

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

August 17, 2021  
Notice Issue Date

City of Villa Rica/Carroll County  
City/County

September 16, 2021  
Notice Close Date

BV-022-21-01  
Control Number

Proposed Avemore Mixed-Use Development  
GPS Coordinates: 33.702, -84.944  
Activity

This notice 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. Site Plans are available for review and are located in the following EPD office: Watershed Protection Branch 200 Piedmont Avenue, S.W. Suite 418 West Atlanta, Georgia 30334. Please contact Ms. Arnettia Murphy at (404) 656-4157 or e-mail [arnettia.murphy@dnr.ga.gov](mailto:arnettia.murphy@dnr.ga.gov) to schedule an appointment to review the plans. 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 1462 East, Atlanta, Georgia 30334

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-K)}: H

Description and Location of Proposed Activity:

Applicant proposes to permanently impact 290 linear feet (17,552 ft<sup>2</sup>) of stream and buffer with fill at the headwaters of Bay Springs Creek to construct a detention pond for the proposed Avemore Mixed Use Development. The total project disturbed acreage of the site is 54.60-acres. The project is located off I-20 W. Exit 24 toward Villa Rica/Carrollton. Turn left onto GA-101 S/GA 61 S. Site is located on the left.

Name and Address of Permit Applicant: Mr. Jay Davis  
Winchester Real Estate Company, LLC  
214 Maple Street  
Villa Rica, Georgia 30180

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  
Suite 1462 East  
Atlanta, Georgia 30334  
Telephone: 470-938-3380 (Zoom)  
FAX: 404/651-8455