

Lakeshore Management Policies

For

Lake John A. Robinson  
And  
Lake John C. Cunningham

Adopted by

The Greer Commission of Public Works  
Of  
The City of Greer

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Marc Regier, General Manager  
Eugene G. Gibson, Commissioner  
Jeffery M. Howell, Commissioner  
Perry J. Williams, Commissioner

## **I. Statement of Purpose**

In addition to its primary purpose as a water reservoir, Lakes Robinson and Cunningham provide a valuable recreational resource for our community, which is of incomparable, unspoiled, natural beauty.

The Commissioners find themselves in the position of being Trustees for the public, in preserving the natural beauty of the lakes and shoreline; in protecting the purity of its water; and in establishing fair policies to protect its users and adjoining property owners from unthinking, inconsiderate abuses of the full enjoyment of their lake privileges.

The previously adopted “Rules and Regulations” are considered to provide adequate safeguards in the general area of fishing and boating privileges. However, the need for adopting more effective and comprehensive policies to protect and govern the use of the “Shoreline Area” has become obvious by the unfortunate deterioration, which can be seen at many other reservoirs in our area.

The Commission has little control over the development of adjoining, private-owned property; however, it has complete control over that strip which is referred to herein as the “Shoreline Area”. To the extent possible, the Commission intends to use its control over this “Shoreline Area” to effectuate the foregoing purposes. The term “Shoreline Area” is an important one toward understanding these Policies, and is defined and discussed in detail in the following section.

## **II. “Shoreline Area”**

There is a “bench-mark” on the concrete tower near the dam, which shows the spillway to be 889 feet above sea level. (This elevation is generally called the “normal pool” of the reservoir.) In the mid-1970’s our engineers surveyed a property line around the lake, following the 900-foot contour line for Lake Robinson and 850-foot contour line for Lake Cunningham. (This means that the Commission owns and controls a strip of land that is eleven (11) vertical feet above “normal pool” for Lake Robinson. Normal pool for Lake Cunningham is 838 feet.) Depending on the slope of the bank, the linear width of this strip will vary considerably. This property line was well marked with thousands of iron pipes and can be accurately located and marked by a registered land surveyor. This 900-foot for Lake Robinson and 850-foot for Lake Cunningham contour line is the property line between the property of the Commission and that of adjoining property owners. The strip between “normal pool” and the 900-foot and 850-foot contour lines define what is referred to herein as the “Shoreline Area”.

If you own or acquire adjoining property it is important that your surveyor accurately locate and mark this property line. The location of this line is one of the key points in knowing how to interpret these policies.

**III.**  
**Structures behind the 900-foot and 850-foot Contour lines**

The septic tank inspectors for the Department of Health and Environmental Control enforces a “set back” before issuing a septic tank permit. In addition, the Commission will not allow a septic tank drain field to encroach over the 900-foot and 850-foot contour line (property line) to protect the reservoirs from contamination.

For these reasons, if you plan to build, BEFORE YOU APPLY FOR A SEPTIC TANK PERMIT, YOU MUST HAVE A REGISTERED SURVEYOR LOCATE AND MARK (in the area of the proposed dwelling), the 900-foot and 850-foot contour line.

**IV.**  
**Public Access to the “Shoreline Area”**

It is Commission’s policy that any person (boater, fisherman, or otherwise) lawfully on the premises shall have the privilege of using any portion of the “Shoreline Area” without interference by any adjacent property owner. (For this reason, fences and other obstructions are prohibited in a later section.)

Any person using the “Shoreline Area,” shall be subject to the following restrictions:

1. No campfires shall be allowed;
2. Use of alcoholic beverages or illegal drugs is prohibited;
3. Excessive noise in populated areas will not be allowed;
4. Trash and loose debris must be kept in an appropriate container and later removed;
5. Piers and docks of adjoining owners may not be used without the consent of such owner;
6. The vegetation in the “Shoreline Area” must not be disturbed.

**V.**  
**Clearing of Brush below the 900-foot and 850-foot Contour Line**

If you desire to clear a portion of the “Shoreline Area” adjacent to your property, you must first apply for a permit at the Warden’s Office. Before any permits will be issued by the Warden’s Office, we must obtain a copy of your deed and surveyor’s plat showing ownership of the property. (If you desire to also apply for the other allowable permits, there is a combined application form for clearing and erections of structures.)

