

EAST COBB CIVIC ASSOCIATION, INC.

May 27, 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 April meeting minutes were approved as distributed by Chris Ensley without additions, corrections, or deletions.

Treasurer's Report & Membership – Jill Flamm

- Right now, the membership drive is being completed.
- There are still three members who pledged to renew but checks have not been received yet.
- ECCA currently has 82 paid members.
- The association has a positive cash flow of approximately \$3,000.
- Major upcoming expenses include insurance and website maintenance.

Communications – Chris Lindstrom

- **Speakers:** There will be no guest speakers for May, June, or July due to summer vacations.
- **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.
- **East Cobb Parade:** ECCA has signed up to participate in the East Cobb parade on October 3rd. All members are invited to march, hand out candy, and join in.
- **Community Outreach:** ECCA celebrated International Firefighters Day on May 4th by visiting Firehouse 14. The association delivered healthy snacks to the 27 firefighters stationed there.

Candidate Forum Analysis – Karen Hallacy

- A detailed analysis was conducted regarding a potential candidate forum for the general election.
- Because recent primary races heavily favored incumbents, strong incumbents have no political incentive to debate. Since ECCA maintains a strict policy to not host an empty chair or one-sided debates, no candidate forum will be held in 2026.
- Looking ahead, the non-partisan election changes anticipated for 2028 (if current laws survive court challenges) will likely yield a more competitive field where candidates will actively participate.

Legislative Update & HOA Laws – David Rumrill

- **SB 406:** Out of multiple HOA-related bills tracked during the recent legislative session, only one passed both chambers and was signed by the Governor. Effective January 1st, it requires all HOAs to register with the Secretary of State annually and pay a funding fee. The bill also

increases the threshold amount of late fees required before an HOA can initiate foreclosure and establishes an administrative arbitration mechanism under the Secretary of State's office. The law applies to any entity that enforces covenants.

- **Stormwater Fee:** The county-mandated stormwater fee becomes effective June 1st. Homeowners will see a flat fee of \$4.75 on their bills. HOAs, common areas, and commercial entities will be treated commercially, facing significantly higher fees based on calculated impervious surface units. HOAs utilizing the Cobb County Water Authority will see this appear as a separate line item.

2050 Comprehensive Plan – Ric Grome

- The state-mandated 10-year process to build the 2050 Comprehensive Plan is officially beginning. A stakeholder committee will evaluate long-term infrastructure, vacant land uses, and required text amendments (such as removing outdated stipulations like the Paper Mill Village section) before it is opened to public feedback and voted on by the Commissioners.

Zonings, Variances, OBIs – Ric Grome / Case Managers

- **Z-22 (East Side Baptist Church / Lower Roswell Rd & Little Rd):** The applicant seeks to rezone 8.65 acres of current church parking lot from R-20 to RSL (Residential Senior Living) to construct a 105-unit supported senior living center (3 stories in front, 4 stories in the back) and 2 townhome-style independent living segment (one 5 unit and one 3 unit). ECCA identified serious site plan deficiencies, including an aggressive 13+ units per acre density, a massive building scale unaligned with the surrounding neighborhood, lack of walking continuity, reduction in rear setback from the required 40 feet to 11 feet with no additional buffer, and logistical soccer field access safety issues.
 - *Recommendation:* ECCA voted unanimously to recommend **denial** of the project to the planning commission.
- **Z-23 (Johnson Ferry Rd / Shallowford Rd Area):** A 0.11-acre residential parcel configured for small office use has sat without a licensed business occupant for over 6 months. This negated the Grandfathered GC (General Commercial) zoning and requires the owner to rezone to an updated classification. The owner seeks NRC (Neighborhood Retail Commercial) zoning for retail/office tenants and has secured a permanent parking easement with the neighboring lot.
 - *Recommendation:* ECCA voted to recommend **approval** under the restriction that it is limited strictly to the stated office/retail use and subject to county staff stipulations. Any future use changes must return to the county via an Other Business Item (OBI) process rather than opening up the entire standard NRC permissible list.
- **V-68 (Edgewater Subdivision):** A homeowner is seeking a zero-foot setback variance to construct a roofed outdoor kitchen over an existing flagstone patio, with a request to increase the impervious surface to 63.7%. The HOA and all contiguous neighbors signed off on the layout. However, county stormwater staff determined the roof overhang cannot shed water onto adjacent properties.
 - *Recommendation:* ECCA voted to take **no action** and defer to the stormwater mitigation and engineering recommendations issued by county staff.
- **V-73:** A variance request regarding a sunroom addition. Because the zoning representative was out of town, ECCA has a week and a half remaining to evaluate the details. The membership voted to **trust the board** to review and execute an appropriate response before the deadline.
- **V-76 (East Side Drive / Bishop Lake Subdivision):** A substandard R-30 lakeside lot seeks an amendment to increase allowable impervious surface limits to 43.9% to accommodate a room

addition. Other requested variance items—including a 7-foot front setback, an 8-foot rear setback, a gravel driveway allowance, and a 0-foot lake deck setback—are standard cleanup actions for configurations that have existed on the lot for years.

- *Recommendation:* ECCA voted to take **no action** while supporting county staff and stormwater mitigation requirements.

Other Business

- **New Members:** ECCA formally welcomed new community members Teresa Eppley (who actively engaged during the local gas station zoning disputes) and Amanda (a retired Marine Corps veteran and 33-year VA employee newly relocated from New York).
- **Code Compliance:** Indian Hills representative to ECCA, Ginny Choate, recently brought up a code compliance issue regarding fencing built at a height well over code. Members were advised that compliance complaints carry the most weight when submitted directly by residents living within that specific subdivision.

There being no additional business, a motion was passed and the meeting adjourned.

Respectfully,
Chris Ensley
Secretary