

SLUP-11
(2011)

OCA INDUSTRIES, INC.

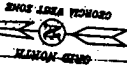
LAND SURVEYORS

VALENTINO & ASSOCIATES, INC.

1200 WINCHESTER PARKWAY SUITE 243
PHONE (770) 438-0015 FAX

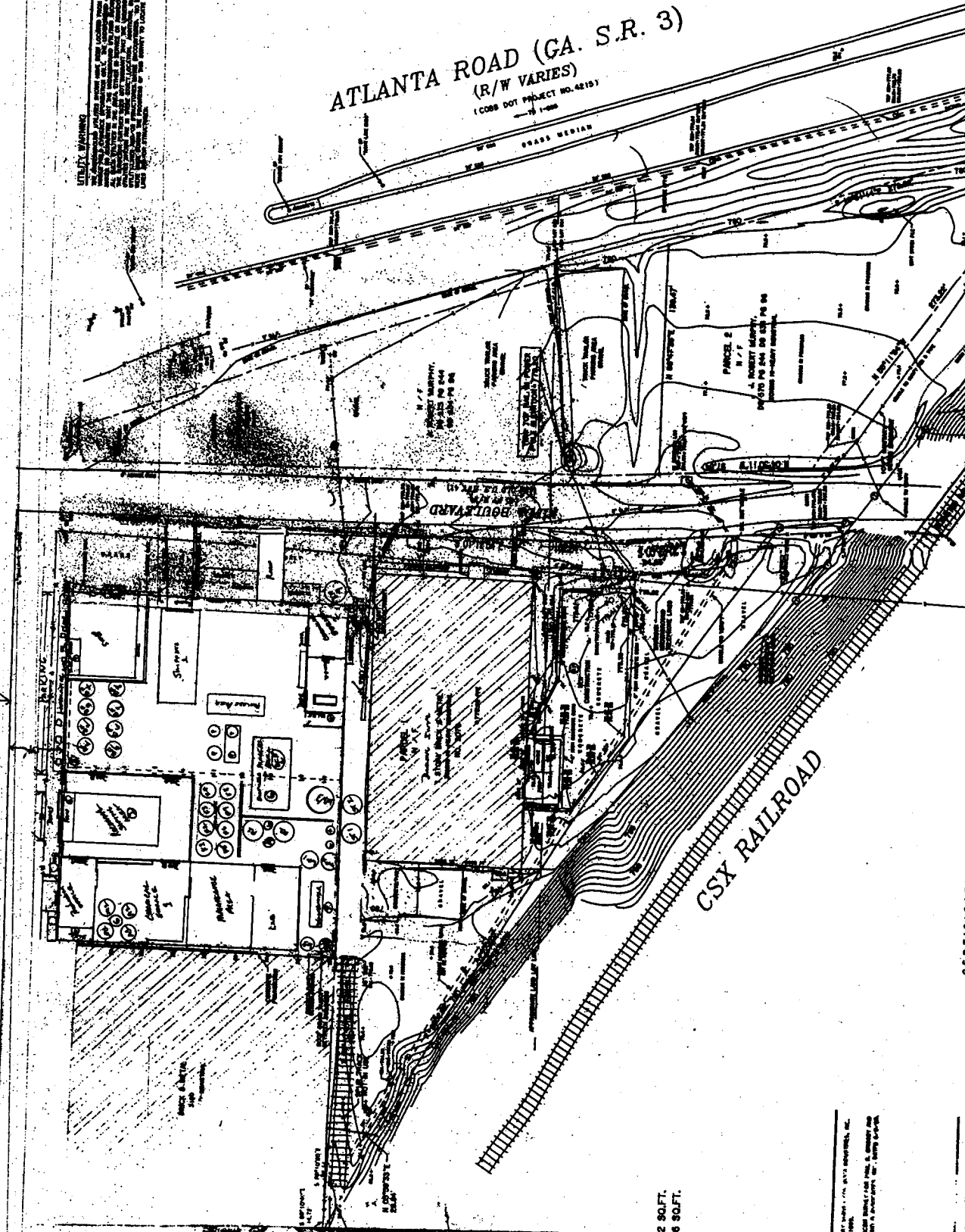
75 004 0 000 1776 DISTRICT END SECTION COBB COUNTY GEORGIA

