

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

March 25, 2020  
Notice Issue Date

City of Norcross/Gwinnett County  
City/County

April 24, 2020  
Notice Close Date

BV-067-20-02  
Control Number

Buford Highway Townhomes-Proposed Multi-Family Development  
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, S.W. Suite 418 West Atlanta, Georgia 30334. Please contact Ms. Clara Davis at (404) 463-2382 or e-mail [clara.davis@dnr.ga.gov](mailto:clara.davis@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 MLK Jr., Dr., SW Suite 1462 East, Atlanta, Georgia 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:

Applicant proposes to impact a total of 106 linear feet (5,378 ft<sup>2</sup>) of stream and buffer to one unnamed tributary to Bromolow Creek to construct a multi-family townhome development. Permanent buffer impacts with pipe and fill are for construction of a footprint for a residential building. The proposed development is on a 8.3-acre lot within the City of Norcross. Project is located on Buford Hwy. (US-23) approximately 5.3 miles north from the intersection with I-285 and exit 95.

Name and Address of Permit Applicant: Mr. Sid Ransom  
Ransom Financial Group, LLC  
8725 Roswell Road  
Suite O-228  
Atlanta, Georgia 30350

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:

Peggy Chambers, Environmental Specialist  
EPD, Watershed Protection Branch  
NonPoint Source Program  
2 MLK Jr., Dr., SW  
Suite 1462 East  
Atlanta, Georgia 30334  
Telephone: 404/651-8549    FAX: 404/651-8455