

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

July 25, 2025  
Notice Issue Date

Gwinnett County  
City / County

August 25, 2025  
Notice Close Date

BV-067-25-03  
Control Number

The Falls at Mink  
(GPS Coordinates: 33.7945, -84.0195)

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 File Room, 2 MLK Jr. Drive, SW, West Tower, Balcony, Suite 418, Atlanta, GA 30334. Please contact [GORArequest.Water@dnr.ga.gov](mailto:GORArequest.Water@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. Comments may be submitted via e-mail to: [EPDcomments@dnr.ga.gov](mailto:EPDcomments@dnr.ga.gov). Comments may also be provided in writing to: Program Manager, Nonpoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1452 East, Atlanta, GA 30334. The words “Buffer Variance Comment”, including the Control Number shown above, should be placed in the e-mail subject line (if sent via e-mail) or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff.

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)}: (d) & (h)

Description and Location of Proposed Activity:

The proposed project involves the relocation of a stream (rerouting via bypass culvert) and the relocation and reinstallation of a potable water line. Disturbance of the buffer is necessary in order to construct a full access entrance to a new single family residential development from Mink Livsey Road. The project will require 45.74-acres of disturbance including permanent impacts to 318 total linear feet (15,639 total square feet) of buffer along an unnamed tributary to Do Little Creek of the Upper Ocmulgee Watershed (03070103). This project will incorporate water quality BMPs (micropool detention ponds) to achieve both water quality protection and hydrologic protection requirements. The proposed stormwater management system is expected to remove at least 80% of the Total Suspended Solids (TSS) and at least 60% of hydrocarbon pollutants from the stormwater runoff originating onsite.

Name and Address of Permit Applicant: Amber Darrow  
Centzil Partners, LP  
Truist P.O. Box 117508  
Atlanta, Georgia 30368

Summary of Rules Requirements for Variance Application:

The application for a variance must include an 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: Samantha DeLucca  
Environmental Compliance Specialist  
EPD Watershed Protection Branch  
Nonpoint Source Program  
2 Martin Luther King Jr. Drive SW, Suite 1462 East  
Atlanta, GA 30334  
Telephone: (470) 684-0095