



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

EPD Director's Office

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Karl Frazen
Zenco Development, Inc.
P.O. Box 73372
Newnan, Georgia 30271

May 14, 2025

Re: Buffer Variance Revision
Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)
Lot 35 at Waterview Court
Coweta County
File: BV-038-25-05

Dear Karl Frazen:

EPD has received your request to revise the buffer variance authorization for the subject project. The revision requested is to correct a scrivener's error pertaining to the lot number. The revision will allow for a change to the authorized lot be corrected to Lot 35 in order to match the application dated February 13, 2025 and Public Notice dated March 19, 2025.

This revision to a previously approved buffer variance will not affect the project's original concept, does not change the amount of buffer encroachments and is only a revision of the authorized lot number as identified in the application. The proposed revisions will not require further application to GAEPD. Conditions 1 – 7 specified in the attached April 28, 2025 approval remain in effect.

You remain obligated and responsible for complying with the provisions of any other law or regulations of any federal, local or additional State authority; **however, the aforementioned are not obligated to permit this project if they do not concur with its concept of development/control.**

If you have questions concerning this letter, please contact Samantha DeLucca, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 684-0095.

Sincerely,

Jeffrey W. Cown
Director

JWC: sd

cc: Laura Benz, Benz Environmental, Inc.
Michael Fouts, Coweta County Administrator
Jon Amason, Coweta County Planning and Zoning Director
Tim Shelnett, Coweta County Code Enforcement Supervisor
Bill Andrews, Coweta County Stormwater Program Manager
Brannon Rufo, Georgia Environmental Protection Division District Offices
Robert Amos, Georgia Soil and Water Conservation Commission
Jim Hakala, Georgia Wildlife Resources Division Fisheries Management

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