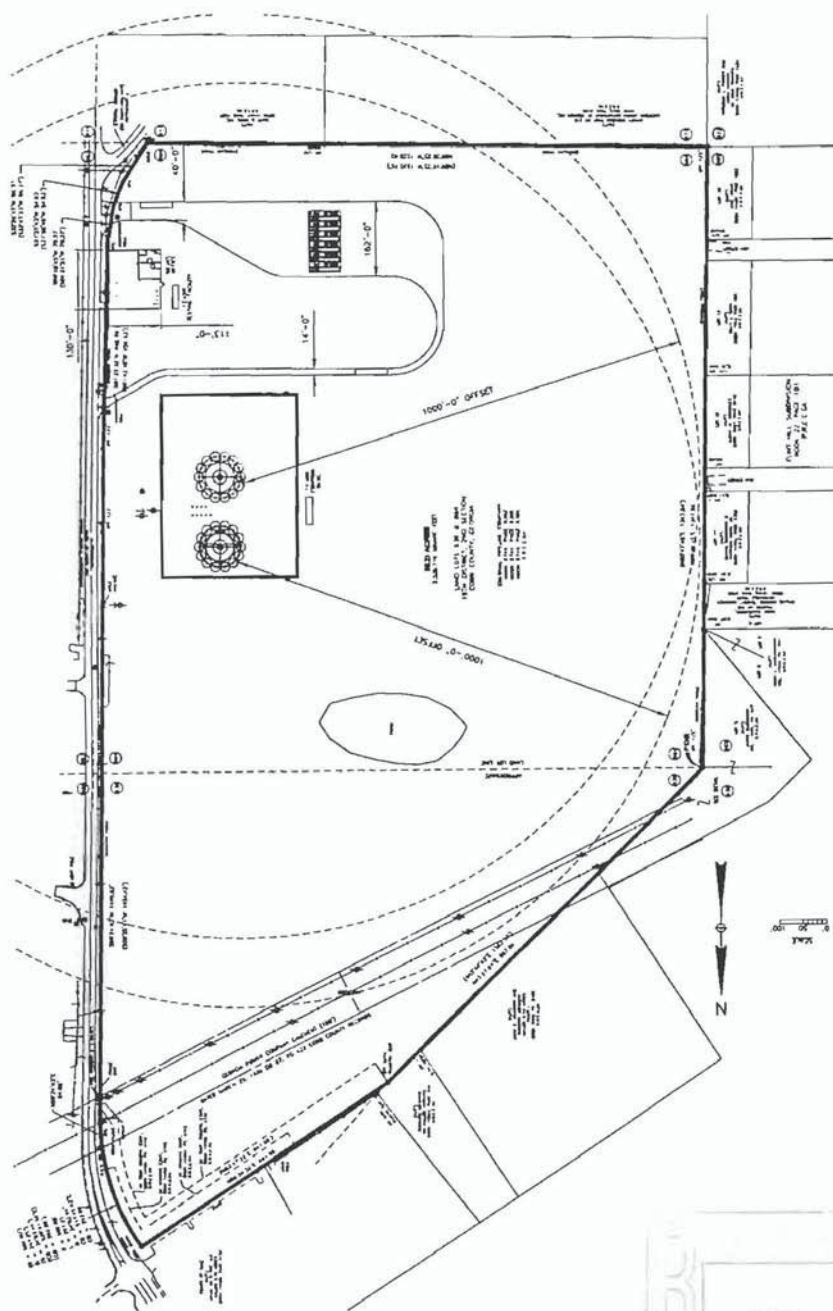


Z-90
(2014)

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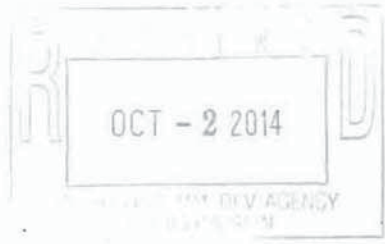
PLOT PLAN



NOTE: THIS PLAN IS A PRELIMINARY PLAN. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.

