

Crowder/Shady Oaks Proposal Comment Form

Public Hearing
October 16, 2007

Name Jim Batson

Mailing Address 696 Honeycomb Rd Grant AL

Comments I appose the development
of Crowder/Shady Oaks subdivision
based on these reasons

Safety - With the ever increasing development
of the area the small Slueth at Freyer
Branch has become overcrowded and become
very dangerous due to the boat locks

Environment +

TVA Public Hearing

Thank you for responding to our request for a Public Hearing. However not to consider the combined environmental affects of both the Shady Acres and the Jagger Branch together makes no sense.

Shady Acres development is a failure of TVA's lack of a sensible and consistent and equally applied shoreline development policy. This permit if allowed to proceed violates all common sense and will only set a precedent for more and more shabby development. I am not against community boat houses where the developer owns the shore line and conforms to TVA policies. But this development does not fit that description. To allow anybody who has off lake property to build boathouses to enhance the value of that property is a very dangerous precedent. It would appear that it is in violation of TVA's own policies on the size and substance of lakeside development tied to off lake property. It is also a slap in the face to all those people who through the years had to go through the rigors of TVA's requirements even for a single boat house.

For example. I own three lots on the other side of Honeycomb road. If this permit is applied there would be no reason for me not to buy a lot on the water, or even a small portion and build boathouses to enhance the value of my property. Where does this concept end. Should all the owners in Honeycomb Valley Subdivision who have lake access lots be allowed to build fifty six boat houses on our three access lots just because we don't own lake front property. The fallacy of this policy is obvious.

This development at Shady Acres, unlike that at Saint Christophers Pointe or at Goose Pond has not to this date platted a subdivision and unlike the previous mentioned developments has not provided the information required by TVA as to a publicly



incorporated home owners association. There are no restrictions or covenants. It is obvious that the only reason for this permit is to enhance the value of the off lake property and meets no other standard demanded by TVA of recreational or other community needs.

There is absolutely no fire jurisdiction on White Elephant road. I have provided TVA with the maps of the fire jurisdiction The Grant Department jurisdiction ends at the TVA line on Cathedral Caverns Road. The Hebron department at Honeycomb Baptist Church. This is a real and definite concern to the safety of the whole area and cannot be said to be only a land use issue.

The issue of parking has not been addressed by the developer. The lot is so small it couldn't possibly handle parking for the twenty boat houses and for the developer to try and say that the owners would walk to the boathouse would be completely alien to what we know of reality. The subject of run off which has been so ardently applied by TVA in other situations has barely been addressed by this permit.

Finally, a development of this magnitude, with so many unanswered questions should and must be subjected to an Environmental Impact Study. The combined affects of the two developments should at least require a 404 mitigation statement as required by the Wetlands Protection Act. That would be at minimum. And if TVA and the EPA do not enforce those requirements of the Wetlands Protection Act then we must as private citizens petition EPA to do their job as provided under the Wetlands Protection Act.

Finally this development does not belong in this area. It's a very sensitive and very confined embayment and already so crowded with boating traffic to be sometimes quite hazardous not to mention the affects on the shoreline erosion from wakes. This is



a single family area and I can't see how the county can possibly provide services for the sorts of developments proposed for Shady Acres and Jagger Branch Homeowners. And under TVA'S own guidelines as to socio-economic impact this permit should be denied.

And finally this permit has been amended and changed so many times that it barely resembles the original and should be resubmitted or denied. For this and all the other reasons you will hear tonight I urge that this permit be denied.

Judith D Bay
885 Honeycomb Road
Lots 32, 34, 36
Grant Alabama 35474

Judith D. Bay
10-10-07

Speech presented at public hearing on Shade Oaks subdivision 10/16/2007

Good afternoon. My name is Juergen Paetz and I live at 560 Honeycomb Rd in the Honeycomb subdivision

I share the concerns of most of the people in the room concerning the environment, the risk to the lake itself, safety, wildlife, etc. that the proposed construction of the community boatslip presents.

However, I would like to discuss something that is of particular concern to me.

Each organization responsible for approving these plans are by necessity looking at the proposal through myopic lenses. The corps considers the physical aspects of the development, the county doesn't worry about infrastructure until the development brought about by the building of the boathouse is done (things like electric, water, fire protection and roads), water patrol only worries about safety after it becomes a problem and then controls access (like no wake zones). I understand this relationship.

The problem is that nobody is responsible for the big picture. In the city, there is a planning commission/city council to oversee the impact on the city. There is nothing here in the county that is ultimately responsible for protecting the use and development of the lake. Unfortunately (or fortunately) that puts the responsibility on TVA to protect the overall impact both long term and short term for the well-being of the area you (TVA) have been entrusted with.

I realize that this meeting addresses 1 proposal - the Shade Oaks development community boathouse. What I am asking of you is to consider the long term cumulative impact on the lake of the 4 planned developments in the Honeycomb Area (Shady Oaks, Jagger Branch, Erwin Marine, Snug Harbor Retreat). They impact the county infrastructure and the beautiful lake you are tasked with protecting. Developers are interested in the Honeycomb area because it is so close to Huntsville - I understand that. But if the long term impact is that in 10 years it is not safe to participate in water sports because of traffic or swim because of the degradation of water quality from over-development or put out a house fire and keep it from spreading because there is no fire protection or even if people are killed on a little 2 lane road because there is no way or money to widen it, then we all lose - TVA, the general public, the people living there today and also those moving into the area without realizing the issues. By limiting community boathouses in areas more appropriate than the Jagger branch area, you can control and protect the lake itself.

