeal is requested:

2017 Airport Industrial Park Drive Date of Acquisition: September 16, 2008

Land Lot (s) 660 (06600) District 17 (0170) Parcel 0170 Acreage 1.79 Zoned LI Ward 7A (7A) FLU IW

List the variance(s) or appeal requested (please attach any additional information):

1) 708.26 (B)(8)(c) - Variance to waive the requirement that an automobile repair facility be located at least fifty (50) feet from properties zoned residential to zero (0) ft.;

2) V2011-30 - Remove the volunteered restriction prohibiting outside automobile storage;

3) 708.26 (B)(7)(a) - Variance to waive the requirement that automobile sales be located on a minimum one (1) acre lot size to allow for an additional automobile sales business on 1.79 acres.

Required Information

1. Application fee ($250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale**. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
   Copies Required: One (1) - (8 ½" x 11") -or- (11" x 17") drawn to scale.
   Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 25 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

ADAM J. ROZEN

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

WWW.SLHB-LAW.COM

June 13, 2016

VIA HAND DELIVERY:

Mr. Russell J. Roth, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Variance Application of Blue Onion, LLC regarding a 1.79 Acre Tract located in Land Lot 1224, 16th District, City of Marietta, Cobb County, Georgia

Dear Rusty:

This firm has been engaged by and represents the owner and applicant Blue Onion, LLC ("Applicant") concerning the above-captioned Variance Application. The Application is scheduled to be heard and considered by the City of Marietta Board of Zoning Appeals on July 25, 2016.

The property at issue consists of a 1.79 acre tract of land located along the south side of Airport Industrial Park Drive near its terminus. The subject property is zoned Light Industrial ("LI") which would allow the proposed uses of the property for automobile sales with outdoor storage of vehicles, automobile repair and warehousing. Moreover, the subject property is in an area along the Cobb Parkway (Hwy 41) Corridor which is totally industrially and commercially driven and intended for the proposed uses. Further, Airport Industrial Park Drive is almost exclusively utilized, now and historically, for automobile sales, repair and storage and warehousing.

Presently, there are two (2) existing structures on the property currently housing the Applicant's automobile inventory primarily comprised of premium and collector vehicles offering options in buying, selling, trading and consignment. The Applicant currently utilizes the second structure for indoor storage related to the business but proposes to begin leasing this structure to another business and would like to ensure it can meet the demands of the area market and offer the flexibility for the new tenant to engage in automobile, sales, repair or storage.

VIA HAND DELIVERY:
Mr. Russell J. Roth, AICP
Planning & Zoning Manager
City of Marietta
Department of Development Services
June 13, 2016

In 2011, the BZA granted the Applicant certain variances as it related to his growing automobile sales business and its limited tenancy. At the time, the Applicant solely leased one of the structures on the subject property but since then the Applicant purchased and currently owns the entirety of the subject property. During the application process, the Applicant volunteered to eliminate the ability to store vehicles outdoors despite this use and activity being generally permissibly under the LI category. As a part of this Application, the Applicant seeks to remove this condition/stipulation.

As you can see from the site plan and a physical inspection of the surrounding and subject property's location and history of Airport Industrial Park Drive, the tract is uniquely appropriate for the multiple automobile use facility which the Applicant proposes. The subject property is surrounded and hidden by existing and mature landscaping, is positioned above grade from neighboring uses along Airport Industrial Park Drive while sitting well below grade and out of site from its neighboring planned residential development to its rear. At almost two (2) acres, the proposed uses and requested variances meet the spirit and intent of the ordinance while avoiding the hardship otherwise existing.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Variance Application be approved. Of course, during the pendency of the Application, I will be providing you and your staff with a stipulation letter which shall become a part of the grant of the requested variance and binding upon the subject property thereafter. In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding these matters.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

