SHORELINE MANAGEMENT GUIDELINES

Georgia Power Lakes

Georgia Power
MISSION.

GEORGIA POWER IS COMMITTED TO

PRESERVING THE

SCENIC, ENVIRONMENTAL, 
& RECREATIONAL

VALUE OF THE LAKES
VALID AGREEMENT
A valid lease agreement (Georgia Power lots and access lots), license (deeded lots) or is required in order to receive permits for construction on GPC (Georgia Power Company) lakes and property. A current survey and/or deed are required before GP will issue any new agreement (license, access lease, etc.).

GENERAL STANDARD
Maximum dimensions found herein are a general standard, not a guarantee. Each permit request is handled on a case by case basis at the discretion of the Georgia Power Lake Resources Office.

ISSUED GPC PERMIT
A GPC permit must be applied for and issued before beginning any construction, renovation, clearing, tree removal, grading, etc., on GPC land.

VISIBLE GPC PERMIT
A permit should be posted and be visible from the lake and/or road. Failure to post permit could result in work stoppage.

PERMIT EXTENSION
All permits will have an approval date and a completion date. These dates are recognized as the starting date of the project and the expiration date of the permit. If construction will continue past the permitted completion date then a permit extension is required.

REVIEW CHANGES
Any changes in plans, after initial approval of construction, must be reviewed and approved by GPC before change is executed.
FAILURE TO COMPLY
Unauthorized construction activities or failure to comply with GPC’s permitting process may result in construction delays, removal of unauthorized project, sterilization of shoreline, termination of lease/license and/or legal action.

PROPERTY LINES
There is a minimum fifteen-foot setback from side lot line or any such extended imaginary lot line as determined by extending line lakeward. The imaginary line, extended lakeward, will be recognized by GPC on a case by case basis. It is not reasonable to expect this extended line to be feasible in all cases.

CLEARING
To protect the vegetative buffer surrounding the lake, no mechanical clearing shall be permitted within 25 feet of the shoreline or county setbacks, whichever is greater.

GROUND-DISTURBING ACTIVITIES
Any ground disturbing activities shall require the proper installation of silt screen at least 26 feet from the shoreline or as determined by the GPC Lake Resources Office and local county ordinances.

OLDER STRUCTURES
Generally, older structures that do not conform with current policies or guidelines may be maintained, but not expanded or replaced. GPC may require modification of these old structures to conform with current policies or guidelines, prior to transfer or renewal of a lease/license agreement or approval of other construction activities.

DISPOSAL OF STRUCTURES
It is the responsibility of the homeowner to properly dispose of any shoreline structure/s that have been replaced or removed.
**SURROUNDING CONSTRUCTION**
All construction adjacent to or within GPC lakes shall be maintained in a good state of repair and shall comply with any and all federal, state, and local health and safety regulations as now or hereafter enacted.

**TREE DISPOSAL**
Dumping, burying or otherwise disposing of any portion of a downed tree on GPC property or into the lake is prohibited. The disposal of leaves and lawn clippings into the lake is also prohibited.
CONSTRUCTION PERMIT

How to obtain a Georgia Power Construction Permit:

1. Read and be familiar with the guidelines in this booklet.

2. Contact Georgia Power’s Lake Resources Office for instructions on obtaining a permit.

3. Each permit request is handled on a case by case basis at the discretion of Georgia Power Lake Resources Office.

4. A valid GPC lease agreement or license is required in order to receive permits for construction of Georgia Power lakes and property.

5. Submit your application containing the following information to the Georgia Power Lake Resources Office. Depending on the scope of the project, GPC may require additional information before issuing a permit.
   - Name
   - Lake lot address (lot number/area number, if available)
   - Phone number(s)
   - Drawing of the proposed project
   - Dimensions
   - Distances from side lot lines
   - Materials to be used
   - Contractor’s name and phone number
   - Expected start date and completion date

NOTICE: It is the responsibility of the homeowner to make sure that all permits are obtained and properly posted before work begins.
This booklet provides information and guidance to homeowners, prospective buyers, builders, realtors, and other interested parties regarding shoreline development on Georgia Power’s (GPC) lakes. The purpose of the booklet is to present a sound, consistent position on this development while protecting the environmental and aesthetic qualities of the lake. Above all else, the information in this booklet is intended to comply with all legal requirements — from our Federal Energy Regulatory Commission (FERC) license to all federal, state and local laws and regulations.

The proper management of shoreline development must balance the interests of a number of stakeholders and is vital to the life of the lake. It is our hope that communicating the guidance in this booklet will ensure that we will all enjoy the many beneficial opportunities the lakes afford for years to come. We ask that you read all the information contained in this booklet and that you call us if you have any questions.

