

EAST COBB CIVIC ASSOCIATION, INC.

June 24, 2026

7pm

Wellstar East Cobb Health Park

3747 Roswell Road

Marietta, GA 30062

Membership Meeting Minutes

Ric Grome brought the meeting to order at 7pm. He welcomed everyone and noted that tonight's session would be a business-only meeting with no guest speaker.

Minutes – Ric Grome

The May meeting minutes were approved as distributed without additions, corrections, or deletions.

Treasurer's Report & Membership – Ric Grome on behalf of Jill Flamm

- ECCA currently has 86 paid members.
- The association has a positive cash flow of approximately \$3,500.

Adopt-A-Mile – Helga Hong

- The County trash pickup dates were changed so we are shifting the upcoming dates ECCA Adopt-A-Mile to 8/22 (at 9:00 am) and 11/7 (at 10:00 am).

Communications – Chris Lindstrom

- **Community Outreach:** Shifted to snacks to accommodate First Responders availability, and provided snacks for Firehouse #20.
- **July Meeting Date:** The room at Wellstar is unavailable on Wednesday, July 29th. The meeting has been rescheduled and booked for Thursday, July 30th. Notice will go out in June and will be posted on the website.

Legislative Update & HOA Laws – Ric Grome

- **2050 Comp Plan:** Minutes not printed as they were lengthy. Link included in the email. The next open session will be July 7th, 6:30-8:30pm at Tim Lee Senior Center there will be a presentation of the plan and updates. There is also a virtual meeting tomorrow online from 6:30-8:30pm.
- **Pedestrian Safety Meeting:** Held on June 10th one topic of discussion was electric bicycles. The conversation focused on legality, speed and whether they should be on the sidewalk or road. Additional discussion was on improving pedestrian education, especially in residential environments.

Zonings, Variances, OBIs – Ric Grome

Z-22 (2026) The Haven at Eastside (East Side Baptist Church / Lower Roswell Rd & Little Rd) HELD by Planning Commission until 07/07/26 Zoning Hearing

Ric Grome provided an extensive update on the Z-22 application. The applicant is seeking a rezoning from R-20 to RSL to construct a 105-unit, 3- to 4-story supported senior living facility to also include independent living townhomes/condos and a retention pond on existing church-owned property.

- **Planning Commission Action:** Following ECCA's recommendation for denial and significant neighborhood opposition at the May meeting, the Planning Commission held the petition for 30 days to allow the applicant to meet with surrounding communities.
- **Neighborhood Concerns:** Two community meetings were conducted (including with residents along Freydale Road / Red Oak Park and Magnolia South). Key concerns include the massive scale of the building adjacent to single-family homes, increased traffic along Little Road, loss of mature trees, storm water management/flooding, the lack of internal site continuity (requiring golf carts or vehicular transport between amenities and housing), and the location of the existing soccer field to the proposed assistant living main building.
- **Structure & Corporate Setup:** It was noted that the church established a separate corporate entity for the RSL parcel, though it shares an identical board of directors with the church.
- **Next Steps:** ECCA continues to recommend total denial of the project as currently designed. The board will stay actively involved to push for strict stipulations (traffic controls, setbacks, buffers, and internal traffic patterns) should the project proceed. A 30-day extension is anticipated before returning to the Planning Commission.

V-93 (2026) 169 Carriage Trace (abuts Gant Quarters subdivision) to be heard by Board of Zoning Appeals 07/15/26

- **Request:** A proposed 390-square-foot side-addition on a cul-de-sac lot presenting a topographic/lot-shape hardship.
- **ECCA Action:** Contiguous neighbors have signed off on the project. ECCA voted unanimously to take **no action**, deferring to county staff and urban service recommendations.

V-96 (2026) 5126 Bedford Oaks Court (New Bedford Subdivision) to be heard by Board of Zoning Appeals 07/15/26

- **Request:** Proposed covered deck addition on a cul-de-sac lot facing similar lot-shape hardships.
- **ECCA Action:** The New Bedford Recreation Association expressed no objection. ECCA voted unanimously to take **no action**, subject to confirmation of contiguous neighbor sign-offs and county staff stormwater review.

Results of Past ECCA - ZVO Actions

Z-23 (2026) 2997 Johnson Ferry Rd; heard by Board of Commissioners 06/02/26

- **Context:** The landlocked General Commercial (GC) parcel lost its grandfathered status due to a business license lapse exceeding six months.
- **BOC Action:** The Board of Commissioners approved the rezoning to NRC (Neighborhood Retail Commercial) by a 5–0 vote, subject to staff stipulations and prohibited uses (such as vape shops).
- **Use Restrictions:** An ambulance transport service operating in the building is permitted for office/supply use only; no ambulances may be parked or staged on-site overnight.

V-68 (2026) 4608 Chartley Way (Edgewater Subdivision); heard by Board of Zoning Appeals 06/10/26.

- **Request:** Variance for a covered outdoor pavilion/kitchen.
- **Outcome:** The Board of Zoning Appeals approved the variance application 5–0 on the consent agenda. ECCA took no action, deferring to county staff comments regarding stormwater management.

V-73 (2026) 3300 Creekwood Ct. (Indian Hills Subdivision); heard by Board of Zoning Appeals 06/10/26.

- **Request:** Variance for a sunroom addition.
- **Outcome:** ECCA took no action subject to county staff and stormwater mitigation recommendations. The Board of Zoning Appeals approved the variance application 5–0 on the consent agenda.

V-76 (2026) 2019 East Side Drive (Bishop Lake Subdivision); heard by Board of Zoning Appeals 06/10/26.

- **Request:** Variances for an addition on an undersized R-30 lot (0.22 acres) exceeding impervious surface limits.

- **Outcome:** ECCA took no action while supporting county staff recommendations. The Board of Zoning Appeals approved the variance application 5-0 on the consent agenda. Subject to Stormwater mitigation.

Other Business

- None presented

There being no additional business, a motion was passed and the meeting adjourned 8:08pm.

Respectfully,
Chris Ensley
Secretary

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