

***Appendix A - Public Scoping and Summary Report***



# **Pickwick Reservoir Land Management Plan**

## **Summary of Public Participation**

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*Tennessee Valley Authority*

Resource Stewardship

July 2001



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## Overview

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From March 2001 through May 2001, public participation was sought to assist the Pickwick Watershed Team in developing a land management plan to identify specific future uses for TVA managed lands around Pickwick Reservoir. To gather public input regarding Pickwick public land, TVA hosted four separate public meetings. A total of 203 participants attended public meetings in Memphis, Tennessee; Iuka, Mississippi; Pickwick Landing State Park, Tennessee; and Muscle Shoals, Alabama. In addition, 115 questionnaires were completed regarding preferences around Pickwick Reservoir (see Attachment I). This report provides a summary of all comments received during public participation opportunities.

### Public Meeting Input:

During the public meetings, participants were asked to respond to the following questions:

*Are there any parcels of land that should be changed from the proposed allocations? What do you suggest they be changed to and why?*

*Looking at the TVA public lands on Pickwick, what type of uses would you like to see occur?*

Participants were divided into small groups and responses to these questions were recorded on flip-charts. Duplicate comments were not recorded; therefore, a comment recorded on the flip chart may have been endorsed by one person, several persons, or the entire group. The process was as follows:

Respondent #1 offers a comment regarding "X."

The note-taker records the comment verbatim.

Respondent #2 offers a comment regarding "X."

Respondent #2 is asked whether the initial comment regarding "X" reflects their opinion.

If yes, the comment is not recorded a second time.

If no, Respondent #2's comment is recorded verbatim.

Following the meeting, all comments were transcribed verbatim for analysis. For clarity, some comments required minor editing (e.g., adding words for context); all edits are denoted by brackets ([...]).

The Pickwick Watershed Team also received comments via questionnaires (i.e., comments included with the questionnaire) and letters—these comments were also transcribed for analysis and combined with the meeting comments. Questionnaires were distributed at the public meeting or mailed to individuals on the Pickwick Mailing List. Respondents were asked to rate their preference regarding services, facilities, and recreation around Pickwick Reservoir.

**Additional Public Input:**

In addition to conducting public meetings, TVA advertised public participation opportunities (i.e., through local newspapers, paid ads, individual letters, Notice of Intent in the Federal Register) encouraging individuals to submit comments regarding the Pickwick Reservoir Land Management Plan. The Pickwick watershed team received comments via phone-calls, e-mails, and letters.

**Analysis:**

Using qualitative methodology and software (i.e., Ethnograph), all public comments were compiled and analyzed to identify the range of issues and concerns that should be considered as part of the public scoping process. Though some comments may be appropriately categorized into several categories (e.g., opposition to development and preservation of natural resources), each comment was categorized by what was considered its major issue. Therefore, comments were only categorized into one theme. Questionnaire results were computed using quantitative software (i.e., Statistical Package for the Social Sciences).

## **Report Overview**

This report is divided into three parts:

### **Part I**

All comments gathered from public meetings, questionnaires, and written correspondence are listed in Part I. Each comment is identified by the issue it represents (e.g., development, recreation), a parcel it references (if applicable), and its source (i.e., public meeting location, questionnaire, or letter). Miscellaneous questions from respondents are included at the conclusion of Part I.

### **Part II**

All comments that referenced a specific parcel of land are listed in Part II. Although these comments are also seen in Part I, Part II allows the reader to efficiently identify all comments associated with a specific parcel.

### **Part III**

Public meeting participants and other stakeholders completed a questionnaire regarding preferences around Pickwick Reservoir. Results of this questionnaire are presented in Part III of this report.



## Summary

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### **Overall Public Comment Themes:**

From all the comments provided, eleven (11) predominant themes or general issues were identified: Development, Economy, Land Management, Land Use Allocation, Policing, Preservation, Proposals (i.e., Montana Land Exchange, White Sulphur Springs cabin sites), Programs/Partnerships, Public Involvement, and Recreation. Of these, most comments concerned Recreation, Natural Resource Preservation, Land Use Allocation, Development, and Proposals.

### **Summary of Predominant Themes:**

#### Recreation

The majority of comments focused on recreation (e.g., water recreation, recreational opportunities, limiting recreation). Of these issues, topics revolving around water recreation were the most common. Opinions were divided between respondents who expressed a need for more water recreation opportunities/facilities and respondents who requested greater restrictions on water recreation. For instance, those in favor of more water recreation expressed a need for more boat ramps, marinas, access points, dry stack storage, or pump-out stations. Other respondents expressed concern about increased boat traffic and its potential consequences on the environment (e.g., water pollution, erosion, noise) and safety (e.g., unsafe speed, under-aged boaters).

#### Natural Resource Preservation

Many respondents also expressed concern for the preservation of natural resources (e.g., natural areas, wildlife habitat, wetlands) and the ways in which these resources may be compromised by increased development (e.g., loss of sensitive habitat, clear-cutting of land). Erosion caused by wave action from boats was also a concern among many respondents.

#### Development

Another major issue involved development (e.g., limiting or stopping development, increasing development). Participants commented on the need to limit or stop industrial, commercial (e.g., hotels, marinas, boat houses) and residential development (e.g., condominiums, mansions). They also expressed concern for the destruction of natural surroundings due to continued development.

## Land Use Allocations & Proposals

Many respondents expressed opposition to the Montana Land Company Land Exchange Proposal. Opponents expressed concern that it would endanger wildlife and over-populate the area. Proponents of the land exchange expressed that it would result in an increased tax base and a net acreage gain in shoreline with no upset to the ecological balance in the area.

### **Summary of Public Comments by Parcel:**

TVA received comments regarding 29 specific parcels of land around Pickwick Reservoir. Many of the comments referenced the following parcels; 4/5, 8, 9, 26, 53, and 133, 134 and 141. When a specific parcel was referenced, most comments involved a request for specific land use allocation (e.g., change the allocated zone, maintain the zone as is).

**4 and 5:** Participants from the Pickwick and Iuka public meetings primarily expressed a need to see these parcels maintained for natural resource preservation. In addition, many participants from the Memphis and Pickwick meetings opposed the Montana Land Co. Land Exchange proposed for these parcels while other respondents from the Memphis, Pickwick, and Iuka meetings supported the land exchange.

**8:** Respondents (primarily from the Memphis public meeting) preferred this parcel to remain public (i.e., with road access, boat ramp, primitive campsites, and hiking trails) in association with natural resource management.

**9:** Memphis public meeting attendees indicated a preference for more recreational opportunities (e.g., road access, boat ramp, primitive campsites, and hiking trails) in association with natural resource management.

**26:** Individuals commenting on this parcel preferred the sensitive habitat and archeological sites in the area be maintained.

**53:** Participants from Muscle Shoals expressed that this parcel would be appropriate for industrial development; others reported that a vegetative buffer was needed in the commercial areas as well as more recreational opportunities (i.e., trails for hiking).

**133 and 134:** Several participants questioned and/or expressed concern for a potential plan to build a casino on this parcel.

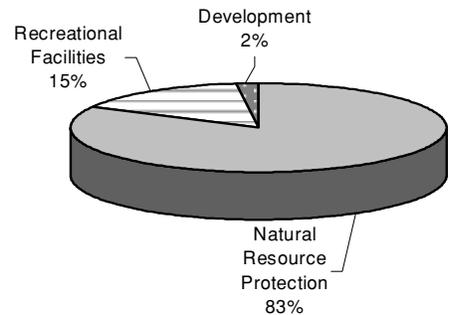
**141:** Participants from the Pickwick and Memphis public meetings expressed concern over the erosion and pollution associated with this parcel and wished to see the parcel preserved.

