



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 7/18/2005

ARC REVIEW CODE: R506271

TO: Chairman Sam Olens
ATTN TO: John Pederson, Planner III
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: Cobb County
Name of Proposal: Colonial Pipeline Company

Review Type: Development of Regional Impact

Date Opened: 6/27/2005

Date Closed: 7/18/2005

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: Colonial Pipeline Company is proposing to expand the existing Atlanta Junction facility with five new bulk storage tanks. The new tanks will be constructed within the existing footprint of the existing facility; no additional land is required to complete the expansion. The air quality impacts will be minimal. The proposed tanks will be used solely for distillate (fuel oil and kerosene) service. Information submitted for the review states that there are no Federal and State environmental requirements for the construction or operation of these tanks because the tanks are considered minor sources with minimal impacts on air quality. Attached is a copy of the Air Quality Permit issued to Colonial Pipeline Company on December 17, 2001 for the operation of the pipeline breakout station for the refined petroleum products facility.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF POWDER SPRINGS
PAULDING COUNTY
CITY OF MARIETTA

ARC TRANSPORTATION PLANNING
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA DEPARTMENT OF TRANSPORTATION
DOUGLAS COUNTY
COOSA VALLEY RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF AUSTELL
FULTON COUNTY
CITY OF SMYRNA

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

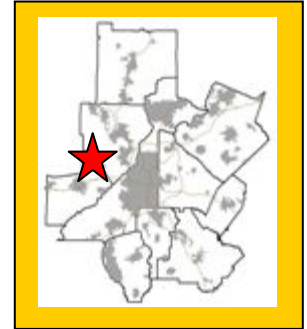
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

Preliminary Report:	June 27, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Colonial Pipeline DRI #832
Final Report Due:	July 27, 2005		Comments Due By:	July 11, 2005

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The Colonial Pipeline Company development in Cobb County is a proposed expansion of the existing Atlanta Junction storage facility. The facility currently consists of 32 tanks with a capacity of 3,440,595 barrels. The addition of five new storage tanks will contain 540,000 barrels of petroleum and will be constructed within the existing footprint of the existing facility. No additional land will be required. The facility is located on Anderson Farm Road, near the intersection with Powder Springs Road.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2006.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned H-I (heavy industrial). The site does not require rezoning. The DRI trigger for this development is a special land use permit request. Information submitted for the review states that the proposed development is consistent with Cobb County future land use plan which calls for industrial.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments identifying inconsistencies with any potentially affected local government's comprehensive plan were received.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments concerning the implementation of short term work programs were received.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No.

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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within two miles radius of the proposed project.

1996	Northfolk Southern Intermodal Facility
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Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, there is the existing Atlanta Junction facility with 32 tanks with a capacity of 3,440,595 barrels.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

Colonial Pipeline Company is proposing to expand the existing Atlanta Junction facility with five new bulk storage tanks. The new tanks will be constructed within the existing footprint of the existing facility; no additional land is required to complete the expansion.

Surrounding uses of the site include similar heavy industrial uses, including other petroleum storage facilities, a golf course, and undeveloped land.

The current facility is not a truck terminal. Tanker trucks are not coming in and out of the facility. Products flow in and out of the facility exclusively by underground pipeline. Two mainlines deliver product from Gulf Coast refineries. During the summer months the facility stores low-sulfur gasoline required in the Atlanta area to reduce air pollution.

The air quality impacts will be minimal. The proposed tanks will be used solely for distillate (fuel oil and kerosene) service. Information submitted for the review states that there are no Federal and State environmental requirements for the construction or operation of these tanks because the tanks are considered minor sources with minimal impacts on air quality. Attached is a copy of the Air Quality Permit issued to Colonial Pipeline Company on December 17, 2001 for the operation of the pipeline breakout station for the refined petroleum products facility.

It is noted that the Silver Comet Trail, a regional recreational facility, runs just south of the property. It is recommended that Colonial Pipeline continues to ensure that the trail will not be impacted negatively from the operations of the facility.

