

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

February 21, 2022  
Notice Issue Date

Carrollton/Carroll County  
City / County

March 23, 2022  
Notice Close Date

BV-022-22-05  
Control Number

The Birches on Maple Senior Development  
(GPS Coordinates: 33.563532, -85.115345)

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](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:

This project will result in the construction of a senior living center on approximately 11 acres along Maple View Drive in Carrollton. The design was created to minimize disturbance while providing necessary access points to support the future residents. This project will include an on-site stormwater management system (including a wet stormwater pond, matted slopes, storm sewers with outlet protection and permanent grasses). The proposed project will result in 537 linear feet of buffer impacts (32,135 ft<sup>2</sup>) along an unnamed tributary of Little Tallapoosa River in the Upper Tallapoosa Watershed.

Name and Address of Permit Applicant: Mr. Josh Chapman  
BOM QOZI  
124 Parkwood Circle  
Carrollton, GA 30117

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:

Victoria A. Adams, Environmental Specialist  
EPD Watershed Protection Branch  
NonPoint Source Program  
2 Martin Luther King Jr. Drive SW, Suite 1462 East  
Atlanta, GA 30334  
Telephone: (470) 524-4639