



**APPLICANT:** Colonial Pipeline Company  
678-762-2318

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

**TITLEHOLDER:** Colonial Pipeline Company

**PROPERTY LOCATION:** Located on the east side of Anderson Mill Road at Ewing Road.

**ACCESS TO PROPERTY:** Anderson Mill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Tank Farm

**PETITION NO:** SLUP-5

**HEARING DATE (PC):** 05-06-08

**HEARING DATE (BOC):** 05-20-08

**PRESENT ZONING:** HI

**PROPOSED ZONING:** SLUP

**PROPOSED USE:** Petroleum Storage Facility Expansion

**SIZE OF TRACT:** 29.06 acres

**DISTRICT:** 19

**LAND LOT(S):** 862, 915

**PARCEL(S):** 1, 1

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** HI/ Marathon-Ashland Tank Farm, City Storage
- SOUTH:** HI/ undeveloped, Dogwood Country Club
- EAST:** CRC/ BJ's, under development for retail uses
- WEST:** HI/ Marathon-Ashland Tank Farm, Auto Body and Collision, Metro Auto Exchange

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

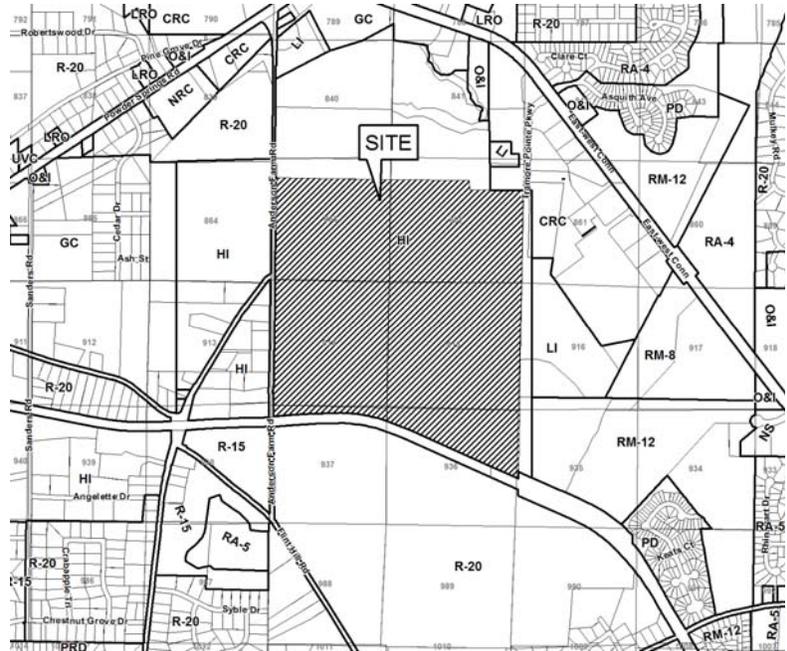
**BOARD OF COMMISSIONERS DECISION**

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

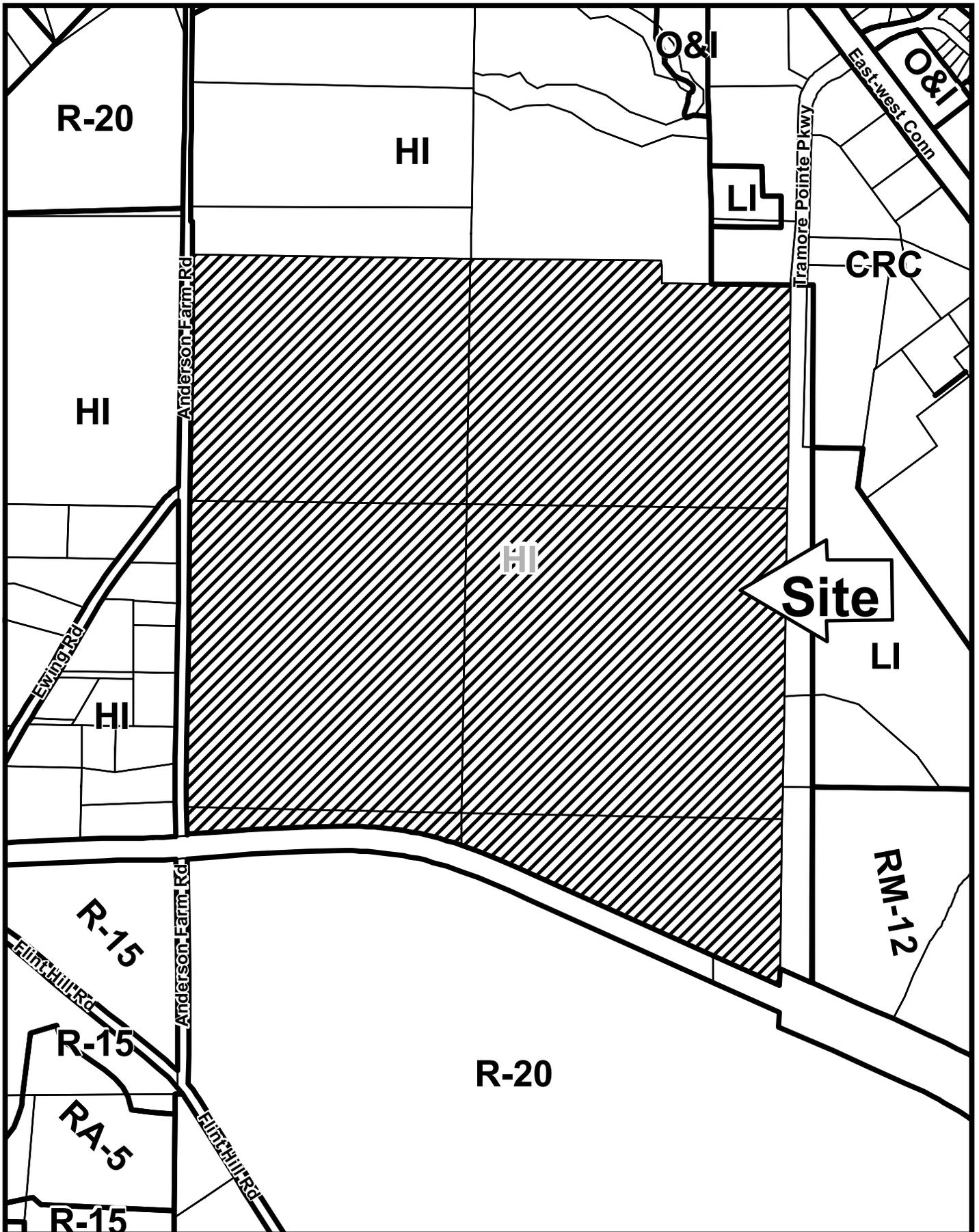
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

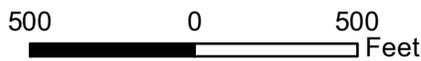
**STIPULATIONS:**



# SLUP-5



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



City Boundary  
Zoning Boundary

APPLICANT: Colonial Pipeline Company

PETITION NO.: SLUP-5

PRESENT ZONING: HI

PETITION FOR: SLUP

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

The applicant is requesting a Special Land Use Permit to build eight new petroleum storage tanks at the existing tank farm. The tank farm was originally developed in the 1960's, and currently delivers petroleum products to a large portion of the eastern seaboard states. The applicant's proposal has been found to be in the best interest of the State by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA).

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