**Summary of Questionnaire Results:**

Respondents were asked to indicate their preferences regarding facilities, areas, and services throughout the Pickwick area. Respondents indicated the level of change needed using the following categories: a) need more; b) about the right amount; or c) need less. The needs identified by the public are shown in the figures below.

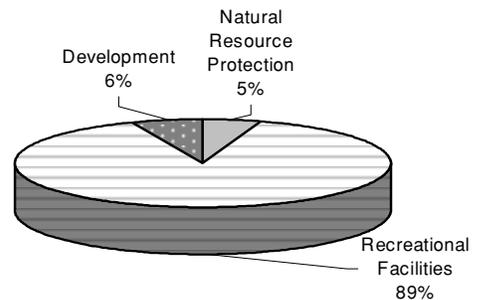
Many respondents expressed a *need for more* recreation facilities in the form of fishing piers, dirt and paved hiking trails; natural resource conservation uses in the form of observation areas and study areas, protection of water, shoreline, wetlands, endangered species, cultural artifacts, and public land; and development in the form of public works projects. The proportion of responses for the *need more* category is shown in Figure 1.

**Figure 1: Need More**



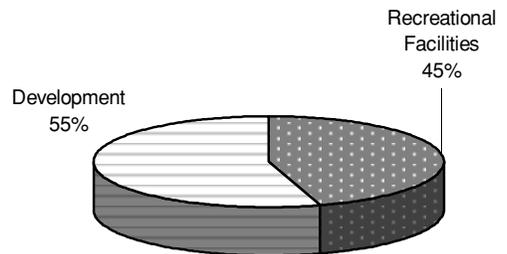
Many respondents indicated that the *right amount* of recreational facilities in the form of boating facilities, beaches, public recreational areas, trails, lodging, museums, hunting areas, equestrian trails, campgrounds, and brochures/signs; natural resource protection in the form of ecological study areas; and development in the form of public work projects exists. The proportion of responses for the *right amount* category is shown in Figure 2.

**Figure 2: Right Amount**



Some respondents expressed a need for less recreational facilities in the form of hunting areas and boat storage and industrial/economical development. The proportion of their responses are shown in Figure 3.

**Figure 3: Need Less**





**Part I:  
Public Comments  
Identified by Issue**



ISSUE	COMMENT	PARCEL	SOURCE
	<b>DEVELOPMENT</b>		
<b>Favor Development</b>	Good for industrial development	53	Muscle Shoals
	Make commercial sites available for public bid or for development		Muscle Shoals
	In favor of commercial development along the shoreline		Muscle Shoals
	Change Parcels 3 and 4 to allow development—it will help the economy for years to come—we need more residential	3; 4	Pickwick
	The Yellow Creek State Inland Port Authority Board of Directors agree with the proposed allocation of Industrial Property for Parcel 140. This parcel contains the port operating facilities and several industrial buildings and has substantial acreage available for future industrial prospects. We are working with TVA to market this property to industrial clients, and the continued designation as “Industrial Property” is critical to our success.	140	Letter—Yellow Creek State Inland Port Authority
<b>Infrastructure Needs</b>	When areas develop, there are infrastructure needs		luka
	Need more recreation infrastructure	Second Creek	Muscle Shoals
	Set aside rustic residential area		Memphis
<b>Limited Development</b>	[Need] strict guidelines to protect areas—development standards appear to be lacking—TVA needs standards to be mandated where development is allowed		Memphis; Pickwick
	[Would like to] see a goal set for a percentage of undeveloped land—would like to see limited development		luka
	Industrial development should be considered in specific areas [only]		luka
	Interested in things staying the same but staying flexible enough to consider individual cases—have to recognize various demands on the river (development and conservation)		luka
	Need contact clause on TVA land sales citing restrictions on future use and land clearing and non interference of navigation aids		Questionnaire
	[...] EIS should address alternative to economic development adjacent to, or ancillary to the TVA parcels. Alternatives to shoreline development could be implemented using commercially available and private properties using the TVA land. Properly protected shoreline zones are perhaps more economically valuable, in the long term, than those federal lands that are allowed to deteriorate by furthering residential or commercial development [...] Perhaps TVA should explore further developing land parcels owned by TVA, but not adjacent to shorelines, for the purpose of economic development. The TVA EIS should consider further industrial or residential development for these parcels rather than the shoreline areas [...]		Letter—Department of Environment and Conservation

ISSUE	COMMENT	PARCEL	SOURCE
<b>Oppose Development</b>	Bottom land at the back of cove is not as valuable as points on the river— should benefit tax payers instead of developers		Memphis
	No more disposal of TVA land—I am not in favor of opening up any lands protected to residential and commercial development		Muscle Shoals; Questionnaire
	Giving up one cove is a possibility—2 coves is definitely out		Memphis
	No more development—the less change the better		Pickwick; luka
	When developers put so much “clutter” on the banks, it destroys the beauty of nature—I know it is big dollar signs for them, but so much of our country’s natural beauty is being destroyed by those big dollar signs for a special few— developers have run rough-shod over those of us who come to Pickwick for the pursuit of nature and relaxation—the land, shoreline, and water has been sacrificed to the real-estate pursuit of the dollar		luka; Letter
	Concerned about development in Red Sulphur Springs		Memphis
	Destructive development on Northshore—no more development on Northshore		Pickwick
	Keep development down		luka; Questionnaire
	Commercial and residential development should be kept to a minimum		Muscle Shoals
	Needs to be preserved and no more marinas added	141	Pickwick
	Land should be kept natural	8	luka
	No more hotels, marinas, boat houses on Yellow Creek	Yellow Creek	Memphis
	[There is] enough residential, commercial, recreational, or industrial development on Pickwick—no more undeveloped areas should be developed—do not want to see land raped— Pickwick should not be a suburb		Memphis; Pickwick; luka; Questionnaire
	Need less development of subdivisions at or near shoreline—a river lined with condos, mansions, etc. is neither natural nor beautiful		Questionnaire
	Need safe harbor with no development in it		Pickwick
	No more development	157	luka
	No more industry—[concerned about] destruction of natural surroundings—the natural beauty of the lake has deteriorated primarily because of the increase of industrial and boat repair facilities—they are ugly and reducing property values		Memphis; Questionnaire; Letter
	Declare a moratorium on all lake access and development		Questionnaire
	We observe construction everywhere and wonder if Pickwick is going to turn into Miami Beach. We are witness to 2 store docks, decks, patios, and storage sheds—high rise condos have replaced beautiful old trees and shrubs which were leveled indiscriminately		Questionnaire

