

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

June 3, 2025
Notice Issue Date

Gainesville/Hall County
City / County

July 2, 2025
Notice Close Date

BV-069-25-02
Control Number

Saphire Springs Residential Development
(GPS Coordinates: 34.3276, -83.83.94)

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 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. 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)}: (h)

Description and Location of Proposed Activity:

This proposed project involves buffer encroachments necessary to construct a residential development and associated infrastructure off Thompson Bridge Road between Springview Drive and Mountain View Drive in the city of Gainesville, Hall County. This project will include an on-site stormwater management system (including bioretention basins and stormwater ponds). The project will require 29.58 acres of land disturbance including permanent impacts (pipe/fill) to 244 total linear feet (12,744 total square feet) of buffer along an unnamed tributary to Lake Lanier in the Upper Chattahoochee Watershed (03130001).

Name and Address of Permit Applicant: Ms. Hillary Laffin
Grand Communities LLC.
3940 Olympic Blvd, Ste 400
Erlanger, KY 41018

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:

Brian Kent, CPESC
Environmental Engineer
EPD Watershed Protection Branch
Nonpoint Source Program
2 Martin Luther King Jr. Drive SW, Suite 1462 East
Atlanta, GA 30334
Telephone: (470) 604-9419