

**MAY 15, 2018 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 4**

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**ITEM OB-021**

**PURPOSE**

To consider a reduction of public road frontage and amending the site plan for Cobb Futbul Holdings, LLC regarding SLUP-3 of 2004, for property located on the south side of Marathon Circle, south of the East- West Connector, in Land Lots 840, 841 and 862 of the 19<sup>th</sup> District (3598 Marathon Circle).

**BACKGROUND**

The Board of Commissioners considers all reductions to minimum public road frontage pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property is zoned Heavy Industrial (HI) and does not have the required 50' of public road frontage as required by the zoning code. Additionally, the property had a Special Land Use Permit approved in 2004 for several outdoor soccer fields. The applicant would like to revise the 2004 site plan in order to construct an indoor soccer field. The building which would house the indoor soccer field would be 32,400 square feet. The applicant also intends to build offices used in conjunction with the soccer complex that would adjoin the soccer building. If approved, all previous SLUP stipulations would remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** The proposed parking lot and access drive encroaches into the stream buffer impervious setback. If approved, a stream buffer variance will be required prior to permitting.

**Water and Sewer:** Easements will be required for connection to County water and sewer.

**Cobb DOT:** Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of public road frontage and proposed site plan amendment.

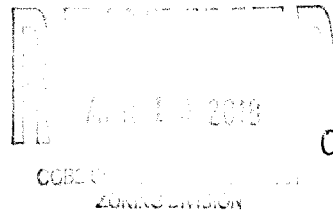
**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 5-15-18



OB-021

Applicant: COBB FUTBOL HOLDINGS, LLC Phone #: 770 778 2528  
(applicant's name printed)

Address: 3598 MARATHON CIRCLE E-Mail: rbarfield@visioninv.com  
MARIETTA GA 30008

ROB BARFIELD Address: 120 INTERSTATE N. PKWY, SE  
(representative's name, printed) SUITE 100, ATLANTA GA 30339

  
(representative's signature)

Phone #: 770 778 2528 rbarfield@visioninv.com

Signed, sealed and delivered in presence of:

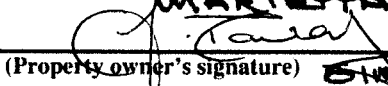
  
Notary Public



March 22, 2022

Titleholder(s): COBB FUTBOL HOLDINGS, LLC Phone #: 678-876-9261  
(property owner's name printed)

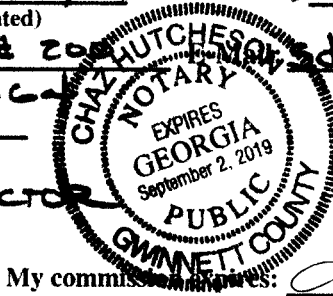
Address: 40 WHITLOCK PL SW, # 200 HUTCHESON DAVEY ESSAELITE.COM  
MARIETTA GA 30067

  
(Property owner's signature)

SHAWN DAVEY  
EXECUTIVE DIRECTOR

Signed, sealed and delivered in presence of:

  
Notary Public



My commission expires: 09/02/2019

Commission District: 4 Zoning Case: SLUP-3 of 2004

Size of property in acres: 4.8 Original Date of Hearing: \_\_\_\_\_

Location: 3598 MARATHON CIRCLE, MARIETTA GA 30008  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 19086200020 District(s): \_\_\_\_\_

State specifically the need or reason(s) for Other Business: \_\_\_\_\_

REDUCE ROAD FRONTAGE FROM 150 TO 200.  
WE DO NOT HAVE ANY FRONTAGE. WE CURRENTLY  
ACCESS PROPERTY BY WAY OF ACCESS EASEMENT.  
REQUEST TO ALLOW FOR CONSTRUCTION OF AN  
INDOORS SPORTS REC FACILITY.

(List or attach additional information if needed)



# Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

Application No. SLUP-7

PC Hearing Date: 02/03/04

BOC Hearing Date: 02/17/04

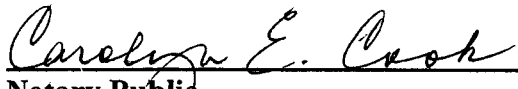
Applicant Cobb Futbol Club, Inc. Business Phone (770) 943-6090  
(applicant's name printed)

Address 4450-A Marietta Street, Powder Springs, GA 30127 Home Phone Not Applicable

Moore Ingram Johnson & Steele, LLP  
John H. Moore Address 192 Anderson Street, Marietta, GA 30060  
(representative's name, printed)

