



**APPLICANT:** Metro North Soccer  
770-329-1030

**REPRESENTATIVE:** John Bujarski  
770-329-1030

**TITLEHOLDER:** Metro-North Youth Soccer Association, Inc.

**PROPERTY LOCATION:** Located on the north side of Paper Mill Road, west of Johnson Ferry Road (4645 Paper Mill Road).

**ACCESS TO PROPERTY:** Paper Mill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing soccer complex

**PETITION NO:** SLUP-6

**HEARING DATE (PC):** 05-04-10

**HEARING DATE (BOC):** 05-18-10

**PRESENT ZONING:** R-20, R-30, R-40, R-80

**PROPOSED ZONING:** Special Land Use Permit

**PROPOSED USE:** Lighting Soccer Fields

**SIZE OF TRACT:** 28 acres

**DISTRICT:** 1

**LAND LOT(S):** 5, 6, 73

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20, R-80/ Fainview Farm, Single-family house

**SOUTH:** R-15, R-20/ Single-family houses

**EAST:** OI, R-30, R-40/ Paper Mill Village

**WEST:** R-20, R-40/ Single-family houses, Wellsley subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

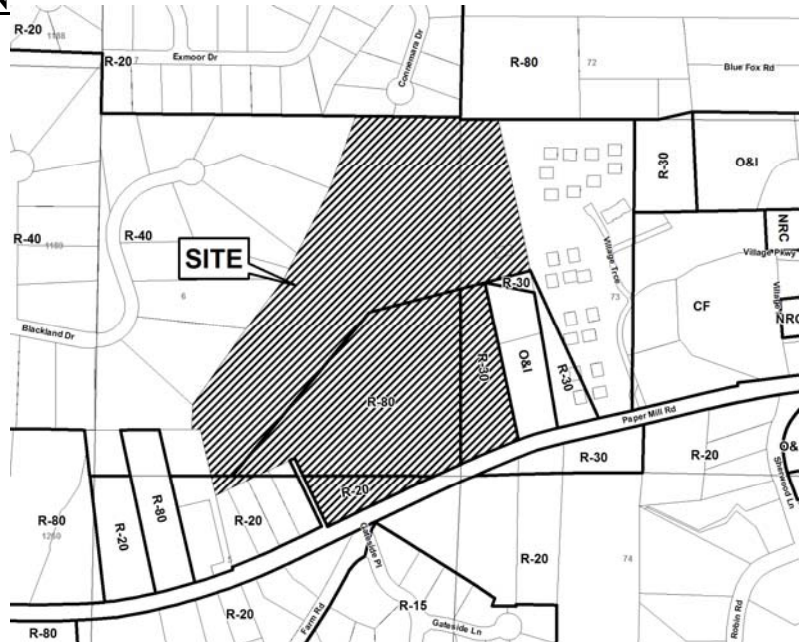
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

