

15.1 Eligibility Requirements

Permits may be issued in "Limited Development" areas only. The permit will be issued for a maximum of a five-year period. The permit may be reissued when the current term expires if the permitted facilities and uses of public land are in compliance all applicable policies and regulations. Permits are non-transferable. They become null and void upon sale or transfer of the property associated with the permitted facilities or the death of the permittee. New owners must notify the Operations Manager's office of their purchase and make application for a new permit.

(To better define the administrative procedures and requirements for community docks; Section 15.1.1 is an administrative change to the 2004 Shoreline Management Plan. After public review and comment it became a part of the SMP on October 19, 2012)

15.1.1 Community Docks:

Community Dock Permits may be issued in accordance with the following:

Existing Permits-All Community Docks with existing permits or permits that expire(d) in 2009 through 2013 will be given a grace period. These permittees will have until December 1, 2014 to obtain and submit a Local Issuing Authority (LIA) approved final plat.

Original Issuance: Upon receipt of an approved LIA preliminary plat or a letter from the LIA attached to the plat stating that it meets LIA requirements, a conditional community dock permit will be issued. The permit will be conditioned with the following statement: "This permit is issued based on the submission of a preliminary plat. This permit will not be re-issued beyond the above expiration date unless final plat approval has been received from the LIA. Community dock construction and installation must not be performed until the final plat has been approved and the Corps has completed the required permit reconciliation and issued a non-conditional community dock permit."

First Re-issue: A LIA approved final plat for their development must be submitted for the permit to be re-issued. Community dock construction and installation must not be performed until the final plat has been approved and the Corps has completed the required permit reconciliation. Those permit holders failing to meet this requirement will not be eligible for their permit to be re-issued.

Subsequent Re-issue: At this point the final plat has been approved and a substantial investment in infrastructure has been completed, lessening the appearance of speculative development. The permit will be routinely re-issued henceforth providing that the development is in compliance with permit conditions.

12. Private Boat Dock Carrying Capacity

In support of the SMP update and in conjunction with the EIS, a Private Boat Dock Carrying Capacity Study was completed. This study was conducted to examine the relationship between private boat dock permitting guidelines at the lake and future shoreline dock density.

The study focused on one aspect of the future management of Lake Sidney Lanier: To determine the maximum number of private boat docks that could be permitted within LDAs. The study, therefore, estimates the maximum number of private boat docks under a variety of

different alternatives. The alternatives differ primarily in how boat docks are spaced along the shoreline. The purposes of the study were as follows:

- ◆ To examine data related to current number and density of private boat docks on Lake Lanier.
- ◆ To determine the effect of current Corps private dock permitting practices on LDAs.
- ◆ To determine potential future lake conditions based on different dock permitting scenarios.
- ◆ To determine the potential number of boat docks the lake could accommodate in accordance with applicable regulations.
- ◆ To suggest changes to SMP guidelines to ensure a healthy future lake.

Based on the study, management objectives were developed to include the total number of future boat docks. An evaluation of the entire Limited Development Shoreline zoning on Lake Lanier revealed that the preferred alternative allowed a total of 10,615 boat docks. Once this total number is reached no new permit requests will be accepted.

Appropriate public notice will be issued before saturation is reached. It is anticipated that the historical average number of new permits issued each year (150) will not remain constant. New developments have taken advantage of community docks, which are issued in advance of final subdivision development and will increase the rate which permits are issued. Community boat dock slips will be calculated against the total at a ratio of two slips equals one permit.

Table 2-14
Summary of Future Dock Permitting Scenarios

Scenario	Number of Existing Docks ¹	Potential Additional Docks	Potential Total Docks	Percent Change in Number of Docks
No Action	8,593	16,734	25,327	195
Preferred Alternative	8,593	2,022	10,615	24

¹Includes 8,348 private boat docks and the equivalent of 245 boat docks in community docks 2002.

(To better define the administrative procedures and requirements for managing shoreline use permits once the 10,615 number is reached; Section 12.1 is an administrative change to the 2004 Shoreline Management Plan. After public review and comment it became a part of the SMP on October 19, 2012)

12.1 Annual Review

Once the 10,615 number is reached, no additional permits may be issued. If permits become available (through attrition, revocation, etc...) the Corps will publicly announce their availability and issue new permits based on a first come first serve basis until the maximum number is reached. This process will be repeated annually as needed beginning on the second Monday in March. If no permits become available, the Corps will issue a press release indicating same.