

**2020 Annual Report of the President  
East Cobb Civic Association, Inc.  
January 2021**

Founded in 1982, the East Cobb Civic Association (ECCA) has strongly influenced the development and progress of this important part of the county. ECCA works to ensure the long-term viability of the area by engaging the community and providing leadership in zoning and codes-related issues, development planning and execution, transportation, community service, and a myriad of other projects, programs, and efforts. Here is an overview of the activities of your association for 2020.

With the advent of COVID the ECCA Board met virtually every month and continued to keep the membership up to date with information from Cobb County as well as the state. Other activities included:

- Reviewed, clarified, updated, and reorganized our bylaws. These were adopted by the membership in December 2020.
- Established a new membership database to make it easier for the Board to communicate with our membership.

**Zonings, Variances and Other Business Items (OBIs)**

ECCA's Zoning Committee reviews monthly zoning and variance applications and other business items received by county staff, then selects the cases to follow up on based on the needs of our member neighborhoods, or if the case sets a precedent that might affect our area. The ECCA case manager contacts the HOA representative to discuss the neighborhood's position and how to take any concerns to county officials. The case manager also presents information on the case to membership at the regular meetings. The committee then reports the ECCA's final position and recommendations on the zoning request to the appropriate county board and may also present the recommendations in person at commission meetings.

Zoning applications are published 90 days prior to being heard first by the Planning Commission and then by the Board of Commissioners. Variances are published 60 days prior to being heard by the Board of Zoning Appeals and Variances. OBIs, which are presented only to the Board of Commissioners, are posted 30 days ahead of being heard.

- ECCA caseworkers researched, conducted site visits, and made recommendations to the Cobb County Planning Commission and the Board of Commissioners on a total of 3 applications for zoning changes, land-use permits, and special land-use permits.
- ECCA caseworkers researched, visited, and made recommendations to the Board of Zoning Appeals and Variances on 22 variance applications.
- ECCA caseworkers researched and made recommendations to the Board of Commissions on 9 OBIs.

This is about the same number of cases as last year despite COVID.

Information on the zonings, variances and OBIs is available on our website at [www.eastcobb.net](http://www.eastcobb.net) under Zonings and Variances.

**Comprehensive Plan and Code Amendments**

Cobb County proposes amendments to the Cobb County Comprehensive Plan (also known as the Future Land Use Plan) annually in January. The county amends the County Code several times a year with the proposed amendments coming out in January, April, July, and October.

- ECCA examined proposed changes to the Comprehensive Plan and made recommendations aimed at helping to ensure that any changes made to the plan would not adversely affect property values in the area.

- The JOSH plan was adopted by the Board of Commissioners.
- ECCA reviewed the code amendments and made recommendations on those of special importance to East Cobb.

### **Member/Community Education and Awareness**

One of ECCA's primary missions is to help educate and inform the East Cobb community about topics concerning their county government and services, as well as other areas of interest.

- The monthly meetings of the ECCA include a presentation on some issue, program, agency, organization, or trend that affects the community in some way. The programs usually include a formal presentation followed by a question-and-answer session. In 2020, meeting attendees heard from:
  - Mike Boyce, Cobb County Commission Chairman
  - Major Batterton, Captain Fincher and Officer Pharr from the Cobb County Police Department Precinct 4.
  - As COVID restrictions prevented us from meeting in person, we resumed our meetings in December via Zoom with our annual planning meeting.
- The "ECCA E-mail Blast" is distributed at the beginning of each month to members. The newsletter is created for ECCA-member associations to pass on to their own members, and contains information on community activities, notices and other matters that may be of interest to their neighborhoods.
- I was asked to be part of community task force charged with keeping the community updated on the latest Executive orders from the Governor as well as local government. Sometimes our emails came out twice a week with all the changes due to COVID involving everything from business guidelines to opening of subdivision pools.
- The ECCA website – [www.eastcobb.net](http://www.eastcobb.net) – includes information on upcoming membership meetings, commissioner contacts and meetings, zoning applications being worked on by ECCA, governmental and community resources, and other matters as needed.

### **Governmental and Community Engagement**

Staying engaged with county staff and leadership, and serving in positions that influence growth, development and redevelopment of the East Cobb area ensure direct input into decisions that affect the community now and well into the future. We also encourage the community to get involved in making East Cobb a better place to live.

- Representatives of ECCA serve on:
  - County boards as requested by Cobb County Commissioners.
  - Steering committees for design studies such as the Johnson Ferry-Shallowford Road Design Plan (also known as JOSH), and the Johnson Ferry Design Guidelines.
  - Architectural/landscape control committees that were created as a result of zoning stipulations.
- ECCA board and committee members work to maintain a positive working relationship with members of the Cobb County Commission and county staff. An ongoing, productive dialogue keeps issues of concern to the community in front of these decision-makers.
- We will resume our participation in the Cobb County Adopt-A-Mile program, and the East Cobber parade in 2021. The Adopt-a-mile schedule is on the ECCA website.

We hope you will see that ECCA provides a valuable opportunity to serve our community and help preserve the quality of life in East Cobb. 2020 has presented us all with many challenges. The health of ourselves, families and friends was at the forefront of everyone's minds. Socializing/meetings became virtual rather face to face. Despite this ECCA continued to move forward and adapted to this new environment. We look forward to seeing you virtually and hopefully in person soon in 2021.

**Jill Flamm**  
**2020 ECCA President**