TOPOGRAPHIC SURVEY FOR



ATLANTA ROAD (GA. S.R. 3)
(R/W VARIES)
(COBB DOT PROJECT NO. 4215)
1-1-00

UTILITY WARNING
THE FOLLOWING UTILITIES WERE LOCATED BY VISUAL INSPECTION AND INTERVIEW WITH LOCAL RESIDENTS AND BUSINESS OWNERS. THE LOCATION AND DEPTH OF THESE UTILITIES IS NOT GUARANTEED BY THIS SURVEY. ANY DAMAGE TO THESE UTILITIES IS THE RESPONSIBILITY OF THE USER OF THIS SURVEY.



25.00 FT.
10.00 FT.

VALENTINO & ASSOCIATES, INC.
1200 WINCHESTER PARKWAY SUITE 243
WINCHESTER, GA 30391
PHONE (770) 438-0015
FAX (770) 438-0016
WWW.VA-SURVEYORS.COM

APPLICANT: Boca Industries, Inc.
678-861-9036
REPRESENTATIVE: Donald E. Lenci
678-861-9036

TITLEHOLDER: Donald E. Lenci

PROPERTY LOCATION: At the southwest intersection of Nifda Boulevard and Nifda Drive, west of South Atlanta Road.

ACCESS TO PROPERTY: Nifda Drive and Nifda Boulevard

PHYSICAL CHARACTERISTICS TO SITE: Existing industrial building

PETITION NO: SLUP-11
HEARING DATE (PC): 12-05-11
HEARING DATE (BOC): 12-13-11
PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Biofuels Manufacturing,
Recycling of Fats, Oils and Grease

SIZE OF TRACT: 2.35 acres

DISTRICT: 17

LAND LOT(S): 964, 965

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** HI/Developed industrial uses
- SOUTH:** HI/Developed industrial uses and CSX Railroad
- EAST:** HI/Cobb County Water Treatment Facility
- WEST:** HI/Developeped industrial property

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

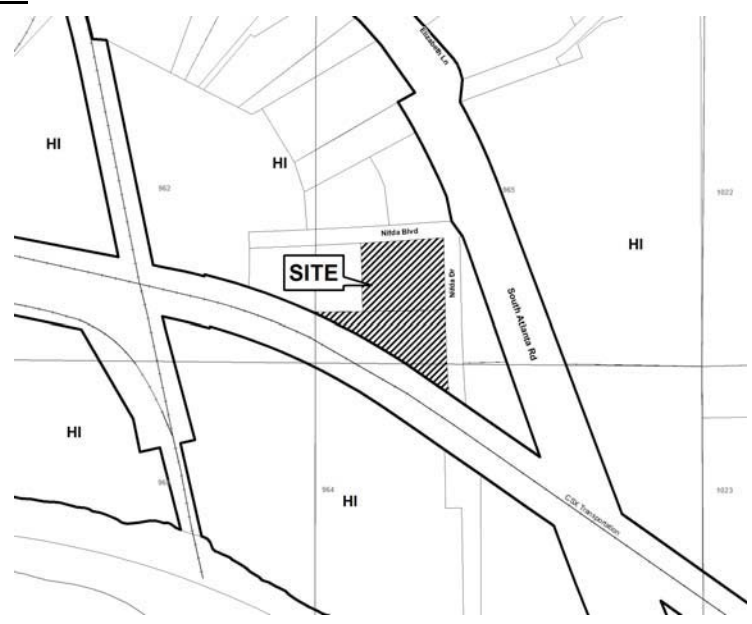
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

