

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

September 21, 2018
Notice Issue Date

Norcross / Gwinnett County
City / County

October 22, 2018
Notice Close Date

BV-067-18-07
Control Number

LWP Norcross Devco, LLC
Multi-Family Residential and Live/Work Development and Associated Infrastructure
(5765 Buford Highway, Norcross, GA 30071)
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. Thais Edwards at (404) 463-2382 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-.05 (2)(a-k)}: (h)

Description and Location of Proposed Activity:

The proposed project will consist of constructing a new multi-family residential and live/work development and associated infrastructure on approximately 3.3 acres along Buford Highway and Holcomb Bridge Road near Lillian Webb Park in Norcross. This project will include an on-site stormwater management system (including four BaySaver Technologies[®] hydrodynamic separators and an underground stormwater detention system). Construction activities will result in permanent buffer impacts (i.e., filling/piping) to ± 92 linear feet total (± 4,755 square feet total) of an unnamed intermittent stream, a tributary to Beaver Ruin Creek in the Upper Oconee Watershed.

Name and Address of Permit Applicant: Matt Mason, Partner
Gateway Ventures Real Estate
75 Fifth Street NW, Suite 810
Atlanta, GA 30308

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