

PLOT PLAN



ALL SURVEYMENTS WERE AND PROPOSED. BOUNDARY INFORMATION DETICED HEREON IS BASED ON A SURVEY PREPARED BY SURVING AND MAPPING, LLC. LIMITED WARRANTY SURVEY OF 21 ACRE JACKSON PARK ROAD TRACT MAP NO. 1 FOR WILSON WESTERN PARTNERS, L.P., DATED SEPTEMBER 18, 2018, SIGNED AND SEALED BY ME.

James H. Green
James H. Green



MAGELLAN
MICRON FILMS, INC.

ATLANTA JUNCTION
CORB COUNTY PERMIT PLOT PLAN

XXX-D-1001

PETITION NO: SLUP-22

HEARING DATE (PC): 12-02-14

HEARING DATE (BOC): 12-16-14

PRESENT ZONING: R-20, GC, HI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Complementing Area
Petroleum Operations and Enhancing Gasoline Supply

SIZE OF TRACT: 58.21 acres

DISTRICT: 19

LAND LOT(S): 839, 864

PARCEL(S): 13, *l*

TAXES: PAID ☒ **DUE** _____

COMMISSION DISTRICT: 4

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 _____

APPROVED **MOTION BY**

REJECTED SECONDED

HELD	CARRIED
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APPROVED **MOTION BY**

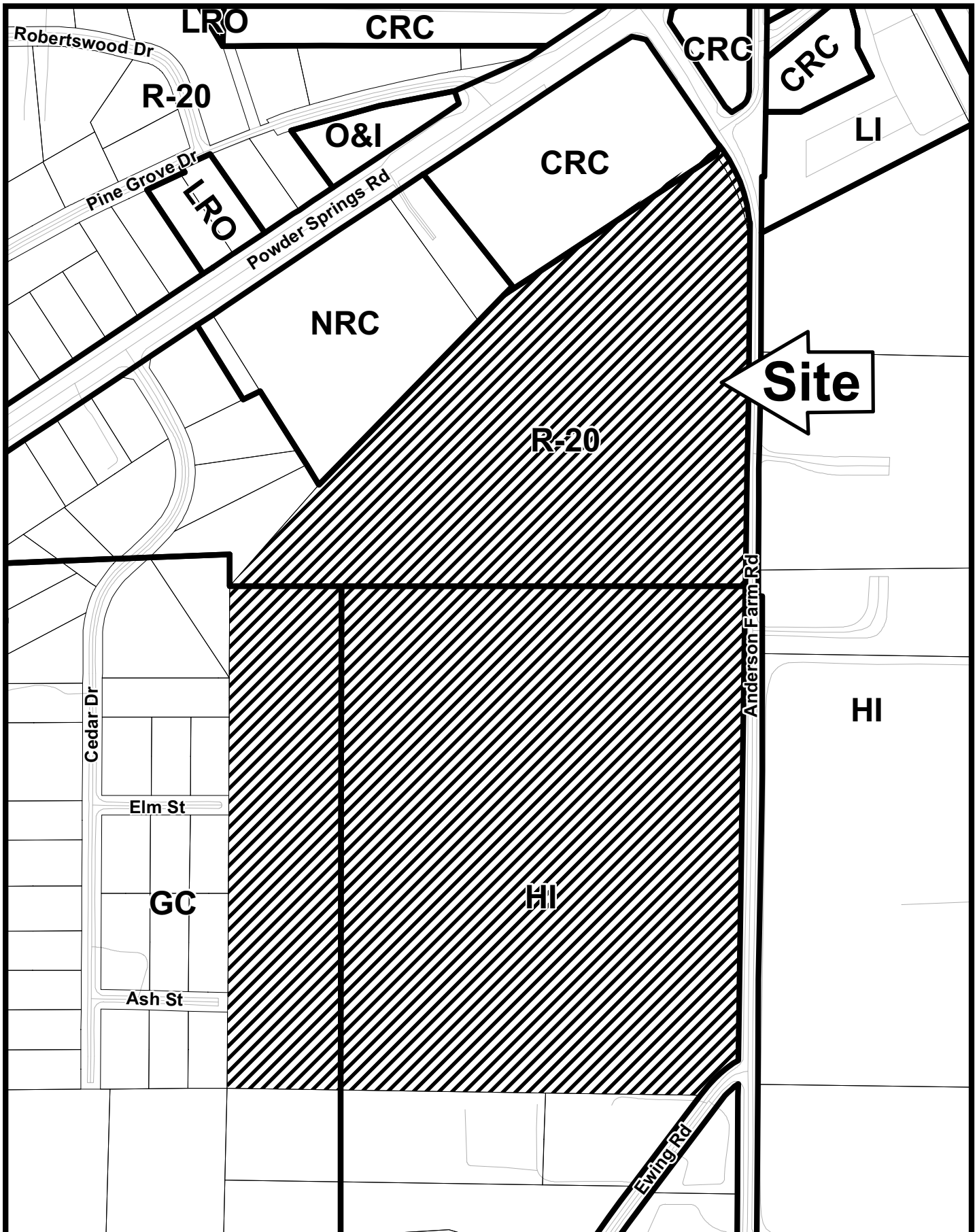
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SLUP-22



