

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

February 18, 2022
Notice Issue Date

Henry County
City / County

March 21, 2022
Notice Close Date

BV-075-22-01
Control Number

McGarity Road – Welch Property
(GPS Coordinates: 33.44989, -84.11144)

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. Arnetta 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)}: (a)

Description and Location of Proposed Activity:

This project will modify an existing pond on the property to act as a post-construction stormwater detention pond for a proposed subdivision. Removal of accumulated materials from the pond will increase volumetric storage capacity and ensure an improvement to water quality. The buffer of the pond will be replanted with native herbaceous vegetation and grasses. The proposed project will result in 938 linear feet (23,453 total ft²) of buffer disturbance lasting between 12 – 20 weeks located near the intersection of Lake Dow Road and McGarity Road, at an unnamed tributary to Kalves Creek in the Upper Ocmulgee Watershed.

Name and Address of Permit Applicant: Mr. Steven Gresham
Director of Land Planning and Entitlements, Georgia Division
Pulte Home Company, LLC
2475 Northwinds Parkway
Suite 600
Alpharetta, GA 30009

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