Adam J. Rozen
arozen@slhb-law.com

AJR/klk
Enclosure
cc: Mr. Anthony Marzullo, Blue Onion, LLC, Managing Member (via email w/attachments)
Garvis L. Sams, Jr., Esq. (via email w/ attachments)

BOARD OF ZONING APPEALS
CITY OF MARIETTA

FINDINGS OF FACT AND CONCLUSION

ON APPLICANT'S REQUEST FOR VARIANCES AND SPECIAL EXCEPTIONS

FILE NO.: V2011-30

NAME OF APPLICANT: Anthony Marzullo

LEGAL DESCRIPTION OF THE PROPERTY: Land Lot 06600, District 17, Parcel 0170, 2nd Section of Cobb County, Marietta, Georgia, and being known as 2017 Airport Industrial Park Drive.

NAME OF PARTIES PRESENT AT HEARING: Anthony Marzullo

DATE OF HEARING: September 26, 2011

APPROVED:

1. **Variance to reduce the required one (43,560 sf.) acre minimum lot size to 6,137.52 sf. for automobile sales. [708.26B.25];**
2. **Variance to waive the requirement that an automobile sales lot be located at least 50 ft. from properties zoned residential to 0 ft. [708.26B.25]**

The following stipulations also apply:

1. **Cars shall not be stored outside in the parking area.**
2. **No outside lighting shall be installed that impacts the adjacent residential property.**
3. **No outdoor speakers shall be installed.**

FINDINGS OF FACT: Granting the variance will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

10/31/11
DATE

CHAIRMAN, BOARD OF ZONING APPEALS

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN DATE: **July 8, 2016**

PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, July 25, 2016 at 6:00 P.M.,** City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2016-36 [VARIANCE] BLUE ONION, LLC is requesting variances for property located in Land Lot 660, District 17, Parcel 0170, 2nd Section, Marietta, Cobb County, Georgia and being known as 2017 Airport Industrial Park Drive. Variance to allow an automotive repair shop (including paint and body) adjacent to a single family residential district; variance to allow two automobile sales businesses on 1.79 acres; Variance to allow an additional automobile sales business within 50 feet of a property zoned for residential purposes; request to remove the stipulation from V2011-30 to allow for outdoor storage of cars. Ward 7A.

