



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-77
Public Hearing Dates:
PC: 12-04-18
BOC: 12-18-18

SITE BACKGROUND

Applicant: Acworth Baker Grove, LLC

Phone: See representative's information

Email: See representative's information

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Scoggins Limited Partnership

Property Location: Northeastern intersection of
Baker Road and Hickory Grove Road

Address: 2552 and 2558 Baker Road, and 2536
Hickory Grove Road

Access to Property: Baker Road and Hickory
Grove Road

QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: NRC (Neighborhood Retail
Commercial), GC (General Commercial), and R-20
(Single-family Residential)

Current use of property: Vacant house formerly
used as commercial, former plumbing business, and
undeveloped acreage

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Convenience Store with Fuel Sales,
and Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 3.44 ac

District: 20

Land Lot: 25 and 26

Parcel #: 20002500050, 20002600130, and
20002600250

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Terry Martin, MPA)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on September 6, 2018, with the District Commissioner approving minor modifications;
2. Variances as outlined in the Zoning Division comments;
3. Fire Department's comments and recommendations;

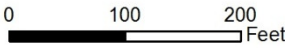
FINAL ZONING STAFF RECOMMENDATION (CONTINUED):



4. Sewer and Water Division's comments and recommendations;
5. Stormwater Management Division's comments and recommendations; and
6. Department of Transportation's comments and recommendations.

Z-77 2018-Aerial Map



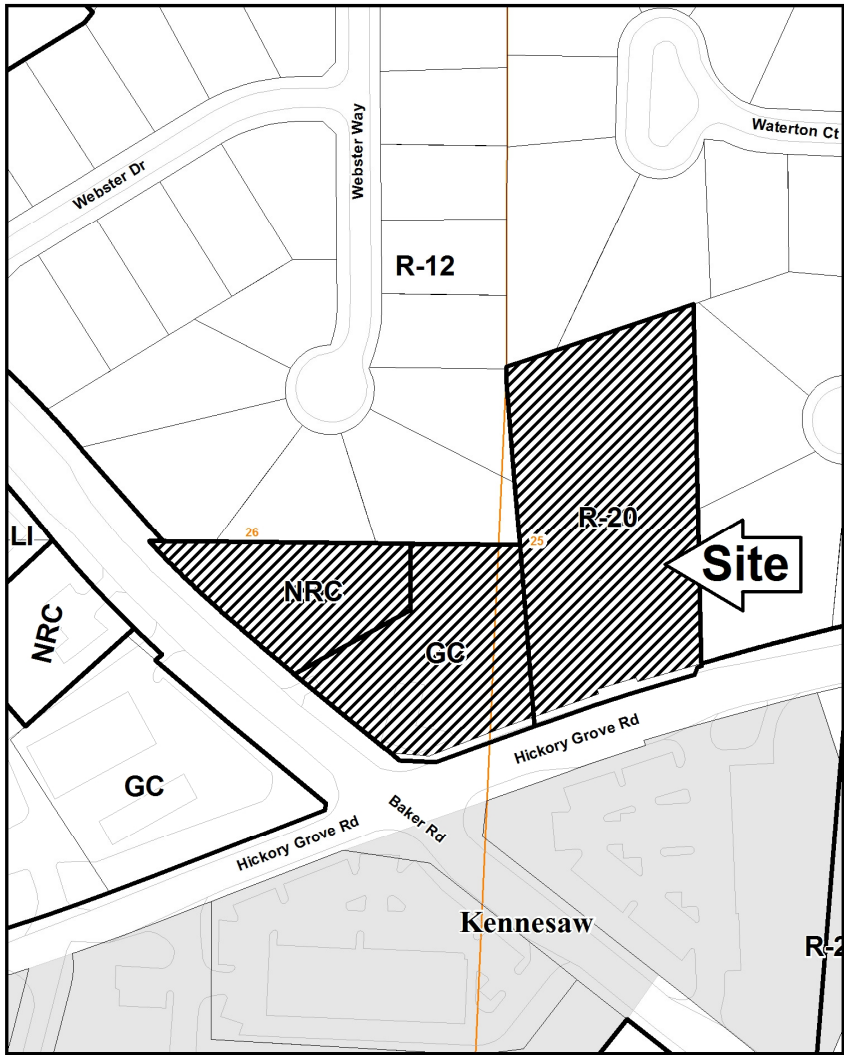
This map is provided for display and planning purposes only. It is not meant to be a legal description.