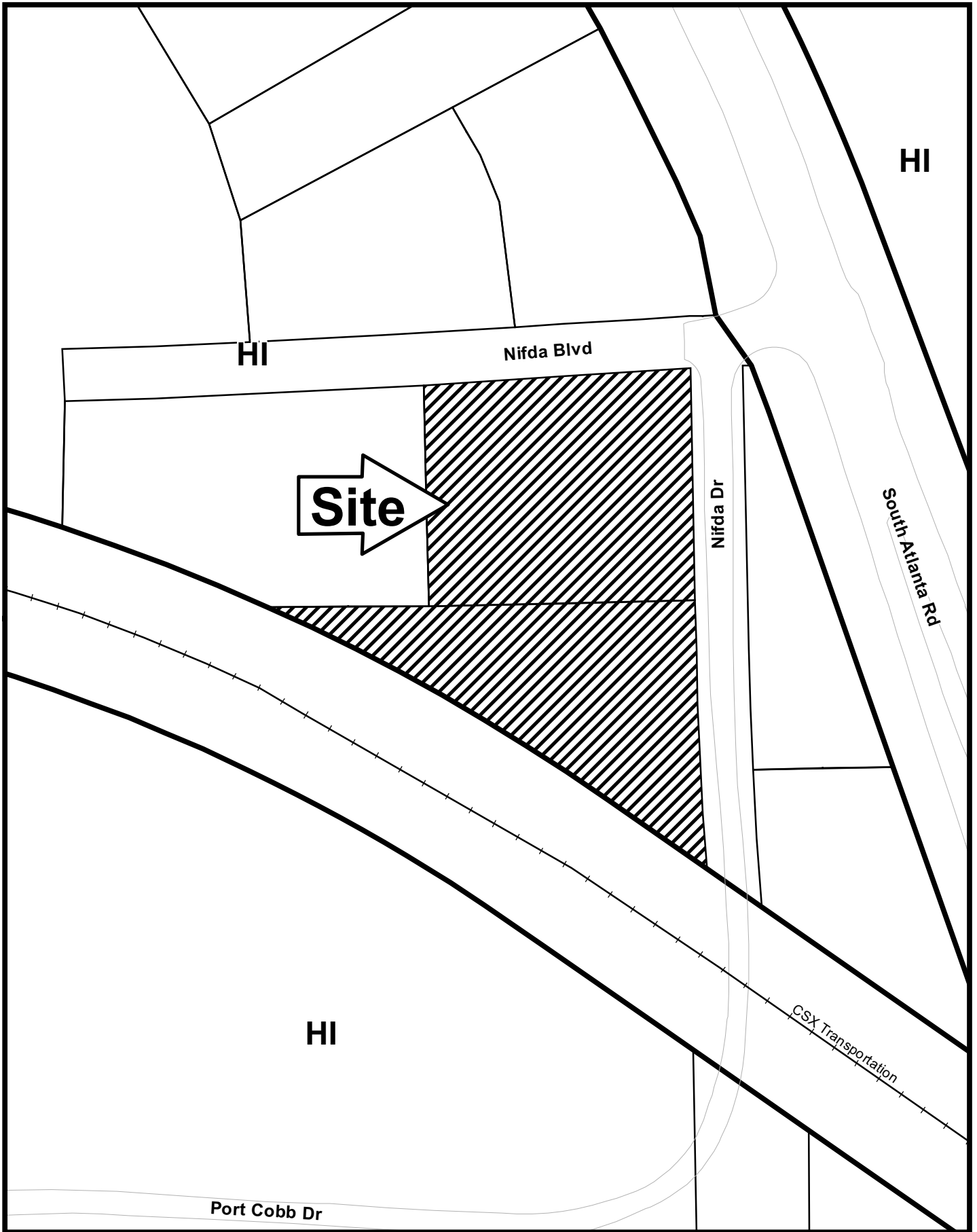
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

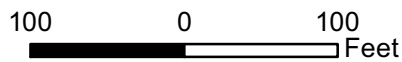
STIPULATIONS:





SLUP-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Boca Industries, Inc.

PETITION NO.: SLUP-11

PRESENT ZONING: HI

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of operating a biofuels manufacturing/recycling of fats, oils and grease. The applicant has operated this type of business in this area Nifda Boulevard in the past. The proposed business converts fats and oils into bio-diesel fuel. The bio-diesel fuel is used in truck and industrial boilers, and is a cleaner burning fuel than fossil fuel based diesel. The applicant has submitted the attached letter of proposed site improvements. The proposed use will be in the existing building and there will be eight to ten employees. There will be a maximum of three trips per day in and out. Unloading will be inside.

