

EAST COBB CIVIC ASSOCIATION, INC.

March 30, 2022
Virtual via Zoom

Membership Meeting Minutes

Richard Grome, brought the meeting to order at 7:00pm. Roger Phelps introduced the Chris Ragsdale, Superintendent of Cobb County Schools. Below are some highlights from his presentation and information shared in response to questions from the members:

- The Governor in combination with CARES Act funds will provide a bonus to many employees within the school system.
- There are over 8,000 teachers in Cobb County and over 98% return their renewal agreement contracts.
- Cobb will continue to offer a virtual option.
- A potential cityhood would not have any impact on the school district.
- The district is short 190 bus drivers, this is unprecedented, even a bonus has not been able to help attract candidates.
- Over 75,000 students ride the busses daily.
- Food service is also operating short-handed.
- Substitute teachers bonus (courtesy of the CARES Act) has helped boost levels to better than pre-pandemic.

Chris closed thanking us for the approval of the latest SPLOST and its ability to provide meaningful benefits to the district students and employees.

Minutes – Ric Grome

January and February meeting minutes were approved.

Treasurer's Report – Marvin Shams

Marvin shared we have \$2,800 of positive cash flow for this year. Current membership is 59 paid members (23 of which are individual) representing 6-7k homes, so far. This is on track with past years.

Membership – Ric Grome

We have sent out the second round of invoices and we are ahead of last year's schedule.

Adopt-A-Mile – Helga Hong

We are going to have our 28th anniversary of our adoption and our next session will be 10 am on April 23rd at Woodlawn shopping center near the Publix.

Meeting Speaker – Roger Phelps

Cathey Pickett, Code Enforcement Division Manager will be our April speaker.

City of East Cobb – Ric Grome

Rick shared that the ECCA attempted to schedule a forum to discuss the issue. The idea was posed by the Board in February and we arranged to use the County Board of Commissioners meeting room, to allow the event to be broadcast. We invited both East Cobb Alliance and East Cobb Cityhood. The Alliance immediately accepted and after some back and forth the Cityhood group declined stating they were already participating in two debates.

Zonings, Variances and OBIs – Chris Lindstrom

- **Z-25** – Case Manager: Ric Grome and Jill Flamm. It is scheduled to be heard at the Planning Commission Zoning meeting on May 5th. The applicant has requested to change 6.83 acres from CF and R-80 to NRC (Neighborhood Retail Commercial). The property is Paper Mill Village that has an over 50yr history. The zoning change will likely include stipulations related to property use. **Recommendation: Approve with Stipulations**
- **V-23** – Case Manager: Ric Grome. The property is in Indian Hills. The property owned built nearly from border to border on their property without consideration of setbacks. It was originally held over to March by the Board of Zoning Appeals (BZA) because a properly surveyed site plan was not submitted. Surveyors are behind and it will likely take some time to get this done. Our expectation is that it will be heard during the April 13th meeting, if not it will be pushed back one more month. **Recommendation: Denial**
- **V-32** – Case Manager: Chris Lindstrom. The property is in the Huntington Terrace subdivision. The applicant added a small overhang over a deck. The applicant described the project at to be built though it is completed and a hardship when there is none. The contractor did not get the required permits. The HOA approves though a neighbor with a prior issue does not. After much discussion the members about the application and precedence the members voted. **Recommendation: Denial based on no hardship**
- **OB-11** – Case Manager: Ric Grome & Chris Lindstrom. Location: Johnson Ferry & Roswell Road. The applicant has requested to build a Valvoline oil change facility on the site that was once a Chevron station. The case is to be heard by the Board of Commissioners April 19th. ECCA is reviewing the site plans and getting clarification from the applicant. The site plans,

landscaping plans and elevations are the most complete we have seen submitted. Ingress and Egress is designed to limit is as a cut-through between Roswell road and Johnson Ferry and this has been approved by the DOT. The ECCA will continue to review and will likely require that the building be constructed to the spec (i.e. number of bays, signage, etc.) It will remain site plan specific. **Recommendation: Approval with the condition of being site plan specific**

- **OB-13** – Case Manager: Chris Lindstrom. Location: Johnson Ferry & Roswell Road. Subdivision is zoned PRB and that is why it is considered an OB. The homeowners bought the property 18mos ago, the fence needed to be replaced. They had the proposal reviewed by the HOA board and their architectural committee. They approved that it be replaced exactly. The applicant spent \$11k to complete the project and the neighboring subdivision filed a complaint. The original concern was that the height was 8ft and the code required 6ft, additionally there was an issue with the pool wall. **Recommendation: No Action**

Other Business -

Ric researched the storm water management issue posed by Alan Brown from Loch Highland. He found nothing had been put into writing on a storm water tax and the idea has been ongoing for a long time.

Ric reminded everyone that the next meeting will be April 27th will be in-person at East Cobb Library. There being no additional business or announcements, the meeting adjourned at 9:07pm.

Respectfully,
Chris Ensley
Secretary