ISSUE	COMMENT	PARCEL	SOURCE	
<b>ECONOMY</b>				
	Emphasize the long-term economic benefit that will result from protecting natural areas from development and retaining biological integrity		Muscle Shoals	
	Interested in increased tax base		Pickwick	
<b>LAND MANAGEMENT</b>				
<b>Dredging</b>	Opposed to dredging of Red Sulphur Springs		Memphis	
	Allow dredging		Pickwick	
	Need slough to be dredged at the boat ramp/swim beach/dock	26	Pickwick	
<b>Litter</b>	Any way to get Spring Creek cleaned up?		Muscle Shoals	
	Trash in public use (recreation) areas		Memphis; luka	
	Need more litter control		Questionnaire	
	What can be done about trash and trees—trimming being put in the reservoir		Muscle Shoals	
<b>TVA</b>	Great job on everything—doing a good job		Memphis; Muscle Shoals; Pickwick; Questionnaire	
	[We are] happy with what is going on		Memphis	
	TVA does a good job of shoreline management		luka	
	[...] We believe that TVA should also explore the re-purchasing of high quality habitat and areas deemed necessary for shoreline protection zones. This buy back process could also include the re-purchase of access easements to previously owned parcels, thereby protecting additional shoreline from urban encroachment [...] The TVA should consider developing a “comprehensive set of standards” by which to develop shorelines and manage TVA lands within the reservoir management plan. The costs associated with developing, implementing, and maintaining these standards (including personnel, travel, salaries, benefits, and other administrative expenses) should be included as part of the evaluation of proposed EIS. Given the national trend for reduced funding of such TVA fundings, the opportunity to implement such a program would be an important initiative [...]		Letter—Department of Environment and Conservation	
	There is a public notice #01-20 from the Corps of Engineers for an earthen dam construction permit on Colbert Creek. Please review this.		Pickwick	
	<b>LAND USE ALLOCATION</b>			
		Change to sensitive resources [from Zone 4 to Zone 3]	16	Muscle Shoals
	Change from Zone 5 to Zone 4	109	Pickwick	
	Change from Zone 5 to Zone 4	157	luka	
	Change from Zone 6 to Zone 4	141	Pickwick; Memphis	
	Change from Zone 6 to Zone 4	133 and 134	Memphis	
	Want to see less Zone 5 and more of Zone 3 and 4		Pickwick	
	Stay as Zone 4	8	Memphis; luka	

ISSUE	COMMENT	PARCEL	SOURCE
	Stay as Zone 4	9	Memphis
	Stay in Zone 4	148	luka
	No more recreation areas (Zone 6) converted to commercial (large hotels, high rises)		Memphis
	Like Zone 6, but no gambling houses	123	Memphis
	Would like to see percentage of land use allocated (i.e., X% to Zone 1)—TVA needs to do better marketing of what they are doing (i.e., moving towards Zone 4)		luka
	Do not want to see Zone 6 changed to residential [Zone 7]		Memphis
	Maintain as is	4; 5	Pickwick
	Maintain in natural resource conservation	3; 4	luka
	Maintain Zones 3 and 4—do not want to see a lot of changes		Pickwick
	Mayor [...] had mentioned she would be interested to know if Waterloo City could get the land back from TVA		Muscle Shoals
	Present allocations are OK—we are pleased with the present TVA zoning		Memphis; luka
	29 is currently Zone 6 on the Lauderdale Co. bank. There are old TVA wood duck boxes there. Please consider a change to Zone 3.		Pickwick
	Should be in federal possession	30	Muscle Shoals
	There are sensitive archeological sites associated with the area—would a change to Zone 3 be appropriate?	26	Pickwick
	30 is Zone 3 on the Lauderdale Co. bank—there is agricultural lease parcels adjoining this—can this coexist in agriculture?	27	Pickwick
	[Want] more responsible use of land		Memphis
	I am extremely concerned about the talk of changing the area of 156, 157, and 155. We would like to preserve the area the best way we can under TVA guidelines	155; 156; 157	luka

**POLICING**

TVA needs more patrol officers	Muscle Shoals; Pickwick
Need more enforcement of boaters littering	Memphis
Cabin areas need policing	Memphis
[Need] increased policing of reservoir for safety—more patrolling to eliminate reckless boating	Memphis; luka

**PRESERVATION/NATURAL RESOURCES**

<b>Aquatic Plants/Habitat</b>	Aquatic plants [are a problem]	Memphis
	Seaweed comes from upstream	Pickwick
	Against spraying aquatic plants	Pickwick
	What plans are being taken to eradicate the milfoil submersed weeds that are taking over the beaches and shallow water areas of the lake? If this problem is not properly addressed, it will ruin water sports for those who like to swim and boat	Questionnaire
	Spiny leaf naiad was bad last year	luka

ISSUE	COMMENT	PARCEL	SOURCE
	[...] It is probable that any proposed development that will increase stream crossings, will affect instream, aquatic, and riparian habitat, and thereby significantly degrade habitat as part of proposed residential or shoreline project implementation. The proposed EIS should evaluate, at a minimum, available shoreline buffer of 100 feet in order to avoid any undisturbed and unprotected land as well as significant habitat loss [...] We believe the EIS should evaluate the loss of riverine and aquatic habitat within the region in order to plan for long-term protection of large undeveloped parcels of Federal land [...]		Letter— Department of Environment and Conservation
<b>Erosion</b>	Creek embayment washing out	Bear Creek	Muscle Shoals
	[Need] less erosion	141	Memphis
	Need more shoreline stabilization		Muscle Shoals; Memphis; luka
	Shoreline erosion is a problem		Memphis
	Large wake (from boats/yachts) is damaging shoreline		Memphis; luka
	Erosion [is a concern]	Northshore	Pickwick
	Erosion is bad here	158	luka
	Limit new marinas for larger boats as a way of limiting shoreline erosion		Memphis
	TVA [should] exercise authority over erosion/runoff from adjacent lands		Memphis
	Erosion is worse since Tenn Tom opened		luka
<b>Cultural Resources</b>	Our main concern is for any Native American cultural resources, such as cemetery areas and archeological sites, that would be affected by any land management plans. The environmental review should address how known sites would be affected and how unknown sites would be identified. Any future Land Management Plans for Guntersville and Pickwick Reservoirs should give careful consideration to cultural resources.		Letter—Tennessee Commission of Indian Affairs
<b>Natural Resources</b>	Would like to see a vegetative buffer in the commercial area	53	Muscle Shoals
	Put vegetative buffer between industry and shoreline	53	Pickwick
	Protect and preserve islands in 7-mile area		Muscle Shoals
	Ecological study areas for schools and universities are a good idea		Memphis
	Protection of forest, wildlife, and wetlands is paramount because there is just so little left		Memphis
	Keep public with wildlife and natural management	8	Memphis; luka
	Concern about sensitive resources compromised in development—continue appearance of natural shoreline—restrict development on the lake to ensure cleanliness and preservation of this beautiful reservoir—would like to see maximum amount of TVA land used for nature/wildlife areas		Memphis; Pickwick; Muscle Shoals; luka; Questionnaire

ISSUE	COMMENT	PARCEL	SOURCE
	Protection of natural existing areas and enhancement of other somewhat natural areas—enhance shoreline areas through establishment of native vegetation		Muscle Shoals
	Part of parcel and parcel (cave and bluff) are sensitive habitat—maintain natural resources	26	Muscle Shoals
	Passive natural resource management is desirable as opposed to very active (such as timber harvesting)		luka
	[No more] clear-cutting of land—don't cut trees along shoreline—[need] better control for removal of trees along reservoir—ruined aesthetics of whole river by bulldozing bluffs—like to see tree law prior to cutting—When will the rape of our land stop?		Memphis; Pickwick; luka; Questionnaire
	Preserve TVA land in 2 coves		Pickwick
	[Need] more natural resource conservation and less boats		Pickwick
	Care should be taken to protect wetland areas and the habitat that depends on those areas		Questionnaire
	Preserve for natural beauty and forest [...] We strongly support a <i>no-net-loss</i> ...approach to the management of public lands and our State natural resources. We oppose the precedent action of opening additional acres of public land for development. The region can increasingly expect to see greater pressure to turn over public lands for private gain as human pressures on protected federal lands increase over time...The TVA EIS should explore exchanging land currently assigned for economic development for land assigned for natural resource or habitat protection. This would ensure that the land most suitable for development...is available, while land most suited for wildlife habitat and recreation is protected. The TVA EIS should evaluate alternative management strategies that will not contribute to increases in the fragmentation of forest communities and a significant decrease in forest canopy...we oppose the loss of public resources that are currently available to many, in exchange for private uses of federal lands as a short-term solution to development, economic, and fiscal pressures [...]		Pickwick Letter— Department of Environment and Conservation
<b>Water Level</b>	Keep water levels stable during waterfowl nesting season (March 1 <sup>st</sup> – end of season)		Muscle Shoals
	There is strong fluctuation—keep water levels higher		Muscle Shoals; Memphis; Pickwick; Questionnaire
<b>Water Quality/ Pollution</b>	Wastewater problems from septic lines/tanks		Pickwick
	[Need] less pollution	141	Memphis
	Improve water quality	Spring Creek	Muscle Shoals
	Water quality is far too marginal		Muscle Shoals

