

Draft 7/16/08 JC

Lake Lanier Sailing Club Overview for the Master Development Plan and Environmental Assessment Preparation

Location: Lake Lanier Sailing Club (LLSC) was incorporated in 1959 and has operated continuously on the present site since 1961. Its lease consists of 25.74 acres, of which 15 acres are designated for its exclusive use. It is located on the east side of Chattahoochee Bay, on the southern boundary of Old Federal Campground, on Lake Sidney Lanier, Hall County, Georgia.

Proposed Action: The proposed action is to moderately expand the substantially developed existing marina, camping and storage facilities that have been built at the present site over the past decades.

Purpose and Need for the Proposed Action: LLSC's existing facilities have been in existence for over 40 years. It currently provides its members 173 land storage facilities, 72 wet slips on five docks, two launch ramps, four dinghy launching docks, a guest dock, an established camping area and beach, a pavilion for club events, and a bathhouse. Its docks have been commercially upgraded in the 1990s to conform to Corps revised structural and electrical codes.

LLSC has experienced robust growth over recent years and its members have desired additional boat land and wet slip facilities. There is a current waiting list for three additional dry slips and 24 wet slips. The wait time for securing a new slip is over two years. The LLSC Board has evaluated a number of options and has determined that it would be proper to dredge the basin in the area of "C, D, and E" docks to provide additional capacity for part of the demand. That project is somewhat limited by the net water depth available under low water conditions such as the current record drought. New docks will also be necessary to fulfill further demand created by new sailors to the Atlanta metropolitan area who desire a sailing club atmosphere for their families and boats. There is a constant influx of sailors from other regions of the US and other countries who have enjoyed similar facilities in their prior locales. LLSC's desire to make itself more attractive to newcomers will require additional incremental land storage, wet slips, pavilion capacity for club events, bath houses to support regattas attended by new members and guests, and parking for associated vehicles.

LLSC further recognized that Corps policies require revision of the market valuation of the leased property every five years. It has been faced with recent increases in 2007 which raised lease rate from \$56,400. to \$91,000. annually. It endeavors to expand its membership to ensure that its middleclass membership is not priced out of the market to continue to enjoy Lake Lanier in a wholesome family environment while spreading the cost over a larger base of

members. The current allocation of lease costs is approximately \$378. per regular member annually. The proposed incremental facility increases are estimated to allow the club to remain financially sound for the next decade and provide better service to the Atlanta sailing community in general.

LLSC’s by-laws state that “the principal purpose of the Club shall be to promote sailing in all its branches, to form a social and activity nucleus for people in sailing to develop active relationships with other sailing organizations to promote racing and sail cruising for pure enjoyment, to promote safety on the waterways, and to foster a spirit of good fellowship and helpfulness. The Club shall not be maintained nor shall any of its objects be pursued for pecuniary profits.” It does not actively seek powerboat or houseboat owner membership. It also tends to refocus the dinghy & smaller auxiliary sailboat market to this center of activity and alleviate future pressure for private individual boat docks within a 5 mile radius.

Description of the recommended plan:

The proposed Master Plan depicts existing facilities, and proposed enhancements are highlighted in bold outline. Current capacities and proposed project expansion capacities are circled in the master plan where they are planned to be added. The significant projects are also labeled with capital letters in bold face type and are described below. These projects will be prioritized by the membership for construction as desired in the future and Club funding permits. In particular, the new wet slip docks will be constructed one at a time to fill waiting list needs. Shorter span docks may be initially installed and later added to in a modular manner to ensure that they are fully utilized in a cost effective manner. In the case of the proposed crane/lift (project X), its cost may preclude its construction until new, economical technology becomes available.

The proposed projects are listed in alphabetical order as depicted on the master plan.

