

EAST COBB CIVIC ASSOCIATION, INC.

April 27, 2022
East Cobb Library
4880 Lower Roswell Rd.
Marietta, GA 30068

Membership Meeting Minutes

Ric Grome, brought the meeting to order at 7:00pm. Ric introduced Cathey Pickett, Code Enforcement Division Manager – Cobb County Government. She shared a lot of great information about code enforcement and answered questions after her presentation. Below are some highlights:

- Authority is limited to zoning, sign ordinances, waste removal, house moving and stipulations
- When Code Enforcement is contacted (phone, fax, email, web portal or in-person) it triggers an investigation, during this process if it is determined whether there is a violation. If so, a notice of violation is issued with a description of what is needed to comply. One thing to note is that if the officer determines there are prior, similar violations then they have the latitude to issue a citation.
- Officers operate remotely out of their vehicles and are able to print violations and citations on-site
- A violation determination triggers a reinspection after a reasonable timeframe
- If upon reinspection the issue has been resolved then the case is closed
- If the issue is not resolved sometimes they are able to work with the homeowner, if they remain non-compliant then a citation is issued.
- A citation requires the property owner to go to court
- Most common code violations
 - Parking on a non-hardened surface
 - Non-compliant vehicles
 - Outside storage
 - Illegal dumping
 - Overgrown grass & weeds
- Last year's results
 - 28,093 inspections
 - 1,537 citations
 - 9,095 signs removed

Minutes – Ric Grome

March meeting minutes were approved.

Treasurer's Report – Marvin Shams

We have 73 members not in arrears, 27 of which are individual. ECCA represents about 9,000 homeowners and we have about \$3,400 in positive cash flow for this year.

Adopt-A-Mile – Ric Grome (for Helga Hong)

Last Saturday about a half dozen people were in attendance and five bags of trash were collected from 10-11am.

Membership – Jill Flamm

We are coming to the end of the membership drive. Third and final invoices have been sent. Jill has been reaching out to those who have not responded. Jill also shared the flyer Linda had been working on that was designed to be posted in the HOA describing who ECCA is and what we do. A QR code is included to direct those interested to our website. It was emphasized that if an HOA is a member all residents of that HOA are members and are welcome to participate.

Meeting Speaker – Ric Grome (for Roger Phelps)

Ric announced that Stephen White, Director and Chief Appraiser for Cobb County Tax Assessor's office will be the May speaker.

Public Relations – Linda Carver

Linda shared that we are working on the brochures. She also polled the members as to whether they were aware of the new logo. Additionally, she shared information about the committee's responsibilities and the e-mail blast asking Bill Carver to provide more detail.

Zonings, Variances and OBIs – Chris Lindstrom

- **Z-25** – Case Manager: Ric Grome and Jill Flamm. The property is Paper Mill Village that has an over 50yr history. It is a very old zoning and is currently zoned CF (Commercial Future). It was involved in a lawsuit and they were allowed to build on it. It is long overdue for rezoning and is proposed as site-specific Neighborhood Retail Commercial (NRC). A list of unapproved uses is being developed and currently contains 28 items. The existing architectural control committee has been formalized to oversee the shopping center.
Recommendation: Approve with Stipulations
- **OSC-1** – Case Manager: Chris Lindstrom. Location: Twin Ridge Ct, it is adjacent to Cambridge Park (ECCA member). The applicant would like to develop 7.5acres. Chris has some reservations about this petition because, the documents appeared to be in Russian, of the 16 homes proposed only one rendering was provided and only a front view. The request also specified a private road, second-story terraces with trees and green space. The applicant stated they have spoken with many groups within the County, though the proposal seems to conflict with that.
Recommendation: Hold for additional information
- **V-23** – Case Manager: Ric Grome. The property is in Indian Hills. It was held over till May after consideration from the Board of Zoning Appeals. They instructed the applicant to propose ways to mitigate sound and lighting for the basketball court. Our original recommendation was denial. The BZA suggested that the basketball court be moved closer to the house.

- **V-53** – Case Manager: Jackie Bettadapur. The property is in Lassiter Manor subdivision (backs up to Madison Hall subdivision, an ECCA member). The applicant would like to build a pool and a hot tub on the side of their .57 acre R-15 property. There is a drainage easement in the back and their impervious surfaces will be 32.7%. The variance is being requested because they need to break the side plane in order to avoid the drainage easement. We are awaiting final feedback from the neighbors. **Recommendation: Hold for additional information**
- **OB-22** – Case Manager: Chris Lindstrom. Location: Walton Creek Estates (backs up to Sterling Ridge subdivision, ECCA members). The applicant is to buy .08 acres of the OSC. It breaks up the OSC, the applicant has already professionally landscaped the property and added a wall. This creates a bad precedent and is contrary to the purpose of an OSC. **Recommendation: Denial**

Other Business -

None presented.

Ric reminded everyone that the next meeting will be May 27th, it will be in-person with the location to be determined. There being no additional business or announcements, the meeting adjourned at 8:48pm.

Respectfully,
Chris Ensley
Secretary