

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

September 8, 2021
Notice Issue Date

Cobb County
City / County

October 8, 2021
Notice Close Date

BV-033-21-04
Control Number

Strategic Real Estate Partners, LLC
Strategic West Logistics Center – Industrial Warehouse Facility
Bob White Road, Austell, GA 30168
(GPS Coordinates: 33.762290, -84.575809)

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 SW, Suite 418 West, Atlanta, GA 30334. Please contact Ms. Arnettia Murphy at (470) 607-2940 or email 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 Martin Luther King Jr. Drive SW, Suite 1462 East, Atlanta, GA 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:

The proposed project will consist of constructing a new industrial warehouse facility and associated infrastructure on approximately 41.6 acres along Bob White Road in Cobb County. This project will include an on-site stormwater management system (including a wet extended detention (ED) ponds with a *Hydro International Downstream Defender*[®] hydrodynamic vortex separator). The proposed project will result in permanent buffer impacts (80,682 square feet total) along approximately 1,588 linear feet of two unnamed intermittent streams, tributaries to the Chattahoochee River in the *Middle Chattahoochee – Lake Harding Watershed*.

Name and Address of Permit Applicant: J. R. Wright, Jr., Principal, Co-Founder
Strategic Real Estate Partners, LLC
3715 Northside Parkway, Bldg 400, Suite 425
Atlanta, GA 30327

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 East
Atlanta, GA 30334
Telephone: (470) 524-2597