

ENVIRONMENTAL PROTECTION DIVISION  
PUBLIC NOTICE  
WATERSHED PROTECTION BRANCH

February 26, 2018  
Notice Issue Date

City of Lawrenceville/Gwinnett County  
City/County

March 27, 2018  
Notice Close Date

BV-067-17-10  
Control Number

Lawrenceville South Lawn/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 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](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 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 293 linear feet (14,541 ft<sup>2</sup>) of stream and buffer along an unnamed tributary to Shoal Creek to construct a mixed-use development. The overall project consists of the construction of 23 single-family homes, 147 townhomes, 330 apartment units, 100 age-targeted residential townhome units, 15,000 ft<sup>2</sup> of retail and restaurant building space, a 1.02-acre park and associated infrastructure, including 640-parking spaces. The development is part of the 2030 Comprehensive Plan and Future Development Map for the revitalization of the downtown Lawrenceville area. The project is located adjacent to the City of Lawrenceville Police Station at the intersection of Jackson St. and SR124.

Name and Address of Permit Applicant: Mr. Chuck Warbington  
City of Lawrenceville  
70 S. Clayton St.  
Lawrenceville, Georgia 30046

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