



Big Canoe POA Land Use Task Force
Plans for Land Purchased in April 2016
Final Report – Revision 1

May 30, 2017

Updated 22 October 2018



This final report of the Big Canoe POA Land Use Task Force presents recommendations for property purchased in April 2016. This report is the property of the Big Canoe POA and is available on the POA website.

Table of Contents

Update – Revision 1	3
Acknowledgement	4
Introduction	5
Work Process	7
Summary of Recommendations.....	9
Village Core Buildings Appendix 3	9
Village Core Property Appendix 4	9
Sconti Point Property Appendix 5.....	10
High Gap Property Appendix 6	10
Wilderness Parkway Property Appendix 7.....	11
North Gate Property Appendix 8	11
Roundabout Property Appendix 9	12
Remaining Property Appendix 10	12
Table of Recommendations	13
Time-Phased Table of Recommendations	15
Appendix 1. POA Land Use Task Force Charter.....	17
Land Use Reports	20

Update – Revision 1

At the time of submittal of the final report of the Land Use Task Force the committee believed that the information it had received from all sources was complete and accurate. It was determined in October 2018 that there were two parcels in the LUTF Final Report that were reported in error as being included in the property purchase. After researching the property deeds the following two parcels included in *Remaining Property, Appendix 10* have been revised to identify them as property not owned by the POA:

11. Tract south of Main Gate, along Steve Tate Road, in Conservation Easement. *(Not owned by the Big Canoe POA. Included for reference only since the land is inside the Big Canoe gates and is in a Conservation Easement.)*
 - a. This tract is in Conservation Easement and cannot be used for anything but Common Space.
12. Tract on south side of Blackwell Creek neighborhood, included in Blackwell Creek Conservation Easement. *(Not owned by the Big Canoe POA. Included for reference only since the land is inside the Big Canoe gates and is in a Conservation Easement.)*
 - a. Reference: North American Land Trust, Baseline Documentation, Main Gate, December 29, 2004.
 - b. Use limited to Common Property/Green Space
 - c. Owner may construct and maintain a driveway for access from the nearest road to the 1.2 acre parcel that is surrounded by the Conservation Area. This is identified as Tract B on Exhibit B of the Agreement. *This 1.2 acre parcel has rights to Big Canoe amenities and facilities.*

The only sections of the report that are revised are the above indicated Appendix 10 and Appendix 2, which contains a listing of reference documents. Those documents pertaining to the above two tracts have an added note indicating that these documents are included for reference only.

Those sections of this report that have been revised are indicated by *green highlight*.

Acknowledgement

The Land Use Task Force (LUTF) wishes to acknowledge the Big Canoe POA staff for their support during this endeavor, particularly during the Task Force start-up to provide up-to-date data and information on the property purchase. This included reference documents that are included at the end of this report. In addition, the Task Force appreciates the support provided during evaluation of the Village Core Retail building to review potential uses of the building and look at options, including potential relocation of the POA offices.

The LUTF wants to thank the members of the In Process Review Team for their participation in reviewing the plans and providing advice and guidance over the past year. This was the first time that the POA had employed a peer review group on an ad hoc Task Force and the LUTF believes that it was a very effective use of everyone's time.

The LUTF wants to thank Phil Anderson for his guidance and advice during the critical initial planning stage and for Dudley DeVore for picking up this role in 2017 and providing a seamless transition of liaison with the POA board.

Introduction

In early 2014 the Big Canoe Company placed all of its undeveloped property for sale, including the Potts Mountain property east of Steve Tate Road and all remaining undeveloped property inside the gates of Big Canoe west of Steve Tate Road. The Big Canoe Company was consistent in its development efforts over the years to maintain the “*character of Big Canoe*,” but the fact that the development company was for sale was a cause for concern. The POA would have very limited control over how a new owner would develop these parcels. The Board of Directors proposed to purchase all remaining undeveloped properties ‘inside the gates’ to ensure their development remains in accordance with the historical development goals of the Big Canoe community.

The Board of Directors of the Big Canoe Property Owners Association purchased approximately 730 acres from the Big Canoe Company on April 14, 2016. This included all the company’s undeveloped property in Big Canoe West – west of Steve Tate Road and north of Cove Road. The purchase included 51 parcels of land, with six of them being of significant size:

1. The Village Core, including the Big Canoe Realty Building, the Chimneys, and the former home of the Wild Onion Restaurant, approximately 8.1 acres.
2. Sconti Point, designated “high density,” approximately 8.2 acres.
3. Land on the north and east side of Wilderness Parkway and east of Wolf Scratch Drive, starting at the Main Gate and extending to the Clubhouse entrance, much of which was designated “high density”, approximately 119 acres.
4. Land near the North Gate designated “commercial”, approximately 13.48 acres
5. Mountainous land in the High Gap Area, approximately 350 acres
6. Land on the Northwest Corner of the Roundabout designated “commercial”, approximately 14.4 acres.
7. The remaining parcels are small and scattered throughout Big Canoe.



Following purchase of the property, the POA board advertised for volunteers to serve on a Land Use Task Force (LUTF). A total of 20 Big Canoe residents volunteered to serve. Background, experience and expertise sought for the Task Force included: Land use planning, Property development, Property appraisal, Surveying, Conservation, Environment and Facility planning. The charter for the Task Force is included in Appendix 1. The primary tasks of the Task Force were to:

- Develop a land use master plan for recently acquired land and facilities,
- Assure that the plans integrate into the POA Long Range Master Plan,
- Prepare a comprehensive final report to define how all the purchased property can be used to benefit Big Canoe property owners.

Cecil Schneider was appointed by the POA board to serve as chair, and 8 other volunteers were selected for the Task Force, as follows:

Cecil Schneider, Chair	
Grant Grimes	Don Rolader
John Mann	Dan Rubin
Ken Nichols	Dick Scharf
Babs Price	Cindy Seifert

Phil Anderson served as the POA Board Liaison during 2016 and Dudley DeVores took over the Board Liaison duties in 2017.

All who volunteered had some experience and background needed for the Task Force, but it was decided to limit the size of the Task Force to less than ten. To take advantage of the additional background, experience and knowledge of the remaining volunteers, it was decided to create an In Process Review Team (IPR), made up of the remaining volunteers. The IPR Team provided a final review of the Task Force work prior to being submitted to the board. Members of the IPR Team included:

Ronald Bertsch	Taylor Leonard
Fernando Caycedo	Robert Lewis
Dave Dickey	Mike Permenter
Dennis Dodson	Charlie Ragonesi
Don Hanson	Bruce Toups

The LUTF started work in April 2016 and completed the majority of the effort in April 2017 with a final presentation to the POA board of directors.

Work Process

The POA provided the Task Force with documents from the purchase of the property as well as other existing documents that would be necessary for accomplishing the Task Force charter. These documents are summarized in Appendix 2. The initial tasks for the Task Force including separating the purchased property into eight separate parcels, for which a detailed analysis would be prepared:

1. Village Core buildings
2. Village land
3. Sconti Point
4. High Gap
5. Wilderness Parkway
6. North gate property
7. Roundabout property
8. Miscellaneous small tracts

The Task Force then selected a format for each of the parcels:

- Title. Details of property,
- Description of the parcel or buildings,
- Special Considerations – Factors that may impact potential use of disposition of the parcel,
- Property Potential – Options for all potential uses for the parcel, even if it is not something that the Task Force considers feasible at this time,
- Analysis of Options – Pros and cons for each of the potential uses, in sufficient detail to be able to determine the intent at a later point,
- Conclusions – Based on the analysis of options,
- Recommendations – Final recommendations to be made to the POA Board,
- Impact if recommendation is not accepted – Potential impact if no decision is made on the recommendation.

The Task Force started with those parcels for which a near-term decision was needed. These parcels included the High Gap and Village Core buildings plans because of the potential for near-term sale or use of the High Gap property and the potential for rental income from the Village Core buildings. The Task Force was divided into two teams, with one team assigned to one of the initial two plans. This procedure continued with the remaining plans, with Task Force members rotated between teams and providing all team member an opportunity to lead at one of the 8 plans.

After preparation of a detail plan for each parcel, the Task Force evaluated the various options for use of the parcel against the following decision criteria:

- Preserve the integrity and character of Big Canoe,
- Be cognizant of any current and future linkages to the Long Range Master Plan,
- Avoid encumbering future POA boards with any irreversible decisions that would prevent smart future actions that could maximize value to the community.

These criteria helped the LUTF arrive at conclusions and recommendations for each parcel. When the draft plans were completed they were reviewed with the IPR to get their suggestions for improving and revising the content. After incorporating these changes, the preliminary plans were presented to the POA board at regularly scheduled Work Sessions or formal Board meetings. These briefings occurred from June 2016 through April 2017, including a presentation at a POA Town Hall meeting in August 2017.

Two public meetings were held in March 2017 to review the LUTF recommendations with Big Canoe residents and obtain feedback on the plans. These meetings provided resident views, comments and suggestions that were very helpful in arriving at final recommendations for the plans. A few of the comments provided information to help clarify the recommendations, such as providing for additional landscaping to maintain the Character of Big Canoe if an additional entry lane is added at the Main Gate.

Summary of Recommendations

A summary of the recommendations for each of the plans is included in this section to provide an overview of the LUTF findings. A table of the recommendations is included at the end of this section to provide a stand-alone summary. Details of each plan are included in the appendices noted at the right of each of the following summaries.

Village Core Buildings

Appendix 3

The Village Core consists of three buildings:

1. Retail Building – Vacant (most recently the Wild Onion Restaurant).
2. Administrative Building – Currently leased to Big Canoe Company (BCC) through April 2019 with two 3-year options following that date.
3. The Chimneys – Currently leased to Talk of the Town (ToTT) through December 2017, with lease renewal options underway.

The LUTF determined that the best long-term alternative for the Village Core area would be complete demolition of all three structures and redevelopment of the tract, but that such a program was not feasible until the expiration of the BCC lease, potentially as far out as 2025. In anticipation of this expiration, which could occur as early as April 2019, the LUTF recommends that the next update of the Long Range Master Plan¹ review the entire Village Core area and determine how the property should be redeveloped, including what facilities should be included and in what configuration.

Given the lease constraints on the Chimneys and Administrative Building, the short-term focus turned to the Retail Building. While several alternatives were identified, the interim use recommendation is to convert use of the structure to space for community activities. This space could be used by individuals and organizations within Big Canoe. Some repairs and modifications are necessary to implement this plan.

Village Core Property

Appendix 4

The Village Land consists of the land surrounding the Retail, Administration and The Chimneys buildings, approximately 9 acres. This property includes open land north of the Big Canoe Office building, extending along Blackwell Creek along the east side of Wolfscratch Circle to the Big Canoe Chapel parking lot. This part of the property had been designated as High Density on the Big Canoe Company future plan. It also includes acreage west of the Retail building parking lot, running around the south side of the Chimneys and the Administrative buildings. There is a telephone company utility building on the tract (0.09 acres) south of Wolfscratch Circle.

¹ The Long Range Master Plan is scheduled for periodic updating as conditions change. References to the ‘next update..’ of this plan refer to a future update at a time determined by the POA Board of Directors.

The ultimate use or disposition of this property is directly tied to the longer term disposition of the Retail, Administration and The Chimneys buildings, since this parcel totally surrounds them. As noted above, the LUTF recommends that the next update of the Long Range Master Plan review the entire Village Core area and determine how the property should be redeveloped, including what facilities should be included and in what configuration.

The LUTF further recommends that this parcel be retained as Green Space until such time as complete redevelopment of the site is elected. In addition, the recommendation includes tasking the Trails Committee to examine potential trail extensions between the Fitness Center and the Ball Field through this property, since such development would not require significant long term investment and would not inhibit any future redevelopment of the Village Core area.

Sconti Point Property

Appendix 5

The view of Sconti Point from the Big Canoe Clubhouse is the iconic scene most closely associated with the character of Big Canoe. Its natural beauty combined with the location and rustic structure of our clubhouse sets a tone that speaks to the peacefulness and welcoming atmosphere so critical to preserving the character of the community.

Although there are several potential uses for the approximately 8 acres, it is the recommendation of the LUTF to maintain Sconti Point in its current state, preserving the view, history and iconic beauty into the foreseeable future.

It is recognized that future financial conditions might necessitate that a future board consider other uses for the property. The LUTF does not want to constrain future boards from other decisions on the land, but to insure such actions are not taken without community consent, the LUTF recommends a three-step process to protect the property: (1) Modify Board Policy 050 to require two public readings of any Board Policy before any changes can be made, (2) Adopting a new board policy that preserves this tract in its natural state and (3) Add restrictions to the Sconti Point land deed requiring a formal vote from residents to be able to change the use.

High Gap Property

Appendix 6

High Gap is a remote parcel containing 332 acres located west of Wet Mountain and directly north of Sanderlin Mountain. The parcel extends into and is bounded on the west, north, and east property lines by Dawson Forest, which is owned by the Georgia Department of Natural Resources. The Big Canoe Company developed a plat of the parcel in 2008 showing 45 large lots. The only access point from within Big Canoe is from North Trace off of Red Fox Drive. The configuration of Dawson Forrest prevents any external road access to the High Gap parcel. However, because of this limited access, extremely rough terrain with steep slopes, no existing internal roads or infrastructure, along with a deteriorating economy, no development was undertaken.

Potential uses include selling the property to the Department of Natural Resources for integration into Dawson Forest; selling to a builder for development of estate-size homes, convert to green space for hiking, ATV or jeep trails or perhaps a Conservation Trust.

It is the recommendation of the LUTF that the most desirable resolution and best use of the property is to continue discussions/negotiations with the Department of Natural Resources for the purchase of the 332 acres. The Department may have limited to no interest in the southern portion, Land Lot 277, in which case that portion of the tract could continue to serve as a buffer between Dawson Forrest and Big Canoe property owners. Preliminary investigation reveals an interest in LL 276 by DNR, but no budgeted funds. The LUTF recommends that the POA retain the services of a real estate firm who would team with Pam Sunderland, CEO Clean Water Land, LLC, to work together to create funding for the purchase.

In the event the parcel is not sold, the best alternative for the foreseeable future would be designation as a Wildlife Park to allow it to continue as a wildlife habitat with perhaps the addition of hiking trails. This solution would be in the best interest of the Big Canoe Property Owners while still providing the option for a sale in the event this opportunity arose in the future.

Wilderness Parkway Property

Appendix 7

The Tract of land identified as the Wilderness Parkway parcel consists of all the land on the north and east side of Wilderness Parkway from the Main Gate to the Clubhouse. Much of this land is too steep for development, with two possible exceptions: (1) A section near the Main Gate that backs up to the Chapel property, (2) The area across from the Equestrian Neighborhood that has development potential and was tentatively identified by Big Canoe Company as “Twin Creeks II”. Both of the above parcels could be sold to a builder for development as single family home sites of either 1 house/acre (without sewage) or 2 houses/acre if sewage were available. An alternative use for the tract near the Main Gate is for additional amenities, such as Disc Golf and/or additional Bocce courts.

The LUTF recommends that the small, relatively flat tract along Choctaw Pass, south of the Clubhouse parking lot, and adjacent to Choctaw 1 Tee Box be used for a Croquet Golf course if there is sufficient interest to justify the expense of such an installation. In addition it is recommended that the area west of this location be used to construct a gravel parking lot for overflow parking at the Clubhouse. The LUTF also recommends that property south of this parking lot could be sold to a builder for construction and operation of Golf Villas for rental to golf, tennis or other visitors.

Finally, the LUTF recommends that an additional entrance lane for residents be constructed at the Main Gate. This would include a new lane back to the Y intersection of the entry roads as well as landscaping of the roadsides to preserve the current natural look.

North Gate Property

Appendix 8

This property has the potential for several potential commercial or educational uses, including a progressive care facility. However, the most attractive future use is seen as a location for the much needed future community center. It is also recommended that an associated transportation

center be constructed to provide space for loading and unloading of school buses or large busses bringing or picking up visitors to Big Canoe. The remainder of the land will remain as green space and a community park. Development of the tract for a community center would be triggered by events identified in the Long Range Master Plan.

Roundabout Property

Appendix 9

This parcel is approximately 14.49 acres and is located at the intersection of Cove Road and Steve Tate Highway. It has gently rolling terrain and sufficient size to make it desirable for commercial and institutional development. There is no direct access by road into Big Canoe. It is the most marketable and desirable tract of acquired retail property. There is a deed restriction requiring approval of Big Canoe Company for any development – this was included to prevent any development detrimental to the greater Big Canoe Community, including the Potts Mountain area. It is recommended that the property be held in an undeveloped state but be marketed for sale by a professional realtor as soon as possible. The LUTF recommends that first priority for development be for a Progressive Care Facility.

Remaining Property

Appendix 10

The LUTF reviewed all the remaining small parcels included in the purchase that were not included in the other parcels. All of these are relatively small, generally steep and some without access. A few of the tracts are in existing Conservation Easements and thus must remain as green space. All of these remaining tracts are recommended to be designated as Green Space.

Table of Recommendations

The following table provides a summary of the recommendations for each of the parcels. Detailed recommendations are contained in the individual plans contained in the appendices to this report.

Recommendations							
Item No.	Recommendation		Additional Information	Stipulations	Potential Cost	Potential Income	Trigger Event
Village Core Buildings							
1	Retail Building	Remove fuel tank & 2 Underground Storage Tanks - Fill with soil from Fire Station Expand parking lot behind building			\$30K	NA	Approved at March 2017 POA Board Meeting
						NA	Approved at March 2017 POA Board Meeting
	Renovate: Phase 0	Use lower floor as fire station construction office			Nil	NA	Start of fire station construction
	Renovate: Phase 1	Update building	Clean, paint, etc.		TBD	NA	ASAP - BOD Decision
	Renovate: Phase 2	Initial operation as activity/meeting space	Move stairs, furniture		TBD	NA	ASAP - BOD Decision
2	Admin Building	Continue to lease to BCC				\$60K/Yr.	Termination of lease by BCC
3	Chimneys	Continue to lease to ToTT				\$60K/Yr.	Termination of Admin lease by BCC
4	Redevelop property	Redevelop property - see Village Core Property plan			TBD		Timeline set by future revision of LRMP
Village Core Property							
1	Green Space	Leave as green space until decision to redevelop entire tract			Nil		No action required
2	Hiking/Fitness Trails	Develop additional trails or modify existing trails			POA annual budget		POA Management Decision
3	Redevelop Property	Redevelop Village Core land per plan to be prepared by future update of POA Long Range Master Plan	Includes Postal Facility		TBD		Determined by next update of Long Range Master Plan
Sconti Point Property							
1	Maintain Property in current state	Preserve view, history and beauty of property					
	A. Policy revision	Revise Policy 050 to provide 2 readings prior to revising policies			None		Approved at April board meeting
	B. New Policy	Adopt Policy 002 to protect Sconti Point			None		ASAP - BOD Decision
	C. Change deed	Incorporate provision in property deed to protect Sconti Point in natural state	Require majority of property owner vote to change		Legal cost to revise deed		ASAP - BOD Decision
High Gap Property							
1.A	Sell property	Sell all to DNR for Dawson Forest	Acres: 332	300' No-Hunting Buffer (Signs)		\$0.7 - 2.0 M	ASAP - BOD Decision (Note 1)
1.B	Sell property	Sell LL 264 to DNR	Acres: 160	300' No-Hunting Buffer (Signs)		\$0.3 - 1.0 M	ASAP - BOD Decision (Note 1)
2	Trails	Build walking/hiking trail from Northridge Trace Build parking lot at end of Northridge Trace	Part of trail construction		POA annual budget	NA	ASAP - Construct Fall 2017
					TBD	TBD	ASAP - Construct early 2018
3	Wildlife Park	Designate as Wildlife Park - keep in current state			Nil	NA	ASAP - BOD Decision
4	Other	Review other options for future use: Cabins, Mountain Bike Venue, Zip line course			TBD		Assign to next update of LRMP*
Notes: 1. Authorize GM to solicit Real Estate agent - Agent to include consultant					* Long Range Master Plan		NA: Not Applicable



Time-Phased Table of Recommendations

The following table presents the LUTF recommendations by near and long-term actions and those actions that are deferred to the next update of the POA Long Range Master Plan.

Recommendations by Date									
Item No.	Recommendation	Additional Information	Stipulations	Near-Term Action	Defer to LRMP	Long-Term Action	Potential Cost	Potential Income	Trigger Event
Village Core Buildings									
1	Retail Building	Remove fuel tank & 2 Underground Storage Tanks - Fill with soil from Fire Station			None - Authorized in March Board Meeting		\$30K	NA	Approved at March 2017 POA Board Meeting
		Expand parking lot behind building						NA	Approved at March 2017 POA Board Meeting
	Renovate: Phase 0	Use lower floor as fire station construction office			In Progress		Nil	NA	Start of fire station construction
	Renovate: Phase 1	Update building	Clean, paint, etc.		2017 Decision		TBD	NA	ASAP - BOD Decision
	Renovate: Phase 2	Initial operation as activity/meeting space	Move stairs, furniture				TBD	NA	ASAP - BOD Decision
2	Admin Building	Continue to lease to BCC				Monitor		\$60K/Yr.	Termination of lease by BCC
3	Chimneys	Continue to lease to ToTT				Monitor & renegotiate lease		\$60K/Yr.	Termination of Admin lease by BCC
4	Redevelop property	Redevelop property - see Village Core Property plan			Next Update		TBD		Timeline set by future revision of LRMP
Village Core Property									
1	Green Space	Leave as green space until decision to redevelop entire tract					Nil		No action required
2	Hiking/Fitness Trails	Develop additional trails or modify existing trails			Authorize Trails Committee		POA annual budget		POA Management Decision
3	Redevelop Property	Redevelop Village Core land per plan to be prepared by future update of POA Long Range Master Plan	Includes Postal Facility		Next Update		TBD		Determined by next update of Long Range Master Plan
Sconti Point Property									
1	Maintain Property in current state	Preserve view, history and beauty of property							
	A. Policy revision	Revise Policy 050 to provide 2 readings prior to revising policies			Completed at April Board Meeting		None		Approved at April board meeting
	B. New Policy	Adopt Policy 002 to protect Sconti Point			Start Policy 002 process		None		ASAP - BOD Decision
	C. Change deed	Incorporate provision in property deed to protect Sconti Point in natural state	Require majority of property owner vote to change		Start property deed change process		Legal cost to revise deed		ASAP - BOD Decision
High Gap Property									
1.A	Sell property	Sell all to DNR for Dawson Forest	Acres: 332	300' No-Hunting Buffer (Signs)	Retain Agent / Consultant			\$0.7 - 2.0 M	ASAP - BOD Decision (Note 1)
1.B	Sell property	Sell LL 264 to DNR	Acres: 160	300' No-Hunting Buffer (Signs)				\$0.3 - 1.0 M	ASAP - BOD Decision (Note 1)
2	Trails	Build walking/hiking trail from Northridge Trace			Authorize Trails Committee		POA annual budget	NA	ASAP - Construct Fall 2017
		Build parking lot at end of Northridge Trace	Part of trail construction				TBD	TBD	ASAP - Construct early 2018
3	Wildlife Park	Designate as Wildlife Park - keep in current state					Nil	NA	ASAP - BOD Decision
4	Other	Review other options for future use: Cabins, Mountain Bike Venue, Zip line course			Next Update		TBD		Assign to next update of LRMP*
Notes: 1. Authorize GM to solicit Real Estate agent - Agent to include consultant							* Long Range Master Plan		NA: Not Applicable

Wilderness Parkway Property											
1	Single family residential	Sell to builder to develop property and sell home sites/homes	Area 1 & 2	1 or 2 lots/acre	Next Update			Sale of land to pay debt	Decision by POA board		
2	Overflow parking at Clubhouse	Construct temporary lot south of Choctaw Pass, near # 1 tee	Area 3		Next Update		Remove trees, grade & install gravel Up to \$250K	Membership dues	Decision by POA board		
3	Additional Amenity	A. Construct Croquet Golf course south of Choctaw Pass, adjacent to # 1 tee B. Disc Golf or additional Bocce Court(s)	Area 3	Justify adequate number of members	Possible decision if need exists	Otherwise, next update		User fees	Sufficient numbers of residents with intent to join		
4	Golf Villas	Sell to builder to develop property, build and operate villas	Area 1	Alternate to # 1 recommendation above	Next Update			Sale of land to pay debt	Decision by POA board		
5	Green Space/Trails	All remaining tracts in this property to remain in green space	Area 3	Maintain buffer of trees on Wilderness Pkwy	Next Update				Decision by POA board		
6	Additional Entry Lane at Main Gate	Construct additional entry lane - extend back to Y intersection		Landscape sides to maintain natural look	Authorize Trails Committee	Action as required by Trigger Event	Nil	NA	Demonstrated need by POA management		
North Gate Property											
1	Community Center	Set aside for future Community Center and Transportation/Transfer Center	Leave in current state until needed for CC	Leave buffer of trees at north side of property	Approve Use	Next Update	Per LMRP	TBD	NA		Resident need for activities that can only be done with larger Center
2	Green Space	All property not used for purpose above will be Green Space.					Designate remainder as Green Space	Nil	NA		Decision by POA board
Roundabout Property											
1	Market Property	Leave in current state, but engage Commercial Real Estate agent to market the property	First priority: Progressive Care Facility	Maintain buffer of trees on north side of property	Retain Real Estate Agent			TBD - Pay down debt	Decision by POA board		
Remaining Property											
1	Green Space	Designate as Green Space		Five tracts are in Conservation Easement	Designate as Green Space		Nil	NA	Decision by POA board		

Appendix 1. POA Land Use Task Force Charter

Purpose:

The POA Land Use Task Force is formed to develop a Big Canoe Land Use master plan for land and facilities acquired from the Big Canoe Company (BCC) that supports the community's Strategic Plan and integrates into the POA Long Range Master Plan.

Membership:

The POA Board appoints a property owner as the Task Force Chairperson. The Chairperson appoints additional property owner members who meet certain qualifications relevant to the Task Force's purpose, as defined below. The General Manager is an ex- officio member. All Task Force members are expected to commit to be available for 12 months to provide continuity and efficiency to the Task Force's work activities.

Membership Qualifications: Members of the Task Force should have prior experience and expertise in the areas of land use planning, property development, property appraisal, surveying, conservation, environment, facility planning, and similar experience that may be applicable to the Task Force charter.

Role:

The product of the Task Force is to be a comprehensive document which clearly defines how all property acquired from BCC can be best used over the long term to benefit Big Canoe Property Owners and the community. This includes:

1. The background, inputs and assumptions used in producing the Land Use Plan.
2. The vision used as a basis for the plan, including relationship to the long range planning elements of the Strategic Plan and the POA Long Range Master Plan.
3. Evaluation of all property acquired from BCC to determine the best use of this property for the long range benefit of Big Canoe property owners and the community.
4. The short and long range plan for new facilities acquired from BCC and their integration into the Long Range Master Plan.

Typical inputs to be considered include but are not limited to:

1. Character of Big Canoe statement.
2. Big Canoe Strategic Plan.
3. POA Long Range Master Plan
4. Current Vision Statement.
5. Property owner expectations and input.
6. Reports from any consultants used during the property acquisition period, including but not limited to the Norton Agency.
7. Administration background knowledge.

8. Planning, legal and financial resources.
9. Current and five year projected population and demographic data.

Consultants:

The Task Force may use the services of a consultant/consulting company, providing that the consultant/consulting company will add value to the results of the Task Force efforts. The Task Force will also explore the use of the AIA (American Institute of architects) community planning group. Use of any consultants must have prior approval by the POA Board.

Authority:

The Task Force reports to the POA Board and jointly establishes with the Board the parameters within which the Task Force will function. Work outside those parameters will require Board approval. Anticipated spending is to be defined and must have budget concurrence from the General Manager. Board approval will be required if the use of any paid resources is planned or if other expenses cannot be covered from within the existing budget.

Communication:

Keeping property owners informed and collecting property owner input is a critical requirement. The Task Force will develop a communication plan that includes an update to the Board and the community. The Task Force will host Community Coffees or other special community meetings as required to provide information and obtain property owner input on use of the property.

Termination:

The work of the Task Force will be complete and this charter will be cancelled when the final report is accepted by the POA Board and submitted to the community. The work of the Task Force is targeted for completion by the end of March 2017.

March 15, 2016

Appendix 2: Reference Documents

The following is a list reference materials provided by the POA at the start of the LUTF effort. Additional documents were obtained by the LUTF during the course of its work. These documents are not listed herein. Copies of these are maintained in the POA Administrative Offices.

- 2016-01-20 Property_Purchase_brochure_online
- Norton Property_Purchase_valuation
- CBRE Big Canoe Land Acquisition Appraisal
- Big Canoe Executive Summary-DRAFT (Rochester & Associates, Inc.)
- POA_Acquisition_Study_Map
- Property Purchase Map
- Property_Purchase_Financing_2_12_2015
- POA Strategic_Plan_2015
- Big Canoe Plat Deed Worksheet
- Deeds for acquired property
 - Tracks_AA_1-2,_X-1,_X-3 (Conservations Areas)
 - Tracks_A,D,Twin_Creeks,E_1-3,F,G,H,K,N,O_1-2,Q_1-2,U,V,V-2,Z_1-4,BB,B
 - Tracts_C_1-2,H,S,T_1-3 (Treetop Ridge)
 - Tract_P-3 (Roundabout Commercial)
 - Tracts_R_3-7
 - Tracts_R_1-2
 - Tracts_Y-1_Y-2 (High Gap Conservation Area)
 - High_Gap_Tracts
 - Tracts_Y-3_-_Y-8_and_W (Dawson Co)
 - 2016-06-06 Property Tax Records for land transfer to BCPOA
- Conservation Easements
 - Conservation Agreements Map
 - 2001-12-27 Conservation Easement - Wildcat Rec Area
 - 2001 Big_Canoe_Wildcat_Recreation_Area_Baseline
 - 2015 BC_Wildcat Monitoring Report _20160419_(1)
 - 2015 BC_McDaniel_Meadows Monitoring Report
 - 2004-12-22 Blackwell_Creek_Conservation_Easement [Reference only: See Note 1]
 - 2001 Big Canoe Main Gate Baseline Documentation [Reference only: See Note 1]
 - 2015 BC Main Gate Monitoring Report_20160419 [Reference only: See Note 1]
 - 2001 Big Canoe Laurel Ridge Baseline Documentation
 - 2015 Laurel Ridge Monitoring Report_20160211
 - 2011 Big Canoe High Gap V Baseline Documentation
 - 2015 High Gap Monitoring Report_20160517
- High Gap
 - ZA 91-02 BOC Mtg. Minutes (19 Apr 1991)
 - Minutes of Regular Bd Meeting (28 April 1997)
 - 2008-07-08 BCC Plans for High Gap II-A (155009)
 - ZA 01-11 Approved Site Plan (15 Feb 2001)
 - ZA 01-11 BOC Mtg. Minutes (27 Aug 2001)

- ZA 01-11 Approved Green Space (14 Feb 2001)
- Google Earth High Gap
- High Gap Contour Map
- 2016-04-29 BCC Plans for High Gap II-A (155009)
- Dawson_Forest_WMA_Wildcat_Creek_Tract_Topo
- Village Core
 - 2016-07-10 Survey Repot for Village Property
 - 2016-03-09 Phase II Lab Results General Store
 - Buried Fuel Tank Registration Doc. General Store
 - BIG CANOE - ADMIN BLDG - REPORT & PICS
 - BIG CANOE - ADMIN BLDG – SUMMARY
 - BIG CANOE - CHIMNEYS BLDG - REPORT & PICS
 - BIG CANOE - CHIMNEYS BLDG – SUMMARY
 - BIG CANOE - RESTAURANT STORE - REPORT & PICS
 - BIG CANOE - RESTAURANT STORE - SUMMARY

Note 1. These documents are provided for reference only since the property indicated in these reports are not owned by the Big Canoe POA. However, these properties are located within the boundaries of the Big Canoe gates – West of Steve Tate Road. The properties are in permanent Conservation Trust Agreements held by the North American Land Trust.

Land Use Reports

Each of the major parcel reports are contained in the following appendices.

Village Core Buildings

Appendix 3: Village Core Buildings

Determine the best use for all purchased property

Land/Building Title: Village Core Buildings

LUTF Lead:	Date Started:	Date Completed:
Grant Grimes	2 May 2016	27 March 2017

Location of Property in Big Canoe: Pickens County



Building	Approx SF	Year Built	Appraised Value	Assessed Value	Taxes Paid (2015)
Retail Bldg (1)	3,407	1973-74	\$80/SF		
Admin Bldg (2)	6,055	1973-74	\$80/SF		
Chimneys (3)	10,683	1973-74	\$80/SF		
Total *	20,145		\$1,611,600	\$1,631,331	\$170

* Includes all land in this tract

Village Core Buildings

Building Description:

1. **Retail Building** - Wild Onion/Country Store. This is a wood framed building with two levels. The upper level entrances have a bar on the left side and a restaurant and a kitchen on the right. The lower level is a space that contained a convenience store. There is a stairwell that once joined the spaces but has been closed off.



