

## **EAST COBB CIVIC ASSOCIATION, INC.**

August 27, 2025  
Wellstar East Cobb Health Park  
3747 Roswell Road  
Marietta, GA 30062

### **General Membership Meeting Minutes**

Ric Grome brought the meeting to order at 7pm.

Roger Phelps introduced Karyn Matthews – Project Manager, Cobb County DOT. Karyn presented an overview as well as the status of the Lower Roswell/Johnson Ferry Road improvement project. This project is expected to be completed in November of 2026.

In addition, she supplied a brief update on the following other projects in the area:

Little Willeo at Johnson Ferry right turn lane: scheduled to complete in September 2025

Shallowford Road at Gordy Pkway West: Construction to begin September 2025

Holly Springs Corridor - various: Construction to begin September 2025.

Holly Springs at Davis Roundabout: construction to begin Spring 2026.

Holly Springs at Sandy Plains modification: construction to begin early 2026

Johnson Ferry at Shallowford Rd Intersection Improvements: Public meeting comments received, response letter pending GDOT approval and construction expected to begin in the fall of 2026

#### **Minutes – Ric Grome for Chris Ensley**

June 2025 minutes were approved as presented.

#### **Treasurer's Report & Membership – Jill Flamm**

Positive cash flow of \$2800. We have 89 members with two new members joining this month.

#### **Program – Roger Phelps**

The September speaker will be Melissa Alterio, Executive Director of Emergency Communications for Cobb County 911.

#### **Zonings, Variances and OBIs – David Rumrill**

- **Z-17 (August) Continued until September – Recommendation:** Deny unless stipulations are agreed to. Received stipulation letter just prior to meeting so it is unknown if all our recommendations are agreed to.

- **LUP – 31 (August)** Continued to September– **Recommend** denial. Sets a bad precedent to allow this type of business in a Residential Subdivision
- **V-101 (September) – Recommend no action HOA recommends approval.**
- **V-112 (September) – Recommend denial due no hardship. If BZA approves, gazebo needs screening.**

**Next General Membership Meeting – Wednesday, September 17, 7PM at Wellstar East Cobb Health Park.**

There being no additional business or announcements, the meeting adjourned at 9:00 pm.

Respectfully,  
Jill Flamm (for Chris Ensley)  
Secretary