

GRADING & DEVELOPMENT PERMIT PROCESS / NOTICE OF PROCEDURE

The Preliminary Plat or Site Plan with fees must have been submitted and approved by the City of Statham's Planning & Zoning Chief Officer before submitting NOI Notice of Intent, Soil Erosion, Sediment Control and Hydrology Plans to EPD. Submitting to the EPD only applies if the land disturbance is greater than 1 acre.

A checklist for submitting plans to EPD is located on Georgia Soil & Water Conservation Commission's website <http://gaswcc.georgia.gov> – E&S 2017 Checklists

The City of Statham is **not** an issuing authority for Soil Erosion and Sedimentation Permits. These are submitted by the contractor to Athens & Cartersville EPD Offices. To Contact EPD:

Northeast District, 745 Gaines School Rd, Athens, GA 30605 Phone: 706-369-6376, Fax 706-369-6398.

Jennifer Hackney, Mountain District 16 Center Rd. / P.O. Box 3250 Cartersville, GA 30121 Phone: 770-387-4900, Fax 770-387-4906.

If submittal was required to EPD for land disturbance greater than 1 acre:

Before applying for a Development and or Grading Permit, a copy of the NOI (Notice of Intent) and a copy of the certified mail receipt for submitting plans to EPD are required. Lastly, a Letter of Approval by EPD must be received by our office before any permit for land disturbance can be submitted.

Note: Submitting an application for grading with City of Statham does not imply that a permit will be issued to begin work. If the permit application is not approved the contractor/developer will be notified by mail and phone. If grading has been approved a permit poster indicating a permit number, date approved, type of grading and signed by the Chief Code Enforcement Officer will be given to the contractor/developer.

Development Regulations by the City of Statham Adopted June 18, 1996

A development permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire 12 months after issuance unless development activity as authorized by the permit is initiated within the 12-month period or if such authorized activities lapse for a period exceeding one (1) month. Provided, however, that the Director of Licensing and Permits may approve one (1) extension not to exceed three (3) months within which time development activity must commence or the permit shall expire. Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer system, stormwater drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building

permit. Water and sewer system improvements shall be authorized by the Water and Sewer Authority or the governing jurisdiction. **4.2.4 Development Regulations**

Developer's Responsibility for Compliance A permit shall not be interpreted to relieve any developer or sub divider of the responsibility of maintaining full compliance with all codes, ordinances, and other regulations of the City of Statham except as amended by an approved Variance or other relief granted through applicable formal appeal procedures for a specific property or application. Any permit issued in error in contradiction to the provisions of an adopted code, ordinance, or regulation of the City of Statham shall be considered to have been null and void upon its issuance. **4.1.5 Development Regulations**

Any permit issued for grading will expire within sixty (60) calendar days if work has not commenced or if activities lapse and the project is abandoned for a period exceeding thirty (30) calendar days. This will require the contractor to submit a new grading permit for re-approval. All soil erosion control measures as shown and as approved shall be in place and maintained at all times during the clearing and grubbing activities. **4.2.2 Development Regulations**

A permit shall not be interpreted to relieve any developer or sub divider of any responsibility of maintaining full compliance with all codes, ordinances, and other regulations of the City of Statham except as amended by an approved Variance or other relief granted through applicable formal appeal procedures for a specific property or application. Any permit issued in error in contradiction to the provisions of an adopted code, ordinance, or regulation of the City of Statham shall be considered to have been null and void upon its issuance. **4.1.5 Development Regulations**