

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

August 8, 2016
Notice Issue Date

DeKalb
City / County

September 7, 2016
Notice Close Date

BV-044-16-09
Control Number

Decatur Crossing Mixed-use Development
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. Thais Edwards at (404) 463-2387 or email thais.edwards@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)}: (h)

Description and Location of Proposed Activity:

The project involves buffer encroachments necessary to construct a mixed-use re-development to include a senior living facility, a storage facility, a restaurant, retail shops, trails and parks as well as associated parking and access roads. Stormwater management facilities will also be incorporated into the site. The 9.22-acre project site is located near the intersection of Church Street and Milscott Drive in DeKalb County. The proposed development will require permanent impacts (pipe/fill) to 171 linear feet of buffer along an unnamed tributary to Peachtree Creek South Fork.

Name and Address of Permit Applicant: Mr. William Aiken
Fuqua Development, LP
3575 Piedmont Rd, Suite 800
Atlanta, Georgia 30305

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: Michael Berry
EPD Watershed Protection Branch
NonPoint Source Program
2 Martin Luther King Jr. Drive SW, Suite 1462 East
Atlanta, GA 30334
Telephone: (404) 651-8554