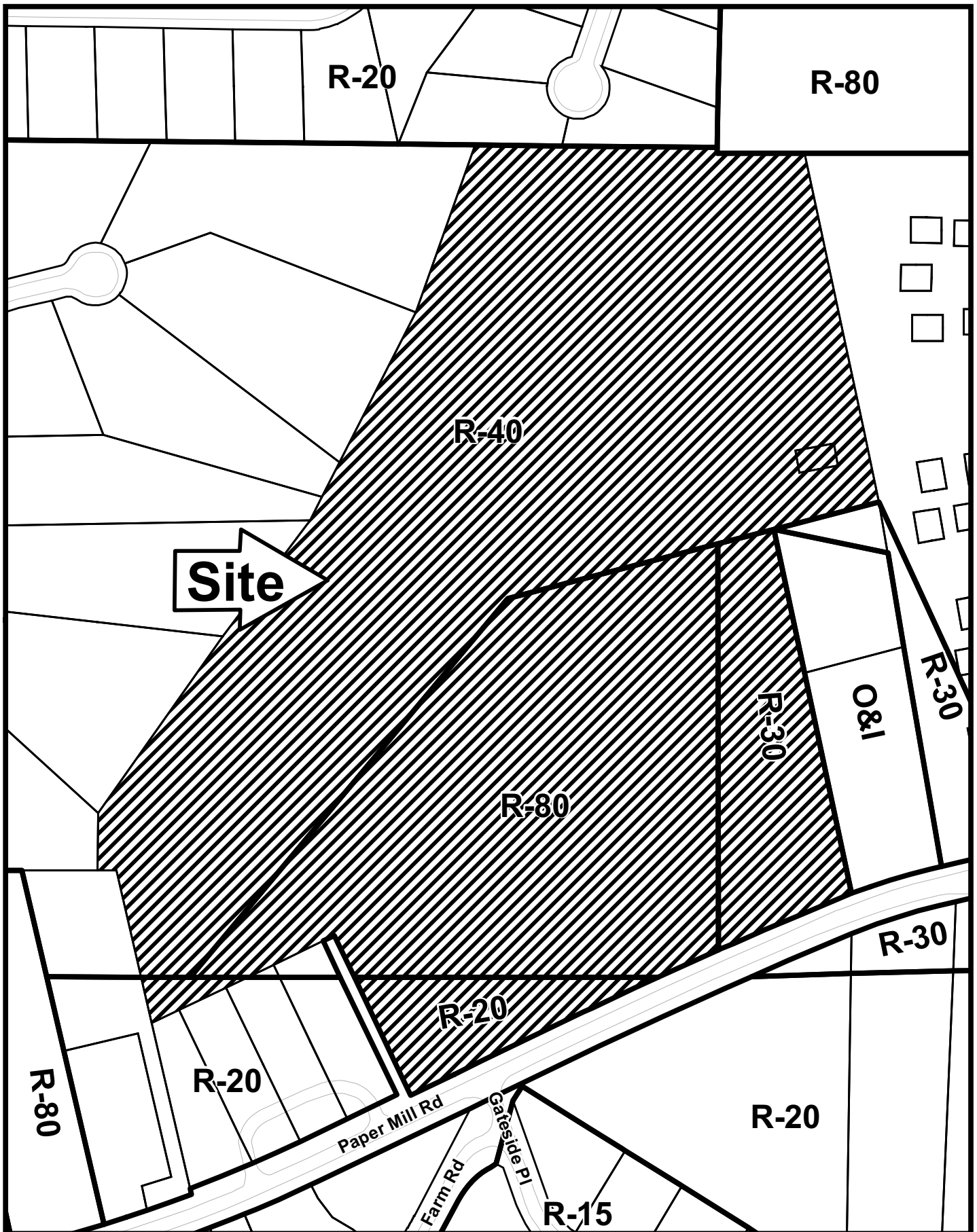
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# SLUP-6



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

200 0 200 Feet



City Boundary  
Zoning Boundary

APPLICANT: Metro North Soccer

PETITION NO.: SLUP-6

PRESENT ZONING: R-20,R-30,R-40, R-80

PETITION FOR: LUP

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

The applicant is requesting a Special Land Use Permit to install lights on the soccer fields. Previously approved LUP's and SLUP's (See Exhibit "A") stipulated the soccer fields not be lighted. The applicant will light four of the six soccer fields. The lights will be mounted on poles that are 70-feet to 80-feet in height. The applicant has stated the lights will be turned off at 10 p.m.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Records show address connected to water and sewer. All structures must be a minimum of 10 feet from the edge of the existing sanitary sewer easement at the southwest edge of the property.

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**TRAFFIC COMMENTS:**

Care must be exercised to control any stray light that might trespass upon adjacent properties and roadways.

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

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**FIRE COMMENTS:**

No comments.

**APPLICANT:**           Metro North Soccer          

**PETITION NO.:**           SLUP-6          

**PRESENT ZONING:**           R-20,R-30,R-40, R-80          

**PETITION FOR:**           LUP          

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**COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS (CCMWA):**

This project could have a major impact upon CCMWA. The Authority has a 54” DIP Transmission Water Line that runs within a 20’ Permanent Easement that crosses the eastern end of the soccer field in Land Lot 73. We request to review the plans for this project as soon as they are available in order to determine the actual impact on our facilities. CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

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**STORMWATER MANAGEMENT COMMENTS:**

No stormwater impacts anticipated.