Thank you.



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Public Hearing
October 16, 2007

Name Jo Ann Terry

Mailing Address 1765 White Elephant Park Grant, AL 35747

Comments I oppose additional boat traffic on
this part of the lake. The boats already
create an unsafe environment.

Why we do not need anyone boats
on the lake.

My family has been on the lake property
since the mid-1950's. We have
seen a lot of changes -

A lake is like a pond for ducks,
it can only hold so many ducks.
The lake can only hold so many boats.
With all the boathouses on this lake,
and boat house, the lake has enough
boats for the lake. Also the people
who use the public pier, some bring
their boats and increase more boats.

During the 1980's there was so many
boats on the lake during the summer
week-end, we decide to take our
children and their friends water skiing
during the week-day.

So many boats can endanger
summers, boats, and water skiers.
Summers and water skiers can get hit
and cause a serious injury or death
to the skier.

It is hard sometime to get a boat
out of a boathouse; due to fast moving
boats come to close to your lake house.

We had a platform in the water
between the 1950-1980's to dive on.
T.V.A. told us we had to tear the
platform down, for safety reason. It was
only left from the main pier. We told
it down as T.V.A. asked.

Pictures:

I have pictures of what happened to a boat driver that was not paying attention June 1988 around 5:00 p.m.

Explain -

A) Four people was in the boat

1) Only one got hurt, due to our conrod made the boat from flipping over.

2) Two people was looking and saw it coming and let go of the ropes.

3) Driver was using Uncle boat.
He was (driver) 142 years old.

4) Driver was drunk.

5) Lightning was happening

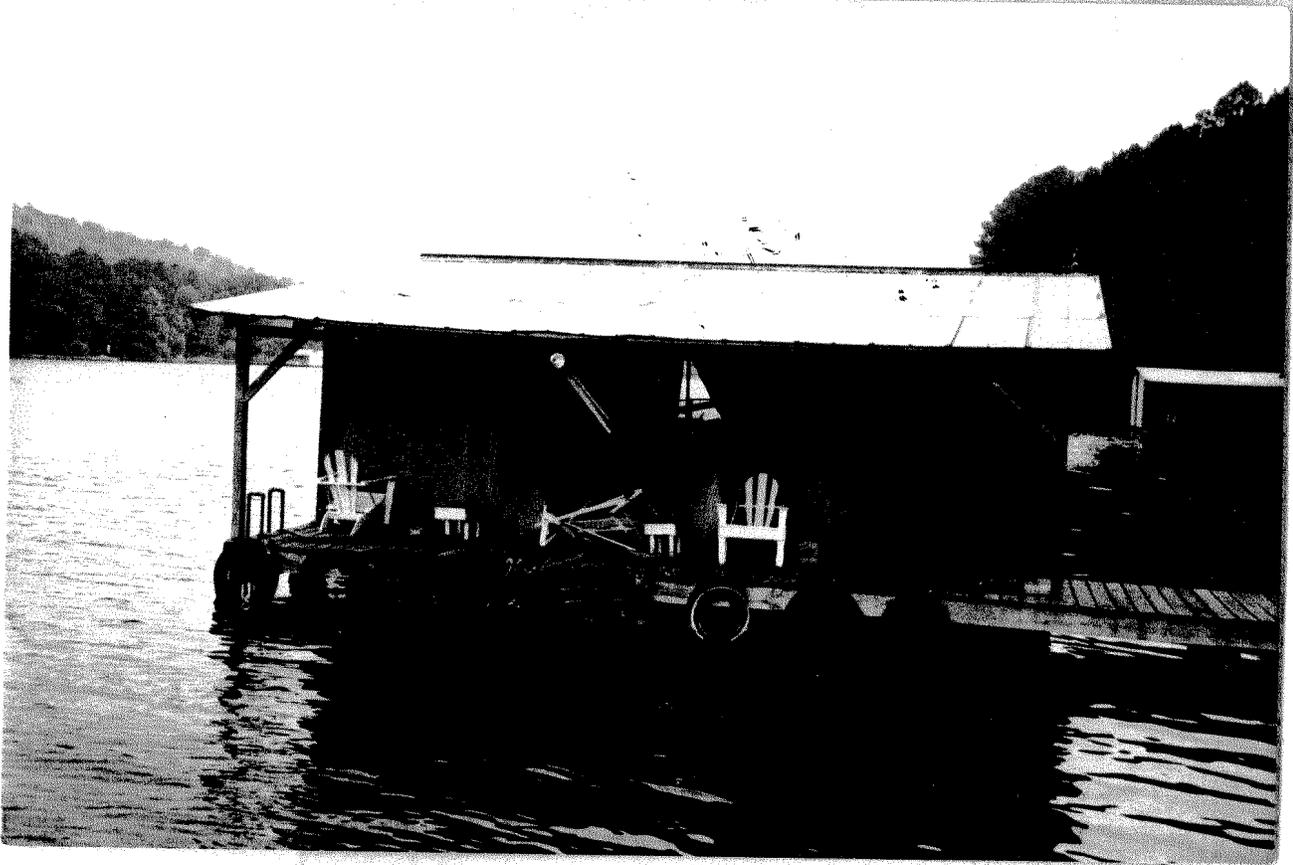
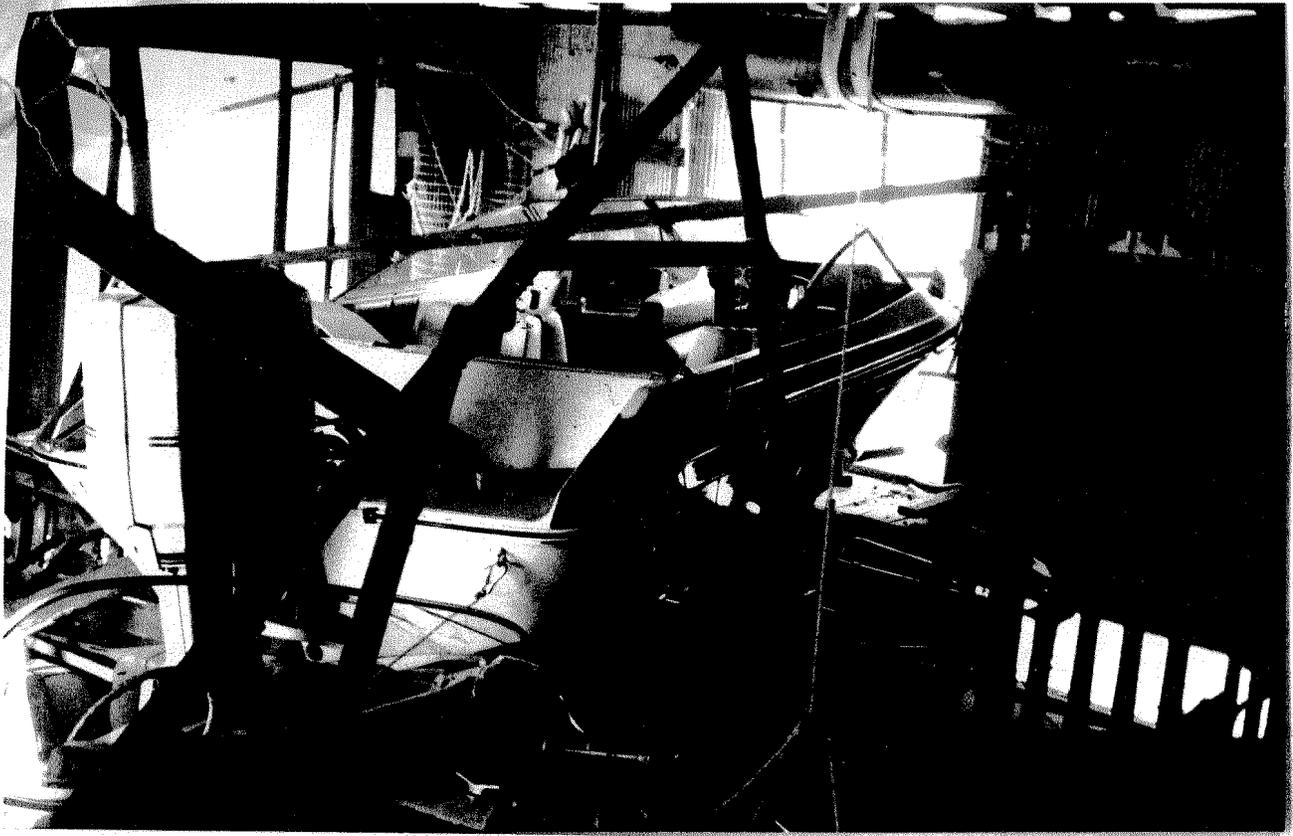
6) Not enough life jacket in the boat.