Thank you for your interest in Georgia Power lakes. We look forward to working with you to make your lake experience an enjoyable one.
All applicable state and local permits must be obtained before constructing a new seawall.

Where wetlands are present at the shoreline, no seawall will be allowed.

Georgia Power recommends the installation of rip-rap with filter fabric backing as a primary form of shoreline stabilization over other alternatives.

Seawall construction will require proper erosion and sedimentation controls. Turbidity screens are required when replacing an existing wall or, in some instances, when construction of a new wall occurs.

Plans should show the following:

1. The length of shoreline to be fronted by the seawall.
2. The type of foundation to be installed and depth below ground line.
3. The type of materials to be used for construction of the seawall.
4. The height of the seawall should be no higher than necessary to stabilize the shoreline.
5. A landscape plan may be required should the installation require tree removal.

The distance between the proposed seawall and the existing shoreline shall be as close to the existing shoreline as possible and approved by Georgia Power.
For new seawalls constructed with concrete block, the blocks should be filled solid with concrete.

Georgia Power requires placing rip-rap along the base of all newly constructed seawalls, regardless of the type of wall. This application helps reduce undermining and restores shoreline habitat. Recommended amount from normal (full pool) water level: slope ratio of 1 foot of width per every 1 foot of depth.
Regarding newly established deeded lots or developments: A lot must have a minimum lot width of 100 feet at the shoreline and 100 feet at the property line between Georgia Power and the adjoining property owner, measured in a straight line from pin to pin, in order to obtain a dock permit.

The flag-shaped dock is the standard dock structure. Georgia Power prefers this configuration in order to facilitate future boathouse construction, should this option be available.

The dock should be located in the center third of the lot. In cases where a resident proposes a dock not located in the center of the lot, Georgia Power will determine an acceptable location. There is a minimum 15-foot setback from side lot line projection as determined by Georgia Power.

Only one dock is allowed per lot, regardless of the amount of shoreline frontage.

Docks may be floating or stationary. Only approved encapsulated flotation will be permitted for use with floating docks. Metal drums, plastic barrels, modified pontoon boats and other such items or materials are prohibited.

Stationary docks are preferred due to the reduction of maintenance.

All shoreline improvements must be located as close as reasonably possible to the shoreline, and should not exceed 50 feet in length from the shoreline. Some locations, such as narrow coves, wetland areas, etc., may require structure modification.
Maximum dimensions on any portion of a dock platform are 16 feet wide x 20 feet deep, with no single dimension exceeding 20 feet.

The minimum width of any walkway is 4 feet, with a maximum width of 6 feet.

Plumbing, other than water spigots and irrigation pumps, is prohibited.

Replacement of unapproved flotation may be required at the time of any dock renovation or replacement. Replacement of unapproved flotation will be required at the time of lease/license renewal or transfer.
Regarding newly established deeded lots or developments: A lot must have a minimum lot width of 100 feet at the shoreline and 100 feet at the property line between Georgia Power and the adjoining property owner, measured in a straight line from pin to pin, in order to obtain a boathouse permit.

The boathouse/dock combination is the standard structure Georgia Power permits. They have less visual impact and require less maintenance and cost to the owner.

The boathouse should be located in the center third of the lot. In cases where a resident proposes a boathouse not located in the center of the lot, Georgia Power will determine an acceptable location. There is a minimum 15-foot setback from side lot line projection as determined by Georgia Power.

Only one structure is allowed per lot, regardless of the amount of shoreline frontage. If a dry storage boathouse exists on the shoreline, it will need to be removed before a wet storage boathouse will be permitted.

Boathouse structures must be open-sided. The use of curtains, mesh, louvers, blinds and any other similar screening of the boathouse is prohibited.

The size and length of all shoreline structures should be minimized when practical. The maximum overall length will be 50 feet from the shoreline. Some locations, such as narrow coves, wetland areas, etc., may require structure modification.
Metal or aluminum “carport” covers are prohibited for use as boathouse structures.

> Newly constructed boathouses must be wet storage; dry storage is prohibited.

> Maximum exterior dimensions for a boathouse (BH) structure are as follows (dimensions are from post to post under roof):

1. Single-stall BH only – 14 feet wide x 32 feet long, post to post or under roof. (Roof overhang: maximum of 2 feet additional.)

2. Single-stall BH and dock combination – May not exceed 30 feet wide x 32 feet long; total dock dimensions (uncovered portion) cannot exceed 16 feet wide x 20 feet long, or 320 square feet.

3. Double-stall BH only – 28 feet wide x 32 feet long, post to post or under roof. (Roof overhang: maximum of 2 feet additional.)

4. Double-stall BH and dock combination – may not exceed 44 feet wide x 32 feet long; total dock dimensions (uncovered portion) cannot exceed 16 feet wide x 20 feet long, or 320 square feet.

