

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

May 31, 2022
Notice Issue Date

Douglas County
City / County

July 1, 2022
Notice Close Date

BV-048-21-05
Control Number

Bright Star Road – Clarion Development
(GPS Coordinates: 33.730961, -84.780111)

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 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 two warehouses and associated infrastructure on a 30.9-acre property. The design was created to minimize buffer disturbance and protect downstream water quality. Buffer intrusion is necessary for grading and construction activities. Two wet extended detention ponds and 2 bioretention ponds will control stormwater and protect water quality after construction is complete. The proposed project will result in 487.76 total linear feet (25,235.23 total square feet) of buffer disturbance lasting approximately 1 year located at an unnamed tributary of Mobley Creek, in the Chattahoochee Watershed.

Name and Address of Permit Applicant: Mr. Andy Sitzer
LIT Acquisitions LLC c/o Clarion Partners
1717 McKinney Ave.
Suite 1900
Dallas, TX 75202

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