

# Re-Balancing

## Project & Non-Project Lands

### FERC Project 516

# Project 516

- **SCE&G PROPOSES to PROTECT FROM RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

9,190 ACRES

185 MILES

# Re-Balancing

- Current Project Lands
  - Future Development
  - Management Plan
- Recreation
  - Project & Non-Project
- Lower Saluda River Lands
- Non-Project Lands (Large Tracts)

# Re-Balancing

## Project Lands

SCE&G Future Development

Where Did We Start?

**SCE&G**  
**Management**  
**Prescriptions**  
**June 2008**

## SCE&G Management Prescriptions June 2008

<u>Lake Murray</u>	<u>Acres</u>	<u>Miles</u>
75-Foot Setback	263.77	29.95
Causeway	4.16	1.23
Commercial Recreation	114.28	6.05
Natural Areas	42.17	1.57
Easement	7943.93	386.38
Easement w/75-Foot Setback	299.13	0
Forest Management	3570.23	100.13
Future Development <small>—FDID 1-348</small>	1818.10	90.84
Project Operations	1057.53	1.63
Public Recreation	<u>765.47</u>	<u>37.78</u>
	15,878.77	655.56

# Re-Balancing of Classifications

	<b>ACRES</b>	<b>MILES</b>
<b>Natural Areas</b>	<b>464.06</b>	<b>21.01</b>
<b>Forest Management</b>	<b>206.16</b>	<b>9.46</b>
<b>Recreation</b>	<b>189.70</b>	<b>9.26</b>
<b>Sub-Total</b>	<b>859.92</b>	<b>39.73</b>
<b>Future Development</b>	<b>958.18</b>	<b>51.11</b>
<b>Total</b>	<b>1818.10</b>	<b>90.84</b>

## SCE&G Management Prescriptions by Acres

	<u>Current</u>	<u>Proposed</u>
<u>Lake Murray</u>	<u>Acres</u>	<u>Acres</u>
75-Foot Setback	263.77	263.77
Causeway	4.16	4.16
Commercial Recreation	114.28	114.28
<b>Natural Areas(Conservation Areas)</b>	<b>42.17</b>	<b>506.23</b>
Easement	7943.93	7943.93
Easement w/75-Foot Setback	299.13	299.13
<b>Forest Management</b>	<b>3570.23</b>	<b>3776.39</b>
Future Development —FDID 1-348	1818.10	958.18
Project Operations	1057.53	1057.53
<b>Public Recreation</b>	<b><u>765.47</u></b>	<b><u>955.17</u></b>
	<b>15,878.77</b>	<b>15,878.77</b>



## SCE&G Management Prescriptions by Miles

	<u>Current</u>	<u>Proposed</u>
<u>Lake Murray</u>	<u>Miles</u>	<u>Miles</u>
75-Foot Setback	29.95	29.95
Causeway	1.23	1.23
Commercial Recreation	6.05	6.05
<b>Natural Areas (Conservation Areas)</b>	<b>1.57</b>	<b>22.58</b>
Easement	386.38	386.38
Easement w/75-Foot Setback	0	0
<b>Forest Management</b>	<b>100.13</b>	<b>109.59</b>
Future Development —FDID 1-348	90.84	51.11
Project Operations	1.63	1.63
<b>Public Recreation</b>	<b><u>37.78</u></b>	<b><u>47.03</u></b>
	<b>655.56</b>	<b>655.56</b>

# RECREATION

LAKE MURRAY & LOWER  
SALUDA RIVER

# RECREATION

- EXISTING PUBLIC PARKS
- EXISTING FUTURE PARK SITES
- ISLANDS
- EXISTING LOWER SALUDA PARKS
- NEW FUTURE RECREATION SITES
  - LAKE MURRAY (Inside & Outside PBL)
  - LOWER SALUDA RIVER
- NON PROJECT TIMBER TRACTS

## Existing Park Sites

<b>Site Name (Site Number)</b>	<b>Acres</b>	<b>Shoreline</b>
Billy Dreher State Park (1-11)	348	12Miles
Dam (1-8)	6.8	1388Ft
Higgins Bridge (1-13)	1.1	375Ft
Hilton (1-7)	4.4	1219Ft
Kempson Bridge (1-14)	2.93	600Ft
Lake Murray Estates (1-22)	7.5	910Ft
Macedonia Church (1-12)	4.8	2491Ft
Murray Shores (1-3)	1.6	1016Ft
Parksite (1-1)	17.9	2271Ft
River Bend (1-4 & 4-A)	11.6	2720Ft
Rocky Point Creek (1-6)	1.7	258Ft
Shull Island (1-2B)	0.36	115.5Ft
Shull Island / Larry Koon (1-2)	1.8	434Ft
Sunset 1-(5)	2.3	640Ft
<b>Total</b>	<b>412.79</b>	<b>14.8 Miles</b>

## Existing Future Sites

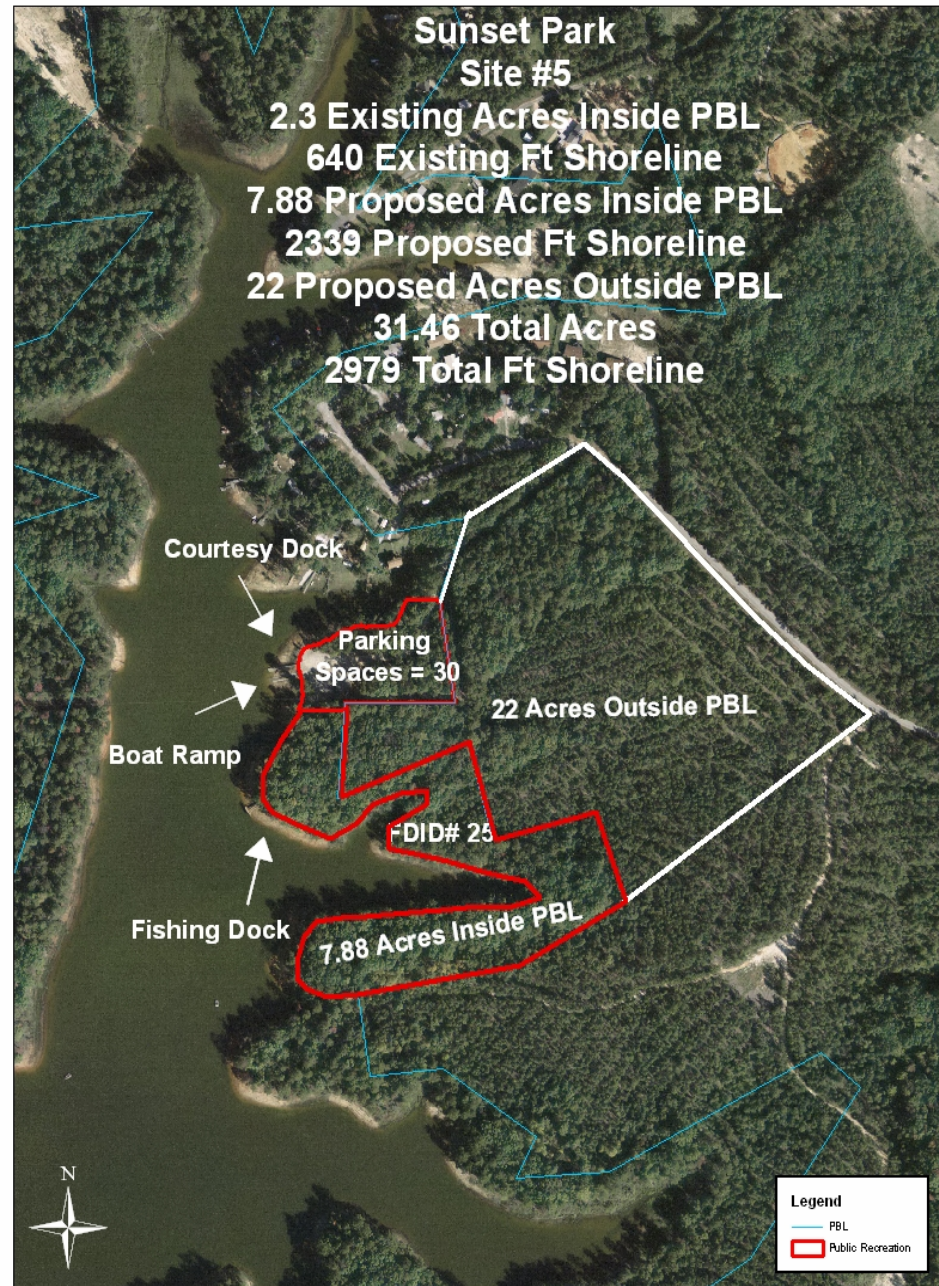
<b><u>Future Sites</u></b>	<b><u>Acres</u></b>	<b><u>Shoreline</u></b>
Shull Island (1-2A)	22.4	0
Simpson's Ferry (5-A)	11.58	3247Ft
Long Pine (6-A)	31.4	1.81 Miles
Hilton (1-7A)	27.86	1755Ft
Water Treatment Plant (16)	4.3	1429Ft
Stone Mountain (17)	26.47	1.94 Miles
Cloud's Creek (18)	3.04	3765Ft
Big Creek (19)	22.34	2613Ft
Little Saluda Point (20)	15.4	3765Ft
Bundrick Island (21)	87.89	2.23Miles
<b><u>Total</u></b>	<b>252.68</b>	<b>9.12 Miles</b>

