

Commercial and Residential Group Use



COMMERCIAL DOCK CRITERIA

A commercial location is considered a property directly adjacent to or on GPC land and lakes where the owner/operator has a business license issued from the State of Georgia/Alabama and/or the owner/operator runs a public or private for-profit business approved by Georgia Power via authorized license/lease. Examples could include marinas, docking slips, restaurants, hotels, boat ramps, golf courses, etc.

- Commercial applications require FERC submittal and approval, regardless of proposed usage request.
- Property must be commercially zoned by county.
- FERC submittals will be charged a fee to be determined by Georgia Power subject to nature of request.
- Minimum required shoreline - 35' of usable frontage per boat that may park. (case by case basis)
- Side lot line setback minimum 50' if adjacent property is not owned by commercial owner/operator, 20' if also owned by owner/operator.
- Boatlifts, jet ports, PWC lifts or any other similar installation are not allowed on these structures.
- Main walkway off shoreline cannot exceed 6' wide.
- Slip walkways should not exceed 5' wide.
- Interior slip width should not exceed 22' wide.
- Interior slip depth should not exceed 24' deep.
- No additional platform/surface area is allowed.
- Existing commercial facilities may not be expanded, altered or modified beyond the current shoreline infrastructure in place without prior approval from GPC and FERC.
- Existing commercial facilities that change ownership must be on an approved GPC Legal Agreement.

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RESIDENTIAL GROUP USE

Lakefront property intended for the purpose of multi-family development, such as condos, where common use docks exist or are proposed as a development amenity. The land adjacent to GPC land or shoreline is owned/controlled by an HOA/POA.

Consultation with Georgia Power is required beforehand to determine what will be considered by Georgia Power (case-by-case basis).

Group docks are only considered for common areas, multi-family residential (condos) as a development amenity.

Up to a 10-slip structure maximum may be permitted out of local Lake Resources Office without FERC review.

FERC submittals will be charged a fee to be determined by Georgia Power subject to the nature of request.

Minimum required shoreline - 35' of usable shoreline per boat that may park. (ex. 350' of usable shoreline for a 10 - slip/boat dock)

For multiple docks, minimum spacing of 100' between structures required.

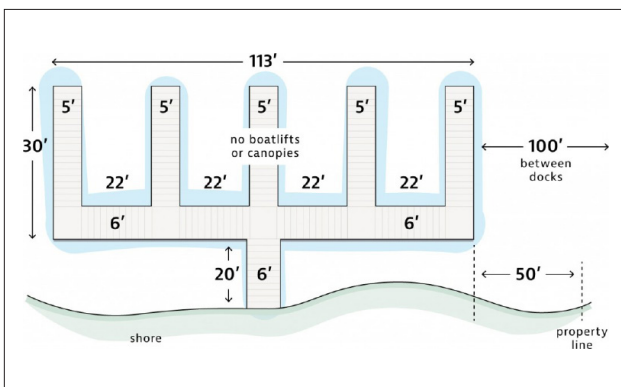
Side lot line setback, minimum 50' if adjacent property IS NOT owned by permit applicant.

Side lot line setback, minimum 20' if adjacent property IS owned by permit applicant.

Boatlifts, jet ports, PWC lifts or any other similar type installations are not allowed on these structures.

Total width of a single 10-slip dock should not exceed 113' and no greater than 50' outreach (case-by-case basis).

GROUP DOCK





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RESIDENTIAL GROUP USE (CONT.)

Interior slip width should not exceed 22' wide, interior slip depth should not exceed 24'.

Main walkway off shoreline cannot exceed 6' wide.

Slip walkways should not exceed 5' wide.

Irrigation is not allowed at these dock locations other than for common area property (no individual homes, off water properties, etc.)

For more information please contact your local office:

Oconee/Sinclair Office
125 Wallace Dam Road
Eatonton, GA 31024
706-484-7500