

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

July 23, 2021
Notice Issue Date

Brookhaven / DeKalb County
City / County

August 23, 2021
Notice Close Date

BV-044-21-05
Control Number

PPF AMLI 1400 Lake Hearn Drive NE, LLC – Mixed-Use Redevelopment
1400 Lake Hearn Drive NE, Brookhaven, GA 30319
(GPS Coordinates: 33.914946, -84.344583)

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)}: (b), (h)

Description and Location of Proposed Activity:

The proposed project will consist of constructing a new mixed-use development and associated infrastructure on approximately 21.14 acres along Lake Hearn Drive (formerly Cox Enterprises Headquarters Campus) in Brookhaven. This project will include an on-site stormwater management system (including underground detention, sand filter, permeable paver system (without underdrain), catch basin inserts and *Contech Stormwater Management StormFilters*[®]). The proposed project will result in buffer impacts to approximately 322.5 linear feet total (15,620 square feet total) along an unnamed intermittent stream and an unnamed perennial stream, tributaries to Nancy Creek in the *Upper Chattahoochee Watershed*.

Name and Address of Permit Applicant: Ms. Annie Hirst
Senior Vice President, Development
PPF AMLI 1400 Lake Hearn Drive NE, LLC
(AMLI Residential Atlanta)
260 Peachtree Street NW, Suite 1700
Atlanta, GA 30303-1239

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