

4.6.3 Cumulative Impacts

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New development projects in the region and economic impacts from the project were taken into account in developing traffic projections and are reflected in the overall energy impacts for the project. The limited overall energy impacts projected to result from any of the proposed alternatives would be negligible when added to energy impacts resulting from other area development or road projects.

4.7 Private In-Holdings

Private in-holdings refer to privately owned properties that are either fully or partially located within the boundaries of Nantahala National Forest, GSMNP, or TVA lands in the study area. Private in-holdings were inventoried based on data provided by the NPS, the USFS, and the North Carolina Center for Geographic Information and Analysis (NCCGIA). Figure 4-14 illustrates the location of private in-holdings within the study area.

There are no private in-holdings in the GSMNP in the vicinity of the project alternatives. There are several areas of reserved rights, such as burial rights. These rights are addressed by the GSMNP GMP and are discussed in the Private In-Holdings Section of the ECR, Section 3.16.

Private in-holdings in the project vicinity were identified within the USFS lands, as they have historically purchased lands on an ad hoc basis depending on funding and availability of land. The majority of the privately owned lands are southwest of Bryson City, south of Fontana Lake at Walnut Hollow Gap and Sawyer Creek, and at Fontana Village. Private in-holdings are further described in the Private In-Holdings Section of the ECR, Section 3.16.

4.7.1 Summary of Impacts to Private In-Holdings

The proposed project lies within the boundaries of GSMNP. No private in-holdings would be directly impacted by the alternatives.

The baseline Northern Shore Corridor connects directly to NC 28 to the west of Fontana Dam. If the baseline option were selected, development potential would likely result on privately owned properties on the south side of NC 28 outside GSMNP. These private in-holdings are within the boundary of the Nantahala National Forest. These potential impacts are discussed further in Land Use, Section 4.2.4.

Other private in-holdings in the overall project vicinity could also be impacted by development resulting from the proposed project, especially when combined with current trends in the area. Indirect and cumulative land use impacts are described in Land Use, Section 4.2.4.

Clarification of the term "baseline" for this project:

The Partial-Build Alternative to Bushnell and the Northern Shore Corridor include a baseline route, as well as options to that route. Baseline routes and options are detailed in Section 2.5 and shown on Figure 2-8. Baseline routes have been compared to existing conditions. Impact analyses for the options are shown as a difference from the associated baseline route.