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

0 300 600 Feet



City Boundary
Zoning Boundary

APPLICANT: Magellan Pipeline Company, LP

PETITION NO.: SLUP-22

PRESENT ZONING: R-20, GC, HI

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) 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 SLUP 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 SLUP 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 rezoning under application Z-90, 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))

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Refer to Z-90 comments.

APPLICANT: Magellan Pipeline Company, LP

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PRESENT ZONING: R-20, GC, HI

PETITION FOR: SLUP

TRAFFIC COMMENTS:

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.

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.: SLUP-22

PRESENT ZONING: GC, HL, R-20

PETITION FOR: SLUP

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.: SLUP-22

PRESENT ZONING: GC, HL R-20

PETITION FOR: SLUP

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.

STAFF RECOMMENDATIONS

SLUP-22 MAGELLAN PIPELINE COMPANY, LP

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*
It is Staff's opinion that the applicant's proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use is adjacent to the Colonial Pipeline's Atlanta Junction "tank farm," located on property owned by Colonial. The facilities proposed to be constructed will be located closer to Anderson Farm Road than the western boundary of the property following the required 1,000 foot setback from nearby residences.
- (2) Whether or not the use is otherwise compatible with the neighborhood.*
It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area is predominately oriented to industrial uses with a future land use designation of PIA priority industrial area and IC industrial compatible supporting uses such as the Colonial Pipeline Atlanta Junction and the applicant's requested operations.
- (3) Whether or not the use proposed will result in a nuisance as defined under state law.*
The use should not be a nuisance with noise and dust abatement measures being incorporated.
- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.*
The quiet enjoyment of surrounding property should not be adversely affected due to the proposed noise and air pollution abatement measures in relation to surrounding uses to be approved by staff.
- (5) Whether or not property values of surrounding property will be adversely affected.*
This use should not adversely affect property values of surrounding property.
- (6) Whether or not adequate provisions are made for parking and traffic considerations.*
There are adequate provisions for parking and traffic considerations. The proposed location of the operation has a drive off of Anderson Farm Road.
- (7) Whether or not the site or intensity of the use is appropriate.*
The applicant's site is located within the PIA IC future land use category and is well situated to complement the adjacent, existing Colonial operations across Anderson Farm Road.
- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*
The area is already predominately zoned and occupied for industrial uses within the heavy industrial district. The proposed tract is wooded along the western side that is adjacent to the nearest residences. The site will be constructed so that the facilities are closer to the Anderson Farm Road side and will follow the required 1,000 foot setback from those residences.

