

## Rocky Fork Public Meeting Index Card Comments

Name	Comments
Anita Coffman [REDACTED]	<ul style="list-style-type: none"> <li>▪ We heard 2-4 years work. For right now today how will we know where we are allowed to be on Rocky Fork and what we are allowed to do while on the land?</li> <li>▪ Again horses, where can we ride and not be trespassing?</li> <li>▪ While the exchange is going thru the process, who controls the land use for recreational purposes mainly trail riding? Will it be allowed?</li> <li>▪ What will keep the Conservation Fund from selling out before the exchange? If a large offer is made is that the end?</li> </ul>
Ginger Ray [REDACTED]	<ul style="list-style-type: none"> <li>▪ Copy of Presentation – Can we have a copy?</li> <li>▪ Who will make final decision of which land proposed will be chosen?</li> <li>▪ Will it be required of private new owner’s to require deed restrictions to protect adjacent property owners?</li> <li>▪ Has consideration and impact studies been conducted on the increase by the development on: A-Schools, B-Roads, C-Wildlife Habitat of land being considered for exchange?</li> <li>▪ Has there been a thought to charge impact fees to those individuals who develop the new property?</li> <li>▪ Very concerned with right-of-ways through my property. How will be handled?</li> </ul>
Herb Heinze [REDACTED]	<ul style="list-style-type: none"> <li>▪ Will horses be allowed to ride on purchase?</li> <li>▪ Why doesn’t the purchase include access from the road?</li> <li>▪ Comment – More use will help the economy of Erwin.</li> </ul>
John Morrison [REDACTED]	<ul style="list-style-type: none"> <li>▪ Is the 1,667 acres to be exchanged with the 3,228 acres in Rocky Fork?</li> </ul>
Dan Moore, DVM [REDACTED]	<ul style="list-style-type: none"> <li>▪ Will horseback riding be available in Rocky Fork?</li> </ul>
Pete Wyatt [REDACTED]	<ul style="list-style-type: none"> <li>▪ As a taxpayer in Unicoi Co. I prefer the USFS exchange land at Irishman’s Branch, and Stone Mountain, NOT Martin’s Creek.</li> <li>▪ Justification: Development of the two tracts will yield more tax base potential.</li> </ul>
Star Meigs [REDACTED]	<ul style="list-style-type: none"> <li>▪ The “spirited scenic value of the ridges above Rt 107? Will lose?</li> <li>▪ As far as tax base-There will never be enough \$ to satisfy politicians tax base argument is a cop out.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ National Forest Land is everyone’s not just Unicoi Countians?</li> <li>▪ Should be open, protected land around in each community.</li> <li>▪ Will there be restrictions for development-no ridge top building?</li> <li>▪ No tightly clustered homes?</li> <li>▪ 1 acre lots? Would like 5-10 acre lots instead of 1 acre lots?</li> <li>▪ A restriction for the development to be “Green” – homes blend with environment, enviro. safe materials used.</li> </ul>
<p>Mickey Hatcher</p> 	<ul style="list-style-type: none"> <li>▪ When will we know that the process is going to move forward?</li> <li>▪ I am for this. I do have other questions.</li> <li>▪ Is the Forest Service interested in the parcel that may go to the State of TN?</li> <li>▪ The 2237 acres that have been already purchased should be included in the land exchange!</li> <li>▪ What amount of land is being considered as the part of Rocky Fork that is being proposed as the exchange?</li> <li>▪ Is all the land in RF appraised at the same amount?</li> <li>▪ Why were the tracts purchased by the Forest Service chosen?</li> <li>▪ Did the value from appraisal in Rocky Fork yield a higher or lower valuation than was paid?</li> <li>▪ Have the tracts that are proposed been looked at by developers?</li> </ul>
<p>Sam Pinkerton</p> 	<ul style="list-style-type: none"> <li>▪ I think the whole proposal is a win-win situation for all parties involved. The economic growth from both the proposed development and the conservation of the land will benefit our counties for generations to come.</li> </ul>
<p>Dr. David Walters</p>	<ul style="list-style-type: none"> <li>▪ I would rather no land be swapped. Let’s wait until we can pay for it, or explore alternatives. The county can cut spending.</li> </ul>
<p>Doug Bowman</p>  <p>County Commissioner First District</p>	<ul style="list-style-type: none"> <li>▪ A developer would be a better judge of property to develop than conservationist.</li> <li>▪ Will Unicoi County receive full value for value for all of the Rocky Fork in Unicoi?</li> <li>▪ How much state money was used to purchase Rocky Fork? How much promised in the future?</li> <li>▪ State Mandates – New schools, new jail, new bridges. Use state money to remove private property from tax rolls</li> <li>▪ Will TCF retain ownership of property throughout process and pay property tax?</li> <li>▪ Will USFS acquired 2247 acres be considered in value for value exchange?</li> <li>▪ When TCF sells property for value appraised?</li> <li>▪ Land across from Federal Fish Hatchery-location of two</li> </ul>

	<p>USFS houses in past, existing road is in place, utilities are available. USFS land behind house sites join future developments</p> <ul style="list-style-type: none"> <li>▪ Rocky Fork school going to be gateway, visitor center, be used?</li> </ul>
<p>Foster Levy  </p>	<ul style="list-style-type: none"> <li>▪ How does the Irishman Branch tract meet any of the “criteria of land to convey”?</li> <li>▪ Other than USFS &amp; TCF, who was involved in developing the exchange plan?</li> </ul>
<p>RLW  </p>	<ul style="list-style-type: none"> <li>▪ Can anyone call 1-800-332-0900 TWRA Office and speak to Dan Biggs about TWRA rule in Rocky Fork?</li> </ul>
<p>John Farnor</p>	<ul style="list-style-type: none"> <li>▪ Rocky Fork sounds like a fair and equal exchange, needs to go forward.</li> </ul>
<p>Anonymous</p>	<ul style="list-style-type: none"> <li>▪ Will full evaluation results of ecological values of the parcels-those gained and those lost-be available to the public?</li> </ul>
<p>Anonymous</p>	<ul style="list-style-type: none"> <li>▪ Have other tracts been considered for exchange?</li> <li>▪ More, smaller tracts spread over a larger area would be better from a conservation perspective.</li> </ul>
<p>Anonymous</p>	<ul style="list-style-type: none"> <li>▪ What will happen to the shooting range at Irishman Branch tract?</li> </ul>
<p>Anonymous</p>	<ul style="list-style-type: none"> <li>▪ Does the Conservation Fund have a financial need to complete the land exchange?</li> </ul>
<p>Anonymous</p>	<ul style="list-style-type: none"> <li>▪ What is expectation for watershed benefits or costs in the exchange parcels proposed?</li> </ul>