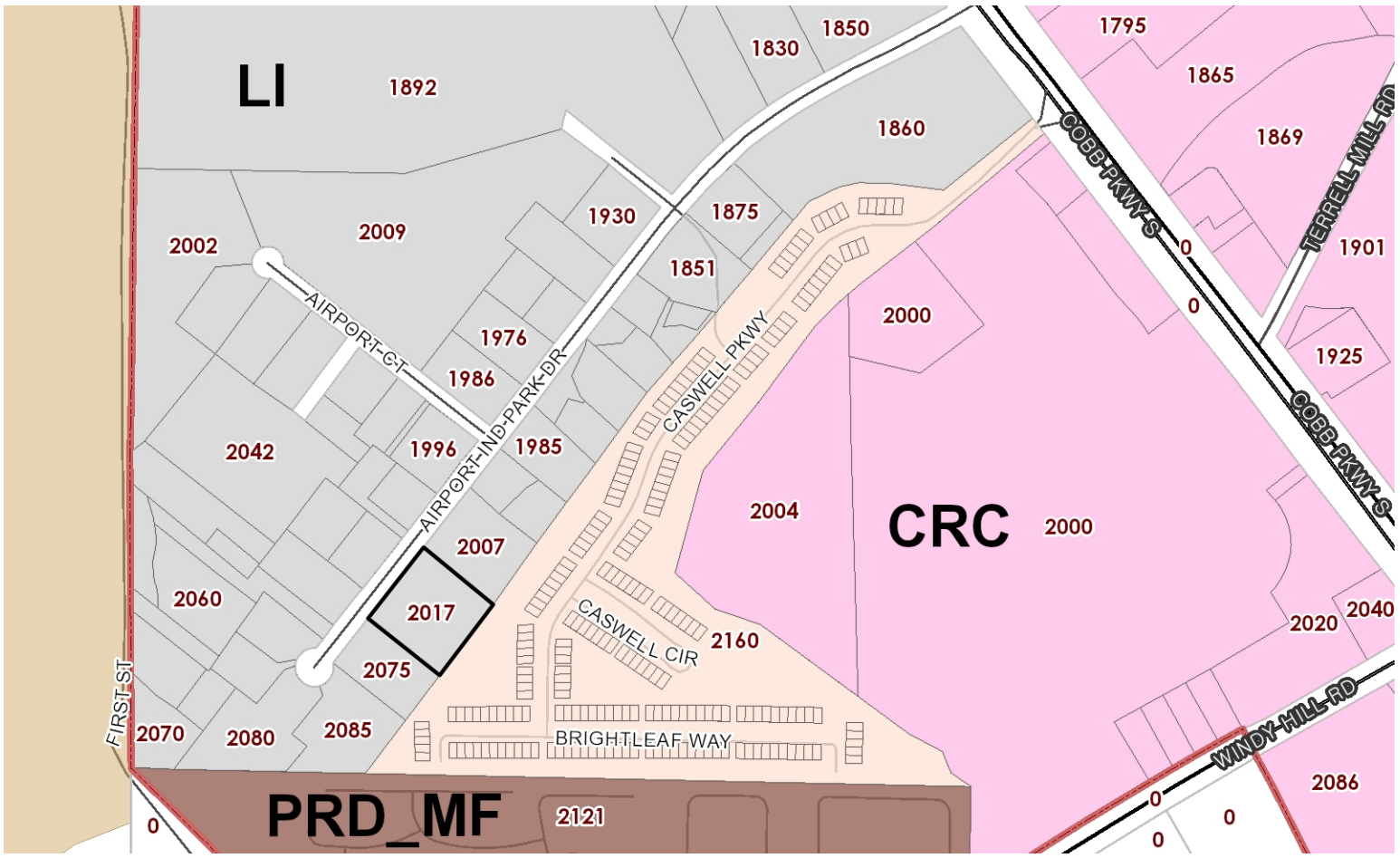
A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
2017 AIRPORT IND PARK DR	17066000170	1.794	7A	LI	IW

Property Owner: Blue Onion, LLC

Applicant:

BZA Hearing Date: 07/25/2016

Acquisition Date:

Case Number: V2016-36

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Moble Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