> One storage closet is allowed within boathouse no greater than 5 feet wide x 12 feet long.

> Roofs must be shingle or baked enamel and must match residential dwelling. Minimum pitch is 3/12; maximum is 5/12.

> Rooftop sundecks are prohibited.

> Boathouse structures may not be constructed or renovated so as to allow temporary or permanent
residence. Plumbing and permanent appliances are prohibited. Water spigots and irrigation pumps are allowed.

Regarding PWC lifts that are outside of boathouses – The lifts must be located in such a way that the overall footprint or width of structure does not exceed 44 feet. Lifts must be placed behind boathouse or behind dock platform. It is preferred to locate PWC inside boathouse when practical.
Georgia Power is authorized to permit dredging of up to 500 cubic yards per lot. Greater amounts will require approval from U.S. Army Corps of Engineers, FERC and additional agencies.

Dredging plans must be submitted and approved before work begins.

Upon receiving a dredging permit from Georgia Power, the permittee agrees to:

1. Abide by all governmental rules, laws, regulations, directives and statutes.

2. Acquire all necessary governmental permits or licenses, which may include, but shall not be limited to, a land disturbance permit.

Applicants must provide the volume of material to be removed. A qualified engineer or surveyor should determine this information for large projects over 400 cubic yards. An estimate sheet must be attached to the permit request.

Removal of original lake/river bottom is prohibited. The sole purpose for dredging is to remove silt or sedimentation that has accumulated over time.

The material removed from the lake shall be disposed of in an upland area so as to avoid re-entry into the lake.

At Lake Jackson, it is necessary to execute a property-line agreement prior to dredging activity to establish pre- and post-dredging property rights.
Tree removal requires a Georgia Power permit.

To protect the vegetative buffer surrounding the lake, no clearing within 25 feet of the shoreline will be permitted without prior authorization of the appropriate Georgia Power Lake Resources Office. Permitted removal of trees from the 25-foot vegetative buffer surrounding the lake or removal of a large number of trees from Georgia Power property will require an approved landscape and vegetation plan.

Georgia Power promotes a one-for-one tree replacement guideline (nursery grade). Native trees are required.

Tree removal requests must be accurate regarding the number of trees to be removed and detailed regarding process and disposal.

Georgia Power reserves the right to receive reimbursement for merchantable timber.

Tree removal is the responsibility of the homeowner, including trees on company-owned property that are potentially hazardous. For land disturbances of 1.1 acres or greater, a copy of the county’s land disturbance permit is required in order to receive a permit from Georgia Power.

All logs, limbs, stumps, etc., must be promptly removed from the lot.

The disposal of leaves, grass clippings or other yard debris into the lake is prohibited.
Only one residential dwelling is permitted on GPC leased lots.

Residential dwellings shall be limited to two stories above ground.

New residential dwellings must be at least 900 square feet or County minimums, whichever is greater. Mobile homes are prohibited.

All new construction should be above the project boundary. If this is not feasible, new construction shall be 75’ from shoreline if inside project, at least 50’ if outside GPC project, and satisfy local county buffer setbacks. Side setbacks must meet county guidelines, or 15’, whichever is greater.

The following information should be provided to GPC prior to issuing a construction permit:

1. Architectural drawings, copies of plans from published plan books, or detailed sketches drawn by hand.

2. Applicant’s name, address, phone number, lot number and area number.

3. Name and phone number of contractor or individual doing construction.

4. Anticipated date of beginning and approximate date of completion.

5. Floor plan depicting length, width, square footage, and height.
6. A list of exterior construction materials to be used.

7. A description of roof system (roof must be shingle or baked enamel).

8. A description of exterior color scheme.

9. Drawing or photograph showing how the structure will look from the lake.

10. Drawing or photograph showing the side view of the structures.

11. Site plan showing distances between proposed structure and:
   a. both side lot lines
   b. back lot line
   c. closest point from shoreline

12. Site plan showing proposed location of the County approved septic tank, drain fields, and well plans.

13. All pertinent State and Local permits including, but not limited to:
   a. Septic tank permit (if applicable).
   b. Building permit.
   c. Land disturbing permit (>1.1 acres is applicable).
   d. Local county buffer variance approval.

14. Site plan depicting approximate number and size of trees (4” diameter or greater)
to be removed within the building perimeter, driveway, and septic tank and drain field lines.

15. Landscape plan.

- Fences are prohibited on the shoreline and are restricted in other areas. If permitted, fences may not impede project access and may not block the view of adjacent neighbors.

- Fence location, description and type of material must be submitted for approval prior to construction.

* Each permit request is handled on a case by case basis at the discretion of GPC Lake Resources Office.