Identifier	Description
A	Campground Improvement: Install buried power and low impact lampposts with outdoor electrical outlets at the base, construct a 24’x 40’ covered picnic pad near the beach
B	Bath house #3: Construct a new 2 shower, 2 toilet, and 2 sink facility for men and a similar capacity for women. The drain field is depicted on the MP and located above 1090’ MSL. Associated parking (capacity 5) would be constructed with a gravel pervious surface. Handicap access will be provided.
C	Construct small parking area to support proposed wet slip docks, pervious gravel surface

- D Club House 2nd Story expansion: New meeting rooms, lounge area, bathrooms with shower facilities, covered porches, entrance ramp from parking area would permit handicap access
- E Walking access path : construct path from Club House to the Junior sailing area which would also provide access to three new wet slip docks. Gravel pervious surface
- F Junior pavilion: enclose and make improvements to existing pavilion, perhaps to include front porch addition and electrification
- G Retaining wall: move existing RR ties back 10' to permit better two way trailer traffic flow in the A Lot dinghy area. Existing buried electrical security lighting would be moved. Wall to be 4' high. Gravel pervious surface.
- H Junior boat rigging area: Phase 1- install new launch ramp with floating dock optimized for small boats so that juniors can be kept separate from adult dinghy launching. Phase 2 – Utilize dredged hard pan soil from the rear of the cove to fill in a new peninsula area as depicted on the MP to permit rigging junior boats as Club grows. The dredging permit has been filed separately with the Corps. The edge of the new area would be wrapped in a permeable membrane and covered with rip rap rock. This new area would reduce siltation that currently impacts the dinghy A Lot launch ramp.
- J Parking Area: Construct new 24 space parking for new wet slip docks, race committees, and crew members. Gravel pervious surface. Part of **Y and Z** construction.
- K Erosion control: Construct new parking area erosion control as necessary
- M Land Storage: Construct 12 new large space storage lot capacity. Gravel pervious surface
- N Bath House #2: Construct a new 2 shower, 2 toilet, and 2 sink facility for men and a similar capacity for women. The drain field is depicted on the MP and located above 1090' MSL. Handicap access would be provided. Associated new 5 parking spaces would provide access to it. Associated Project **O** would also access this facility.
- O Wet dock and Bath house parking: Construct new 15 space parking to handle overflow needs. Gravel pervious surface
- Q Wet Slip Wavebreak Floating Dock: Construct new 25 slip **F** dock with self adjusting level capability and mass to neutralize westerly driven winds. Dock will have water,

	electricity, and dock boxes. Technology to be comparable to other wavebreak docks built on Lake Lanier. Existing guest dock will be relocated to the A ramp short dinghy launching dock
R	Wet Slip Floating Dock: Construct 40 slip G dock, may be built in two phases. This dock will follow the completion of F Dock as member demand develops.
S	Wet Slip Floating Dock: Construct 40 slip H dock, may be built in two phases. This dock will follow the completion of F & G Dock as member demand develops.
U	Land Storage: Construct new land storage on private property. Not subject to Corps authorization
V	Land Storage: Construct new land storage on private property. Not subject to Corps authorization
X	One Design boat launch Crane: Construct a new crane with the capacity to launch/retrieve boats with up to 6,000# capacity with single point lift capability. Adjacent existing parking area would be graded to permit boat staging. The lake portion of this area would be dredged to a sufficient depth to permit keel boats with a 4' draft under low water conditions. The dredging permit has been filed separately. A small floating dock may be constructed to serve this operation. This crane capability is contingent on cost effective technology being available, and is a marginal project at this time.
Y	Land Storage: Construct approximately 22 new dinghy storage spots above the A Lot to permit growth. Gravel pervious surface.
Z	Entrance drive for parking and Land Storage: Construct new driveway to access parking area Project J and Project Y. Gravel pervious surface.
No #	Expand existing wet slip capacity for C, D, and E Docks: Dredge hardpan under these docks to improve low water capability to accommodate shallow draft sailboats. Construct new dock fingers to provide capability. Dredging permit has been filed separately with the Corps.