

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

January 19, 2022  
Notice Issue Date

Henry County  
City / County

February 18, 2022  
Notice Close Date

BV-075-21-02  
Control Number

PNK S2, LLC  
PNK Park Development – Warehouse Facility  
King Mill Road, McDonough, GA 30253  
(GPS Coordinates: 33.407019, -84.135451)

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. Arnetia Murphy at (470) 607-2940 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 (including an access road) on approximately 19.59 acres along King Mill Road in Henry County. This project will include an on-site stormwater management system (including a wet stormwater pond and grass channels). The proposed project will result in permanent buffer impacts (13,105 square feet total) along approximately 279 linear feet of an unnamed intermittent stream, a tributary to Tussahaw Creek in the *Upper Ocmulgee Watershed*.

Name and Address of Permit Applicant: Mark B. Stiles  
PNK S2, LLC  
(PNK Group)  
1100 Peachtree Street NE, Suite 800  
Atlanta, GA 30309

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