



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Dana Johnson, AICP
Director

P. O. Box 649
Marietta, GA 30061-0649
770-528-2128 • fax: 770-528-2126
dana.johnson@cobbcounty.org

February 15, 2018

Sprayberry Crossing Partnership
c/o F.S.S.R., Inc.
P.O. Box 450233
Atlanta, Georgia 31145

Thomas P. Garland
Brannen Goddard
5555 Glenridge Connector, Suite 1100
Atlanta, Georgia 30342

Mitchell Brannen
Brannen Goddard
5555 Glenridge Connector, Suite 1100
Atlanta, Georgia 30342

Re: **Notice of Property Condition**
Tax Parcel No. 16-0596-0-013-0
2692 Sandy Plains Road, Marietta, Georgia 30060

Dear Property Owner and Site Manager:

This letter serves as notice of possible blight conditions at the above-referenced property and potential increased tax liability pursuant to the Community Improvement Tax Incentive Program, Cobb County Code Section 2-181 *et seq.* if the condition is not remediated. The Director of Community Development initiated a complaint regarding the upkeep of the property. An inspection was conducted by Mr. Randy Prewett, Structural Plan Review Manager/acting Nuisance Abatement Coordinator, and a copy of same is attached for your review. The inspection revealed that the structure meets the criteria set forth in the code for a blighted property. Specifically, the applicable criteria of Section 2-181.1 are:

Uninhabitable, unsafe, or abandoned structure as determined by the chief building official;
and

repeated illegal activity on the individual property of which the property knew or should have known;
and
is conducive to ill health, transmission of disease, infant mortality, or crime in immediate proximity of the property.

As I know you are aware, Cobb County takes allegations of matters affecting the public health and safety with the utmost seriousness. It is not desirous of causing a property owner undue hardship and endeavors to gain the property owner's cooperation. However, without timely cooperation, Cobb County has no choice but to pursue legal action to correct unsafe conditions.

In an attempt to address this property condition, Cobb County asks that you contact this office to discuss a remediation plan within thirty (30) days of receipt of this letter. Please be prepared to discuss reasonable steps to improve the condition of the property and prevent the criminal/illegal activities occurring on the property that are endangering the public. The agreed upon plan should contain the elements listed in Section 2-181.4 as follows:

All plans for remedial action or improvement shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the director of the county's community development agency, and contain the following:

- (a) The plan shall be consistent with the county's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the property lies;
- (b) The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include provisions for debris removal, stabilization and landscaping of the property;
- (c) On parcels of five acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
- (d) The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;
- (e) The plan shall contain a timetable for completion of required work; and
- (f) Any outstanding ad valorem taxes (state, school, county and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

If no contact is initiated by you or if the proposed remediation plan is not sufficient to remove the blighted condition then a complaint in rem shall be filed by the county attorney's office in the magistrate court of Cobb County.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Dana Johnson". The signature is fluid and cursive, with the first name "Dana" and last name "Johnson" clearly legible.

Dana Johnson
Director of Community Development

cc: Randy Prewett, Structural Plan Review Manager;
Paul Laney, Development and Inspections Manager;
Debra L. Blair, Associate County Attorney.



**COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT AND INSPECTION DIVISION**

Paul Laney
Building Official

P.O. Box 649 Marietta, GA 30061-649
1150 Powder Springs St., Suite 400, Marietta, GA 30064

ECONOMIC DEVELOPMENT PROPERTY INSPECTION REPORT

PROPERTY ADDRESS: 2692 Sandy Plains Rd
Marietta, GA 30060

DATE: 1/24/2018

PARCEL NUMBER: 16059600050

- ☒ a. Uninhabitable, unsafe, or abandoned structure as determined by the Chief Building Official;
- ☐ b. Inadequate provisions for ventilation, light, air, or sanitation as determined by the Chief Building Official;
- ☐ c. An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
- ☐ d. A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
- ☒ e. Repeated illegal activity on the individual property of which the property owner knew or should have known; or
- ☐ f. The maintenance of the property is below state or county codes for at least one year after written notice of the code violation to its owner; and
- ☒ Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property.

