

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

December 8, 2017
Notice Issue Date

Gwinnett County
City/County

January 8, 2018
Notice Close Date

BV-067-17-06
Control Number

Horizon Pointe 400 Development/Proposed Commercial/Industrial Facility
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, S.W. Suite 418 West Atlanta, Georgia 30334. Please contact Ms. Thais Edwards at (404) 463-2382 or e-mail 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 MLK Jr., Dr., SW Suite 1462 East, Atlanta, Georgia 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 applicant proposes to permanently impact a total of 400 linear feet (23,330 ft²) of stream and buffer along an unnamed tributary to Ivy Creek to construct a commercial/industrial development on a 50.3-acre site. The applicant has avoided additional permanent impacts to the stream and will construct a 56-ft. long retaining wall approximately 27-ft. high across the stream to stabilize the steep slopes associated with the footprint of the development. The project will also share the existing Phase 1 infrastructure, thereby decreasing additional buffer impacts within the development. Project is located at the end of 8 Horizon Dr. north of the intersection of Old Peachtree Rd. and Horizon Dr.

Name and Address of Permit Applicant: Mr. Mike Irby
Taylor and Mathis Properties V, LLC
245 Town Park Dr.
Suite 575
Kennesaw, Georgia 30144

Summary of Rules Requirements for Variance Application:

The application for a variance must include an 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:

Peggy Chambers, Environmental Specialist
EPD, Watershed Protection Branch
NonPoint Source Program
2 MLK Jr., Dr., SW
Suite 1462 East
Atlanta, Georgia 30334
Telephone: 404/651-8549 FAX: 404/651-8455