 Business Phone (770) 429-1499 ~~Business~~ Fax # (770) 429-8631  
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: \_\_\_\_\_  
Notary Public, Cobb County, Georgia  
My Commission Expires Jan. 10, 2007

Titleholder See Attached Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
(titleholder's name, printed)

Signature \_\_\_\_\_ Address \_\_\_\_\_  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

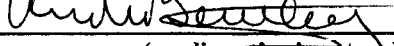
Present Zoning HI, GC Size of Tract 29.514 and 14.822 Acre(s)

For the Purpose of Recreational Soccer Fields and athletic association activities

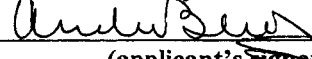
Location Southerly side of East-West Connector; between Powder Springs Road and Austell Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 788, 789, 840, 841, 862, 863 District(s) 19

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application. to the best of our knowledge, information, and belief. COBB FUTBOL CLUB, INC.

BY:   
(applicant's signature)  
Andrew F. Bentley, Vice President

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application. to the best of our knowledge, information, and belief. COBB FUTBOL CLUB, INC.

BY:   
(applicant's signature)  
Andrew F. Bentley, Vice President

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-3 (2004)  
Hearing Dates: February 3, 2004 and  
February 17, 2004

Applicant: Cobb Futbol Club, Inc.  
Titleholder: Marathon Ashland Petroleum LLC

MARATHON ASHLAND PETROLEUM LLC

BY: Jon E. Stansbery  
TITLE: Manager Asset Development

Address: 112 Town Park Drive Suite 125  
Kennesaw, GA 30144

Telephone No.: (770) 427 3800 ext 611

Signed, sealed, and delivered  
in the presence of:

Wanda G. Dee

Notary Public  
Commission Expires: \_\_\_\_\_  
Wanda G Dee  
Notary Public, Cobb County, Georgia  
My Commission Expires January 8, 2005

(Notary Seal)

ORIGINAL DATE OF APPLICATION: 02-17-04APPLICANTS NAME: COBB FUTBOL CLUB, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 02-17-04 ZONING HEARING:**

**COBB FUTBOL CLUB, INC.** (Marathon Ashland Petroleum, LLC, owner) for a **Special Land Use Permit** for the purpose of Recreational Soccer Fields in Land Lots 788, 789, 840, 841, 862 and 863 of the 19<sup>th</sup> District. Located on the east side of Anderson Farm Road and on the south side of the East/West Connector.

Prior to a motion and vote on the Consent Agenda, Mr. John Moore, Applicant's representative, informed the Board that the Applicant on Z-38 of 2004 would be making the requested road improvements and asked that the be *revised* Cobb DOT recommendations be removed.

MOTION: Motion by Olens, second by W. Thompson, as part of the Consent Agenda, to **approve Special Land Use Permit subject to:**

- **site plan received by the Zoning Division December 4, 2003, with the District Commissioner approving minor modifications to site layout (copy attached and made a part of these minutes )**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously



**GREENBERGFABRIC**  
ARCHITECTURAL  
PLANNING

1111 W. GOVARD ST.  
ATLANTA, GEORGIA 30363  
PHONE 770.765.1511  
FAX 770.765.1512  
WWW.GREENBERGFABRIC.COM

PROJECT NUMBER: 17-0004  
DATE: 10/17/17

PROJECT NAME: COBB FUTSAL CLUB

CLIENT: COBB FUTSAL CLUB

DESIGNER: GREENBERGFABRIC ARCHITECTURAL PLANNING

DATE: 10/17/17

SCALE: 1" = 40'

PROJECT NUMBER: 17-0004

DATE: 10/17/17

PROJECT NAME: COBB FUTSAL CLUB

CLIENT: COBB FUTSAL CLUB

DESIGNER: GREENBERGFABRIC ARCHITECTURAL PLANNING

DATE: 10/17/17

SCALE: 1" = 40'