ISSUE	COMMENT	PARCEL	SOURCE
	We have concerns about the potential water contamination created by the discharge of the paper mill		Questionnaire
	Problem with sedimentation filling the streams		Muscle Shoals
	Need more paper mill odor control		Questionnaire
	Good maintenance means clean exhausts, clean bilges and floating docks—poor maintenance means dirty exhaust and bilges, and fuel spills from damaged boats—this leads to more polluted water		luka
	We are very concerned with water quality in and around the Tenn Tom marina—the marina has pump-out stations, but I have never seen anyone using them—we feel the water quality has been compromised by this facility		Memphis
<b>Wildlife</b>	Wildlife concerns with increased development		Memphis; Pickwick
	Support public use if threatened and endangered species are protected		Pickwick
	Resume mosquito spraying		Memphis
	Consider wildlife when developing Patton Island and Northshore shoreline—birds, rookeries, and other wildlife are sensitive to noise		Muscle Shoals
	Eagle nesting habitat needs protection	61; Mill Creek	Muscle Shoals
	[Need] consideration of endangered species—reserve for preservation of wildlife		Pickwick
	There are several caves in this area that contain several very rare species, including an undescribed, new species of cave shrimp in McKinney Pit that should (and probably will be) listed as an endangered species.	46	Muscle Shoals
	HAW branch should be kept undeveloped so it will serve as a wildlife refuge and protect endangered species	4; 5	Questionnaire; luka
	[...] our departmental data bases indicate recorded species with State or Federal protection status within TVA project boundaries and within one mile radius of the proposed managed lands. Our records also indicate additional species occurrence within an approximate four mile radius of the proposed managed sites(s)...the proposed EIS should evaluate TVA's policy for protection of natural resources, specifically long-term protection of habitat and species.		Letter—Department of Environment and Conservation
<b>PROPOSALS</b>			
<b>White Sulphur Springs Cabin Site</b>	Should be given the opportunity to purchase property at fair market value		Pickwick
	In favor of terminating lease agreements with the current lessees providing for an established period for the lessees to remove improvements and vacate the premises		Memphis
	9 lots should be auctioned only		Memphis
	Need to sell the homeowners at White Sulphur Springs their cabin sites		Pickwick

ISSUE	COMMENT	PARCEL	SOURCE
	The request for White Sulphur Springs should be honored with commitment to maintain natural beauty, etc. (no multi dwellings)		Pickwick
	Support cooperation between White Sulphur Springs and TVA for erosion prevention and natural resource conservation		Memphis
	Continue leasing to current lessees or sell 9 lots to individual lessees		Memphis
	White Sulphur Springs proposal should be granted with self restrictions intact		Muscle Shoals
<b>Favor Montana Land Co. Land Exchange Proposal</b>	For Montana Land Co. proposal because of quality of development		Memphis; Pickwick; Questionnaire
	I am in favor of this land exchange because I am pro-development—this increases the tax base and helps our schools and roads—we need more growth in the private sector—this would be a good opportunity for more growth in new housing starts and in the increase of revenue for state, local, and federal governments		Questionnaire; Letter
	This development will in no way upset the ecological balance of this area—it promotes land conservation and will serve as wildlife habitat		Questionnaire; Letter
	I support this exchange because it is not a shoreline gain, a net acreage gain—it protects endangered species and will provide a recreational area for those not able to afford boating—getting shoreline with land access		Questionnaire
	I am in favor of keeping the “maintain and gain” policy for the shoreline management (like the swap between Northshore and TVA)		Questionnaire
	This exchange is in the best interest of TVA and the public		Questionnaire; luka
	Montana land will have lagoon system		Pickwick
<b>Oppose Montana Land Co. Land Exchange Proposal</b>	Against Montana Land Co. proposal from a boater’s standpoint		Memphis
	Against allowing Montana Land Co. controlling the coves from boaters—boaters have rights to sheltered coves		Pickwick
	Deny request for Montana Land—[land] should be preserved as public owned land		Memphis
	Opposed to Montana Land [Exchange] We are very much opposed to the proposed development—if built as proposed, it will endanger wildlife, over populate the area, and boat traffic will greatly increase		Pickwick Questionnaire
<b>Oppose Tishomingo Development</b>	The proposal to develop a marina/convention center in Tishomingo County needs to be stopped—the additional boat traffic would add to an already congested area—this poses a safety issue—the property should remain undeveloped		Questionnaire

ISSUE	COMMENT	PARCEL	SOURCE
	I do not support the Tishomingo County development—there are too many boats already in that area—this will negatively impact the wildlife, increase pollution, cause boating congestion, and safety problems		Questionnaire
<b>PROGRAMS/PARTNERSHIPS</b>			
	Would like land plan tied more with state programs		Muscle Shoals
	Is River Heritage Program still around?	Second Creek	Muscle Shoals
	More partnership for creating more trails		Pickwick
<b>PUBLIC INVOLVEMENT</b>			
<b>Public Involvement/ Education</b>	Get local groups and organizations involved in shoreline clean-up		Muscle Shoals
	Educate school children		Muscle Shoals
	Need educational program for ignorance of environmental protection		Muscle Shoals
	Educate boaters on pollution issues		Muscle Shoals
	Need more educational programs (including under privileged children)		Muscle Shoals
	Flyers or information should go out with boat registration		luka
	Need more education [about current laws on dumping]		luka
	Would like to see stream survey of Mill and Dry Creek	Mill Creek; Dry Creek	Muscle Shoals
	Maintain coordination of stakeholders for managing property		Muscle Shoals; Memphis
	[Public] meetings have helped give people a better perspective on what is going on in the entire reservoir—like TVA having public meetings for gathering input		Muscle Shoals; Memphis
	[Want] better information for public meetings		Memphis
	[There was] no public input for Tenn Tom development (this development blocks views from homeowners)		Memphis; Questionnaire
	[There was] no advertisement for public input—no one at our group meeting knew of prior meetings		Memphis; Questionnaire
	Need cooperation between property owners, TVA, and others to solve problems—involve public in all aspects of land development		Muscle Shoals; Memphis
	[Want] maps available for recreation—maps should be made available at local marinas, camping stores, etc.		Memphis; Questionnaire
	Request that those who are here get a copy of the draft plan		Memphis
Want a copy of the map with XPR parcels listed on it		Pickwick	
<b>RECREATION</b>			
<b>Recreational Access</b>	Need more road access	8, 9	Memphis
	Help development of tourist access		Muscle Shoals
	Need better access upstream		Pickwick