The people who own lake property wants safety first.

More boats will create a safety factor, hopefully not like this one in the picture.

What's important is safety or like a duck pond, you can only have so many ducks on a duck pond and that become a boats on a lake. No we do not need more boats on the lake.

Jimmy Lantz
October 15, 2007



June
1988

October 16, 2007

Remarks regarding Shady Oaks community boat house

Kathy Leberte, President Honeycomb Homeowners Association.
I live at 450 Honeycomb Rd, Grant, Al. in the Jagger Branch slew of Honeycomb Creek.

Thanks to TVA for holding this public hearing so that we might voice our concerns regarding the proposed community boat house.

I am concerned about this development from an environmental and safety point of view.

On Honeycomb Rd, there are 34 boat houses with 65 slips, and 1 boat house with 3 slips under construction. White Elephant Rd. has 26 boat houses with 42 slips with 4 boat houses with 8 slips under construction, and the neighboring area of Snug Harbor has 57 boat slips.

TVA regulation 26A (18CFR part 1304) state the Docks cannot extend more than 150 feet from shoreline or be more than 1/3 the distance to opposite shoreline, whichever is less. Dock and boat houses greater than 1000 square feet are not generally allowed especially when considering unique bay characteristics, shallow depth and sensitive environment . In August , 2001 TVA prepared a Final Environmental Impact Statement including 14 parcels in the Jagger Branch slew. 9 of these parcels were designated as Natural resource conservation and sensitive resource management areas because of their uniqueness.

The Shady Oaks boat house would extend 158 ft from the shoreline and would be approximately 8,755 square feet.

The original maps that were used to plot the proposed boat houses were outdated in that they do not show that there are less usable water acres . Approximately 63 of the total 166 acres due to depth are now usable. This information came from Globally Green Environmental comments submitted to TVA/COE for the Shady Oaks and Jagger Branch applications. The water often has sediment and a film on the top that may be caused by the fact that there is only one small opening into the area which would keep the water from flowing out as much as would be needed to refresh it. The addition of 20 boats for Shady Oaks , 44 for Jagger branch and 14+ for the individual lots in the Jagger Branch Development would be a total of 78 more boats .

