



TIMELINE

DeKalb County Land Development Permit Review and Enforcement Process as Applied to the Atlanta Public Safety Training Center

Disturbance of any land in unincorporated DeKalb County requires a land development permit ("LDP"). When reviewing a land development project, the DeKalb County Department of Planning and Sustainability ("Planning") reviews the submitted documents and drawings for compliance with local, state and federal requirements through a process outlined in the DeKalb County Code, Chapter 14-Land Development.

The Atlanta Public Safety Training Center ("Atlanta Project") covers approximately 85.53 acres and requires:

- (1) An LDP to be reviewed by the DeKalb Planning Department, and
- (2) A Request to Disturb 50 Acres or more to be approved by the Georgia Department of Natural Resources, Environmental Protection Division ("EPD").

Related to the Atlanta Project, Planning's review included reliance on the following reports prepared by various third-party professionals:

- a site plan;
- grading and drainage plans;
- stormwater management/hydrology report;
- an erosion, sedimentation and pollution control plan;
- a tree preservation and replacement plan;
- a stream buffer variance request;
- a biological assessment of any critical habitat, and endangered and threatened species; and,
- a flood study.

Reports are submitted on a date certain and are not approved until review has been completed.

TIMELINE

3-2-2022: Pre-Submittal Meeting for Atlanta Project

- Planning staff met with Eberly & Associates (“Applicant”) to discuss the scope of the project, potential environmental protections and approvals required by agencies outside DeKalb County.

4-15-2022: Applicant Submitted Complete LDP Package for Atlanta Project to Planning

- Applicant submitted an LDP application, necessary fees, and all required drawings/plans to Planning.
- Complete LDP Application Package includes fees, drawings, site plans, grading and drainage plans, and stormwater management/hydrology report.

4-15-2022: Erosion, Sedimentation and Pollution Control Plan (“Erosion Control Plan”) Submitted to Planning

- Erosion Control Plan, prepared by Eberly & Associates, Inc., was submitted for review.
- All Best Management Practices (“BMPs”) were included as required.
- Planning requested corrections/revisions be made to Erosion Control Plan.

4-15-2022: Tree Preservation and Replacement Plan Submitted to Planning

- Tree Preservation and Replacement Plan, prepared by Eberly & Associates, Inc., submitted to Planning.

5-6-2022: Planning Completed Review of Tree Preservation and Replacement Plan

- Planning completed review of the tree preservation and replacement plan.

7-7-2022: Applicant Submitted Request to EPD to Disturb Over 50 Acres

- If a stand-alone or common development project’s plans show development of 50 or more acres at any one time, the EPD must, in writing, approve the request to disturb 50 acres or more at any one time.
 - EPD required that 4 additional BMPs be incorporated in the drawing submitted to the County as a part of the LDP Application

- BMPs must be selected from a list included in the County's National Pollutant Discharge Elimination Systems ("NPDES") permit.

7-12-2022: EPD Approved Applicant Request to Disturb Over 50 Acres

7-27-2022: Stream Buffer Encroachment Variance Request Submitted to Planning

- If any portion of a project is located adjacent to any State waters, Planning will review submitted plans for stream buffer encroachment.
 - The State maintains a 25-foot buffer along all State waters. DeKalb County maintains an additional 50-foot buffer, making a total buffer of 75 feet.
- A variance request for the stream buffer encroachment, along with drawings/plans, was prepared by Eberly & Associates, Inc. and submitted to Planning.
 - Planning requested (1) a biological assessment of critical habitat and endangered and threatened species and (2) a flood study be submitted as part of the County stream buffer variance review process.

10-5-2022: Biological Assessment Submitted to Planning

- A biological assessment of any critical habitat and endangered and threatened species, prepared by Contour Environmental, LLC, was submitted to Planning.

10-10-2022: Planning Completed Review of Biological Assessment

- Planning review determined there was no critical habitat, endangered or threatened species found in the area of the proposed Atlanta Project.

10-17-2022: Flood Study Submitted to Planning

- A flood study, prepared by Long Engineering, was submitted to Planning.
 - A flood study is done to demonstrate that the proposed development will not adversely change the flow characteristics of the floodplain such as storage capacity, flow velocity and depth of flooding.

10-26-2022: Planning Completed the Review of the Flood Study

- Planning review determined there was no detrimental impact or increased risk of flooding based on the proposed Atlanta Project.

11-2-2022: Planning Completed Review of Stream Buffer Encroachment Variance Request

- Planning determined that no variance is required by the state.
 - The proposed bridge included in the Atlanta project is to be located partially in the State's 25-foot buffer; however, it is legally considered a roadway drainage structure therefore a variance from the State is not required.
- Planning granted an administrative variance to allow encroachment into the County's 50-foot buffer.

1-26-2023: Erosion Control Plan Approved by Planning

- Erosion Control Plan approved.
 - Multiple corrections and revisions were requested by the County and made by the Applicant between April 2022 and January 2023.

1-26-2023: Planning Approved Revised Plans in LDP Package

- Planning approved all remaining outstanding items for the LDP.

1-31-2023: The LDP for the Atlanta Project has been issued.

POST APPROVAL

After all necessary plans and drawings had been received and reviewed to confirm that all local, state and federal requirements have been met, the LDP was issued. **Issuance of the LDP does not allow land disturbance activities to begin.** Prior to land disturbance activities beginning the following must occur:

1. Planning inspectors will meet with the Applicant or their representatives on site to discuss installation of BMPs and what is expected on the site pursuant to the LDP.
2. After the Applicant installs the initial BMPs, Planning inspectors will revisit the site to perform an initial on-site environmental inspection to ensure that all required BMPs are in place and operational.

Once the initial on-site environmental inspection is complete and all BMPs approved, land disturbance activities may commence.

Ongoing Enforcement

Planning inspectors will visit project sites throughout the land disturbance and construction process to ensure that all BMPs remain in place and functional and that all permit and other requirements are being met.

Should inspectors find any deficiencies in BMPs during the land disturbance or construction periods, a stop work order may be issued.

Further inspections will take place to ensure the project is stabilized post-construction. If the project is not stabilized, a notice of violation may be issued and therefore the certificate of completion and certificate of occupancy may be held until the violation is cured.