Clearing the “Shoreline Area” after a permit is granted; is subject to the following restrictions:

1. No standing trees, over one inch in diameter at the base, shall be removed; (the purpose of this restriction is to maintain a vegetative screen around the entire lakeshore and to allow smaller trees to grow to maturity);
2. Only hand-held tools (such as chainsaws, bow saws, and the like) shall be allowed. Motorized equipment, such as bulldozers, backhoes, and the like, may not be used in the “Shoreline Area”;

3. No herbicide of any kind may be used in the “Shoreline Area”;
4. Paths and walkways to the shoreline shall not be paved, but may be covered with gravel, pine bark or the like; and
5. Excavation in the “Shoreline Area” is prohibited, except to the minimal extent required to erect docks as may be approved under procedures set out in a later section.

**VI.**  
**Permits for Allowable Structures**  
**“Within the 900-foot and 850-foot Contour”**

The only man-made improvements allowed in the “Shoreline Area” are fixed or floating docks. If you desire to construct a fixed or floating dock, you must first apply for a permit at the Warden’s office. Application for such improvement must be supported by detailed plans.

When a series of lots are located in a narrow cove, it may be necessary for the Commission to require owners to erect docks of shorter width to avoid overcrowding the navigable water surface area.

Construction of such structures, if approved must be inspected and accepted by the Warden, or other designee of the Commission prior to commencing of construction, after installation of the poles and upon completion.

No construction should start prior to your receipt of an approved permit.

**VII.**  
**Revocable Nature of Structure Permits**

Any dock erected, even though permitted, is a revocable license. The Commission may require the removal or alteration of any dock at any time, on any basis. The Commission does not relinquish any legal rights of ownership of properties within the 900-foot or 850-foot contour (“Shoreline Area”) by the granting of any permit.

**VIII.**  
**General Provisions**

1. No one may use pesticides or pollutants of any kind in the “Shoreline Area”;
2. All docks and cleared areas must be kept free of loose trash and debris;
3. All docks must be maintained in a safe and sound condition by adjoining property owner.
4. No motorized vehicles will be allowed anywhere inside the “Shoreline Area”.

**IX.**  
**Permit Applications**

Applications for clearing and/or structure permits will be made on the standard form attached hereto as Exhibit E, supported with the required land survey and plans, specifications, and proposed location of the improvements sought. Applications should be made to the Lake Warden of the Commission. Permit applications may be denied or modified, as the Commission deems advisable in the interest of promoting these policies.

## **X. Appeals**

Any adjoining landowner who desires to appeal a decision of Lake Warden may do so in the following manner. A written statement outlining as to why they do not agree with the decision is to be mailed to Commission's General Manager. This will be reviewed promptly, and a response will be forwarded to the land-owner. If, in the event the landowner does not concur with the decision of the General Manager, they may request to be placed on the Agenda of the next regularly scheduled Commissioner's meeting.

Commission of Public Works  
**Lake Shore Management Policies**  
"Cover Sheet"

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Name, Current Mailing Address, Home and Work Phone, Lot #, Sub-Division

1. I have read, I understand, and I will abide by the Lake Shore Management Policies for Lake John A. Robinson, and Lake John C. Cunningham as adopted by the Commission of Public Works, Greer, S.C.
2. I have read, I understand, and I will abide by the effective Rules and Regulations governing the use of Lake John A. Robinson, and Lake John C. Cunningham.

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Property Owner Signature

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Date

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Lake Warden

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Date

Commission of Public Works  
**Lake Shore Management Policies**  
"Letter of Intent Form- Phases"

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Name, Current Mailing Address, Home and Work Phone, Lot #, Sub-Division

**"CONTACT A WARDEN BEFORE and AFTER EACH PHASE!"**

Phase 1. Clearing brush that is 1" or below in diameter, on the "Shore Line Area", CPW Property. Removing fallen/dead trees, and trimming limbs may be permitted at a height no greater than 8' from ground level is included in Phase 1. When you exit the "Shore Line Area" with the debris, consider a route that would be the path that you will use to your dock or the water's edge.

Phase 2. Removing growth of brush/trees larger than 1" in diameter. At present there is a "Ban" on removing any trees above 1" in diameter. Without removal of trees a path (4'-6' wide) is permitted using mulch/stepping stones, lined on either side with small rip-rap. To prevent erosion, rip-rap may be hand placed at the water's edge.

Phase 3. Dock constructions include steps/ramp (6'x6'), walkway (6'x 12'), and dock (8'x12') construction. The steps/ramp anchored on the "Shore Line Area" and at the water's edge will not occupy a space any larger than 6'x 6'. The total length of the walkway and dock will not exceed 20' from the water's edge at normal pool (889.15). SEE ATTACHED, 3 dock designs. Choose one design.