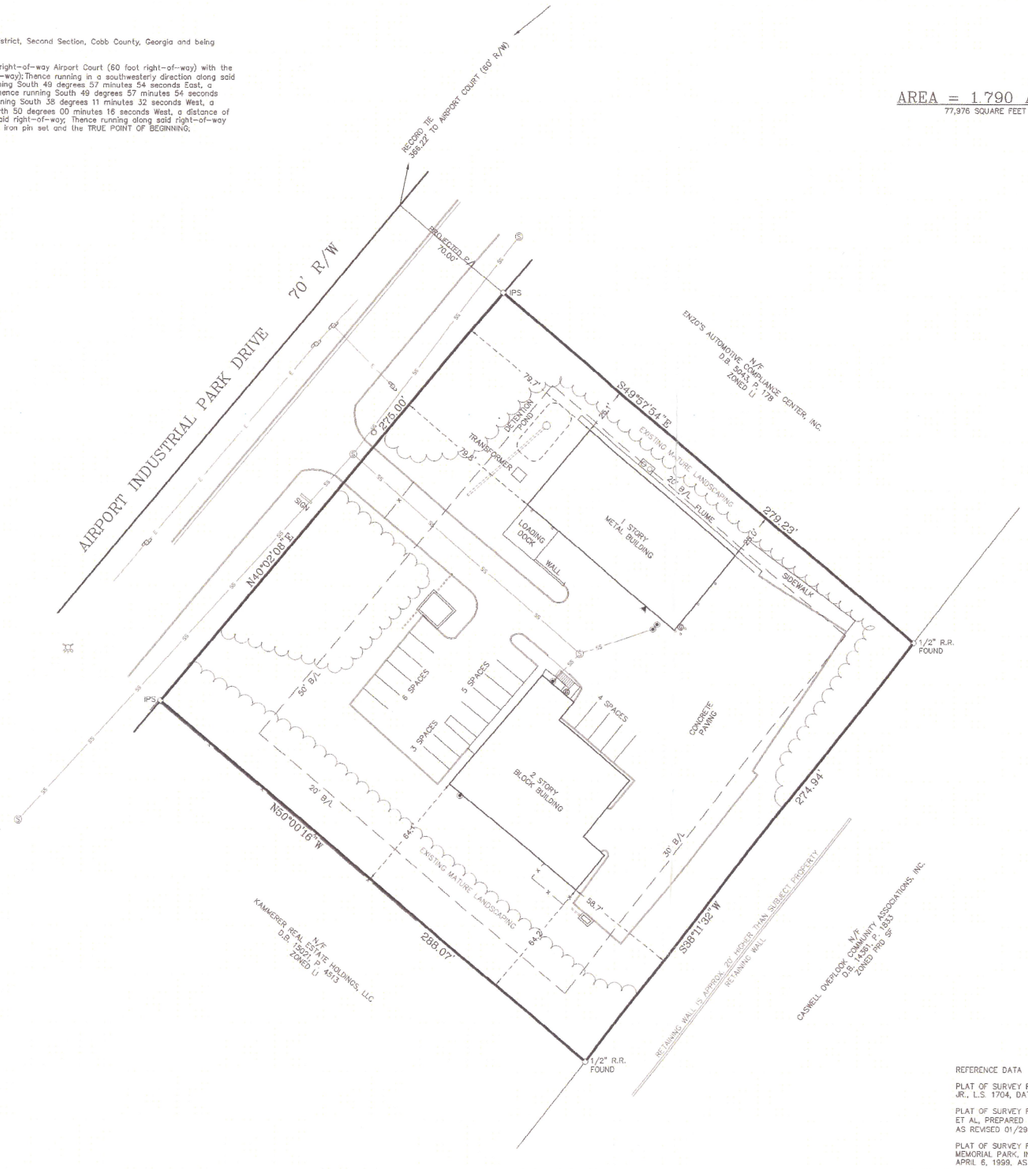
LEGAL DESCRIPTION

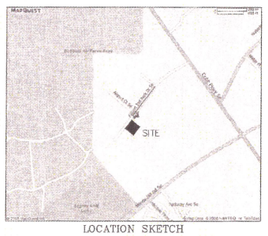
Being all that tract or parcel of land lying in Land Lot 660, Seventeenth District, Second Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the southerly margin of the right-of-way Airport Court (60 foot right-of-way) with the westerly margin of the right-of-way of Airport Industrial Drive (70 foot right-of-way); Thence running in a southwesterly direction along said right-of-way 368.22 feet to a point; Thence leaving said right-of-way and running South 49 degrees 57 minutes 54 seconds East, a distance of 70.00 feet to an iron pin set and the TRUE POINT OF BEGINNING; Thence running South 49 degrees 57 minutes 54 seconds East, a distance of 279.23 feet to a 1/2 inch reinforcing rod found; Thence running South 38 degrees 11 minutes 32 seconds West, a distance of 374.94 feet to a 1/2 inch reinforcing rod found; Thence running North 50 degrees 00 minutes 16 seconds West, a distance of 288.07 feet to an iron pin set on the easterly margin of the right-of-way of said right-of-way; Thence running along said right-of-way North 40 degrees 02 minutes 05 seconds East, a distance of 275.00 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract or parcel of land contolning 1.790 Acres