## Islands and Lower Saluda River Existing Recreation

<b>Site Name (Site Number)</b>	<b>Acres</b>	<b>Shoreline</b>
<b><u>Islands (62)</u></b>	<b>100</b>	<b>13.81Miles</b>
<b><u>Lower Saluda River</u></b>		
Hope Ferry - Metts Landing (1-10)	1	150Ft
Saluda River Canoe Portage (1-15)	4.7	210Ft
Saluda Shoals Park (1-9)	160	1.3Miles
<b>Total</b>	<b>165.7</b>	<b>1.36 Miles</b>

<b><u>New Future Recreation Sites</u></b>	<b>Acres Outside PBL</b>	<b>Acres Inside PBL</b>	<b>Shoreline</b>
River Bend	0	5.87	787Ft
Sunset	22	7.88	2339Ft
Big Creek	15	0	0
Little Saluda River – Harmon’s Bridge	0	2.83	432Ft
Shealy Road Access	12	15.62	1.5 Miles
Crayne's Bridge Park	38	9.9	3710Ft
Shealy Tract	3.2	36.9	1.5 Miles
Little Saluda Point	0	14.18	1147Ft
Rocky Creek	546	102	5 Miles
Old Corley Bridge Road Canoe Access	2	0	150Ft
Long Pine	20		
Candy Lane	0	3.08	400Ft
12 Mile Creek	0	52	1240Ft
<b>Total</b>	<b>658.20</b>	<b>250.26</b>	<b>9.93 Miles</b>

**TOTAL PROPOSED ACRES = 908.46**





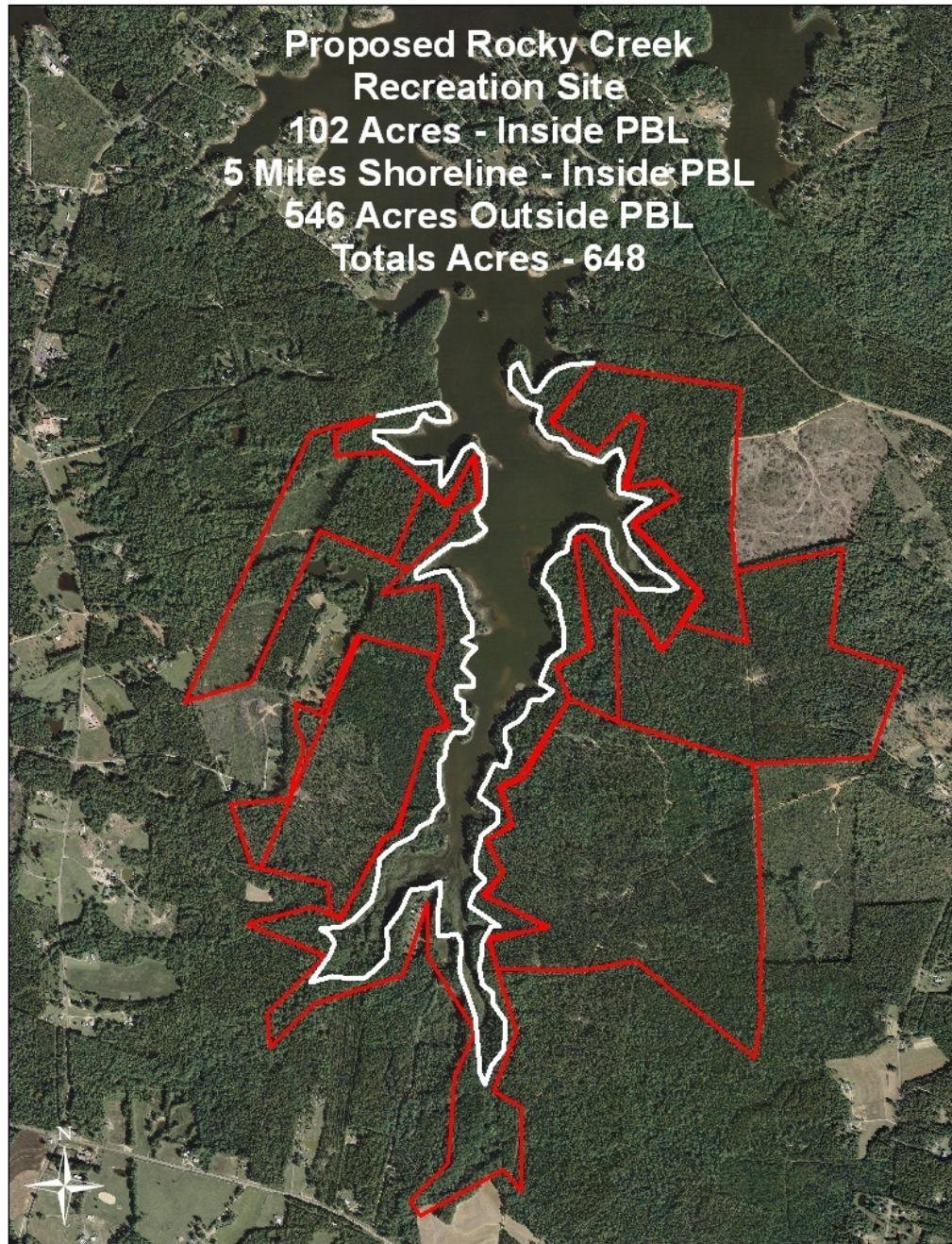
**Proposed Rocky Creek  
Recreation Site**

