

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

May 11, 2017  
Notice Issue Date

Bartow County  
City / County

June 12, 2017  
Notice Close Date

BV-008-17-01  
Control Number

Starlight Homes Community – Riverside Walk Amenity Center - Viewing Platform  
(River Bluff Trail, Cartersville, GA 30120)

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 immediately 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. Jarell Singleton at (404) 463-2382 or email [jarell.singleton@dnr.ga.gov](mailto:jarell.singleton@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-.11 (2)(a-k)}: (f)

Description and Location of Proposed Activity:

The proposed project will consist of constructing an elevated, wooden viewing platform (384 square feet) along the Etowah River in Riverside Walk, a Starlight Homes Community in Bartow County. Mitigation for the permanent buffer impacts will consist of planting native riparian vegetation (763 square feet) including American Hornbeam, River Birch, Water Oak and/or Bald Cypress trees and Silky Dogwood, Swamp Azalea, Red Chokeberry and/or Bitter Gallberry along the Etowah River. The proposed project will result buffer impacts to 61 linear feet total (1,147 square feet total) along the Etowah River in the *Etowah Watershed*.

Name and Address of Permit Applicant: Bruce Carothers, Vice President of Construction  
Starlight Homes GA, LLC  
1405 Old Alabama Road, Suite 200  
Roswell, GA 30076

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:

Frank M. Carubba, Environmental Engineer  
EPD Watershed Protection Branch  
NonPoint Source Program  
2 Martin Luther King Jr. Drive SW, Suite 1462 East  
Atlanta, GA 30334  
Telephone: (404) 651-8550