No water or sewer necessary for storage tanks.

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**TRAFFIC COMMENTS:**

Recommend installing sidewalk curb and gutter along the frontage.

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**FIRE COMMENTS:**

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

## STAFF RECOMMENDATIONS

### SLUP-5      COLONIAL PIPELINE COMPANY

The applicant's property has been zoned Heavy Industrial for many years, without any rezoning conditions or stipulations. The applicant's property is located in an area zoned and used for Heavy Industrial uses. The applicant's property has been designated as Industrial on the *Cobb County Comprehensive Plan* since it was adopted. The Heavy Industrial Zoning district, and the Industrial Future Land Use Category provides for the most intensive land uses in Cobb County. These are uses that may contain large-scale outdoor storage, uses that may be noisy, uses that may operate constantly, uses that may generate heavy truck traffic, uses that may emit odors and/or emissions, and uses that may require federal and/or state permits. The applicant's use would include large-scale outdoor storage. Uses on adjacent and nearby properties include additional petroleum storage tanks, a golf course, retail, manufacturing, distributors, self-service storage and auto repair. The applicant's proposal is located within close proximity to major, regional transportation corridors such as the East West Connector and Powder Spring Road, even though traffic generation will be minimal. The applicant currently operates the tank farm, which has been in operation since the 1960's. Lastly, ARC and GRTA have reviewed the applicant's proposal and have found it to be in the best interest of the State. Based on the above analysis, Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on March 6, 2008;
- Fire Department comments;
- Stormwater Management comments and recommendations; 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.**