**102 Acres - Inside PBL**

**5 Miles Shoreline - Inside PBL**

**546 Acres Outside PBL**

**Totals Acres - 648**



# SUMMARY

	<b>Acres</b>	<b>Shoreline Miles</b>
<b>Existing Recreation Sites</b>	<b>412.79</b>	<b>14.8</b>
<b>(Includes Billy Dreher Island)</b>		
<b>Existing Future Sites</b>	<b>252.42</b>	<b>9.12</b>
<b>Islands</b>	<b>100</b>	<b>13.81</b>
<b>Lower Saluda Recreation Sites</b>	<b>165.7</b>	<b>1.06</b>
<b>Sub-Total</b>	<b><u>930.91</u></b>	<b><u>38.79</u></b>
<b>New Future Recreation</b>	<b>853.38</b>	<b>9.62</b>
<b>(Lake Murray Sites)</b>		
<b>New Future Recreation</b>	<b>55.08</b>	<b>0.31</b>
<b>(Lower Saluda River)</b>		
<b>Total</b>	<b><u>1839.37</u></b>	<b><u>48.72</u></b>

# Lake Murray State and Regional Parks

- Billy Dreher Island State Park      348  
acres                      12 miles
- Saluda Shoals Regional Park      240  
acres                      1.3 miles
- Rocky Creek State Park      648  
acres                      5 miles
- Bundrick Island Park                      88 acres  
2.23 miles

**Total      1324 Acres      20.53 Miles**

**SCE&G SALUDA RIVER**  
**PROPERTY**

SCENIC RIVER EASEMENT  
SCE&G PROPERTIES

# SCENIC RIVER

- SCE&G proposes to classify 14 tracts totaling 275.14 acres plus the 45.04 acres already in the Scenic River as recreation, bringing the total of these tracts to 320.18 acres along the Lower Saluda River

**Saluda River Property**

ID#	SCE&G Tract Name	Total Acreage
1	E.P. Corley	4.3
2	Kleckley	16.3
3	Kleckley	4
4	Corley	26.09
5	Gardendale	56
6	Gardendale	73.12
7	Drafts	7.5
8	Mathias	26.6
9	Meetze	36.36
10	Trapp	27.1
11	Richland Power Co.	25
12	M. Hook -(Island)	12
13	W. Hook	4.07
14	B. Hook	1.74
<b>Total Proposed</b>		<b>320.18</b>

<b>Existing Scenic River Easement Acreage =</b>	<b>45.04</b>
<b>Existing Scenic River Easement Shoreline Miles=</b>	<b>3.72</b>

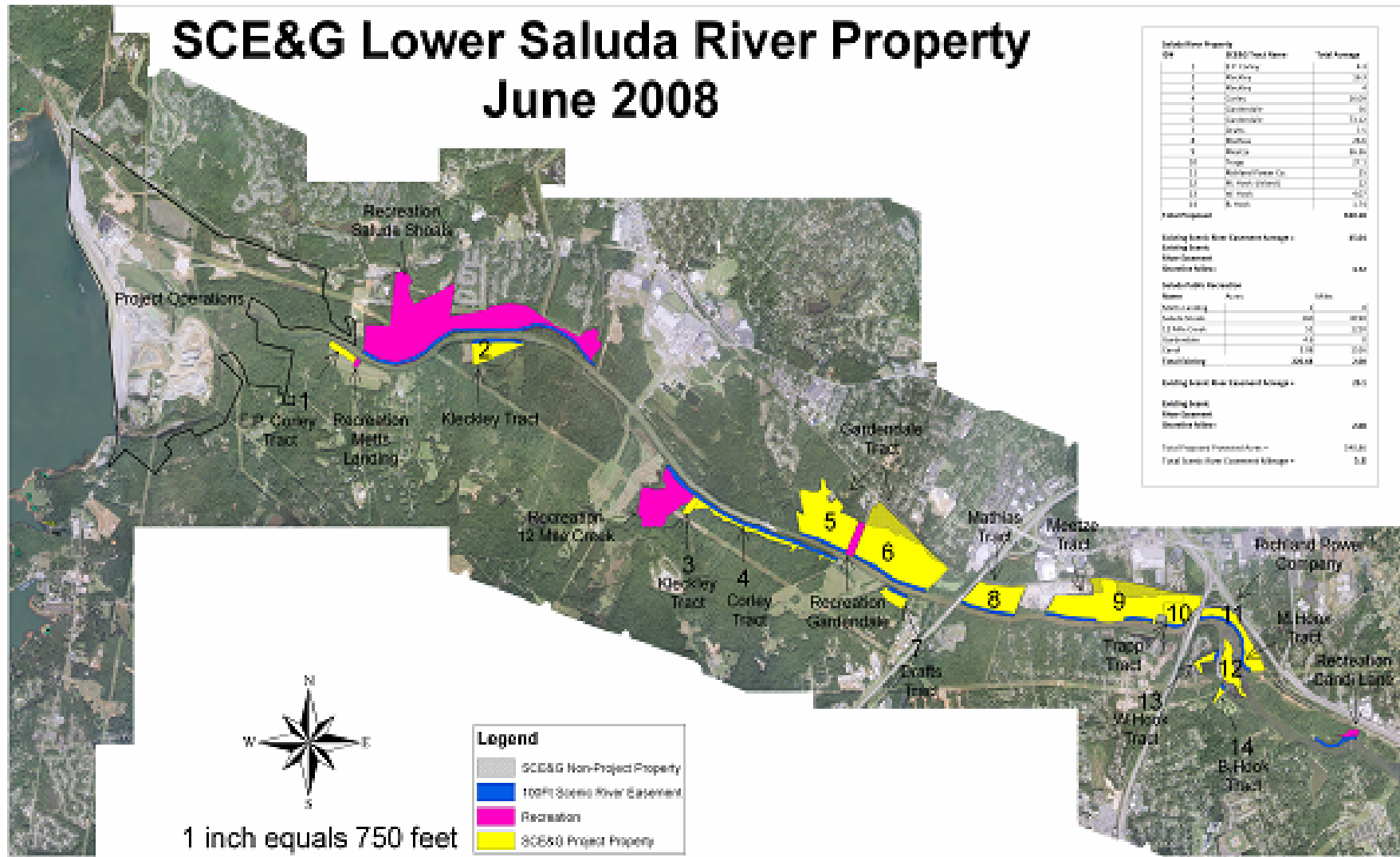
**Saluda Public Recreation**

Name	Acres	Miles
Metts Landing	1	0
Saluda Shoals	160	8190
12 Mile Creek (Future)	52	1220
Gardendale	4.7	0
Candi Lane (Future)	3.08	1526
<b>Total Existing &amp; Future</b>	<b>220.69</b>	<b>2.08</b>

<b>Existing Scenic River Easement Acreage =</b>	<b>25.1</b>
<b>Existing Scenic River Easement Shoreline Miles=</b>	<b>2.08</b>

Total Proposed Protected Acres =	540.86
Total Scenic River Easement Mileage =	5.8

# SCE&G Lower Saluda River Property June 2008



Individual Property ID#	ES&G Tract Name	Total Acreage
1	B.P. Corley	4.4
2	Recreation	18.0
3	Recreation	4
4	Corley	10.0
5	Gardendale	36
6	Gardendale	13.0
7	Mathias	1.5
8	Mathias	18.0
9	Medize	16.0
10	Trap	10.0
11	Whore/Power Co.	10
12	B. Hook (2008)	10
13	B. Hook	10.0
14	B. Hook	1.0
<b>Subtotal Project</b>		<b>144.0</b>
<b>Existing 100ft Stream Easement Acreage</b>		<b>10.0</b>
<b>Existing 100ft Stream Easement</b>		<b>10.0</b>
<b>Recreation Acreage</b>		<b>22.0</b>
<b>Subtotal Recreation</b>		
Area	Value	
Recreation	4	10
Recreation	18.0	18.0
Recreation	4	4.0
Recreation	1.5	1.5
Recreation	1.0	1.0
Recreation	1.0	1.0
<b>Subtotaling</b>		<b>44.0</b>
<b>Existing 100ft Stream Easement Acreage</b>		<b>10.0</b>
<b>Existing 100ft Stream Easement</b>		<b>10.0</b>
<b>Recreation Acreage</b>		<b>22.0</b>
<b>Subtotal Recreation</b>		<b>44.0</b>
<b>Total Projected Project Acreage</b>		<b>188.0</b>
<b>Total 100ft Stream Easement Acreage</b>		<b>20.0</b>