A recreational boating study was performed by TVA in 2002 at Tim's Ford Reservoir, which they also manage . They used a 10 acres-per -boat density standard. . The results from the Tim's Ford study identified several impacts that would likely result in serious environmental impacts due to increased boat traffic.

1. Increased shoreline erosion and decreased water clarity due to suspended sediments.
2. Discharge of petroleum products. Many are known or suspected of being carcinogens and have a noticeable taste and odor. Concentration in low inflow areas may be higher than other areas. The only opening into this area is only 5'6" inches at full pool.
3. Pathogens associated with septic discharges.

If allowed this will affect the wildlife and quality of the water.

On April 20th 2007 at 249 Honeycomb Rd. , at about 6:15 pm a beautiful Eagle was perched in a tree along the shoreline. It stayed in the tree for about 30 minutes then flew across Jagger Branch to White Elephant Rd. met another eagle, most likely its mate and glided along the water's edge going north. This was truly a beautiful sight and I would hate it if this never happened again due to over crowding and lack of food caused by not being good stewards to the environment. The down listing to threatened does not change its protected status. Keith Hudson of the Alabama Department of Conservation and Natural Resources has stated that this area is a hot spot for roosting.

There is a question of need for two community boat house developments in this area due to existing available boat storage facilities. Irwin Marine , originally Sunrise Marina has 225 dry storage slips, 169 proposed wet slips, also a public boat launch. Snug Harbor retreat will have additional dry storage and there exists a public boat launch on Jagger Branch.

Thank you again for your consideration in this matter.



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October 16, 2007

Name LAURA GIVENS
Mailing Address 337 Hill Ave, Guntersville, AL 35976

Comments I am in FAVOR OF THE PROPOSAL.
A COMMUNITY BEATHOUSE WOULD
HELP THE AREA GROW AND CONTINUE
ITS RECREATIONAL LAKE ACTIVITIES.
THE FACT THAT THERE ARE AVAILABLE
BOAT SLIPS FOR THE PUBLIC BUT
NOT A COMMUNITY BEATHOUSE IS
A DISADVANTAGE TO MANY IN
THE AREA. BEING ABLE TO
LAUNCH YOUR BOAT /JET SKI TO
TAKE THE FAMILY ON THE LAKE
FROM A PUBLIC SLIP IS
VERY VERY TIME CONSUMING -
= WAITING YOUR TURN, ETC.

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Name Lawrence C Harmon

Mailing Address 1160 Honeycomb Rd, Grant

Comments Crowden + Gilliland have not
submitted a request ~~to~~ to the county to
approve a subdivision plot.

opposed =

October 16, 2007

To Whom It May Concern:

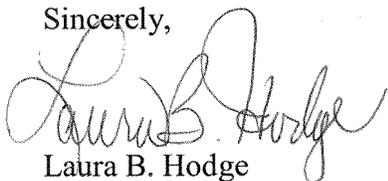
As the one great asset in our area is land, should we not conserve it? Are there no longer citizens concerned with the conservation of our natural resources? These are only two of the questions that will arise in the future concerning Jagger's Branch. I am willing to take out of my consideration the safety factor as the lake has become so congested in recent years boating safely on the weekends is out of the question. Commonplace is children as young as 12 who are on jet skis with the capability of going 70 MPH with no adult supervision. Weekenders with no more knowledge of boating safety than the short and uninformative boating test Alabama law requires run recklessly around this small area. Alcoholic beverages and their consumers are nearly impossible to spot on the water where there are no definitive lines drawn.

My objection with the proposed project is the absolute disregard for the beauty of our land. We only have one opportunity to be heard as a community to protect the delicate beauty of Honeycomb. This area is full of streams, marshes, cattails and unfathomable amount of wildlife. I have personally seen Bald Eagles, American Woodcocks, Egrets, Wooducks, the water is teeming with fish, crawfish, turtles, snakes the list could go on forever. The marsh at the end of Jagger's Branch existed long before Lake Guntersville came to be. Streams run into a lake that was man made and become one. Dredging this would not be dredging part of the lake but part of a very old and beautiful system of streams. Dredging of this area would forever alter what nature intended. One only need to follow the myriad of canals back to see why this would be a crime.

I have never been opposed to reasonable and responsible land development. Private home sites with private boat docks would not be unacceptable to me or the majority of homeowners in the area. However, the compulsion to live the American dream very often outweighs the conscience. When is there too much, is there ever enough? This project is motivated solely by greed, not for any real need or desire to increase the prosperity of Marshall County. The people who will populate these boathouses will not be voters in this county; they will leave their garbage behind for those who care. Were it not for Lake Watch and Pals there would be no lake to enjoy. Let us remember that these are volunteer organizations.

The only people who will truly gain from this project are the developers and only on a monetary level. The rest of us will lose as we have already lost our hearts to this wonderful area.

Sincerely,



Laura B. Hodge
Lifetime resident

Crowder/Shady Oaks Proposal Comment Form

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October 16, 2007

Name Leslie Maorer

Mailing Address 16208 Chadwell Rd. HSV, AL 35802

Comments I am opposed to the proposed
Community boathouse due to the safety issues
and environmental concerns it brings to
the area. The water way is already
crowded and adding more boats will
only make it more dangerous for boaters,
skiers & swimmers. The road leading
to the proposed development is also
a safety concern. It is a small windy
road & adding more traffic to this
road will make it dangerous to drive &
for those who live on this road to spend
time in their yards.

