

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

January 6, 2022  
Notice Issue Date

City of Buford  
City / County

February 7, 2022  
Notice Close Date

BV-067-21-14  
Control Number

Thompson Mill Road Warehouse  
(GPS Coordinates: 34.122683, -83.965392)

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 grade and stabilize a 64.4-acre site for the development of a warehouse with an access road and parking for employees and tractor trailers. This least impactful design reduced the building size and disturbed areas to minimize buffer disturbances. Two detention ponds will manage stormwater and decrease pollutants as per EPD's Mitigation Guidance Document. The proposed project will result in 2,272 total linear feet (124,058.88 total ft<sup>2</sup>) of buffer disturbance lasting approximately 15 months. The project is located at an unnamed tributary to Suwanee Creek in the Upper Chattahoochee Watershed.

Name and Address of Permit Applicant: Mr. J. Christopher Brown  
Senior Vice President, Duke Realty  
3715 Davinci Court  
Suite 300  
Peachtree Corners, GA 30092

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