	Like idea of limited access area		Memphis
	Request use of trails for continued use		Memphis
<b>Limited Recreation</b>	Stop camping in areas without formal campgrounds—camping in designated areas only		Pickwick
	Undeveloped campgrounds should not be within 1,000 feet of residential areas—they create garbage and sanitation issues		Questionnaire
	60 is Zone 4—there is primitive camping there—access should be denied and the camping curtailed	60	Pickwick
	Can we control ATV traffic in Dry Creek and Mill Creek in Hardin County, TN?	Dry Creek; Mill Creek	Muscle Shoals
	Four-wheelers/dune buggies ran the ground down—on Sundays there are 100 ATVs in the area—there used to be signs for “No ATVs”—[ATVs cause] the destruction of streams		Muscle Shoals
	Need special event permits for motorized track usage		Questionnaire
	No further growth of marina areas, overnight lodging, public fishing piers, swimming beaches, public launch ramps, etc.		Letter
	No more public recreation development—rehabilitate existing picnic areas and restrooms	17	Muscle Shoals
	Recreational areas should be developed with a natural appearance		luka
	[There is] preferential treatment in granting recreational permits		Memphis
<b>Recreational Opportunities</b>	Need more public recreation	Bear Creek; Goat Island	luka
	Consider more commercial recreation sites		Memphis
	Development of Goat Island area for sailing adds to the value of the reservoir		Memphis
	[Would like] more recreational camping and trails, but not adjacent to residential areas		Memphis
	4-wheelers provide handicapped and senior citizens a method of enjoying nature and are a great family outing—we paid our taxes. Why ignore us?		Questionnaire
	Provide public recreation in Second Creek	Second Creek	Muscle Shoals
	[Would like more] hiking trails and camping areas		Pickwick
	No objection to trails project—area is good for trails and natural areas	37	Muscle Shoals
	Not enough camping and trails		Memphis; Pickwick
	Excellent recreation for motorcyclists—trails for off-road riding (bikes, horses, motorcycles, pedestrians, etc.)	12; 14	Memphis
	No motorized trails are offered		Memphis
	Interested in seeing maximum amount of TVA land used for recreation (undeveloped trails)		luka
	I am a strong proponent of perpetuating Pickwick Lake as a recreational area		Letter
	Need more trails and hiking areas	53	Muscle Shoals
	Create natural trails for hiking		luka
Would prefer more informal (less commercial) recreation either sponsored by state agency or TVA		luka	

	Need more off-road motorcycle access to existing trails between Waterloo, Alabama, and Pickwick dam		Questionnaire
	Needs more primitive campsites and hiking trails—Need more road access, and boat ramp	8, 9	Memphis
	The city of Waterloo would like to request a marina—we need public fishing piers, picnic pavilions, swimming beach, updated campgrounds and restrooms—we have no money as a city, and could sure use your help		Muscle Shoals
	[Use] state park development (west side main lake) for camping and docking		Memphis
	Need more marked hiking trails—would like to see plants identified and interpretive trails of history of land use		Memphis; luka
<b>Water Recreation Concerns</b>	Environmental concerns for increased boat and Sea-Doo traffic		Muscle Shoals; Memphis
	Concerned about poor sanitation on boat and boat houses—barges dump overboard their raw waste—is there no policing the waterways for something like that?		Memphis; luka
	Need more public waste disposal		luka
	Confusion about current laws on dumping—need more education		luka
	[Require] boat drivers licenses		Pickwick
	Need more control of silt buildup caused by large traffic in lower Yellow Creek		Questionnaire
	Too much traffic up and down the lake—minimize boat traffic—congestion is too much—safety is an issue		Memphis; Pickwick; luka; Letter
	Lake use is congested in Yellow Creek Area	Yellow Creek	Memphis; Pickwick
	Overcrowded around marinas and ramps		Memphis
	Limit expansion of marinas to cut down on traffic		Memphis; Pickwick; luka
	Would not like to see more commercial recreation sites, such as large boat slips		Memphis
	Big boats run through fast so it is not safe to recreate—need speed limit on cruisers		Pickwick; luka
	Children on wave runners [is a] safety issue		Pickwick
	Cruisers almost wash away docks—too much wave action		luka
	Boaters are not considerate of other users		luka
	Limit marina licenses		luka
	Noise from jet skis is very bad on weekend—reduce noise level in heavily congested areas		luka; Pickwick
	No more boat slips in Yellow Creek because of erosion, safety, and noise		Pickwick
	TVA's assessment of boat traffic are conducted on quiet weekdays—make your assessments on busy weekend days		Pickwick
	Rules [should be] enforced on navigation	Grand Harbor Marina	Pickwick

	Why not a speed limit at Tenn-Tom (now known as Grand Harbor Marina)? Consider making “no wake zone” from Tenn-Tom Marina (now known as Grand Harbor Marina) to Parcel 129	Grand Harbor Marina	Pickwick
	[Need] speed limit in Yellow Creek instead of “No Wake Zone”	Yellow Creek	Pickwick
	Docking facilities in navigable waters at Tenn-Tom (now known as Grand Harbor Marina) should be removed—[it is a] safety issue for boaters	Grand Harbor Marina	Memphis
	There are too many marinas in Yellow Creek—the water quality is bad and there are many empty slips in the marinas—the proposal to add 100 boat slips should not be approved		Questionnaire; Pickwick
	Jet skis tear up the beaches and are a formidable threat to the swimmer, fisherman, and sailor		Letter
<b>Water Recreation Needs</b>	[Need] restriction on age for boaters/jet skier		Memphis
	Want a place to safely anchor overnight		Memphis
	Not enough anchorage		Pickwick; Questionnaire
	Maintain anchorage for larger boats		Pickwick
	[Need] more dry dock boat storage		Memphis; luka
	Need boat ramp	8, 9	Memphis
	Need more access points on other parts of the stream—need alternative launching ramps		Memphis; Questionnaire
	Not enough commercial development on Pickwick to support boaters and home owners (beetle salvage area is a suggested site)		Memphis
	Not enough public access for boaters and immediate access to reservoir—need coves for unrestricted public access (mooring, anchoring)		Memphis
	Preserve Dry Creek inlet for boating and recreation with No Wake Zone	Dry Creek	Pickwick
	Need money to help raise the bridge for a marina		Muscle Shoals
	Expand to be a marina—extend marina slips fronting parcel	144	Memphis
	Still want to pursue Sheffield Marina proposal—want something for the smaller boaters		Muscle Shoals
	Ramp needs expanding (parking)	145	Pickwick
	More safety harbors and anchorage cones are needed		Pickwick
	Need commercial dry stack storage for 24-foot boats		Questionnaire
	More ramps may cut down on the amount of traffic on the river		Pickwick; Muscle Shoals
	The land planning powers seem to have no knowledge, no understanding, and no sympathy for a segment of the recreational community that might be termed “boaters who like to anchor out”—land planning is a term which implies exclusion of recreational boaters needs		Questionnaire
	Would like to see more pump-out stations on the lake		luka; Pickwick; Questionnaire
	Need lower cost pumping areas		luka
Remove stumps along Parcels 11, 18, 63, and 8—they are a safety issue for skiers and boaters	11, 18, 63, 8	Memphis	

Keep undeveloped coves for anchoring and harboring—keep undeveloped coves for safety to boaters during storms		Memphis
Will we restrict recreational use after the saturation point is reached?		Memphis
Who is responsible for No Wake Zones?		Memphis
Does TVA conduct surveys to count actual number of boats, etc.? How many days per year is overcrowding a problem?		Memphis
How do we deal with the disposal of waste? Are there enough pump-out stations?		Memphis
Is water quality different on weekends from weekdays?		Memphis
Should there be restrictions on erosion caused by wakes that are too large?		Memphis
What is the systematic process for considering future recreational requests?		Memphis
How many new parcels are there for commercial use since the 1983 land use plan?		Muscle Shoals
When will appraisals be available for public access on the Montana project?		Memphis
Are there any plans for new steam generation plants on Pickwick?		Memphis
How long is the state allowed to store old dilapidated docks? How can we get them removed?		Memphis
How much monitoring of water quality is done around sewage treatment plants?		Memphis
Why doesn't TVA spend money on maintaining existing facilities?		Memphis
Who has right-of-way access?		Memphis
If archeological artifacts are present, should it be Zone 3?		Pickwick
Is 133 and 134 proposed to be sold for a casino?	133 and 134	Pickwick
Any plans for the islands?		Pickwick
Who controls the places where the barges are tied up?		Pickwick
Why are they guaranteed due to a lease?		Pickwick
Do aquatic plants affect water quality? How do we manage aquatic plants?		luka
What is the time frame of proposed sites?		luka
Why can't TVA sell property to fund high priority projects?		Muscle Shoals