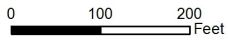
-  Zoning Boundary
-  City Boundary

North
Zoning: R-12 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

Z-77 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



Zoning Boundary
City Boundary

WEST
Zoning: GC (General Commercial); NRC (Neighborhood Retail Commercial)
Future Land Use: NAC (Neighborhood Activity Center)

EAST
Zoning: R-12 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

SOUTH
Zoning: City of Kennesaw
Future Land Use: City of Kennesaw

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject property to the Neighborhood Retail Commercial (NRC) zoning district for the purpose of a convenience market with fuel sales as well as a climate-controlled self-service storage facility. The convenience store will be 6,000 square feet in size and will be brick. Its hours will be 6:00 am to 11:00 pm, seven (7) days a week. The self-storage building will be an 82,500 square-foot, 3-story building made primarily of brick and other cementitious components on all four (4) sides. The hours for the storage operation are proposed to be 8:00 am to 6:00 pm Monday through Saturday and 1:30 pm to 6:00 pm on Sunday.

Non-residential criteria

Proposed # of buildings: 2

Proposed # of stories: 1- convenience market; 3- self-storage

Total sq. footage of development: 88,500

Floor area ratio: 0.59

Square footage per acre: 25,726

Required parking spaces: 10

Proposed parking spaces: 22

Acres in floodplain or wetlands: 0

Impervious surface shown: 67%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

The following variances are demonstrated:

1. Allow the self-storage building to be taller than adjacent structures; and
2. Reduce the front setback from the required 50 feet to 40 feet.

DEPARTMENT COMMENTS- Fire Department

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes. Storage building only

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

The 20' landscape buffer must be fully vegetated across its entire width. One side of the proposed canopy structure is directly contiguous with the buffer. As proposed, this will create maintenance, security, and safety issues for this structure. Recommend 5' minimum setback from landscape buffer.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment of these schools.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Tributary to Clark Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
7. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
8. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
9. Stormwater discharges through an established residential neighborhood downstream.
10. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system. A storage routing will be required for the existing detention pond located just downstream in the Waterstone Subdivision to verify no adverse impacts.
11. Special site conditions and/or additional comments:
 - Fueling centers are considered water quality “hot-spots” and require additional best management practices to prevent contamination of stormwater runoff. An oil/water separator will be required to pre-treat runoff from the fueling bay area prior to discharge into the detention system.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Neighborhood Activity Center (NAC) future land use category. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail, and grocery stores.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Acworth and Kennesaw

Were the cities notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements?

Yes No N/A

Is the property within an Opportunity Zone? Yes No

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? Yes No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (Continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 12" in Baker Road

Additional water comments: Also 12" in Hickory Grove Road

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = 400

Peak flow = 1,000

Treatment plant: Northwest WRF

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: On-site sewer must be surveyed to accurately locate the sanitary easement. The location of the Self-Storage Building and the requirements of the Landscape Buffer may conflict with sanitary sewer easement restrictions

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Hickory Grove Road	Arterial	35	Cobb County	100'
Baker Road	Arterial	35	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
Hickory Grove Road	West of Howell Farms Road	17,200	F
Baker Road	East of Priest Road	13,300	D

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Hickory Grove Road.

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Baker Road. Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Hickory Grove Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Baker Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Hickory Grove Road, a minimum of 50' from the roadway centerline.
2. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Baker Road, a minimum of 50' from the roadway centerline.
3. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
4. Recommend a deceleration lane at the entrance on Baker Road.
5. Recommend a large turn radius at the entrance on Hickory Grove Road.