[Signature]
 DATE: 09/18/2014
 COUNTY: COBB COUNTY, GA
 CITY: ATLANTA, GA

MAGELLAN CONSULTING ENGINEERS, P.C.	
ATLANTA, GEORGIA	
COBB COUNTY PERMIT PLOT PLAN	
DATE	09/18/2014
PROJECT	1001-D-XXX
SCALE	AS SHOWN
BY	XXX-D-1001
CHECKED BY	
APPROVED BY	



APPLICANT: Magellan Pipeline Company, LP

PHONE#: (918) 574-7849 **EMAIL:** Ivory.Hitz@magellanlp.com

REPRESENTATIVE: John H. Moore

PHONE#: (770) 429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Colonial Pipeline Company

PROPERTY LOCATION: West side of Anderson Farm Road, south of Powder Springs Road, on the northerly side of Ewing Road, at the terminus of Elm Street, and at the terminus of Ash Street.

ACCESS TO PROPERTY: Anderson Farm Road

PHYSICAL CHARACTERISTICS TO SITE: Large, undeveloped tract, partially wooded

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: CRC, NRC/ Uncompleted Commercial Strip Center

SOUTH: HI/ Davis and Sons Plumbing, American Legion Post 216

EAST: HI/ Colonial Pipeline Tank Farm

WEST: GC/ Grandfathered Residential Properties

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:

