

Cory Rhodes

From: Planning
Sent: Monday, January 5, 2026 8:45 AM
To: Cory Rhodes
Subject: FW: Public meeting comments

Calla McKenzie

Planning Technician II
Baldwin County Planning & Zoning Department

From: Jeremy Chapman <jeremy.jiggs.chapman@gmail.com>
Sent: Sunday, January 4, 2026 5:20 PM
To: Planning <planning@baldwincountyal.gov>
Subject: Public meeting comments

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> Dear Baldwin County Planning,

>

> I'd like to voice my comments to the attached notice. I live at 24250 River Rd N., directly North of this land rezone request. There are two main concerns that have already been violated by this land redevelopment, and are concerning to my wife and me. We cannot make the meeting, but please register our comments. Thanks.

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> 1. River Rd N. is a private easement once the pavement ends and is owned solely by the current property owners who maintain it at \$1,000's per year. This does not include the owner of the referenced parcel. The farmland owner and subdivision contractors have no rights to use this right of way without out permission or purchase of the easements from all parties. They have already been using our road with heavy equipment and trucks to survey land, which is unacceptable. Please clearly state the rights of way for all parties in reference to this parcel for River Rd N.

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> 2. There is a dense hedge of trees north of this parcel separating property ownership. The developers cannot destroy or remove these trees without express permission of all landowners claiming the location in question. Every tree is valuable to our privacy and the beauty of the land. They have already cleared pieces of this hedge without consulting owners to survey parcel. As you know, there are many versions of surveys in this area, and boundaries can be questioned between surveyors. Disputes must be mediated before destroying hedge/trees. Please clarify this for developers.

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> Sincerely,

> Jeremy and Renee Chapman

> (910) 813-6667