

EAST COBB CIVIC ASSOCIATION, INC.

GENERAL MEETING

MINUTES OF THE MEETING OF March 30, 2011

The meeting was called to order at 7:00pm by Jill Flamm, presiding.

Guests:

- JoAnn Birrell, District 3 County Commissioner
- Bob Ott, District 2 County Commissioner

I Guest Speaker:

- Wellstar guest speakers include Joe Brywczyński, Sr. VP Health Park Administration; Kim Paris, Health Parks Development Officer; Kim Menefee, Sr. VP Public/Govt Affairs

- Joe Brywczyński made a presentation from 7:05 to 7:50

- o Vision and Mission of Wellstar
 - o Review Survey results: performed 8/2010, 1800 homes, 800 in East Cobb
 - o Introduced Advisory Committee
 - o Review of property:
 - o 8 acres of "green space" with set backs and stream.
 - o 100ft buffer with landscape to Providence Corners
 - o Leaves 9 acres + 5.6 acres to build
 - o Planning 4 story building (with 1 story below grade. i.e. only three stories visible from Roswell Rd.) at 60k s.f per floor, for total of 240,000 s.f., with a foot print of 1.5 acres.
 - o Comparison: Avenues is 230k sf, Walmart is 140k sf.
 - o Parking is expected to be 1000 to 1250 spaces, at 4.5 to 5 spaces per 1000 s.f. Parking will be one level, possibly a second level will be below ground.
 - o No Access on Providence Rd
 - o Noise and light: Will walk the property with neighbors to assess and adjust lighting
 - o Schedule:
 - o CON is pending. Can not discuss zoning because of pending CON. Should be complete in next 90 days.
 - o Design Preference Survey at next Advisory Committee meeting
 - o Programming Phase: Design and Permitting 3/2011-3/2012
 - o Schematics: 4/2011-6/2012.
 - o Construction: 3/2012, with day of service 6/2013
 - o No Traffic Study has been conducted at this time.
 - o Reviewed intended services to be offered at facility
 - o Reviewed public feedback:
 - o Advisory Committee, Commissioners, Meetings with neighborhood leaders
 - o Future meetings with Rotary Clubs
 - o Wellstar is available to meet with Neighborhood groups and individuals
 - o Resources: Website, Fact Sheet, Q&A, Advisory Committee meeting presentations
- Question and Answer session from 7:50 to 8:20 Questions we submitted on index cards by attendees. ECCA representatives collected, sorted and consolidated the questions. ECCA representative asked Wellstar the questions that were submitted on index cards.
- o Q) Is there a similar facility in the area? A) There is not in Georgia. There is one in South Carolina and two in Ohio.

- Q) Do you have options for additional property? A) No. Wellstar is purchasing this property only.
- Q) What assurances can you provide that Wellstar will not expand? A) Can not provide any promises at this time.
- Q) Does Wellstar intend to upgrade the Urgent Care Services to include Emergency facilities? A) There are no plans currently to do so. Georgia law does not have provisions that cover a free standing Emergency room type facility.
- Q) Who will pay for roadway improvement? A) We look to the County. Necessary improvements will depend on traffic study results. Intersection improvements will be paid by Wellstar, including curb and median cuts, traffic lighting, and acceleration and deceleration lanes.
- Q) How many cars per day do you anticipate will come to this facility? A) We don't know.
- Q) Why this property. A) It is a beautiful piece of Greenfield property. The goal of Wellstar was to purchase an undeveloped plot in order to incorporate the landscape
- Q) Given current management changes at Wellstar, is it prudent to move forward with this project? A) No comment on management situation. This project is a part of the Wellstar strategic plan. Five year plan includes a third property in Smyrna/Vinings.
- Q) When is construction to begin? A) March 2012
- Q) Are you consolidating other Wellstar services/facilities in the area? A) Some of the services at the Health park will be new for the area. Some other services will be relocated from other locations. For example, the imaging facility on Johnson Ferry will be relocated to the new Health Park.
- Q) How large are other Wellstar facilities: Stonebridge? Town Lake? A) We don't know. We will look into that and let the community know.
- Q) How will you address the wildlife impact, the wild turkeys and deer that live at the property? A) we are working with experts move the wildlife to Chattahoochee Nature Center, and preserve some wildlife on site. An Advisory Committee member is an employee at the Chattahoochee Nature Center.
- Q) How do plan to mitigate noise impact from sirens and back-up power generators? A) Sirens: There will not be an emergency room/facility. So, there will not be arriving sirens. In the event an emergency should arise for a patient while at the facility, Ambulance vehicles could arrive. A) Back-up power generators: We have no knowledge of a requirement for back-up power generators for Ambulatory surgery center or Health Park, nor do we know about running them for maintenance purposes. We will look into that and let the community know.
- Q) How can we stay informed about changes to your plans? A) website is dedicated to this project, as well as Advisory Committee members.
- Q) Do you plan for buffers and visual barriers form neighbors? A) Plan to have 100ft buffer with landscape from adjoining neighbors in Providence Corners, and landscape visual barriers along Providence Road.
- Q) What geriatric services do you plan to offer? A) Diabetes, COPD, fitness center, etc
- Q) What traffic study remains to be done? A) No traffic study has been done at this time. After Schematic Design Phase, Wellstar will work with GDOT to conduct a study. That will be in about 90 days.
- Q) When will you have a decision about going through the zoning process? A) We can not discuss zoning and Certificate of Need during the CON appeals process.
- Q) What scenario will Wellstar not pursue this project? A) none
- Q) Will you ensure there will be no access on Providence, including services or employees? A) There is no plan to put access on Providence Rd. That would happen only mandated by Statute.
- Q) What will be the hours of operation? A) 7am-9pm or 10pm
- Q) Do you own the Cuathorne property across the street, which carries the same address? A) No
- Q) Who did you survey? A) Survey took place Aug 2010. Surveyed 1800 homes, 800 of which were in East Cobb. 80-85% respondents found these services appealing?