## **STAFF RECOMMENDATIONS**

### **SLUP-6 METRO NORTH SOCCER**

The applicant's proposal has residentially used property on the north, west and east sides. The previous stipulations (see Exhibit "A") resulted from an agreement with the applicant and the adjacent and nearby subdivisions going back to 1983. The agreement restricts the use of the property to help protect the adjacent residential uses. Staff does not support amending this agreement, unless all parties involved are agreeable. It is Staff's opinion that the applicant's proposal may have an adverse affect on the usability of adjacent or nearby property. Light pollution will happen no matter how well designed the pole lighting is designed, which may be disruptive to the adjacent residential uses. Based on the above analysis, Staff recommends DENIAL.

**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.**

APPLICATION FOR LAND USE PERMIT  
TO THE  
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND RE  
AND THE  
COBB COUNTY PLANNING COMMISSION  
(type or print clearly)

SLUP-6 (2010)  
Exhibit "A"  
Previous stipulations

Application No. LUP-3

Hearing Date 2-20-90

Applicant Metro North Youth Soccer Assoc., Inc. Business Phone 977-5425 Home Phone \_\_\_\_\_  
(business name)  
Steve Belair Address 3649 Blakeford Way Marietta, Ga. 30062  
(representative's name, printed)  
St Bel Business Phone 425-6620 Home Phone 973-2542  
(representative's signature)

Titleholder Atlanta Classic Foundation, Inc. Business Phone 951-8777 Home Phone \_\_\_\_\_  
Signature Michael E. Taylor Address 300 Interstate North Suite 280  
(attach additional signatures, if needed) Atlanta, Ga. 30339

Type of Permit

Present Zoning R80, R40 & ~~R70~~ P-ET Temporary Land Use \_\_\_\_\_ Medical Hardship \_\_\_\_\_  
Special Use X Construction Hardship \_\_\_\_\_  
Renewal - Yes X No \_\_\_\_\_

For the Purpose of Youth Soccer Facility Size of Tract 44 acre(s)

Location 4645 Paper Mill Rd. Marietta, Ga. 30067  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 5, 6 & 73 District 1 1st

Recommendation of Planning Commission 2-20-90 Planning Commission recommended approval of application  
subject to: 1) no expansion of existing facility; 2) original stipulations to remain enforce, (no lights on  
fields, access to Paper Mill Road only); 3) Dept. of Transportation comments. Motion by Wise, second by  
Dameron, carried 4-0.

Henry A. Dameron Chairman

Board of Commissioners' Decision 2-20-90 Board of Commissioners approved application as recommended  
by the Planning Commission. VOTE: 5-0.

Philip L. Seerist Chairman

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES  
COBB COUNTY PLANNING COMMISSION

Date of Application 5-31-83 Date of Hearing 7-12-83  
Titleholder ATLANTA GOLF CLASSIC FOUNDATION Signature John F. Westmeyer, Jr.  
Address 6065 ROSWELL RD. N.E. ATL., GA. 30328 Phone 255-0790  
Applicant METRO NORTH YOUTH SOCCER ASSOC. Signature Corey J. Bartlett, Pres.  
Address 3890 VALLEY GREEN DR, MARIETTA, GA. 30067 Day Phone 953-6353  
To Zone From \_\_\_\_\_ To \_\_\_\_\_ Land Use   
For the Purpose of YOUTH SOCCER FIELD COMPLEX  
Land Lot(s) 5, 6, 7, 3 District 1st Section 2nd, Cobb County  
Containing 44 acres  
Located ON THE NORTHSIDE OF PAPER MILL RD, 1350 FT WEST OF JOHNSON FERRY RD.  
This property being more particularly described as follows: SEE ATTACHED LEGAL DESCRIPTIONS TRACT 1, 2, 3.

RECOMMENDATION OF PLANNING COMMISSION 7/12/83 - Planning Commission  
recommended application be approved for 24 months, subject to no lighted  
fields, ~~no~~ access onto Paper Mill Road. Motion by Howard, seconded by  
Weeks, carried 6-0.

Frank Wyatt, Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 7/12/83 - Board of Commissioners  
approved application as stated above. Motion by Barrett, seconded by  
Lankford, carried 4-0.

Barrett W. Barrett, Chairman