PETITION NO.: Z-90

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: GC, HI, R-20

PROPOSED ZONING: HI

PROPOSED USE: Petroleum Operations

SIZE OF TRACT: 58.21 acres

DISTRICT: 19

LAND LOT(S): 839, 864

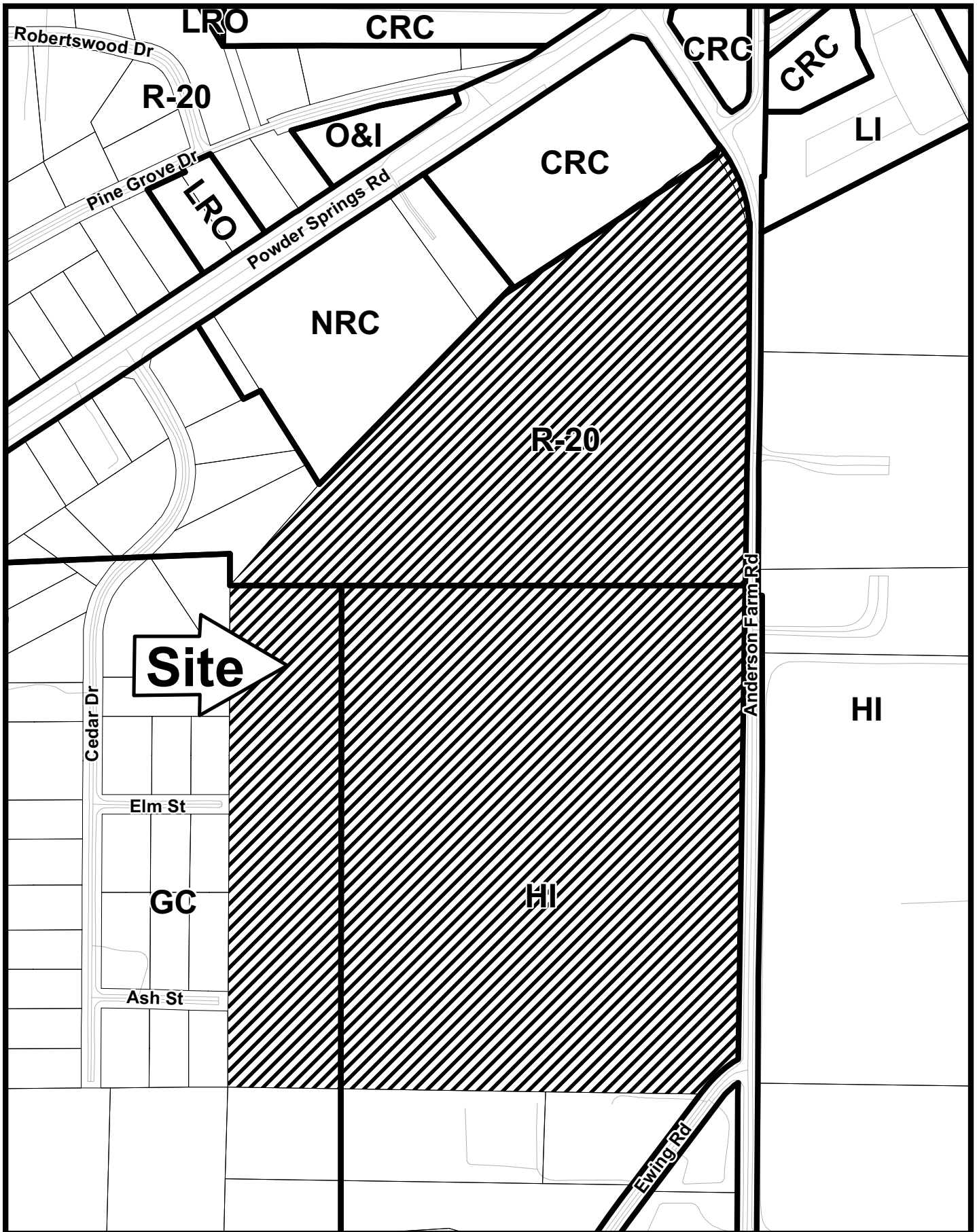
PARCEL(S): 13, 1

TAXES: PAID X **DUE**

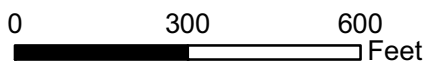
COMMISSION DISTRICT: 4



Z-90



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



- City Boundary
- Zoning Boundary

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Industrial Compatible – Priority Industrial Area

Proposed Number of Buildings: 3 **Total Square Footage of Development:** 4,740 sq. ft.

F.A.R.: 0.002 **Square Footage/Acre:** 81.43 sq. ft.

Parking Spaces Required: 15 **Parking Spaces Provided:** 16

The applicant is requesting a rezoning from the current R-20 single-family residential district, GC general commercial district, and HI heavy industrial district to HI for Colonial Pipeline’s “Apple Orchard.” This property is the 58+ acre tract that lies directly adjacent to Colonial’s Atlanta Junction (“tank farm”) and is separated from Atlanta Junction by Anderson Farm Road. The rezoning will allow the applicant to construct a new offloading area, new storage, piping, and other related equipment which will complement the existing operations at the Atlanta Junction facility.

The rezoning is required as “petroleum or bulk storage facility” is considered a Special Exception under the HI district. Therefore, as required by Sec. 134-231 (11), the applicant is also requesting a concurrent Special Land Use Permit under application SLUP-22, will follow all applicable state and federal laws and obtain all necessary permits, has provided a spill containment plan to be approved by staff, is sited on more than five (5) acres, is setback 1,000 feet from residences and schools, and will have noise and air pollution plans approved by staff as well as a fire prevention plan and evacuation plan approved by the fire marshal. The applicant has requested a variance of the limitation on hours of operation to daylight hours only.

Specifically, the applicant states that the facility will provide butane blending capabilities that effectively increase the supply of gasoline distributed from Colonial’s pipeline that is distributed along the east coast. The new facility will be used to blend a small percentage of butane into gasoline which will meet all federal, state and industry specifications and can be used in all vehicles with spark ignition engines.

The site will consist of three (3) buildings (control building, testing facility, and office), six (6) offloading spots for offloading butane into the storage system, two (2) 60,000 bbl (working capacity) spheres each 90 feet in diameter, and eight (8) vertical can pumps. The storage spheres are situated so as to accommodate the required 1,000 foot offset from adjacent residential properties. There will be a total of six (6) full time employees working in shifts, 24 hours a day.

If approved as presented, the request will require the following variances:

1. A waiver of the maximum structure height from 50 feet to 110 feet for the storage spheres (Sec. 134-231 (7))
2. A waiver of the limitation on hours of operation to daylight hours to allow for 24 hour a day operation (Sec. 134-231 (11))

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

Cemetery Preservation: No comment.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC, HI, R-20 to HI for purposes of petroleum operations. The 58.21 acre site is located on the west side of Anderson Farm Road, south of Powder Springs Road, and on the northerly side of Ewing Road.