DEPARTMENT COMMENTS- Transportation (continued)

6. Recommend the entrance on Hickory Grove Road align with the Hickory Plaza entrance with a restriction on left turns in. Recommend a concrete median and signage at the entrance to restrict lefts in. Recommend any other driveway location on Hickory Grove Road be restricted to right-in/right-out.
7. Recommend the entrance on Baker Road be a minimum of 250' from the signalized intersection for full-movement access.
8. Recommend removing and closing driveway aprons along road frontages that development renders unnecessary.
9. Recommend replacing disturbed curb, gutter, and sidewalk along the road frontages.
10. Recommend applicant verify that minimum intersection sight distance is available for Hickory Grove Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 440'.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Properties along Baker Road and Hickory Grove Road at this intersection are zoned GC, NRC, and LI.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The applicant's proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The property consists of a grandfathered GC property as well as an R-20 property at this large intersection, which is found within the NAC future land use category. The applicant's proposal is not out of character with other uses in the immediate area.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the requested Neighborhood Retail Commercial (NRC) zoning district is compatible with the property's Neighborhood Activity Center (NAC) future land use designation. The NRC zoning district provides for retail uses that are less intense than those found in other commercial zoning districts and which serve the needs of residents within the immediate area.

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The area contains a mixture of residential, commercial, office, and institutional uses. The applicant's use is consistent and compatible with other properties in the area as it can be adequately buffered from nearby residences. The applicant's requested NRC zoning district and proposed use is compatible with the *Cobb County Comprehensive Plan*.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

RECEIVED
SEP 6 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ZONING IMPACT STATEMENT FOR THE
REZONING APPLICATION
OF ACWORTH BAKER GROVE, LLC

COMES NOW, ACWORTH BAKER GROVE, LLC, and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings and uses located at the intersection of Baker Road and Hickory Grove Road. The Subject Property is located at the center of the Neighborhood Activity Center (“NAC”) and has contiguity to the City of Kennesaw. This proposal will provide convenience shopping which supplies necessities with a minimum of consumer travel and the proposed Climate Controlled Self-Service Storage Facility will be supported by the quantity of nearby residential uses within this sub-area of Cobb County.
- B. The zoning proposal and SLUP will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, the preponderance of which are commercial, light industrial and residential outside the NAC.
- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the present split zoning classifications of R-20, GC and NRC.

RECEIVED
SEP 6 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

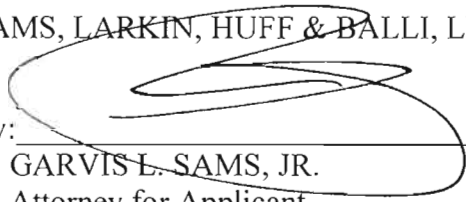
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a NAC and adjacent to the City of Kennesaw which is designated as a Community Activity Center ("CAC").

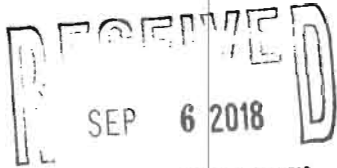
- F. There is no substantial relationship between the existing split zoning classifications of R-20, GC & NRC which limit the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this intersection of Hickory Grove Road and Baker Road (both Arterial roadways), respectively, there are no established land use planning principles or political considerations which would have an adverse effect upon this proposed rezoning.

