

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

October 20, 2016  
Notice Issue Date

Alpharetta / Fulton County  
City / County

November 21, 2016  
Notice Close Date

BV-060-16-13  
Control Number

Windward Point – Mixed-Use Commercial Development  
(Windward Parkway and North Point Parkway, Alpharetta, GA 30022)  
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](mailto: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 proposed project will consist of constructing a new mixed-use commercial development and associated infrastructure on approximately 9.6 acres near the intersection of Windward Parkway and North Point Parkway in Alpharetta. This project will include an on-site stormwater management system (i.e., underground stormwater detention system and sand filter and enhanced dry swale). Construction activities (i.e., piping) will result in permanent buffer impacts to approximately 1,692 linear feet total (106,286 square feet total) to four unnamed intermittent streams, tributaries to Camp Creek (a tributary to Big Creek) in the Upper Chattahoochee Watershed.

Name and Address of Permit Applicant: Robert B. Kincheloe, Investment Manager  
Worthington Hyde Partners - Windward Mill, LLC  
3930 East Jones Bridge Road, Suite 145  
Norcross, 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:

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