* A valid GPC lease agreement or license agreement is required in order to receive permits for construction on GPC lakes and property.

* A GPC permit must be applied for, issued and posted properly before beginning any construction, renovation, clearing, tree removal, grading, etc. on GPC land.

* Information contained herein is subject to change without notice.
BOATLIFTS AND PWC LIFTS
(ONLY FREESTANDING BOATLIFTS ARE ALLOWED ON LAKE OCONEE)

Regarding newly established lots or developments:
A minimum lot width of 100 feet at the shoreline and 100 feet at the Georgia Power property line (project boundary) is required in order to have any shoreline structures. Seawalls are the exception.

There is a minimum 15-foot setback from side lot line.

Only one single-stall wet storage structure is permitted per lot. However, up to two freestanding “boatlifts” may be permitted per lot. One of the lifts must be located inside the slip; the other may be located on either side of the structure, provided it is, at minimum, 15 feet from the projected property line as determined by Georgia Power.

All shoreline improvements must be located as close as reasonably possible to the shoreline, and should not exceed 50 feet in length from the shoreline.

Maximum interior dimensions for boat slips are 12 feet wide x 28 feet long. Maximum exterior dimensions are 16 feet wide x 32 feet long.

The minimum width of any walkway is 4 feet. The maximum width is 6 feet.

Georgia Power permits free standing boatlifts on Lake Oconee. Prior to installation, plans must be submitted and approved by the company. The plans must include the location of the lift and the type of lift. Lifts may be installed as follows:
1. Only two full-size boatlifts will be allowed on each maximum-size dock. One must be placed inside the slip and the other may be placed on the outside of the slip or the side of the platform. A boatlift cannot be placed behind the platform or slip. The boatlift cannot be placed closer than 15 feet from the projected property line as determined by Georgia Power.

2. Personal watercraft lifts must be placed behind the platform or boat slip such that the total allowed width of the shoreline structure is not exceeded.

3. If the personal watercraft lift is placed in a location approved for a full-size lift, it will take the place of that lift.
OUTSIDE ENTERTAINMENT AREAS

FOR DEEDED LOTS

CONSTRUCTED SITTING AREAS
A constructed sitting area includes fire pits, hard surface sitting areas, decks, gazebos or similar structures and must be located on the deeded owner’s property and outside Georgia Power’s project boundary land.

NATURAL SITTING AREAS
A natural sitting area may be considered by Georgia Power Shoreline Management but consultation must first occur to discuss the following requirements and a permit issued before proceeding:

- Natural sitting areas must be a minimum of 26 feet from the shoreline at a location approved by Georgia Power.
- No ground disturbance (grading, leveling) is allowed.
- No fixed seating, only portable seating is allowed.
- Portable fire pits are allowed but we strongly discourage “rock rings” due to the fact that they may be mortared, which would result in our request to have them removed.
- Mulch or sand for ground material is allowed.
CONSTRUCTED SITTING AREAS

- A constructed sitting area includes fire pits, hard surface sitting areas, decks, gazebos or similar structures.

- Should be outside of the project boundary and a minimum of 26 feet from the shoreline at a location approved by Georgia Power and meet county setbacks or 15 feet, whichever is greater.

- Surface can be mortared or loose pavers, fieldstone, flagstone, etc., laid on the ground.

- Enclosing an outside area is prohibited.

- Maximum size may not exceed 400 square feet.

- Plumbing, other than water spigots, is prohibited if the outside area is completely detached from the primary residential dwelling.

- The above structures may not be attached to shoreline structures.

NATURAL SITTING AREAS

- A natural sitting area must be a minimum of 26 feet from the shoreline.

- No ground disturbance (grading, leveling) is allowed.

- No fixed seating; only portable seating is allowed.

- Fire rings or portable fire pits are allowed.

- Mulch or sand for ground material is allowed.
Outbuildings include, but are not limited to, detached garages, storage buildings and greenhouses.

Outbuildings should be limited to one story and may not have a roof pitch exceeding a 5/12 pitch.

Only pull-down steps for attic access are allowed.

There is a maximum of two outbuildings per lot. This does not include an attached garage to the primary residential dwelling. Attached garages must be connected to the primary dwelling via a heated/cooled corridor — open breezeways are not acceptable and if this instance were to occur, Georgia Power would deem this a detached garage.

A detached garage may not exceed 900 square feet.

Outbuildings other than detached garages should be limited to 256 square feet.

Outbuildings may not include temporary or permanent living spaces.

Plumbing other than a spigot/sink is prohibited.

Outbuildings should be located on the road side of the dwelling and should be at least 75 feet from the shoreline. All other setbacks must meet county guidelines or 15 feet, whichever is greater.

All outbuildings should match the primary residential dwelling in color and design.