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October 16, 2007

Name MATT WHITAKER
Mailing Address 2031 WHITE ELEPHANT ROAD GRANT, AL
35747

Comments FIRST, I WOULD LIKE TO THANK THE TVA
FOR HOLDING THIS MEETING TONIGHT. THE PROPOSED
NEW BOATHOUSE IS NOT ONLY AN OVERCROWDING
ISSUE BUT AN ENVIRONMENTAL ISSUE AS WELL. THE
OVERCROWDING COULD CAUSE A SERIOUS ACCIDENT
RESULTING IN AN ACCIDENT OR EVEN WORSE, DEATH.
THE JAGER BRANCH AREA IS ALREADY A CROWDED
AREA. ADDING A 20 SLIP BOATHOUSE WOULD ONLY
CAUSE THE AREA TO BE WORSE. ALSO, I AM AWARE
THAT THE TVA OWNS A LOT OF ACREAGE @V
THE GUNTSVILLE LAKE AREA. THIS ACREAGE IS
WIDE OPEN FOR DEVELOPMENT, SO WHY NOT PUT A
COMMUNITY BOATHOUSE ON THE TVA UNDEVELOPED
LAND? YOU THINK THAT THIS IS NOT POSSIBLE &
YOU DON'T WANT A DEVELOPER TO BUILD ON
THE UNDEVELOPED LAND. WELL, NOW YOU KNOW
HOW WE FEEL! KEEP ALABAMA BEAUTIFUL!
DO NOT APPROVE THIS APPLICATION! HOW WOULD
YOU FEEL PERSONALLY IF YOUR SON, DAUGHTER, GRANDSON,
GRANDDAUGHTER WAS HURT OR KILLED SO THAT A DEVELOPER
COULD MAKE THE BIG BUCKS ON SOMETHING THAT DOESN'T
EVEN COMPLY WITH TVA STANDARDS. CAN YOU IMAGINE
THE LAWSUITS TO FOLLOW AN EVENT LIKE THAT.

CONT'D
ON
BACK 

PUT YOURSELF IN OUR SHOES! WOULD
YOU WANT A 20 SLIP 18-WHEELER STORAGE
UNIT RIGHT NEXT TO YOUR HOME IN
MARSHALL COUNTY? NO! PLEASE DENY
THIS APPLICATION!

October 16, 2007

TVA Public Hearing - Marshall County Courthouse
COE-TVA Public Notice No. 06-65 (Application No. 2006-01175)

Lee Nast- speaking on behalf of the Nast family (David, Lee, Ryan, Brent, Clay Bauer) and we reside at 2047 White Elephant Road, Grant AL.

We are opposed to the community boathouse at Shady Acres for the following reasons:

1. Safety - There are too many boats in this small, shallow slough and the addition of this commercial facility will add to the danger already present.
2. Aesthetic Enjoyment - Our neighborhood is filled with single family residences and 1 or 2 slip boathouses. Homeowners have followed the TVA guidelines for size of boathouse facility and proximity to neighbors. The proposed boathouse does not follow TVA guidelines and should not be allowed in our neighborhood. Any structure allowed on the lot should follow strict TVA guidelines just like all other property owners must follow.
3. Environmental - We are concerned about the water quality issues and additional churning of the lake floor that will be caused by introduction of so many watercraft in a single facility of this type. The water depth at this site is extremely shallow and will no doubt cause excessive churning of the lake floor.
4. Danger to waterfowl and habitat - The proposed boathouse site is home to waterfowl, turtles and other habitat. Each year there are waterfowl (typically mallards) that nest, roost and feed on the shoreline at this site. There is currently a group of 6 mallards using the site to nest and feed and more will locate there with the coming migration.
5. Water Drainage issues - this site is a natural run-off area for rain water and surface water coming from the road and mountain. Any changes to the site will cause flooding to neighbors. The site was never meant to be built on and TVA's own contour line runs near the road on the property.
6. What purpose does this commercial facility serve? There are numerous boat ramps and storage facilities in the area now with more in the works. There simply is no need for the facility. Why allow a facility that does not meet TVA guidelines, is not needed, and could potentially create danger to people and natural habitat?
7. Cumulative impact of all facilities proposed - This facility is not needed and does not meet TVA guidelines. However, it cannot be considered without discussing the cumulative impact it will have on the environment when combined with all the other proposed developments for the area. Currently the shoreline is essentially fully developed by single family homeowners - we are not opposed to families who build on the shoreline

as long as TVA rules are followed. We have 2 boat ramps close by, a vibrant campground and more than enough dry storage units in the area. However, when you combine this proposed commercial boathouse with 3 other major proposed developments in the area, the cumulative impact on water quality, the environment and the natural beauty of the neighborhood is far too great. Someone has to speak for the lake and protect it from rampant development. Someone has to enforce laws and guidelines to protect against inappropriate structures being built on the shoreline. We are asking the TVA to enforce its own guidelines, protect the lake and deny this permit.

Thank you for your time. Please do the right thing and send a message that you will not allow the lake to be damaged forever and you will use your power to protect it.

David Nast
Lee Nast
Ryan Nast
Brent Nast
Clay Nast
Bauer Nast

2047 White Elephant Road
Grant, AL

TO: Brewster, DAVID, Ben
Benjamin Josleb

Sent 5 July 07

Gentlemen,

Well it was another wild and crazy boating 4th over at Jagger Branch yesterday. Ski boats pulling one and two tubes or skier, PWC zipping around everywhere, fishermen actually trying to fish. You would think Gas is .99Cents a gallon.

I witnessed another near boating collision just to the north of my boathouse (650 Honeycomb Road) essentially right in front of where Application No. 2006-01175 would place a 20 slip "Community Boathouse" that would stick out into the branch about 160'+.