Comprehensive Plan

The parcel is within a Priority Industrial Area (PIA) future land use category, with GC, HI, R-20 zoning designations. The purpose of the PIA is to provide protection for industrial areas that can support future job growth for industrial, manufacturing, office/warehouse, technology, biomedical and distribution uses. Typical uses are determined through the PIA and its subcategories. This parcel is located within the sub category Industrial Compatible which can support light industrial, office/warehouse, and distribution uses.

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Board of Commissioners are considering a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Board of Commissioners are requested to consider a zoning change to a PIA property or areas adjacent to PIA properties that alters its zoning designation to one which is not compatible with its existing industrial future land use category (Industrial or Industrial Compatible). Finally, the policy relating to “Adjacency to viable industrial areas” should be considered by the Planning Commission and the Board of Commissioners when a zoning change occurs to a property adjacent to PIA properties:

- *Job impacts:* Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.
- *Tax Base Impacts:* Evaluate and compare the tax base impacts between potential uses with the existing zoning and the proposed zoning; as well as, comparing tax base impacts to job impacts.
- *Viability:* Prioritize developments with immediate uses over potential uses without users lined up.
- *Transition:* Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use surfaces.
- *Adjacency to viable industrial areas:*
Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

Master Plan/Corridor Study

Powder Springs/Flint Hill Road Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

PLANNING COMMENTS: (Continued)

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT Magellan Pipeline Company, LP

PETITION NO. Z-090

PRESENT ZONING GC, HI, R-20

PETITION FOR HI

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 6" AC / W side of Anderson Farm Road

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: 100' W in Ash Street ROW

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments: Based upon expected flow of 1 ERU or less on 58 acres, a septic tank is recommended by CCWS

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noses Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood (associated with onsite lake).
- 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: adjacent to onsite lake

- 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.

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 – 3865 Sanders Road (currenty drained)
Additional BMP's for erosion sediment controls will be required.
- Lake Study may be needed to document sediment impact.
- 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 receiving stream.

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HL, R-20

PETITION FOR: HI

STORMWATER MANAGEMENT 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 entire site drains to the west through the adjacent Flint Hills Subdivision via two primary discharge points. The majority of the site will remain undisturbed with the proposed facility to be located near the southeast corner.
2. The proposed site plan may require a stream buffer variance, however it appears that the layout can be revised to eliminate the need for a variance. This issue can be addressed in Plan Review.
3. A Notice of Intent must be filed with the Georgia Environmental Protection Division for coverage under the NPDES General Permit to discharge stormwater associated with industrial activity. Any requirements associated with this permit must be addressed. A copy of the Stormwater Pollution Prevention Plan must be provided to the Stormwater Management Division.

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: Z-90

PRESENT ZONING: GC, HI, R-20

PETITION FOR: HI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Anderson Farm Road	9500	Major Collector	35 mph	Cobb County	80'

Based on 2009 traffic counting data taken by Cobb County DOT (Anderson Farm Road)

COMMENTS AND OBSERVATIONS

Anderson Farm Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Anderson Farm Road, a minimum of 40' from the roadway centerline.

Recommend curb, gutter, and sidewalk along Anderson Farm Road frontage.

Recommend eliminating the proposed access closest to Ewing Road.

Recommend the proposed gate meet Cobb County Development Standards.

