

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

March 26, 2021
Notice Issue Date

Henry County
City / County

April 26, 2021
Notice Close Date

BV-075-20-03
Control Number

Marketplace Storefronts, LLC
Jodeco Road – Mixed-Use Commercial / Retail Development
Jodeco Road / Interstate 75 (I-75), McDonough, GA 30253
(GPS Coordinates: 33.483873, -84.220681)

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 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 mixed-use commercial / retail development and associated infrastructure on approximately 32.47 acres along Jodeco Road near I-75 in Henry County. This project will include an on-site stormwater management system (including two wet extended detention (ED) ponds). The proposed project will result in permanent buffer impacts (908 linear feet total, 51,676 square feet total) along five unnamed intermittent streams, tributaries to Pates Creek in the *Upper Ocmulgee Watershed*.

Name and Address of Permit Applicant: Tim Jones
Marketplace Storefronts, LLC
(Fuqua Development, LP)
Fifteen Piedmont Center
3575 Piedmont Road NE, Suite 800
Atlanta, GA 30305

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