



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

SLUP-3-2025

SITE BACKGROUND

Applicant	Swarm Football Club, LLC
Phone	404-551-2068
Email	ehill@swarmfc.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cobb Futbol Holdings, LLC
Property Location	Located south of Marathon Circle, south of the East-West Connector
Address	3598 Marathon Circle
Access to Property	Marathon Circle

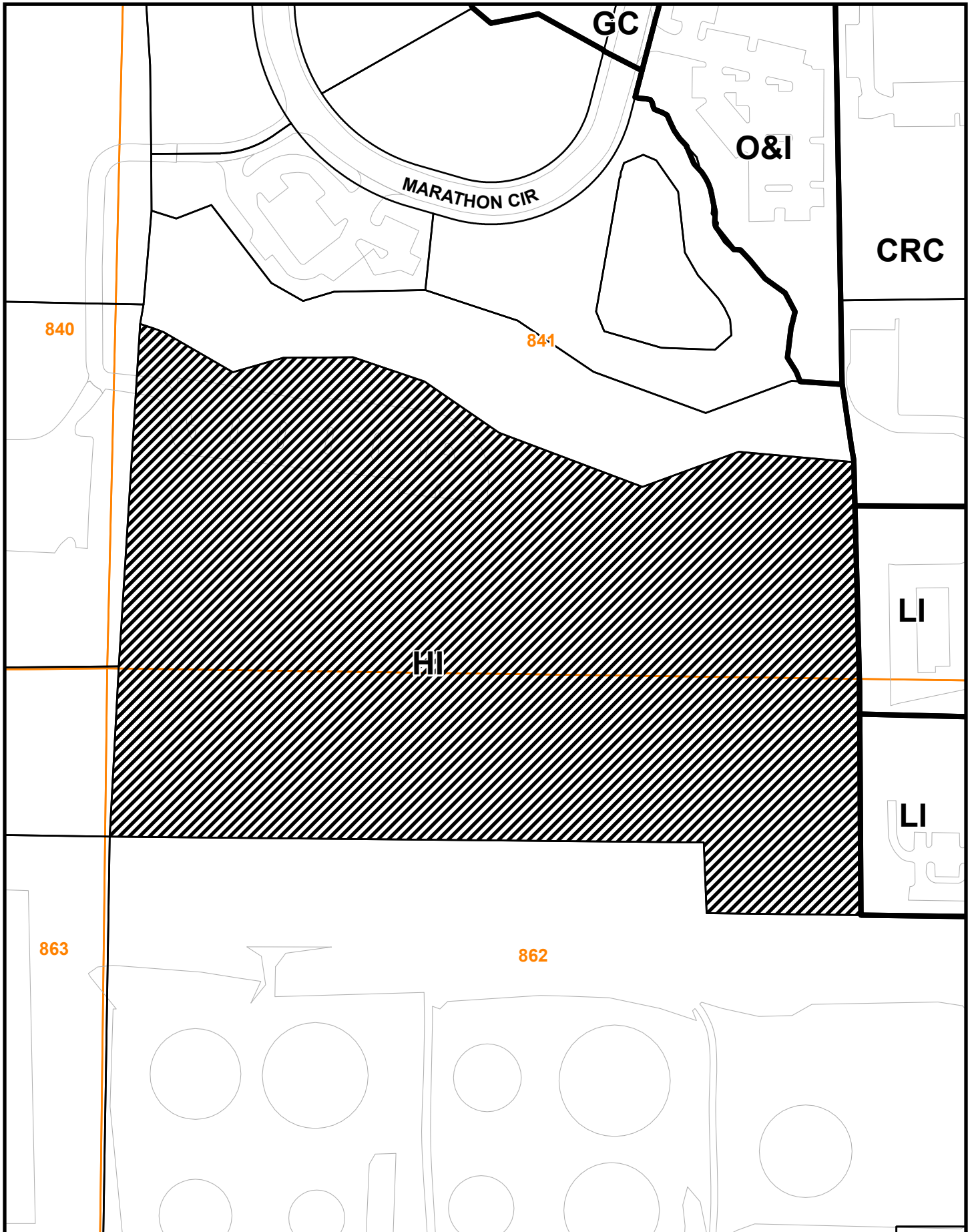
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	HI
Current Use of Property	Soccer fields
Proposed Zoning	HI
Proposed Use	Soccer facility
Future Land Use	PIA-prc
Site Acreage	27.2
District	19
Land Lot	862, 841
Parcel #	19086200020
Taxes Paid	Yes

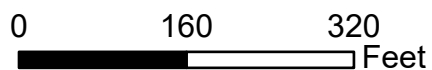
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

SLUP-3 2025 Map



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- Zoning Boundary
- City Boundary

SLUP-3 2025 Aerial Map



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0 160 320 Feet

 Zoning Boundary
 City Boundary

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: Z-_____ (2025)
Hearing Dates: February 4, 2025
February 18, 2025

Applicant: Swarm Football Club, LLC
Titleholder: Cobb Futbol Holdings, LLC

Tax Parcel Identification No.: 19086200020

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for property located at 3598 Marathon Circle, being approximately 14.822 acres located southerly of Marathon Circle and the East-West Connector, Land Lots 841 and 862, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is zoned to the Heavy Industrial ("HI") zoning classification. The Property is currently being used for soccer playing fields. The approval of the Special Land Use Permit will allow for redevelopment of the Property for a full soccer facility. Applicant proposes the removal of any existing structures, and construction of two soccer playing fields, one of which will include a 5,000 seat stadium; together with related locker room facilities and a concession building. Additional paved access drives and parking will be installed to accommodate visitors to the facility. Landscaping for the area around the playing field and stadium will be professionally designed, implemented, and maintained using a combination of hard and soft scape materials.