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

STAFF RECOMMENDATIONS

Z-90 MAGELLAN PIPELINE COMPANY, LP

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The site of the request is on a tract already zoned HI with parts to be combined currently being zoned GC and R-20. However, the structures associated with the proposed use will be located closer to Anderson Farm Road on a site immediately across from Colonial's existing "tank farm." The request allows for consideration of the entire 58+ acre site in a way that will facilitate a configuration that best suits the industrial nature of adjacent operations on Anderson Farm Road while providing opportunity to adhere to buffers and offsets as required from adjacent residences.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The request will allow utilization of the property owned by Colonial Pipeline to enhance their operations existing across Anderson Farm Road at the Atlanta Junction "tank farm" site. The proposal takes into account the required 1,000 foot setback of the storage spheres from nearby residences as it sites the facilities closer to Anderson Farm Road allowing for the existing forestation of the site to further buffer it from those homes lying to the west.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. Identified as a Priority Industrial Area on the future land use map, this site is recognized as one that should be protected and encouraged for utilization "to maintain economic vitality and to enhance the areas capacity to accommodate future growth." This goal as identified by the County works perfectly as Magellan seeks the requested rezoning to allow them to complement the area petroleum operations currently existing at the adjacent Colonial site.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The request will allow for the entire 58+ acre site to be brought under the necessary HI district zoning category. The applicant's proposal accommodates necessary setbacks from residences locating the proposed facilities closer to Anderson Farm Road. Identified as a Priority Industrial Area, the site, if the current request is approved, is perfectly located to complement the existing operations of the adjacent Colonial facility.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on October 2, 2014 with District Commissioner approving minor modifications;
- Maximum height of storage spheres up to 110 feet;
- Storage spheres to be painted muted colors and not used for signage or advertising purposes other than identification or other markings required by federal, state, or local regulations;
- Allowance of 24 hour operation and staffing of site;
- Spill containment plan, noise and air pollution abatement plans, and fire prevention, evacuation, and safety plan to be approved by staff;
- Fire Department comments and recommendations;

STAFF RECOMMENDATIONS
(CONTINUED)

Z-90 MAGELLAN PIPELINE COMPANY, LP

- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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 #: Z-90 (2014)

PC Hearing Date: 12/02/2014

BOC Hearing Date: 12/16/2014

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Complementing area petroleum operations and enhancing gasoline supply
- b) Proposed building architecture: Metal industrial buildings
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: § 134-231 (7) - Maximum height;
§ 134-231 (11) - Hours of operation and 1,000 foot set back

Part 3. Other Pertinent Information (List or attach additional information if needed)

None at this time.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

Part 5. Is this application a result of a Code Enforcement action? No ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: John H. Moore; Georgia Bar No. 519800 Date: October 2, 2014

Applicant name (printed): Attorneys for Applicant and Property Owner

*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

Application No.: Z-90 (2014)
Hearing Dates: December 2, 2014
December 16, 2014

Applicant: Magellan Pipeline Company, LP
Titleholder: Colonial Pipeline Company



Analysis of impact of the proposed rezoning with respect to the following:

- (a) The Application for Rezoning requests rezoning of approximately 58.21 acres located on the westerly side of Anderson farm road, southerly of Powder Springs Road (hereinafter the “Property” or the “Subject Property”), from the General Commercial (“GC”), Heavy Industrial (“HI”), and R-20 zoning classifications to the Heavy Industrial (“HI”) zoning classification for the purpose of operating a facility for complementing area petroleum operations and enhancing gasoline supply. Due to the use sought by Applicant, rezoning of the entirety of the Property to the Heavy Industrial zoning classification is required.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. The Subject Property is bounded on the east, across Anderson Mill Road, by other properties owned by Colonial Pipeline Company, and zoned Heavy Industrial; as well being adjacent to the vast portion of the Subject Property being zoned Heavy Industrial. The Subject Property is also adjacent to HI zoned properties to the south and GC zoned properties to the west. The northwesterly sides of the Subject Property are adjacent to properties zoned Neighborhood Retail Commercial (“NRC”) and Community Retail Commercial (“CRC”). The proposed development will have adequate fencing and buffering along its boundaries with any areas which may be used residentially, despite the zoning of those properties, thus minimizing any impact and effect. Applicant will further seek to minimize any impact on surrounding properties as much as possible. Therefore, rezoning of the entirety of the Subject Property to the Heavy Industrial zoning classification will have a minimal, if any, impact on surrounding properties.
- (c) The property as zoned does have a reasonable economic use. Approval of the requested rezoning will allow for a more reasonable, economic use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia; as well as the policy and intent of the Land Use Plan, as the Subject Property is in a

“Priority Industrial” classification and as evidenced by the majority of the Property being zoned Heavy Industrial.

- (f) The majority of the Subject Property is currently zoned to the Heavy Industrial category. By granting the requested rezoning and placing the entirety of the Property within the HI zoning category, as presented, the Subject Property will allow for a use which ultimately will benefit not only the county, but consumers within the southeast region.