A Blue Ski Nautique boat was pulling a tube with 4 small children on it. One of the kids fell off, when the Ski Nautique turned around to go pick up the child, a trailing Red 21' inboard/outboard boat pulling a person skiing did not see the child in the water, the Ski Nautique accelerated to place his boat between the Red I/O Boat and the child and the boats nearly collided. Fortunately, the Red I/O turned sharply off to avoid the child and the Ski Nautique at the last minute to prevent what would have been a pretty ugly mess.

This is just another example of the current boating density in this small, narrow, single inlet, shallow, long established, single family residential area. The combined impact of these two commercial developments in this already over crowded area will dramatically compound the public boating safety on what is already one of the highest density areas on Guntersville Lake.

Mixing multi-slip Commercial developments in small well established single family residential area with a very minimum surface water area is just a very BAD IDEA period.

There is simply not enough maneuver room for the boating public in this area of less than 110 surface acres of water to accommodate the increased traffic from these commercial developments with a considerable safety risk to the boating public.

Application 2006-01175 and Application 2006-02127 are no more than 1/2 mile apart at the very north end of the navigable water on Jagger Branch. The Branch narrows from about 800' wide at Application 2006-01175 (actual shore to shore less boat houses sticking out on each side) to about 400' wide on the north end next to the wet land area where application 2006-02127 is located. The combined impact would add another 64 boat slips to this small area. Keep in mind, each 10' x 30' slip will contain more that a single boat. It is common for renters to have a PWC or two and a ski or fishing boat in each slip. Also, people tend to conduct boating activities in the same area as where they have the boat slips. These commercial multi-slip boathouses will in effect concentrate a over bearing boating traffic in a very small area.

Again, I urge TVA and COE approve only single family boathouse structures IAW TVA's Shorelinks II policy in this well established residential Jagger Branch area consistent with what has been approved by TVA and COE for the last 50 years in this area.

Request a public hearing be held to inform the public of TVA and COE's rational for consideration of approval of these applications.

Sincerely,

Robert B. Epps
650 Honeycomb Road
Grant, Alabama
35175

----- Original message -----
From: rbepps@comcast.net

Mr. Bean, Mr. Brewster and Mr. Baldrige,

I realize the comment period is closed, but please consider these photographs in your decision making process. This application for commercial development in a residential area should be denied if for no other reason the area is simply too small and already way too congested to safely support the additional boating traffic.

Please find attached photos taken this Memorial Day weekend from my boathouse located at 650 Honeycomb Road:

Photo 0580 is to the north facing subject proposed north most commercial development located adjacent to the wetlands where Mr. Long's 20,000 square foot, 44 slip "Commercial Development Community Boathouses " will be located in what is now anywhere from 12" to about 30" of water depth and adjacent to 14 new 100' waterfront lots that each will eventually have at least a maximum size 2 slip + boathouse built. Keep in mind, each new 10' x 30' commercial community boat slip will likely contain multiple water-craft, to include PWC(s) and a ski boat or fishing boat. Note visible in this photo there are a minimum of 6 water-craft, including one boat recovering a downed skier, one boat pulling two tubes, one PWC, a fishing boat, and a boat pulling a single tube. This is the norm on any given summer weekend, holiday weekends have much increased traffic.

The combined 44 community boat slips along with 14 new adjacent single family boathouses each with two slips, plus application 2006-01175 which is just to the hard right of this photo would add another 20 boat slips bringing the total to 92 boat slips (44 + 28 +20 = 92) to the very confined area. If each boat slip has an average of 1.5 water-craft, the total number of home based water-craft in this shallow, narrow, environmentally sensitive, cultisac area of less than 110 surface water acres would increase by almost 150 boats!

Photo 0583 was taken facing the south toward the public boat launch on Hwy 431. Note there are a minimum of 8 boats in this picture. These photos were taken within minutes of each other. Both photographs really do not do justice to the heavy boating traffic on a summer holiday weekend in this confined area.

Should these applications be approved, during peak demand hours; Memorial Day, 4th of July, or Labor Day or any summer weekend for that matter, this area will be total boating chaos, dramatically increasing the risk to the lives and personnel safety of the general boating public.

You might consider contacting the Alabama Marine Police (256) 582-7586 and inquire on the overall boating activity this past weekend in the Honeycomb and adjacent Snug Harbor area, or better yet visit the area yourself on this upcoming 4th of July.

During your visit at 3 PM on the 4th of July, imagine, an additional 150 home based boats in the back area of Jagger Branch on top of the current activity. Keep in mind the turn radius of a 21', 5000 lb ski boat at 20 MPH piloted by a 14 year with 8-10 of his closest friends old pulling two tubes on 75' ropes in a less than 702' width at the location of application 2006-01175. (920' - 158' (Stick out of 20 slip community boathouse) - 60' (stick out of residential boat hose on opposite shore) = 702'). Not a lot of safe working margin for boating traffic.

Note at the location of the subject application (2006-02127) where the nominal 24" water is less than 300' wide (520' - 175' (stick out of proposed commercial community boathouse) - 50' (approximatley stick-out of residential boathouse on opposite side) = 295') the situation is even worse.

Keep in mind, newly licenced 14 year old on 200 hp, 70 MPH plus PWCs along with his/her companion on the back zipping by while racing his other 4 friends on their PWCs are normal day to day weekend activities in this area right now!

These commercial applications in a residential area are very bad ideas at best for the general public.

