

**EAST COBB CIVIC ASSOCIATION, INC.**

September 17, 2025  
Wellstar East Cobb Health Park  
3747 Roswell Road  
Marietta, GA 30062

**General Membership Meeting Minutes**

Ric Grome brought the meeting to order at 7:01PM

Roger Phelps introduced our invited speaker, Director of Cobb County Emergency Communications, Melissa Alterio. Accompanying Ms. Alterio was Desmond Harris, Community Relations Coordinator for Cobb County 911.

Melissa provided an overview on the function of the Department of Emergency Communications, the “first of the first responders.” The Cobb County Emergency Communications Center is the second largest call center in the State of Georgia, and in 2024 the department answered 823,019 calls and over 93.06% were answered within 15 seconds. The call center includes 160 team members who dispatch radio for police, fire, and emergency medical services.

One of the distinguishing characteristics of Cobb County is its high quality of peer support for post-traumatic stress disorder for our first responders, including fire, police and 911 call center representatives.

The meeting was paused for a break after Ms. Alterio and Mr. Harris finished their presentation at 8:03PM.

The meeting resumed at 8:11PM.

**Minutes** – Ric Grome for Chris Ensley

July and August 2025 minutes were distributed to members earlier this week. They were approved as presented.

**Treasurer’s Report and Membership** – Jill Flamm

We have a surplus of \$2,800, and a membership roll of 89 members. We hope to add another subdivision within the month.

### **Adopt-A-Mile** (Helga Hong)

The next Adopt-A-Mile cleanup will take place on October 18<sup>th</sup> at 10:00AM. Meet at the parking lot in front of the Publix at Johnson Ferry and Woodlawn.

### **Program** – Roger Phelps

We have an invitation out for next month's speaker, but haven't received a response yet.

### **ECCA Elections** – Jill Flamm for Chris Ensley

Nominations are open for board of directors, and we are preparing a slate of candidates. If interested in nominating someone, email our president.

### **Communications** – Len Greski

As of August we are now publishing a monthly newsletter, thanks to the efforts of Chris Lindstrom. Newsletters are distributed in electronic form to each member that has an individual membership and to the designated member for each subdivision in our membership. Our goal is to distribute the newsletter at least two weeks in advance of each month's general membership meeting.

If you are the designated member for your subdivision, please distribute the newsletter to residents in your subdivision so people are aware of the work we do to advocate for zoning and variance decisions that improve the quality of life for East Cobb residents.

### **Zonings, Variances, and OBIs** – Jill Flamm

The following October 2025 items were discussed, per the documentation distributed before the meeting.

#### **Z-17 (2025) – August – Continued until October**

The case manager will manage this at the Planning Commission (PC) and Board of Commissioners (BOC) Hearings per his discretion. We moved to delegate the case manager to negotiate stipulations prior to and at the upcoming Hearings. Seconded and approved.

#### **LUP-31 (2025) – August (dog boarding) Continued at BOC until October**

ECCA submitted a recommendation in writing to deny this request prior to the August Planning Commission Hearing. The PC spent an hour debating this, and held it over to the September PC meeting. ECCA again recommended denial in writing and this time also presented its objections at the September PC Hearing. The neighborhood residents also

made a strong case for denial of this LUP. The PC voted to deny the request 5 – 0. This will be heard by the board of commissioners in October.

### **V-123 (2025) – October**

This request is for the Kroger on the east side of Roswell Road at Coleman Road. The strip mall is below street level, so signage is not visible from Roswell Road.

The case manager recommended that ECCA take no action on this request. Moved to approve, seconded and approved.

### **V-130 (2025) – October**

The case manager recommended that ECCA take no action on this variance other than to recommend the following:

1. Confirmation that the additional impervious surface created by proposed roof covering the deck is within limits set by the Edgewood Cove PRD zoning district.
2. Ensure the proposal complies with all staff comments and recommendations

Recommendation of the case manager was seconded and approved.

### **OBs for October are not yet published.**

#### **Other Business – Ric Grome**

Any updates on V-112? Was it approved?

Answer: no, the applicant requested that V-112 be withdrawn without prejudice and this was approved by the Board of Zoning Appeals (BZA). The HOA did not approve the original plan for a gazebo, and the applicant apparently did not want to go against the HOA. The applicant has said she will submit a revised plan to the HOA before again requesting a variance.

### **Next General Membership Meeting – Wednesday, October 29, 2025 at Wellstar East Cobb Health Park.**

There being no additional business or announcements, the meeting adjourned at 8:43PM.

Respectfully,

Leonard Greski (for Chris Ensley, Secretary)