AREA = 1.790 ACRES
77,976 SQUARE FEET





LOCATION SKETCH
N.T.S.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

BUILDING SET BACK LINES WERE TAKEN FROM SITE PLAN FOR SMART AUTOMOTIVE SYSTEMS PREPARED BY CLEVELAND S. BOUTWELL, JR., C.E. 7017, DATED APRIL 25, 1987, AS REVISED APRIL 30, 1987

REFERENCE DATA

PLAT OF SURVEY FOR TOM C. FRASER PREPARED BY CLEVELAND S. BOUTWELL, JR., L.S. 1704, DATED MARCH 20, 1987

PLAT OF SURVEY FOR SOUTHEASTERN ADVERTISING AND SALES SYSTEMS, INC., ET AL, PREPARED BY W. CARLTON RAKESTRAW, L.S. 2236, DATED 11/02/93, AS REVISED 01/29/97

PLAT OF SURVEY FOR LOEWEN GROUP INTERNATIONAL, INC. AND GEORGIA MEMORIAL PARK, INC. PREPARED BY BATES - LONG & ASSOCIATES DATED APRIL 6, 1999, AS REVISED JULY 25, 2002

SITE PLAN FOR SMART AUTOMOTIVE SYSTEMS PREPARED BY CLEVELAND S. BOUTWELL, JR. C.E. 7017, DATED APRIL 25, 1987, AS REVISED APRIL 30, 1987

EXISTING PARKING TABULATION
18 REGULAR SPACES

GEORGIA REGISTERED LAND SURVEYOR W. CARLTON RAKESTRAW No. 2236

DATE 06/09/16 DRAWN BY CDJ
SCALE 1" = 30' CHECKED BY WCR

DATE	DESCRIPTION	BY
	REVISIONS	

W. CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HIGHWAY
DALLAS, GEORGIA 30157
770-443-2200
FAX - 770-443-2300

PLAT TO ACCOMPANY APPLICATION FOR VARIANCE OR APPEAL FOR:

BLUE ONION, LLC

LOCATED IN
LAND LOT 660, 17TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
WITHIN THE CITY OF MARIETTA

TECHNICAL DATA
TRAVERSE PRECISION - 1'/22,900'
ANGLE ADJUSTMENT - 00"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1'/201,204'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
OTP - OPEN TOP PIPE
FIRE HYDRANT -
WATER METER - W
FIRE DEPARTMENT CONNECTION -
SANITARY SEWER - SS
SANITARY MANHOLE - S
SANITARY CLEANOUT -
GAS METER - G
FENCE LINE - X
UTILITY POLE -

PROJECT NO.
08-052

PLOT FILE - 08-052Z

\\Craserver2\Everyone shared\PROJECTS\CURRENT CAD FILES\08-052 TOM FRASER\dwg\08-052Z.dwg, 6/10/2016 10:44:06 AM, 1:30

