

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

April 7, 2021  
Notice Issue Date

Buford / Gwinnett County  
City / County

May 7, 2021  
Notice Close Date

BV-067-21-01  
Control Number

Hillwood Enterprises, L.P.  
Gravel Springs Road – Commercial Development – Warehouse Facility  
Gravel Springs Road / Brown Road, Buford, GA 30519  
(GPS Coordinates: 34.064674, -83.961809)

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 (404) 656-4147 or email [arnettia.murphy@dnr.ga.gov](mailto: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 warehouse facility and associated infrastructure on approximately 90.91 acres along Gravel Springs Road in Buford. This project will include an on-site stormwater management system (including two (2) micropool extended detention (ED) ponds with *Hydro International Downstream Defender*<sup>®</sup> hydrodynamic vortex separators). The proposed project will result in permanent buffer impacts (14,810 square feet total) along approximately 297 linear feet of an unnamed intermittent stream, a tributary to Little Ivy Creek in the *Upper Chattahoochee Watershed*.

Name and Address of Permit Applicant: Scott Martin, Vice President Development  
Hillwood Enterprises, L.P.  
(Hillwood Investment Properties)  
3414 Peachtree Road NE, Suite 960  
Atlanta, GA 30326

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