**Part II:  
Public Comments  
Identified by Parcel**



ISSUE	COMMENT BY PARCEL	SOURCE
<b>3</b>		
<b>Natural Resource Preservation</b>	Maintain in natural resource conservation	luka
<b>Favor Development</b>	Change Parcels 3 & 4 to allow development—it will help the economy for years to come—we need more residential	Pickwick
<b>4 and 5</b>		
<b>Land Allocation</b>	Maintain as is	Pickwick
	Maintain in natural resource conservation	luka
<b>Favor Development</b>	Change Parcels 4 and 5 to allow development—it will help the economy for years to come—we need more residential	Pickwick
<b>Natural Resource Preservation</b>	Areas should be maintained for wildlife conservation and resource management	luka
<b>Favor Montana Land Exchange</b>	For Montana Land Co. proposal because of quality of development	Memphis; Pickwick; Questionnaire
	I am in favor of this land exchange because I am pro-development—this increases the tax base and helps our schools and roads—we need more growth in the private sector—this would be a good opportunity for more growth in new housing starts and in the increase of revenue for state, local, and federal governments	Questionnaire; Letter
	This development will in no way upset the ecological balance of this area—it promotes land conservation and will serve as wildlife habitat	Questionnaire; Letter
	I support this exchange because it is not a shoreline gain, a net acreage gain—it protects endangered species and will provide a recreational area for those not able to afford boating—getting shoreline with land access	Questionnaire
	I am in favor of keeping the “maintain and gain” policy for the shoreline management (like the swap between Northshore and TVA)	Questionnaire
	This exchange is in the best interest of TVA and the public	Questionnaire; luka
	Montana land will have lagoon system	Pickwick
<b>4 and 5</b>		
<b>Oppose Montana Land Exchange</b>	Deny request for Montana Land—[land] should be preserved as public owned land	Memphis
	Opposed to Montana Land [Exchange]	Pickwick
	We are very much opposed to the proposed development—if built as proposed, it will endanger wildlife, over populate the area, and boat traffic will greatly increase	Questionnaire
	Against Montana Land Co. proposal from a boater’s standpoint	Memphis
	Against allowing Montana Land Co. controlling the coves from boaters—boaters have rights to sheltered coves	Pickwick

ISSUE	COMMENT BY PARCEL	SOURCE
<b>8</b>		
<b>Natural Resource Preservation</b>	Keep public with wildlife and natural management	Memphis; luka
<b>Recreational Access</b>	Need more road access	Memphis
<b>Boating Needs</b>	Need boat ramp	Memphis
	Remove stumps along Parcels 14, 21, 61, and 9—they are a safety issue for skiers and boaters	Memphis
<b>Recreational Opportunities</b>	Needs more primitive campsites and hiking trails—Need more road access, and boat ramp	Memphis
<b>Land Allocation</b>	Stay as Zone 4	Memphis; luka
<b>9</b>		
<b>Recreational Access</b>	Need more road access	Memphis
<b>Boating Needs</b>	Need boat ramp	Memphis
<b>Recreational Opportunities</b>	Needs more primitive campsites and hiking trails—Need more road access, and boat ramp	Memphis
<b>Land Allocation</b>	Stay as Zone 4	Memphis
<b>11</b>		
<b>Boating Needs</b>	Remove stumps along Parcels 14, 21, 61, and 9—they are a safety issue for skiers and boaters	Memphis
<b>12</b>		
<b>Recreational Opportunities</b>	Excellent recreation for motorcyclists—trails for off-road riding (bikes, horses, motorcycles, pedestrians, etc.)	<b>Memphis</b>
<b>14</b>		
<b>Recreational Opportunities</b>	Excellent recreation for motorcyclists—trails for off-road riding (bikes, horses, motorcycles, pedestrians, etc.)	Memphis
<b>16</b>		
<b>Land Allocation</b>	Change to sensitive resources [from Zone 4 to Zone 3]	Muscle Shoals
<b>17</b>		
<b>Limited Recreation</b>	No more public recreation development—rehabilitate existing picnic areas and restrooms	Muscle Shoals
<b>18</b>		
<b>Boating Needs</b>	Remove stumps along Parcels 11, 18, 63, and 8—they are a safety issue for skiers and boaters	Memphis
<b>26</b>		
<b>Natural Resource Preservation</b>	Part of parcel and parcel (cave and bluff) are sensitive habitat—maintain natural resources	Muscle Shoals
<b>Dredging</b>	Need slough to be dredged at the boat ramp/swim beach/dock	Pickwick

ISSUE	COMMENT BY PARCEL	SOURCE
<b>Land Allocation</b>	There are sensitive archeological sites associated with the area—would a change to Zone 3 be appropriate	Pickwick
<b>27</b>		
<b>Land Allocation</b>	30 is Zone 3 on the Lauderdale Co. bank—there is agricultural lease parcels adjoining this—can this coexist in agriculture?	Pickwick
<b>30</b>		
<b>Land Allocation</b>	Should be in federal possession	Muscle Shoals
<b>37</b>		
<b>Recreational Opportunities</b>	No objection to trails project—area is good for trails and natural areas	Muscle Shoals
<b>46</b>		
<b>Wildlife Preservation</b>	There are several caves in this area that contain several very rare species, including an undescribed, new species of cave shrimp in McKinney Pit that should (and probably will be) listed as an endangered species	Muscle Shoals
<b>53</b>		
<b>Development</b>	Good for industrial development	Muscle Shoals
<b>Natural Resource Preservation</b>	Would like to see a vegetative buffer in the commercial area	Muscle Shoals
<b>Recreational Opportunities</b>	Need more trails and hiking areas	Muscle Shoals
<b>55</b>		
<b>Natural Resource Preservation</b>	Put vegetative buffer between industry and shoreline	Pickwick
<b>60</b>		
<b>Land Allocation</b>	58 is Zone 4—there is primitive camping there—access should be denied and the camping curtailed	Pickwick
<b>61</b>		
<b>Natural Resource Preservation</b>	Eagle nesting habitat needs protection	Muscle Shoals
<b>63</b>		
<b>Boating Needs</b>	Remove stumps along Parcels 8, 11, 18, 63—they are a safety issue for skiers and boaters	Memphis
<b>133 and 134</b>		
<b>Land Allocation</b>	Like Zone 6, but no gambling houses	Memphis
	Is 134 proposed to be sold for a casino? Change from Zone 6 to Zone 4	Pickwick Memphis
<b>109</b>		
<b>Land Allocation</b>	Change from Zone 5 to Zone 4	Pickwick
<b>141</b>		
<b>Erosion</b>	[Need] less erosion	Memphis

*Pickwick Reservoir Land Management Plan*

<b>ISSUE</b>	<b>COMMENT BY PARCEL</b>	<b>SOURCE</b>
<b>Pollution</b>	[Need] less pollution	Memphis
<b>Land Allocation</b>	Change from Zone 6 to Zone 4	Pickwick; Memphis
<b>Oppose Development</b>	Needs to be preserved as is and have no more marinas added	Pickwick
<b>144</b>		
<b>Boating Needs</b>	Expand to be a marina—extend marina slips fronting parcel	Memphis
<b>145</b>		
<b>Boating Needs</b>	Ramp needs expanding (parking)	Pickwick
<b>148</b>		
<b>Land Allocation</b>	Stay in Zone 4	luka
<b>157</b>		
<b>Oppose Development</b>	No more development	luka
<b>Land Allocation</b>	Change from Zone 5 to Zone 4	luka
<b>130</b>		
<b>Erosion</b>	Erosion is bad here	luka
<b>Land Allocation</b>	Land should be kept natural—good job; the facilities are full	luka

# **Part III: Questionnaire Results**



## Questionnaire Results

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Respondents were asked to indicate their preferences regarding facilities, areas, and services throughout the Pickwick area. One hundred and fifteen (115) questionnaires were completed at the public meeting or mailed to the Pickwick Watershed Team. The questions were divided into three themes: recreation, natural resource, and development preferences; questions from each theme were analyzed independently.

