



2024 Annual Report of the President

January 2025

By staying engaged with county leaders, county staff, and our members, ECCA helps ensure that East Cobb's voice is heard on issues that affect the community now and well into the future.

Below is an overview of the activities your association engaged in during 2024.

ECCA reviewed Zonings, Variances and Other Business Items (OBIs):

ECCA's Zoning Committee and Board reviews monthly zoning, variance and other business applications received by County staff, then selects the cases to make recommendations based on the needs of our member neighborhoods, or if the case sets a precedent that might affect our area. We have seen some cases continue for over a year. The ECCA assigned case manager stays with the case until it is finished.

In 2024, ECCA caseworkers researched, conducted site visits, met with neighbors and applicants, as well as making recommendations to the Cobb County Planning Commission and the Cobb County Board of Commissioners on a total of three (3) applications for Zoning changes and six (6) Other Business Items (OBIs). Caseworkers also made recommendations to the Board of Zoning Appeals and Variances on eleven (11) Variance applications.

ECCA reviewed and made recommendations to the Comprehensive Plan Future Land Use Plan:

Every year the future land use map (FLUM) is updated based on zoning decisions, Commissioner's requests, and staff recommendations. ECCA recommended, and both staff and Commissioners have agreed with the correct boundaries and zonings as well as the removal of the comments attached to the area at Johnson Ferry/Shallowford road (Z-72, 2020).

ECCA reviewed and made recommendations to Code Amendments:

The Cobb County Board of Commissioners updated the code twice in 2024. ECCA took an active role in reviewing the proposed Code changes and making recommendations. In addition to other code amendment recommendations, ECCA voiced many concerns and made substantial recommendations to the proposed code additions of:

- "Stormwater as a Utility," and
- "Free-standing Accessory Dwelling Units to residentially zoned properties."

These proposed code amendments were ultimately withdrawn.

ECCA reviewed and made recommendations to the Unified Development Code (UDC):

ECCA has two (2) of its Board Members, each appointed by a different Commissioner, in the UDC Focus Group Committee. At the single meeting of the Committee in 2024, ECCA gave five pages of input as to what the ECCA felt was necessary in the context and new format for the UDC. Our recommendations will be published to the membership shortly.

ECCA provided Member/Community Education and Awareness:

One of ECCA's primary missions is to help educate and inform the East Cobb community about topics concerning their county government and services, as well as other areas of interest. Last year at the monthly General Membership Meetings, ECCA had a speaker presentation on topics that affected or were of interest to the East Cobb community in some way.

In 2024, meeting attendees heard from:

- Renee Ducre, Visiting Professor at Emory University in Artificial Intelligence (AI)
- Stuart VanHoozer, Cobb County Chief of Police
- Judy Jones, Director of Cobb County Water System
- David Miles, Senior Director Resource Development, Chattahoochee Nature Center
- Chris Ragsdale, Superintendent of the Cobb County School District
- Mandy Elliott, Planner III, Historic Preservation Commission
- Martin Jackson, Investigative Supervisor & Forensic Investigator, Cobb County Medical Examiner's Office

ECCA continues to improve communications with its Membership and the local community:

To increase ECCA's recognition within the local community and better serve its Membership, ECCA:

- Moved its General Membership meeting location to Wellstar East Cobb Health Park at 3747 Roswell Road, improving our venue and significantly improving our parking.
- Maintains an updated, easy to use website helping our members find useful information.

ECCA encourages members of the community to get involved in making East Cobb a better place to live.

- Board Members of ECCA:
 - Were appointed by Cobb County Commissioners to serve on
 - County Boards and Authorities,
 - Focus Groups and Stakeholder Groups for the UDC, Comprehensive Plan revisions and area design guidelines.
 - Serve on Architectural/landscape control committees as part of zoning stipulations.
- ECCA provides lunch for selected Fire Stations and Police Precincts during the year on a rotating basis.
- ECCA partners with "Keep Cobb Beautiful" through the Adopt-A-Mile program. The Adopt-A-Mile schedule can be found on the ECCA website.

ECCA provides a valuable opportunity to serve our community and help preserve and improve the quality of life in East Cobb.

We look forward to seeing you in 2025.

Richard S. Grome
2024 ECCA President