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May 24, 2017

Lieutenant Governor Kevin L. Bryant  
Office of the Lieutenant Governor  
State House, 1st Floor  
Post Office Box 142  
Columbia, South Carolina 29202

RE: Pending Request to U.S. Army Corps of Engineers for Lake Hartwell Development

Dear Lieutenant Governor Bryant:

I am writing on behalf of a group of South Carolina businessmen and women who have joined together to invest in a new development in Clemson. Clemson House on the Lake will be a unique resort and hotel located on an 8-acre parcel right outside of the Town of Clemson in Oconee County, at the intersection of Clemson Blvd. and Pendleton Rd.

The property is situated on Lake Hartwell, directly across from Clemson University. This location is highly desirable both to our investment group due to their great ties to the University, and to future guests of the resort who will visit the area to enjoy events at Clemson and to experience the natural beauty of Lake Hartwell and Oconee County.

Clemson House on the Lake supports the prosperity and ongoing growth of Oconee County and the Town of Clemson. It will provide a long-term boost to quality of life for residents, not only through the creation of quality jobs during and following construction, but also with increased investment in the community by our stakeholders and guests to Clemson.

A challenge that is critical to the development of Clemson House on the Lake is community access to the lake from the property. This section of shoreline is currently designated as “protected” by the U.S. Army Corps of Engineers, which strictly prohibits development. The Corps is currently updating the Lake Hartwell 2007 Shoreline Management Plan, and our group has formally requested that the Map Allocation plan be modified so that all or part of the property’s shoreline designation be changed from “protected” to “limited development” status, thus allowing enhanced access for the Clemson House community.

In response to our group’s formal request late last week, the Corps has indicated that they will not consider any map allocation changes at this time. Our development group has put significant effort into analyzing and developing our request in accordance with the Corps’ regulatory considerations and procedures. According to that policy, if the Corps is aware of “sufficient demand” to change the shoreline allocation, it should consider the request - not dismiss it outright. Members of our community have already contacted the Corps in support of this request. If that request is considered, the Corps would note that the requested change complements the land use, also a requirement in the regulation.

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The change in designation will allow the developer to convert an existing water access structure that extends into Lake Hartwell, which is a holdover from the industrial use of this property prior to 2000, into a community dock for guests and visitors of Clemson House on the Lake. The current “protected” status is no longer necessary since the property has had a major land use change – from decades of manufacturing to brownfield to now a high-end commercial/residential/resort property.

We understand that the mission of the Corps is to maintain balance between private and public use while maintaining environmental safeguards to ensure the quality of the lake for the future. We have plans in place to incorporate environmental safeguards to enhance the quality of lake resources for future generations. Plus, this development gives us the opportunity to improve the aesthetics of the area and the aquatic habitat through the use of bioengineering methods. It is our goal to make Clemson House on the Lake an asset to both the community and Lake Hartwell.

We would appreciate your support of this designation change by the Corps that will lead to an economic development boost for Oconee County and the surrounding areas. The Corps is accepting public comments and requests until June 11, 2017, and will be making their decisions sometime following that date. We respectfully ask you to consider submitting a letter or otherwise indicating your support on behalf of Clemson House on the Lake.

For your information, our formal request to the Corps is enclosed. Please feel free to contact us if you require any additional information.

Sincerely,



Leighton Cabbage  
Chairman  
Serrus Capital Partners, Inc



Steve Mudge  
CEO  
Serrus Capital Partners, Inc

cc: Serrus Clemson House on the Lake, LLC

Mike Baur	Tom Haselden	Joel Sowers
Jeff Bostic	Hendrix Families	Buddy Thompson
Steve Cawood	Rodney & Penny Hinton	Joe Turner
Randy Dobbs	Jain Families	Thad Turnipseed
Kelly Durham	Mike Keeshen	
Mark Ells	Steve Navarro	
Joe Erwin	Michael Nieri	
Rick Erwin	Lee & Kelly Powell	
Tim Grant	Frank Rogers Family	