

EAST COBB CIVIC ASSOCIATION, INC.

August 31, 2022
East Cobb Government Center
4400 Lower Roswell Rd.
Marietta, GA 30068

Membership Meeting Minutes

Richard Grome brought the meeting to order at 7:00pm.

Speaker – Kayrn Matthews, P.E., Project Manager, DOT District 2 & 3 - Karyn is the Cobb County DOT project manager for the construction project on Lower Roswell Rd between Davis Rd. and Woodlawn. She gave an excellent presentation updating the ECCA membership on the specific improvements proposed and the time-line for contracting, construction and completion of the project.

Minutes – Richard Grome

July meeting minutes were approved.

Treasurer's Report – Marvin Shams

Currently ECCA has 86 members of which approximately 25 are individuals. We have positive cash flow of \$1,700.

Meeting Speaker – Richard Grome (for Roger Phelps)

The speaker for the September general membership meeting will be the Commander of the Technology Based Crimes Unit of the Cobb County Police Department. Additional information about the speaker can be found in the September ECCA Email Blast.

Code Amendments – Jill Flamm

Proposed Cobb County Code Amendments were available from the County on August 11th. ECCA has reviewed the proposed Amendments and has responded to the Cobb County Board of Commissioners concerning:

Sec. 78-407 - Short Term Rentals – ECCA recommends hold for additional work.

Most of our comments on this code remain the same as from 2 years ago as well as from January of 2022 when this was proposed again. We have not received any notice from Cobb County as to why these requests have not been included or questions answered.

Sec. 102-76 – Residential curbside collection general provisions – ECCA recommends the code be removed from consideration.

The county is attempting to solve the problem of the number of complaints it receives about trash collection by eliminating competition among the haulers and awarding a monopoly contract to one hauler for each of four areas of the county.

Sec. 134-191

The Summary of bulk regulations table remains and is still incorrect (R-12, RA-4, RA-6 still show no new applications are being accepted). We requested that the table be updated in an email dated 4/28/22 and did not hear back from anyone that it would not be considered. Why was this not included in these code amendments? **ECCA recommends that this be changed in this current round of code amendments.**

Zonings/Variances/OBs – Jill Flamm (Chris Lindstrom is on vacation)

Z-55 (September) – Continued until October - Richard Grome case manager. The property is along Post Oak Tritt and is 13.38 acres. It is currently zoned R-30 and the request is to change to R-15. The neighboring properties are R-15, R-20 and R-30. The property is also deemed by FEMA as a special flood hazard area. The property also contains a small graveyard and a log cabin. This has necessitated the one month delay and the need for a new site plan.

Recommendation: Hold for Additional Information

Z-67 – October – Richard Grome case manager. The applicant, S&B Investments, Inc., requests to change the current zoning from CF and R-80 to NRC (cleaning up some “grandfathered” coding) as well as expand the current Starbucks as a coffee shop and café. The applicant’s attorney, Garvis Sams, has sent ECCA his proposed stipulations, and we have told him ECCA will be looking at this petition. We are still gathering information for a hearing on this petition in October.

Recommendation: Hold for Additional Information

OSC-1 – (June) – Continued to September 2022 - Jill Flamm / Richard Grome case managers. Request is to rezone and assemble 7.48 acres from R-20 to R-20 OSC and to build 16 homes. It is on a ridge surrounded by four subdivisions. It was initially declined by the Planning Commission after which the applicant asked the commission what would be accepted and they suggested 13 homes. The applicant has proposed many varied site plans and his emails have become aggressive using inappropriate language. The proposal does not meet Cobb County Code in several areas and Staff has recommended denial. **Recommendation: ECCA recommends denial.**

OB-22 – Richard Grome presenting for Chris Lindstrom case manager (on vacation). – The applicant is continuing to petition for the request being approved. The homeowner lives in an R-15 OSC. They have landscaped the OSC property

behind their home and have built a wall on property they do not own. Realizing they will not be able to buy the OSC property they still request to keep the landscaping and wall in place. Our recommendation is that the OSC property be returned to its original state. They have been granted another 60 day continuance.
ECCA continues to recommend denial and restoration of OSC.

V-86 – Marvin Sham case manager. The applicant, Aqua Design Pools & Spas, requests to: 1) Reduce the major side setback from the required 20 feet to 18 feet (existing); 2) reduce the side setback for deck and pool decking from a required 5 feet to 2 feet adjacent to the western property line; and 3) increase the maximum allowable impervious coverage from 35% to 39%. The pool exist the applicant would like to add the decking and legitimize the needed set-backs. The home owner's HOA has no problem with this petition. There does not seem to be any hardship. **Recommendation: ECCA recommends no action assuming that Stormwater Management verifies that the impervious surface does not exceed 39% and that the applicant complies with any Staff recommendations. General Membership in attendance voted unanimous approval of ECCA recommendation.**

V-102 – Marvin Sham case manager. The applicant, Brandon Moss, requests to reduce the rear setback from required 35 ft. to 6 ft. for a proposed 480 sq. foot single story garage. The applicant has circulated a petition which has been agreed to by all adjacent neighbors except one who has not signed, but also has not voiced any objection. The hardship is the terrain and shape of the lot. **Recommendation: ECCA recommends no action assuming there continues to be no objections from the adjacent property owners and that the applicant complies with any Staff recommendations. General Membership in attendance voted unanimous approval of ECCA recommendation.**

There being no further business the meeting was dismissed at 8:45 PM.

Sincerely,

**Richard S. Grome
(for Chris Ensley)**