PROJECT NUMBER: 17-0004

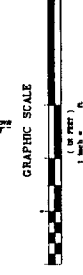
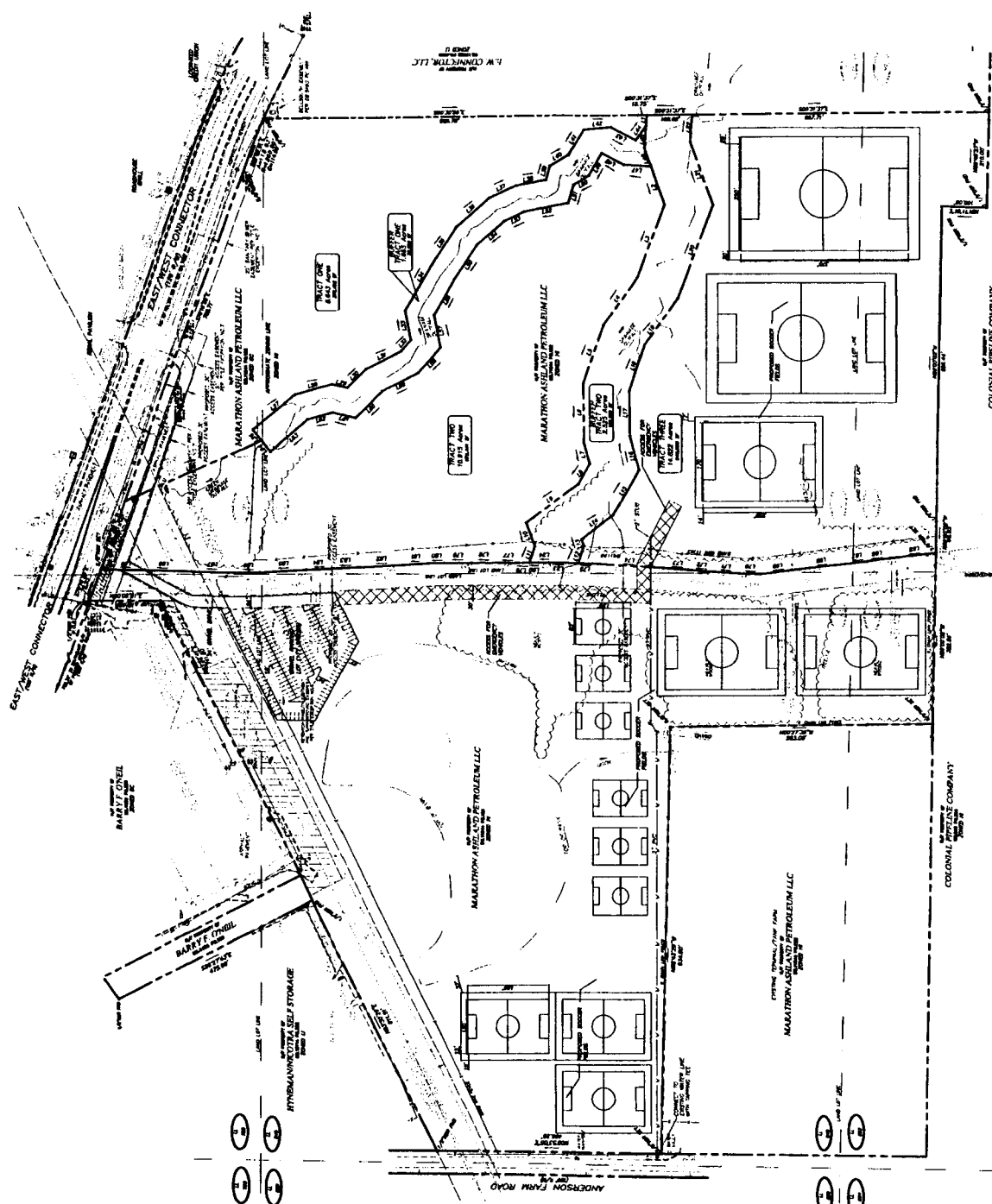
DATE: 10/17/17

PROJECT NAME: COBB FUTSAL CLUB

Min. Bk. No. 17-0004 Petition No. SLUP-B  
Doc. Type Site Plan

Meeting Date Feb 17, 2004

PAGE 3 OF 3



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APPLICANT: Cobb Futbol Club, Inc.  
770-943-6090

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP  
John H. Moore 770-429-1499

TITLEHOLDER: Marathon Ashland Petroleum, LLC

PROPERTY LOCATION: Located on the east side of Anderson  
Farm Road and on the south side of the East/West Connector.

ACCESS TO PROPERTY: East/West Connector

PHYSICAL CHARACTERISTICS TO SITE: Part pasture, partly  
wooded

PETITION NO: SLUP-3

HEARING DATE (PC): 02-03-04

HEARING DATE (BOC): 02-17-04

PRESENT ZONING: HI, GC

PROPOSED ZONING: Special Land Use  
Permit

PROPOSED USE: Recreational Soccer  
Fields

SIZE OF TRACT: 44.336 acres

DISTRICT: 19

LAND LOT(S): 788,789,840,841,862,863

PARCEL(S): 7, 10, 1, 2, 1, 2, 2, 2

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: GC, LI, CRC/ Kroger, Self-Service Storage Facility, Regal Cinemas, Lockheed Credit Union  
SOUTH: HI/ Marathon-Ashland tank farm  
EAST: CRC/ undeveloped  
WEST: R-20/ undeveloped

