



Community Development
11360 Lakefield Drive, Johns Creek, GA 30097
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MINOR LAND DISTURBANCE PERMIT CHECKLIST

OVERVIEW

The Minor Land Disturbance Permit may be the most appropriate means to permit less significant land disturbing activities. It is customized to your project, and we're here to help! This permit helps owners of small projects that "seemed" manageable at the beginning avoid commonly seen pitfalls that lead to out-of-control issues that double or triple budgets and often lead to citations as the scope of work grows over time.

Projects that qualify are generally:

- Significantly less intrusive than activities covered by a full Land Disturbance Permit (LDP);
- Ineligible to qualify for the Homeowner Landscaping / Gardening Exemption for Land Disturbing Activities;
- Construction activities, without the installation and maintenance of proper Erosion and Sediment Control Best Management Practices (BMPs), are likely to discharge sediment laden waters off a property;
- Likely to result in an increase of concentrated stormwater runoff at property boundaries, which would adversely impact your neighbors or downstream properties; and/or
- Not covered by other City permitting processes. *(The Minor LDP is often paired with larger single family residential home construction projects that require additional requirements for erosion and sediment control that aren't captured by a building permit).*

The Community Development Director, through the Land Development Manager, determines when and/or if a Minor LDP may be used. A pre-submittal meeting is necessary to evaluate the proposed scope and to determine which permit is the most appropriate for your project.

CONTACT US

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REQUIREMENTS

A pre-submittal meeting is required prior to submitting the Minor Land Disturbance Permit Application. Meeting requests must be submitted on the [Customer Self Service \(CSS\)](#) portal. You will receive a confirmation email from a Land Development staff member when your request has been approved and scheduled.

When submitting plans for review for a Minor Land Disturbance Permit, please ensure that you provide all required information that was discussed in your pre-application meeting and have paid the Minor Land Disturbance Review fee. Permit fees are set at \$250. Fees will be invoiced to your CSS account once your application has been received by staff.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED INTO THE REVIEW PROCESS

EXEMPTIONS

Chapter 109 - Article VI – Soil Erosion, Sedimentation, and Pollution Control

Section 150 – Exemptions

(3) Such minor land disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion.

- Threshold for determining whether a project falls under the terms “home gardens” or “individual home landscaping:” if a project can be reasonably expected to be completed by homeowner using typical home & garden tools, i.e. a wheel barrow and shovels, over a couple of weekends, then it is exempt.

(4) The construction of single-family residences when such construction disturbs less than one acre and is not part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this section...

- The exemption above applies to the full LDP requirement. The Minor LDP Program is designed to be a proactive program of education and routine site visits designed around Section 109-151 – Minimum Requirements for Erosion, Sedimentation, and Pollution Control Using Best Management Practices.