

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

July 14, 2021
Notice Issue Date

DeKalb County
City / County

August 13, 2021
Notice Close Date

BV-044-21-04
Control Number

Galan Capital, LLC – Stone Summit – Recreational Climbing Facility
Streambank Restoration – Tributary to North Fork Peachtree Creek
3176 Marjan Drive, Doraville, GA 30340
(GPS Coordinates: 33.883172, -84.266956)

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. Arnetia 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)}: (b)

Description and Location of Proposed Activity:

This project will consist of repurposing an existing building (formerly Quadras Integrated) located along Marjan Drive in DeKalb County as a recreational climbing facility for Galan Capital, LLC. The proposed streambank restoration will consist of removing the existing rear loading dock and parking lot (approximately 0.78 acres total) and planting multi-trophic, native riparian vegetation (including *Winterberry*, *Arrowwood* and *Nannyberry* and *White Oak*, *Swamp Chestnut Oak* and *Water Oak* trees). This project will result in approximately 290 linear feet total (7,290 square feet total) of buffer impacts along an unnamed tributary to North Fork Peachtree Creek in the *Upper Chattahoochee Watershed*.

Name and Address of Permit Applicant: Daron G. Pair
Galan Capital, LLC
(Stone Summit, LLC)
3701 Presidential Parkway
Atlanta, GA 3-340

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: (404) 651-8550