Phase 4. An irrigation system must include a suction pipe across the "Shore Line Area". NO ELECTRICAL, to include PUMP and accessories, will be located on/below the 900 Means above Sea Level (MSL), CPW's property line. Your system should not depend totally upon lake water usage. The suction pipe that draws the water from the lake will be laid on top of the ground on the Shore Line Area, and painted Dark Green/Brown.

Phase 5. Any other intent that is not included in Phases 1-4 will be listed in Phase 5. All Phases must be submitted in writing and approved PRIOR to any work being accomplished on the "Shore Line Area".

Please use this example when submitting your "Letter of Intent". All or some of these subjects may apply to you. This is merely a guide to assist you. If you need to attach an additional "Letter of Intent", it will be considered.

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Property Owner Signature

Date

Lake Warden

Date





APPLICATION FOR CLEARING AND/OR CONSTRUCTION DOCKS  
ON LAKES JOHN A. ROBINSON/ JOHN C. CUNNINGHAM

The undersigned owner(s) \_\_\_\_\_

Hereby apply for the following permits on the "Shore Line Area" in the areas shown on the attached survey plot plan for the following:

Check appropriate box:

Clearing (I understand I must use hand-operated tools and may remove no standing tree greater than one inch in diameter)

Erection of dock and walkway as shown on the attached Plans and Specifications.

We understand that the Commission is not legally compelled to grant this permit and may modify it as the Commission deems necessary. We also realize that, even if improvements are erected, the Commission may subsequently require their removal or modification.

Date of Application

\_\_\_\_\_

Property Owner

\_\_\_\_\_

Property Owner

\_\_\_\_\_

Commission of Public Works  
**Lake Shore Management Policies**  
“Dock/Walkway Application Form

1

6' x 6' Steps or Ramp	6' x 12' Walkway	8' x 12' Dock
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Signature: \_\_\_\_\_

2

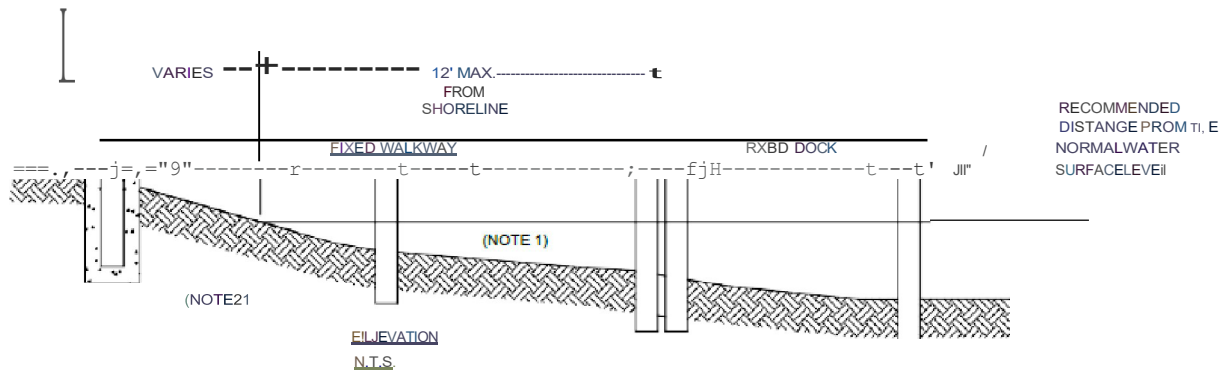
6' x 6' Steps or Ramp	6' x 12' Walkway	8' x 12' Dock
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Signature: \_\_\_\_\_

3

6' x 6' Steps or Ramp	6' x 12' Walkway	8' x 12' Dock
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Signature: \_\_\_\_\_



RECOMMENDED  
DISTANCE FROM THE  
NORMAL WATER  
SURFACE LEVEL

**NOTES:**

1. NO ASPHALT OR TAR AND GRAVEL PAVING MAY BE PLACED IN THE POND OR WATER AREA.
2. LOCATION AND LENGTH MUST BE AUTHORIZED BY THE WARDEN.
3. ROBINSON = 900 FT. CUNNINGHAM = 850 FT.
4. ROBINSON = 859 FT. CUNNINGHAM = 833.8 FT.
- NUMBER AND SPACING OF STRUCTURAL MEMBERS IS ILLUSTRATIVE ONLY. OWNER IS RESPONSIBLE FOR DOH AND WAJ MAY DESIGN.
6. THE LAYOUT SHOWN, BUT MAY BE CONSTRUCTED SO THAT DOCK EXTENDS TO RIGHT OR LEFT OF WALKWAY. 8' X 12' MINIMUM DOCK DIMENSIONS ARE APPLICABLE TO ALL LAYOUTS.