# NON-PROJECT TIMBER TRACTS

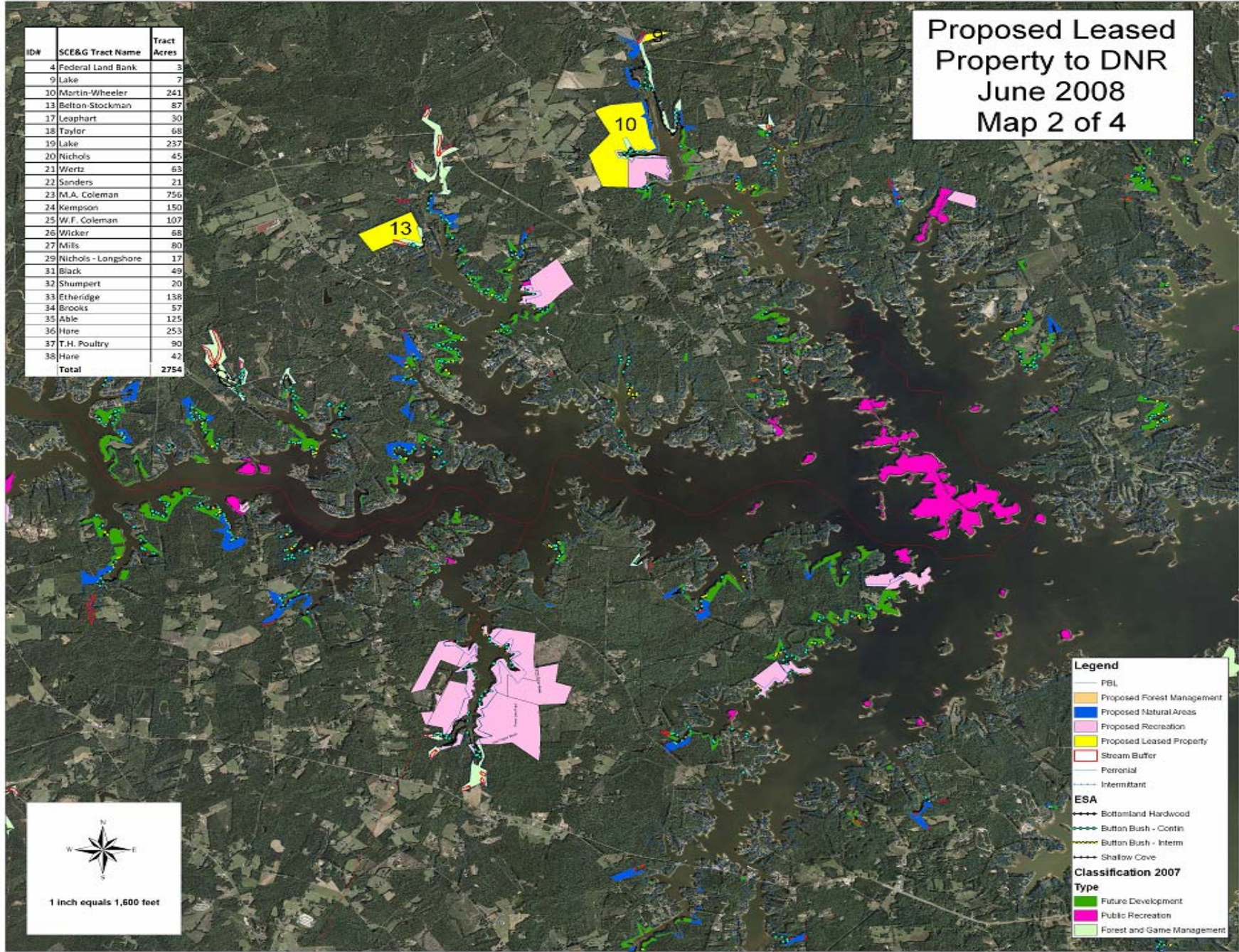
- 24 Timber tracts totaling 2754 acres located in the upper regions of Lake Murray
- Lease Tracts to SCDNR
- Properties could be in the SCDNR WMA



<b>ID#</b>	<b>SCE&amp;G Tract Name</b>	<b>Tract Acres</b>
4	Federal Land Bank	3
9	Lake	7
10	Martin-Wheeler	241
13	Belton-Stockman	87
17	Leaphart	30
18	Taylor	68
19	Lake	237
20	Nichols	45
21	Wertz	63
22	Sanders	21
23	M.A. Coleman	756
24	Kempson	150
25	W.F. Coleman	107
26	Wicker	68
27	Mills	80
29	Nichols - Longshore	17
31	Black	49
32	Shumpert	20
33	Etheridge	138
34	Brooks	57
35	Able	125
36	Hare	253
37	T.H. Poultry	90
38	Hare	42
	<b>Total</b>	<b>2754</b>

Proposed Leased  
Property to DNR  
June 2008  
Map 2 of 4

ID#	SCE&G Tract Name	Tract Acres
4	Federal Land Bank	3
9	Lake	7
10	Martin-Wheeler	241
13	Belton-Stockman	87
17	Leaphart	30
18	Taylor	68
19	Lake	257
20	Nichols	45
21	Wertz	63
22	Sanders	21
23	M.A. Coleman	756
24	Kempson	150
25	W.F. Coleman	107
26	Wicker	68
27	Mills	80
29	Nichols - Longshore	17
31	Black	49
32	Shumpert	20
33	Etheridge	138
34	Brooks	57
35	Able	125
36	Hare	253
37	T.H. Poultry	90
38	Hare	42
<b>Total</b>		<b>2754</b>



**Legend**

- PBL
- Proposed Forest Management
- Proposed Natural Areas
- Proposed Recreation
- Proposed Leased Property
- Stream Buffer
- Perennial
- Intermittent

**ESA**

- Bottomland Hardwood
- Button Bush - Contin
- Button Bush - Interm
- Shallow Cove