Also, there is a vehicle fuel pump and two, buried, out-of-use 8,000 gal fiberglass fuel tanks at the lower level parking lot. There are no leases or tenants for this building. The lease on the Big Canoe realty building restricts this building from being leased to any real estate companies.

- a. This tract is identified as R-1/R-2 on the Recorded Deed, and as R-1 on the “Big Canoe Plat Deed Worksheet” received from Big Canoe Company. (0.24 acres)

2. **Admin Building** - Big Canoe Realty. This building is a wood framed, two-story structure over a mostly finished basement. It is being used primarily by Big Canoe Realty Company and has a lobby, offices, and conference rooms. It is leased to the Big Canoe Company (Big Canoe Realty)



- a. This tract is identified as Tract R-5 on the Recorded Deed, and as R-5 on the “Big Canoe Plat Deed Worksheet” received from Big Canoe Company. (0.41 acres)

3. **The Chimneys** - This is a two-story wood-framed building. The main level is primarily used for weddings and contains multiple rooms, some offices and a commercial kitchen. The lower level is primarily at the right side and is used as an accounting office. There are walk-in coolers that are



Village Core Buildings

presently being used for storage of files. Also, there are remnants of a laundry facility in the lower level. It is leased to Talk of the Town (ToTT)

- a. This tract is identified as Tract R-6 on the Recorded Deed. (0.48 acres)
- b. This tract also includes a small tract identified as Tract R-8 on the Recorded Deed, and as part of R-7 on the “Big Canoe Plat Deed Worksheet” received from Big Canoe Company. (0.04 acres)

Special Considerations: Factors that may impact potential use or disposition of this parcel.

1. The Retail Building is currently vacant. In the rear parking area are two 8,000 gallon fiberglass underground storage tanks that have been temporarily closed, as well as a single gasoline pump and all related supply and vent lines.
2. The Admin Building is currently leased to Big Canoe Realty under a three year lease through April 2019 with two (2) three-year options to renew at the tenant’s option. The annual lease provides income to the POA of \$60,000 per year. The lease identifies twelve (12) spaces marked “Real Estate” to be reserved for the building. An additional nine (9) spaces in the main, upper parking area are also considered as primarily for the tenants use. One handicap space is to be maintained between the Retail Building and The Chimneys.
3. The Chimneys is currently leased through December 2017 to Talk of the Town (ToTT) for \$60,000 per year. The tenant has inquired about extending the lease due to business requests for events that run into 2018. The lower portion of the building is being used by Big Canoe Company to house their accounting department. The POA has the option of terminating Big Canoe Realty’s occupancy of the lower level space without affecting the rent – they occupy the space free and are aware that this could be terminated at any time with proper notice. There are three parking spaces in the loading dock area of this building that are used by Big Canoe Realty’s accounting personnel who are currently housed in the basement of The Chimneys.

Property Potential: There are several options for each of the buildings, but realistically, the options for the Administration building and The Chimneys are limited by the leases for the current renters. However, all options are included in this section even though some may not be implemented until a future date.

Retail Building. The following options were considered:

1. Meeting/Activity space
2. Retail tenant(s).
3. POA office relocation,

Village Core Buildings

Administrative Building

1. Continued lease to Big Canoe Company (Big Canoe Realty).
2. POA offices when/if realty office tenant vacates.
3. Office or retail lease to third party.

The Chimneys

1. Continued use by Talk of the Town as an event venue.
2. Lease to new tenant for same/different use(s).
3. Terminate lease and operate the wedding/banquet business under POA.

Demolish the Chimneys, Admin and Retail Buildings

1. Redevelop the land in accordance with the a master plan to be prepared as part of the next update to the POA Long Range Master Plan, possibly including a small boutique lodge/event facility with appropriate long-term 3rd party lease/operator.

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

Retail Building. The following options for the Retail building were evaluated.

1. **Meeting/Activity Space.** Use the building for as space for meetings, gathering of friends, or other functions.

Positive:

- Provides venue for initial launch and operation of space for meetings, gatherings and activities. When a large Community Center is built at a later date as set forth in the POA Long Range Master Plan it will probably not be located near the center of Big Canoe, so this facility would still provide limited centralized location for meetings, hobbies, crafts, etc.
- Resident/guest use of a possible business center with cubicles/data connections could be a profit center if demand can be verified. [FedEx charges \$0.35 per minute for computer time and \$0.49 for B&W and \$1.00 for color pages.]
- Using the Retail building as a meeting/activity center rather than the Lodge provides more total community activities space since space in the Lodge for community events would continue under either alternative. ToTT has indicated it might also rent space in the activity center from time to time.
- The Wellness Collaborative established a committee in early 2016 to investigate the requirements for a community center for Big Canoe. The preliminary results, briefed to the LUTF on 1 July 2016, indicate that interim meeting/activity space is

Village Core Buildings

needed in the short term, and that the Retail building is one of their top candidates for location of this activity. *[Reference: 2016-07-11 WC Community Center Committee Draft Report]*

Negative:

- Eliminates potential revenue stream from a typical retail tenant(s).
- Requires outlay of improvement funds by the POA to prepare space for use - estimated at \$120,000, before the costs of equipment, staffing, software licensing, etc. to equip the business center use.
- Parking is a problem. Need to remove fuel pump, piping and tanks and expand the parking lot to create a vehicular circulation alternative to eliminate the current dead-end condition on the lower level – possible return loop from the parking area to the service road.
- Modifying this 40 plus old building may not be cost effective. A more detailed analysis of the building structure needs to be conducted to determine the remaining life of the building.

2. Continue to use the building for retail space.

Positive:

- Potential rental income. (Lease form, duration and terms to be worked out, with or without a retail broker based on the potential renter.)
- Based on past rental leases, the building could rent for \$2,500/month, or \$30,000 per year. However, it is estimated that the building has only an 80% occupancy rate, which would produce \$24,000 per year over the long term, less cost of broker fees or other costs associated with obtaining and keeping a tenant. No tenant has been successful for an extended period of time in this facility due to insufficient customer base within the community.
- Tenant would be responsible for any interior re-fit, utilities and other expenses.

Negative:

- There is a need for some maintenance and repair dollars (electrical hazards, mechanical repairs, safety issues) to be needed sooner rather than later to make the space viable for consideration, even as a net lease.
- Parking is a problem on both levels. Need to remove fuel pump, piping and tanks and expand the parking lot to create a vehicular circulation alternative to eliminate the current dead-end condition on the lower level – possible return loop from the parking area to the service road for the telephone switch.

[See Note above re: Board decision to remove fuel pump, piping and tanks and add an additional fourteen (14) parking spaces]

Village Core Buildings

- Poor operating history as a retail use - short durations and lengthy periods of vacancy. A conservative estimate is that the building has 80% occupancy over the long term.

3. Relocate POA offices into facility

Positive:

- Allows for limited consolidation of POA staff and offices.
- Creates additional usable/rentable space in Canoe Lodge for use as meeting/activity space for multipurpose rooms, meeting rooms and/or business space that could be rented.
- Could also provide office space for the Wellness Collaborative

Negative:

- This is not the best alternative for permanent location of the POA offices.
- Not all of the POA functions can fit into the building footprint. In addition, there are other shortfalls:
 - ✓ All bathrooms are single occupancy and there is only one on the lower level.
 - ✓ No space for a conference room.
 - ✓ Storage space is minimal.
- Parking is a problem.
[Note - the Board approved in its March 2017 meeting removal of the gas pump and tanks and the addition of fourteen (14) additional parking spaces behind the Retail Building]
- Requires outlay of improvement funds by the POA to prepare space for POA offices - estimated at \$120,000. This assumes that there are no hidden structural or functional problems with the building.
- Would require retrofit of existing POA offices in Lodge for use as activity space at an estimated cost of \$70,000.

The comparative cost of using this facility for the activity center, versus using it for POA staff offices or Retail space is summarized below.

	Retail Bldg Cost	Lodge Costs*	Total Cost
Move POA to Retail	\$120,000	\$70,000	\$190,000
Convert Retail to CC	\$120,000	0	\$120,000
Lease Retail for retail	0	0	0

* Lodge cost is estimate to convert former POA space to activity center use. Both costs do not account for hidden structural or functional problems.

Administrative Building

Village Core Buildings

1. Continued lease to Big Canoe Company (Big Canoe Realty).

Positive

- Provides \$60,000 rental income to the POA for a guaranteed period of 3 years, with two 3-year renewal options, until 2025.

Negative

- Current rental lease limits POA use of the building for any other purpose, including demolishing the building for redevelopment.

2. At lease expiration, investigate another office user / tenant.

Positive:

- Ongoing rental income.

Negative:

- Precludes use of the land for other purposes (i.e. Lodge, activity center, POA offices). However, given the long-term nature of the existing lease and renewal options, an alternate use of this building is likely not viable until 2025, at which time the POA offices and activity center should both have permanent locations.

The Chimneys

1. Continue lease with Talk of the Town

Positive:

- Provides \$60,000 rental income to the POA.
- Secure a continued income stream beyond December 2017.
 - ✓ *At the time of this report, negotiations are underway to extend the current lease through the end of 2019.*
- Potential to lease some of the Retail Building as additional event space.
- Potential participation / contribution toward improvement dollars.
- Continued positive exposure for Big Canoe as ToTT brings approx 9,000 visitors/guests to BC each year.

Negative:

- Potential tenant demands for improvements and/or concessions relative to the facility with possible insufficient net increase in rental income.
- Locks up potential reuse of the site for alternate uses - Lodge, POA offices, etc.

2. Investigate expansion of facility – more floor space, area for band, etc.

(This option would require a more detailed analysis, in conjunction with ToTT, to determine the needs, requirements, cost, schedule and payback potential for all parties.

Village Core Buildings

A review of the current kitchen equipment should be undertaken as well as there appears to be significant excess equipment that might be sold and/or removed to gain additional usable space for events) John Thompson has been tasked with initial conversations with ToTT to gauge potential interest in these alternatives.

Positive:

- Additional rental income and/or extended term.
- Potential to lease some of the Retail Building as additional event space.
- Additional guests/visitors to BC.

Negative:

- Would require tenant improvement dollars.
- Could require POA improvement funds.

3. Terminate Big Canoe Company use of basement space for accounting.

Positive:

- Provides additional office space for POA. Could move POA finance operations into the space currently occupied by BCC in the Chimneys

Negative:

- Some tenant improvement costs would be incurred to make the space viable for alternate use.
- Location could be perceived as a negative by POA finance personnel.

4. Terminate lease at appropriate juncture and have the POA operate the Banquet/Wedding Business as a for profit business.

Positive:

- With proper management, could generate more income than the current rent.
- Would allow for a significantly better wedding experience as use of both this building and Clubhouse could be coordinated and revenue maximized.
- Some synergy with dual use of current food service manager at the clubhouse.

Negative:

- ToTT, as an event planner, has extensive personnel, venues and expertise in the wedding and event business, and achieves synergy through consolidation of food preparation into centralized locations, movement of employees to different venues as they are needed, etc.
- Can the proper POA staffing and management personnel be found at an appropriate cost? (The assumption would be to hire a professional event planner.)
- Potential cost to upgrade/equip kitchen?

Village Core Buildings

- Operation of food and beverage at the clubhouse today is still not a significant profit center for the POA and increasing the scope of services may exacerbate that issue.
- The financial risk of this option is high since the POA does not have the right personnel to run this type of event.

Demolish the Retail, Administrative and Chimneys buildings.

All of these buildings are approximately 40 years old, and at the end of the lease of the Admin building to BCC will be over 50 years old. At that time, they will likely have exceeded their economic life and will need replacement. In addition, the location of the three buildings limits options for improving the parking situation for the buildings. There is additional land behind each of the three buildings that could be used to obtain adequate space for projected uses. The Postal Facility should also be considered in any village core master planning exercise due to its age and capacity.

Potential uses for redeveloped property:

1. Small Lodge

Positive:

- This is a long-term need as identified in a Hedgehog exercise and the Long Range Master Plan.
- Long Term better use of the land and potentially higher income to POA through user or license fees.
- Introduce Big Canoe to more potential residents/renters and the potential for increased income for amenity use by visitors.

Negative:

- Would need to secure a qualified long term tenant/operator for the Lodge facility to finance, build and operate the facility. Must provide parking for the facility, in addition to adequate access roads. The POA should not contemplate operating a lodge as it is outside of its expertise.
- Could only be accomplished by demolishing at least 2 of the buildings, and possibly all three, to obtain sufficient space for the building and parking.
- Requires viable partner/builder/operator and suitable financial arrangement.
- Would have to provide access roads and adequate parking dedicated to that use.

2. Community Center

Positive:

Village Core Buildings

- With removal of all existing buildings, sufficient space should be available to build a full service Community Center that can handle future needs.

Negative:

- When and if Potts Mountain is ever developed, this location would not be central for the expanded community.
- A true community center should be located outside the gates so that the community at large could participate.

3. POA offices

Positive:

- Provides land for location of much needed POA office in a centralized location.

Negative:

- Immediate loss of rental income from Chimneys, Admin and Retail Building.

Conclusions:

Retail Building – Parking at this building is limited, and will continue to be an issue to any tenants of the building, commercial or otherwise.

Any retail business in this building will be limited by the fact that it is located within the gates of Big Canoe, which limits potential customers to residents and guests. This has been an issue with past businesses, and will remain as a constraint – possibly even after full build out to 4,750 dwelling units. At best, it would be an interim move since the building will not accommodate all of the necessary POA staff, storage space is limited, there is no room on the first floor for any bathrooms and there is no room for a conference room for staff or board meetings. At some point in the future, there would need to be another move into quarters that meet all of the office requirements. After reviewing the requirements for fitting the POA offices into the Retail building it was determined that this would not be in the long term best interest of the POA.

The WC Community Center Committee (CCC) prepared a report on recommended changes and improvements for the retail building. After an initial review, the LUTF asked the CCC to narrow down the requirements for activities in a renovated building:

- Refine the activity requirements and prioritize the requirements for activities that can be accommodated in the meeting/activity space.
- Define an internal arrangement that meets the needs for activities and that will serve as a guide for modifications to the building.

Village Core Buildings

After revising their recommendations, the CCC presented the LUTF with revised recommendations for the building¹ to create:

- Gathering center
- Media room
- Central information hub/office
- Game/activity room

All areas were recommended to be connected with high speed internet, seating and tables for small gatherings, meetings or internet use by the community. The lower level Game/Activity Room was envisioned as place for kids of all ages to interact, with a variety of games available. This room could also be used for crafts and arts, with storage cabinets for storage of materials.

The Wellness Collaborative report on needs for a community center provides sufficient justification that the Retail building could meet some of those needs on an interim basis until a larger Community Center can be justified.

In the opinion of the LUTF, the best option is to use the building for additional meeting/activity space with improvements kept to an absolute minimum, using internal staff wherever possible.

Administrative Building – The POA has no viable options in regard to this building because of the lease arrangement with Big Canoe Company negotiated during purchase of the property.

The Chimneys – The current lease of this building to ToTT is very favorable to the community in terms of rental income to the POA and the approximately 9,000 guests that ToTT events bring to Big Canoe each year. The General Manager has indicated that the POA has a verbal agreement to extend the existing lease through April 2019. There is no other near term options that better suit the community needs.

Recommendations:

General:

- It is understood that the POA will be addressing all deficiencies identified in the due diligence inspections of the three buildings in the course of its regular maintenance and repair program. This task force recommends that all structural, system, maintenance and life safety issues be prioritized.
- As a general rule, any proposed change of use for a building should be a permanent change of use unless a proposed interim use makes sense in light of the overall long-range plan.

¹ “Big Canoe Retail Building Space Recommendation” presentation, Prepared by Big Canoe Wellness Collaborative Community Center Committee, September 29, 2016

Village Core Buildings

Retail Building:

- There are no alternatives where future use of the fueling station behind the Retail building is envisioned. Therefore, the LUTF recommends that the POA remove the Underground Storage Tanks (USTs), the fuel pump and all related piping, regardless of the ultimate use of the building. The pros and cons of tank removal versus abandonment in place and the costs and reporting requirements associated with each were investigated and are summarized below. The cost to remove the tanks later, if formally abandoned now, will be much more expensive than removing them now, as abandonment requires that the tanks be filled with inert material – likely sand or concrete. The cost to remove the fuel pump and the two underground tanks and to return the parking area to full use is estimated at \$29,693. (See Attachments B and C)

Discussion of Abandonment vs. Removal

- The two 8,000 gallon Underground Storage Tanks can be either abandoned in place or removed, as discussed in more detail below.
 - ✓ Abandonment – This solution is not recommended due to the continued presence of the USTs and the related reporting and long-term liability issues associated therewith. Anything put into the tanks to contain/stabilize the limited fuel remaining in the tanks and/or on the tank walls would be expanding the field of contamination, albeit at lower concentrations. Should the tanks ever need to be removed in the future, the then current POA would be dealing with two 8,000 gallon tanks of contamination.
 - ✓ Removal – Given the relatively young age of the tanks and the leak prevention and detection devices associated therewith, and the recently completed Phase II ESA (March 2016), the paperwork with the state of Georgia should be minimal and relatively short, ending with a complete removal of the issue and all associated future monitoring and/or reporting.
- It is recommended that the existing gasoline pump, related piping and the two USTs be removed, a formal closure filed with the State of Georgia and that the parking area for the village center be expanded. The void created by the removal of the tanks can be filled with the excess dirt to be created by the construction of the new fire station #3, immediately adjacent. Significant additional dirt will be available for fill to create a new, expanded parking area as well. It should be noted that using the excess dirt as fill for additional parking is significantly less expensive than hauling it off site.
 - ✓ The potential use of the GUST Trust Fund in Georgia was mentioned as an alternative source for tank removal cost assistance. Upon investigation it was determined that the trust fund is solely to cover remediation costs associated

Village Core Buildings

with tank pit contamination. Should the testing conducted after the tanks are removed warrant soil remediation, the trust fund should be approached as a source of funding. It is not anticipated that any remediation will be needed.

➡ **Trigger Event** for the above two items are associated with construction of fire station # 3:

- ✓ The availability of excess fill material from the construction of the fire station will be used to offset the cost of purchasing fill material for such use.
- ✓ The availability of excess fill material for the construction of the additional parking spaces will be used to save the cost of haul-off and to eliminate the cost of purchasing fill material for the new spaces.

Note: Removal of the underground storage tanks, fuel pump and related pump and piping was approved by the Board in March 2017 as well as the construction of fourteen (14) additional parking spaces. This approval was based on recommendations to the POA board by the LUTF in 2016. As of the date of the final report construction started on the Fire Station excavation and construction of the parking area expansion.



- It is recommended that the Retail building be repurposed as additional meeting/activity space. This will require limited internal remodeling of both floors to become feasible, the majority of which can be accomplished with internal staff. Therefore, the LUTF recommends a phased approach to implementation:

1. Phase 0 - Fire Station Construction Office

Village Core Buildings

- a. Use the lower level as a temporary construction office for the fire station contractor – no improvements needed.
2. Phase 1 – Update building
 - a. Perform all safety inspection repairs and updates identified during the purchase.
 - b. Remove bar and all unneeded equipment – upper level.
 - c. Remove kitchen and equipment – upper level.
 - d. Clean and paint the interior as needed.
 - e. Replace sprinkler heads when required by code – both levels.
 - f. Develop Rough Order of Magnitude (ROM) cost for Phase 1 modifications (CCC, LUTF, POA)
3. Phase 2 – Initial operation as additional meeting/activity space – Tentatively identified as The Gathering Center.
 - a. Relocate the stairs to a better location.
 - b. Install high speed internet and Wi-Fi to both floors.
 - c. Create general purpose meeting space (This can potentially be used by the Fire Department for training until a suitable space is available within the new fire station.)
 - i. Tables and chairs
 - ii. Group seating areas
 - d. Purchase and install on-line reservation system for scheduling all POA meeting rooms, including the activity space. This will make all POA meeting space available to users through the POA website.
 - a. POA to work with Wellness Collaborative CCC on further implementation and prioritization of the CCC proposal for use as a place for arts and crafts, meeting space and a gathering area for casual meetings, reading, etc.

Note: Funds expended on this project should be limited to a useful life of no more than 9 years, which corresponds to the maximum lease on the Admin Building.

⇒ **Trigger Event:** Phase 0 will commence with start of construction on fire station #3. Phase 1 & 2 should be accomplished as soon as practical, within the 2017 budget, if possible. This will prepare the building for initial use, rather than letting the building set idle as it has for the recent past.

Admin Building:

There is no recommendation for this building because the current lease period of 3 years, with two 3-year options precludes any near term use of the building.

⇒ **Trigger Event:** The trigger event for the Admin Building will be determined by the BCC lease for the building. Termination of the lease at any time will kick off

Village Core Buildings

detailed planning for the entire Village Core area in accordance with the Long Range Master Plan, as updated.

Chimneys:

- The General Manager has been tasked with initiating conversations/negotiations with the tenant about lease renewal and possible expansion of the facility.

Note: As of this report, the General Manager reports a verbal agreement to extend the lease through April 2019.

- A longer term renewal, with fixed rental increases and/or percentage rent should be addressed in these conversations. The lease expiration dates should be set up to coincide with expiration of the lease options on the Admin Building, if possible.
- The Chimneys building reportedly contains a gas boiler with a vent pipe on the exterior of the structure as well as a boiler room that was inaccessible to the property inspection consultant. The inspection reports indicate all heating to be via heat pumps. The existence or absence of the reported boiler should be verified, as well as its fuel source.

➡ **Trigger Event:** The trigger event for the Chimneys will be determined by termination of the lease for the Admin Building and/or the termination of the existing lease.

Future Use of Properties:

Future use of the three buildings and/or land after the lease period of the Admin building (2025 if not sooner terminated) is deferred to future updates of the Long Range Master Plan. The possible relocation of the Postal Facility should also be considered in any Village Core master planning exercise due to its location, age and capacity. See the Demolish building section above for suggestions.

➡ **Trigger Event:** Timing on demolishing all buildings and deciding on what to do with this property should be triggered by termination of the Big Canoe Company/Realty lease – either at the end of the current lease agreement or earlier if terminated by BCC.

Impact if Recommendations are NOT Accepted:

Failure to remedy identified safety issues will subject the POA to potential liability, particularly those on the exterior of the buildings and easily accessible to the public.

No action to convert the Retail building into a meeting/ activity space will result in the building continuing to sit empty.

Village Core Buildings

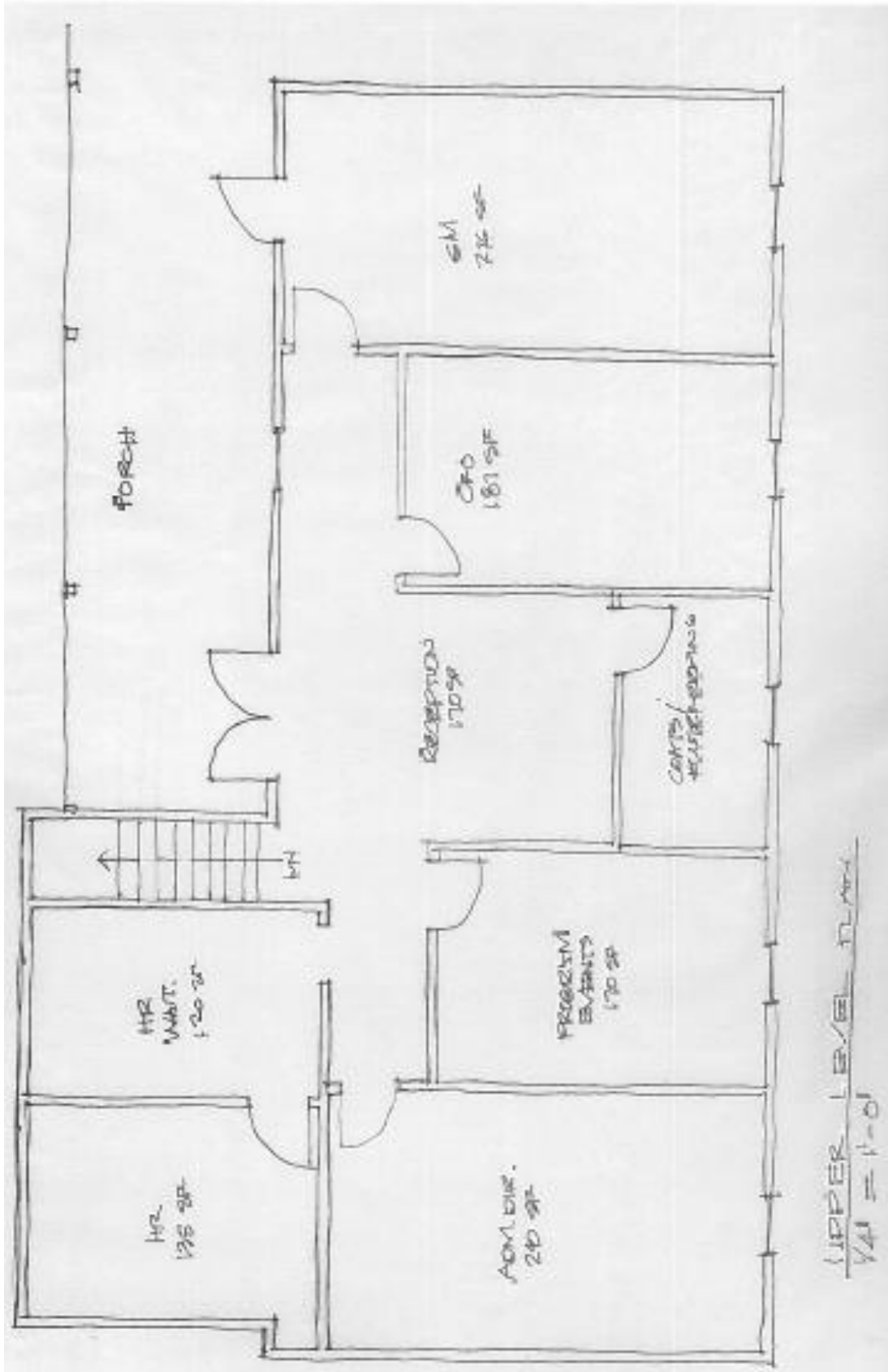
Note:

1. The estimated costs outlined in this report are general estimates/rules of thumb and should not be relied upon for detailed planning without independent verification.

Completed by:	<i>Grant Grimes, John Mann, Ken Nichols, Babs Price</i>
Date: 27 March 2017	
Approved by LUTF:	<i>All members present at 10 April meeting (8)</i>
Date: 10 April 2017	
Reviewed by IPR Team:	<i>All members present at 14 July meeting (9)</i>
Date: 14 July 2016	
Approved by: Date: 10 April 2017	<u><i>Cecil Schneider</i></u> Cecil Schneider, Chair
Draft Sent to the POA board:	20 July 2016
Revised:	18 December 2016
Final Sent to POA board on:	30 May 2017

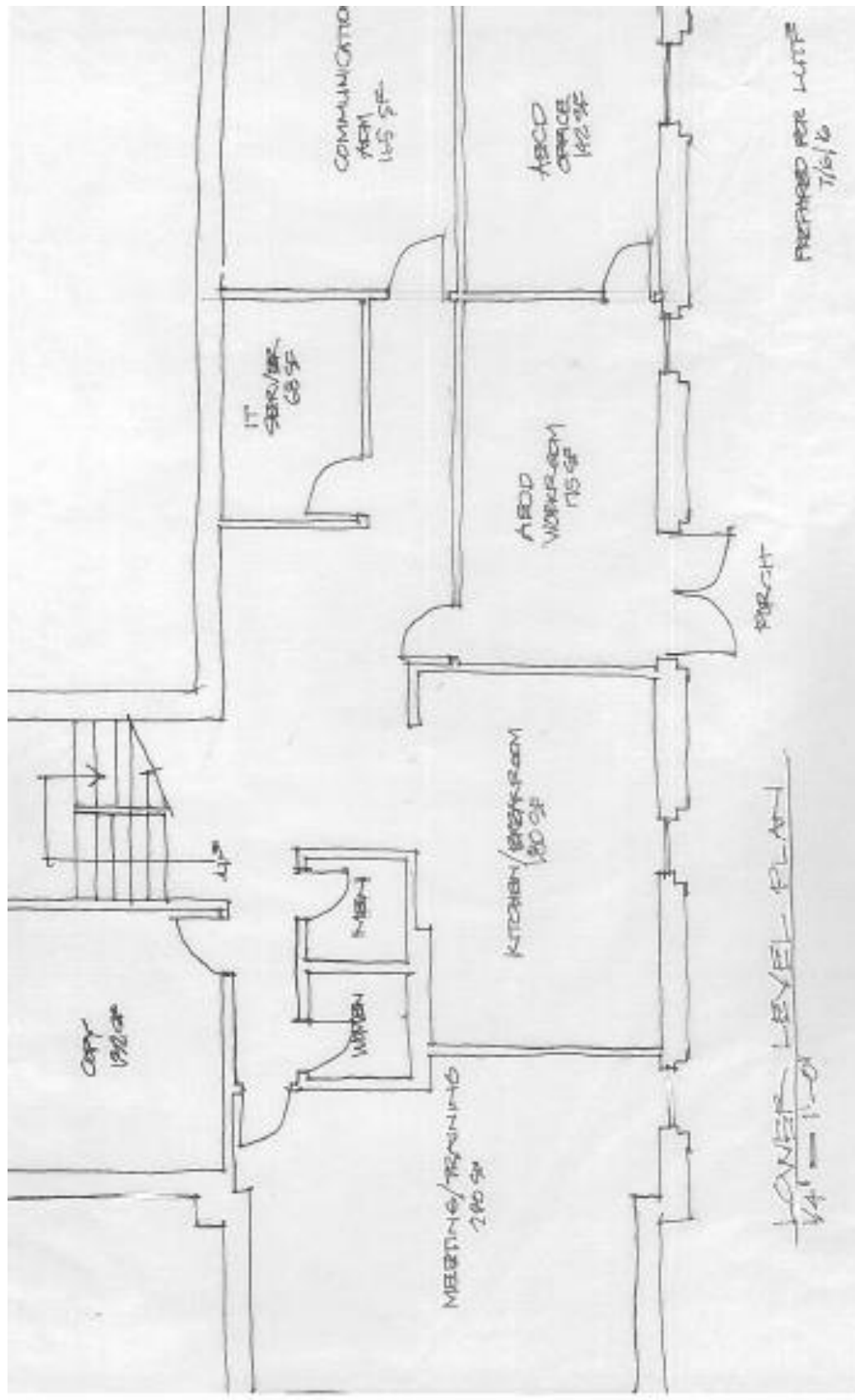
Village Core Buildings

Attachment A – Tentative Layout for POA Offices in Retail Building – Upper Level



Village Core Buildings

Attachment A – Tentative Layout for POA Offices in Retail Building – Lower Level



Village Core Buildings

Attachment B – SEA Quote – Monitoring & Reporting



SEA

SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

June 1, 2016

Mr. Matt Gilliam
Southern Specialty Services, Inc.
8424 Wallace Tatum Road
Cumming, Georgia 30028

RE: Proposal – UST Closure Oversight,
Sampling and Report
IGA Express (The Country Store)
24 Wolfscratch Village Circle
Big Canoe, Pickens County, Georgia
Facility ID: 09112007

Dear Mr. Gilliam:

Sailors Engineering Associates, Inc. (SEA) appreciates this opportunity to submit a proposal for the oversight, sampling and closure reporting necessary for the closure of two (2) 8,000-gallon gasoline underground storage tanks (USTs) at the above referenced site. Our proposal includes all necessary personnel and equipment to properly sample the soil following the removal of the USTs and the associated piping and dispensers, and the completion and submission of a UST Closure Report to the Georgia Environmental Protection Division Underground Storage Tank Management Program (USTMP).

UST REMOVAL OVERSIGHT AND SAMPLING

SEA will provide a qualified environmental scientist to oversee the removal of the USTs and closure of the product piping, to collect soil samples beneath the USTs, piping trench, dispenser island and soil stockpile. The work will be done in accordance with the USTMP *UST Closure Report Guidance Document, October 2010*. Based on the reported tank size of 8,000 gallons, the guidance document indicates that two samples must be collected from native soil underlying each UST from each end of the UST, approximately two feet below the estimated tank bottoms. The guidance document indicates that at least one sample per 25 feet of piping must be collected from native soil underlying the backfill material along the centerline of the trench and at least one sample per 25 feet of contiguous dispenser island. Based on our review of aerial photographs, the dispenser island appears to be located within 25 feet from the UST. Therefore, no piping samples will be necessary. One sample will be collected from beneath the dispenser island. The guidance document also indicates that one soil sample per 200 cubic yards of excavated backfill material must be collected. Based on the UST sizes, the volume of excavation is estimated to be less than 200 cubic yards. One soil sample will be collected of the stockpiled backfill material. The samples will be immediately placed into laboratory supplied sample containers, packed in ice and transported under chain of custody to a certified analytical laboratory for analysis. If contamination is suspected during the removal process, additional soil samples will be collected and analyzed to determine the level of contamination present in the excavation. If groundwater is encountered

Village Core Buildings

UST Closure
IGA Express (The Country Store)
Facility ID: 9112007

during the tank removal, additional samples will be required. Following removal, a UST closure report will be prepared following the USTMP guidance document.

Based on the above scope of work and the USTMP guidance document requirements, we anticipate the cost of the tank removal oversight, sampling and closure reporting as follows:

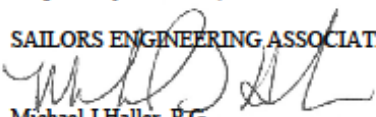
Staff Environmental Scientist – Oversee tank removal, collect soil samples, and report preparation (20 hours @ \$75.00/hour)	1,500.00
Mileage – (200 miles @ \$0.505/mile)	101.00
Project Geologist – Project oversight, report review (2 hours @ \$130.00/hour)	260.00
Clerical (2 hours @ \$49.00/hour)	98.00
AutoCAD (3 hours @ \$60.00/hour)	180.00
Photo ionization detector/organic vapor analyzer (1 day @ \$300.00/day)	300.00
Laboratory – RUSH Turn Around Time (Next business day) Soil – BTEX – Soil (6 samples @ \$84.00/each)	504.00
TPH-GRO – Soil (6 samples @ \$115.50/each)	693.00
PROPOSED TOTAL	\$3,636.00

If it is determined during the UST removal that a release has occurred, the USTMP rules require that a release notification be filed within 24 hours of the determination. Following receipt of the sample data and authorization of the client, SEA will report any confirmed release to the USTMP. Once notified of a release, the USTMP will require that a limited investigation of the soil and groundwater on site be performed to determine if a more extensive investigation and possible remediation are necessary. If additional investigation is required beyond the scope of the work described in this proposal, a separate proposal will be prepared for your review and approval.

If we can be of service to you on this project, please sign the acceptance blank provided below and return a copy to our office at your convenience. If you have any questions, please call us at (770) 962-5922.

Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.


Michael J Haller, P.G.
Manager, Environmental Engineering

Village Core Buildings

Attachment C – Proposal for UST Removal

January 26, 2017

Mr. Grant Grimes
Big Canoe

Jasper, GA

Subject: Proposal to Provide Services
UST Closures
Old Country Store Location
Big Canoe, GA
REVISED 1/26/2017

Dear Mr. Grimes:

Southern Specialty Services, Inc. (SOUTHERN SPECIALTY SERVICES) is pleased to provide the following revised proposal to Big Canoe (Owner) to perform Underground Storage Tank (UST) Closure services at the above location. SOUTHERN SPECIALTY SERVICES has based this proposal on some standard conditions as outlined below. We have removed per your request the purchase of imported backfill and testing of that fill as Big Canoe will furnish backfill materials.

Scope of Work

SOUTHERN SPECIALTY SERVICES will provide all the necessary labor, equipment, and the materials to perform the services summarized in this proposal. SOUTHERN SPECIALTY SERVICES's approach to the work includes the following tasks:

1. **Mobilization** - SOUTHERN SPECIALTY SERVICES will mobilize personnel and equipment from our Cumming, Georgia facility. Upon mobilization, we will begin to set up temporary facilities and layout the work areas.
2. **Site Preparation** – SOUTHERN SPECIALTY SERVICES will begin site preparation activities following mobilization. We will coordinate all required notifications with the independent UST Oversight Engineer prior to beginning work. SOUTHERN SPECIALTY SERVICES will define work areas utilizing barricades and caution tape as necessary. We assume no traffic control will be necessary other than protection of open excavations. We assume all work areas are accessible and we will have unrestricted access to the parking lot for staging of materials/equipment. Prior to work, we will contact ULOCO, Call Before You Dig, for utility locating. Prior to the start of work, the Owner

For convenience, we have also provided an attached proposal from an independent UST Oversight Engineer, Sailors Engineering, that would complement this proposal as a total package to provide the notifications, reporting, oversight and testing of activities related to

Village Core Buildings

the removal of these USTs. The Owner would enter a contract directly with the Oversight Engineer to maintain that third party relationship.

3. **Pavement/Dispenser Island Removal** – SOUTHERN SPECIALTY SERVICES has included costs to remove the overlying concrete pavement in the tank pit area, product and vent line locations, and the dispenser island which is adjacent to the asphalt paving. We assume this to be 4” thick in our pricing, a standard driveway thickness, and to be free of metal/wire. This material is assumed to be non-contaminated (typical) and that it will be able to be disposed of as Clean Inert Debris. We will also demolish and remove the dispenser island including the Pipe Bollards, fencing, dispenser, and concrete island. We will also remove the vent piping which runs to the edge of the tank pit. We assume all electrical to be disconnected by the Owner’s Electrician and the Owner will verify no live power is present at the dispenser island.
4. **Excavation and Tank Removal** – SOUTHERN SPECIALTY SERVICES will excavate any overlying pavement for off-site disposal prior to excavating soils/gravel. We will then excavate the soil/gravel directly over the tanks and will stockpile them a safe distance from the resulting open excavations. Upon removing the overlying soil/gravel to reveal the size of the tanks, soil/gravel around the perimeter of the tank will be removed to allow access for removal. This soil/gravel will also be stockpiled a safe distance from the open excavations.

All soils/gravels removed from the tank excavation will be placed onto plastic sheeting for either re-use as backfill or for off-site disposal dependent upon signs of contamination and any follow up testing if evidence of contamination is present. Suspected contaminated soils will be stockpiled separately from clean soils at the direction of The UST Oversight Engineer. Any sloughed soil/gravel or other additional excavation as directed by The UST Oversight Engineer, will also be stockpiled pending testing. If a concrete anchor is present in the bottom of the tank pit, we will break to promote drainage and leave in place, as is standard practice. SOUTHERN SPECIALTY SERVICES has assumed that the tanks have been emptied by others prior to mobilization and that wiping out any residuals is all that will be required and drummed for disposal per the unit prices below. Unit Pricing per drum for additional liquid removal and disposal are presented below in the event that the tanks were not fully emptied.

SOUTHERN SPECIALTY SERVICES has assumed that THE UST OVERSIGHT ENGINEER will perform any analytical necessary to determine proper soil disposition. At this time, we have no reason to believe excavation and off-site disposal of contaminated soils will be required so this has been excluded in this proposal. We assume stockpiling excavated soils can occur directly adjacent to tank pits and no onsite movement of soils is necessary.

It should be noted that during our site visit, we observed two monitoring wells in the tank pit between the two tanks. We will endeavor to preserve these wells during the excavation and removal of the tanks, but this will be dependent upon the conditions encountered. We, in conjunction with the Oversight Engineer, should be able to determine any issues at the time of work, if any at all. Often times we can leave the wells standing and backfill around them and replace the cap during pavement restoration.

Village Core Buildings

5. **Content Removal and Tank Cleaning** – We understand the contents of the tanks to have been petroleum, specifically un-leaded gasoline. A LEL will be utilized to determine the atmosphere of the tank and appropriate venting will be utilized if required. Upon completion of exposing tank, the tank contents (if any) will be removed and drummed and then the tank itself will be removed. This assumes your typical non-regulated, non-haz product you would find in service stations or similar sites. The tanks will then be cut and cleaned and then disposed of. We understand the tanks to be fiberglass and therefore will not be able to be recycled, but disposed of in a Landfill and pricing for this is presented below. Base pricing for tank removal assumes 1” of product or less in each tank. We have included 1 drum of waste from residual/cleaning of each tank. Should more than that be encountered, additional per drum charges will apply for removal, containing, transportation and disposal. We do not anticipate more, as it is our understanding that these tanks are empty.
6. **Backfill of Excavations** – Following excavation and removal of the tanks, and reasonable expectations that there is no contamination present in the tank pit, we will line the excavation with plastic and begin backfilling the excavation with imported fill and bucket tamping the soils for compaction. This plastic serves as a barrier between existing soils and backfilled soils should it be needed in the future. We typically begin backfill immediately to avoid having an open tank pit exposed to weather and for safety reasons.

Following confirmatory analytical results of excavated and sampled soils, we will backfill the excavations with soils remaining on site and bucket tamp. We have not provided unit pricing for additional imported soils to replace the voids left by the tanks, as these soils are understood to be provided by Big Canoe. No testing of these soils for contamination has been included as they are Owner Furnished, however testing can be provided in advance if desired by the Owner. We assume the owner will deliver these soils to the tank pit in the same manner as delivered off-site soils, immediately adjacent to the tank pit when needed. We have not included any movement or transportation of these soils for this reason, other than direct placement and compaction into the tank pit when delivered. Soils will be backfilled to meet the surrounding surface, less 4” for concrete surfacing.

7. **Site Restoration and Demobilization** – No site restoration has been included in this proposal other than replacing concrete paving that was removed. We have included costs to pave the tank pit and dispenser island area, approximately 1,230 square feet, with 4” of fibermesh reinforced concrete. We will reset the monitoring well lids at this time as well. At the completion of the above scope of work, SOUTHERN SPECIALTY SERVICES will remove any remaining equipment, traffic control devices, etc. Following this work, and upon approval of the client that the work is complete, SOUTHERN SPECIALTY SERVICES will demobilize its forces from the site.

Health and Safety

All work will be performed in accordance with industry standards, and with work crews skilled and experienced in similar projects. SOUTHERN SPECIALTY SERVICES's professional and field personnel engaged in work on hazardous or potentially hazardous waste sites are trained in

Village Core Buildings

accordance with current OSHA regulations.

Pricing

SOUTHERN SPECIALTY SERVICES's pricing to provide the above-described services is as follows:

DESCRIPTION	EST QTY	UNIT	UNIT PRICE	EST TOTAL
Excavation, Stockpiling Soils, 8,000 gal Fiberglass Tank Removal, Cleaning and Disposal of Tanks, and Backfill Soils	2	EA	\$7,560.00	\$15,120.00
Clean Concrete Pavement Removal and Inert Disposal (per dump truck or rolloff load), 4" thick	1,230	SF	\$1.80	\$2,214.00
Dispenser and Island Demolition, Product/Vent Removal	1	LS	\$900.00	\$900.00
Drum Transportation and Disposal (Non-Haz, Non-Reg Petroleum, drummed, transported and disposed including cost of drum, and necessary supplies) – assume 1 drum each for tank residuals/cleaning	2	EA	\$375.00	\$750.00
4" Thick 3,000 psi Fibermesh Concrete Paving	1,230	SF	\$5.75	\$7,072.50
TOTAL ESTIMATED PRICE				\$26,056.50
Sawcutting pavement up to 6" (100' min), if required	-	LF	\$6.00	
Standby Rate for Equipment for Unforeseen Delays	-	DA	\$400.00	

In order to provide fair and accurate prices, SOUTHERN SPECIALTY SERVICES has based our proposal on the following assumptions:

- SOUTHERN SPECIALTY SERVICES will have unrestricted access to the work area from 7:00 a.m. to 7:00 p.m. All workdays will be 8-hour days, Monday - Friday. The anticipated duration of this work will be approximately 1 week.
- We assume no delays interfering with the diligent execution of work beyond those within SOUTHERN SPECIALTY SERVICES's control will be encountered. If such delays are encountered, or if additional work not specifically addressed in this proposal is required, additional compensation will be necessary. Should unforeseen delays be encountered, we reserve the right to bill an equipment standby charge at the above unit rate, or demobilize until the issue is resolved and remobilize, depending on discussions with the Owner and Oversight Engineer and nature of the delay.
- We have assumed no local permitting will be required, as is typical. We have assumed the Owner will procure and pay for any specific permits related to the community, local government, or local fire department, if required.

Village Core Buildings

- This pricing does not include costs for the following, as none is assumed to be required: bracing, shoring, or any other excavation stabilization efforts, rock excavation, ripping, blasting, etc., or dewatering.
- We will endeavor to minimize any damages to the surrounding pavement, but we cannot guarantee how it will respond, given the age and condition of the paving around the work area, and the nature of heavy tracked equipment necessary to remove the tanks. Minor scraping/scratches may occur but this should present no long term problems.
- Final invoicing will reflect the actual number of units encountered and measured in the performance of the work and will be based on the above presented unit rates.
- No costs have been included in this proposal for sampling or analytical other than backfill testing. All other required sampling and analytical required for the State of Georgia closure reports or for waste disposal profiling are to be performed by The UST Oversight Engineer and are outlined in the attached proposal. SOUTHERN SPECIALTY SERVICES further assumes compaction testing will not be required, and bucket tamping of soils is adequate. All analytical, including disposal profiling if required, will be performed by The UST Oversight Engineer. All analytical assumed to be performed on 24hr turnaround times to minimize delays of backfilling or haul-off.
- SSS will not be held responsible for any damages (such as but not limited to: unknown or undetectable underground utilities, roads, drives or paving, or other conditions unknown to them at the time of bid and project execution.) Further, SSS will perform all work in accordance with industry standard practices and I understand all provisions and conditions contained within their proposal above.
- SOUTHERN SPECIALTY SERVICES assumes The UST Oversight Engineer will be responsible for completing any necessary reporting to regulatory agencies or others.
- All tanks assumed to be fiberglass and not suitable for recycling.
- Traffic Barriers and caution tape has been included. No other traffic control has been included such as flagmen, road plates, site security or temporary fencing.
- This price is valid for 30 days from the date of this proposal.
- We assume payment within 30 days from the date of invoice. We offer a 3% discount for payment in 15 days. Interest will occur at 1.5% per month after 30 days. Client will also pay for all costs related to collections if necessary including reasonable legal fees.

Village Core Buildings

SOUTHERN SPECIALTY SERVICES, Inc., appreciates Big Canoe giving us this opportunity to submit a proposal for this project. We look forward to working with you on this project. In the meantime, please do not hesitate to call me or Edward James at 770-778-2555 should you have any questions.

Sincerely,
SOUTHERN SPECIALTY SERVICES, Inc.



Matt Gilliam
Vice President
678-832-7151

ATTACHMENTS: Sailors Engineering Oversight Proposal

ACCEPTANCE OF CONTRACT/PROPOSAL - The above scope, prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representative as of the _____ day of _____, 20_____.

NAME AND TITLE:_____

SIGNATURE:_____

WITNESS:_____

SIGNATURE_____

Village Core Property

Appendix 4: Village Core Property

Determine the best use for all purchased property

Land/Building Title: High Density Land – Village Area

LUTF Lead:	Date Started:	Date Completed:
Dan Rubin	13 July 2016	5 January 2017

Location of Property in Big Canoe: Pickens County

Tract 1: In crescent surrounding Big Canoe Company Offices (Admin Building), Chimneys and Retail buildings.



Location of Property in Big Canoe: Pickens County

No. Acres	Valuation	Per Acre	Total	Average
9.08 *	CBRE			\$
	Norton			
Current Property Designation:		High Density		
Tax Evaluation (2015):		\$ \$1,631,331		
Property Tax (2015):		\$ 170		

* Includes Buildings

Description: Provide a detailed description of this parcel and or buildings.

Village Core Property

This property includes open land north of the Big Canoe Office building, extending along Blackwell Creek along the east side of Wolfscratch Circle to the Big Canoe Chapel parking lot. This part of the property had been designated as High Density on the Big Canoe Company future plan. It also includes acreage west of the Retail building parking lot, running around the south side of the Chimneys and the Administrative buildings. There is a telephone company utility building on the tract (0.09 acres).

- This tract is identified as R-4 on the Recorded Deed, and as R-4 on the “Big Canoe Plat Deed Worksheet” received from Big Canoe Company. (2.01 acres)

Special Considerations: Factors that may impact potential use or disposition of this parcel.

- This parcel surrounds the existing Admin, Chimneys, and Retail buildings. The admin building is under lease to Big Canoe Company for the next several years, precluding any action on that building at this time. The Chimneys is likewise under lease to Talk of the Town (ToTT), and committed to them for at least the next couple of years. The prior recommendation of the LUTF is to leave further disposition of these buildings for the Long Term Master Plan (See Village Core Buildings Plan).
- The LUTF recommendation for the retail building is to repurpose it as Community Activity Center, providing meeting space and conference rooms for small to medium groups and activities until a Community Center can be built. As such, these three buildings are potentially tied up for the next 6-9 years. Since they are already over 40 years old, in nine years they may have reached the end of their useful life to Big Canoe, and could all be replaced with some other desired structure(s), as defined in a future update of the Long Range Master Plan.

Property Potential: The following options were considered for this property.

1. Leave as Green Space
2. Hiking/Fitness Trail from Fitness Center to Ball field (and perhaps elsewhere on this parcel)
3. Increase parking spaces for existing village core buildings, overflow for Fitness and Swim Club
4. High density dwelling units

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

1. **Leave as Green Space.** Leave the vacant land in its current state as wooded wilderness for the indefinite future. At some future time part or all of the land would possibly be

Village Core Property

developed as part of a Village Master Plan. Developing any long term facilities near the other buildings in the crescent now could restrict future use.

Positive:

- Preserves the character and beauty of Big Canoe as it exists today.
- Facilitates the next option (adding fitness and hiking trail from Fitness Center to Ballfield).
- No cost to the community.
- Supports continued use of the Admin and Chimneys buildings and does not infringe in any way on current leases.
- Continues the current revenue stream from the Chimneys and Admin buildings.
- Allows the utilization of the entire Village core until we are in a position to completely redesign the area and perhaps raze the buildings and create new opportunities for use and revenue for Big Canoe. This will be determined by a future update of the Long Range Master Plan.

Negative:

- No potential for increased revenue from the property.

2. **Hiking/Fitness Trails.** Authorize the Trails Committee to build trails from the Fitness Center to the Ball field (and perhaps elsewhere on this parcel, as determined by the Trails Committee.)

Positive:

- Preserves the character and beauty of Big Canoe as it exists today.
- Allows expansion of existing trails and the ability to add fitness stations on the trails.
- Does not require a long term (20-50 year) commitment that further development requires.
- Does not limit in any way future use of the Village Core land for uses after the existing buildings reach their end of life.

Negative:

- No potential for increased revenue from the property at this time.

3. **Increase Parking.** Provide additional parking for existing village core buildings, and overflow parking for the Fitness Center and Swim Club.

Positive:

- Already recommended to the POA under the Village Core Buildings Plan, and under consideration by the board.
- Relieves the acute shortage of parking today at Village buildings, Fitness Center, and Swim Club.
- Done properly, does not limit in any way future use of the Village Core for uses after the existing buildings reach the end of their useful lives.

Village Core Property

- Improves the ability of the POA and current lessees to expand the use of the existing buildings, driving more traffic and therefore more revenue to the Big Canoe POA.

Negative:

- No potential for increased direct revenue from the property at this time.
- Expense to increase the size of the parking lot (to be determined).

4. **High Density Dwelling Units.** Sell the property to a builder to develop condos or other high density dwelling units. These would come out of the 100 unit allocation that the POA owns as part of the property acquisition.

Positive:

- Proposed in the original master plot plan by the developer, which if developed, would increase revenue for the POA through assessments and developer fees.

Negative:

- The community has shown little interest in developing more high density housing units in Big Canoe and the terrain in this parcel is extreme.
- Expense to develop the property would have to go to a third-party builder.
- If developed as condo units, the units would require a condo association to handle common property expenses. The small number of condos would present a problem in terms of common maintenance expenses associated with exterior property, building exteriors, etc.
- Assessments and developer fees would be minimal in relation to the overall POA operating budget, since the number of units would be fewer than 20.
- Any housing would be extremely close to the Chapel.
- Serious negative impact on the homes across the stream from the site, which back up to the stream along the property.
- Development would be in the flood plan in case of a dam disaster.
- Any significant structures would nearly eliminate the potential optimization of the crescent of land on the southern edge of the village complex.

Conclusions:

1. **Leave as Green Space.** Leaving the area in a caretaker status as Green Space preserves all future options for the total development of the Village core land. Any development in this particular parcel would seriously impact the potential for the Village core redevelopment at a future point.
2. **Hiking/Fitness Trails.** Hiking/Fitness Trail could be a very low impact addition to hiking trails and exercise complex emanating from the Fitness Center. Any construction costs would be minimal and easily written off as a sunk cost down the road (if necessary).
3. **Increase Parking.** Anything that can be done to provide increased parking spaces for the Village, Fitness Center, Swim Club, and Interim Community Activity Center would be of great benefit. This has already been recommended to the POA, so no further action is required on this plan.

Village Core Property

4. **High Density Dwelling Units.** Developing high density housing (as outlined in the BCC early master plans) does not seem like an executable option given the severe terrain and the crowding created by the chapel complex. In addition, residence behind any potential high density units would be adversely impacted. Therefore, the LUTF concludes that building anything on this parcel at this time is not desirable.

Recommendations:

1. **Leave as Green Space.** Keep this parcel in a caretaker status as Green Space. This leaves open any options for redevelopment of the entire Village Core tract at a future time as part of an overall plan to be developed by a future update of the Long Range Master Plan.
⇒ **Trigger Event: No action required to leave as Green Space. Development of Master Plan for the Village Core property to be deferred to the next update of the Long Range Master Plan.**
2. **Hiking/Fitness Trails.** Authorize the Trails Committee to determine what additional trails and exercise stations are possible on the open land along the creek and lakeside.
⇒ **Trigger Event: POA Management to engage Trails Committee to review need for additional trails or exercise stations as soon as possible.**

Impact if Recommendation is Not Accepted: This is a status quo option so the impact is negligible.

Notes:

Completed by:	Dan Rubin, John Mann, Babs Price, Dick Scharf
Date: 02 August 2016	
Approved by LUTF:	<i>All members present at 8 August meeting (8)</i>
Date: 08 August 2016	
Reviewed by IPR Team:	<i>All members present at 14 July meeting (12)</i>
Date: 04 September 2016	
Approved by:	<u><i>Cecil Schneider</i></u>
Date: 05 September 2016	Cecil Schneider, Chair
Sent to the POA board on:	21 September 2016
Final Sent to POA board on:	30 May 2017

Sconti Point Property

Appendix 5: Sconti Point Property

Determine the best use for all purchased property

Land/Building Title: Sconti Point Tract

LUTF Lead:	Date Started:	Date Completed:
Dick Scharf	25 April 2016	11 July 2016

Location of Property in Big Canoe: Pickens County



No. Acres	Valuation	Per Acre	Total	Average
8.2	CBRE	\$298,780	\$2,449,996	\$2,474,998
	Norton	\$304,878	\$2,500,000	
Current Property Designation: (By BCC)		High Density		
Tax Evaluation (2015):		\$ 580,014		
Property Tax (2015):		\$ 142		

Description: Provide a detailed description of this parcel and or buildings.

Sconti Point Property

Sconti Point is located on Lake Sconti, with the golf course on the other side of the point. Sconti Point has a view of the clubhouse across Lake Sconti. Likewise, Sconti Point is the CenterPoint of the view from the Clubhouse.

Special Considerations: Sconti Point is the iconic view that everyone associates with the peaceful environment of Big Canoe. Its natural beauty combined with the location and rustic structure of the clubhouse sets a tone that speaks to the peacefulness and welcoming atmosphere so critical to preserving the character of Big Canoe.

Not surprisingly, protection of Sconti Point appears to have been one of the main drivers in the minds of the property owners who supported the concept of the purchase. Currently landlocked, most actions taken to bring an amenity package or any structural development will create the necessity for some serious road and infrastructure right of way restructuring.

Property Potential: Notwithstanding the perceived preference of the community as reflected in the majority vote to approve the purchase, the LUTF recognizes the need to objectively consider all potential options for future use of this pristine piece of property. Here are a few options that seem possible:

1. Modified par 3 golf course or extended golf practice range enhancements
2. Boutique Bed and Breakfast or Lodge
3. Educational wildlife kiosk along a walking exercise path, with or without one or two picnic shelters
4. Place in a Conservation Trust
5. Maintain the tract in its current status and use
6. Croquet Golf

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

1. Modified par 3 golf course (walking only)

Positive:

- With an aging population and a decrease in golf memberships, a modified par 3 course could serve as a catalyst to increase participation in the golf amenity.
- Par 3 would be an option particularly for weekend visitors and younger guests and would double as an enhanced practice facility to complement the improved driving range.
- This would, of necessity, be a walking only amenity that would not interfere with regular play on the Creek course. Could become functional with only 3-4 greens and modest clearing lanes.

Sconti Point Property

- An alternate option could be to make this a Frisbee golf amenity that would attract an entirely different set of users. This option might have a lesser impact on the trees and vegetation.
- A third alternative could be to use 2-3 greens as an extension to the practice facility being constructed in 2016. This option would take smaller greens, require less tree removal, and most probably would be used solely by the golfing community.
- Could be a modest revenue generator.

Negative:

- Creating access to this area would probably encroach on Creek #1. Access could be handled by a pathway across the first fairway with specific instructions for use.
- Activity would run parallel to Creek #2 with little room for a large buffer between both activities.
- Increased maintenance mission for the golf maintenance team and the probability of the necessity of adding different (smaller) maintenance equipment.
- If golf, as compared to Frisbee, starting and eventually caring for greens will be an increased workload for the golf maintenance staff.
- No matter whether this could become an extension to the driving range as a practice facility, a par 3 course or a Frisbee option, a certain number of trees will need to be selectively removed potentially impacting the scenic view from the clubhouse.
- Since projected use (and associated revenues) are difficult to predict, either Par 3 Golf or Frisbee, construction and maintenance expense would most likely exceed revenue, making either amenity a net drain for Property Owners

2. Boutique Bed and Breakfast or Lodge

Positive:

- One of the more pressing needs to support the wedding and business conference events appears to be the absence of a residential facility to accommodate short term visitors.
- In the original master plan for Big Canoe, provisions were envisioned to include a small boutique lodge (25 +/- rooms) that could support home sales as well as weddings, family reunions, business conferences and other events. . Sconti Point was one option for a location of choice.
- Assuming the construction could be made with minimal impact to the view of Sconti Point from the clubhouse, a B&B/Lodge could be a potential source of revenue that could reduce the direct impact on assessments to property owners
- During the work associated with the Long Range Master Plan, the need for a Lodge was identified as supporting routine visitors, guests of residents, and as an essential facility to support the wedding and reunion business at the Chapel, Chimneys and Clubhouse. Once the marketing responsibility for the continued health and growth of

Sconti Point Property

Big Canoe rests more squarely with the POA, this type of facility may become more essential to successful retail operations.

Negative:

- Given that the access to Sconti Point is so restricted, it can be postulated that infrastructure and building construction will have a significantly negative environmental impact on Sconti Point, Sconti Lake and Creek # 1 & 2.
- Right of way costs, supporting road construction and eventual traffic flow will have a negative impact on the Sconti View/Sconti Run neighborhoods.
- Despite the rather pressing need for a B&B/Lodge type facility, the obvious disruption, if not destruction, of the iconic view so important to the community and preserving the character of Big Canoe will have far reaching impacts from which the community may not recover.
- Potential/probable interference with golf operations and play on our Creek course.

3. Educational wildlife kiosks along a walking exercise path potentially with one or two picnic shelters similar to Wildcat shelters.

Positive:

- Minimal impact on the iconic view and introduces an opportunity to create an educational twist to our amenity package.
- Could create a half mile to a mile exercise path with stations for light exercise (similar to the one at the Dawson County Senior Citizens Home at Victory Park).
- Interspersing wildlife kiosks would give us as venue to advertise the breadth of nature resident within our community and further support our billing as a wild life sanctuary.
- Could include one or two picnic shelters, which could be accessible by boat/pontoon from the Canoe Lodge. Revenue could be derived by reserving the shelters, and parking would be available at Canoe Lodge. Some revenue could also be derived from boat rental from the Canoe Lodge. Alternatively, location of picnic tables on Sconti Point could be used by the increasing numbers of people who fish or boat on Lake Sconti.
- Done properly would be a venue for younger guests or residents.

Negative:

- Some modest increase to the maintenance budget will occur, and some infrastructure cost of building trails, benches, and potential picnic shelters. A dock would have to be built on both sides and a pontoon/boat acquired and maintained for that option. This would also require support from POA personnel in the Lodge to support boat rental. Alternatively, it could be handled from the Marina.
- Use levels cannot be projected, but based on past experience with stationing a Jonboat at the Canoe Lodge, it is unlikely that it will be a self-sufficient amenity.

Sconti Point Property

- No revenue will be generated other than reservation fees and boat rental fees if the picnic shelter option were exercised.
- Could create some negative interfacing with golfers on Creek #1 and #2 if trails are constructed. Picnic tables near the shore should not be an issue with golfers.

4. Place in a conservation trust/easement

Positive:

- Insures Sconti Point will be protected and unaltered into the foreseeable future while remaining true to the goal of preserving the character of Big Canoe.
- Is in synch with the apparent desire of the community to keep the Point pristine (vote coming in at 3:1)

Negative:

- Freezes or makes the opportunity for future boards to change, modify or alter the use of the Point, difficult at best.
- Requires expenses to set up the trust and for annual inspections.

5. Maintain the tract in its current status and use

Positive:

- Retains current use without restrictions.
- Keeps Sconti Point pristine in keeping with Character of Big Canoe.
- The least controversial option and clearly supports the will of the property owner vote.

Negative:

- Does not guarantee sanctity of Sconti Point into the future unless measures are taken by Policy or some type of Covenant to protect the property.

6. Croquet Golf. A group of residents have proposed establishing a Croquet Golf amenity in Big Canoe. The Sconti Point tract was suggested by this group as a potential site for the course.

Positive:

- Provides a site for an amenity requested by residents.

Negative:

- Only 9 families have requested this amenity. It is not known how many people are interested in such an amenity. As an amenity, it would need sufficient numbers of residents to justify expenditure of the course. Otherwise, the POA will need to subsidize construction and annual maintenance.

Sconti Point Property

- A sizable area of Sconti Point would require clearing of trees, and leveling of the land. Croquet Golf would require a perfectly flat area, which would entail extensive leveling of the land.
- Access to the course has the same issues as other uses of the property.

Conclusions:

1. A par 3 golf course would provide an additional amenity for Big Canoe that can serve older golfers or younger residents as a Frisbee golf amenity. However, this option requires removal of a significant portion of the trees on Sconti Point, as well as significant re-contouring of the terrain. Either alternative would negatively alter the character of Sconti Point.
2. While a lodge is needed in or near Big Canoe to provide better accommodations for short term stays, locating it on Sconti Point would negatively alter the charter of Sconti Point.
3. While building nature trails is within the scope of amenities that are attractive to Big Canoe residents, the lack of easy access to Sconti Point is a significant deterrent. The only viable alternative is to provide picnic tables near the lakefront on Sconti Point that could be accessible by boat or canoe. However, this would incur significant POA expense to check the picnic areas and remove trash.
4. Placing the property in a Conservation Trust or Easement is not an attractive alternative. The use of such arrangements does not present any tax advantages to a non-profit organization such as the POA. While Big Canoe has seven existing Conservation Trust agreements, these were established by the Big Canoe Company, which realized tax benefits that are not available to non-profit organizations. In addition, Sconti Point does not have any environmental or wildlife issues that warrant protection. *Reference: Analysis of Conservation Agreements.*
5. This option is considered to be the best use of this property to preserve the Character of Big Canoe and retain the property in its natural state. However, since we do not recommend placing the land into a Conservation Trust the POA needs to take steps to protect the property, first by adoption of a policy that protects this property into the future followed up by including protection of Sconti Point by consideration of a restrictive Covenant or other type of restrictive change to the deed.
6. Construction of a croquet golf course would destroy a significant portion of Sconti Point to create and level for the course. This option is not in keeping with the Character of Big Canoe. In addition, there is insufficient information to determine whether there are enough residents interested in this sport to justify expense of construction.

Recommendations:

1. The community has indicated it desires this area to be protected. It is our iconic view, the first place real estate brokers bring prospective clients, and is a source of pride for

Sconti Point Property

property owners in its current natural state. We believe the best option (5) is to **maintain Sconti Point in its current state, preserving the view, history and beauty**. Future boards may find one of the other options attractive, but the intent of the LUTF is that this property remains in a natural state in the long term, but without making an irrevocable decision or incurring additional cost to create a Conservation Easement. Therefore, we ***strongly recommend that the current board take the following actions, in the order presented:***

- a. In reviewing the board policies it was clear that the current board process of having two readings at formal board meetings for proposed revisions to policies, rules and regulations is not captured in the Board Policies. Therefore, a proposed revision to Board Policy 050 is included in [Attachment A](#). This makes two public readings for Board Policies and Board Procedures (as well as rules and regulations) a matter of policy. This does not impact General Manager Procedures. ***Note: This action has been approved by the board by the time of this report submittal.***
- b. Adopt a Board Policy that this tract should be preserved in its natural state. While policies can be changed, Board Policies must be reviewed by the board at two public board meetings prior to changing, so residents will have a two-month opportunity to comment and influence the board. A draft policy is included in this report as [Attachment B](#). This is viewed as a temporary measure until the next step is completed. However, at the time of completion of the next step this Policy 002 should be left in place to as a reminder that Sconti Point is an essential element in maintaining the Character of Big Canoe (Policy 001)
- c. The final step recommended by the LUTF is for the POA to find a method of protecting Sconti Point that requires a majority vote of the property owners to make any changes in the property.

➡ ***Trigger Event:*** *The POA board is requested to approve revisions to Policy 050 (which includes a new Procedure 050.2) and the draft Policy 002 as soon as possible. As noted above, the POA Board has already approved changes to Policy 050). This will protect Sconti Point and ensure that the policy to have two public readings before changing any policy is in place.*

Note: *Approved by POA board at April 2017 board meeting*

➡ ***Trigger Event:*** *As soon as practical, the POA board is requested to evaluate and determine the best method of preserving Sconti Point that requires a majority vote of the property owners to approve any changes to the property. Consideration should be given to use of a restrictive covenant or a restrictive deed on only this parcel.*

2. Although a Boutique B&B/Lodge is not suitable for Sconti Point, there should still be a substantive effort to find a suitable location within Big Canoe or at a nearby location –

Sconti Point Property

other than Sconti Point. This need is deferred to the next update of the Long Range Master Plan.

Impact if Recommendation is Not Accepted:

Attention, efforts and resources would be diverted from other more pressing decisions and actions, a needless distraction. Trying to lock down or develop one of the other options will reduce the opportunity to take advantage of some potential use down the road. Additionally, the adverse reaction of the Big Canoe residents will result in significant disruption of the ‘spirit of community’ of Big Canoe and forever alter the ‘Character of Big Canoe’.

Completed by:	<i>Dick Scharf, Don Rolader, Dan Rubin, Cindy Seifert</i>
Date: 15 June 2016	<i>(Rev 4-3-2017)</i>
Approved by LUTF:	<i>All members present at 11 July meeting (8)</i>
Date: 11 July 2016	
Reviewed by IPR Team:	<i>All members present at 14 July meeting (9)</i>
Date: 14 July 2016	
Approved by:	<u><i>Cecil Schneider</i></u>
Date:	Cecil Schneider, Chair
Draft to the POA board on:	20 July 2016
Revised:	30 December 2016
Final Sent to POA board on:	30 May 2017

Attachment A – Proposed Revision to Board Policy 050

BIG CANOE POLICY

050 Policy and Procedure

I. POLICY

The Board will create and periodically review Policies to ensure consistent administration of the POA's governing documents. Board Procedures are controlled by the POA board. Procedures are also developed and maintained by the General Manager. These are defined in the Responsibilities section of each Policy or Procedure.

New:

Revision of Board Policies, Board Procedures, Rules and Regulations: Board Policies, Board Procedures, Rules and Regulations can be amended from time-to-time, as deemed appropriate by the POA board and management. Proposed revisions to these documents must have a public reading at two formal meetings of the POA board to provide opportunity for resident input and discussion before they can be voted upon.

Procedures may be developed and documented to ensure accuracy and consistent results.

II. RESPONSIBILITIES

POA Board and General Manager

III. SCOPE

IV. DEFINITIONS

Policy: Defines the “what” or “why” of a major association position and may change over time by approval of the Board.

Procedure: Detailed action(s) necessary to fulfill a Policy and usually defines the “when”, “who” and “how.” Board defined and approved policies are likely to be firm over time in contrast to staff-defined procedures which will change as operations may require.

Note: The General Manager defines and maintains “*Management Directives*”, which define general management guidelines. In addition, the POA develops and maintains Rules and Regulations that derive their authority from Articles of Incorporation,

Sconti Point Property

Covenants, Bylaws and Board Policy. These documents can be found on the POA website: (<http://bigcanoepoa.org>)

Articles of Incorporation: See Note below.

Covenants: See Note below.

Bylaws: See Note below.

Board Policy: Big Canoe POA website then select Governance, Board Policies.

Rules and Regulations: See Note below.

Note: Big Canoe POA website, then select Governance, Governing Documents.

V. RELATED POLICIES AND DOCUMENTS

Approved: June 24, 2015

Revised:

Pages: 1

Sconti Point Property

Attachment B – Proposed New Board Policy

BIG CANOE POLICY

002 Preserve and Protect Sconti Point

I. POLICY

Preserve and protect the natural beauty of the Sconti Point tract in accord with Policy 001, Preserve and Protect the Natural Beauty of Big Canoe. This tract of property cannot be developed or otherwise altered without resident input and revision of this policy.

III. RESPONSIBILITIES

POA Board

IV. SCOPE

This policy governs all who enter Big Canoe.

IV. DEFINITIONS

Sconti Point is defined in deed.....(Add legal description of property, deed reference)

V. RELATED POLICIES OR DOCUMENTS

Reference: "The Character of Big Canoe". See Preface.

Approved:

Revised:

Pages: 1

Sconti Point Property

Proposed New Procedure 050.2

BIG CANOE PROCEDURE

Procedure 050.2

Public Notice for Revision of POA Policies, Procedures, Rules & Regulations

I. PROCEDURE

Proposed revisions of Board Policies, Board Procedures, Rules and Regulations must be published to the community prior to taking any action to revise these documents. As specified in Policy 050, such revisions must receive two readings at two different POA board meetings. The proposed revisions will be published through an E-mail Blast with details of the board agenda, distributed in written form at the board meetings where they are discussed, and/or published on the POA website. This notification will be followed for all meetings where the proposed changes will be discussed.

II. RESPONSIBILITIES

POA Board Secretary and General Manager

III. SCOPE

This procedure covers only revisions to the documents specified above. It does not cover procedures or other documents controlled by the General Manager.

IV. DEFINITIONS

V. RELATED POLICIES AND DOCUMENTS

Approved: New
Revised:
Pages: 1

High Gap Property

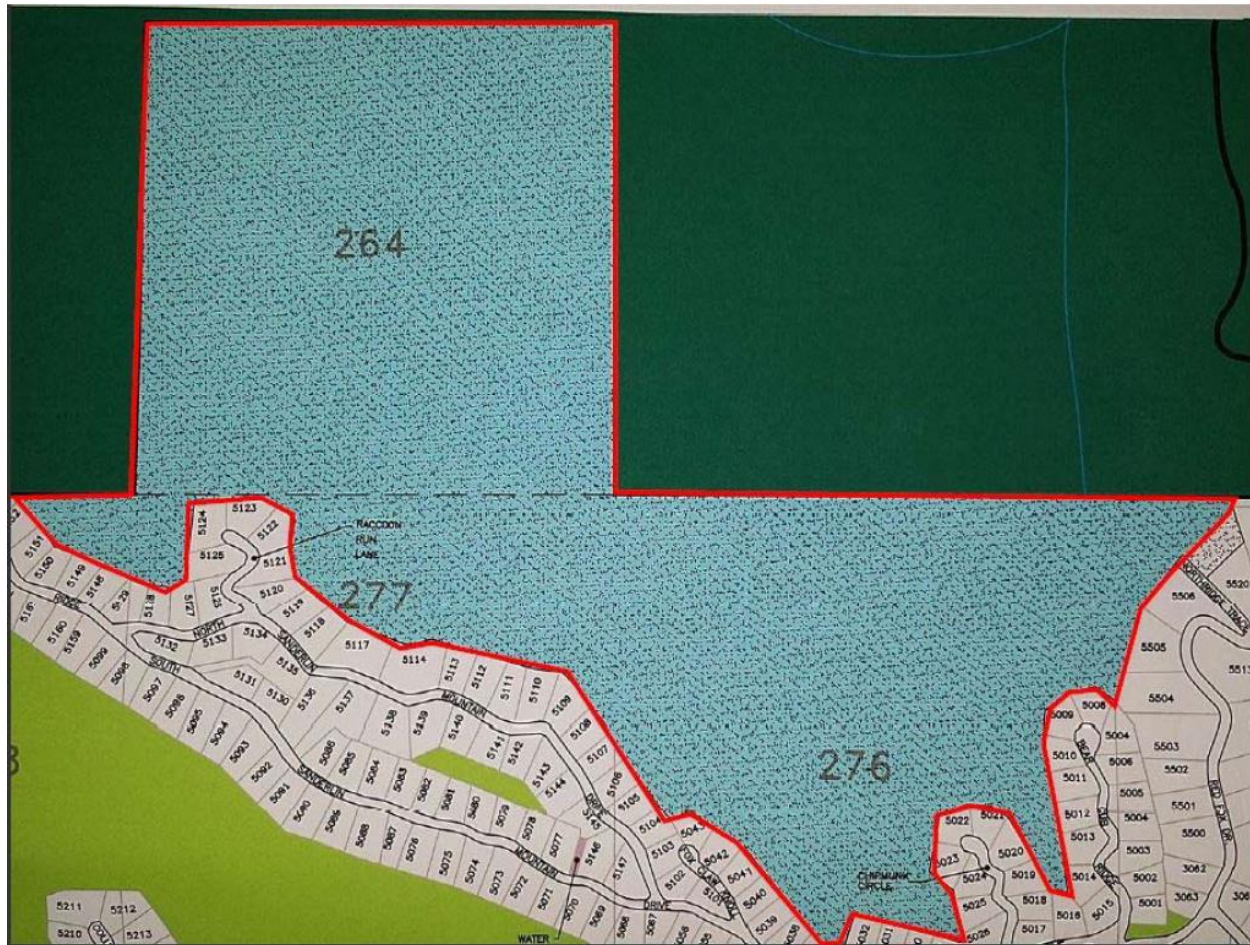
Appendix 6: High Gap Property

Determine the best use for all purchased property

Land/Building Title: High Gap Property

LUTF Lead:	Date Started:	Date Completed:
Cecil Schneider	25 April 2016	10 July 2016

Location of Property in Big Canoe: Dawson County



No. Acres	Valuation	Per Acre	Total	Average Total
332.32	CBRE	\$6,018	\$1,999,902	\$1,830,751
	Norton	\$5,000	\$1,661,600	
Current Property Designation: (By BCC)		Low Density mountain top land		
Tax Evaluation (2015):		\$1,844,254		
Property Tax (2015):		\$9,567.97		

High Gap Property

Description:

High gap is located on the north side of Big Canoe, directly north of Sanderlin Mountain and west of Wet Mountain. It is bounded on the north by Dawson Forest, which is owned by the Department of Natural Resources. Approximately 50% of the land juts into Dawson Forest: Approximately 160 of the 332 acres are in Land Lot 264 (the square jutting into Dawson Forest), with approximately 172 acres located south of LL 264 in Land Lots 276 and 277. The land is heavily wooded and is accessible by one road from Big Canoe. It cannot be assumed that water, electricity and telephone utilities are sufficient at the single entrance (or from other locations with an easement) to service this area without further research. The cost of providing the services has not been estimated.

Special Considerations: Factors that may impact potential use or disposition of this parcel:

- Some property lots at the top of Sanderlin Mountain have only a small amount of newly purchased property between their lot line and existing Dawson Forest property. Property lots on Red Fox Drive also have a small buffer of the newly purchased property between the lot and existing Dawson Forest property. Some of the Red Fox Drive lots have existing POA Green Space between the lot and Dawson Forest.
- High Gap terrain is rugged and will need extensive work to build roads and bridges, and to install utilities, water, etc. *Attachment A* shows a contour map of the High Gap property.
- There is no infrastructure on this tract.
- There is only one road leading to this tract: Northridge Trace, off of Red Fox Drive.

Property Potential: The following options were considered for this property.

1. Sell to DNR for integration into Dawson Forest
2. Develop as lots to expand Big Canoe
3. Designate as Green Space
4. Build Jeep, ATV, Horse and/or walking/hiking trails
5. Designate as a wildlife nature park
6. Cut timber/Log the property
7. Resident hunting area/Wilderness camping area
8. Construct mountain biking venue
9. Zip Line Course
10. Conservation Trust/Easement/Bank

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

High Gap Property

1. **Sell to DNR for integration into Dawson Forest.** The current map of Dawson Forest is included in [Attachment B](#). There are two alternatives to this option:

A: Sell the entire tract: 332 acres.

- Offering Price:

Per Acre	\$ 6,000*
Total Acres	332.32
Total Price	\$ 1,993,920

* *This is a starting point for negotiations.*

B: Sell only the tract that is north of the current northern boundary of Big Canoe. i.e., Land Lot 264. This is the more likely option since DNR will probably want to retain a straight southern property line for the southern border of Dawson Forest.

- Offering Price:

Per Acre	\$ 6,000*
Total Acres	160
Total Price	\$ 960,000

* *This is a starting point for negotiations.*

Positive:

- Norton Agency has reported that DNR has interest in the property for the Dawson Forest Wildlife Management Area (WMA). (See Notes 1 & 2).
- Selling the property provides a near term payback on the acquisition, providing income to pay down part of the loan (within the limits of early payoff on the loan). For either option above the income from any sale will likely be below the \$2 M annual pay down limit of the loan.
- Selling the property relieves the POA of the tax burden, liability burden and maintenance of this property.
- Due to the extreme topography and remoteness from a public access, it is unlikely that this property will see much public foot traffic.
- Discussions with the GA Fish and Wildlife Service (F&WS) indicate that they have an interest in protecting the High Gap property because it contains an endangered Bat species. The F&WS could provide supplemental funding to DNR to add to DNR funding on a purchase of High Gap property. Since the Bats are on the entire 332 acre High Gap property, this could influence how much of the property would be of interest to DNR/F&WS.

Negative:

- If Option 1.B is followed (DNR has no interest in Land Lots 276 and 277) then we will need to decide what to do with the remaining tract. The remainder of

High Gap Property

the property will then fall under one of the other alternatives considered for this tract.

- Reports from Norton Agency after the initial contacts within DNR indicate that while DNR has interest in the property there are no funds in the near-term budget to purchase the property. In addition, their initial purchase offer is only about \$2,000. However, if F&WS funding were available, this could raise the sales price of the property. In addition, discussions with conservation specialists indicate that additional funding may be available from other foundations that specialize in species preservation.
- Hunting is permitted in Dawson Forest, but there do not appear to be any signs along the perimeter prohibiting hunting within a certain distance from inhabited areas or roads, or to warn of homes nearby. One sign found near the border with Big Canoe are shown in [Attachment C](#). To protect nearby homes it would be desirable to have warning signs inside the boundary.
- Contacts:
 - ✓ GA Department of Natural Resources (DNR)
 - Steve Friedman (404) 656-9173 Steve.friedman@dnr.ga.gov
 - ✓ US Fish and Wildlife Service, (706) 613-9493, Ext. 236

2. Develop as lots to expand Big Canoe

1. Big Canoe Company submitted a plat of the High Gap area as part of the approval process for the Wildcat development on August 27, 2001. This plat shows 49 lots of varying size, as shown in [Attachment D](#). BCC later developed a plat of High Gap & (July 2008) that shows 45 large lots on the 332 acre site, as shown in [Attachment E](#). The proposed lots are approximately 2.5 acres, or more. Both plans show a main road with access from Northridge Trace, off of Red Fox Drive. Any developed lots in High Gap would be deducted from the 100 lots that can be developed by the POA within Mother Canoe, per the purchase agreement with BCC. Since the POA is not in the development business, the property would be sold to a developer – either the buyer of the Potts Mountain property or an independent developer/builder.
2. The financial projections below assume a land value of \$6,000 per acre as identified in the CBRE appraisal. The estimated sales price per lot equates to a minimum finished house cost of \$500,000 to \$600,000.
3. Option 2.A. If Option 1.A were achieved, then Option 2 goes away since there will be no remaining property to develop.
 - If neither Option 1.A nor 1.B is achieved, the entire tract could be developed, with 45 lots (Per the 2008 plan). Note: Only the buildable lot property would be sold to protect the remaining property as Green Space. If the entire tract were to be sold the potential purchaser could potentially alter

High Gap Property

the site plan to build more lots unless stringent restrictions were placed in the deed.

Development Cost: Roads, bridges and utilities	\$3.8 - \$4.0 million
Cost per lot to recoup development costs:	\$85,000 - \$90,000
Estimated sales price per lot (assume all are equal value):	\$125,000*
Estimated gross sales price of land to a developer:	\$675,000**

* Assumes 20% profit on land cost and estimated development costs.

** Lot acreage only (112.5 acres)

- Option 2.B. If Option 1.B above is achieved and Land Lot 264 is sold to DNR that would leave approximately 21 buildable lots in Land Lots 276 and 277. Note: Only the buildable lot property would be sold to protect the remaining property as Green Space. If the entire tract were to be sold the potential purchaser could potentially alter the site plan to build more lots unless stringent restrictions were placed in the deed.

Development Cost: Roads, bridges and utilities,	\$1.7 - \$1.8 million
Cost per lot to recoup development costs:	\$80,000 - \$85,000
Estimated sales price per lot (assume all are equal value):	\$120,000*
Estimated gross sales price of land to a developer:	\$315,000**

* Assumes 20% profit on land and cost and estimated development costs.

** Lot acreage only (52.5 acres)

Positive:

- Would provide income to the POA from the sale of the property. Under the two options above the amount the POA would realize from sale of property that can be developed is:
 - Option 2.A \$675,000
 - Option 2.B \$315,000

High Gap Property

- Would provide annual operating income by creating lots/houses subject to assessments – Currently \$245. Annual income would be as follows, assuming all lots have houses:
 - Option 2.A \$11,025
 - Option 2.B \$ 5,145
- This would not occur for at least 10 years – maybe longer.
- Over half of the property would be green space because of the terrain.
 - Option 2.A 66%
 - Option 2.B 70%

The Green Space for the proposed 2001 development is shown in *Attachment F*.

Negative:

- Entire buildable tract would have to be sold to a developer since it will require expensive infrastructure construction. This is not likely to occur in the near term (next 10 years) unless the economy improves dramatically.
- Lots would have to be large because of the terrain, approximately 2.5 acres or more.
- Over half of the tract will be unbuildable, but will become Green Space.
- The segment of High Gap in Land Lot 264 would project into Dawson Forest, under Option 1.A.
- There is no location for a ‘rear’ emergency exit if this land were developed as housing.

3. Designate as Green Space

The entire High Gap property (Option 1.A), or just the property in land lots 276 and 277 (Option 1.B) can be used as open Green Space. This space could still be set up in a Conservation Easement or a Conservation Trust with a limited time limit (10 years), and trails could also be built on all or part of the property.

Positive:

- Many residents will consider this is what they intended when they voted for the purchase – to convert everything to Green Space.
- As long as the property is kept in Green Space (with or without trails, etc.), there will be little or no expenses, other than taxes.
- We may need to do nothing to maintain it as green space. It is effectively green space today, and is owned by the POA. It cannot be developed unless the POA chooses to do so.
- The Trails Committee recommends that a $\frac{3}{4}$ - 1 mile closed-loop trail be built from Northridge Trace, as discussed in Option 4 below.

High Gap Property

Negative:

- No potential for income from the property.
- We pay taxes on it and have potential liability for what occurs there, including dealing with forest fires.

4. Build Jeep, ATV, Horse and/or walking/hiking trails

Positive:

- Will provide the community with additional trails, which are one of the highest used amenities. The POA Trails Committee was asked to look at this site (as well as all other acquired properties) to determine the suitability of building trails in High Gap. Several members of the Trails Committee and the Task Force hiked part of the property, entering at the single entrance to the property from Northridge Trace. The Trails Committee has made the following recommendation to the Task Force:

- ✓ *An exploratory "hike" on 25 May 2016, starting at the end of Northridge Trace and following around to the west, was enlightening. The area has*



many large "old growth" trees as well as numerous stands of mountain laurel. We believe, if a trail is constructed along common contour lines, the terrain would not be too much of an issue. A circular trail of approximately 3/4 of a mile should nicely fit in this area. The construction of a trail in this area would adhere to one of the goals of the Trails Committee, providing trails in every neighborhood in Big Canoe. The larger square area further to the west we feel would not be a good choice for trails due to the extreme steepness of the terrain. Ted Eutermarks, Chairman, Big Canoe Trails Committee

- Horse trails will provide the community with an amenity asked for by some residents.

Negative:

- No revenue to offset the purchase price
- Would require expenditure on the part of the POA to build and maintain the trails.

High Gap Property

- Horse trails will be much more expensive than building walking trails since they would need to be wider, firmer and with less slope than walking trails. It would be too expensive to provide horses, barns, caretakers, etc., so there would have to be a large parking area for parking of horse trailers. It is also not clear that there is sufficient interest to justify building horse trails.
- The terrain on the property is too rugged for Jeep trails without encountering dangerously steep slopes. These trails would require expensive maintenance. Jeep trails would negatively impact Wildcat and/or Falls Creeks, and downstream the Amicalola River due to siltation. Both Wildcat and Falls Creeks contain wild Rainbow Trout and it's likely the DNR would oppose any potential siltation to protect water quality.
- ATV trails would require changes to POA Rules and Regulations to permit motorized vehicles (other than Jeeps) on trails. Would likely be perceived by most residents (especially nearby homes) as a negative change because of the noise. Additionally, it would be difficult to restrict the vehicles to the trails, and could result in extensive damage to the environment by driving vehicles off the trails.

5. Designate as a wildlife nature park

This option would leave the High Gap property (All or part, dependent on Option 1 result) as a wildlife habitat for endangered species, such as the Bats.

Positive:

- No development in this area.
- Could still build trails for community use.
- Could potentially be placed in a Conservation Trust or converted to Green Space through a Conservation Bank.

Negative:

- No revenue to offset the purchase price
- A Conservation Trust/Easement deeds the property to an approved trust, and is held in perpetuity. The POA loses all control of the property if placed in a Conservation Trust. An appraisal less than 60 days old is required as part of the creation of the conservation easement. This also requires periodic monitoring reports to assure that the property is being maintained to the terms of the agreement.
- A Conservation Bank set up to protect the Bats has the same issues as the Conservation Trust.
- See Option 10 for further information on Conservation Trusts/Easements.

6. Cut timber/Log the property

High Gap Property

Positive:

- Would provide income to the POA to pay down debt, but would probably be limited. Most trees are hardwood and would require very selective thinning, thereby increasing the difficulty and related costs to timber the site..
- Could be selectively cut retaining important tree cover.
- Selective thinning could provide better access to the area.
- Property will still fall into one of the ‘use’ categories once the trees are cut.
- Logging roads could be used to develop trails

Negative:

- May be difficult to find someone to cut the trees since the property is populated by varying hardwood trees.
- Cleanup after logging should be required as part of the timber contract, but would still be disruptive to environment.
- Significant siltation issues could occur and mitigation could be difficult and expensive.
- Would be disruptive to neighboring residents during timbering operations.
- Would leave dead branches, stumps, etc. unless they were required to be removed, ground up/chipped or buried as part of a logging contract, which would reduce income.
- Would necessitate large logging truck traffic between Northridge Trace and the North Gate. This would mean several trucks a day, tracking mud/dirt onto Red Fox Drive. In addition, none of these roads are designed to accommodate semi-trailers of this size, and would result in extensive damage to road shoulders and undue wear and tear to the roads.
- Would likely result in numerous resident complaints, during and long after the timbering operations.

7. Resident hunting area/Wilderness camping area

Build cabins for renting to hunters and/or hikers. These would be no-frills cabins with few amenities, suitable for short stays during hunting, similar to the shelters on the Appalachian Trail.

Positive:

- Wilderness camping area would be inexpensive to create and provide another amenity in Big Canoe.
- Could serve as onsite hunting for the community, including residents, renters and visitors, without having to leave Big Canoe. Would require Georgia hunting license and permit from DNR to hunt in Dawson Forest since there is no set border between the two properties.
- Could attract younger people to hunt – especially if we build cabins.

High Gap Property

- Could easily tie into trail system for hikers

Negative:

- Residents can currently hunt in Dawson Forest, which is only a short drive outside the gates. DNR may not permit hunters from Big Canoe to enter Dawson Forest, even with permits.
- Property is very rugged compared to areas within Dawson Forest, and it would be difficult to haul out harvested game.
- Cabins would require POA operations that do not currently exist – to handle reservations, maintenance/cleanup, etc.
- Having cabins for rental to hikers would require a more extensive trail system than being considered for hiking trails. Construction of cabins runs the risk of creating siltation issues, so normal siltation prevention measures would have to be enforced during construction.
- Would require at least an unpaved road from Northridge Trace to the cabin area.
- Based on the age distribution of Big Canoe, the percentage of hunters in the Big Canoe population is probably very low. It would be used mostly as an attraction for guests and visitors.
- There will be concerns from nearby residents about noise and safety with hunters nearby. (Note: This condition already exists in parts of Big Canoe that currently back up to Dawson Forest.

8. Construct mountain biking venue.

There is an active and growing population of mountain bikers in the Southeast who could be enticed to come to Big Canoe to participate in this sport.

Positive:

- Would not require extensive infrastructure other than a larger parking area near the end of Northridge Trace then would be required for hiking trails.
- Other Big Canoe amenities, and short term rentals, could be utilized by this community since they would be required to be guests of owners or visitors renting houses, condos, etc.
- This activity is not noisy, disruptive, nor does it encroach on current property owners

Negative:

- Would require construction costs for parking and clearing of bike trails.
- Additional workload on Public Safety to respond to accidents
- Potential liability for injured bikers

High Gap Property

- Advertising costs to reach this community – could be integrated with other advertising by POA and realty companies.

9. Zip Line Course

Zip lines are increasingly popular attractions. The terrain of High Gap lends itself to one or more zip lines. These could be arranged in series to provide increased interest.

Positive:

- Would provide another amenity for young people, either residents, guest or visitor
- Could provide income to offset cost of construction
- Could be interfaced with hiking trails to provide an alternate return path from higher elevations.

Negative:

- Would require larger parking area than planned for hiking trails.
- Potential liability for injuries.

10. Conservation Trust/Easement/Bank

The High Gap tract is a sufficiently largely large wooded property that it initially looked attractive to set the property aside into a Conservation Trust, Easement or Bank. There are five tracts of land within Big Canoe that are currently set up in Conservation Easements with North American Land Trust:

- Wildcat Recreation Area (2001)
- McDaniel Meadows (2001)
- High Gap V (2001)
- Laurel Ridge (2001)
- Main Gate Neighborhood (2002)

These tracts are shown in *Attachment F*. Three of these easements include properties that surround home sites in High Gap, Laurel Ridge and Blackwell Creek. McDaniel Meadows is the site of walking trails and the Dog Park. The Wildcat Recreation Area easement is the site of the Wildcat recreation activities area.

Meetings and telephone conferences were held with three companies involved in developing these types of contractual relationships to learn more about these types of arrangements. These included:

- Georgia Mountain Conservation Trust, Jasper Georgia. George Kimberly, Executive Director
 - <http://www.mctga.org/>

High Gap Property

- Mitigation Management, Trey Evans, Co-Founder and Partner, (404) 308-0662 trey@mitigationcredits.com and Pam Sunderland, CEO Clean Water Land, LLC, (404) 764-9945 pam@cleanwaterland.com
 - <http://www.mitigationcredits.com/>
 - <http://www.cleanwaterland.com/>
- Corblu Ecology Group, LLC. Gregory P. Smith, CEO; Jennifer P. Pahl, Director of Mitigation Markets & Policy
 - <http://www.corblu.com/>

Two of these were meetings in Big Canoe, and the Mitigation Management meeting was held via conference call. Cecil and Phil participated in all meetings. A significant amount of information was obtained during these meetings. One thing became clear early in these conversations – Conservation Mitigation Banking was not a viable option since the property is environmentally in pristine condition, with nothing to mitigate. We also learned that the High Gap area contains bats, which are an endangered species and of interest to the Fish and Wildlife Service.

The Fish & Wildlife Service might be able to raise additional funds to help DNR purchase the property to add to Dawson Forest, by kicking in approximately \$2,000 per acre. (See Option 1) In addition, during discussions with Pam Sunderland we learned that there are other foundations that specialize in conservation (She called them the ‘gang of 7’) and they could be approached to seek out additional funding to add to what DNR and F&WS could provide. She suggested that we would need to approach our political representatives to help with getting funding written into legislation. This would require someone ‘dedicated’ to working on getting funding and following up on progress, and working with other foundations to obtain funding. We asked if she would be available for a consultation job – she does not work on commission and therefore would need to be funded as a private consultant. Since the POA has an existing agreement with Norton to sell any property that was in the purchase from BCC, we would need to get Norton to agree to take on Pam (or someone else) as part of the commission. For Norton to do this, they would need to obtain an increased sales price from the property to justify the additional expense from their commission.

Positive:

- A Conservation Trust, Easement or Bank would protect the property from future development.
- Obtaining assistance from F&WS could provide additional funding to help DNR purchase the property for addition to Dawson Forest.
- Additional funding from other Foundations could provide additional funding to help DNR purchase the property.

Negative:

High Gap Property

- A Conservation Trust or Easement requires a deed transfer and ties up the property forever. While conditions could be established in the deed transfer to provide for trails and other limited uses, any future changes in use would require negotiation with the trustee.
- A Conservation deed transfer would require additional funds from the POA.
- Obtaining funding from DNR, F&WS and other foundations will not be short term process. Obtaining services from a private consultant would be necessary to provide dedicated long term attention obtaining political and other assistance. This would have to be negotiated with Norton to include in their current sales agreement.

Conclusions:

1. **Sell to DNR for integration into Dawson Forests.** This is the preferred option, but totally depends on availability of funds at DNR to purchase all or part of the property. The preference is to sell the entire Tract to DNR, with funding assistance from F&WS and any other organizations that could be convinced to help with funding. The fallback preference is to sell just LL 264 (Option 1.B), and retain the remaining property as Natural Green Space, with walking and hiking trails. The LUTF realizes that it will take some time to sell the property since DNR currently has no budget to purchase the property. In discussions with DNR, Fish & Wildlife Service and others there are several potential sources of funds to help DNR in purchasing the property. It will take someone to make contacts and continue a dialogue with them over an extended time to put together a constituency to make the purchase possible. Based on this research, it is recommended that the services of Pam Sunderland, CEO Clean Water Land, LLC, (404) 764-9945 pam@cleanwaterland.com be retained by the real estate firm engaged to sell the property. Ms. Sunderland has the necessary contacts and experience in the industry to engage the right agencies and foundations to obtain the necessary funding.
2. **Build lots to expand Big Canoe.** While this option could provide income to the POA through sale of the property to a developer, (and also additional income from property assessments) this is not a desirable option. Unless the economy improved dramatically in the near term, any sale of the property is not anticipated in the foreseeable future. However, if part or all of the property is not sold at some point in the future, the POA board at a future date could reconsider this option if deemed attractive at that time.
3. **Convert to Green Space.** This option can be part of most of most of the other options. It is deemed attractive from the community viewpoint to maintain all of most of the property in its natural state.
4. **Build Jeep, ATV, Horse and/or walking trails.** Construction of trails other than walking or hiking trails is not considered feasible for Big Canoe. Building a walking or hiking trail is recommended by the Big Canoe Trails Committee – this option can be included with Option 1.

High Gap Property

5. **Designate as a wildlife nature park.** This option is option (and Option 3) produce essentially the same end result – to keep the property in its natural state. This is a desirable result from the viewpoint of most of the community.
6. **Cut timber/Log the property.** While there may be some short term cash from cutting and selling timber this option is not considered to be in the best interest of the community. Damage to the roads between Northridge Trace and the North Gate, in addition to disruption to the traffic, the noise in this area during logging and the debris left behind a logging operation is considered detrimental to the *Character of Big Canoe*.
7. **Resident hunting area/Wilderness camping area.** This is not a considered to be a good use for the land. A very low percentage of the Big Canoe population would use the property for hunting. Good hunting areas are nearby in Dawson Forest (over 10,000 acres) as well as other areas of north Georgia. In addition, noise and the potential danger from hunters in the proximity of nearby residents would create additional liability for the POA. Finally, the terrain is not suitable for hunting, and would make removal of the animals difficult. However, building small rustic cabins for rental to hikers is something that could be of interest for future updates of the Long Range Master Plan.
8. **Construct mountain biking venue.** While similar to hiking and walking trails, mountain biking trails are not believed to be something that could be pursued at this time – mostly because of the age demographics of the community. As the average age decreases in the future this is something that future updates of the Long Range Master Plan could consider. Building a mountain biking amenity solely for visitors and guests (who would be the primary users at this point in time) is not considered a good expenditure of POA funds in the near term.
9. **Zip Line Course.** Building a Zip Line Course is not considered to be a good use of POA funds at this time, mostly because of the demographics of the community, as noted in Option 8. This is an amenity that future updates of the Long Range Master Plan could consider.
10. **Conservation Trust/Easement/Bank.** These types of agreements are not considered to be a viable option for the POA since it is a non-profit organization. While there are currently five Conservation Easements that the POA has inherited from the developer, the POA does not enjoy the same tax advantages that prompted the Big Canoe Company to establish these agreements. Conservation Banking is not suitable because of the high risks and costs to the POA that would be incurred. However, the discussions on these agreements provided insight into the path forward on building in political support to obtain funding for purchase of the property by DNR.

Recommendation(s):

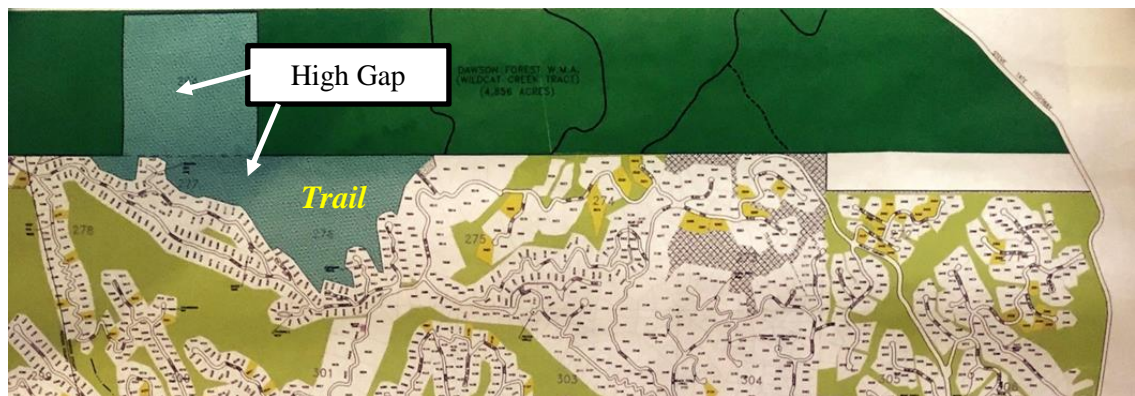
1. **Sell the property to DNR for Dawson Forest use.** The preferred option is 1.A to sell the entire 332 acre tract to DNR. The fallback option is to sell only Tract 1.B (LL 264: 160 acres). These estimates do not include Norton's agent fee of 2%.

High Gap Property

- a. Option 1.A: 332 Acres - Potential income
 - i. High (\$6,000/acre) Total: \$1.99 M
 - ii. Low (\$2,000/acre) Total: \$0.66 M
- b. Option 1.B: 160 acres - Potential income
 - i. High (\$6,000/acre) Total: \$0.96 M
 - ii. Low (\$2,000/acre) Total: \$0.32 M

Special stipulations:

- A buffer of 300 feet will be included as a special consideration to prevent hunting within this buffer. No Hunting/Trespassing signs will be posted on the 300 foot setback line from existing Big Canoe lots. These signs should be posted along the entire boundary with Big Canoe – not just the property being purchased.
- Any established trails on the property will continue to be used by the POA as an amenity.
- Authorize the General Manager to solicit services of an agent to sale the property. The solicitation should require the agent to include a private consultant (Pam Sunderland or someone with similar experience and contacts) to build a political and institutional constituency for obtaining additional funding to increase the overall sales price of the property to DNR. The goal is to build the funding to the appraised value of \$6,000/acre.



➡ **Trigger Event:** Action on this item should be as soon as possible. The first action is to authorize the General Manager to solicit and engage a real estate agent to sell the property, per the Special Stipulations above.

- 2. **Trails.** It is recommended that the Trails Committee be authorized to build a walking/hiking trail from Northridge Trace. Per the recommendation of the Trails Committee this would be from $\frac{3}{4}$ to 1 mile long. In addition, an appropriately sized parking lot will be required at the current end of Northridge Trace. This will require

High Gap Property

a culvert from the road to the parking lot, in addition to grading and paving (or rock) the lot and entrance from the road. The Trails Committee would like to start construction on this trail in the fall. If the property is later sold to DNR this would be an existing trail at that time and continued use would need to be negotiated into the sales agreement.

➡ **Trigger Event:** Action on this item should be accomplished as soon as possible. The POA Trails Committee is ready to start construction when approved.

3. **Wildlife Park.** Until such time as the property (or part of it) is sold to DNR, the High Gap tract should be designated as a Wildlife Park and included with other Green Space, for use by Big Canoe residents, guests and visitors. Other than the walking/hiking trail noted above, the majority of the property would remain in its natural state. Hiking within the property off developed trails would be authorized but at the hikers risk.

➡ **Trigger Event:** Action on this item should be accomplished as soon as possible.

4. **Other.** In the long term, some of the suggestions in the above options may provide some merit for consideration in the next update of the POA Long Range Master Plan. These include:
 - a. Rustic cabins for rental to hikers
 - b. Mountain bike venue
 - c. Zip line course

➡ **Trigger Event:** Action on this item is deferred to the next update of the Long Range Master Plan

Impact if Recommendation is Not Accepted:

- If no actions are taken by the POA board the property will remain in its current state.
- In the longer term, further action should be deferred to the next update of the Long Range Master Plan, which will need to consider some of the other options that were not recommended. Some may not be seen by the community as a desirable option.
- If Option 2 were exercised it will be a long time before any income will be produced from this tract if sold for development. The economy will need significant recovery before a potential developer could justify spending significant resources in purchase and development.

Notes:

1. As part of the agreement in purchasing the property from BCC, the Norton Agency had an option for one year to resell any of the property. This agreement included a 2% commission on property sales. However, as of the date of this report, the agreement with

High Gap Property

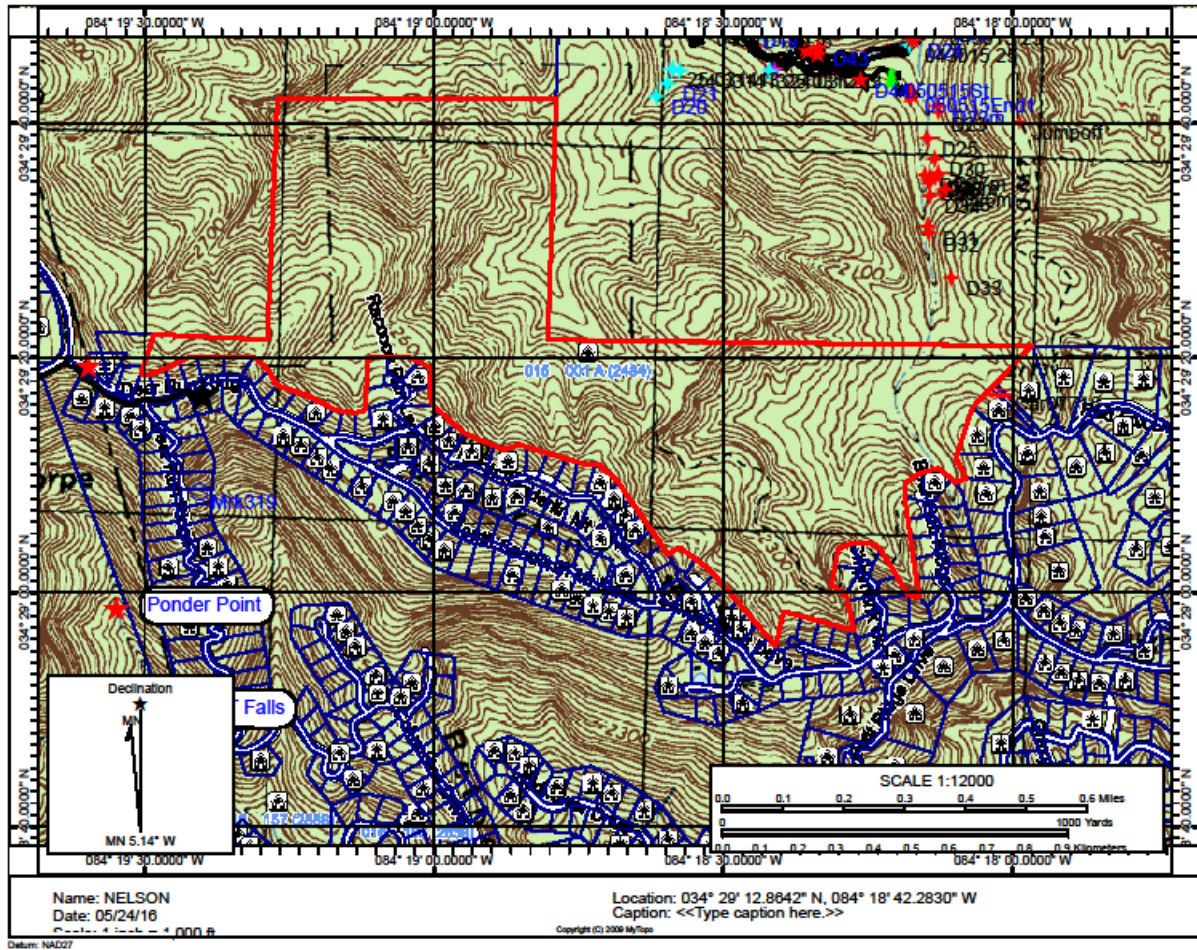
Norton Agency has expired, and the POA will need to make other arrangements for selling the property.

2. Norton was authorized by the POA board in in early 2016 to contact DNR regarding their interest in purchasing all or part of the High Gap property.

Completed by:	<i>LUTF – All members</i>
Date: 11 July 2016	
Approved by LUTF:	<i>All members present at 11 July meeting (8)</i>
Date: 11 July 2016	
Reviewed by IPR Team:	<i>All members present at 14 July meeting (9)</i>
Date: 14 July 2016	
Approved by: Date:	<u><i>Cecil Schneider</i></u> Cecil Schneider, Chair
Draft to the POA board on:	20 July 2016
Revised:	30 December 2016
Final Sent to POA board on:	30 May 2017

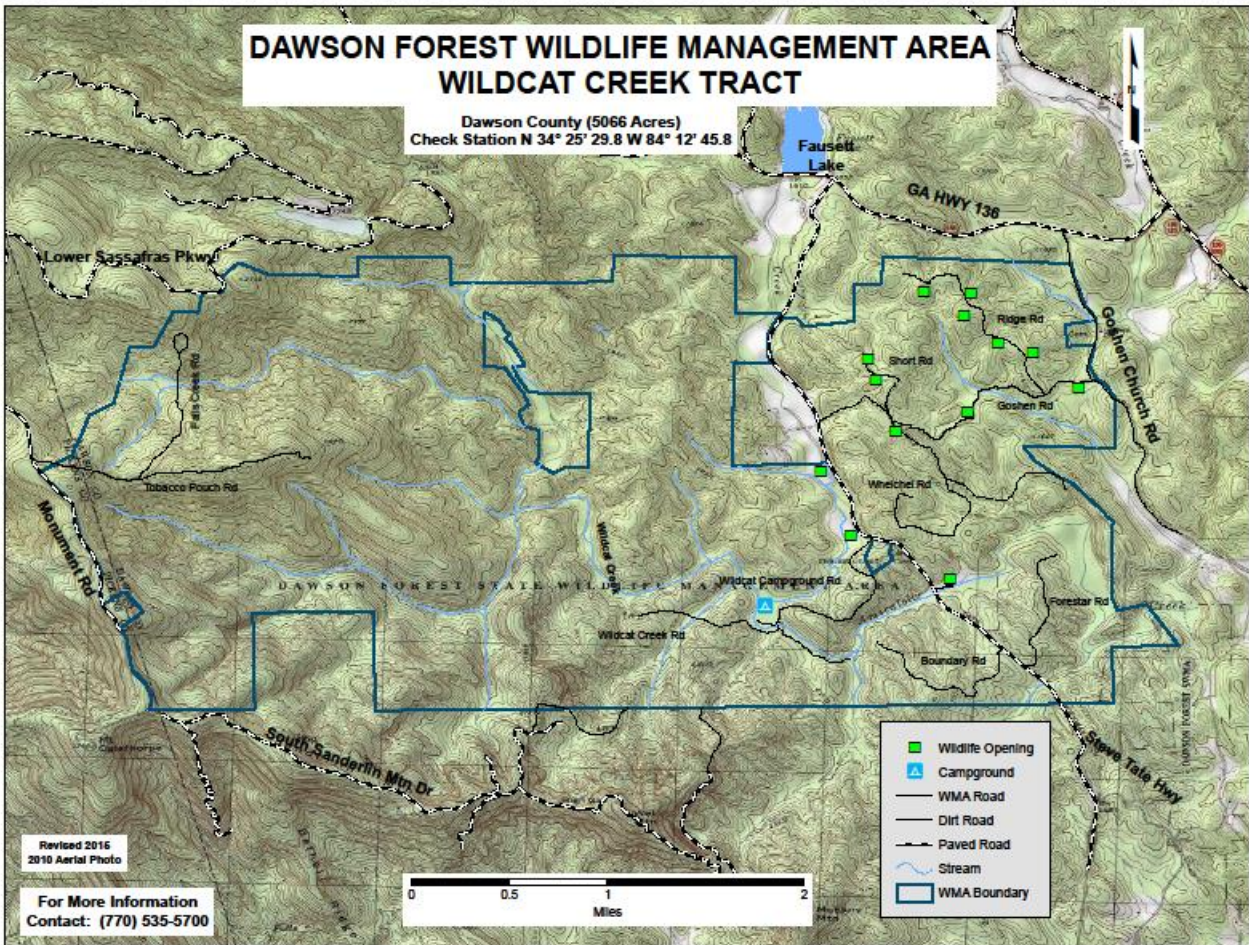
High Gap Property

Attachment A - High Gap Contour Map



High Gap Property

Attachment B - Existing Dawson Forest WMA Tract



High Gap Property

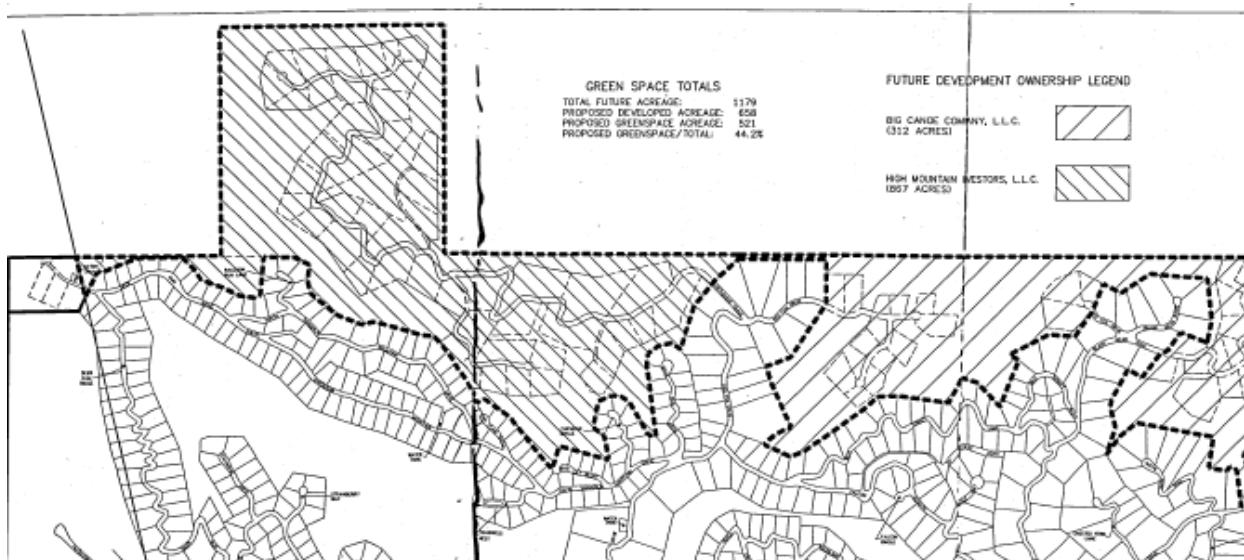
Attachment C – Warning Sign in Dawson Forest



Sign North of Wildcat - Facing Big Canoe Property

High Gap Property

Attachment D - Big Canoe Company Proposed Lot Layout for High Gap (2001)



This layout has 49 lots of varying size, dependent on terrain.

High Gap Property

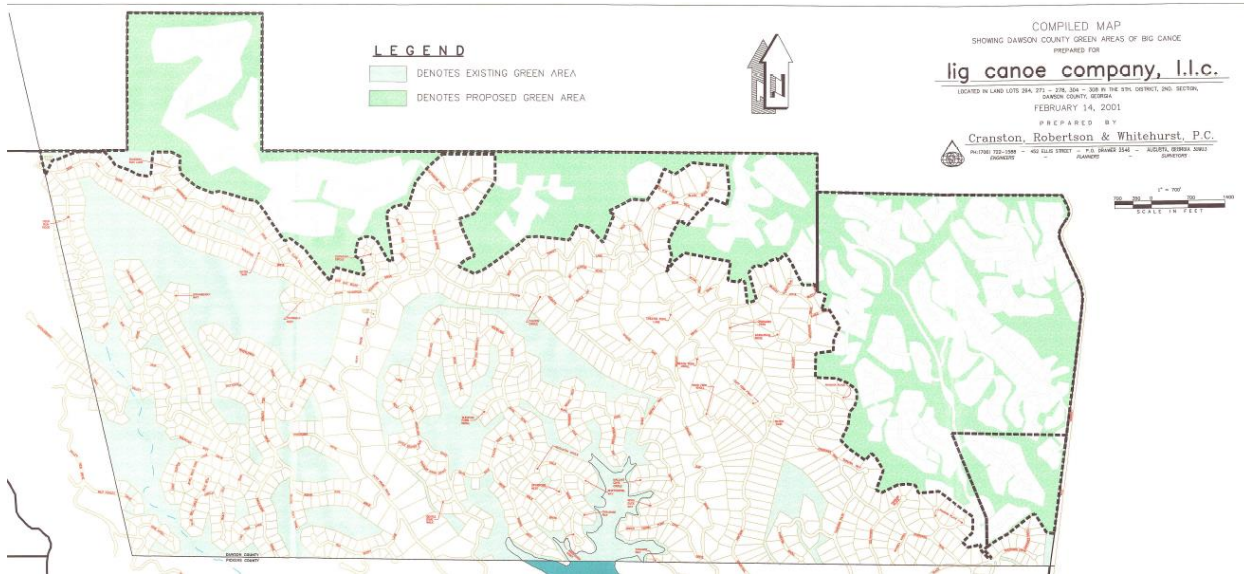
Attachment E - Big Canoe Company Proposed Lot Layout for High Gap (2008)

This layout contains 45 lots of varying sizes, dependent on the terrain.



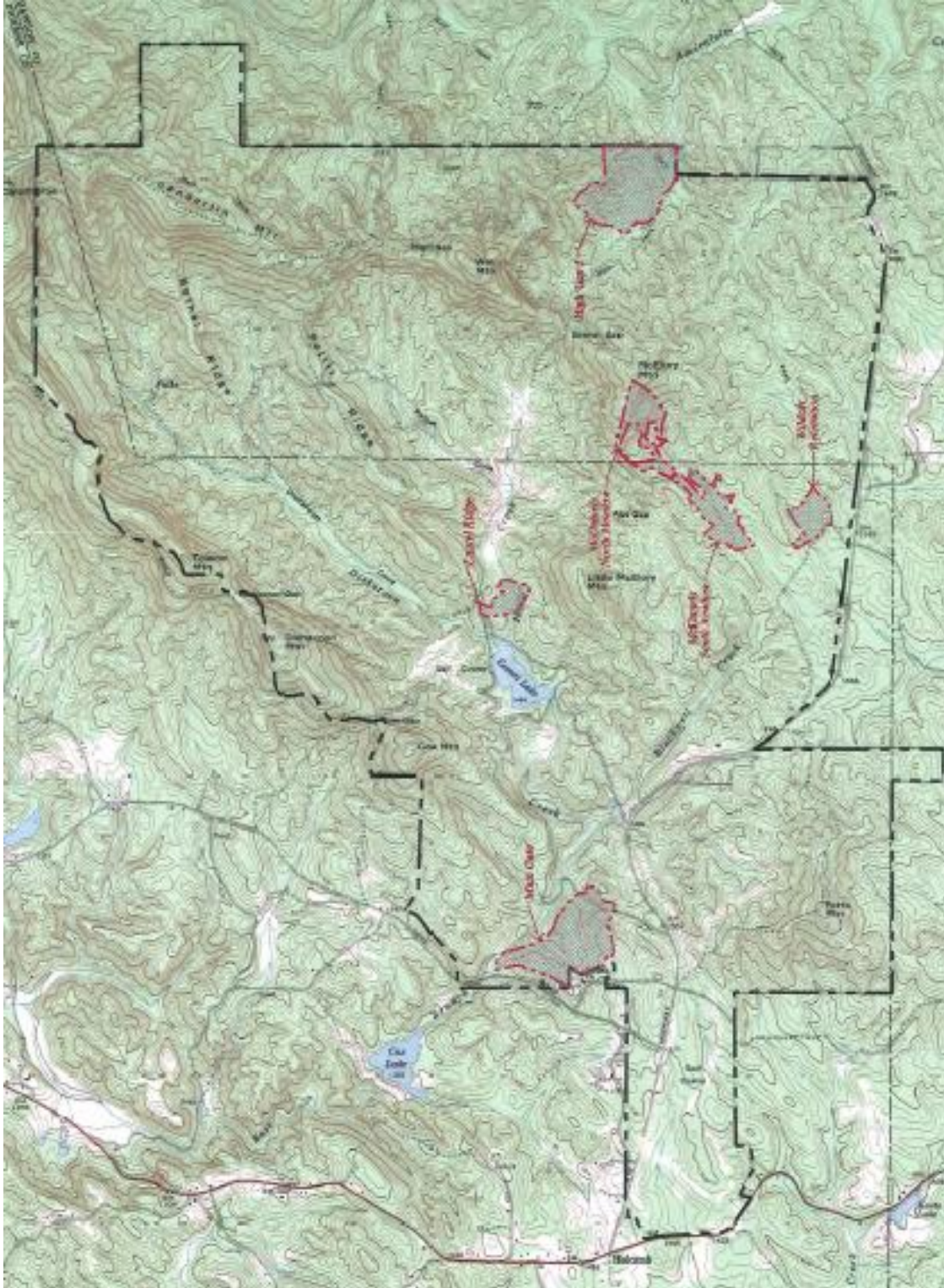
High Gap Property

Attachment F – Proposed Green Space for BCC 2001 Plan



High Gap Property

Attachment G – Big Canoe Conservation Easements – North American Land Trust



Wilderness Parkway Property

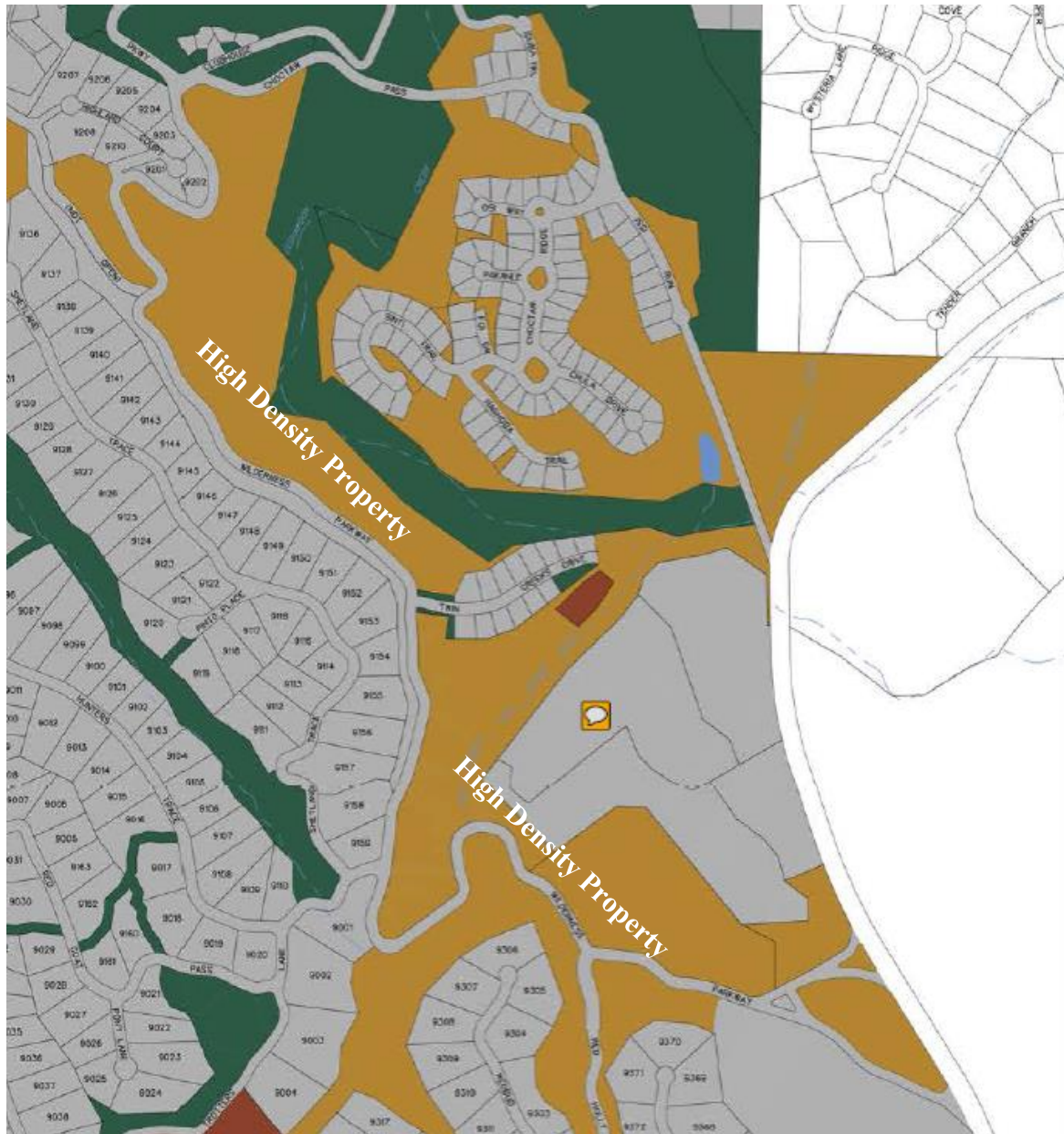
Appendix 7: Wilderness Parkway Property Determine the best use for all purchased property

Land/Building Title: High Density Land 2. Wilderness Parkway

LUTF Lead:	Date Started:	Date Completed:
Ken Nichols	13 July 2016	17 August 2016

Location of Property in Big Canoe: Pickens County

Tract: Along Wilderness Parkway - Main Gate to Clubhouse Drive



Wilderness Parkway Property

No. Acres	Valuation	Per Acre	Total	Average
119	CBRE			\$
	Norton			
Current Property Designation:		High Density		
Tax Estimate (2016):		\$ 3,770.77		
Property Tax (2015):		\$ UNKNOWN		

Note: Taxes verified with Jane Hagan from the official Document dated March and verified with Pickens Co.

Description: This tract contains property extending from near the Main Gate along the Northern side of Wilderness Parkway to Clubhouse Drive. This tract is identified as Tracts I, J, T-1, T-2 and T-3 on the Recorded Deed. (119 acres). Appendix A contains a view of the terrain of the north end of the tract, while the topography of this section is shown in Appendix B.

Special Considerations:

1. The topography of the land varies from quite steep to potentially flat enough for some limited development (see notes relative to the ridge across from the Equestrian neighborhood entrance).
2. There are currently no driveways entering directly onto Wilderness Parkway between the Main Gate and Clubhouse Drive. We believe this “restriction” should be maintained even if it’s not an official restriction.
3. The density of any potential residential development should be limited to less than that in Twin Creeks. The goal for any development should be no more than 2 single family lots per acre.

Property Potential: The following options were considered for this property.

1. Single Family Residential.
2. Overflow Parking for the Clubhouse.
3. Additional Amenities (Croquet Golf Course, Disc Golf, Additional Bocce)
4. Green Space and Trails.
5. Staff Housing.
6. Additional Entry Lane at Main Gate.
7. Golf Villas

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

Wilderness Parkway Property

1. **Single Family Residential.** Potential single family residential homes can be built in some limited areas where roads could be cut (i.e. across from the entrance to the Equestrian Neighborhood) to create a new street, such as for the Twin Creeks neighborhood. This street would serve the property west of Blackwell Creek. Another possible residential street might be cut to run parallel to Wilderness Parkway (WP) (avoiding driveways entering WP) in the area running from Blackwell Creek toward Steve Tate Hwy. Alternatively, there is an existing 'old road segment' just inside the Main Gate that could serve as an entry point to property west of Blackwell Creek. A determination of property boundaries needs to be conducted to establish the viability of this idea since the Chapel property appears to be close to Wilderness Parkway in this area. The Task Force has not determined how much of the total land acreage is 'buildable', nor how many single family lots could be built. It would require the services of a professional land planner to make this determination, and it may be that there are insufficient developable lots to justify developing any single family residences.

Positive:

- Income to pay down debt through sale of property to builder who can develop the property.
- Potential new residential property contributing to the POA via assessments and contractor building fees.

Negative:

- Requires sale of property to a willing and able builder.
- May not be sufficient number of 'buildable' lots to justify development.
- Potential for visual impact of development within view of Wilderness Parkway, especially during winter when leaves are off the trees.
- Will require an engineering study to evaluate the impact of a new street cut on Wilderness Parkway.

2. **Overflow parking for the Clubhouse.** A gravel parking lot could be constructed on the 'level' land adjoining Choctaw Pass road to provide overflow parking for the Clubhouse. This would eliminate illegal parking for those times when all parking spaces at the Clubhouse are full. In the event that the parking garage that is included in the Long Range Master Plan is constructed, the temporary parking lot could revert back to nature.

Positive:

- Will alleviate occasional parking issues related to large events until a parking garage is justified per the POA Long Range Master Plan.
- The land can revert to a natural state at any point in the future.

Negative:

- Cost to grade the land and install gravel.
- Will require removal of some trees. However, most of the trees are small and some of the larger trees could be retained with proper landscaping of the lot.

Wilderness Parkway Property

- Will require an engineering study to evaluate the impact of a new street cut on Choctaw Pass. The street must be located sufficiently distant from the intersection of Choctaw Pass and Clubhouse Drive so as not to be a hazard to traffic on Choctaw Pass.
3. **Additional Amenity.** Recent interest in construction of Croquet Golf prompted a review of potential locations for such a course. The area adjacent to Choctaw #1 Tee Box could provide a low-cost option for a Croquet Golf course in the vicinity of the Clubhouse. In addition, the tract adjacent to the Main Gate could be a location for a Disc Golf course or additional Bocce courts.

Croquet Golf – Located adjacent to Choctaw #1 tee:

Positive:

- May provide suitable location for this suggested amenity at a low cost.
- The land has a gradual slope and could be leveled easily, without removal of any trees.
- Irrigation can easily be provided from the Choctaw course system.

Negative:

- Cost related to construction of a venue which may only have a small number of interested residents. The number of users willing to pay for this amenity needs to be validated prior to any expense on construction of this amenity.

Disc Golf and/or Additional Bocce Courts located on tract adjacent to Main Gate:

Positive:

- May provide suitable location for additional amenity at a low cost.
- Access available at point near main gate, where old road cut remains.
- The tract is wooded but has gradual slopes that could be amenable to a Disc Golf course without removal of too many trees.
- While additional Bocce courts would require removal of some trees and leveling of the area, this could be located on the ‘interior’ of the tract and located on a space that is already somewhat level.
- Parking could be provided in the ‘interior’ of the tract, at a location not readily visible from Wilderness Parkway.

Negative:

- Cost of road, clearing of limited numbers of trees and construction of the amenity.

4. **Green Space and Trails.** Leave the land in its current condition, and add new trails or modify/expand current trails.

Positive:

- Many residents suggest maintaining this land as green space is one reason they supported the land purchase. This entry drive is part of the iconic Big Canoe experience.

Wilderness Parkway Property

- Maintaining the land as green space requires no expense. The only expense will be in construction of new trails or modification of existing trails.

Negative:

- No potential for income.

5. **Staff Housing.** A recent action by the POA board to create an Intern Program for amenities requires the POA to provide some form of housing for the interns. There is a potential to develop staff housing across Choctaw Pass from the Clubhouse Parking lot (Adjacent to the potential overflow parking lot discussed above). These would have to be either constructed by the POA or by a builder willing to construct the housing and lease to the POA.

Positive:

- Will align with an effort to establish an intern program and help with employee retention as part of the Employer of Choice initiative by the POA board.
- Would provide needed housing for temporary interns for the POA amenity program.

Negative:

- Cost - Would potentially require sale/leaseback to a builder.
- Will likely be more expensive in the short term than leasing existing nearby residential units or purchasing existing units (i.e., Tree Toppers)
- Intern program still in planning stage.

6. **Additional Entry Lane at Main Gate.** Build an additional resident entry lane at the Main Gate. This would require excavation of the bank/hillside on the west side of the entry gate. This was proposed by the Long Range Master Plan, but at the time the plan was developed the POA did not own the property. Now that this property is owned by the POA there is no longer an ownership constraint. There are serious backup issues at the Main Gate at times when large events are held, and at holidays.

Positive:

- Will alleviate the occasional congestion at the gate and speed entry for residents with transponders.

Negative:

- Cost of construction. This was estimated in the Long Range Master Plan at \$80,000. Will require removal of trees west of the Main Gate and leveling of the land, as well as road paving.

7. **Golf Villas.** Construct Golf Villas at the northern end of this tract, adjacent to and behind the proposed overflow parking lot (See #2 above). The entrance would be from Choctaw Pass road. This option was considered by BCC to provide lodging near the clubhouse and golf venue. These could be 4 bedroom units, with the bedrooms placed around a central common sitting area/kitchen/bar. This would encourage more outside

Wilderness Parkway Property

usage of golf, and accommodate what appears to be a growing need for housing for wedding guests/wedding parties. The land would have to be sold to a builder for development and construction. The number of villas would depend on the terrain, but it appears that a minimum of 4 units could be built, and as many as 8 – 10 between Wilderness Parkway and Choctaw holes 1 and 2.

Positive:

- Will provide lodging for golfers and wedding/event attendees that is close to the Clubhouse.
- Will provide income to pay down debt through sale of property to builder who can develop the property.
- Possible royalty income from rentals, dependent on terms of a sale to a builder.

Negative:

- Removes trees – however, there should still be sufficient trees left between Wilderness Parkway and the villas, and between the golf course and the villas.
- An engineering study must be conducted to determine if there is sufficient property to develop the required villas while leaving a sufficient buffer of trees on Wilderness Parkway to protect the view.

Conclusions:

- 1. Single Family Residential.** There are two sections of this property that can potentially be developed into single family housing lots – South of Twin Creeks and north of Wilderness Parkway from the Main Gate to Blackwell Creek. The Task Force concludes that any such development must be accomplished with minimal visibility from Wilderness Parkway. In addition, all road cuts must meet minimum visibility requirements and there can be no more than two road cuts onto Wilderness Parkway. The Task Force also concluded that it may not be feasible to develop the property at a maximum of 2 lots per acre since the total number of developable lots may be less than 40.
- 2. Overflow Parking for the Clubhouse.** Additional parking for the Clubhouse would be a welcome addition to the Clubhouse to handle overflow parking. A ‘temporary’ parking lot could be constructed with gravel only and with minimum removal of trees. This approach would not prevent future alternate uses, and the land can be easily reverted back to a natural state at some point in the future.
- 3. Additional Amenities.**
 - a) Croquet Golf Course.** At the time of preparation of this plan it has not been validated that there is sufficient resident interest in this amenity to justify expenditure of several thousand dollars to create a Croquet Golf course. If sufficient interest is validated, then the proposed space would provide the lowest cost option for this amenity in the vicinity of the Clubhouse, which is one of the expressed criteria for the course.
 - b) Disc Golf/Additional Bocce Court(s).** While there has been some interest expressed in Disc Golf and a limited search for a suitable location was conducted by the POA within the past two years, it has not been determined if there is adequate need for adding such an amenity. There has been a need for additional Bocce courts

Wilderness Parkway Property

but space at the Wildcat Recreational Area is limited. This location may provide room for expansion.

4. **Green Space and Trails.** Much of the land adjacent to Wilderness Parkway is too steep to allow for development without driveways entering onto Wilderness Parkway, which the Task Force has determined is not in the best interest of Big Canoe. This land should remain as green space. This allows construction of new trails or modification/expansion of existing trails by the Trails Committee. All of the land between Clubhouse Drive and Twin Creeks falls into this category.
5. **Staff Housing.** This option was considered for the area adjacent to Choctaw Pass. The Task Force consensus is that it will a more expensive option than leasing available rental units near the Clubhouse. In addition, since the Intern program has not yet been implemented, construction of any housing units cannot be justified in advance of implementation of the program.
6. **Additional Entry Lane at Main Gate.** Now that the POA owns the land necessary to construct an additional turn lane it should be re-considered. This recommendation was included in the Long Range Plan but was deemed problematic since BCC owned the land at that time. The trigger point for construction of an additional entry lane was the number of times a year that residents are blocked from entry by large lines of vehicles waiting to obtain entry passes. These occurrences are becoming more frequent. The POA will need to consider how far back to widen the road to minimize the times that residents with transponders will have to wait in line.
7. **Golf Villas.** Villas near the clubhouse would provide needed nearby lodging for golf, weddings and events. Four bedroom units could provide accommodations for larger parties that cannot be handled in current rentals.

Recommendations:

1. **Single Family Residential.** The LUTF recommends that the POA explore potential residential development for single family home sites (via sale to a qualified builder) on two sections on this property. The LUTF believes that these tracts can be developed with low visual impact while providing a payback to the POA to help pay down debt. First, the tract on the Northern side of Wilderness Parkway between the Main Gate and the Covered Bridge (1 in map). This tract is adjacent to the Chapel Property. The recommended entrance is at the 'old road curve' just inside the Main Gate, on the right side of Wilderness Parkway. Second, the tract that is between Twin Creeks and the Covered Bridge, on the Eastern side of Wilderness Parkway (2 in map). The recommended entrance from Wilderness Parkway is just across from the Equestrian entrance, on a ridge that extends east.




- a) It is recommended that density be limited to 2 lots per acre if sewage is available or could be provided on the tract. If not, the density will be limited to 1 lot per acre.

Wilderness Parkway Property


- b) It is not known how many home sites can be developed on these two tracts, nor if such development is economically feasible. This will need to be determined by a qualified land planner or potential builder. It is recommended that an engineering study be conducted to evaluate the impact of a new street cut on Wilderness Parkway.
- c) Any lots developed would be deducted from the 100 lot allocation that the POA obtained from BCC at the time of purchase.
- d) Income from a sale would be used to pay down debt on the property loan.

⇒ **Trigger Event:** The trigger event for development of this tract is a decision by the POA board to sell the property for development for single family dwelling units. This can be done at any time by the board, but should be after announcement of the purchaser of the Potts Mountain property so that future plans for Potts Mountain are known.

2. **Overflow Parking for the Clubhouse.**  Construct an overflow parking lot across from the Clubhouse Parking lot (South of Choctaw Pass). This is recommended to be gravel only with preservation of as many hardwood trees as reasonable. It is recommended that an engineering study be conducted to evaluate the impact of a new street cut on Choctaw Pass and to assure that it is sufficiently distant from the intersection of Choctaw Pass and Clubhouse Drive to prevent traffic hazards.

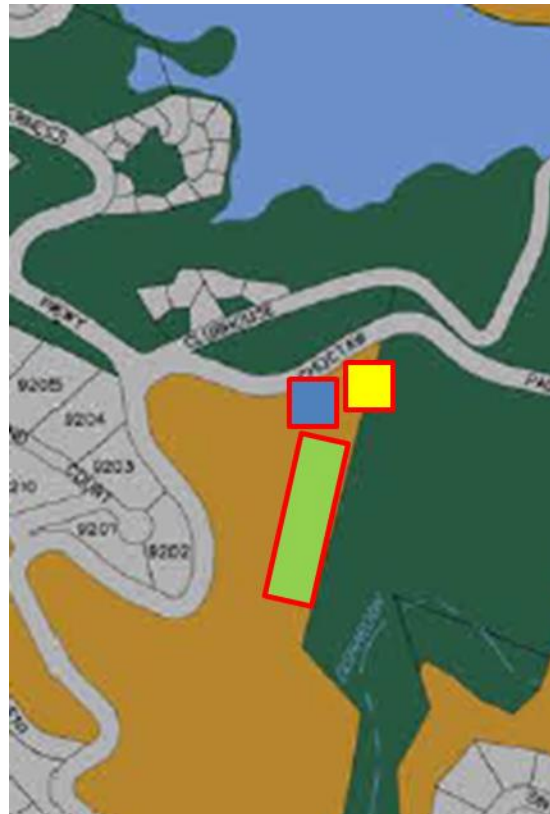
⇒ **Trigger Event:** The trigger event for development of a parking lot is a decision by the POA board, based on parking overflow studies by POA staff.

3. Additional Amenities.

- a) **Croquet Golf Course.**  If sufficient interest by residents in this amenity is validated, then the plot of land adjacent to Choctaw #1 Tee is recommended as the primary location for the amenity. It is the only available property near the Clubhouse and construction would be relatively inexpensive.


⇒ **Trigger Event:** The trigger event for development of a croquet golf course is validation of sufficient need for a course, followed by a decision by the POA board to fund the development as an amenity.

- b) **Disc Golf and/or Bocce.** The tract adjacent to the Main Gate (between Wilderness Parkway and the Big Canoe Chapel property) is the best site for these amenities should it be decided that they are needed. Both could be constructed to complement each other and share parking, restrooms, etc. This recommendation is an alternate use of this tract as defined under Option 1 above.



Wilderness Parkway Property

➡ **Trigger Event:** Decision by the POA board to use Tract 1 for amenity use rather than for single family homes.

4. **Golf Villas.**  It is recommended that the POA investigate the sale of the property on the north end of this tract (adjacent to the proposed overflow parking lot) to a qualified builder who would build the villas. The POA will need to survey the property to determine the maximum number of villas that can be built while leaving a sufficient buffer of trees along Wilderness Parkway to maintain the current view of trees along the street. In addition, it is recommended that an engineering study be conducted to evaluate the impact of a new street cut on Choctaw Pass and to assure that it is sufficiently distant from the intersection of Choctaw Pass and Clubhouse Drive to prevent traffic hazards. Income from a sale would be used to pay down debt on the property loan.

➡ **Trigger Event:** The trigger event for development of golf villas is based on further analysis by qualified consultants to evaluate whether villas can be developed on the property without degrading the views along Wilderness Parkway and they could be profitable. Final decision will be made by the POA board.

5. **Green Space and Trails.** All other tracts along Wilderness Parkway not addressed in other recommendations are recommended to remain as Green Space. If any of the land in options 1-3 above is not used for the recommended use, it is recommended that these tracts remain as green space. This allows construction of new trails or modification/expansion of existing trails by the Trails Committee.

➡ **Trigger Event:** The trigger event for conversion of remaining property along Wilderness parkway is a decision by the POA board.

6. **Additional Entry Lane at Main Gate.** It is recommended that an additional resident entry lane be constructed at the Main Gate by excavation of the bank on the west side of the Main Gate, to make a total of three entry lanes – similar to the North Gate. This lane should extend back to the Y-intersection of the two entry lanes from Steve Tate Road. The cost of this additional lane is estimated at \$80,000.

➡ **Trigger Event:** The trigger event for development of this tract is a decision by the POA board based on a demonstrated need by POA management.

Wilderness Parkway Property



Impact if Recommendation is Not Accepted: What is the impact of these decisions not being accepted? What happens?

1. The obvious impact of not accepting any of these recommendations is that all or part of the land in question will stay as green space.

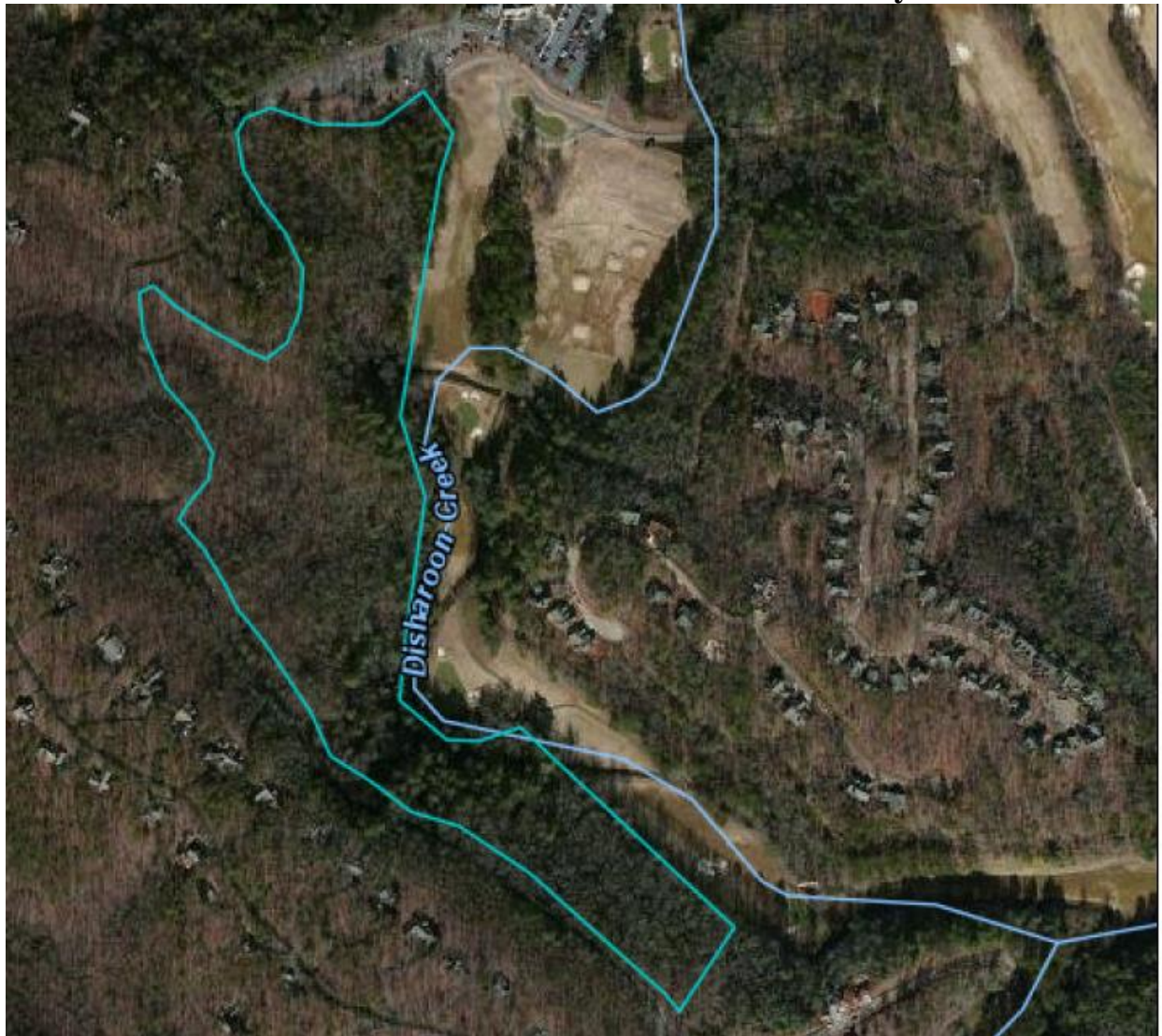
Notes:

Completed by:	Ken Nichols, Grant Grimes, Don Rolader, Cindy Seifert
Date: 17 August 2016	
Approved by LUTF:	
Date: 26 September 2016	<i>All members present at meeting (8)</i>
Reviewed by IPR Team:	
Date: 4 September 2016	<i>All members present at meeting (8)</i>
Approved by: Date:	<u><i>Cecil Schneider</i></u> Cecil Schneider, Chair
Sent to the POA board on:	17 October 2016
Revised:	04 January 2017
Final Sent to POA board on:	30 May 2017

Wilderness Parkway Property

Appendix A

Tract at North End of Wilderness Parkway



Wilderness Parkway Property

Appendix B

Topographical Map of Property at North End of Wilderness Parkway



North Gate Property

Appendix 8: North Gate Property

Determine the best use for all purchased property

Land/Building Title: Open Land – North of the North Gate

LUTF Lead:	Date Started:	Date Completed:
Cindy Seifert	12 September 2016	7 November 2016

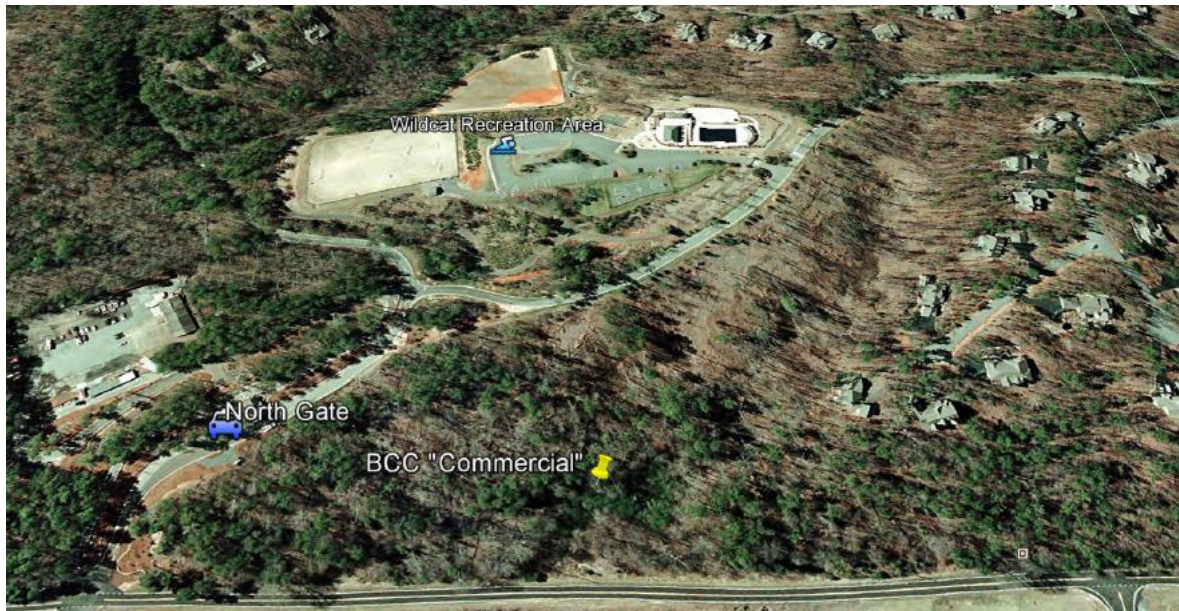
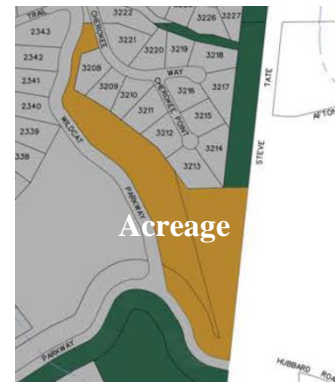
Location of Property in Big Canoe: Pickens County

Property North of the North Gate, along Steve Tate and adjacent to Wildcat Parkway.

No. Acres	Valuation	Per Acre	Total	Average
13.48	CBRE			
	Norton			
Current Property Designation:		Residential		
Tax Evaluation (2015):		\$		
Property Tax (2015):		\$		

Description:

This property is heavily wooded and adjoins Steve Tate Road on the East side, Wilderness Parkway on the South side, Wildcat Parkway on the West side and backs up to Wildcat lots on the North side. The terrain has light slopes on the west side and is suitable of building homes or a large building. Access to the property could be from Wildcat Parkway and/or Steve Tate Road. The property is directly across Wildcat Parkway from the Wildcat Recreational Center.



North Gate Property

Special Considerations: Factors that may impact potential use or disposition of this parcel.

- This parcel was designated as ‘residential’ in the CBRE Appraisal, Pg 14.
- A buffer of trees will need to be maintained on the north side of the property to protect the one existing lot (3213). The other lots backing up to the strip along Wildcat Parkway do not require buffers since that small strip along the road cannot be developed and will remain as green space.
- Since the tract is relatively small for development, sewage treatment may prove to be a challenge for development requiring sewage in lieu of septic systems.

Property Potential: The following options were considered for this property.

1. School
2. Progressive Care Facility
3. Shopping Center or Mixed Use Commercial Center.
4. Community Center
5. Transportation/Transfer Center
6. Green Space/Community Park
7. Single Family Homes
8. Lodge

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

1. **School.** There is a current need for K-12 educational opportunities beyond what is currently available in Pickens and Dawson counties, especially since Wildwood Academy closed in the fall of 2016. This site was planned to be the future site for Wildwood Academy at one point. There were also plans by Big Canoe Company in the Potts Mountain development for a new Elementary school and a plot for the school was offered to Pickens County at one time. The need for a public school would have to be established by Pickens County and or a new private school. However, the land could also be used for a county or bi-county charter school, STEM school, magnet school or a private educational center.

Positive:

- Provides a needed service for nearby education to children in Big Canoe and in the surrounding areas.
- Greatly increases the marketability of Big Canoe to families with children.
- There would be no development cost to the POA.
- Adjacent to Wildcat Recreation Area, which can provide sports fields, play grounds, parking, and other supplemental space to the school.
- Could allow of shared expense and use of facilities that might otherwise be unavailable to each, such as auditorium, indoor gym, multi-use areas, etc.

North Gate Property

Negative:

- The property would have to be sold or leased to the school. Such a sale would probably be at a greatly reduced price from other potential uses for the property.
- There appears to be no need for a public elementary school and it will be difficult to establish a private or charter school.
- All necessary utilities including water and sewage treatment would have to be provided.
- Substantial grading and tree removal would be necessary.
- Traffic increase would occur at opening and dismissal time.
- Land would most likely have to be gifted allowing for no revenue to be used against the purchase debt.

2. **Progressive Care Facility.** A progressive care/assisted living facility near Big Canoe would provide a needed service to the community for elderly or impaired residents or their family members. Such a facility has been needed for several years and would enable people to remain in the community after they have reached a point in their lives where they can no longer remain in their homes

Positive:

- A Big Canoe location would drive or create a market base for such a facility and enhance aging in place.
- Could have access from inside and outside the Big Canoe gates.
- Direct access to main county roadways for quick travels to medical facilities as needed.
- Sale of the property to a progressive care or assisted care facility would retire some of the debt taken on as part of the land acquisition. Alternatively, it may be more beneficial to the POA to enter into a public/private partnership to fund a facility.

Negative:

- The facility would be approximately fifteen miles from quality medical care and emergency facilities. However, this is the same as for residents of Big Canoe, and helicopter service is available on an emergency basis.
- Would probably only require one-third to one-half of the property.
- Will require a buffer of trees on the north side of the property to protect existing homes.
- To date, it has been difficult to interest service providers in this industry to consider Big Canoe due to the distance to hospitals and other medical services.
- Water, sewage treatment and other utilities must be provided.

3. **Shopping Center or Mixed Use Commercial Center.** A shopping or mixed use commercial center would provide the highest return to the POA on the property. The property is large enough to provide for limited retail shopping and office space with easy access to both Steve Tate Road.

North Gate Property

Positive:

- Locating a retail or mixed use facility would provide additional services to Big Canoe residents in proximity to where they live.
- Would provide additional restaurant and shopping opportunities.
- Would provide additional employment opportunities for Big Canoe and surrounding community residents.
- Provides income from sale of the property to help pay down debt.

Negative:

- There is presently not sufficient population base to support this use, as witnessed by existing vacancies at North Gate Station and Foothills shopping centers. While this will change as Big Canoe reaches build out, this will take several years.
- Water, sewage treatment and other utilities must be provided.
- Care would have to be taken not to negatively impact nearby homes in Wildcat.
- Will require a buffer of trees on the north side of the property.

4. **Community Center.** A large community center is a long term need, as defined in the POA Long Range Master Plan. The current plans for an Interim Activity Center (recommended by the Land Use Task Force) do not meet these needs. Needs for a large Community Center are currently being investigated by the Wellness Collaborative Community Center Committee.

Positive:

- The tract is large enough and the topography is reasonable enough to accommodate the Large Community Center as defined in the Long Range Master Plan, with adequate parking.
- The tract has sufficient slope at potential building areas to permit a two level structure, with parking lot access from both sides.
- Could have access from inside and outside of the BC gates – i.e., from Steve Tate Road.
- Wildcat Recreation Area is nearby for foot traffic between the two areas.
- Wildcat Recreation Area parking can supplement or be used in lieu of on-site parking.
- Community Center parking can provide overflow parking for Wildcat Recreation Area.

Negative:

- Would require removal of a considerable number of trees and leveling of land – although the land is relatively level at potential parking lot sites.
- Water, sewage treatment and other utilities must be provided.
- Will require a buffer of trees on the north side of the property to protect existing homes.
- The project would represent a major financial investment of the POA.
- Does not provide for revenue to reduce the debt of the land purchase.

North Gate Property

5. **Transportation/Transfer Center.** One of the recurring problems is getting large groups in busses into Big Canoe because of the mountain roads. A parking lot where chartered buses and other vehicles can pick-up or drop-off without having to make entrance into Big Canoe would be an asset to the community. This area could also serve as the school bus pickup and drop off point instead of the Wildcat Recreation Area parking lot. Any road entrance from Steve Tate Road would permit entrance only to a pickup/drop off point (with appropriate shelter from weather) and to the external parking lot. No through entry to Big Canoe would be permitted. Entry for Big Canoe Residents would be from Wildcat Parkway, with appropriate parking on the Big Canoe side.

Positive:

- Large buses would not have to enter the gates or traverse Big Canoe roads.
- Can be integrated into the parking lot for a Community Center at this location, with shared parking.

Negative:

- Requires separate entry from Wildcat Parkway and parking. Big Canoe residents, a large number who are older, would otherwise have to walk from the Wildcat Recreation Area parking lot to bus pick-up.
- Use would be limited to Big Canoe property owners and guests.
- Would require cutting trees, leveling land for parking on both sides of the pickup kiosk.
- Will require a buffer of trees on the north side of the property to protect existing homes.
- Does not provide any revenue to pay down debt.

6. **Green Space/Community Park.** The property is currently highly wooded, relatively flat on the western part. With clearing of underbrush and small trees trails, picnic areas and nature kiosks could be developed for use by residents.

Positive:

- The property lends itself to a large community park, with walking trails, picnic areas, game areas, an environmental educational center, etc. It could be incorporated into the Wildwood Recreational Area.
- Only a limited number of trees would need to be cut, with limited grading and landscaping for a parking lot near the entrance to Wildcat Recreational Area. Trails and picnic areas would be built into the existing terrain.
- The land would still be available at a future time for sale for development of other options described above.

Negative:

- There would be no income to the POA.
- It would require substantial funds for development of roads, parking water, electrical and possible sewage.

North Gate Property

7. **Single Family Homes.** This small tract could be developed to add 8 to 10 single family residences. Higher density homes are not possible since there is no sewer available.

Positive:

- Would have to be sold to a builder for development.
- Would provide income to the POA to help pay off debt.

Negative:

- No available sewer, which limits density.
- Will require removal of trees for streets and homes, including septic systems.
- Tract is small and may not be attractive to a builder.
- Water and other utilities must be provided.

8. **Lodge.** A nearby lodge facility is one of the needs defined in the Long Range Master Plan. While there are many rental houses, condos, and time shares available for rental, many of these do not accept short term (less than 3 days or a week). A Lodge near Steve Tate Road would be accessible to visitors from outside Big Canoe (Gibbs Gardens) as well as to guest attending events, weddings, etc., in Big Canoe

Positive:

- Nearby and quality lodging could enhance Big Canoe as a desirable event location, i.e. weddings, family reunions, business conferences, etc..
- Could increase the use of other Big Canoe amenities such as the pools, lake, golf, tennis and the clubhouse restaurant.
- Could be accessed from inside as well as outside the gates.
- Limits non-residents entering the gates.
- Property would need to be sold or leased to an outside builder/operator, which will provide income to pay down debt.

Negative:

- For property owners with short-term/vacation rentals, it may be seen as a negative. However, it is unlikely the additional lodging option would take away from those currently available. An additional option should increase Big Canoe marketability.
- Water, sewage and other utilities would need to be provided. The limited size of this tract may be an issue with providing sewage.

Conclusions: Most of the options listed will be driven by external demand for the use. There is currently no demand for some of these options and thus it will take some time (possibly several years) for a market to develop. This hinges on the overall economy and the rate at which the population builds up in Big Canoe, Potts Mountain and the surrounding community. Thus, as the options are considered further in the next review of the Long Range Master Plan ‘trigger points’ will need

North Gate Property

to be formulated for the POA to determine when to consider the various options for further use or development.

1. **School.** Pickens County has previously turned down an elementary school site at Potts Mountain offered by Big Canoe Company since they would have to close the Tate Elementary school. A new addition was recently built at Tate Elementary school, thus it is evident that there are no plans to close this school in the near future. A private school similar to Wildwood Academy or a charter school is still a need in the community. However, since Wildwood Academy closed in 2016, it is deemed unlikely that a private school will be feasible in the next few years. The best potential for a school would be a Charter or Magnet school, but would need a strong team of interested residents of Big Canoe and the surrounding community to plan, obtain the necessary approvals, funding, etc. This site is Adjacent to Wildcat Recreation Area, which can provide sports fields, play grounds, parking, and other supplemental space to a private school. However, providing access to Wildcat Recreational Area will also present security issues in preventing unauthorized access. Such use may require fencing, gates or other measures to restrict unauthorized access. Also, see Note A.
2. **Progressive Care Facility.** One or more companies in the progressive care business have investigated sites around Big Canoe over the recent past, but have yet to make any decisions as to feasibility of a facility in this area. Also, see Note A.
3. **Shopping Center or Mixed Use Commercial Center.** At the current time there is insufficient demand for further shopping or office space since there is available space at Foothills and North Gate Station. It will take several years for the market to be able to absorb further commercial space. In addition, there are currently several tracts available at Foothills or in the Hwy 53/Steve Tate Road area that have been on the market for several years. Also, see Note A.
4. **Community Center.** This site is the only logical location for a large Community Center within the gates. At the time the last Long Range Master Plan was created, this center was recommended for the Wildcat Recreation Area since that was the only site then owned by the POA large enough for such a facility. Now that the POA owns the tract across the street from the Wildcat Recreation Area, a Community Center can be built on this site without removing the outdoor basketball court. In addition, this site has sufficient room for adequate parking. It also provides access from inside the gates as well as from Steve Tate Road if it is deemed advisable to occasionally open the center to outside events or use.
5. **Transportation/Transfer Center.** Location of a transportation transfer center at the Community Center would enhance the overall use of the center. Such a facility would provide space for school buses to enter from Steve Tate Road, with parents entering from Wildcat Parkway – but with no road access between the two parking lots. This site could also be used for large groups traveling via bus to enter from Steve Tate Road to transfer

North Gate Property

occupants to private vehicles, and vice versa. This would keep large busses off Big Canoe roads.

6. **Green Space/Community Park.** In conjunction with a Community Center and the Transportation/Transfer Center the remainder of the parcel could be set aside as green space, with a community park with walking/hiking trails, exercise kiosks, games, etc.
7. **Single Family Homes.** This parcel is large enough to build no more than 10 single family homes. At least some of these would have to have driveways with access to Wildcat Parkway. This would create potential hazardous conditions on Wildcat Parkway in the short distance from Wilderness Parkway and the north side of this parcel.
8. **Lodge.** While a lodge in the vicinity of Big Canoe is desirable, this parcel is not the best location since it is further removed from Gibbs Gardens than other available parcels, such as the Roundabout parcel or other sites in the Foothills area. Also, see Note A.

Recommendations: Considering all the uses for this parcel, the LUTF recommends that the need for a large Community Center facility outweighs all other uses. It is recommended that use of this parcel for single family homes be dropped from further consideration. Other potential uses will be discussed below.

Therefore, it is recommended that the North Gate parcel be set aside for the following uses:

- Community Center
- Transportation/Transfer Center
- Green Space/Community Park

The Community Center will require a parking facility adequate to the size of the center. This parking facility can also support a Transportation/Transfer Center adjacent to the Community Center. This facility should have a parking lot accessible for Steve Tate Road with adequate space for two or more school busses and/or large travel busses to enter, park for unloading and turn around. The inside and outside parking lots would need to be separated by a buffer of trees, plants, etc., so that it is impossible to drive from one parking lot to another to prevent unauthorized auto entry into Big Canoe. Security will need to determine additional security measures. It is anticipated that there will be additional land not required for these facilities – any remaining land should be used as green space, with trails, picnic areas, game areas, exercise kiosks, etc., deemed necessary. This recommendation is considered a ‘placeholder’ since nothing will be done with the property until the ‘trigger points’ defined in the Long Range Master Plan will not be achieved in the near term.

➡ **Trigger Event:** The trigger event for this parcel will be determined by demonstrated resident need for community activities that cannot be handled by the existing facilities: Chapel, Clubhouse or the Activity Center (former Retail Building). Additional community surveys will be required prior to final design to finalize the community needs and priorities. This parcel should remain in its current state until start of construction of a Community Center.

North Gate Property

It is recommended that the remaining uses (except for single family homes) that were considered be deferred to the Roundabout parcel:

- School.
- Progressive Care Facility
- Shopping Center or Mixed Use Commercial Center.
- Lodge

Impact if Recommendation is Not Accepted:

- If the above recommendation is not followed and the land used for other purposes, then the Community Center will have to be constructed in some other location, which may not be as favorable a location.

Notes:

- A. A significant negative to selling the North Gate parcel is that it would disrupt the eastern boarder of Big Canoe with Steve Tate Rod. Currently, the Eastern border of Big Canoe from the North Gate to the Northern border is a straight line bordered by Steve Tate Road. Selling this parcel would create an externally owned property that intrudes into Big Canoe. This would create additional security issues to prevent unauthorized access, especially into the Wildcat Recreation Area.

Completed by:	Cindy Seifert, Grant Grimes, John Mann, Dick Scharf
Date: 7 November 2016	
Approved by LUTF:	
Date: 7 November 2016	<i>All members present at meeting (8)</i>
Reviewed by IPR Team:	
Date: 27 October 2016	<i>All members present at meeting (9)</i>
Approved by:	<u><i>Cecil Schneider</i></u>
Date: 8 November 2016	<u>Cecil Schneider, Chair</u>
Sent to the POA board on:	16 November 2016
Revised:	02 January 2017
Final Sent to POA board on:	30 May 2017

Roundabout Property

Appendix 9: Roundabout Property

Determine the best use for all purchased property

Land/Building Title: Open Land – Northwest Corner of Roundabout

LUTF Lead:	Date Started:	Date Completed:
Babs Price/Don Rolader	12 September 2016	7 November 2016

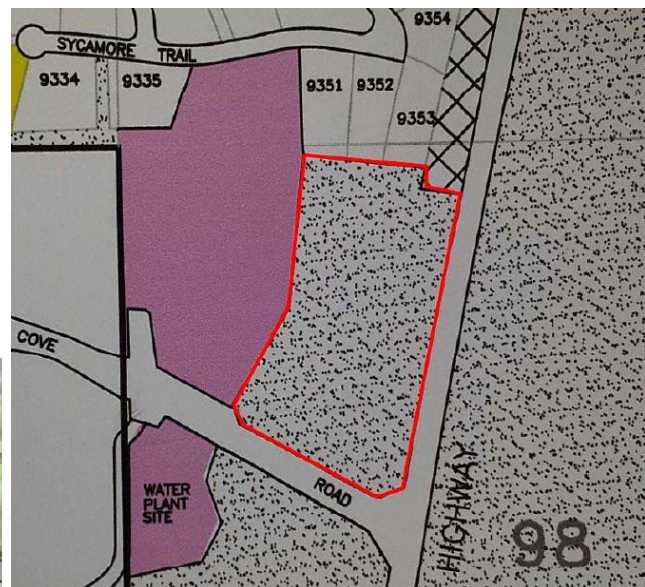
Location of Property in Big Canoe: Pickens County

Property at the northwest corner of the intersection of Steve Tate Road and Cove Road.

No. Acres	Valuation	Per Acre	Total	Average
14.43	CBRE	\$39,850	\$ 575,000	\$ 540,000
	Norton	\$ 35,000	\$ 505,000	
Current Property Designation:		Commercial		
Tax Evaluation (2015):		\$ 134,731.00		
Property Tax (2015):		\$ 665.23		

Description: Provide a detailed description of this parcel and or buildings.

This property is heavily wooded and adjoins Steve Tate Road on the East side, Cove Road on the South side, a reservoir on the West side and backs up to three Blackwell Creek lots on the North side. Access to the property could be gained from either Steve Tate Road or Cove Road. It is expected that access will be



restricted to a certain distance from the roundabout intersection. The property has light slopes and is suitable for building a large building or shopping area. The property has no access to Big Canoe.

This tract is identified as P-3 on the Recorded Deed and on the “Big Canoe Plat Deed Worksheet” received from Big Canoe Company.

Roundabout Property

Special Considerations: Factors that may impact potential use or disposition of this parcel.

- This parcel was designated as ‘commercial’ in the Big Canoe Company plan.
- The deed includes restrictions that give the Big Canoe Company right of approval for any building, structure or landscaping element on the property. See Exhibit B of the Deed at the end of this document. This requirement is not expected to create problems since the intent was to make sure that any development of the property is of the same standard as the Potts Mountain development across the road from Steve Tate Road.
- This is the most valuable asset of the purchased property, and most attractive as a parcel to sell to reduce our debt without negative impact to Big Canoe.
- A buffer of trees will need to be retained on the north side of the property to protect the three lots in Blackwell Creek if used for other than green space.
- The location near the roundabout creates challenges for ingress and egress on both Steve Tate Road and Cove Road. Access will have to be located sufficient distance from the roundabout to meet local and state ordinances and codes. While there is a narrow strip of land near the water reservoir from Blackwell Creek that could potentially be used, it is deemed that this is not an appropriate access to the property.

Property Potential: The following options were considered for this property.

1. School
2. Progressive Care Facility
3. Shopping Center or Mixed Use Commercial Center
4. Community Center
5. Big Canoe Community Farm
6. Community Park
7. Hold Until Market Improves
8. Lodge

Analysis of Options: The pros and cons of each of the above options were analyzed to arrive at final decision on the property that is based on all the facts and information available. These options are discussed below in the same order as listed above.

1. **School.** There is a current need for K-12 educational opportunities beyond what is currently available in Pickens and Dawson counties, especially since Wildwood Academy closed in the fall of 2016. This site was planned to be the future site for Wildwood Academy at one point. There were also plans by Big Canoe Company in the Potts Mountain development for a new Elementary school and a plot for the school was offered to Pickens County at one time. The need for a public school would have to be established by Pickens County and or a new private school. However, the land could also

Roundabout Property

be used for a county or bi-county charter school, STEM school, magnet school or a private educational center.

Positive:

- Provides a needed service to children in Big Canoe and in the surrounding areas.
- Greatly increases the marketability of Big Canoe to families with children.
- There would be no development cost to the POA.

Negative:

- The property would have to be sold or leased to the school. Such a sale would probably be at a greatly reduced price from other potential uses for the property.
- There appears to be no need for a public elementary school and it will be difficult to establish a private or charter school.
- All necessary utilities including water and sewage treatment would have to be provided.
- Substantial grading and tree removal would be necessary.
- Traffic increase would occur at opening and dismissal time.

2. **Progressive Care Facility.** A progressive care/assisted living facility near Big Canoe would provide a needed service to the community for elderly or impaired residents or their family members. Such a facility has been needed for several years and would enable people to remain in the community after they have reached a point in their lives where they can no longer remain in their homes.

Positive:

- A Big Canoe location would drive or create a market base for such a facility and enhance aging in place.
- Direct access to main county roadways for quick travels to medical facilities as needed.
- Sale of the property to a progressive care or assisted care facility would retire some of the debt taken on as part of the land acquisition. Alternatively, it may be more beneficial to the POA to enter into a public/private partnership to fund a facility.

Negative:

- The facility would be approximately ten miles from quality medical care and emergency facilities. However, this is the same as for residents of Big Canoe, and helicopter service is available on an emergency basis.
- Would probably only require one-third to one-half of the property.
- Will require a buffer of trees on the north side of the property to protect existing homes.
- To date, it has been difficult to interest service providers in this industry to consider Big Canoe due to the distance to hospitals and other medical services.

3. **Shopping Center or Mixed Use Commercial Center.** A shopping or mixed use commercial center would provide the highest return to the POA on the property. The

Roundabout Property

property is large enough to provide for retail shopping and office space with easy access to both Steve Tate and Cove Roads. Once Potts Mountain is developed it will be prime commercial space.

Positive:

- Locating a retail or mixed use facility would provide additional services to Big Canoe residents in proximity to where they live.
- Would provide additional restaurant and shopping opportunities.
- Would provide additional employment opportunities for Big Canoe and surrounding community residents.
- Sale of the property would provide income to reduce the current debt.

Negative:

- There is presently not sufficient population base to support this use, as witnessed by existing vacancies at North Gate Station and Foothills shopping centers. While this will change as Big Canoe reaches build out, this will take several years.
- Water and sewer service to the site could prove to be a challenge.
- Care would have to be taken not to negatively impact nearby homes in Blackwell Creek. Will require a buffer of trees on the north side of the property.
- Care will need to be taken to prevent runoff into the reservoir on the west side of the property.

4. **Community Center.** A large community center is a long term need, as defined in the POA Long Range Master Plan. The current plans for an Interim Activity Center (recommended by the Land Use Task Force) do not meet these needs.

Positive:

- The site is large enough and the topo is reasonable enough to permit construction of a substantial community center that meets the Long Range Master Plan criteria.
- A community center is a current topic of interest in the Big Canoe community.
- The property is outside the gates of Big Canoe, and would permit the building to be used for outside functions if the POA desired to do so.

Negative:

- While the property is now owned by the POA, it is not within the gates of Big Canoe. Property owners would be required to go outside the gates to get access to the community center facilities.
- Substantial grading and mature tree removal would be required for construction.
- Water, sewage treatment and other utilities must be provided.
- The project would represent a major financial investment of the POA.
- The timetable for a large Community Center that is in the Long Range Master Plan shows that the trigger points would not be reached until near buildout.
- Does not provide for revenue to reduce the debt of the land purchase.

5. **Big Canoe Community Farm.** Big Canoe residents are currently investigating a community farm for Big Canoe. The primary location under consideration is near the

Roundabout Property

Barrow Pit. However, the roundabout property could also be a potential location for the farm.

Positive:

- The site is large enough to support a substantial farm area and necessary parking.
- The community has been seeking a location, and this site has reasonable topography and excellent soil for a farm.
- Can be used later for other options as conditions change.

Negative:

- Creating a farming/garden area would necessitate the removal of mature some hardwood and pine trees.
- Water would have to be provided to the site to maintain the garden/farm.
- The farming area would have to be fenced to keep out deer, hogs, rabbits and trespassers.
- A moderate amount of grading would be required to create level surfaces for growing crops.
- It is unlikely to provide any revenue to the POA as currently envisioned by the current community farm studies.
- The cost of removing trees, grading/leveling and providing water could be significant.

6. **Community Park.** The property is currently highly wooded, relatively flat with lots of open space between trees in most areas. With some clearing of underbrush and development of trails it could be a resource to Big Canoe and the surrounding community as a community park.

Positive:

- For development as a community park the property would ideally be purchased by Pickens County to provide a park in the eastern part of the county for Pickens residents. Alternatively, the park could be developed by Big Canoe for use by residents on both sides of Steve Tate road.
- The property lends itself to a large community park, with driving trails, walking trails, picnic areas, game areas, etc.
- Sale of the property to Pickens County would provide income to pay down debt. However, if the county were interested, it would likely be several years before the county could obtain funds for a purchase.
- Only a limited number of trees would need to be cut, with limited grading and landscaping for roads and parking lots. Trails and picnic areas would be built into the existing terrain.
- If a community park were funded by the POA for Big Canoe residents only, the land would still be available at a future time for sale for development of other options described above.

Negative:

Roundabout Property

- There may not be a need for a Pickens County park that is not centrally located in the county. If the need is established, it would be several years before funds would be available.
 - If a Community Park were funded by the POA, it would require substantial funds for development of roads, parking water, electrical and possible sewage.
 - Not ideal location since it is outside the gates.
7. **Hold Until Market Improves.** One option is to do nothing until the market improves and the value of the property is optimized for development. Development would produce the highest return on the POA investment in the property.

Positive:

- There is no current impact to the community.
- No grading occurs and no mature trees are lost. The property would remain in its current state, and could be used as green space for trails.
- All future options remain open

Negative:

- Maintenance of the property in its current state could present increased liability for the POA since the property is unfenced and open to the public.
- There are currently no signs posted to prevent hiking or trespassing. The property should be posted with signs suitable to warn the public that it is private property and there is no trespassing permitted.
- At the current rate of economic improvement, it will be several years before the property reaches its maximum economic value to the POA. This is also a function of the outcome of the sale of Potts Mountain and the rate of development of the Potts Mountain property by the new developer.
- Taxes continue to be paid on vacant, developable property.

8. **Lodge.** A nearby lodge facility is one of the needs defined in the Long Range Master Plan. While there are many rental houses, condos, and time shares available for rental, many of these do not accept short term (less than 3 days or a week). A Lodge near Steve Tate Road would be accessible to visitors from outside Big Canoe (Gibbs Gardens) as well as to guest attending events, weddings, etc., in Big Canoe

Positive:

- Nearby and quality lodging could enhance Big Canoe as a desirable event location, i.e. weddings, family reunions, business conferences, etc..
- Could increase the use of other Big Canoe amenities such as the pools, lake, golf, tennis and the clubhouse restaurant.
- Location is near to Big Canoe as well as Gibbs Gardens.
- Property would need to be sold or leased to an outside builder/operator, which will provide income to pay down debt.

Negative:

Roundabout Property

- For property owners with short-term/vacation rentals, it may be seen as a negative. However, it is unlikely the additional lodging option would take away from those currently available. An additional option should increase Big Canoe marketability.
- Water, sewage and other utilities would need to be provided.
- Access to either Steve Tate Road or Cove Road will need to be a suitable distance from the roundabout to meet safety standards.

Conclusions: Most of the options listed will be driven by external demand for the use. There is currently no demand for some of these options and thus it will take some time (possibly several years) for a market to develop. This hinges on the overall economy and the rate at which the population builds up in Big Canoe, Potts Mountain and the surrounding community. Thus, as the options are considered further in the next review of the Long Range Master Plan ‘trigger points’ will need to be formulated for the POA to determine when to consider the various options for further use or development.

1. **School.** Pickens County has previously turned down an elementary school site at Potts Mountain offered by Big Canoe Company since they would have to close the Tate Elementary school. A new addition was recently built at Tate Elementary school, thus it is evident that there are no plans to close this school in the near future. A private school similar to Wildwood Academy or a charter school is still a need in the community. However, since Wildwood Academy closed in 2016, it is deemed unlikely that a private school will be feasible in the next few years. The best potential for a school would be a Charter or Magnet school, but would need a strong team of interested residents of Big Canoe and the surrounding community to plan, obtain the necessary approvals, funding, etc.
2. **Progressive Care Facility.** One or more companies in the progressive care business have investigated sites around Big Canoe over the recent past, but have yet to make any decisions as to feasibility of a facility in this area. This property is ideally situated for such use.
3. **Shopping Center or Mixed Use Commercial Center.** At the current time there is insufficient demand for further shopping or office space since there is available space at Foothills and North Gate Station. It will take several years for the market to be able to absorb further commercial space. In addition, there are currently several tracts available at Foothills or in the Hwy 53/Steve Tate Road area that have been on the market for several years.
4. **Community Center.** The lack of access to Big Canoe from this tract makes it undesirable for a Big Canoe Community Center. In addition, security of any building constructed on a site outside the gates would create unique security problems. Once Potts Mountain is developed Big Canoe will need an additional large community center (as

Roundabout Property

defined in the Long Range Master Plan) but a location inside the gates on the Potts Mountain side is more desirable.

5. **Big Canoe Community Farm.** While the topography and soil might make this tract attractive for a community farm, the location outside the gates at the intersection of two heavily traveled roads makes it less attractive than other properties being considered. Fencing and security would be expensive to maintain.
6. **Community Park.** It is highly unlikely that Pickens County would be interested in a community park in the eastern section of the county. Big Canoe could develop a limited park for the community but security would be an issue since it is located outside the gates.
7. **Hold Until Market Improves.** This is the most viable option for the near term since all of the commercial/institutional options are not near term. The property will remain in its current state until market conditions improve. It could be listed with a realty agent to make it known that the property is available for any of the options considered, or any other uses that would meet the approval of the POA and Big Canoe Company (or the purchaser of Potts Mountain). In the meantime, the property would need to have signs posted to indicate that it is private property with no trespassing.
8. **Lodge.** This is a good lodge or hotel site because of its proximity to Big Canoe (including Potts Mountain) and Gibbs Garden. This is probably one of the nearer term needs in this area – there may be sufficient demand at this time to justify construction.

Recommendations: It is recommended that this parcel be held in its current state until it can be sold for commercial or institutional use. This includes the following uses that were considered, but is not limited to these:

- Progressive Care Facility
- School
- Shopping Center or Mixed Use Commercial Center
- Lodge

Among these possible uses, the LUTF believes that a Progressive Care Facility is the most beneficial to the Big Canoe community since there are many in the community who are currently looking at such facilities or will in the near future.

It is further recommended that the POA engage a real estate agent with qualifications in the commercial/institutional area to list the property in 2017. The listing will need to include any special provisions that will include provisions of Exhibit B of the property deed (see attachment) as well as provisions deemed necessary by the POA. This should include an adequate buffer of trees on the north side of the property, as well as protection from drainage into the Big Canoe water reservoir on the west side of the property.

Roundabout Property

➡ **Trigger Event:** The trigger event for this parcel is a decision by the POA board to market the property. As noted in the recommendation above, this should be accomplished as soon as practicable to get the property on the market.

The following uses that were considered should be dropped from further consideration since the LUTF believes that there is not adequate justification for these:

- Community Center
- Big Canoe Community Farm
- Community Park

Impact if Recommendation is Not Accepted:

- The property will continue as open land, without realizing any return to the POA.

Notes:

Completed by:	Babs Price, Don Rolader, Dan Rubin, Ken Nichols
Date: 07 November 2016	
Approved by LUTF:	
Date: 07 November 2016	<i>All members present at meeting (8)</i>
Reviewed by IPR Team:	
Date: 27 October 2016	<i>All members present at meeting (9)</i>
Approved by:	<u><i>Cecil Schneider</i></u>
Date: 8 November 2016	Cecil Schneider, Chair
Sent to the POA board on:	16 November 2016
Revised:	04 January 2017
Final Sent to POA board on:	30 May 2017

Roundabout Property

Exhibit B

Permitted Exceptions

The Exhibit A Property is conveyed by Grantor and accepted by Grantee subject to the following restrictions, covenants, conditions and easements:

1. Site Restrictions.

- (a) No building or other structure or landscaping element shall be erected, placed or altered on said Property until the proposed building plans, specifications, exterior color or finish, landscape plan, site design (including adequate buffers from Cove Road and Steve Tate Highway), and plot plan shall have been approved in writing by Grantor, its successors or assigns. No alterations in the exterior appearance of any building, landscape element or structure shall be made without like approval by Grantor. One (1) copy of all plans and related data shall be furnished by Grantor, or its agent, for its records.
- (b) The approval of plans, location or specifications, and Grantor's publication of architectural standards, shall not be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed building or that such standards comply with pertinent law.
- (c) All signage, other than approved, temporary construction signs, shall be limited to signage which identifies or locates the businesses operated upon the Property, which may include informational or directional signage. No other commercial signs, including "for rent" or "for sale" and other similar signs, shall be erected or maintained on said Property by anyone, including, but not limited to, the Grantee, a realtor, a contractor or subcontractor, except with the written permission of Grantor, or except as may be required by legal proceedings. If such permission is granted, Grantor reserves the right to restrict size, color and content of such signs.
- (d) It shall be the responsibility of the Grantee to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on said Property which shall tend to substantially decrease the attractiveness of the neighboring properties. No noxious or offensive activity shall be carried on upon said Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighboring properties.
- (e) The Property shall not be subdivided nor its boundary lines changed, except with the written consent of Grantor, which shall not be unreasonably withheld.

Miscellaneous Properties

Appendix 10: Remaining Properties

Determine the best use for all purchased property

Land/Building Title: Miscellaneous Small Tracts

LUTF Lead:	Date Started:	Date Completed:
Cecil Schneider	12 November 2016	13 January 2017

Location of Property in Big Canoe: Pickens & Dawson County

Miscellaneous small tracts throughout Big Canoe

No. Acres	Valuation	Per Acre	Total	Average
	CBRE			
	Norton			
Current Property Designation:		Open Land		
Tax Evaluation (2015):		\$		
Property Tax (2015):		\$		

Description: This parcel consists of several small tracts scattered around Big Canoe. Sources for information include Dawson and Pickens County records,

Dawson County:

http://qpublic7.qpublic.net/qpmap4/map.php?county=ga_dawson&layers=parcels+roads

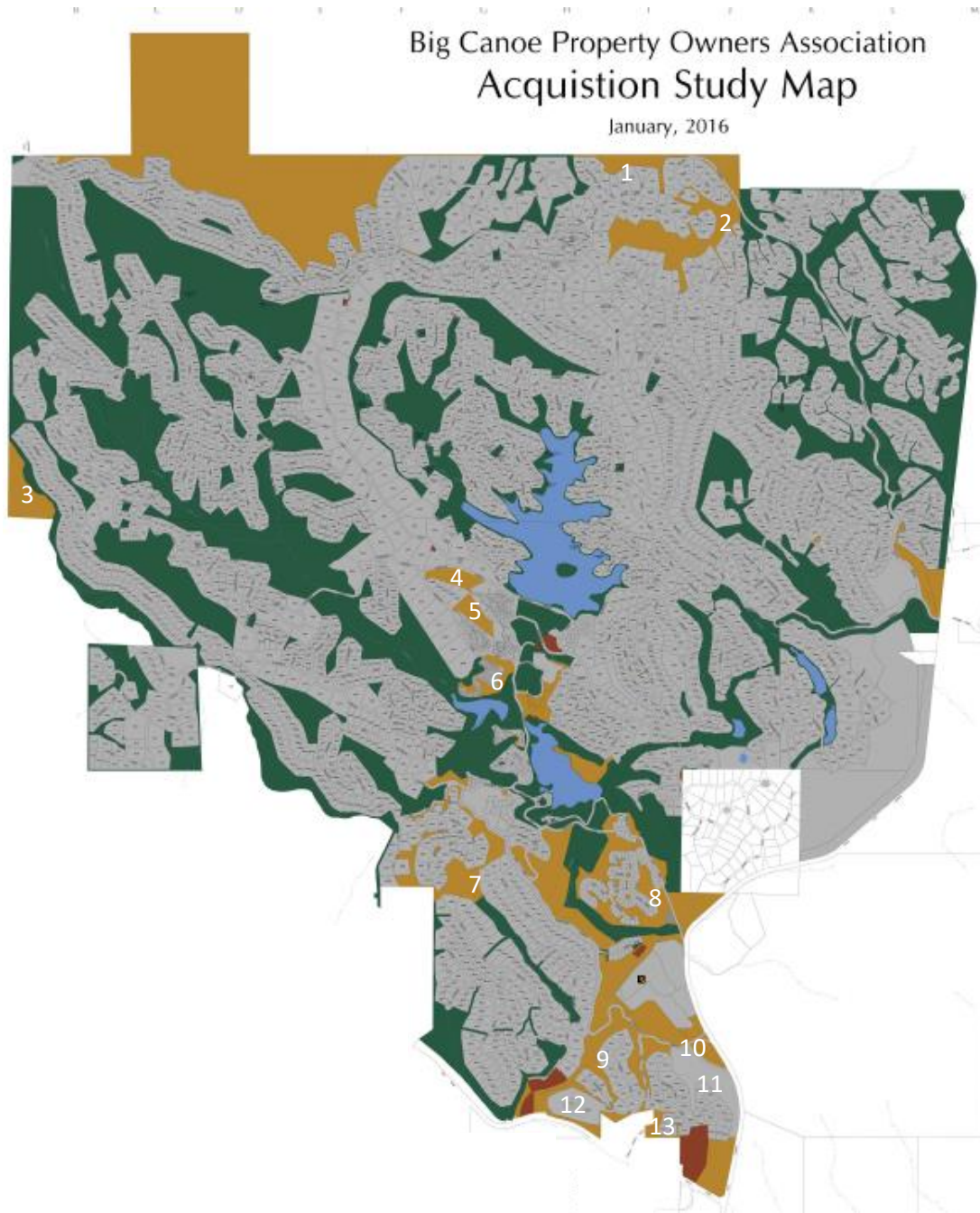
Pickens County:

<https://qpublic.schneidercorp.com/Application.aspx?AppID=627&LayerID=11193&PageTypeID=1&PageID=0&Q=651749059&KeyValue=026D%20%20%200004>

These tracts are indicated on the map following this section.

1. Tract at Northern boundary of Big Canoe, adjacent to Dawson Forest.
2. Land in “High Gap V Conservation Easement”, North American Land Trust, December 21, 2001 (36.1 Acres)
3. Tract at West side of Big Canoe, west of lots along northern end of Ridgeview Drive.
4. Tract along south side of Wilderness Parkway, east of intersection with Buckskull Ridge Drive.
5. Tract in Treetop Neighborhood (3.85 Acres). This is listed as Treetop Neighborhood, c/o Big Canoe POA on the Pickens County map.
6. Land in “Laurel Ridge Conservation Easement”, North American Land Trust, December 21, 2001 (7,17 Acres)
7. Cox Mountain tract. Common property on Cox Mountain.
8. Choctaw tract. Common property in the Choctaw neighborhood.
9. Land in Blackwell Creek Neighborhood, included in “Main Gate Conservation Easement”, North American Land Trust, December 21, 2001 (28.59 Acres)

Miscellaneous Properties



10. Tract at Main Gate along Steve Tate Road.

11. Tract south of Main Gate, along Steve Tate Road, in Conservation Easement. *[Reference only. See Note 1]*

12. Tract on south side of Blackwell Creek neighborhood, included in “Blackwell Creek Conservation Easement”, Tradition Resources, LLC and North American Land Trust, dated December 29, 2004. (15.55 acres). Includes adjoining land not included in Conservation Agreement. *[Reference only. See Note 1]*

13. Tract south of Blackwell Creek Neighborhood.

Miscellaneous Properties

14. All tracts not included above or in other plans.

Note 1. These parcels are included for reference only since these properties are not owned by the Big Canoe POA. However, these properties are located within the boundaries of the Big Canoe gates – West of Steve Tate Road. The properties are in permanent Conservation Trust Agreements held by the North American Land Trust. The applicable Conservation Easement documents are referenced in Appendix 2.

Special Considerations: Factors that may impact potential use or disposition of this parcel.

- Five of the parcels are in Conservation Easements, and the only use is for Common Property.
- Several of the tracts are located in neighborhoods where they could be used for small community parks, with picnic tables, etc. However, the LUTF did not investigate the terrain on these to see if they are suitable for such use. If neighborhoods found any of these tracts that are suitable for a small neighborhood park they could contact the POA to see if it can be used for this purpose. Any of the tracts that are in a Conservation Easement must first have permission from the North American Trust before constructing any structure.

Property Potential: This report will differ in format from other LUTF reports because of the nature of these tracts. Each of the tracts will be discussed in the order listed above.

1. Tract at Northern boundary of Big Canoe, adjacent to Dawson Forest.
 - a. This small tract is adjacent to the High Gap Conservation Easement.
 - b. It is between Dawson Forest and the back of private lots.
 - c. There is no access to this property.
2. High Gap V Conservation Easement. (36.1 Acres)
 - a. Reference: North American Land Trust, Baseline Documentation, High Gap V, December 21, 2001.
 - b. Use limited to Common Property/Green Space
3. Tract at West side of Big Canoe, west of lots along northern end of Ridgeview Drive.
 - a. This tract is on the west side of lots along Ridgeview Drive, with no access to the property from within Big Canoe.
 - b. The property backs up to Bent Tree Common Property on the west side.
4. Tract along south side of Wilderness Parkway, east of intersection with Buckskull Ridge Drive.
 - a. This tract fronts on Wilderness Parkway, with a steep drop off from the road.
 - b. While there is space for up to 5 lots on this tract, there is insufficient room on the south side of Wilderness Parkway to build houses since the front of the house would be at the edge of the road.

Miscellaneous Properties

5. Tract in Treetop Neighborhood (3.85 Acres) . This is listed as Treetop Neighborhood, c/o Big Canoe POA on the Pickens County map.
 - a. This tract provides common property/green space for the Treetop neighborhood.
6. Laurel Ridge Conservation Easement. (7,17 Acres)
 - a. Reference: North American Land Trust, Baseline Documentation, Laurel Ridge, December 21, 2001.
 - b. Use limited to Common Property/Green Space
7. Cox Mountain tract. Common property on Cox Mountain.
 - a. There are several separate properties in this tract. All are on property that was too steep for home sites.
 - b. Much of the property has no access to roads.
8. Choctaw tract. Common property in the Choctaw neighborhood.
 - a. This tract surrounds Choctaw neighborhood, and most of the property has no access to roads.
 - b. The tract between Club Drive and Steve Tate Road contains the Golf Maintenance area.
9. Main Gate Conservation Easement. (28.59 Acres)
 - a. Reference: North American Land Trust, Baseline Documentation, Main Gate, December 21, 2001.
 - b. Use limited to Common Property/Green Space
10. Tract at Main Gate along Steve Tate Road.
 - a. This tract is at the Main Gate, between the entrance road and the exit road.
 - b. Any use other than green space would ruin the entrance view.
11. Tract south of Main Gate, along Steve Tate Road, in Conservation Easement. *(Not owned by the Big Canoe POA. Included for reference only since the land is inside the Big Canoe gates and is in a Conservation Easement.)*
 - a. This tract is in Conservation Easement and cannot be used for anything but Common Space.
12. Tract on south side of Blackwell Creek neighborhood, included in Blackwell Creek Conservation Easement. *(Not owned by the Big Canoe POA. Included for reference only since the land is inside the Big Canoe gates and is in a Conservation Easement.)*
 - a. Reference: North American Land Trust, Baseline Documentation, Main Gate, December 29, 2004.
 - b. Use limited to Common Property/Green Space
 - c. Owner may construct and maintain a driveway for access from the nearest road to the 1.2 acre parcel that is surrounded by the Conservation Area. This is identified as Tract B on Exhibit B of the Agreement. *This 1.2 acre parcel has rights to Big Canoe amenities and facilities.*
13. Tract south of Blackwell Creek Neighborhood.

Miscellaneous Properties

- a. This small tract adjoins lots at 9332, 9332, 9334 and 9335 Sycamore Trail, and lots at 9329 and 9330 Redbud Pass.
14. All tracts not included above or in other plans.
- a. Miscellaneous small tracts

Conclusions: There are no alternatives to consider for these tracts. The Conservation Easement properties cannot be used for anything other than common property/green space. The other tracts are either too small, on steep land or have no access to roads.

As discussed in the Special Provisions, some of the parcels may be usable as small neighborhood parks. Any interest by a neighborhood to use for park purposes must be approved by the POA.

Recommendations: Designate all of these tracts of property not currently in Conservation Easements as Common Property/Green Space. The Conservation Easement properties are currently limited to Common Property.

➡ **Trigger Event:** The trigger event for these parcels is a decision by the POA board to officially convert these miscellaneous tracts to Green space. The tracts that are in Conservation Easements will remain the same.

Impact if Recommendation is Not Accepted:

There are no alternative uses for these tracts.

Notes: Many of the tracts in Pickens County are still listed in the Pickens County records under Big Canoe Company, LLC, and more importantly are registered as Class 5 – Commercial. The tax status of these properties should be investigated as soon as possible. Pickens County apparently is always late on changing property deed records, but if the tax records still reflect that these parcels are listed as commercial, they need to be changed.

Completed by:	<i>LUTF – All members</i>
Date: 13 January 2017	
Approved by LUTF:	<i>All members present at 13 January meeting</i>
Date: 13 January 2017	
Reviewed by IPR Team:	<i>Via e-mail</i>
Date:	
Approved by:	<u><i>Cecil Schneider</i></u>
Date:	Cecil Schneider, Chair
Draft to the POA board on:	18 January 2017
Final Sent to POA board on:	30 May 2017 Updated 22 October 2018

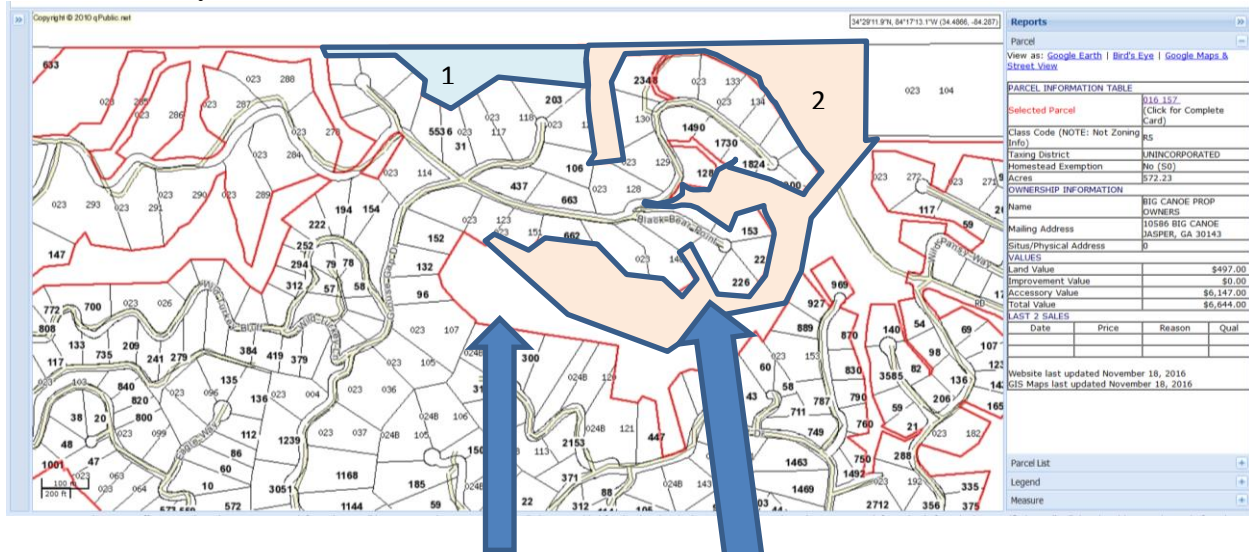
Item 1

Tract at Northern boundary of Big Canoe, adjacent to Dawson Forest.