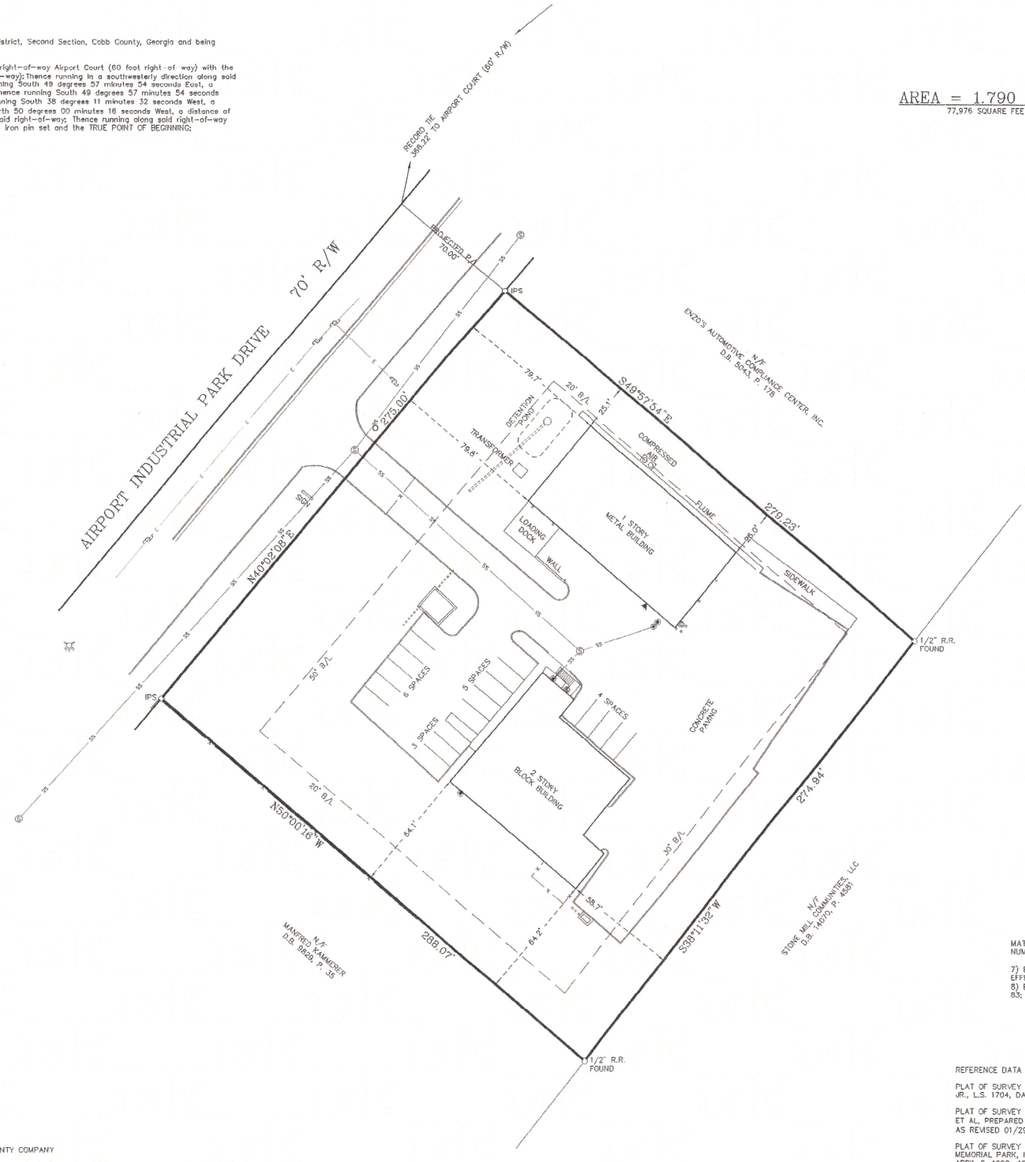
LEGAL DESCRIPTION

Being all that tract or parcel of land lying in Land Lot 660, Seventeenth District, Second Section, Cobb County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the southerly margin of the right-of-way Airport Court (60 foot right-of way) with the westerly margin of the right-of-way of Airport Industrial Drive (70 foot right-of-way); Thence running in a southwesterly direction along said right-of-way 366.22 feet to a point; Thence leaving said right-of-way and running South 49 degrees 57 minutes 54 seconds East, a distance of 70.00 feet to an iron pin set and the TRUE POINT OF BEGINNING; Thence running South 49 degrees 57 minutes 54 seconds East, a distance of 279.23 feet to a 1/2 inch reinforcing rod found; Thence running South 38 degrees 11 minutes 32 seconds West, a distance of 374.94 feet to a 1/2 inch reinforcing rod found; Thence running North 50 degrees 00 minutes 16 seconds West, a distance of 288.07 feet to an iron pin set on the easterly margin of the right-of-way of said right-of-way; Thence running along said right-of-way North 40 degrees 02 minutes 08 seconds East, a distance of 275.00 feet to an iron pin set and the TRUE POINT OF BEGINNING;