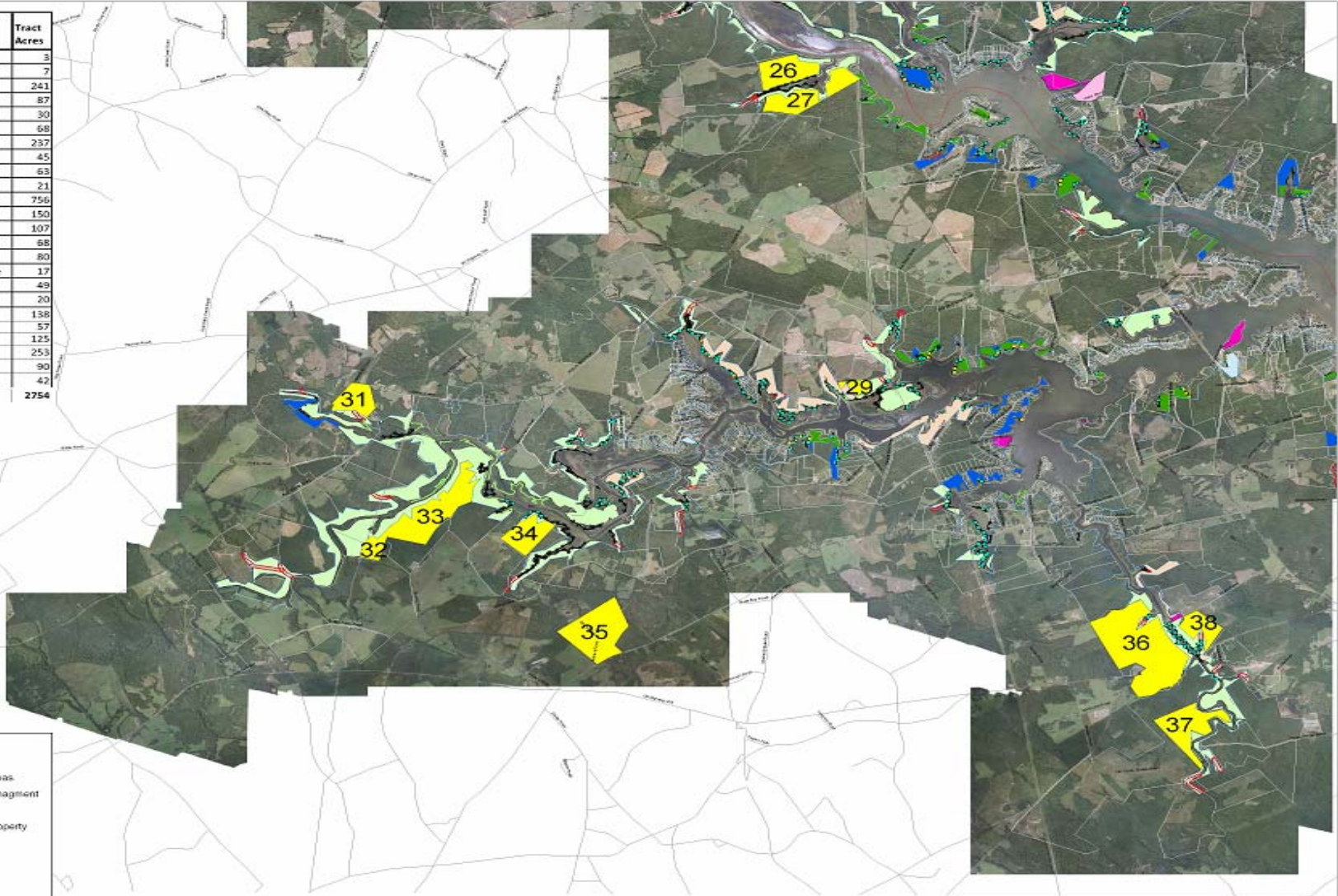
**Classification 2007**

**Type**

- Future Development
- Public Recreation
- Forest and Game Management

1 inch equals 1,600 feet

ID#	SCE&G Tract Name	Tract Acres
4	Federal Land Bank	3
9	Lake	7
10	Martin-Wheeler	241
13	Belton-Stockman	87
17	Leaphart	30
18	Taylor	68
19	Lake	237
20	Nichols	45
21	Wertz	63
22	Sanders	21
23	M.A. Coleman	756
24	Kempson	150
25	W.F. Coleman	107
26	Wicker	68
27	Mills	80
29	Nichols - Longphore	17
31	Black	49
32	Shumpert	20
33	Etheridge	138
34	Brooks	57
35	Able	125
36	Hare	253
37	T.H. Poultry	90
38	Hare	47
<b>Total</b>		<b>2754</b>



**Legend**

- PEL
- Proposed Natural Areas
- Proposed Forest Management
- Proposed Recreation
- Proposed Leased Property
- Stream Buffer
- Perennial
- Intermittent

**ESA**

- Bottomland Hardwood
- Burton Bush - Contin
- Burton Bush - Interm
- Shallow Cove

**Classification 2007**

**Type**

- Future Development
- Public Recreation
- Forest and Game Management

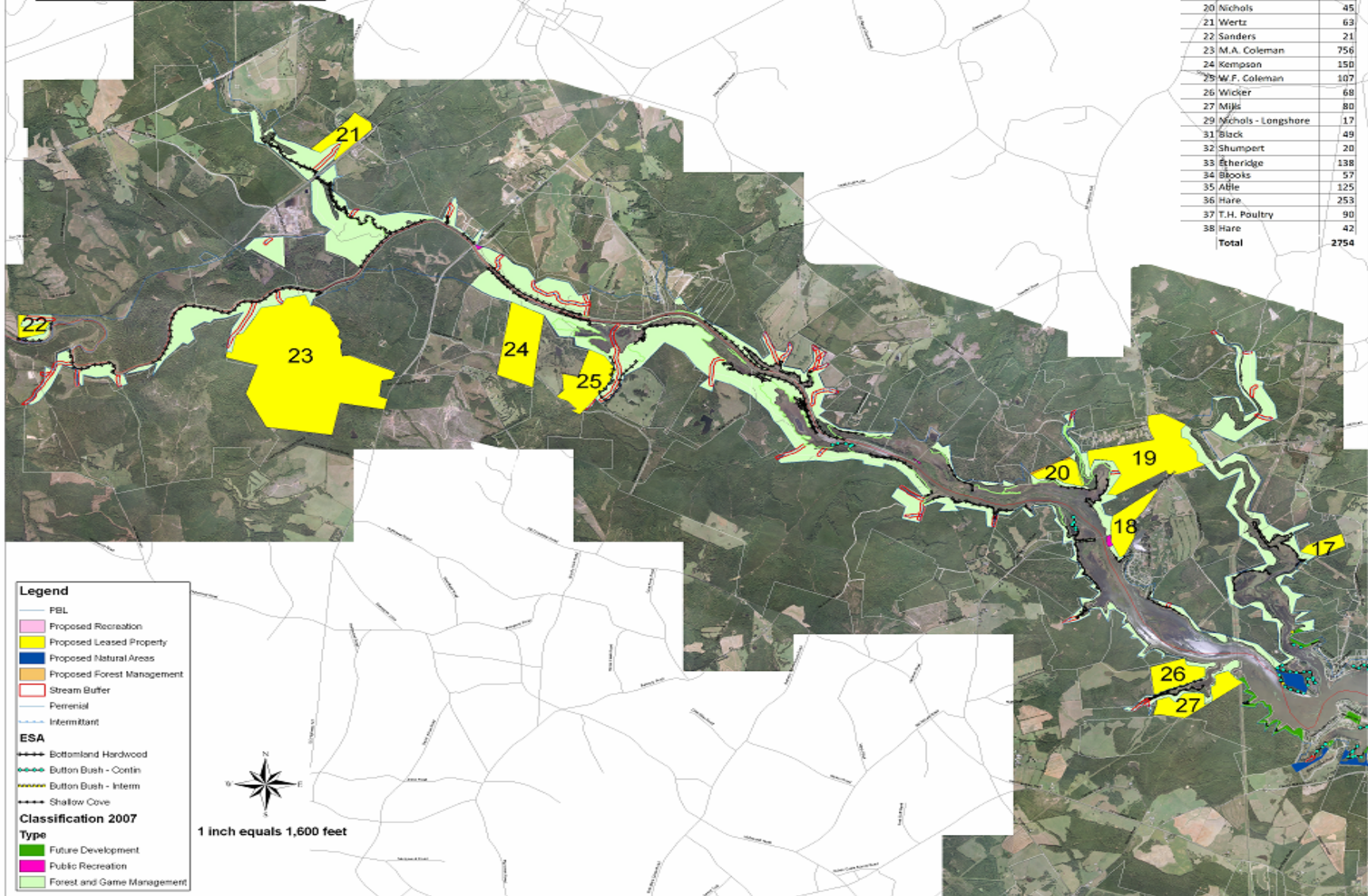


1 inch equals 1,600 feet

**Proposed Leased  
Property to DNR  
June 2008  
Map 3 of 4**

Proposed Leased  
Property to DNR  
June 2008  
Map 4 of 4

ID#	SCE&G Tract Name	Tract Acres
4	Federal Land Bank	3
9	Lake	7
10	Martin-Wheeler	241
13	Belton-Stockman	87
17	Leaphart	30
18	Taylor	68
19	Lake	237
20	Nichols	45
21	Wertz	63
22	Sanders	21
23	M.A. Coleman	756
24	Kempson	150
25	W.F. Coleman	107
26	Wicker	68
27	Mjils	80
29	Nichols - Longshore	17
31	Black	49
32	Shumpert	20
33	Etheridge	138
34	Blooks	57
35	Able	125
36	Hare	253
37	T.H. Poultry	90
38	Hare	42
<b>Total</b>		<b>2754</b>



