

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

May 6, 2019
Notice Issue Date

Johns Creek / Fulton County
City / County

June 5, 2019
Notice Close Date

BV-060-19-01
Control Number

Lennar Homes, LLC – Master Planned Mixed-Use Development
(McGinnis Ferry Road / Bell Road, Johns Creek, GA 30097)
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 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 mixed-use development (including residential townhomes) and associated infrastructure on approximately 9.2 acres along McGinnis Ferry Road and Bell Road in Johns Creek. This project will include an on-site stormwater management system (including a natural conservation area (0.735 acres), a wet extended detention pond and grass channels). Construction activities will result in 297 linear feet total (17,129 square feet total) of buffer disturbances along an unnamed intermittent stream, a tributary to the Chattahoochee River in the Upper Chattahoochee Watershed.

Name and Address of Permit Applicant: Dave Colestock
Lennar Homes, LLC
(Lennar Corporation)
1000 Mansell Exchange West, Suite 450
Alpharetta, GA 30022

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