

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC ADVISORY  
WATERSHED PROTECTION BRANCH

December 4, 2015  
Advisory Issue Date

Oconee County  
City / County

January 4, 2015  
Advisory Close Date

BV-108-15-02  
Control Number

Epps Bridge Centre II / III  
Commercial and Retail Development with Associated Infrastructure  
(Oconee Connector between Plaza Parkway and Epps Bridge Parkway)  
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 Martin Luther King Jr. Drive SW, Suite 1462, Atlanta, Georgia 30334.

Type of PermitApplication: 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-k)}: (h)

Description and Location of Proposed Activity:

The proposed project will consist of constructing a new commercial and retail development and the associated infrastructure on approximately 44.54 acres along the Oconee Connector between Plaza Parkway and Epps Bridge Parkway in Oconee County. This project will include an on-site stormwater management system (i.e., 3 wet extended detention ponds). Construction activities will result in permanent buffer impacts to 1,929 linear feet total (92,675 square feet total) to an unnamed perennial stream and an unnamed intermittent stream, both tributaries to McNutt Creek in the Upper Oconee Watershed.

Name and Address of Permit Applicant:

Mr. Frank Bishop  
Oconee 316 Associates, LLC  
6445 Powers Ferry Road, Suite 120  
Atlanta, GA 30339

Summary of Rules Requirements for Variance Application:

The application for a variance must include an approved 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:

Frank M. Carubba, Environmental Engineer  
EPD Watershed Protection Branch  
NonPoint Source Program  
2 Martin Luther King Jr. Drive SW, Suite 1462  
Atlanta, GA 30334  
Telephone: (404) 651-8550