

SLUP-5 (2008)

RECEIVED
MAR 6 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SITE

PROPOSED EXPANSION
28.06 AC

1. BOUNDARY BY SURVEY
2. TOWN BY ALING, MEANS TAKEN FROM COBB COUNTY GIS
3. NO ARCHITECTURAL, ARCHAEOLOGICAL OR GEOTECHNICAL SITES APPEAR TO EXIST ON THIS SITE

LEGEND

1. P.V. - POWER POLE	10. C.B. - CATCH BASIN
2. C.A. - CATCH POLE	11. R.C. - REINFORCED CONCRETE PIPE
3. P.V. - PUMP PUMP	12. C.C. - CONCRETE CURB
4. S.A. - SANITARY SEWER MANHOLE	13. F.F. - FINISHED FLOOR ELEVATION
5. S.A. - SANITARY SEWER	14. M.F. - METAL FENCE
6. S.A. - GAS METER	15. T.E. - TELEPHONE MANHOLE
7. P.V. - REINFORCED BAR SET	16. U.E. - UNDERGROUND ELECTRICAL LINE
8. P.V. - REINFORCED BAR FOUND	17. U.P. - UNDERGROUND PUMP LINES
9. C.P. - CRIP TOP PIPE FOUND	18. P.C. - PAVED CURB
10. C.P. - CRIP TOP PIPE FOUND	19. U.T. - UNDERGROUND TELEPHONE LINE
11. S.A. - SANITARY SEWER - 12" ADVANCEMENT	20. M.F. - METAL FENCE
12. P.V. - PUMP	21. U.T. - UNDERGROUND TELEPHONE LINE
13. S.A. - SANITARY SEWER	22. C.C. - CONCRETE CURB
14. S.A. - SANITARY SEWER	23. M.F. - METAL FENCE

SITE SUMMARY

TOTAL SITE AREA: +/- 168 AC
EXISTING ZONING: LI
REQUIRED SETBACKS: FRONT: 50'
REAR: 30'
SIDE: 20'

NO WETLANDS EXIST ON SITE.
THIS PARCEL IS NOT IN THE 100 YEAR FLOOD PLAIN.
TOTAL IMPERVIOUS AREA ~ 23% (38.3 AC)

NOTE: THERE ARE NO RESIDENTIAL UNITS LOCATED WITHIN 1000 FEET OF PROPOSED TANK LOCATIONS.

LINEAR PRECISION OF THIS PLAT: 1/4" = 100.00 FEET. MATTERS OF TITLE ARE EXPERTS.



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THE FACE OF THE SURVEY AND NOT BE USED BY ANY OTHER PARTY.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS, INTERESTS, ENCUMBRANCES, OR OTHER RIGHTS NOT SHOWN ON THIS PLAT. THE PARTIES HERETO HAVE AGREED TO WAIVE ANY SUCH RIGHTS OR INTERESTS.

Gaskins

SPECIAL LAND USE PLAN FOR
COCKANAL PIPELINE CO.-
ATLANTA JUNCTION

LOCATED IN L.L. 867
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

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

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: HI/ Marathon-Ashland Tank Farm, City Stoarge

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

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

OPPOSITION: NO. OPPOSED ____ **PETITION NO:** ____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** _____

REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

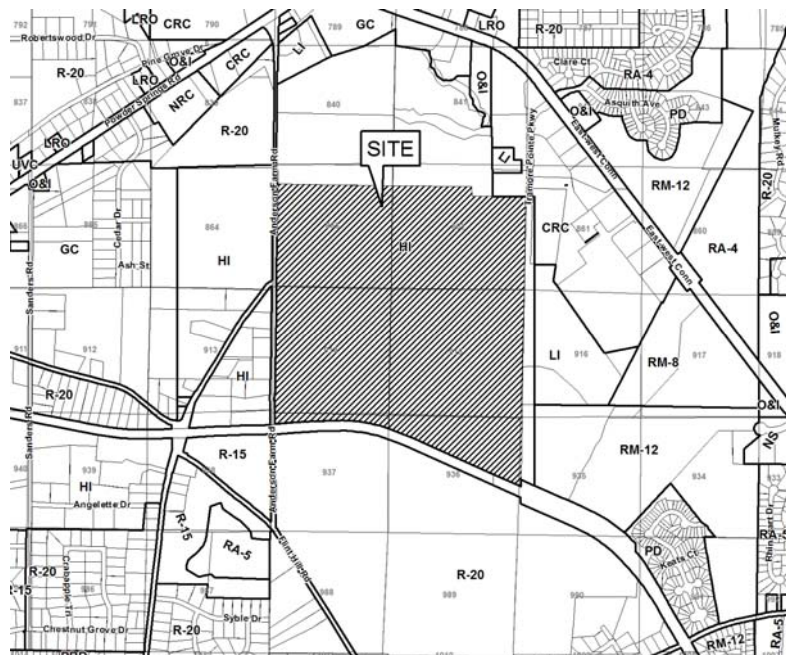
BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** _____