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FINAL REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The site is located Cobb County.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed expansion is entirely within Cobb County. The proposed site is approximately 1.5 miles from the City of Austell and Powder Springs.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

No.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$7.5 million with an expected \$90,000 in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

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The proposed expansion of the existing facility will have minimal impact on existing industry and business in the Region.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Watershed Protection and Stream Buffers

The property is within the Sweetwater Creek Water Supply Watershed, which is the water source for the City of East Point. Development in public water supply watersheds is subject to the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. The Sweetwater Creek Water Supply Watershed has an area of more than 100 square miles upstream of the East Point intake and is classified under the Part 5 Criteria as a large water supply watershed. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed), the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. The property is located more than seven miles upstream of the intake, so the Part 5 criteria would not apply.

No streams are shown on or near the property on the Austell or Mableton USGS 1:24,000 quad sheets, which show the project site and its vicinity. Any unmapped streams that may be on the property will be subject to Cobb County's stream buffer requirements. All waters of the state on the property are subject to the Georgia Department of Natural resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusion into that buffer will require approval from DNR.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Impervious surface amounts typically found for each land use in the Atlanta Region were used. Actual impervious surface may vary depending on the overall density of the development. The undeveloped areas of the property were classified as agriculture/pasture because they appear to be cut and maintained. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	<u>BOD</u>	TSS	Zinc	Lead
Agriculture/Pasture & Cropland	99.00	43.56	215.82	1287.00	32373.00	0.00	0.00
Heavy Industrial	69.00	100.05	1327.56	8832.00	54855.00	114.54	14.49
TOTAL	168.00	143.61	1543.38	10119.00	87228.00	114.54	14.49



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Total Percent Impervious: 33%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review.

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The proposed project is anticipated to generate less than 1,000 trips per day. Because vehicular traffic associated with the proposed development is minimal, there is no expected impact to the surrounding roadway network due to the proposed expansion.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

No roadway improvements are included proposed in Mobility 2030 that would affect or be affected by the proposed development

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Impacts of the Colonial Pipeline Development: What are the recommended transportation improvements based on the traffic study done by the applicant?

No significant impacts have been estimated because of the development of this project. Information submitted for the review states that other than temporary construction vehicles, there will be no additional vehicle traffic as a result of this project. Atlanta Junction is not a truck terminal; therefore, does not have tanker trucks coming in and out of the property. Products flow in and out of the facility exclusively by underground pipeline.

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

With a trip generation of less than 1,000 trips per day, this development is permissible under the Expedited Review criteria.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used. The impacts to air quality will be minimal. The tanks are used solely for distillate service. Information submitted for the review states that no additional air permits or permit modifications will be required for the construction and operation of the proposed tanks.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.00 MGD.

Which facility will treat wastewater from the project?

Not applicable.

What is the current permitted capacity and average annual flow to this facility?

Not applicable.

What other major developments will be served by the plant serving this project?

Not applicable.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?



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Water demand also is estimated at 0.0 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Not applicable.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 0 tons of solid waste per year.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.



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AGING

Does the development address population needs by age?

Not applicable.

What is the age demographic in the immediate area of the development?

Not applicable.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Not applicable.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Not applicable.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.



Colonial Pipeline Company

Grace E. McDougald
Manager, Community Relations

Phone 678/762-2255
Facsimile 678/762-2315
Email gmcDougald@colpipe.com

June 20, 2005

Georgia Regional Transportation Authority
Attn: Brian Borden
245 Peachtree Center Ave., NE
Suite 900
Atlanta, GA 30303

Subject: DRI Pre-Application Meeting
(Cobb County, DRI #832)

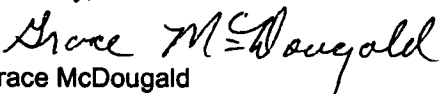
Dear Brian:

Colonial appreciates your time and efforts during today's meeting to expedite the process for the review of our project. Pursuant to your request in today's meeting the following information is applicable to this project:

- Copy of Air Quality Permit No. 4613-067-0074-V-01-0 dated December 17, 2001 issued by the Georgia EPD Air Protection Branch. No additional air permits or permit modifications will be required for the construction and operation of the proposed tanks.
- Traffic, as a result of this project, falls below the GRTA threshold of 1,000 vehicles per day
 - Other than temporary construction vehicles there will no additional vehicle traffic as a result of this project

Please call or email me if you need additional information or have further questions.

