

**EAST COBB CIVIC ASSOCIATION, INC.**

**GENERAL MEMBERSHIP MEETING**

**AUGUST 30, 2011**

**The meeting was called to order by President Jill Flamm at 7:00 P. M. and introduced Roger Phelps who introduced the Speaker for the Meeting....**

**THE HONORABLE SAM OLENS**

**ATTORNEY GENERAL, STATE OF GEORGIA**

**Upon the conclusion of Mr. Olen's' remarks and responses to questions from the audience, President Jill Flamm and Board Member Trish Steiner presented him with an appropriate gift to recognize his many contributions to the Community for many years as a Past President of the East Cobb Civic Association, as a member of the Cobb County Board of Commissioners, as the Chairman of the Board of Cobb County Commissioners, and his recent election as the Attorney General of the State of Georgia.**

**Following a brief recess, the President called the Business Meeting of the organization to order to be followed by the presentation of the Zoning and Variance Petitions.**

**I**

**COMMITTEE REPORTS**

**A. Marvin Shams, Treasurer, reviewed the report as of August 25, as follows:**

- (1) The Balance Sheet for the Association is \$27,804.85;**
- (2) The Statement of Cash Flow reflected a beginning Cash Balance as of January 1, 2011, net cash flow of \$4, 649.95, and an Ending balance of \$25, 431. 22**

## II

### ZONING AND VARIANCES

- A. Z-24 – Initial request for a change of Zoning from R-20 to R-15/OSC now R-20/OSC. (Open Space Community Overlay District) This petition was heard in August and held for thirty (30) days for further review and will be presented in September. The Zoning Committee is awaiting a stipulation letter and site plan from the applicant. The recommendation is to hold this petition as of this date in order to obtain further information. A motion to support this recommendation was approved.**
- B. Z-33 – Request for a change of Zoning from GC to NRC for the purpose of allowing Light Auto Repair at the South Side of Freeman Road and East of Johnson Ferry Road. The applicant was meeting with the Community. The recommendation is to hold this petition pending the outcome of the meeting. A motion to support the recommendation was approved.**
- C. Z-35 – Request for a change of Zoning from GC to NRC for the purpose of allowing and Addition to the existing convenience store/gas station located at Trickum Road and Shallowford Road. Zoning Committee is awaiting additional information from the applicant. However, the problem of too few parking places before the addition, removal of additional parking spots for the addition and increasing the impervious surface area by 10% over the County limits are hard items to overcome. In the absence of solutions to these items, we would recommend denial of this petition. If additional information is received prior to the Planning Commission, it will be reviewed by the Board. The recommendation is to hold this petition pending the receipt of additional information and in the absence thereof, the recommendation is for denial. A motion to support this recommendation was approved.**
- D. LUP-23 – Request for the renewal of a Land Use Permit for a period of twenty four (24) months for a pre-school/care program at the Northwest Intersection of Old Canton Road and Sewell Mill Road. The recommendation of the Zoning Committee is to approve the Petition subject to the stipulation letter and circulation plan. A motion to support this recommendation was approved.**
- E. V-65 – Request (1) to allow livestock (chickens) to be on a lot with less than 2 acres; (2) to waive the setback for a building associated with the**

animals from 100 feet to 10 feet adjacent to the Southern Property Line, 65 feet adjacent to the Western Property Line, and 75 feet adjacent to the Northern Property Line; and (3) to allow animals to be maintained up to the property line. The size of the tract is .47 acre. The reason is to raise chickens. The Applicant, Joseph Pond, had made a request to make a presentation to the General Membership Meeting. It was agreed that he would be allowed three to five minutes to review his petition. The policy of the East Cobb Civic Association is that when the applicant is a member of the organization, upon completion of his presentation, he will be asked to recues himself from the vote and leave the meeting. This was previously agreed to by Mr. Pond who then made his presentation to the membership and then left the room. Thereafter and upon the discussion of the issues relevant to this Petition, **the recommendation of the Membership was to deny this petition. A motion to support this recommendation was approved.**

**F. V-61 – Request to waive the impervious surface from a maximum of 35% to 48%. The tract is .34 acre. The reason is to allow and existing pool, spa and fireplace and patio. The recommendation of the Zoning Committee was to hold this petition to obtain further information. In the course of reviewing the survey, it appeared that pervious pavers and the surface of the spa and pool may have been erroneously included. A motion to support this recommendation was approved.**

**G. V-62 – Request to waive the height of a fence from the maximum allowable of 8 feet to 11 feet. This is an existing fence, permitted by the county that is a step down in nature. There is still a question about how to measure this fence that needs to be resolved. The applicant does not have the consent of the neighbor behind him, whose fence may also be in violation of this ordinance. We understand that the Variance Commissioner is trying to work out the situation with neighbor. While there is no hardship due to the shape of the property or topography, the County did permit this fence. The recommendation of the Zoning Committee is NO Action. A motion to support this recommendation was approved.**

**H. V-68 - Request to waive the side setback on lot 84 from 10 feet to 6 feet adjacent to the western property line for an existing chimney permitted by the County in 198 and the Certificate of Occupancy was issued as that time.**

The recommendation of the Zoning Committee is to take no action on this petition subject to the stipulation that limits the waiver of the setback to the corner of the chimney only. A motion to support this recommendation was approved.

- I. V-70 – Request to waive the rear setback on lot 12 from required 30 feet to 19 feet for the addition of a family room. The applicant has the approval of the surrounding neighbors and his HOA. However, there is no hardship due to the shape or topography of the property. The recommendation of the Zoning Committee is to take No Action. A motion to support this recommendation was approved.
  
- J. V-71 – Request to waive the rear setback on lot 18 from 30 feet to 21 feet for a porch cover. This cover was permitted by the County. There is no hardship due to the shape or topography of the property. The recommendation of the Zoning Committee is to take No Action. A motion to support this recommendation was approved.