Respectfully submitted, this the 6th day of Sept., 2018.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
 GARVIS L. SAMS, JR.
 Attorney for Applicant
 Ga. Bar No. 623950

SAMS, LARKIN, HUFF
 & BALLI, LLP
 LIMITED LIABILITY PARTNERSHIP
 ATTORNEYS AT LAW
 SUITE 100
 376 POWDER SPRINGS ST.
 MARIETTA, GA 30064
 770.422.7016



COBU CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-77

PC Hearing: Dec. 4, 2018
BOC Hearing: Dec. 18, 2018

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Convenience Market with Fuel Sales; Climate Controlled Self-Service Storage Facility ("CCSSSF") and associated ancillary retail. A separate concurrent SLUP application is submitted.
- b) Proposed building architecture: Convenience Market - Brick commercial building; CCSSSF - Exterior materials on all four (4) sides consisting primarily of brick and other cementitious components. Renderings for the C-Market and CCSSSF to be submitted under separate cover
- c) Proposed hours/days of operation: Convenience Market - 6:00 a.m. - 11:00 p.m./7days per week. CCSSSF - 8:00 a.m. until 6:00 p.m., Monday - Saturdays and Sunday from 1:30 p.m. to 6:00 p.m.
- d) List all requested variances: None known at this time.

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The Subject Property is located within the confines of a Neighborhood Activity Center ("NAC") on the County's Future Land Use Map and Comprehensive Land Use Plan both of which contemplate and provide for the uses sought.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



Cobb County...Expect the Best!

COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY Code Enforcement Division

Mailing Address
P.O. Box 649
Marietta, Ga. 30061

Physical Address
1150 Powder Springs Rd.
Suite 400
Marietta, Ga. 30064

Fax: (770) 528-2092

Z-77 (2018)
Code Enforcement
Information

Notice of Violation

Violation Number: CODE-2018-05467

Date: 7/11/2018

The Cobb County Code Enforcement Division has grounds to believe the property located at:

2552 BAKER RD	, GA	20	0026	013	GC
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or SCOGGINS LP (2451 E PIEDMONT RD NE MARIETTA, GA 30062-1731)

and/or BARRY WHITE/BW PLUMBING (Occupant)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from July 11, 2018. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
LITTER	102-92	Remove all trash and debris, including tree debris and yard waste, from property.
INCIDENTAL STORAGE	134-227 (14) f	All material must be stored completely within an enclosed structure.

Margie Vazquez (margie.vazquez@cobbcounty.org)

770-528-2111

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT WWW.COBBCOUNTY.ORG



Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT CASE SYNOPSIS

Report

9/24/2018

Z-77 (2018)
Code Enforcement
Information

CASE #: CODE-2018-05467

OPEN DATE: 7/11/2018

COMPLAINANT: +

PHONE #:

DESCRIPTION: CHECK FOR VIOLATIONS

PRIMARY ADDRESS:

OWNER ADDRESS:

2552 BAKER RD
ACWORTH, GA 30101

SCOGGINS LP
2451 E PIEDMONT RD NE
MARIETTA, GA 30062-1731

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/11/2018		Case Details		B R PLUMBING COMPANY (CORNER OF BAKER AND HICKORY GROVE) HAS NO PAVED PARKING LOT; WHEELBARROW, SHOPPING CARTS, PLASTIC PIPE, AND OTHER MISC PLUMBING PIECES UNDER LEAN-TO AWNING. THERE ARE ALSO PVC PIPE LYING AROUND AND MISC DEBRIS. SPOKE TO ADMIN LADY WHO STATED THAT THE OWNER HAD SOLD THE PROPERTY AND THEY WERE GOING TO HAVE TO MOVE OUT SOON. I LEFT HER THE NOTICE OF VIOLATION FOR INCIDENTAL STORAGE AND LITTER. MV
07/11/2018		Initial Investigation	In Violation	/* LITTER *102-92* Remove all trash and debris, including tree debris and yard waste, from property.*/ /* INCIDENTAL STORAGE *134-227 (14) f* All material must be stored completely within an enclosed structure.*/
09/06/2018		Case Details		The litter has been cleaned up. there is still items piled up outside in front of the garage door and black metal pipe and fittings on the right side of the building. I spoke with the office manager and said I would like it cleaned up within 2 weeks. M Mcfall
09/06/2018		ReInspection	In Violation	

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
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