

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

December 15, 2025
Notice Issue Date

Cherokee County
City / County

January 13, 2026
Notice Close Date

BV-028-25-08
Control Number

The Courtyards at East Cherokee Dam Rehabilitation
(GPS Coordinates: 34.2372, -84.3634)

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 File Room, 2 MLK Jr. Drive, SW, West Tower, Balcony, Suite 418, Atlanta, GA 30334. Please contact GORArequest.Water@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. Comments may be submitted via e-mail to: EPDcomments@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Nonpoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1452 East, Atlanta, GA 30334. The words "Buffer Variance Comment", including the Control Number shown above, should be placed in the e-mail subject line (if sent via e-mail) or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff.

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)}: (a)

Description and Location of Proposed Activity:

The proposed project involves the reconstruction of an existing dam and replacement of the outlet control structure on Canton Creek Lake. Disturbance of the buffer is necessary in order to reduce peak flows during storm events, improve downstream channel protection, and reduce overbank flooding. A Buffer Mitigation Plan and erosion control measures will be implemented to address major impacts. The proposed project will result in 663 total linear feet (17,603 total square feet) of buffer disturbance lasting approximately 10 weeks. The project is located on Canton Creek and Canton Creek Lake of the Etowah Watershed (03150104).

Name and Address of Permit Applicant: Audi Johnson
 EPCON Communities
 100 Mansell Court East
 Suite #105
 Roswell, Georgia 30076

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: Samantha DeLucca
 Environmental Compliance Specialist
 EPD Watershed Protection Branch
 Nonpoint Source Program
 2 Martin Luther King Jr. Drive SW, Suite 1462 East
 Atlanta, GA 30334
 Telephone: (470) 684-0095