Sincerely,


Grace McDougald

cc: Atlanta Regional Commission
Attn: Haley Fleming
40 Courtland Street, NE
Atlanta, GA 30303

Moore Ingram Johnson & Steele, LLP
Attn: John Moore
192 Anderson Street
Marietta, GA 30060

Georgia Department of Natural Resources

Environmental Protection Branch • Air Protection Branch

4244 International Parkway • Suite 120 • Atlanta • Georgia 30354

404/363-7000 • Fax: 404/363-7100

DEC 17 2001

Lonice C. Barrett, Commissioner
Harold F. Reheis, Director

Mr. Tom Kelly
Colonial Pipeline Company
945 East Paces Ferry Road
Atlanta, GA 30326-0855

RE: Application No. TV-9590
Colonial Pipeline Company

Dear Mr. Kelly:

Enclosed is Air Quality Permit No. 4613-067-0074-V-01-0 issued to Colonial Pipeline Company for the operation of a pipeline breakout station for refined petroleum products facility which is located in Asutell, Georgia.

This Permit is for the operation of this facility under Title V of the Clean Air Act and is not transferable. The Permittee may not make any changes to equipment or processes which are not allowed under the Permit. Violation of any Permit condition which is not indicated to be "State Only Enforceable" is a violation under Title V of the Clean Air Act and is subject to enforcement by the Division and the US EPA.

If changes or modifications not allowed by the Permit need to be made to any process or equipment at the facility, an application detailing the changes/modifications must be submitted well in advance of any critical date involved, so that adequate time will be available for review, discussion, and revision where necessary.

The enclosed Title V Permit expires five (5) years from its effective date. The Permit shall become null and void after the expiration date unless a timely and complete renewal application has been submitted to the Division at least six (6) months, but no more than eighteen (18) months prior to the expiration date of the Permit.

Also enclosed is a copy of the **ADDENDUM TO INSTRUCTIONS, Procedures for Completing a Title V Application for Modifications to a Facility**. Please keep these instructions for later use, if you need to apply for a modification to your facility. It tells you which parts of the Title V Application form must be filled out and should be used in conjunction with the instructions for the initial Title V application.

The following types of correspondence should be sent to the Division personnel indicated:

- Testing and monitoring: Michael Fogle - Program Manager, Industrial Source Monitoring Program
- Compliance (reports): Tony Cutrer - Unit Manager, Stationary Source Compliance Program.

You may contact me at (404)363-7133 or via e-mail at Hamid_Yavari@mail.dnr.state.ga.us regarding questions about the permit conditions.

Sincerely,

Hamid Yavari
Hamid Yavari

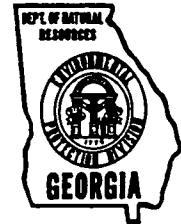
Environmental Engineer
Stationary Source Permitting Program

Enclosures

c: SSCP, Fogle, Rhodes



State of Georgia
Department of Natural Resources
Environmental Protection Division
Air Protection Branch



Part 70 Operating Permit

Permit Number: 4613-067-0074-V-01-0 **Effective Date:** DEC 17 2001

Facility Name: Colonial Pipeline Company-Atlanta Junction

Facility Address: 3925 Anderson Farm Road
Austell, Georgia 30106 (Cobb County)

Mailing Address: 3925 Anderson Farm Road
Austell, Georgia 30106 (Cobb County)

