

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC ADVISORY  
WATERSHED PROTECTION BRANCH

April 7, 2015  
Advisory Issue Date

Dawson County  
City/County

May 7, 2015  
Advisory Close Date

BV-042-09-01  
Control Number

Dawson Marketplace-Retail and Multi-Family Development  
REVISION TO PREVIOUS APPROVAL  
Activity

This advisory is issued to inform the public of a receipt of an Application for a variance submitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Written comments should be submitted to: Program Manager, NonPoint Source Program, Erosion and Sedimentation Control, 2 MLK Jr., Dr., SW Suite 1152 Atlanta, Georgia 30354

Type of Permit Application: Variance to encroach within the 25-foot State waters buffer.

Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. 12-7-1 et seq.

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Basis under which variance shall be considered {391-3-7.05 (2)(A-J)}: H

Description and Location of Proposed Activity:

Applicant proposes to permanently impact 1,635 linear ft. (95,309 sq.ft<sup>2</sup>) of stream and buffer to construct a mixed-use development of commercial-retail shops and single family housing and associated infrastructure. Project is located at the intersection of Ga. 400 N. and Dawson Forest Rd. in Dawson Co.

Name and Address of Permit Applicant:

Mr. Steve West  
Dawson Forest Developer, LLC  
5269 Buford Highway  
Atlanta, Georgia 30340

Summary of Rules Requirements for Variance Application:

The application for a variance must include an Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.

For Additional Information Contact:

Peggy Chambers, Environmental Specialist  
EPD, Watershed Protection Branch  
NonPoint Source Program  
2 MLK Jr., Dr., SW  
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Atlanta, Georgia 30334  
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FAX: 404/651-8455