- Legend**
- FBL
  - Proposed Recreation
  - Proposed Leased Property
  - Proposed Natural Areas
  - Proposed Forest Management
  - Stream Buffer
  - Perennial
  - Intermittent
  - ESA**
  - Bottomland Hardwood
  - Button Bush - Contin
  - Button Bush - Interm
  - Shallow Cove
  - Classification 2007**
  - Type**
  - Future Development
  - Public Recreation
  - Forest and Game Management

1 inch equals 1,600 feet

# RE-BALANCING SUMMARY

<b>FUTURE DEVELOPMENT LANDS</b>	<b>ACRES BEFORE</b>	<b>ACRES AFTER</b>	<b>MILES BEFORE</b>	<b>MILES AFTER</b>
<b>Natural Areas</b>	<b>42.17</b>	<b>506.23</b>	<b>1.57</b>	<b>22.58</b>
<b>Forest Management</b>	<b>3570.23</b>	<b>3776.39</b>	<b>100.13</b>	<b>109.59</b>
<b>Recreation</b>	<b>765.47</b>	<b>955.17</b>	<b>37.78</b>	<b>47.04</b>
<b>Future Development</b>	<b>1818.10</b>	<b>958.18</b>	<b>90.84</b>	<b>51.11</b>

# RE-BALANCING SUMMARY

<b>NON PROJECT LANDS</b>	<b>ACRES BEFORE</b>	<b>ACRES AFTER</b>	<b>MILES BEFORE</b>	<b>MILES AFTER</b>
<b>RECREATION</b>	<b>0</b>	<b>658.2</b>		
<b>LEASE TO SCDNR</b>	<b>0</b>	<b>2754</b>		
Sub- Total	<b>0</b>	<b>3412.2</b>		
<b>LOWER SALUDA RIVER</b>				
<b>RECREATION</b>	<b>195.58</b>	<b>470.72</b>		
<b>SCENIC RIVER</b>	<b>70.14</b>	<b>70.14</b>	<b>5.8</b>	<b>5.8</b>
Sub Total	<b>265.73</b>	<b>540.87</b>		

# RE-BALANCING SUMMARY

## ACREAGE

	Natural Areas	Forest Management	Recreation	Lease to SCDNR
Future Development	506.23	3776.39	955.17	
Non Project Lands			658.2	2754
Lower Saluda River			540.86	
Sub- Totals	<u>506.23</u>	<u>3776.39</u>	<u>2154.23</u>	<u>2754</u>
Grand Total	To Be	Protected	From	Development
	Lake Murray	and the	Lower Saluda	River
		9,190.85		

# RE-BALANCING SUMMARY

## MILES

	Natural Areas	Recreation	Forest Management	Lease to SCDNR
Future Development	22.58	47.03	109.59	
Non Project Lands				
Lower Saluda River		5.8		
Sub-totals	22.58	52.83	109.59	
Grand Total	Of	Protected 185 Miles	Shoreline	Miles





WHAT HAVE WE HEARD  
FOR 2 ½ YEARS?

# Recommendations

- Increase Lot Size
- Multi-slip docks in lieu of individual docks
- Non disturbance buffer zone
- Establish a full 75' Buffer Zone
- Establish Natural Areas
- Restrict development within the PBL
- Protect additional Forest Management & Recreation Lands

# Recommendations Cont.

- Manage remaining Future Development Property under restrictive and protective plan
- Dock Policy for Forest Management Lands
- Support Hunting by participating in the SCDNR WMA program
- State Park on the Lexington Side of Lake Murray

# Recommendations Cont.

- Protect property on Lower Saluda River
- Provide additional recreational properties on Lake Murray and the lower Saluda River
- Update and improve existing Park Sites

# Management Plan

- Land Sales & Dock Permitting Policy

## Management Plan

- Applies to remaining SCE&G-owned Future Development property on Lake Murray
- Allows SCE&G to continue with Fringe Land Sales
- Reflective of agency and committee interests
- Promotes protection of the environmental and scenic values of the project

## Management Plan

- Plan would keep current 75-Foot setback requirement
- Allow sale of fringe land greater than 75 Feet to back property owner with deeded restrictions.
- Maintain environmentally protective deed restrictions for all purchased fringe land
- Non-development and vegetation management restrictions included in each deed
- Purchasers must acknowledge their understanding of deed restrictions before being granted permits for shoreline amenities such as docks and paths
- Permitting shoreline amenities will continue to be dependent on all other conditions specific to those amenities

## Management Plan

- Establish a uniform 75-Foot non-disturbance Buffer Zone
- Back property owners who have less than 75 feet in depth to the 360 contour would be required to deed SCE&G so much of their property to create a uniformly 75-Foot deep Buffer Zone
- After this condition is met, SCE&G will consider permitting a dock along the shoreline, if the property qualifies for a dock location and all other dock permitting requirements are met

