

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

September 28, 2023  
Notice Issue Date

Rockdale County  
City / County

October 30, 2023  
Notice Close Date

BV-122-23-01  
Control Number

Alliance Old Covington Road Site  
(GPS Coordinates: 33.648785, -83.986938)

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)}: (h)

Description and Location of Proposed Activity:

The proposed project involves construction of a warehouse building with parking lot and associated infrastructure in Rockdale County. Land disturbing activities include site grading, parking lot construction, and permanent impacts (pipe/fill) which total 9,681 square feet (90 linear feet) of impacts within the buffer of an unnamed tributary of Snapping Shoals Creek. The site is located southwest of Old Covington Highway Southeast and lies within the Ocmulgee Watershed (03070103). A stormwater management system including bioretention basins and a stormwater pond is proposed to maintain water quality standards upon completion of the year-long project.

Name and Address of Permit Applicant: Frank Fallon  
Alliance Industrial Partners, LLC  
1720 Peachtree Road NW, Suite 150  
Atlanta, GA 30309

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: Madison McCrary  
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) 524-0622  
Email: Madison.McCrary@dnr.ga.gov