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STAFF RECOMMENDATIONS

SLUP-22 MAGELLAN PIPELINE COMPANY, LP (Continued)

- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The applicant has requested allowance of operation of the site 24 hours a day.
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
Trucks will enter the property from the south end of the site off of Anderson Farm Road. The paved entrance will include a motor operated gate with card reader.
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*
No landscaping is proposed and based on the use's location should not be necessary.
- (12) *Whether or not the public healthj safetyj welfare or moral concerns of the surrounding neighborhood will be adversely affected.*
The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties in that a noise and air pollution abatement plan will be approved by staff as required.
- (13) *Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.*
The Code requires compliance with state and federal laws, obtaining all necessary state and federal permits, a spill containment plan will be approved by staff, the site is over five acres, the 1,000 foot setback is being followed from residences and schools, and noise and air pollution abatement plans will be approved by staff as necessary as well as a fire prevention, evacuation and safety plan shall be approved by the fire marshal.
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*
The applicant has provided details necessary to review the request.
- (15) *In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.*
The applicant has provided sufficient information that demonstrates the proposal's compliance will all applicable requirements with the excepted requests for height and hours of operation variances. The site is located within a PIA priority industrial area on the future land use map and is immediately adjacent to the existing operations of the Colonial Pipeline's Atlanta Junction "tank farm" across Anderson Farm Road. The required 1,000 foot setbacks from nearest residences and schools will be met and the site's wooded nature will further help to screen it from its western neighbors.

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

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STAFF RECOMMENDATIONS

SLUP-22 MAGELLAN PIPELINE COMPANY, LP (Continued)

- 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;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation 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.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 22 (2014)
Hearing Dates: December 2, 2014
December 16, 2014

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

OCT - 2 2014

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

Upon project startup in September 2016, Powder Springs Logistics' new infrastructure will provide opportunities to increase the volume of gasoline by providing services which will ultimately enhance the security of gasoline supply for certain markets along the eastern seaboard. The new infrastructure includes new offloading area, new storage, piping and other related equipment which will complement the existing operations at the Atlanta Junction facility.

a. Supply/Offloading System

Six offloading spots will be built parallel to each other for offloading butane into the Storage System. Each spot will consist of the following:

- Offloading Skid utilizing compressors with vapor return line from the spheres. Each compressor skid consists of the following:
 - 4" Vapor supply line route from the spheres to the compressor skid.
 - Knockout pot with high/low level sensors and positive displacement pump with 2HP electric motor to pump back liquid
 - Compressor with 60HP electric motor and VFD sized for 20 min offload time
 - Vapor truck connection: 1" dry break/pop-it style/no emissions
 - Liquid truck connection: 2" dry break/pop-it style/no emissions
- Measurement Skid using scales and densitometer to determine mass offloaded. Measurement will be tied into TAS for allocation accuracy.
- Two motor-operated valves used to direct butane to desired sphere header.
- Each spot will have driver's bus stop which will house the card reader/TAS panel.

Two 12" headers will transfer butane from the offloading skids to spheres.

Trucks will enter the property from the south off of Anderson Farm Road. The paved entrance will include a motor operated gate with card reader and paved drive to the offloading spots. To exit, the trucks will pull through the offloading lane or use the bypass lane. The exit gate will utilize contacts and photocell sensors to open/close. Lighting and cameras will be installed to monitor truck offloading. Fire/gas detectors

will be installed in the offloading area for safety shutdown system. Fire extinguishers will be added to the area following fire code requirements and the recommendations from the local fire chief. No containment is included.

A Pre-Authorization/drivers building will be built and located near the offloading area. The drivers will be able to pre-authorize their load before offloading.

b. Storage System

The Injection System will be supplied from the Storage System which consists of two (2) 60,000 bbl (working volume) spheres and eight (8) vertical can pumps.

- Spheres
 - Two (2) 60,000 bbl (working capacity), ~ 90-ft diameter spheres.
 - Designed and built to ASME Section VIII Division 1, NFPA 58 and API 2510 (DOT compliant).
 - The butane sphere will be designed at 100 psig at 200F (top).
 - Design will include appropriate pressure relief valves mounted on diverter valves, drop checks, and other LPG required valves including fast acting-fire safe - isolation valves.
 - The spheres will be equipped with automatic level gauge transmitter with pressure and temperature transmitters.
 - Product will enter the spheres through the spray bar designed at 2,460 gpm (full flow from supply).
 - Two (2) forms of fire suppression: water misters and deluge system.
 - Gas detectors
 - Fire detectors
 - Dedicated fire pump system
 - Containment dike system

The two spheres will be operated in ping-pong method allowing for butane certification and creation of sulfur credits.