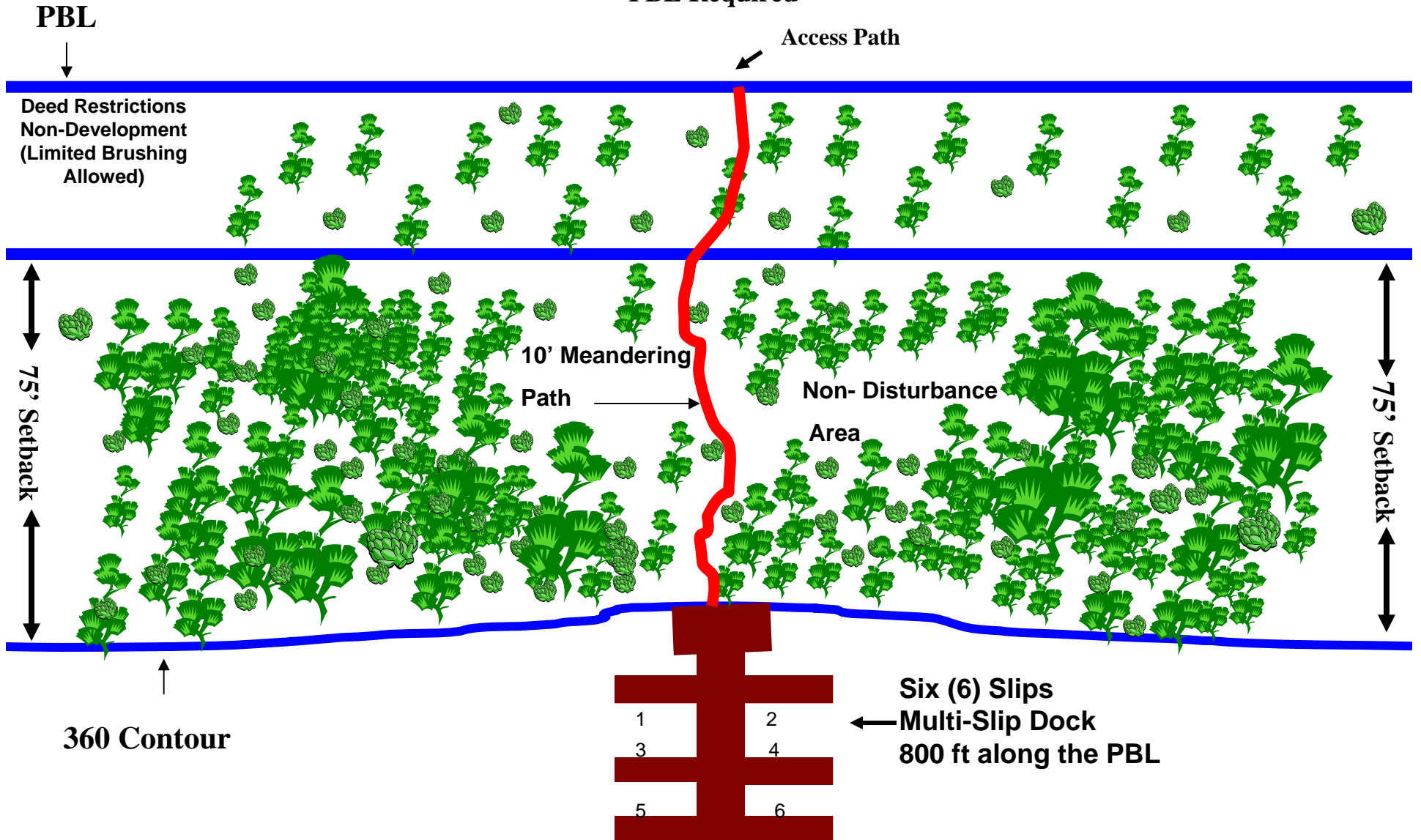


## Multi-Slip Docks

- Will be required in lieu of individual docks in appropriate circumstances
- One and one half (1 ½) slips would be approved for each 200 feet of property along the PBL
- One (1) ten foot (10 ft) wide meandering path will be allowed through the Buffer Zone to access a multi-slip dock

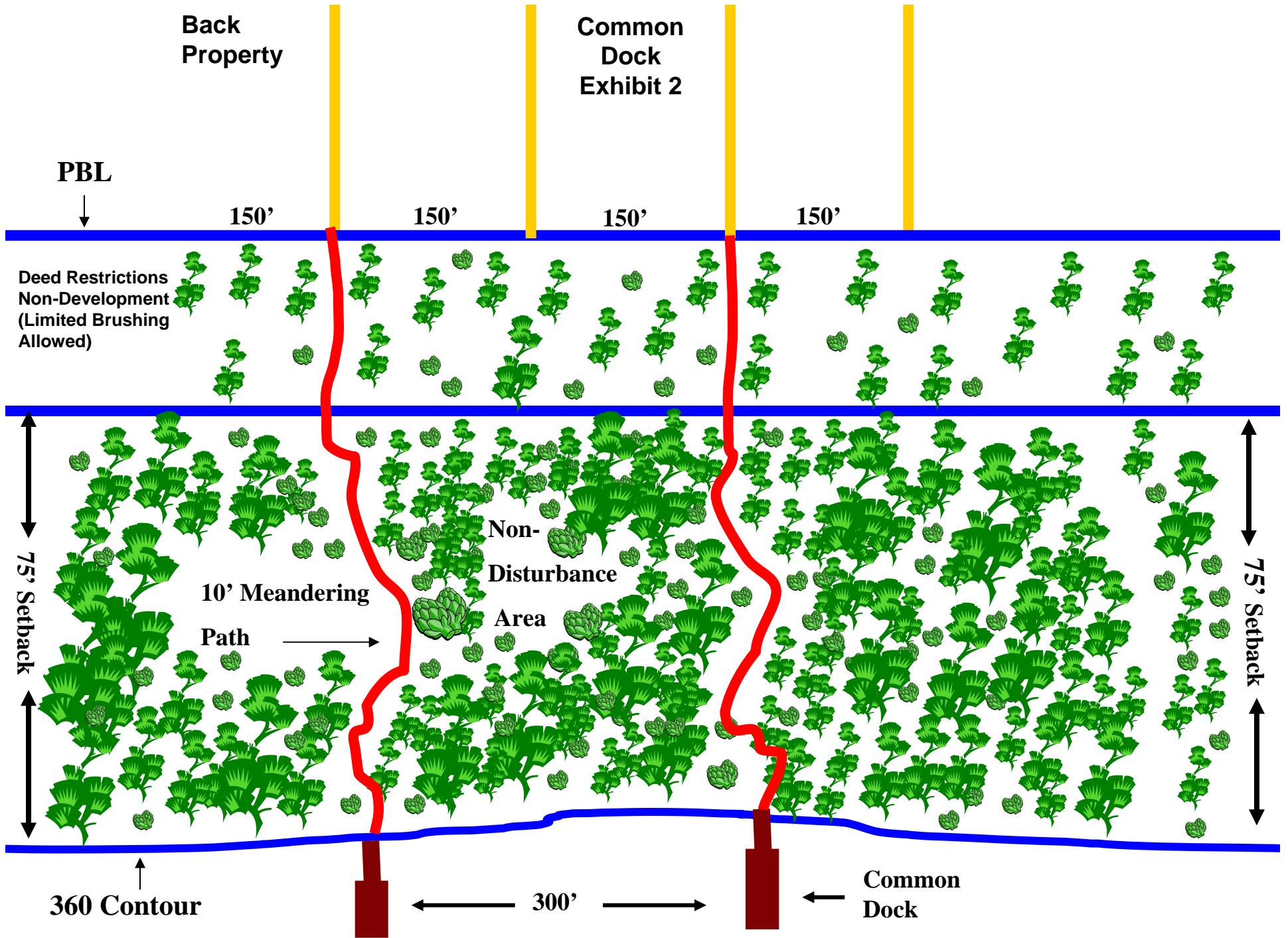
**Multi-slip  
Docks  
Exhibit 1**

**800 ft. of Property on the SCE&G  
PBL Required**



## Common Dock

To qualify for a common dock to be shared by two single family dwellings, each lot must have a minimum width of 150 feet, measured on the Project Boundary Line