FINDINGS:

1. There are signs of gang activity on and around the old "Village Lanes" bowling alley building.
2. The property does not have proper storm drainage around the building allowing for water to sit and become stagnant.
3. The buildings front canopy is deteriorating from possible water leaks in the roof.
4. The mechanical equipment outside has been vandalized and torn apart.
5. There are some utility line drops to the building that are not supported and are laying across the parking lot.
6. The building has been broken into many times.





01/12/2018







01/23/2018



Case	Offense	Date Occurred	Street #	Street
14020582	SUSPICIOUS ACTIVITY	3/12/2014 18:28	2692	SANDY PLAINS RD
14029508	THEFT-PARTS FROM VEHICLE	4/8/2014 18:00	2692	SANDY PLAINS RD
14052936	THEFT OF OTHER VEHICLES	6/19/2014 15:00	2692	SANDY PLAINS RD
14065756	PERSON DOWN/PERSON INJURED/EMOTIONALLY DISTURBED PERSON	8/2/2014 14:10	2692	SANDY PLAINS RD
14069848	DAMAGE TO PROPERTY/ CIVIL	8/15/2014 8:15	2692	SANDY PLAINS RD
14079658	BURGLARY- FORCED ENTRY-NONRESIDENCE	9/15/2014 2:26	2692	SANDY PLAINS RD
15014519	OPEN DOOR/ALARM	2/15/2015 17:44	2692	SANDY PLAINS RD
15057832	BUSINESS DISPUTE	6/23/2015 20:45	2692	SANDY PLAINS RD
15075611	CIVIL DISPUTE	8/12/2015 12:00	2692	SANDY PLAINS RD
15109595	SUSPICIOUS ACTIVITY	11/18/2015 9:14	2692	SANDY PLAINS RD
15119866	PERSON DOWN/PERSON INJURED/EMOTIONALLY DISTURBED PERSON	12/19/2015 8:30	2692	SANDY PLAINS RD
16005442	SUSPICIOUS ACTIVITY	1/15/2016 23:00	2692	SANDY PLAINS RD
16014141	SUSPICIOUS ACTIVITY	2/12/2016 18:41	2692	SANDY PLAINS RD
16053331	COUNTY ORDINANCE VIOLATION	5/31/2016 9:30	2692	SANDY PLAINS RD
16057078	SUSPICIOUS ACTIVITY	6/10/2016 13:25	2692	SANDY PLAINS RD
16059500	SUSPICIOUS ACTIVITY	6/17/2016 13:45	2692	SANDY PLAINS RD
16072805	THEFT BY TAKING - ALL OTHER	7/21/2016 16:00	2692	SANDY PLAINS RD
17004826	ZONE PATROL	1/17/2017 12:48	2692	SANDY PLAINS RD
17007007	LOITERING	1/24/2017 4:15	2692	SANDY PLAINS RD
17007437	SUSPICIOUS ACTIVITY	1/25/2017 12:57	2692	SANDY PLAINS RD
17010215	OPEN DOOR/ALARM	2/2/2017 15:23	2692	SANDY PLAINS RD
17012388	INFORMATION FOR LAW ENFORCEMENT	2/8/2017 23:53	2692	SANDY PLAINS RD
17016628	SUSPICIOUS ACTIVITY	2/21/2017 16:16	2692	SANDY PLAINS RD
17017269	TERRORISTIC THREATS / INTIMIDATION	2/18/2017 18:43	2692	SANDY PLAINS RD
17033564	LOITERING	4/13/2017 1:06	2692	SANDY PLAINS RD
17047706	CRIMINAL TRESPASS	5/21/2017 18:17	2692	SANDY PLAINS RD
17062913	SUSPICIOUS ACTIVITY	7/7/2017 6:44	2692	SANDY PLAINS RD
17077640	SUSPICIOUS ACTIVITY	8/16/2017 14:00	2692	SANDY PLAINS RD