Said tract or parcel of land containing 1.790 Acres

AREA = 1.790 ACRES
77,976 SQUARE FEET



THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13067C0075 F OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED AUGUST 18, 1992

BUILDING SET BACK LINES WERE TAKEN FROM SITE PLAN FOR SMART AUTOMOTIVE SYSTEMS PREPARED BY CLEVELAND S. BOUTWELL, JR., C.E. 7017, DATED APRIL 25, 1987, AS REVISED APRIL 30, 1987

MATTERS OF TITLE DISCLOSED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 11 0371 04 000177 WITH AN EFFECTIVE DATE OF MAY 5, 1987:

7) BOARD OF LIGHTS AND WATER WORKS EASEMENT; DEED BOOK 1116, PAGE 866; DOES NOT EFFECT SUBJECT PROPERTY
8) BLANKET SOUTHERN BELL TELEPHONE AND TELEGRAPH CO. EASEMENT; DEED BOOK 132, PAGE 83; CAN NOT BE PLOTTED

REFERENCE DATA

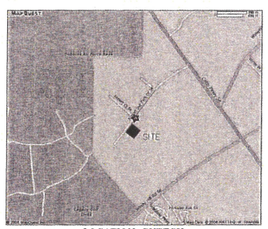
PLAT OF SURVEY FOR TOM C. FRASER PREPARED BY CLEVELAND S. BOUTWELL, JR., L.S. 1704, DATED MARCH 20, 1987

PLAT OF SURVEY FOR SOUTHEASTERN ADVERTISING AND SALES SYSTEMS, INC., ET AL, PREPARED BY W. CARLTON RAKESTRAW, L.S. 2236, DATED 11/02/93, AS REVISED 01/29/97

PLAT OF SURVEY FOR LOEWEN GROUP INTERNATIONAL, INC. AND GEORGIA MEMORIAL PARK, INC. PREPARED BY BATES - LONG & ASSOCIATES DATED APRIL 6, 1999, AS REVISED JULY 25, 2002

SITE PLAN FOR SMART AUTOMOTIVE SYSTEMS PREPARED BY CLEVELAND S. BOUTWELL, JR. C.E. 7017, DATED APRIL 25, 1987; AS REVISED APRIL 30, 1987

EXISTING PARKING TABULATION
18 REGULAR SPACES



LOCATION SKETCH
N.T.S.

TO BLUE ONION, LLC, UNITED COMMUNITY BANK AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDE ITEMS 1, 2, 3, 4, 8, 9, 10, 11(B), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

W. CARLTON RAKESTRAW, JR., L.S. 2236 DATE

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HIGHWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200
FAX - 770-443-2300

DATE 06/27/08 DRAWN BY CDJ
SCALE 1" = 30' CHECKED BY WCR

DATE	DESCRIPTION	BY
	REVISIONS	
09/12/08	NAME CHANGE	C.D.J.

ALTA/ACSM LAND TITLE SURVEY FOR
BLUE ONION, LLC,
UNITED COMMUNITY BANK,
STEWART TITLE GUARANTY COMPANY

LOCATED IN
LAND LOT 660, 17TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
WITHIN THE CITY OF MARIETTA

TECHNICAL DATA
TRAVERSE PRECISION - 1'/22,900'
ANGLE ADJUSTMENT - 00"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1'/201,206'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
OTP - OPEN TOP PIPE
FIRE HYDRANT - FH
WATER METER - WM
FIRE DEPARTMENT CONNECTION - FDC
SANITARY SEWER - SS
SANITARY MANHOLE - S
SANITARY CLEANOUT - SCO
GAS METER - G
FENCE LINE - X
UTILITY POLE - UP

PROJECT NO.
08-052

PLOT FILE - 08-052.DWG

PROJECTS\CURRENT - CAD FILES\08-052 TOM FRASER\dwg\08-052.dwg, Model, 9/12/2008 3:37:05 PM, user: TJD