

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

June 29, 2022

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

### **Membership Meeting Minutes**

Ric Grome, brought the meeting to order at 7:00pm. Ric introduced Mike Lant, Senior Vice President of Development for North American Properties. One of their properties is Avenue East Cobb and they wanted to meet with the ECCA to discuss their vision for the property and upcoming changes:

- Event focused approach with hospitality-trained property managers
  - Fitness programs
  - Comedy events
  - Movie nights
  - Concerts
- The parking lot has been used for the events but is not ideal
- Bravura is vacating their space and that space will be converted to a semi-open air plaza with a stage
- There will also be a concierge building with covered entrance
- There will be two “jewel box” buildings added to tie in the spaces approximately 2,500 sq. feet each

It was also pointed out that The Avenue works in conjunction with an architectural control committee and all existing noise and hours restrictions will remain in effect. Mike also answered questions from members and let the group know events are posted on [www.avenueeastcobb.com](http://www.avenueeastcobb.com)

#### **Minutes – Ric Grome**

May meeting minutes were approved.

#### **Treasurer’s Report – Marvin Shams**

Marvin shared that ECCA presently has 84 members (two more than last month), 29 of which are individual. We have about \$3,500 in positive cash flow. There are a few outstanding large ticket items to be paid and the estimate is for approximately \$1,000 in positive cash flow by year-end.

#### **Adopt-A-Mile – Helga Hong**

Our next event will be 9am, July 16th at Woodlawn Shopping Center in front of the Publix.

#### **Membership – Jill Flamm**

We have finished the renewal membership drive. Jill said we are always open to new members and the dues would be prorated for the remainder of the year. We had several prospective members that attended. Ric and Jill shared some information about the benefits of membership.

#### **Meeting Speaker – Ric Grome (for Roger Phelps)**

Ric announced that there is no planned speaker for the July General Membership Meeting

## **Public Relations – Linda Carver**

Linda shared the new brochures, encouraging the group to take some and share them. She also discussed the one-page flyer that would be ideal to post in subdivision pools and clubhouses

## **Zonings, Variances and OBIs – Chris Lindstrom**

- **OSC-1** – Case Manager: Chris Lindstrom. Location: Twin Ridge Ct, it is adjacent to Cambridge Park (ECCA member). The applicant would like to develop 7.5 acres, moving from R-20 to R-20 OSC for 16 homes. The property features a ridge and there are four subdivisions surrounding the property. We have attended numerous meetings with the applicant, neighbors and Stormwater Management. The conflicts include, but are not limited to, stormwater management, traffic, and fire department access. Additionally the site plan is not clear. **Recommendation: Denial**
- **OB-22** – Case Manager: Chris Lindstrom. Location: Walton Creek Estates (backs up to Sterling Ridge subdivision, ECCA members). The applicant is to buy .08 acres of the OSC. It breaks up the OSC, the applicant has already professionally landscaped the property and added a wall. This creates a bad precedent and is contrary to the purpose of an OSC. The attorney had requested a continuance, hence the reason it remained on the schedule. **Recommendation: Denial**
- **OBI-34** – Case Manager: Ric Grome. Mt Bethel Christian Academy has requested the authorization of their temporary classrooms be approved for an additional two years. Discussion focused on how to stop additional renewals beyond 2024. When does temporary become permanent? **Recommendation: Approve with stipulation that this be the last renewal**

## **Other Business -**

- Helga mentioned the new Valvoline site at the corner of Johnson Ferry and Roswell Road had become overgrown. Ric committed to contacting Valvoline to mow the site.
- Ric encouraged everyone to be safe over the fourth of July.

Ric reminded everyone that the next meeting will be July 27<sup>th</sup>, it will be in-person at the East Cobb Government Center and there will be no speaker. There being no additional business or announcements, the meeting adjourned at 8:32pm.

Respectfully,  
Chris Ensley  
Secretary