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

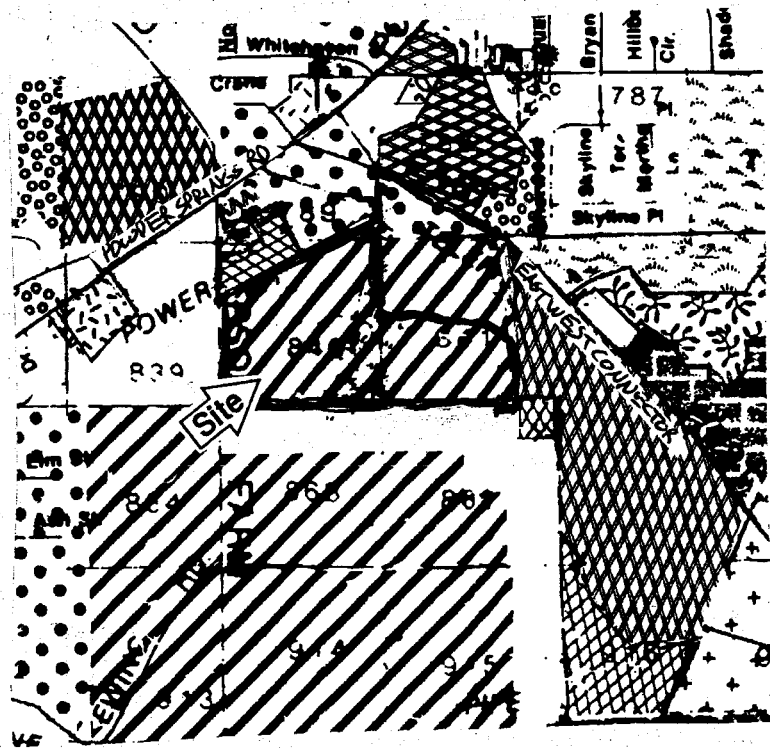
**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

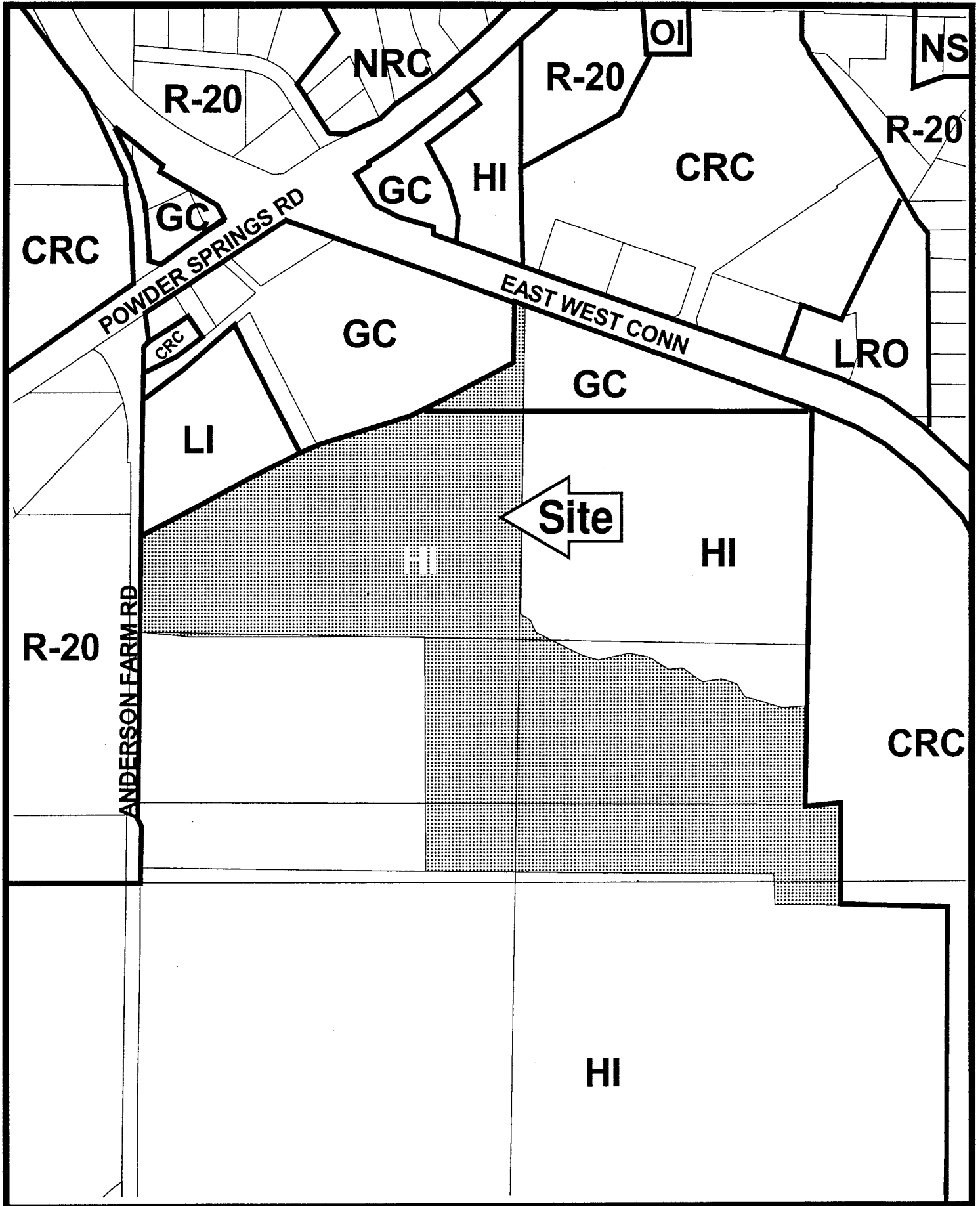
**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS:





