TABLE ROCK LAKE MARINA BUFFER ZONING & COMMERCIAL REMOTE SERVICE DOCKS

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March 5, 2020
Table Rock Lake Oversight Committee Briefing
OBJECTIVES

• Understand why the Marina Buffer Zone exists.
• Understand why the Commercial Remote Service Docks (CRSD) Program was implemented.
• Understand CRSD Areas
• Understand current CRSD Policy
• Understand why we have proposed to discontinue the CRSD program.
• Understand how discontinuing the CRSD program impacts lake users.
WHY MARINA BUFFER ZONES EXIST

  • Section 1.b.: “Permits for individually or group owned shoreline use facilities may be granted only in Limited Development Areas when the sites are not near commercial marine services and such use will not despoil the shoreline nor inhibit public use or enjoyment thereof...”
WHY MARINA BUFFER ZONES EXIST

• The 1982 Table Rock Shoreline Management Plan, helped defined what would be considered “near commercial marine services” by establishing:

  • “Private floating facilities will not be permitted in areas within approximately 3 road miles of commercial docks and marinas.”
  • The plan further stated that docks existing in these areas would be allowed to remain under a restricted limited development classification.
WHY MARINA BUFFER ZONES EXIST

• After the implementation of the 1982 SMP, numerous roads were created in the lake area, which required numerous updates to the 3 road mile designation in the SMP.

• In 1990, the 3 road mile designation was translated to an allocation or zoning identified in the SMP as the Marina Buffer Zone.

• Since 1990, the Marina Buffer Zone has defined what areas are considered “near commercial marine services” for the purpose of permitting new shoreline use facilities in Limited Development areas.
WHY MARINA BUFFER ZONES EXIST

• Removal of the Marina Buffer Zone allocation from the Table Rock SMP will not negate 36 USC 327.30 requirement that no new shoreline use facilities can be approved “near commercial marine services”
WHY CRSD PROGRAM WAS IMPLEMENTED

According to Supplement No. 6 to the 1982 Lakeshore Management Plan – dated 18 July 1990, the CRSD program

• Allows for orderly expansion of commercial marina facilities to meet demonstrated public need.

• Valuable park shoreline will not be required for dock expansion.

• Park lands will not be used for parking and other dock support facilities.

• In many cases, the CRSD will be more conveniently located to the customer’s residence than the park.
WHY CRSD PROGRAM WAS IMPLEMENTED

According to Supplement No. 6 to the 1982 Lakeshore Management Plan – dated 18 July 1990, the CRSD program

- Allow existing concessionaires the opportunity to gain additional income and business from a field in which they are already commissioned and experienced.
- Government benefit financially from increased income generated which increases lease rental computations of the concessionaire.
- Model for possible application to other USACE Projects.
WHAT ARE CRSD AREAS

• CRSD Areas are also sometimes referred to as CRSD zoning.
• CRSD Areas are not a SMP Zoning.
• CRSD Areas are located within the Marina Buffer Zones.
• CRSD Areas are shoreline sites identified as possible locations for placement of CRSD.
• CRSD Areas were vetted through a public review process in 1999.
CURRENT CRSD POLICY

• Signed in 2007.
• New CRSD will only be considered “under unusual and compelling circumstances” and within an existing CRSD area.
• Only new CRSD approved since 2007 was the conversion of the old Wildwood Resort dock to a CRSD.
WHY DISCONTINUE THE CRSD PROGRAM

- Public comments objecting to vehicular and pedestrian traffic in communities adjacent to the lake.
- Program has not been implemented by any other Corps projects.
- Only 1 new CRSD placed since 2007 (no demonstrated public need).
HOW DISCONTINUING THE CRSD PROGRAM WILL AFFECT LAKE USERS

According to Exhibit III to the current SMP, Implementation Plan for the Table Rock Lake Pilot Project Concerning Placement of Remote Service Docks in Marina Buffer Areas:

• The zoning allocations underlying the marina buffer designation will remain effective as they pertain to RLDA, park buffer, protected shoreline, and prohibited area allocations.

• In the event the CRSD program is terminated:
  • The previous shoreline allocations will be reinstated (Marina Buffer with the underlying allocations).
  • Existing CRSD will be allowed to remain in their present location.