



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: 6/23/2008

ARC REVIEW CODE: R806231

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 received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** Colonial Pipeline Company

**Review Type:** Development of Regional Impact

**Description:** The Colonial Pipeline Company development in Cobb County is proposing an expansion on 29.06 acres of the existing Atlanta Junction storage facility with eight new storage tanks which will equal 1.74 million barrels of petroleum.

**Submitting Local Government:** Cobb County

**Date Opened:** 6/23/2008

**Deadline for Comments:** 7/7/2005

**Earliest the Regional Review can be Completed:** 7/23/2005

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 7/7/2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



# REGIONAL REVIEW NOTIFICATION

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



## DEVELOPMENT OF REGIONAL IMPACT

### DRI- REQUEST FOR COMMENTS

**Instructions:** The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction of the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Colonial Pipeline Company** *See the Preliminary Report*.

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ( )

Signature:

Date:

**Please Return this form to:**

Haley Fleming, Atlanta Regional Commission  
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

[hffleming@atlantaregional.com](mailto:hffleming@atlantaregional.com)

**Return Date: 7/7/2008**

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

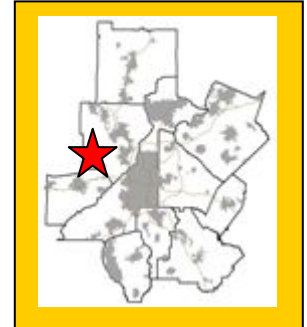
## **PRELIMINARY REPORT SUMMARY**

### **REVISED DEVELOPMENT:**

The Colonial Pipeline Company development in Cobb County is proposing an expansion on 29.06 acres of the existing Atlanta Junction storage facility with eight new storage tanks which will equal 1.74 million barrels of petroleum.

### **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, new the intersection with Powder Springs Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2012.

### **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.**

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project generate population and/or employment increases in the Region?**

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

**If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

No.

**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.

|             |   |
|-------------|---|
| <b>2005</b> | <b>Colonial Pipeline</b>                      |
| <b>1996</b> | <b>Northfolk Southern Intermodal Facility</b> |

**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 eight new bulk storage tanks.

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 the Gulf Coast refineries. During the summer months the facility stores low-sulfur gasoline required to 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 March 13, 2007 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 from the operations of the facility.

|                     |               |   |                  |                                |
|---------------------|---------------|---|------------------|--------------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/> <u>REVIEW REPORT</u></b> | Project:         | Colonial Pipeline<br>DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                   |

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

## **PRELIMINARY 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.

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

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.

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

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?**

Not submitted for the review.

**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?**

To be determined during the review.



|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

## **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.**

To be determined during the review.

## **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 Envision6 that would affect or be affected by the proposed development

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

**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?**



|                     |               |  |                  |                             |
|---------------------|---------------|--|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/><u>REVIEW REPORT</u></b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |  | Comments Due By: | July 7, 2008                |

Not applicable

**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?**

Not applicable

**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.)?**

To be determined during the review.

|                     |               |   |                  |                             |
|---------------------|---------------|---|------------------|-----------------------------|
| Preliminary Report: | June 23, 2008 | <b>DEVELOPMENT OF REGIONAL IMPACT<br/>REVIEW REPORT</b> | Project:         | Colonial Pipeline DRI #1789 |
| Final Report Due:   | July 23, 2008 |   | Comments Due By: | July 7, 2008                |

## **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

---

**William F. Berry**  
**Operations Liaison**

Phone: (404) 308-9055  
Fax: (678) 762-2465  
E-mail: [wberry@colpipe.com](mailto:wberry@colpipe.com)

**PROJECT EXCEL**  
*Expanding Colonial's Energy Lifeline*

March 19, 2008

Georgia Regional Transportation Authority  
Attn: Michael Roberson  
245 Peachtree Center Avenue, N.E.  
Suite 900  
Atlanta, Georgia 30303

Re: DRI – Pre- Application Meeting  
(Cobb County, DRI #1789)

Dear Michael:

Thank you for the opportunity to meet with you and the other GDOT, ARC, and GRTA staff representatives on March 17, 2008, to discuss Colonial Pipeline Company's proposal to construct additional tankage at its Atlanta Junction Facility in Austell, Georgia. Please find below the information requested during our meeting:

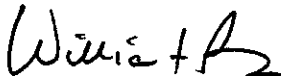
- Fuel transported through this facility is moved via pipeline only. Traffic, as a result of this project, would fall well below the GRTA threshold of 1,000 vehicles per day.
  - Other than temporary construction vehicles, there will be no additional vehicle traffic as a result of this project.
- Attached is a copy of Colonial's Air Quality Permit No. 4613-067-0074-V-02-0 dated March 13, 2007, issued by the Georgia EPD Air Protection Branch. To accommodate the proposed additional tankage, Colonial will be seeking a construction permit from the GA EPD. The construction permit application to Georgia EPD will include operational and physical plant modifications (vapor combustion) that will allow the facility to remain classified as a minor source.
  - Colonial acknowledges that your recommendation to proceed shall be conditioned on Colonial acquiring, prior to construction and operation of the additional tanks, the applicable Air Quality permits from the appropriate state and/or federal agencies.

As we discussed, Colonial respectfully requests that this application be considered for an expedited review, given the project's negligible impact on traffic, its compliance with the current land use plan, and the planned emissions

Georgia Regional Transportation Authority  
Page 2 of 2  
March 19, 2008

controls that will allow Colonial to maintain its minor source classification. Please call or email me if you need additional information or have further questions.

Sincerely,



William F. Berry

Sent via email w/ attachment: 2007 Atlanta Junction EPD Operating Permit

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

Moore Ingram Johnson & Steele, LLP  
Attn: John Moore, Esq.  
192 Anderson Street  
Marietta, Georgia 30060

Georgia Department of Transportation  
District Seven  
Attention: Joe Palladi

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#)[Tier Map](#)[FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1789

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

## Local Government Information

Submitting Local Government: Cobb

Individual completing form: John P. Pederson

Telephone: 770-528-2024

E-mail: 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

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Anderson Mill Road

Brief Description of Project: Expansion of petroleum storage facility with eight new storage tanks, which equates to 1.74 million barrels of petroleum.

### Development Type:

(not selected)

Hotels

Wastewater Treatment Facilities

Office

Mixed Use

Petroleum Storage Facilities

Commercial

Airports

Water Supply Intakes/Reservoirs

Wholesale &amp; Distribution

Attractions &amp; Recreational Facilities

Intermodal Terminals

Hospitals and Health Care Facilities

Post-Secondary Schools

Truck Stops

Housing

Waste Handling Facilities

Any other development types

Industrial

Quarries, Asphalt &amp; Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.): 29 acres

|   |   |
|---|---|
| Developer:  | Colonial Pipeline Company   |
| Mailing Address:  | Colonial Pipeline Company, c/o John Moore, Moore I                                |
| Address 2:  | 192 Anderson Street   |
|   | City:Marietta State: GA Zip:30060   |
| Telephone:  | 770-429-1499  |
| Email:  | jmoore@mijs.com; tch@mijs.com   |
| Is property owner different from developer/applicant?                                 | (not selected) Yes No   |
| If yes, property owner:   |   |
| Is the proposed project entirely located within your local government's jurisdiction? | (not selected) Yes No   |
| If no, in what additional jurisdictions is the project located?                       |   |
| Is the current proposal a continuation or expansion of a previous DRI?                | (not selected) Yes No   |
| If yes, provide the following information:  | Project Name: Colonial Pipeline Company   |
|   | Project ID: 832   |
| The initial action being requested of the local government for this project:          | Rezoning<br>Variance<br>Sewer<br>Water<br>Permit<br>Other Special Land Use Permit |
| Is this project a phase or part of a larger overall project?                          | (not selected) Yes No   |
| If yes, what percent of the overall project does this project/phase represent?        | +/-15-20%   |
| Estimated Project Completion Dates:   | This project/phase: 2012<br>Overall project: 2012                                 |
|   |   |
|   |   |
| <a href="#">Back to Top</a>   |   |



# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#)[Tier Map](#)[FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1789

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government: Cobb

Individual completing form: John P. Pederson

Telephone: 770-528-2024

Email: john.pederson@cobbcounty.org

### Project Information

Name of Proposed Project: Colonial Pipeline Company

DRI ID Number: 1789

Developer/Applicant: Colonial Pipeline Company

Telephone: 770-429-1499

Email(s): jmoore@mijcs.c

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out: The exact figure to be determined during the review

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: The exact figure to be determined during the review, but will be in excess of \$90,000 per year.

|   |                             |
|---|-----------------------------|
| Is the regional work force sufficient to fill the demand created by the proposed project?   | (not selected)    Yes    No |
| Will this development displace any existing uses?   | (not selected)    Yes    No |
| If yes, please describe (including number of units, square feet, etc):  |                             |
|   |                             |
|   |                             |
| <b>Water Supply</b>   |                             |
| Name of water supply provider for this site:  | N/A                         |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?  | N/A                         |
| Is sufficient water supply capacity available to serve the proposed project?  | (not selected)    Yes    No |
| If no, describe any plans to expand the existing water supply capacity:   |                             |
|   |                             |
| Is a water line extension required to serve this project?   | (not selected)    Yes    No |
| If yes, how much additional line (in miles) will be required?   |                             |
|   |                             |
|   |                             |
| <b>Wastewater Disposal</b>  |                             |
| Name of wastewater treatment provider for this site:  | N/A                         |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?  | N/A                         |
| Is sufficient wastewater treatment capacity available to serve this proposed project?   | (not selected)    Yes    No |
| If no, describe any plans to expand existing wastewater treatment capacity:   |                             |
|   |                             |
| Is a sewer line extension required to serve this project?   | (not selected)    Yes    No |
| If yes, how much additional line (in miles) will be required?   |                             |
|   |                             |
|   |                             |
| <b>Land Transportation</b>  |                             |
| 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.) | None                        |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?  | (not selected)    Yes    No |
| Are transportation improvements needed to serve this project?   | (not selected)    Yes    No |

|  |                |     |    |
|--|----------------|-----|----|
| If yes, please describe below:   |                |     |    |
|  |                |     |    |
|  |                |     |    |
| Solid Waste Disposal   |                |     |    |
| How much solid waste is the project expected to generate annually (in tons)?   | N/A            |     |    |
| Is sufficient landfill capacity available to serve this proposed project?  | (not selected) | Yes | No |
| If no, describe any plans to expand existing landfill capacity:  |                |     |    |
|  |                |     |    |
| Will any hazardous waste be generated by the development?  | (not selected) | Yes | No |
| If yes, please explain:  |                |     |    |
|  |                |     |    |
|  |                |     |    |
| Stormwater Management  |                |     |    |
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed?  | Less than 50%. |     |    |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:There are stream buffers, detetion ponds, and petroleum containment ponds. |                |     |    |
|  |                |     |    |
|  |                |     |    |
| Environmental Quality  |                |     |    |
| Is the development located within, or likely to affect any of the following:   |                |     |    |
| 1. Water supply watersheds?  | (not selected) | Yes | No |
| 2. Significant groundwater recharge areas?   | (not selected) | Yes | No |
| 3. Wetlands?   | (not selected) | Yes | No |
| 4. Protected mountains?  | (not selected) | Yes | No |
| 5. Protected river corridors?  | (not selected) | Yes | No |
| 6. Floodplains?  | (not selected) | Yes | No |
| 7. Historic resources?   | (not selected) | Yes | No |
| 8. Other environmentally sensitive resources?  | (not selected) | Yes | No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected:  |                |     |    |
|  |                |     |    |
|  |                |     |    |
|  |                |     |    |
| <a href="#">Back to Top</a>  |                |     |    |

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.



LOCATED N.E. 1/4  
T9N DISTRICT 2nd SECION  
CORR COUNTY, OK