Historic Preservation: No comments.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Applicant must apply for an Industrial Discharge Permit with Cobb County Water System.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

FPE: Due to the nature of the proposed use it has been determined that the applicant will need to hire a Fire Protection Engineer to ensure conformity of all codes and standards prior to the submission to Cobb County Fire Marshall's Office.

APPLICANT: Boca Industries, Inc.

PETITION NO.: SLUP-11

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS

A Notice of Intent may need to be filed with the Georgia Environmental Protection Division for coverage under the NPDES General Permit to discharge stormwater associated with industrial activities. This facility would likely be classified under the Standard Industrial Classification (SIC) Code 2077 for an Animal and Marine Fats & Oils operation. Any requirements associated with this permit must be addressed including the development of a written stormwater pollution prevention plan (SWPPP) for the site.

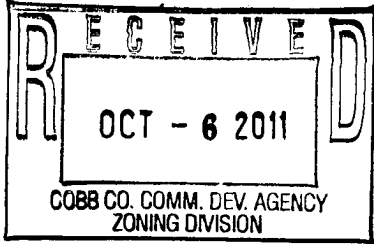
STAFF RECOMMENDATIONS

SLUP-11 BOCA INDUSTRIES, INC.

The applicant's property is located in the Heavy Industrial (HI) zoning category in the Industrial land use category based on the *Cobb County Comprehensive Plan*. The subject property is located in area populated with heavy industrial uses such as manufacturing, distribution, power manufacturing and water treatment. The applicant has operated the proposed use in this same area in the past. It is staff's opinion that applicant's proposal is suitable and recommends APPROVAL subject to the following:


- Site plan received by the Zoning Division, with the District Commissioner approving minor modifications;
- Statement of Proposed Site Improvements from Donald E. Lenci received by the Zoning Division on October 6, 2011;
- Water and Sewer comments and recommendations;
- Stormwater Management Division 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.

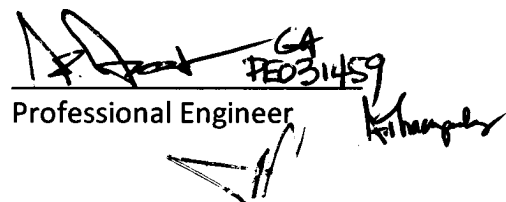


Statement of Proposed Site Improvements
5070 Nifda Drive
Biofuels Manufacturing Facility
October 5, 2011
Submitted by Owner: Donald E. Lenci

- 1) Handling of all processing materials, including loading, unloading of feedstock Vegetable Oils and process chemicals, such as methanol, acids and bases, shall be conducted under roof inside the building.
- 2) The building shall be modified to include additional/enlarged roll up doors to accommodate vehicles to enter and exit the building as shown on the scaled drawings.
- 3) The building roof shall be raised 10 to 15 feet in some areas to accommodate process and storage equipment as shown on the scaled drawings.
- 4) Outside storage tanks, if installed, as shown on the scaled drawings, shall be located between this property and the property located adjacent to it to the south, with the address of 5076 Nifda Drive, and shall be constructed in accordance with all regulations and in accordance with an Agreement between Darling International and Donald E. Lenci dated February 23, 2009, which Agreement specifically allows for storage tanks between the two buildings.
- 5) The building interior shall be modified to accommodate spill retention of all materials as required by federal, state and local regulations.
- 6) The building shall be ventilated, and fire protected, to meet all EPA fuels processing facilities regulations.
- 7) The building Interior shall have wastewater collection troughs for retaining, and transferring to storage and processing.
- 8) The building interior plumbing shall be modified to connect a wastewater processing area to the county sewer in accordance building code and local industrial pretreatment requirements.
- 9) The building electrical service shall be upgraded in accordance with building code.
- 10) The building dock high receiving door exterior shall be ramped on the exterior to accommodate drive in vehicles. The ramp shall approximately match the slope and construction of the existing ramp attached the building.
- 11) Exterior parking of the north side of the building shall be resurfaced, with painted line spaces for employee parking. In addition the area shall be landscaped with green spaces.



Donald E. Lenci



Professional Engineer