

EAST COBB CIVIC ASSOCIATION, Inc.

April 30, 2025

7:00PM ET

Wellstar East Cobb Health Park

3747 Roswell Road

Marietta, GA 30062

Membership Meeting Minutes

The meeting was called to order by Ric Grome at 7:01PM

Announcements

- A vacancy on ECCA board opened recently due to Roger Phelps being asked to stay on the Tax Commissioner board
- Chris Lindstrom is rejoining the board to fill the open position

Roger Phelps introduced the invited speaker, Lt. Col. Michael McConnell

Invited Speaker – Lt. Col. Michael McConnell, 94th Airlift Wing, U.S. Air Force Reserve

Lt. Col. McConnell opened with an overview of the 94th Airlift Wing Command team and explained how the maintenance group supports flight operations within the organization.

The 94th airlift wing provides tactical support for air combat, including cargo / personnel transport and medical evacuation using its eight C-130H3 aircraft. C-130s were introduced to production in the early 1990s, and the most recent edition, the J series, are currently being built by Lockheed Martin.

The Dobbins Air Force Base generates about \$190 million in annual economic impact in Cobb County.

The base supports 12 different occupants, across 17 tenants, two strategic partners and an adjacent research institute (Georgia Tech).

Lt. Col. McConnell discussed the impact of [HB 224](#) about school choice for active duty military personnel. A key challenge for reservists is that it specifically excludes reservists and Dobbins Air Force Base, which makes it

difficult for people to enroll their children in high quality schools. The school choice program also has very specific windows for students transferring schools, which is not easy for military families to navigate since they don't control when they receive orders to move from one base to another.

Lt. Col. McConnell's presentation and Q&A ended about 7:50PM.

*** 10 minute break ***

The general meeting resumed at 8:01PM.

Minutes – Ric Grome

The group reviewed and approved February minutes (moved by Len Greski, seconded by Roger Phelps)

The group reviewed and approved March minutes (moved by Len Greski, seconded by Chris Lindstrom)

Treasurer's Report – Jill Flamm

- Positive cash flow of \$4,200 this month
- As of 4/30/25, only 8 outstanding invoices remaining
- Currently have 89 registered members.
- Some are subdivision memberships, others are individual memberships
- A number of memberships were paid through Zelle, which was helpful
- We are moving to a new Post Office box on Lower Roswell Road, where we expect to receive better mail service than our current box

Adopt a Mile – Helga Hong

- A total of 4 people cleaned our section of Johnson Ferry Road for the clean-up day on April 26th

Upcoming Meetings – Ric Grome

- Ric noted there will be no general membership meeting in May due to Memorial Day holiday
- There will be general business meetings in June and July, but no speakers because attendance is typically low during the summer

Zonings / Variances / OBIs – Ric Grome

- LUP-15 which is at planning commission on May 6th, on Paper Mill Road.
 - The proposed business is way to intense for the property. The applicant had no idea how the business was going to use the property. The plan is for a total of 5 - 8 children, 9A - 1P up to 4 days a week. The application says 5 days / week, also open on Saturdays. Recommend denial of LUP-15
 - Ric moved to accept the ECCA recommendation. Seconded
 - The ECCA recommendation was approved, no objections
- V-58 - David Rumrill
 - The property in question is located in Indian Hills, to be reviewed at May 14th Board of Zoning Appeals meeting
 - High Green Drive & High Green Court, an older section of the subdivision
 - Purchased by a corporation, and a petition submitted to replace a 2,800 s.f. House with a 5,600 s.f. House, and a variance on 15' setback
 - Will turn the house 90 degrees to face the other street, and then on High Green Drive, the setback changes to a 25' setback, encroaching on the setback. This would reduce setback from 35' to 15'.
 - Consent forms from neighbors were empty when they should have declaration of the variance being requested
 - The current home does need
 - David moved that we deny the variance. Jill seconded.
 - Motion to recommend denial of the variance approved unanimously
- V-59 – Ric Grome

- The property in question is located at 3452 Greenfield Drive
- Error in the survey plan, otherwise there is no hardship
- Other area on property where they can build what they requested without the variance
- Unclear whether there is a deed restriction on this property, can't build within 30' of golf course. Since title searches don't go back far enough, this gets ignored
- Question from Tony about why a building permit was issued for \$957,000 on March 31st when they haven't received a variance
- The variance also mentions a shed without knowledge about what is proposed for the shed. Current shed is less than 64 s.f.
- Recommend that this variance be denied for 35' reduction to 10' setback encroachment, OK w/ 3' encroachment for shed
- Ric moved that we approve the ECCA recommendation to deny the request for the 35' to 10' setback encroachment, and approve the request for the shed. Jill seconded
- Motion passed
- V-60 – Ric Grome
 - 3785 Creekview Drive, request for a pool
 - Variance to increase impervious surface to 36.8%, and allow pool equipment to be located aside principal building
 - After reviewing the property, we don't see a need to increase impervious surface. Can use pavers instead of impervious surface.
 - This lot is a pie shaped lot with the large section in front, narrower in back. Where they want to put the pool equipment, no one will see it. No problem as long as they keep fence intact.
 - Recommend: deny increase in impervious surface, we approve placement of pool equipment
 - Ric moved, Tom seconded

- Motion passed unanimously

Other Business

- None presented

Rick concluded the meeting by noting there are no business items for May, no zoning or variances cases for June, and we have yet to see the other business items for June.

We will not have a general membership meeting in May, and given the lack of variances, we may not have business to conduct in June. We will place any new items on the website prior to the June meeting.

Len Greski moved to adjourn the meeting. Ric Grome seconded. The motion was unanimously approved.

Meeting adjourned at 8:25PM ET.

Respectfully submitted,

A handwritten signature in cursive script, reading "Leonard M. Greski".

Leonard M. Greski
ECCA Board Member