

Mr. Vince Jackson, Planning Director, Baldwin County
Baldwin Planning & Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

(sent via email, 09 NOV 2018)

Dear Sir,

My wife, Tonya, and I, residing at 16604 Scenic Highway 98 in Point Clear, just south of Grass Road, wish to comment on the proposed "Dorgan Rezoning, Case No. Z-18041". While we do not generally oppose appropriate use of undeveloped lots in Point Clear (there are many), we do have a few specific concerns in this case.

1) The proposal is asking for 5 houses on approximately one (1) acre of land. That's about 8700 square feet per lot, or roughly 87' x 100'. With five (5) houses on one lot, that's a pretty tight squeeze. Much more dense than most any other lot in this area of Point Clear, although that seems to be the direction developers wish to go in Fairhope. It seems many residents in the area are concerned this would set a precedent for additional lots cramming as many houses as possible on as little land as possible in order to maximize resale value of the individual houses. We both approve of increased property values and making a gain on a sale, but there is a practical limit on density. While not opposing development, we do oppose increase local density.

2) Drainage in this area is poor on a clear day, and truly horrendous when it rains, especially when there is a torrential downpour. Water can get to the bay by only two (2) routes: through the sewer drains along Scenic Highway 98, or following the drainage ditch that was originally dug out by the Civilian Conservation Corps (CCC), finally emptying into Bailey's Creek (Mr. Albert Key has more information on the CCC digging the drainage ditch). The drainage ditch has not been maintained over the years and is now virtually non-existent. Tonya and I strongly oppose any construction that makes area drainage worse.

3) Finally, does the proposed new construction add to the ambience of the community, or degrade it? For any new construction, we both dearly hope it fits the general feeling of the neighborhood. It is hard to define that feeling, but it is clear when a property doesn't have it. We think most of our neighbors feel the same way. All future development should conform to the neighborhood and be quaint and attractive.

Thank you for your time.

Regards,

Christopher D. Chambers (chamberscd@att.net)
Tonya G. Chambers (oceantonya@att.net)