- Q) How do you plan to mitigate more traffic in an already congested area? A) Depends on GDOT traffic study. This will not be like a church service with a mass of cars coming or going all at the same time. This will be a continuous flow of traffic during hours of operation
- Q) for County – What does County look at during Plan review: A) Rob Hosack – Plan review is two parts: Site and Structural. Site looks at the property including trees, storm drainage, etc. Structural ensures compliance with building coeds. Every department of county is a part of Plan review process.
- Q) What buffers will you put along Providence Rd? A) Building will be moved back from road. Will comply with legal requirements
- Q) How can residents get more involved? A) Advisory Committee is full. More public meetings like this one, and HOA meetings.
- Q) When will you be able to address zoning? A) Can not discuss during CON process. Expect to be resolved in 90 days.
- Q) It is the Out-Patient Surgery that allows Wellstar to move the property to the Hospital Authority, is that true? A) No comment
- Q) Why is this needed? The area seems over-served with health care options. A) This is a new concept of single point of delivery for healthcare services.
- Q) How many Advisory Committee members are from the neighborhoods? A) ISCRA-4, PWMC-1, PCorners-2, St Andrews-2, Penhurst-1
- Q) How many new jobs will this create? A) economic impact includes \$80M capex over 2 years for new building. Facility will employ 350-700 people. Est 150 Hospital staff. Est. 100 Dr plus 4 staff per Dr.
- Q) With so much empty or near empty shopping centers in the area, could Wellstar purchase and build there rather than add more commercial property to current inventory? A) No. Wellstar looked for Greenfield only.
- Q) 40% of survey respondent were from East Cobb. Where else? A) Acworth and Smyrna/Vinings. The long term plan is for three facilities, one at each of these locations.
- If needed, how will you restrict Providence Rd Access? A) no access is planned.

II Committee Reports

A. Finance: Marvin Shams presented.

- Invoices sent via email. A follow up letter will be sent 3/15. Final notice will be sent 4/15.
- Net cash flow: \$2,706.52
- Ending Cash balance : \$23,487.79

III Zoning

A. Z-11: Jill Flamm made a report on this Zoning Petition.

New information was submitted by the petitioner. Time was not available to review and comment before the General Meeting. A motion was made to “Hold” for Board review and comment. Upon second, a discussion, the motion was approved.

B. Z-13: Jill Flamm made a report on this Zoning Petition. A motion was made to “approve” the zoning request of LRO, with the stipulation it is specific to this business (Rabbit Rescue) only. Upon discussion, a second, the motion was approved

C. V-27: Trish Steiner made a report. Because county storm water pipe is too small for the additional development, the County requires a larger retention pond. This increased size pond will affect 4 lots. A motion was made for “No Action”. Upon discussion, a second, the motion was approved.

IV New Business

- A. A motion was made to “approve” February General Meeting Minutes. Upon discussion, a second, the motion was approved

V Announcements

- B. Adopt-a-mile will be April 16th.
- C. Farmers Market is back at Marietta Square
- D. Senior Living facility on Lower Roswell Rd is coming before Plan Review
- E. Members need to pay annual ECCA dues. A reminder email will be sent on April 1st to those that have not yet paid.
- F. www.wellstar.org/eastcobbhealthpark

VI Adjournment

Next meeting will be Wednesday, April 27th 2011, at East Cobb Government Center. Meeting will begin at 7:00pm.

Phil Hogshead, Cobb County Tax Assessor, is our speaker for the next meeting.

Also, Mr. Dana Johnson Planning Division Manager for Cobb County, will be presenting the final draft of the Johnson Ferry Urban Design Plan. This plan is scheduled to be presented to the Board of Commissioners in May.

There being no further business to come before the membership at this time, upon proper motion, seconded, and adopted unanimously, this meeting was adjourned at 9:00pm.