

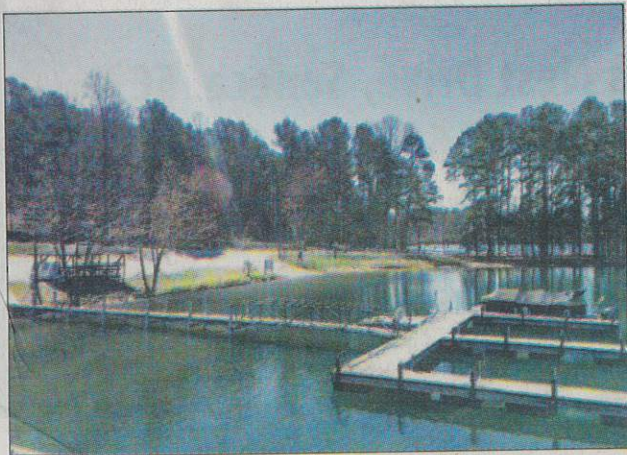
Company looks to invest millions to redevelop marina

BY RILEY MORNINGSTAR
THE JOURNAL

SIX MILE — A company has submitted a proposal to the Federal Energy Regulatory Commission (FERC) to redevelop the existing Gap Hill Landing Marina on Lake Keowee to the tune of up to \$15 million.

Duke Energy's Lake Services, based in Charlotte, N.C., filed the proposal to the federal agency Jan. 19 on behalf of Mountain Lakes Marina LLC. Donald Payne, of Mountain Lakes Marina, told The Journal that "if all goes well,"

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SPECIAL TO THE JOURNAL

The existing docks and boat ramp at Gap Hill Marina are the focus of a proposal submitted to a federal agency to redevelop the existing site.

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construction could start in late summer. Payne said the estimated cost for the project is between \$12 million and \$15 million.

Mountain Lakes Marina is requesting a lease from Duke Energy for 6.08 acres to construct a commercial marina facility open to the general public that would be owned and designed by the company.

The proposal includes 13 docks with 171 boat dock-

ing locations, a concrete access ramp to support a dry-stack facility, continued use of an existing concrete boat ramp, fueling facility and a pump-out facility. A public restroom, dining facilities, store and a 208-boat dry-stack storage facility for the marina would be built outside the project boundary, the filing said.

"The marina will add much needed service to everyone on Lake Keowee and the surrounding

areas," Payne said in an email. "This will be a beautiful and top-notch facility for the public to enjoy and another jewel in this great place that we live (at) and visit."

The existing marina is made up of 26 individual floating dock piers for recreational boats. The site has a marina office and a public boat ramp with parking for boat trailers. All the existing facilities — except for the concrete boat ramp —

would be removed under the proposal.

"The dock infrastructure at the site is non-uniform and irregular in appearance and quality, as the docks were originally constructed by individual owners," the proposal said. "A number of the docks are in poor condition and continue to deteriorate due to age and design. Many of the docks are not in use, as

the previous onshore residents have vacated the property."

Mountain Lakes Marina first submitted a letter and draft plan to various agencies about the project in May 2018.

In one response from the S.C. Department of Health and Environmental Control (DHEC), the state agency told Mountain Lakes Marina construction must be

completed by Jan. 16, 2023, with all appropriate state, federal and local permits obtained.

Final approval for the project will be up to the Federal Energy Regulatory Commission. Any comments, motions to intervene or objections must be filed to Mark Carter at mark.carter@ferc.gov by April 8.

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