

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

January 24, 2024  
Notice Issue Date

Jasper County  
City / County

February 23, 2024  
Notice Close Date

BV-079-23-02  
Control Number

Shady Dale Mitigation Bank  
(GPS Coordinates: 33.4151, -83.5606)

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)}: (b)

Description and Location of Proposed Activity:

This project proposes to impact a total of 8,440 linear feet (445,288 square feet) of stream buffer for stream restoration activities along unnamed dendritic tributaries of Gap Creek which flow to the Little River. Buffer impacts include bioengineered stream channels, impoundment dam breaches, and streambank stabilization. The applicant intends to establish a stream mitigation bank that will sell compensatory mitigation credits to customers to offset USACE impacts within the Upper Oconee Watershed (03070101). The project is located at 321 Stock Farm Road in unincorporated Jasper County.

Name and Address of Permit Applicant:     Mr. Charles Loudermilk  
   SDMB. LLC  
   309 East Paces Ferry Road, Suite 1200  
   Atlanta, GA 30305

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