### Recreational Preferences

The number of respondents for each preference option—*need more*, *right amount*, *need less* is displayed in Figure 4. The number in parentheses reflects the percentage of respondents who responded to that specific item and selected that preference.

**Need More:** Respondents expressed a *need for more*

dirt (59%) and paved hiking trails, and signs/observation towers (41%)  
public fishing piers (46%)

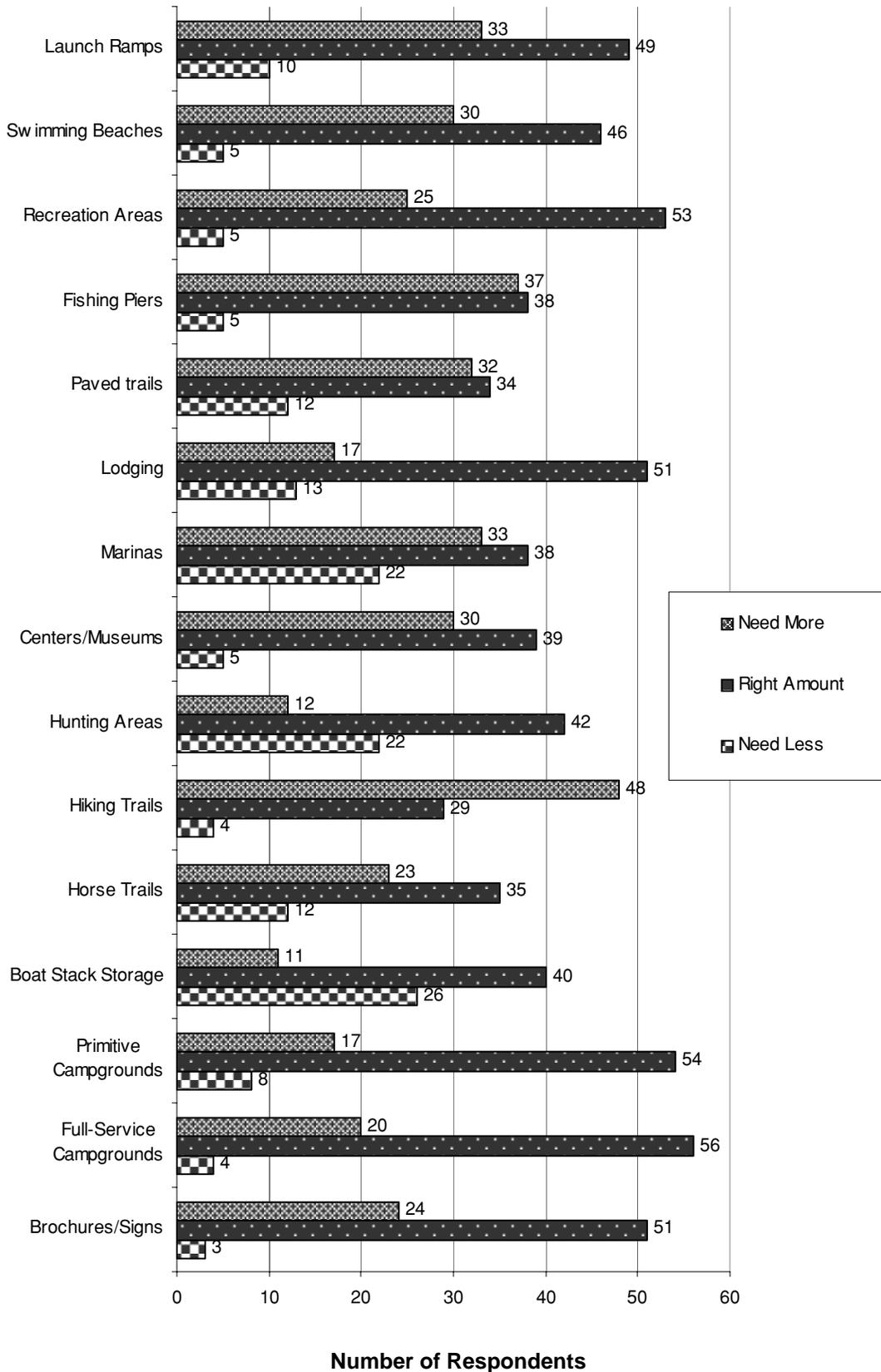
**Right Amount:** Respondents indicated that there was already the *right amount* of

undeveloped campgrounds (i.e., no hookups) (68%) and full-service campgrounds (i.e., electric, water, sewer) (70%)  
brochures and signs directing the public to natural areas (65%)  
public recreational areas (i.e., campgrounds, parks, picnic pavilions) (64%)  
overnight lodging (i.e., cabins, cottages, resort lodges) (63%)  
swimming beaches (57%)  
hunting areas (55%)  
interpretative centers/museums (53%)  
public launch ramps (53%), fishing piers (48%), commercial boat stack storage (52%), and marinas (41%)  
equestrian trails (50%)  
paved hiking trails (44%)

**Need Less:** Few respondents selected this preference option. However, comparing responses with those indicating there is a need for more facilities, services, and areas, provides useful information for prioritizing recreational needs. For instance, more respondents indicated a *need for less* (rather than more)

commercial boat stack storage (34%)  
hunting areas (29%)

Figure 4: Preferences For Recreational Facilities, Services, and Areas



## **Natural Resource Preferences**

Respondents were asked to indicate their preferences regarding natural resources throughout the Pickwick area. The number of respondents for each preference option—*need more*, *right amount*, *need less* is shown in Figure 5. The number in parentheses reflects the percentage of respondents who responded to that specific item and selected that preference.