# SLUP-3



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Approximate Zoning Boundaries
-  Draft Parcel Boundaries

APPLICANT: Cobb Futbol Club, Inc.

PETITION NO.: SLUP-3

PRESENT ZONING: HI, GC

PETITION FOR: SLUP

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**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson

The applicant is requesting a Special Land Use Permit (SLUP) to operate a soccer complex. There would be a variety of soccer fields that would serve very young children to adults. Most of the games would take place on the weekends, with the weekdays being used for practice. There would be lighted fields and concessions in the future. The applicant would like to have gravel to reduce impervious area.

**Historic Preservation:** According to the Cobb County Inventory of Potentially Historic Homes and the Cobb County Civil War Earthworks Map, there appears to be no known historic resources located on this property.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

No restroom facilities proposed. Water is approximately 1,500 feet and sewer approximately 700 feet from property.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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**FIRE COMMENTS:**

APPLICANT: Cobb Futhol Club, Inc.

PETITION NO.: SLUP-3

PRESENT ZONING: HL / GC

PETITION FOR: SLUP

\*\*\*\*\*

**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Undefined at streams and at lake

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: within Flood Hazard

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

**DOWNSTREAM CONDITION**

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream \_\_\_\_.
- Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream stormdrainage system and lake.

APPLICANT: Cobb Futbol Club, Inc.

PETITION NO.: SLUP-3

PRESENT ZONING: HL / GC

PETITION FOR: SLUP

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**DRAINAGE COMMENTS CONTINUED**

**SPECIAL SITE CONDITIONS**

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design, reduce pavement area to reduce runoff and pollution.

**INSUFFICIENT INFORMATION**

- No Stormwater controls shown **must be addressed at Plan Review**.
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

**ADDITIONAL COMMENTS/SUGGESTIONS**

- 1) Properties drain to streams and lake. Each is encumbered by stream buffer of 50 feet each side. This includes the lake buffer which is not shown. The proposed parking and fields encroach into the buffers. Stormwater Management cannot support the diminishment of the buffer contribution.
- 2) Manicuring these fields will require a high level of maintenance and supporting chemicals. This will form a major contribution to pollution of stream if not managed. At Plan Review the applicant must submit a written operation plan in line with United State-Clean Water Act guidelines to Stormwater Management (stop irrigation before runoff occurs, use liquid fertilizer only in dry window three days after and three days before rainfall, maintain tall grass on all down slopes, etc.)
- 3) Without sanitary sewer available, installation of any septic tank field must be at least 100 liner feet away from any water course. With the Health Department blessing, the fields needs to be much longer than normal to reduce soil loading.
- 4) Recommend predesign meeting with Stormwater Management to review preliminary grading plan and preliminary operation plan.

## STAFF RECOMMENDATIONS

### SLUP-3 COBB FUTBOL CLUB, INC.

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal is located away from residences in an area of commercial and industrial uses. Light and noise will not disrupt any residential property. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal is located on a major road, near a major intersection, with access to a signalized intersection. The applicant's proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis. The applicant's proposal would provide a badly needed service to the community, because there are not enough soccer fields for recreational use currently. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division December 4, 2003, with the District Commissioner approving minor modifications to site layout;
- Water and Sewer comments and recommendations;
- Stormwater Management comments; and
- DOT comments and recommendations.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**