

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

October 23, 2020
Notice Issue Date

Gwinnett County
City / County

November 25, 2020
Notice Close Date

BV-067-20-09
Control Number

Plainview Apartments, Lawrenceville, GA
(GPS Coordinates: 33.978505, -84.073879)

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) & (f)

Description and Location of Proposed Activity:

The applicant proposes to disturb 12.2 acres of a 14.41-acre site to construct residential apartments with an accompanying sidewalk. Variance (h) is requested to pipe a 15,491 square feet portion of intermittent stream located in the interior of Tract 1 on the property in order to construct buildings for the complex. The applicant has applied with USACE to use NWP 29. Impacts to the stream were kept to a minimum during the design process and the applicant will purchase 2,556 stream credits for mitigation. Variance (f) is requested to grade and fill 3,210 square feet of stream buffer in order to construct a sidewalk as required by county ordinances; this portion of disturbance is located along one roadside edge of Tract 1. Best management practices such as double rowed silt fencing, tree protection, mulching, storm drain outlet protection, and disturbed area stabilization will help prevent erosion and sedimentation during the duration of the project. The project includes green infrastructure measures such as bioretention areas and permeable pavers to minimize impacts to critical buffer functions. The proposed project will result in approximately 284 total linear feet (18,691 total square feet) of permanent buffer disturbance lasting approximately 16 months located an unnamed tributary to Lee Daniel Creek, at the corner of GA-120 and Sugarloaf Parkway adjacent to Lamp Post Lane NW, in the Upper Ocmulgee Watershed.

Name and Address of Permit Applicant: Mr. Michael Adams
Brand Properties
3328 Peachtree Road
Suite 100
Atlanta, GA 30326

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: (404) 463-0003