- Pumps
 - Eight (8) vertical can pumps, per Magellan's API Vertical Pump Standard, will be installed to transfer butane from the spheres through the Injection System to the Injection Point.
 - Four of the eight pumps will be 605 gpm @ 215 PSID with 100 HP, 1,800 RPM, electric motors installed in parallel to supply the five stub line injection systems. Each motor will be equipped with VFD for starting and pressure control.
 - Four of the eight pumps will be 1,485 gpm @ 725 PSID with 200 HP, 1,800 RPM, electric motors installed in parallel to supply the mainline injection system VFD.
 - Each pump will have the following instrumentation: vibration transmitter, pressure switch and liquid level switch on seal pot, RTDs.

- Each pump piping configuration includes 300# motor operated suction valve and inline strainer, 300# GTS and check discharge valves.
- Suction low pressure switch and discharge pressure transmitter.
- ESD button, hazgas monitors and thermal/fire detection sensor will be installed for each pump.

The entire Storage System area (including spheres, pumps, metering equipment) will all be within a fenced area.

c. Office Building & Testing Facility

A new office building and testing facility will be built. The office building is approximately 1,500-sqft steel building and includes the following:

- Lobby
- Conference Room
- Kitchen
- Two bathrooms (men's includes shower)
- Two (2) technician's stations
- Two (2) desk stations
- One (1) Supervisor's Office

The testing facility is a +500-sq.ft steel building, with water, sewer and power connections.

- The testing facility features:
 - 6 to 8-ft Fume Hood
 - Sink
 - Countertops, cabinets and shelving
 - Cylinder storage area
 - HVAC unit with make-up air system
 - Electrical Panel
 - Proper air exchange
 - Hazgas monitor

d. Power

The new site will require a 5 MVA service to provide the power required for all the assets. The power supply will feed two MCCs. The loads per MCC have been strategically segregated to prevent a total shutdown of any system if one MCC were to be out-of-service.

- All unloading and Terminal Accounting Systems are supplied with uninterruptable power. Each of the six (6) unloading streams will have independent controls and power.
- Variable Frequency Drives will be used to improve startup and controlling the process. This also facilitates improvements in the power requirements.
- Motorized Operated Valves will be used to assist in the control of the process.
- Emergency Lighting will be installed and powered from an independent Uninterruptable Power Source.

e. Fire

No meetings have been held with the County or State Fire Marshal. However, we have based the fire protection system on the sphere asset at Magellan's East Houston facility, plus a fire consultant has reviewed the Georgia State and NFPA 58 requirements and developed a plan and estimate based on this knowledge.

As mentioned above,

- The storage system: the sphere will have water misters and deluge system. These will all be supplied water from the 42" water main located on the property. It is anticipated that a fire pump will be required in order to boost pressure enough to flow through the fire system; therefore, a fire pump has been included in the project. Hazgas monitors are also located throughout the storage area.
- The offloading system: Fire extinguishers will be located at each offloading spot. Hazgas, thermal and fire detectors are located at the offloading area.
- The office building & testing facility: Fire extinguishers will also be located in the office building and testing facility.

f. Land and ROW Acquisition

The assets will be built on Colonial's "Apple Orchard". The Apple Orchard is located direct adjacent to Colonial's Atlanta Junction and is separated from Atlanta Junction by a public road - Anderson Farm Road. The Apple Orchard is approximately 58-acres and includes rolling hills, a heavily treed area and a small pond. There are no known wetlands, endangered species or archeological features on the property.

PSM/RMP

All assets, from the offloading system through the storage system will be governed under Process Safety Management (PSM) and Risk Management .

CFATS

CFATS protection features include:

- Property perimeter security
- Asset perimeter security fence: 8-ft chain-link fence with barbed wire.
- Entrance Security: carder reader accessed through motor-operated gate
- Exit Security: photocell activated motor-operated gate
- Cameras monitoring the following areas:
 - Truck ingress and egress points
 - Storage area
 - Main office ingress and egress points
- Hazgas monitors around storage vessels, pumps and offloading system
- All truck traffic paths are located +175-ft from storage vessels