

EAST COBB CIVIC ASSOCIATION, INC.

December 8, 2021

Virtual via Zoom

Membership Meeting Minutes

Ric Grome, brought the meeting to order at 7:00pm reminding the participants that it was a business meeting, there would be no guest speaker.

He went on to review the meeting schedule and exceptions for both the General and Board meetings, as well as Adopt-A-Mile. Ric also discussed the committees and the need for additional participation. He also solicited speaker suggestions and a Cobb Water Authority and the PEN, Planning and Zoning groups were mentioned. The Willeo Creek Bridge will not be open by December 20th; the new projection is sometime in March.

Minutes – Ric Grome

October meeting minutes were approved with the requested edit on OB-68 noting Marvin Shams as the case manager.

Financial Status – Marvin Shams

We have 96 members that includes 35 individual members representing about 10,000 homes. We have positive cash flow \$954 YTD accomplished while updating the website, creating/printing new stationary, business cards, insurance funding and a grant to the Library for equipment. In closing out his report he recommended maintaining the dues amount for next year, which was approved by the members.

Adopt-A-Mile – Helga Hong

Our next event is scheduled for January 15th 10am at Woodlawn shopping center parking lot.

Election Committee – Kris Killough

The ballots are being received; it is taking approximately four days in-transit. Kris will tabulate the ballots.

Comprehensive Plan – Chris Lindstrom

Chris relayed that Phil Westbrook shared that there will be no land use amendments in January. Any feedback we received will be considered enrolled into the five year plan.

Zonings, Variances and OBIs – Chris Lindstrom

Several were information only, shared because they might be close to members

- **Z-81** – Case Manager: Chris Lindstrom. Location: Sandy Plains Road. A building being converted to a medical facility. **Information Only**
- **Z-85** – Case Manager: Chris Lindstrom. Location: Trickum Road. Lot One Homes is requesting to build 10 homes shifting from RA-20 to RA-5, it is close to Hill Crest Oaks subdivision (RA-4). **Recommendation: Approval**

- **V-3 (2022)** – Case Manager: Chris Lindstrom. Location: 2733 Ellery Road. The request is to add a swimming pool and there will be a reduction in impervious services. They are not members and we are not going to provide recommendation. **Information Only**
- **V-129** – Case Manager: Chris Lindstrom. Location: East Cobb Drive & Roswell Road. This is former BB&T site being converted to a restaurant, reducing the number of parking spots from 57 to 50. The application is being continued from November and will be pushed again to November. **Recommendation: No Action**
- **V-140** – Case Manager: Marvin Shams. Location: Johnson Ferry Road. This is the site of the old Wells Fargo bank; the applicant would like to demolish the bank and convert the space to a restaurant. The two concerns are ensuring there is sufficient parking and impervious surfaces. **Recommendation: No Approval with Stipulations**
- **V-141** Case Manager: Kris Killough. Location: Creekstone Way. The applicant is adding a third garage, the rest of the area is tear-downs and they promised the original owner that they would not demolish the original structure. The neighbors are okay with the request. **Recommendation: No Action**
- **OB-70** – Case Manager: Chris Lindstrom. Location: 3535 Shallowford Road. The applicant is the Edenton Homeowners Association, it is a gated community and they are members. They would like to remove 42 oak trees. They are small and are not doing well and the underlying landscaping is suffering as well. Gibbs Landscaping has written a letter supporting the approach. **Recommendation: No Action**
- **OB-71** – Case Manager: Chris Lindstrom. Location: Lulworth Lane. The applicant would like to add a pool, increasing the impervious surfaces. **Information Only**
- **OB-75** – Case Manager: Ric Grome. Location: Mt. Bethel Christian Academy. The applicant has requested to relocate an existing and accepted field house, relocate parking and add an additional 31 spaces. The siteplan shows several other things and is incomplete. Ric and Jill met with Kevin Moore (their Attorney) regarding the other items. We have requested an additional detail on structures, an elevation, and to schedule a meeting with the neighboring homeowners. The applicant has been told in the past to provide a complete site plan and this latest application is in violation of that requirement. **Recommendation: Denial**

Other Business -

Concerns were raised about the new zoning system. It was shared that there is not an ability to go back to the old system and that the variances and OBIs have been delayed in shifting to the system.

Additionally the Unified Code committee was discussed and it was suggested that ECCA should be involved or at least monitor the communication.

Ric wished everyone happy holidays and reminded everyone that the next meeting will be January 26th at 7pm and will be virtual. There being no additional business or announcements, the meeting adjourned at 8:08pm.

Respectfully,
Chris Ensley
Secretary