This is a long established residential area, not a commercial development area. The area is simply too small and too congested to support these multi boatslip near 10,000 square foot + commercial developments. TVA and COE should expand their thinking horizons way out of the box and make applications decisions in the best interest of the general public and the taxpayer. /These decisions should be consistent with past residential decisions made by TVA and COE for the last 50 years in this area.

Recomend TVA and COE approve only single family residential permits in this established area, one boathouse per lot, IAW current established TVA Shorelinks II policy. Exchange by the developer of other unusable waterfront shoreline to allow a "loophole" for commercial development should NOT be allowed in an established residential area.

1) Request a public hearing be held such that TVA and COE can explain their rational and overall long term benefit of these applications to the general public.

2) Request TVA and COE provide summary of the public's concerns and issues raised at the 8 May 2007 information meeting. A summary of

the public's questions, concerns, comments and issues should also contain response and /or rationale by the applicant, TVA, Wildlife, or COE. Summary should be posted on the TVA and/or COE web site for public viewing and comment prior to approval.

3) Request all citizens who received notice of the 8 May public information meeting be provided a written copy of this summary via USPS.

Best Regards,

Robert B. Epps
650 Honeycomb Road
Grant Alabama, 35175

CF: Mr. McMahan US COE

----- Original message -----
From: "Brewster, David Gray" <dgbrewster@tva.gov>

Mr. Epps,

Thank you for your comments pertaining to Public Notice No. 06-115. I'm forwarding your comments on to Ben Bean who's the project lead for TVA on this project.

David G. Brewster
Tennessee Valley Authority
3696 Alabama Highway 69
Guntersville, AL. 35976
Ph. 256-571-4283 Fax 256-571-4282
dgbrewster@tva.gov

From: rbepps@comcast.net [mailto:rbepps@comcast.net]
Sent: Tuesday, May 15, 2007 11:29 PM
To: Brewster, David Gray
Cc: david.e.baldrige@usace.army.mil
Subject: Public Notice 06-115; file No. 2006-02127; TVA
Public Open House 8 May 2007

Mr. Brewster,

I request a public hearing on this application such that all concerned can hear and understand all comments and issues raised and the corresponding answers provided by TVA and COE. The Public meeting format on 8 May did not allow this exchange as only a few could hear questions and answers provided by TVA and COE and there is no written record of answers provided by government officials.

Facts concerning File No 2006-02127:

1) File No 2006-02127 would allow Commercial Development in an long standing well established single family residential area.

This is not in the best interest of the general public or the local homeowners in the area. This commercial development would be the equal of adding a Super Walmart located at the end of a cul-de-sac street in a fifty year old established single family residential neighborhood. All boating traffic would be forced to traverse the entire length of this small inlet to enter and return to this development. This location has very marginal water requiring dredging and forever maintenance by TVA, it is located adjacent to established wetlands, in a confined small sensitive environmental area. This will adversely affect the general public, the environment and the overall safety of all boating traffic in this area. This is a bad idea at best.

2) Both commercial developments under File No 2006-01175 and subject file No 2006-02127 must be evaluated for their combined total impact on this small single inlet, shallow, high density, environmentally sensitive, well established residential area with less than 110 surface water acres between developments. Currently there are approximately 66 residential boathouses in this immediate area with a combined total of approximately 110 boat slips. The addition of these two commercial developments would add 66 boat slips to this residential area, a 60% increase. Keep in mind this very small inlet currently is one of the highest boating density areas per surface acre of water on Gunterville Lake. Numerous accidents and near collisions have occurred in this area and the addition of this substantial boating traffic will be hazardous to the boating public. A minimum 60% increase in this area will greatly impact the public safety for all boaters using this area. Keep in mind in addition to these three commercial boathouses, this applicant has established an additional 14 single family residential lots adjacent to this community boathouse which will add 28 more boat slips to this area. Overall growth will exceed 83% (20 (File 01175) + 20 + 24 (File 02127) + 28 (14 additional single family lots/110 (existing))) in this already high density area. This is not in the best interest of the general boating public!

3) COE and TVA have in forced residential permit restrictions on all home owners building boathouses in this area for the past 50 years. (In general TVA's Shorelinks II allows 1000 total square foot of boathouse for each 100' of shoreline. Older boathouse rules allow 700 square foot of boat slip area and 400 square foot of deck area) By enforcing these long standing single family boathouse guidelines for the current residential owners, TVA and COE have established and confirmed by its own action this to be a residential area. The same residential restrictions should apply to this applicant that TVA and COE have in-forced for the past 50 years on all other current single family residences in the area. Original TVA Deed restrictions on all tracks on this inlet are essentially the same. TVA has not informed to the general public what rationale allows this applicant to build community commercial boathouses in excess of 11000 square feet on the same residential lot sizes. If approved, one could easily make a case that would allow each current resident in this area to essentially do the same thing. How much is too much in this area? If some provision allows this development TVA and COE should make their rationale public. The Fact is the general public has not been informed of this applicants apparent exception that would allow commercial development in a residential area.

4) There is nothing "community" about this community boathouse. This is a restricted special interest commercial development not for the general public. Again, this is not in the best interest of the general public, it only a benefits a special interest commercial developer not the average citizen.

5) Maps provided by TVA circa 1959, do not reflect the greatly reduced usable water surface area of this very small inlet area. The proposed location of the 44 boat slip area is within approximately 100 feet of wetlands vegetation established by "Cat Tail" type plants that cover the very shallow water typically about 18" deep in this area. The Jagger Branch has been filled by silt over the last 70 years and this development will only compound that problem.

