

Dwellings and Additions

Some existing dwellings on Georgia Power leased lots may no longer conform to current Georgia Power guidelines and are subject to restrictions regarding any expansion or rebuilding of the dwelling in its current location. For this reason, it is important to contact your appropriate Georgia Power Lake Resources Office to confirm what restrictions, if any, may apply. This is very important if you are considering selling, purchasing or planning a renovation of the existing dwelling.



Existing dwellings within the project boundary (lake specific) and/or within 50' of the shoreline are subject to "as is" status, meaning that the dwelling can be maintained with limited modifications (cosmetic/aesthetic) but may not otherwise be altered or expanded to include additional, livable square footage. This is especially true if there is available land on lot to relocate an existing dwelling or to build new.

Only one residential dwelling is permitted per lot and mobile homes are prohibited.

Residential dwellings are limited to two stories above ground.

New residential dwellings must meet county square footage minimums.

All new construction must be outside of the project boundary and at least 75' from the shoreline.

All construction must be outside the project boundary of the property and at least 75' from the shoreline. This includes elevated decks or other features, which cannot extend over project boundary line or be less than 75' from the nearest point of shoreline. **If the county setback is greater, then Georgia Power will default to the county.**

Proposed dwellings should conform to the size of the leased lot.

If a residential lease lot has land available to construct a new dwelling greater than 75' from the shoreline, Georgia Power retains sole discretion to determine new dwellings proximity to shoreline. Proposed new dwellings that cannot be located outside of the project boundary must be at least 75' from shoreline and would require FERC approval.

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If a proposed dwelling is such that the septic system cannot be sited entirely on the leased lot and outside of the project boundary, then the dwelling should be modified.

All septic systems must be appropriately sized to handle the proposed dwelling occupancy per county health department guidelines. The required septic system (including repair area), along with the dwelling, must be sited so that no disturbance to the project boundary occurs.

Georgia Power reserves the right to reject proposals even if approved by the county or other parties if the request is deemed to be detrimental to the lake or our property.

The following information must be completely submitted to Georgia Power via PDF or other digital format before we begin our review process.

1. Architectural drawings, including total footprint and dimensions of dwelling, front and side elevations of dwelling, etc.
2. Owner's name, address, phone number, lot number and subdivision or area number.
3. Name and phone number of contractor/builder performing work.
4. Anticipated start and ending date.
5. Site plan showing proposed location of county-approved septic tank, drain field lines and well plans.
6. All pertinent state and local permits (via PDF or other digital format) including but not limited to:
 - Septic tank permit (if applicable)
 - Building permit
 - Land disturbing permit (if greater than 1 acre)
 - Local county buffer variance (if applicable)
7. Site plan/landscaping plan depicting approximate number and size of trees (4" diameter or greater) to be removed within the building perimeter including driveway
8. Upon completion of new dwelling, an "as built" survey of the property including the dwelling and accessory structures on the property (detached garage, shop, boathouse, etc.) will be required.