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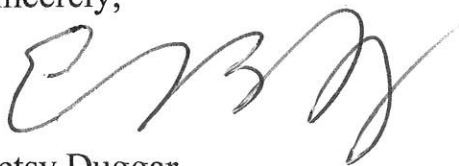
March 11, 2019

To Whom It May Concern:

Mr. Barry Copeland contacted me regarding property he and his wife own located at 9917 Fort Morgan Road in Ft. Morgan. He explained to me the rezoning request made by Al and Diane Sawyer. The "Sawyer Property" adjoins the Copelands's property. Both properties are currently zoned RSF-1. Mr. Copeland explained the rezoning request is being made for B-3 commercial zoning on the southern 300 plus feet of the parcel, so that the Sawyers can place a fish market and or a seafood restaurant on their property.

It is my professional opinion that if the rezoning is approved and the fish market/seafood restaurant is built on the Sawyer Property, the overall value of the Copeland Property will be significantly and adversely affected for obvious reasons. The marketability as a residential property will likely be reduced to such an extent that if they are able to sell it at all for that use in the future, it would be at a significant loss. In other words, no one, including Mr. Copeland would want to live next to a fish market and restaurant because of noise, smell, and abatement of privacy. These properties were sold as residential properties, buffered by roadways from any commercial property, and it would be highly unfair to any adjoining or close by residential property owners to allow this rezoning to take place.

Sincerely,



Betsy Duggar

Certified Residential Real Estate Appraiser