Parent/Holding Company: Colonial Pipeline Company-Atlanta Junction

Facility AIRS Number: 04-13- 067-00074

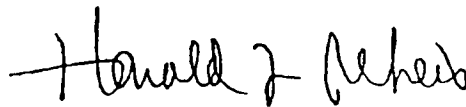
In accordance with the provisions of the Georgia Air Quality Act, O.C.G.A. Section 12-9-1, et seq and the Georgia Rules for Air Quality Control, Chapter 391-3-1, adopted pursuant to or in effect under the Act, the Permittee described above is issued a Part 70 Permit for:

Colonial Pipeline Company is a pipeline breakout facility for refined petroleum products. The facility emission sources consist of thirty (30) main regulated storage tanks.

This Permit is conditioned upon compliance with all provisions of The Georgia Air Quality Act, O.C.G.A. Section 12-9-1, et seq, the Rules, Chapter 391-3-1, adopted or in effect under that Act, or any other condition of this Permit. Unless modified or revoked, this Permit expires five years after the effective date indicated above.

This Permit may be subject to revocation, suspension, modification or amendment by the Director for cause including evidence of noncompliance with any of the above; or for any misrepresentation made in Title V Application No. TV 9590 which was determined to be complete on May 15, 1997; any other applications upon which this Permit is based supporting data entered therein or attached thereto; or any subsequent submittal or supporting data; or for any alterations affecting the emissions from this source.

This Permit is further subject to and conditioned upon the terms, conditions, limitations, standards, or schedules contained in or specified on the attached 25 pages, which pages are a part of this Permit.



Director
Environmental Protection Division

Your DRI ID NUMBER for this submission is: **832**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 6/10/2005 2:18:02 PM

DEVELOPMENT OF REGIONAL IMPACT

Cobb County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Cobb County Government
*Individual completing form and Mailing Address:	John P. Pederson 191 Lawrence Street Marietta Ga 30060
Telephone:	770-528-2024
Fax:	770-528-2003
E-mail (only one):	john.pederson@cobbcounty.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Colonial Pipeline Company	
Development Type	Description of Project	Thresholds
Petroleum Storage Facilities	The owner would like build five bulk storage tanks that would contain 540000 barrel of petroleum.	View Thresholds
Developer / Applicant and Mailing Address:	Petroleum Pipeline Company c/o John Moore 192 Anderson Street Marietta, Ga 30060	
Telephone:	770-429-1499	
Fax:	770-429-8631	
Email:	tch@mijs.com	
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:	district 19; land lot 862	
What are the principal streets or roads providing vehicular access to the site?	Anderson Farm Road	
Provide name of nearest street(s) or intersection:	Anderson Farm Road and Powder Springs Road	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/	
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):		
Is the proposed project entirely located within your local government's jurisdiction?	Y	
If yes, how close is the boundary of the nearest other local government?	City of Austell is 2 miles away	

If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Other Special Land Use Permit
What is the name of the water supplier for this site?	Cobb County Water System
What is the name of the wastewater treatment supplier for this site?	Cobb County Water System
Is this project a phase or part of a larger overall project?	Y
If yes, what percent of the overall project does this project/phase represent?	less than 10%
Estimated Completion Dates:	This project/phase: 2006 Overall project: 2006

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	N
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	
Other (Please Describe):	

Submitted on: 6/22/2005 10:14:28 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Cobb County Government
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Fax:	770-528-2003
Email (only one):	john.pederson@cobbcounty.org

Proposed Project Information

Name of Proposed Project:	Colonial Pipeline
DRI ID Number:	832
Developer/Applicant:	Colonial Pipeline; c/o John Moore; 192 Anderson Street; Marietta GA 30060
Telephone:	770-429-1499
Fax:	770-429-8631
Email(s):	tch@mijs.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	7.5 million dollars
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$90,000/year
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Cobb County Water System
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Cobb County Water System
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	0
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	N
If yes, has a copy of the study been provided to the local government?	
If transportation improvements are needed to serve this project, please describe below:	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	0
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	
	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Less than 1%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: