

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

May 13, 2019  
Notice Issue Date

Coweta County  
City / County

June 12, 2019  
Notice Close Date

BV-038-19-01  
Control Number

Orchard Hills Business Park – Logistics Warehouse Facility – Phase 2  
(Orchard Business Parkway / Interstate 85 (I-85), Newnan, GA 30263)  
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. Clara Davis at (404) 463-2382 or email [clara.davis@dnr.ga.gov](mailto:clara.davis@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:

The proposed project will consist of constructing a new logistics warehouse facility and the associated infrastructure on approximately 119.9 acres (formerly the *Orchid Hills Golf Course*) along Orchard Business Parkway / Interstate 85 (I-85) in Coweta County. This project will include an on-site stormwater management system (including six wet stormwater ponds and enhanced dry swales (without underdrains)). Construction activities will result in permanent impacts to an unnamed perennial stream (471 linear feet) and two unnamed open water ponds (0.68 acres total) - tributaries to Turkey Creek in the *Upper Flint Watershed*. The total area of buffer disturbance is 43,124 square feet.

Name and Address of Permit Applicant: John Bourbonnais  
Orchard Hills Land, LLC  
(Meadows Development Corporation)  
6255 Barfield Road, Suite 140  
Atlanta, GA 30328

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