Parcel ID: 016 157

Acres:

Dawson County



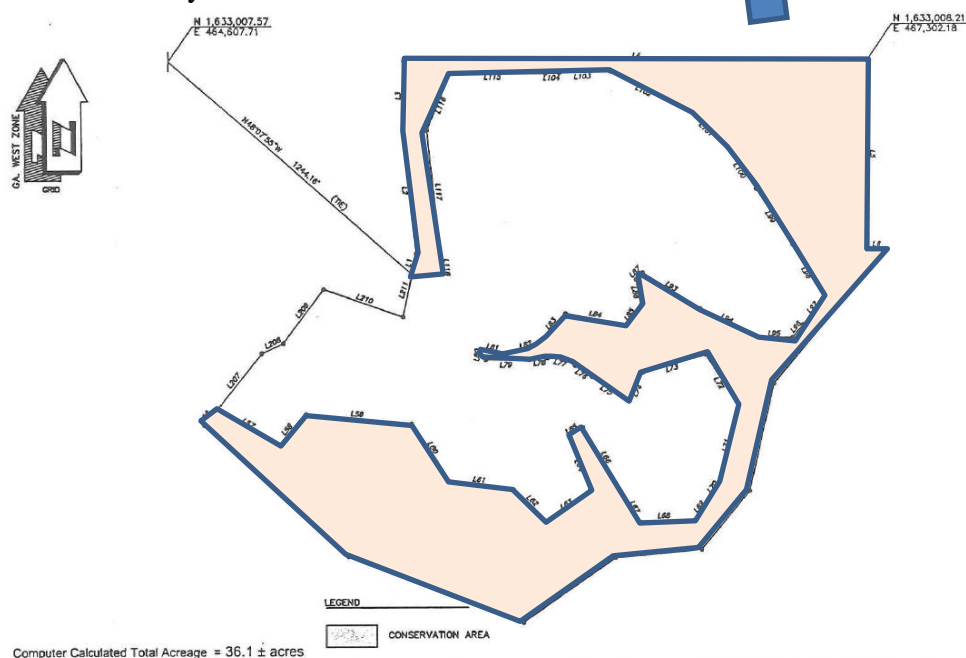
Note: This property in purchase, but not on Conservation Easement.

Item 2

High Gap V Conservation Easement.

Acres: 36.1

Dawson County



Miscellaneous Properties

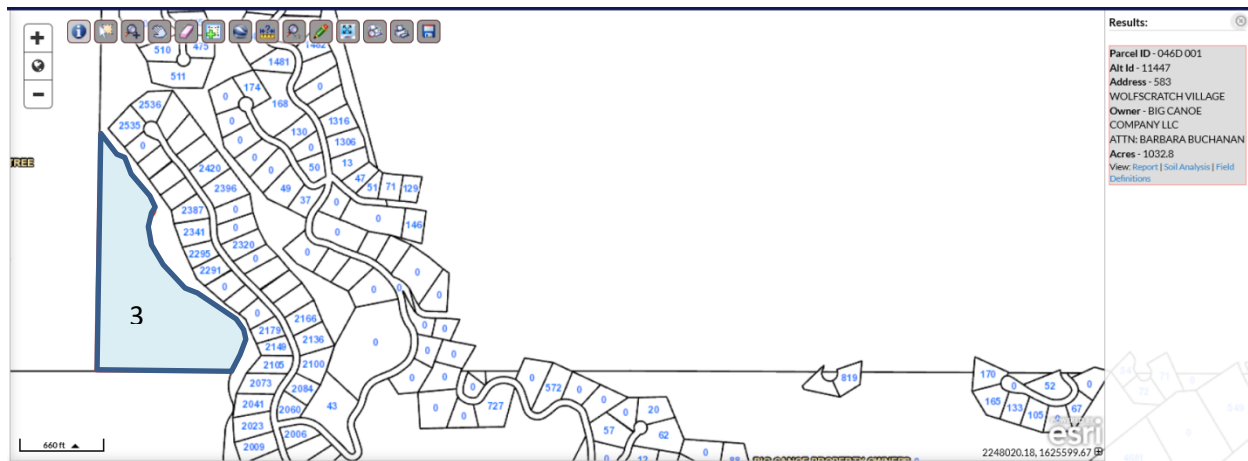
Item 3

Tract at West side of Big Canoe, west of lots along northern end of Ridgeview Drive.

Parcel ID: 046D 001: Class Code: Commercial Address 583

Acres:

Pickens County Land Lot/District: 16 / 4



Item 4

Tract along south side of Wilderness Parkway, east of intersection with Buckskull Ridge Drive.

Parcel ID: 046D 001 004 Class Code: Commercial

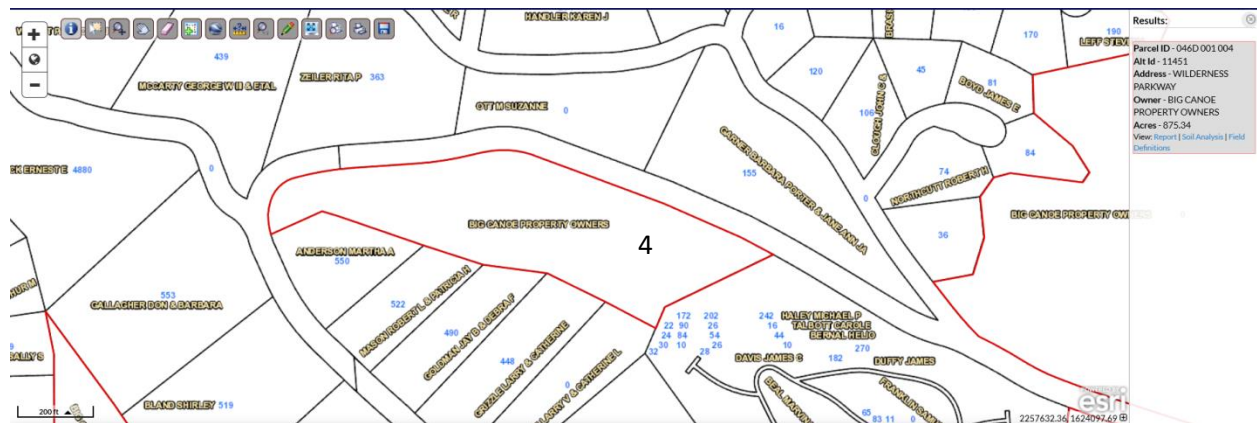
Acres:

Pickens County Land Lot/District: 16 / 4

Miscellaneous Properties



Pickens County Records



Miscellaneous Properties

Item 5

Tract in Treetop Neighborhood.

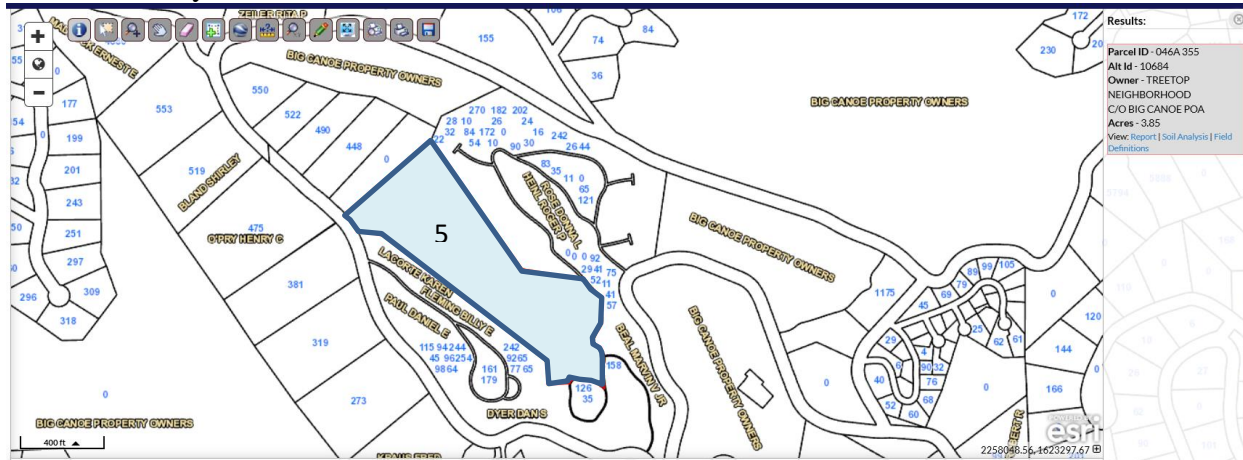
Parcel ID: 046A 335 Class Code: R-3 Residential

Acres: 3.85

Pickens County Land Lot/District: 15 / 4

(See Item 4 for POA Purchase map)

Pickens County Records



Miscellaneous Properties

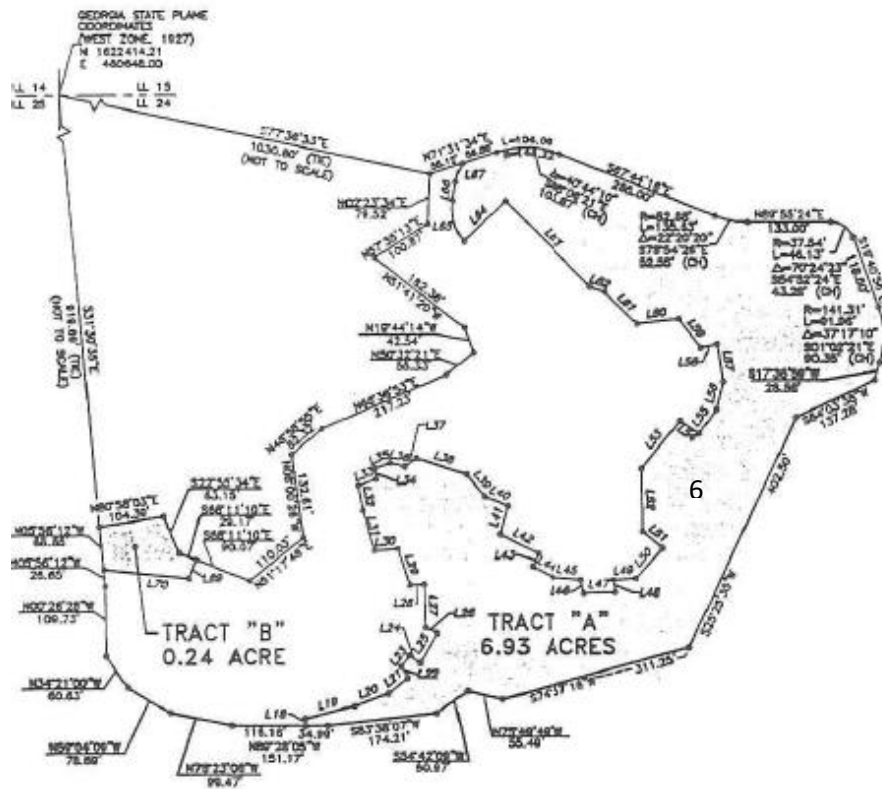
Item 6

Laurel Ridge Conservation Easement.

Parcel ID: 046D 001 Class Code: C5 - Commercial

Acres: 7.17

Pickens County Land Lot/District:

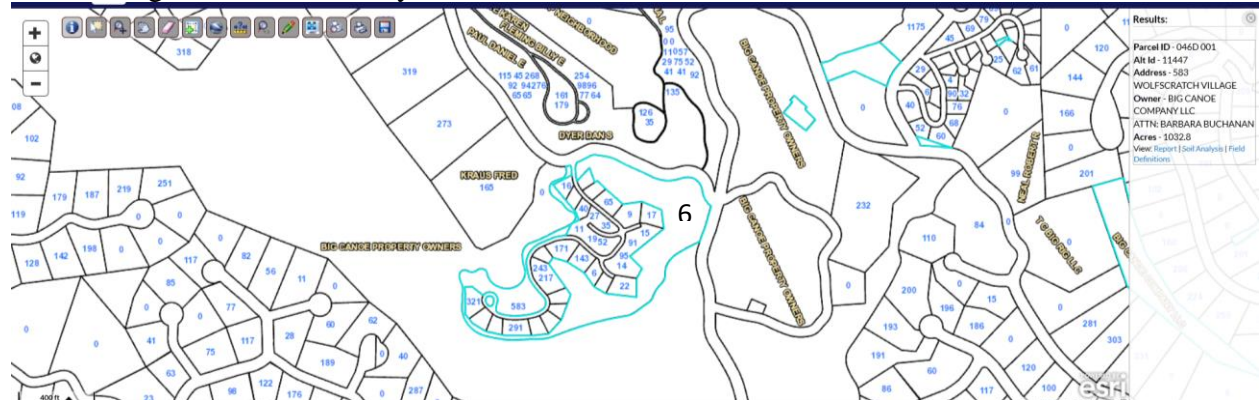


LEGEND

CONSERVATION AREA

Computer Calculated Total Acreage = 7.17± acres

Laurel Ridge – Pickens County Records



Miscellaneous Properties

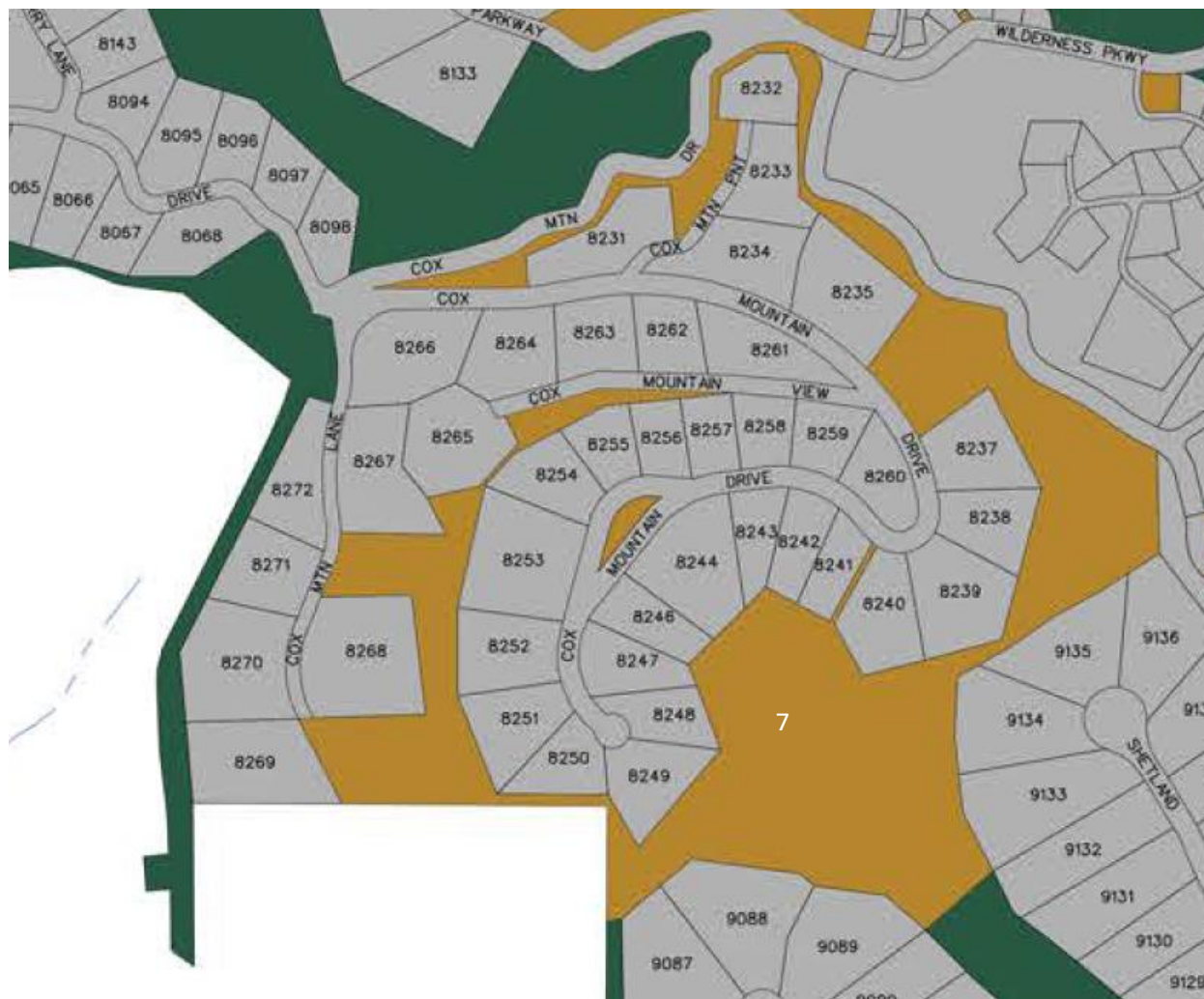
Item 7

Cox Mountain tract. Common property on Cox Mountain.

Parcel ID: 046D 001 Class Code: C5 - Commercial

Acres:

Pickens County Land Lot/District:



Pickens County Records

Miscellaneous Properties



Item 8

Choctaw tract. Common property in the Choctaw neighborhood. (Records still listed in BCC name)

Parcel ID: 046D 001 Class Code: C5 - Commercial

Acres:

Pickens County Land Lot/District:



Pickens County Records.

Miscellaneous Properties



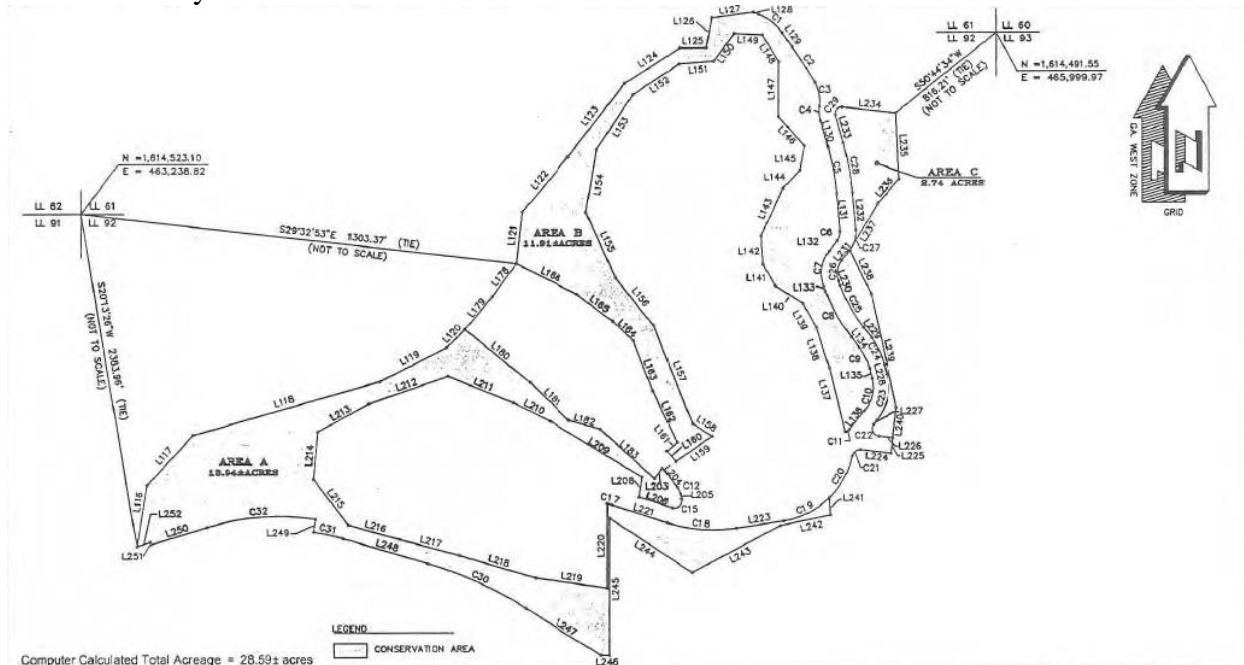
Item 9

Main Gate Conservation Easement.

Parcel ID: 046D 001 Class Code: C5 - Commercial

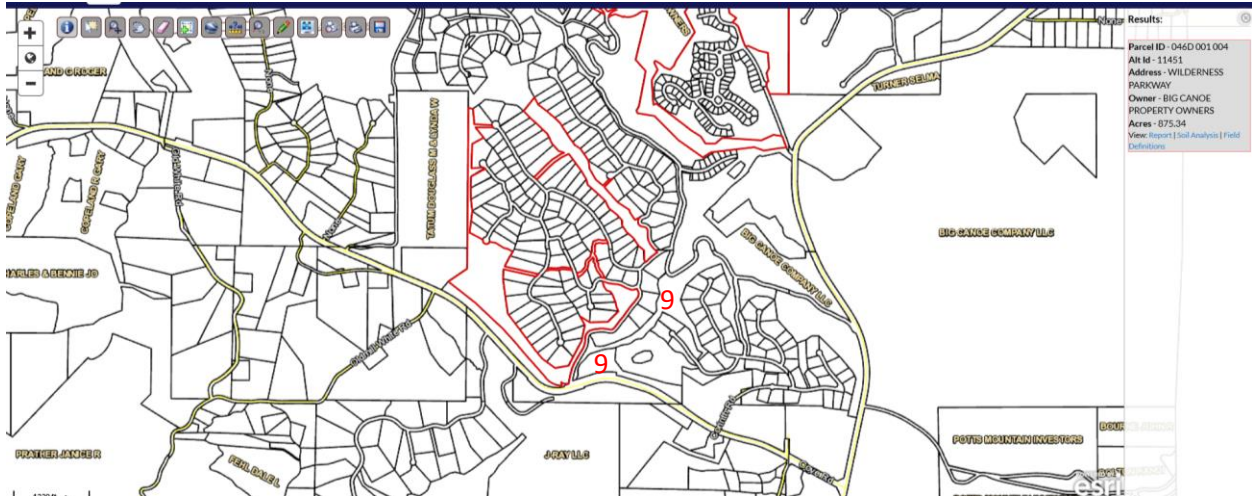
Acres: 28.59

Pickens County Land Lot/District:



Pickens County Records.

Miscellaneous Properties



Item 10

Tract at Main Gate along Steve Tate Road.

Parcel ID: 046D 001 Class Code: C5 - Commercial

Acres:

Pickens County

Land Lot/District:



Pickens County Records. This map does not show entrance roads.

Miscellaneous Properties



Item 11 Reference Only

Tract south of Main Gate, along Steve Tate Road.

Property is owned by Blackwell Investors III LLC, Cove Road (23.00 Acres). This property is in a Conservation Easement agreement with the North American Land Trust.

Parcel ID: 046D 001 Class Code: A-4 Agricultural

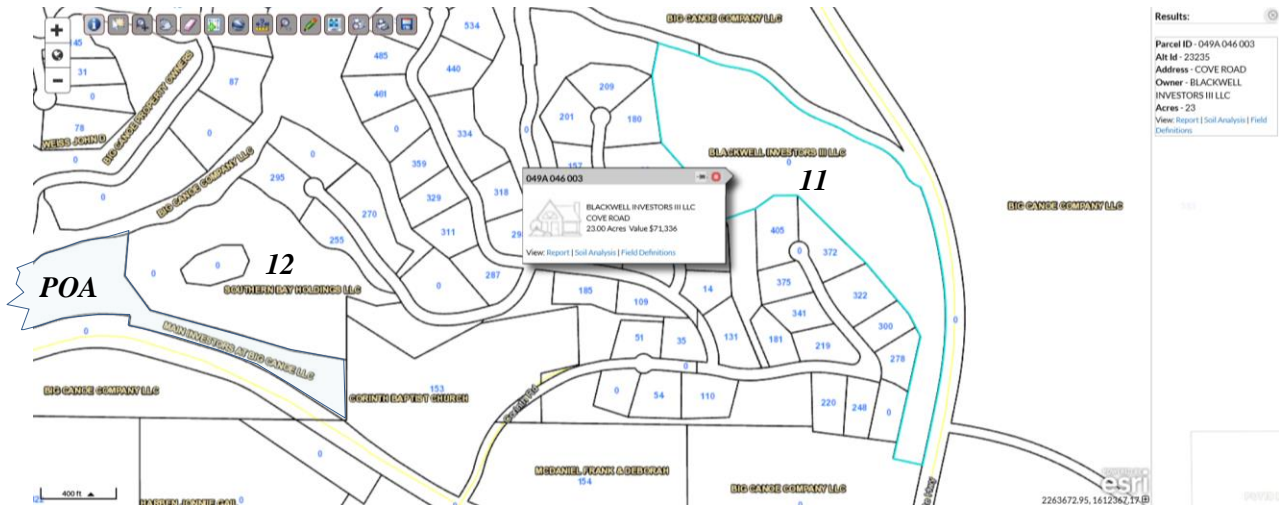
Acres: 23.0

Pickens County Land Lot/District: 92/4



Pickens County Records

Miscellaneous Properties



Item 12 Reference Only

Property owned by Southern Bay Holdings, LLC, Blackwell Creek Way (15.55 Acres). This property is in a Conservation Easement agreement with the North American Land Trust.

(Tract A) Parcel ID: 049A 046 001 Class Code: R-4 Residential

Acres: 14.35 Acres *[In Conservation Easement]*

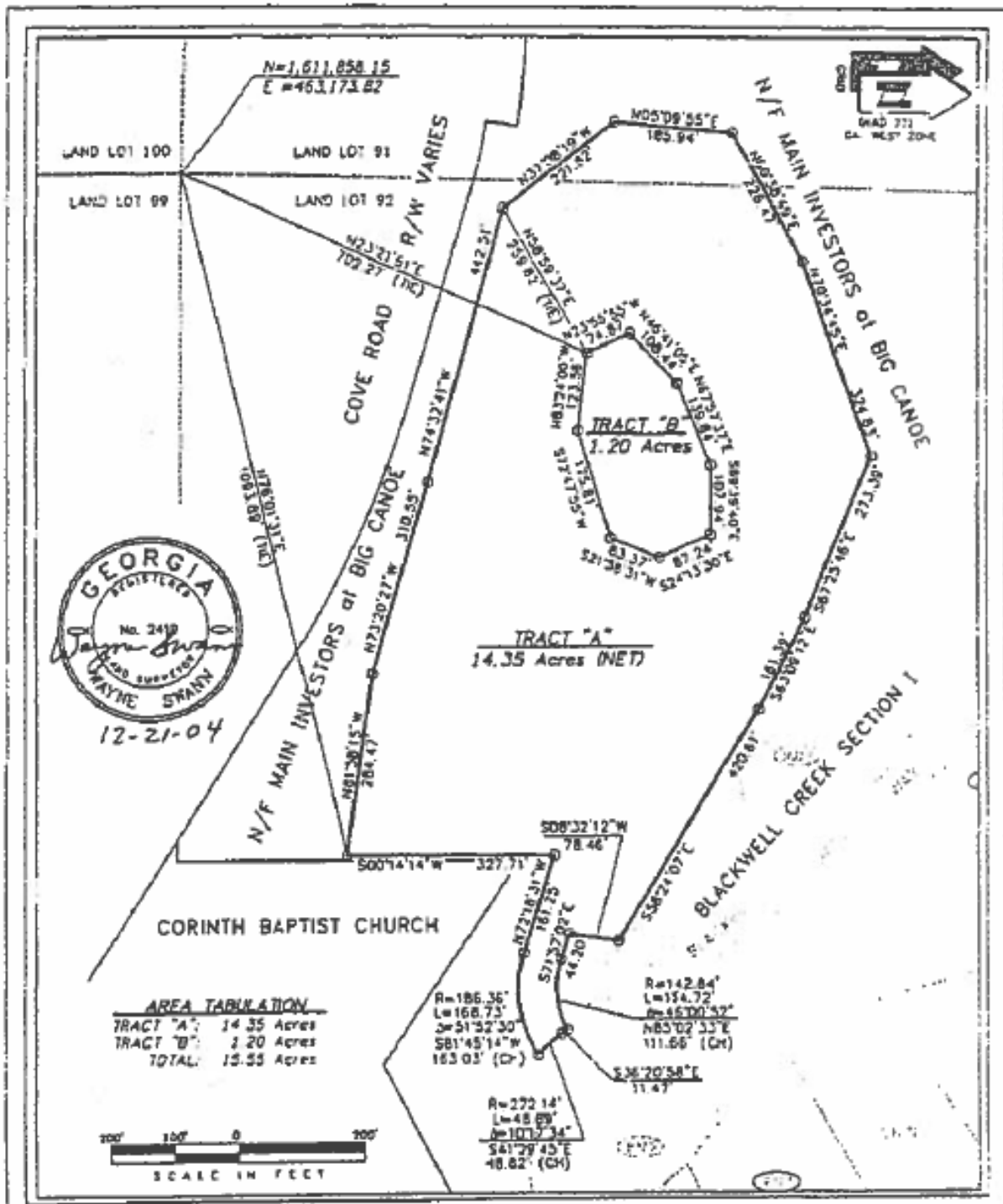
(Tract B) Parcel ID: 049A 046 002 Class Code: R-4 Residential

Acres: 1.2 Acres *[Not in the Conservation Easement – can build one home on lot]*

Pickens County Land Lot/District: 92/4

Map- See map above

Conservation Agreement Map



Miscellaneous Properties

Item 13

Tract on south side of Blackwell Creek Neighborhood not included in Conservation Easement
Parcel ID: 046D 001 Class Code: Commercial

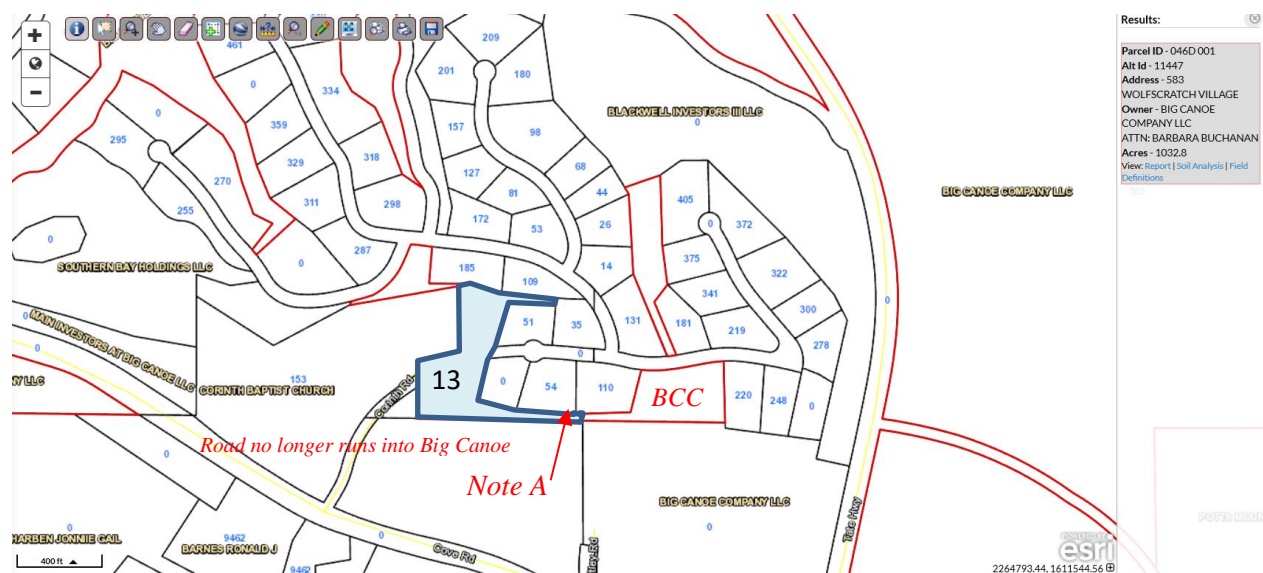
Acres:

Pickens County

Land Lot/District:



Pickens County Records.



Notes:

- A. Access strip of land shown on POA Purchase Map (above) between 54 and 110 does not exist on Pickens County Records.
- B. Road on map no longer runs into Big Canoe.
- C. BCC (Water Company) owns tract between 110 and 200

Item 14. All tracts not included above or in other plans.