

EAST COBB CIVIC ASSOCIATION, INC.

September 28, 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 and introduced Jason Harder, Digital Forensic Examiner/Detective Sergeant with Cobb County Police Department.

Sergeant Harder shared that he had been in law enforcement since 2002, and with Cobb County since 2017. Sergeant Harder shared a lot of scenarios he has come across as well as some information on how to protect against cyber-crimes:

- Continuously educate yourself - Fraud is constantly evolving. Look for things that don't look right such as; wrong email addresses, unexpected attachments, etc. Bail and kidnapping scams are currently popular. Pressure tactics are often used to get results.
- Do not engage with people you don't know - Victims are convinced to send money to people they don't know or people that are pretending to be associates the victims do know.
- Do not share personal sensitive information - Fraudsters try to get your information to take your money or get loans on your behalf.
- Slow down and get help - If you feel pressured, stop. Always get help from other trusted people.
- Use secure passwords & safety tools - Use complex passwords, password managers and multi-factor authentication. Most software, phones and computers have security options - enable them.

Minutes – Ric Grome

August meeting minutes were approved.

Treasurer's Report – Marvin Shams

Marvin shared we have 87 members, representing about 10,000 homes. We have about \$1,700 in positive cash flow.

Adopt-A-Mile – Helga Hong

Our next event will be 10am, October 15th at Woodlawn Shopping Center in front of the Publix. Ric encouraged attendance. Jill shared that it is also a recycling day at Jim Miller Park.

Meeting Speaker – Ric Grome (for Roger Phelps)

Ric shared that Roger has confirmed Steven Spencer, Division Manager of Cobb County International Airport will be the October speaker.

Public Safety Appreciation – Kelly Ryan

Kelly, Marvin and Ric represented ECCA and provided lunch to Station 21.

Code Amendments & 2040 Comprehensive Plan Revisions – Jill Flamm

Jill shared there have been two meetings on code amendments in September. The trash ordinance was tabled to January. Some of ECCA's short-term rental suggestions were adopted; we would still like to see provisions for the number of people (specifically children). There was a lot of discussion regarding inspection of multifamily apartments, requesting improvements while expressing concerns of potentially increasing rent. Another discussion topic was a zoning chart that had several errors in it, pushing for this to be updated prior to the proposed two year timeline. The Commissioners agreed to shorten the timeline. The meeting concluded with a discussion of the number of vehicles allowed to be parked at auto repair shops, while it was initially proposed to be tied to the number of bays (three cars to one bay) the decision was made to allow one per parking space.

Jill also delved into the 2040 Comprehensive Plan revisions. This update was not widely announced and still contained several mistakes, omissions and issues with the future land use plan.

Lastly the need for additional case managers was discussed at length and how it would allow ECCA to better support the community.

Zonings, Variances and OBIs – Chris Lindstrom

- **Z-55** – Case Manager: Ric Grome. The applicant has 13.38 acres on 4701 Post Oak Tritt and is requesting to be zoned R-15 to maximize the value of the property. There are issues with the site plan as it did not include or make provisions for the cemetery and log structure built on the property; additionally, there are many stormwater issues. Ric has attended two meetings - one with Chimney Springs and another with another group of neighbors. The first group expressed a limited interest while the second wanted to keep the property R-30 and shared they had requested a price to purchase the property from the homeowner. We are awaiting an updated site plan. The application is being held till November.

Recommendation: Hold for additional information

- **Z-67** – Case Manager: Ric Grome. The applicant is requesting changes to the Starbuck at Papermill Village. The plan would be to demolish the existing structure and build a modern two-story building with a drive-thru that is not consistent with the design of the rest of the village. There was prior legal action and an architectural control committee (ACC) was established. The ACC has requested a design that blends with the village, the berms be maintained and drive-thru traffic and parking be addressed. ECCA’s position is to support the ACC. The application is being held till November. **Recommendation: Hold for additional information**
- **OB-22** – Case Manager: Chris Lindstrom. Location: Walton Creek Estates (backs up to Sterling Ridge subdivision, ECCA members). The applicant wants to buy .08 acres of the OSC. It breaks up the OSC, the applicant has already professionally landscaped the OSC property and added a wall. It was held by the BOC and will be revisited in October. We have received no additional information and as such our recommendation stands due in part to the precedent set. **Recommendation: Denial**
- **OB-56** – Case Manager: Chris Lindstrom. Location: Shallowford Road and Gordy Parkway. This application is connected to SLUP-5. The SLUP was to rezone the movie theatre to a storage facility. This request is to allow a restaurant to be built on the remaining 1.5acres. The concept is a Hawaiian themed restaurant and it is very bold color scheme not consistent with the area. There is an architectural control committee and the ECCA has a seat on that committee. There are concerns around entrance and egress as well as a cut-thru. It is expected to be presented this month. We are awaiting information from the applicant and the DOT. **Recommendation: Hold for additional information**

Other Business -

- None

Ric reminded everyone that the next meeting will be October 26th, at the Chimney Springs clubhouse and that property taxes are due October 15th. There being no additional business or announcements, the meeting adjourned at 8:50pm.

Respectfully,
Chris Ensley
Secretary