### **Need More**

Respondents expressed a *need for more*

- shoreline erosion control (80%)
- protection of water quality (74%), wetlands (73%), endangered species (68%), cultural artifacts/historic sites (61%), and public land that has unique features (77%)
- shoreline conservation zone (i.e., shoreline vegetation for wildlife, water quality, visual) (72%)
- preservation of natural/open spaces (65%)
- wildlife observation areas (61%)
- forest and wildlife management (57%)
- ecological study areas for local schools and universities (48%)

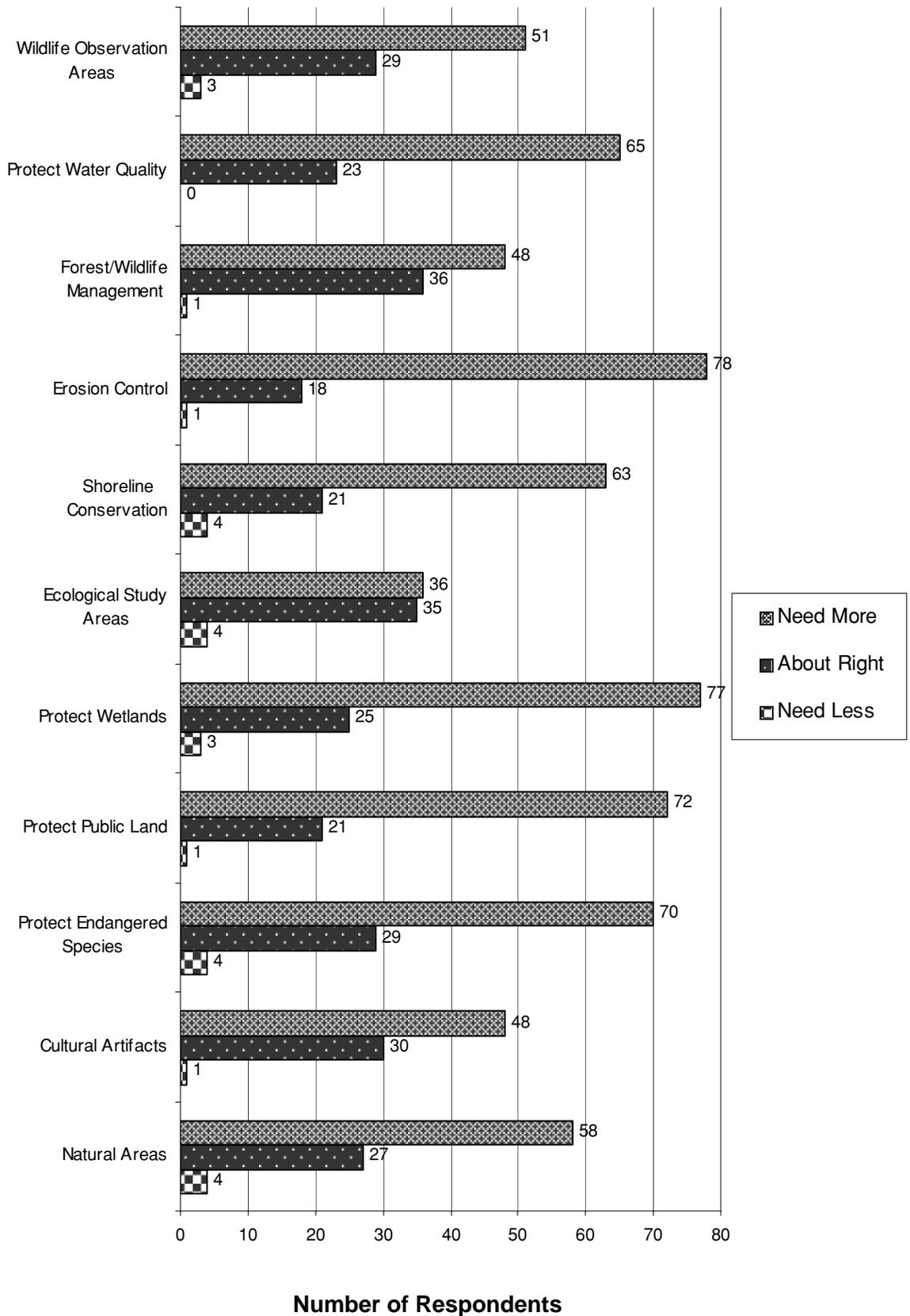
### **Right Amount**

Respondents indicated that there was already the *right amount* of ecological study areas for local schools and universities (47%)

### **Need Less**

Very few respondents selected this preference option.

Figure 5: Preferences For Natural Resources



### Development Preferences

Respondents were asked to indicate their preferences regarding development throughout the Pickwick area. The number of respondents for each preference option—*need more, right amount, need less* is displayed in Figure 6. The number in parentheses reflects the percentage of respondents who responded to that specific item and selected that preference.

#### Need More

Only a few respondents selected this preference option. However, comparing responses with those indicating there is a need for less development provides useful information for prioritizing development needs. For instance, slightly more respondents indicated a need for more (rather than less) public work projects (i.e., water intakes, sewer lift stations) (20%).

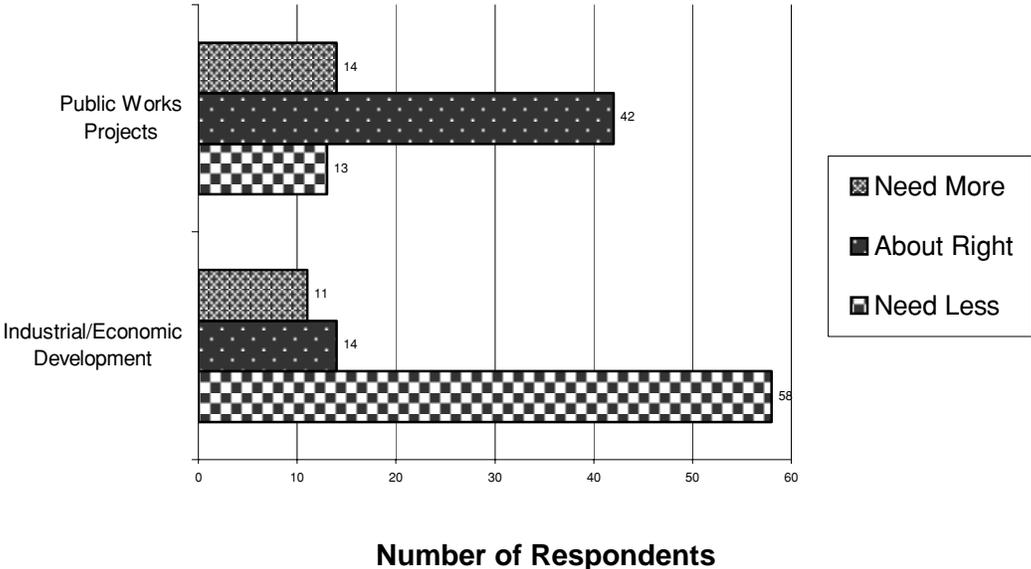
#### Right Amount

Several respondents indicated that there was already the right amount of public work projects (i.e., water intakes, sewer lift stations) (61%).

#### Need Less

Many respondents expressed a *need for less* industrial and economic development (70%).

Figure 6: Development Preferences





# **Attachment I: Questionnaire**



<i>Facilities, Areas, and/or Services</i>	<i>Need Less</i>	<i>About the Right Amount</i>	<i>Need More</i>
Brochures and signs directing the public to natural areas			
Campgrounds full-service (electric, water, sewer, etc.)			
Primitive/Undeveloped camping (no hookups)			
Commercial boat stack storage			
Equestrian trails			
Hiking trails (dirt paths)			
Hunting areas			
Industrial and economic development			
Interpretive centers/museums			
Marina areas			
Overnight lodging (cabins, cottages, resort lodges, etc.)			
Paved hiking trails, signs, and observation towers			
Preserve natural areas/open space			
Protection of cultural artifacts/historic sites			
Protection of endangered species			
Protection of public land that has unique natural features			
Protection of wetlands			
Public fishing piers			
Public recreation areas (campgrounds, parks, picnic pavilions, etc.)			
Ecological study areas for local schools or universities			
Shoreline conservation zone (shoreland vegetation for wildlife, water quality, visual)			
Shoreline erosion control			
Swimming beaches			
Public work projects (water intakes, sewer lift stations)			
Forest & wildlife management			
Water quality protection			
Wildlife observation areas			
Public launch ramps			
_____ Other (please specify)			

For additional comments, please use back.

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**Muscle Shoals, Alabama 35662-1010**