While the Public open house on 8 May may have been good for some one on one verbal discussions with the applicant, COE, TVA, and other agencies concerning the subject application it was a very poor forum to communicate with the general public such that all in attendance could understand the issues and questions asked by other citizens and factual answers given by the applicant and other public decision making officials.

In short, there is no record of the public's questions or issues raised and the related response given by the applicant and/or government officials at the tables. The public could be told most anything at each table with only verbal responses given and no court reporter in the area. If this forum was to mean anything a court reporter should have been at each table to make an official record of questions and the response provided by the applicant and other government representatives. These comments and responses could then be provided to all for review and comment at a public hearing. This was not done.

Request an open public hearing be held to allow the general public to hear questions and answers provided and have an official transcript available for review.

I look forward to seeing the public comments and further open discussion on both applications. Please let me know when a summary of the public comments and TVA or COE responses on this matter are available for public viewing.

Best regards,

Robert B. Epps
650 Honeycomb Road
Grant, Alabama
35175

Crowder/Shady Oaks Proposal Comment Form

Public Hearing
October 16, 2007 S.S.

Name Sam Sandlin & Family

Mailing Address 118 ADA Drive Big Cove, AL 35963
or 894 Honeycomb Road, Grant 35949

Comments

Currently our Family owns three waterfront lots on Honeycomb Rd with a total of 300 feet waterfront or shoreline. Neighbors on each side have single family two slip boathouses and seawalls. We currently own one single family boathouse for all three lots. It has a total of two slips. In 1997, we were denied a permit by TVA for shoreline rip rap and two more single piers to go with the other two lots. The reason given was for wetland protection. The proposed 20-slip boathouse on lot 9 of Jagger Branch needs to be denied on the same principle! This area is more natural than our lots have ever been and needs to also be preserved. The TVA should permit boathouses more fairly. This proposed boathouse will also be a safety hazard due to the short width of Jagger Branch. I would like to go on record as being opposed to this 20-slip community boathouse being proposed by Mr Crowder. This sets a very dangerous precedent for this little branch of Guntersville Lake. Remember there are still single family lots that don't have boathouses already. Imagine all future proposals that will use this precedent and add to the continuing overcrowding on Jagger Branch. Thanks for your consideration.

Sam Sandlin & Family

Crowder/Shady Oaks Proposal Comment Form

Public Hearing
October 16, 2007

Name Tana Broadbent

Mailing Address 1341 Point of PINES G'ville

Comments The impact on the wetlands with the development of 30 bathhouses has not been adequately explored. The area has such a pristine unique environment and it would be a travesty to see it destroyed. Please do not grant this proposal.

Crowder/Shady Oaks Proposal Comment Form

Public Hearing
October 16, 2007

Name Tina Caudle

Mailing Address 600 Randolph Ave. Huntsville, Al. 35801

Comments In addition to supporting the watercraft of residents on this small waterway it is a destination for skiers & tubers. Boats come from other places on the lake as far as the main channel to ski in the Honeycomb area. As residents and homeowners of this area we are not opposed to others enjoying it. We understand it is a public waterway and not a private lake. However, it is a small area with limited access. If this project and the other proposed projects in this area are approved it will no longer be a destination ski spot. It will be a no wake zone and watercraft will have to que to enter and exit under the causeway.

Crowder/Shady Oaks Proposal Comment Form

Public Hearing
October 16, 2007

Name William E. Hogan

Mailing Address 496 Davis Hill Rd Grant, ALA 35747

Comments Our family have been using waterfront lot since 1957 on White Elephant Road. Many changes we have seen from cotton fields to pine thickets and many boat houses. They explored this area from area called Noah's Ark into many caverns on same mountain. One creature Tennessee Cave Salamander - has his niche in these caves north of river. Tennessee had them on endangered list at one time but do not think Fish & Wildlife Federal level did. Would hate to see a bunch of condos built in these beautiful woods full of wildlife and aesthetic caves and scenery. As far as 20 foot strip concern I see nothing but a hazard in a small area that has basically "maxed" out as far as shoreline houses & boat houses. The area of water has been diminished already with Honeycomb Creek aquatic vegetation plus Hwy 5 bridge that has reduced availability of pleasure boat use.

Shady
Bill Hogan

WARREN VANN
1557 White Elephant Road
Grant, AL 35747

Alisha S. Mulkey, Project Leader
TENNESSEE VALLEY AUTHORITY
3696 AL Highway 69
Guntersville, AL 35976

Re; Public Hearing to Add Boat Slips
Jagger Branch

Dear Ms. Mulkey:

I am opposed to the addition of twenty (20) boat slips in Jagger Branch from a safety standpoint.

I have been a property owner on White Elephant Road since the 1970's and have seen a huge change in our neighborhood, and the use of the reservoir since that time. My children and grandchildren use our place regularly during the warmer months and the increase in the number of boats and jet skis has become a major safety issue with our family. Boats and jet skis cover the embayment up on weekends and holidays. The addition of twenty additional boat slips, plus a launch ramp will expand the number of users even more so.

It is my understanding that the Marine Police are not opposed to this project, but have stated that if necessary, they can create a no wake zone, or even a no ski zone. I find it hard to believe that this would be an improvement for the public use of this body of water.

In addition to the water safety hazards, the increase of traffic on White Elephant Road will also incur traffic hazards. This road is very narrow and has seven (7) blind curves between my house and Cathedral Caverns Parkway.

Please take these comments into consideration in your evaluation of the permit application.

Thank you,



Warren Vann