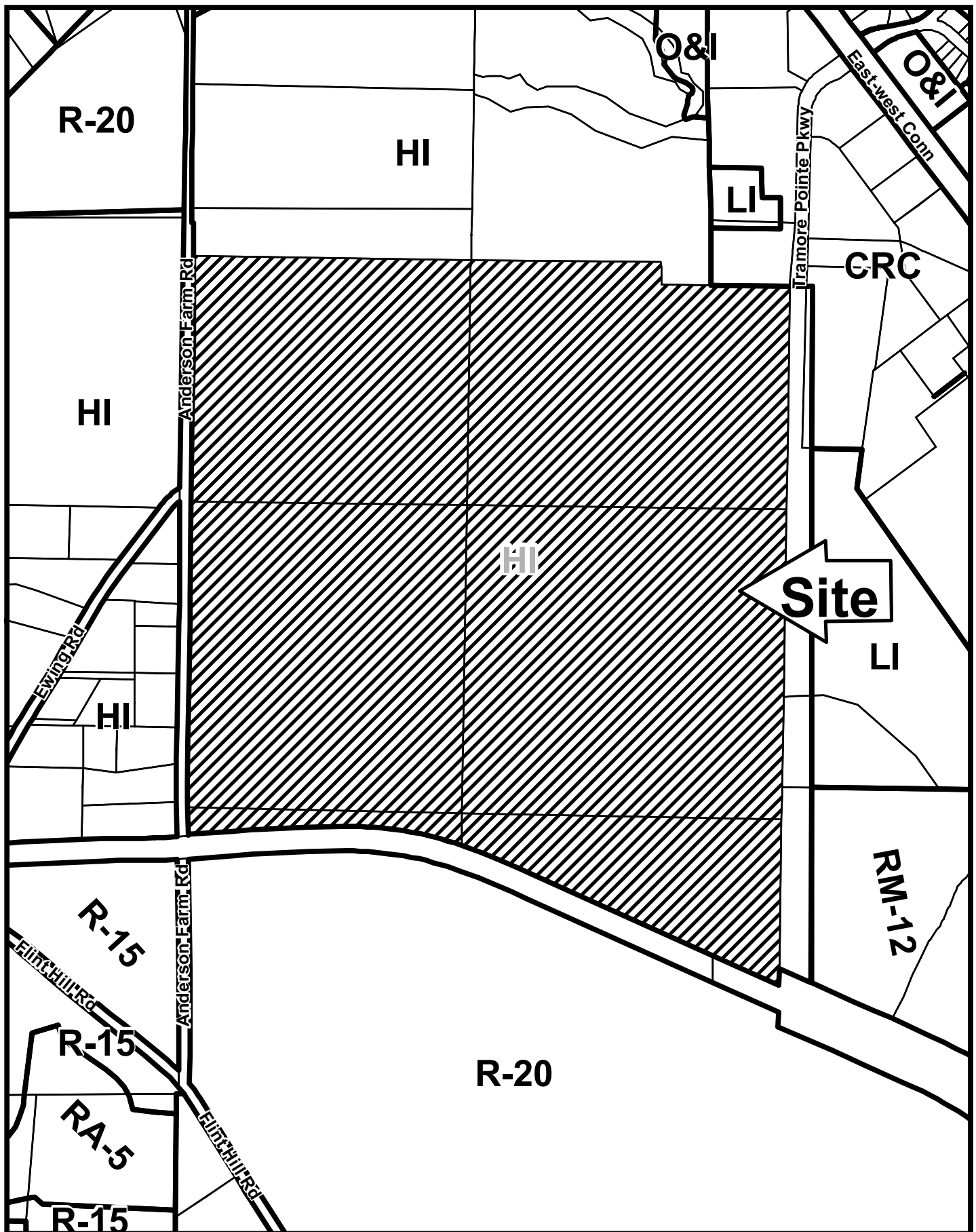
REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

STIPULATIONS:



SLUP-5



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

500 0 500 Feet



City Boundary
Zoning Boundary

APPLICANT: Colonial Pipeline Company

PETITION NO.: SLUP-5

PRESENT ZONING: HI

PETITION FOR: SLUP

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.

WATER & SEWER COMMENTS:

No water or sewer necessary for storage tanks.

TRAFFIC COMMENTS:

Recommend installing sidewalk curb and gutter along the frontage.

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.

APPLICANT: Colonial Pipeline Company

PETITION NO.: SLUP-5

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone X

- ☐ 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: _____

- ☐ 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 or lake bank.

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 (**private/onsite**).
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 lake.

APPLICANT: Colonial Pipeline Company

PETITION NO.: SLUP-5

PRESENT ZONING: HI

PETITION FOR: SLUP

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 _____
- ☐ 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

1. The proposed tank farm expansion will have spill containment berms that will control stormwater runoff from the site. A copy of the Spill Prevention Plan must be provided at Plan Review.
2. Elevated erosion control measures should be provided during construction to protect the existing adjacent onsite lake. A mulch berm utilizing onsite cleared timber in addition to the required silt fencing is recommended.

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.