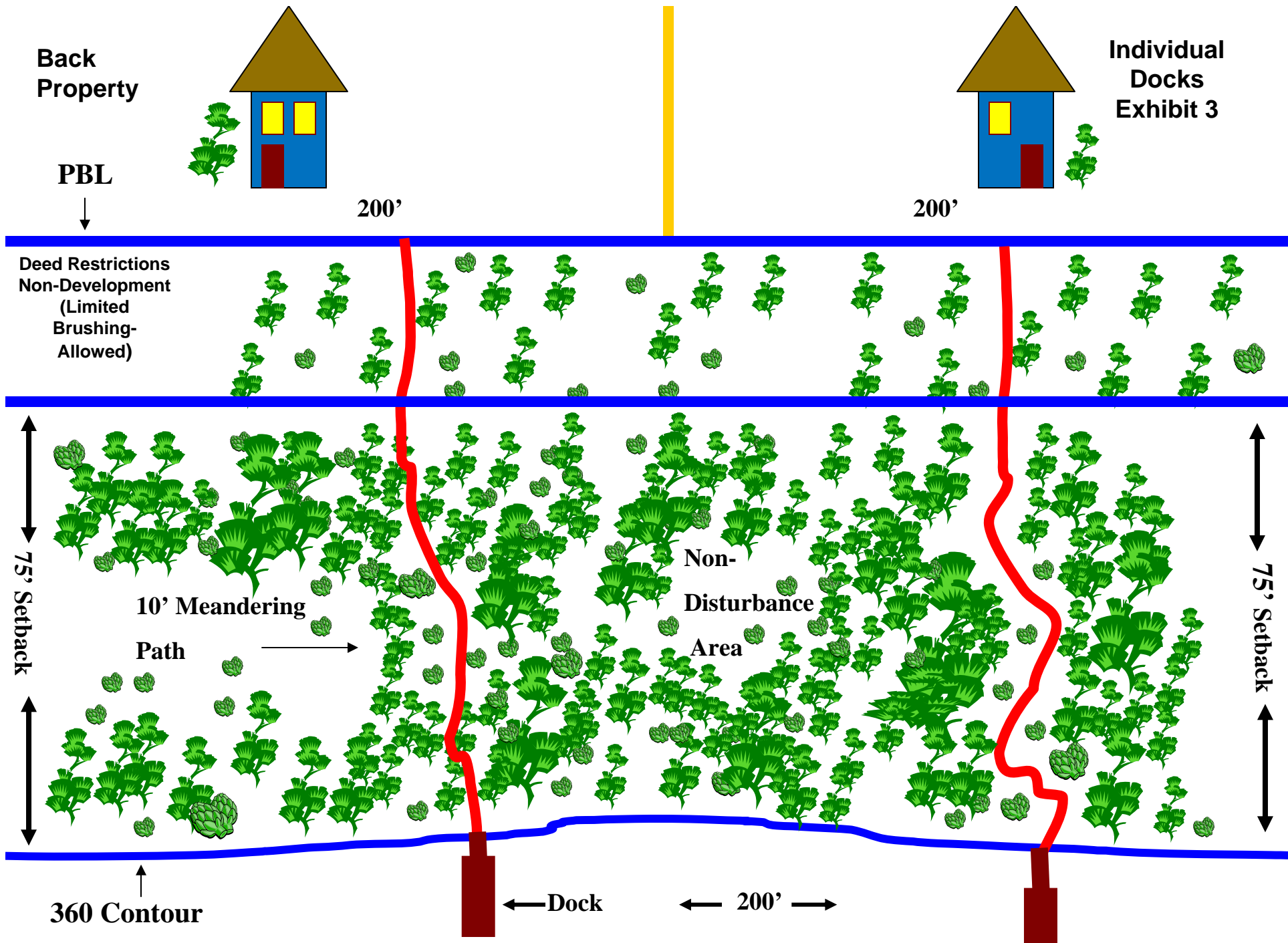


## Individual Docks

To qualify, a lot for a single family dwelling must have a minimum width of 200 feet, measured on the Project Boundary Line

Fringe land that has less than 400 feet, measured on the PBL, may qualify for individual docks

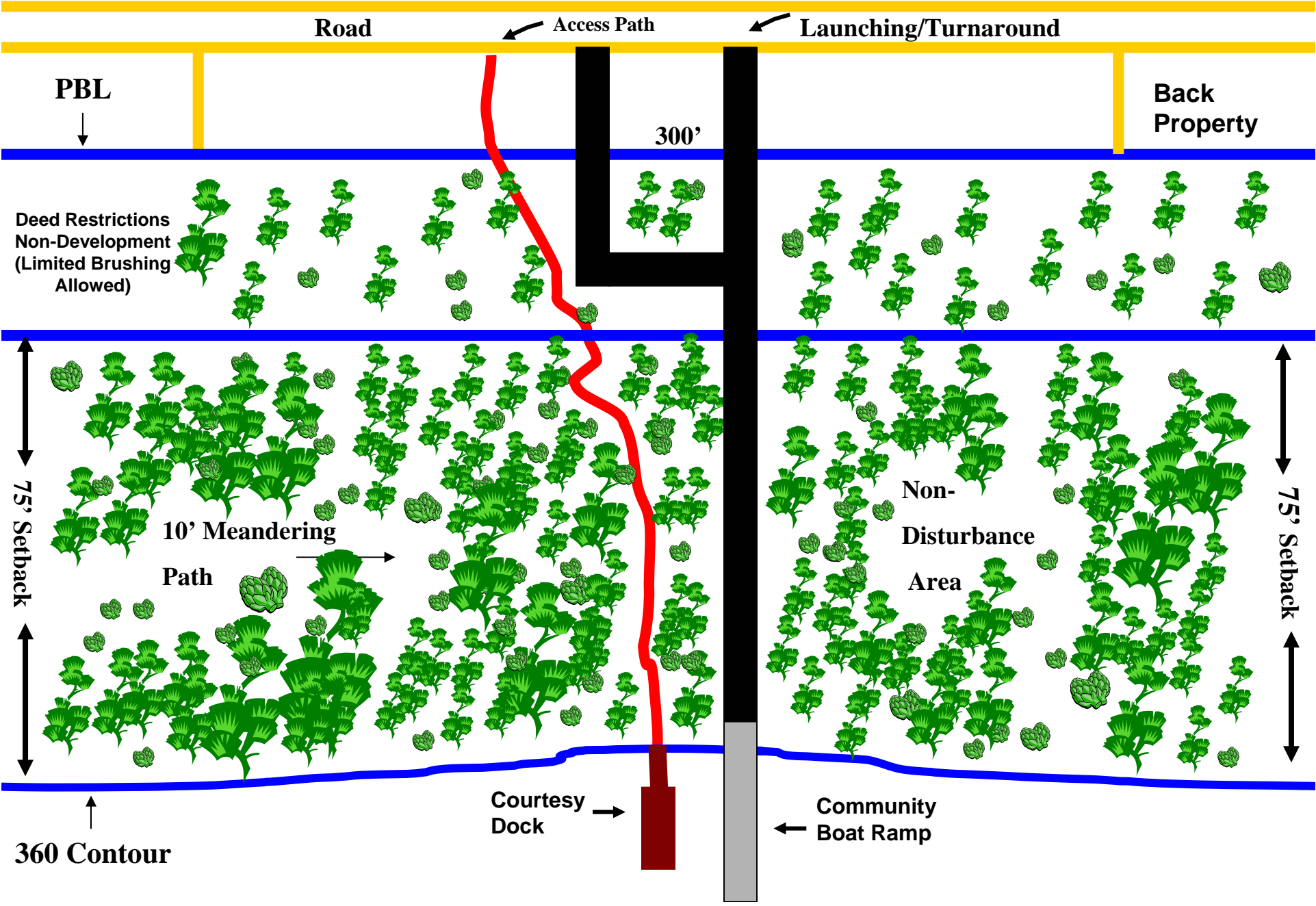
Fringe land that exceeds 400 feet will be required to participate in a multi-slip dock if all permitting requirements are met



## Community Boat Ramp and Courtesy Dock

- A common access lot must have a minimum of three-hundred foot (300 ft) width, measured on the Project Boundary Line
- Qualification for a Community Boat Ramp will be heavily influenced by evaluations of any necessitated impact to existing trees and other vegetation as well as the distance from the PBL to the 360 contour

Community Boat Ramp & Courtesy Dock  
Exhibit 4





## 75-Foot Buffer Zone Management

- Will be a non-disturbance area except for such clearing necessary and approved for installation and maintenance of approved shoreline amenities
- No clearing of trees, shrubs or vegetation will be allowed
- Will allow clearing for a single, ten foot (10 ft) wide meandering access path to a permitted dock from adjacent back property owner's land
- Path must not encourage erosion and must protect the aesthetics of the shoreline
- Trees larger than 8 inches at breast height may not be removed within path
- Lake Management representatives will work with property owners to lay out access paths