

1. Reid Key
2. Emilee Lyons
3. Cathy Mosteller
4. Rev. Eric Zubler
5. Clifton Mosteller
6. Susan Groom
7. Bart & Gina Briggs
8. Kelly Sadler
9. Matt Mosteller
10. Robert Moore
11. Frank Feagin
12. Lyle Hutchison
13. Eleanore Allison
14. Largay & Boyd Douglas
15. Charlie Bailey
16. Binky Oswalt
17. Lisa Mayfield
18. Point Clear Property Owners Assn.
19. Bo O'Meara
20. George Oswalt
21. Harris Oswalt
22. Peter Herndon
23. Joseph Rhodes
24. Ritchie Prince for himself and on Behalf of
Sydney Prince, Ann McPherson Prince,
Laura Prince, Sydney Clare Prince, Ritchie
Prince Jr.
25. Gary Smith
26. David Dye
27. Robert Hope Jr
28. Margaret Hutchison
29. Richard Ogburn
30. Barkley Shreve
31. William Harrison
32. Zeb Hargett
33. Arthur Outlaw III
34. Beth Schramm
35. Jimbo/Lynn Meador
36. Clifton Inge
37. Doug Johnson
38. B Greer Radcliff
39. Douglas Kearley Sr
40. Albert Key
41. Ian McPherson
42. M. Currie
43. Michael Mosteller
44. Peter and Laurie Vanlingen
45. Meme Brewer, Chris, Ashley & Meredith
46. H. W. Thurber
47. Henry Morgan
48. Albert Key
49. Patrick and Sarah Immel
50. Philipe Herndon
51. David Bagwell
52. Patricia Frazer
53. Diane Horst
54. Palmer Hamilton
55. J B Horst
56. Virginia Goould
57. Wayne Holder
58. Patricia & Slade Hooks
59. Laura Clark
60. Lucy & Dan Broos
61. Tommy Zieman
62. John Spottswood Jr
63. Melanie Moore
64. David Durden
65. Louise Smith
66. Jim Frost
67. Jeff Doherty
68. Plumer Tonsmeire
69. Guy and Ashley Oswalt
70. Rob Constantine
71. Billy Delaney
72. Kay Glenday
73. Ben Schrubbe
74. Carolyn Lee Goodloe
75. Craig Helms
76. Mike Dudley
77. Edward Rottenberg
78. Daniel Reimer
79. J F McGowin III
80. Frank Touart
81. Martha Fuchs
82. Tonya Beach
83. J. Gregg Buckalew
84. Christie and Hunter Lyons
85. Teresa & Gus Smith
86. Regina Bush
87. Katie Bolton
88. Lucy Ladd

89. Tom Taul
90. Susan Tucker
91. Thomas Moore
92. Bo O'Meara
93. Mary Finger
94. Ashley Luce Sullivan
95. James Stowe
96. Tony Atchison
97. Marl Cummings III
98. Bill Goodloe
99. Sam Dixon, Jr.
100. Tracy Frost
101. T. Lee Robinson, Jr
102. Murray Robinson
103. George Oswalt
104. Donald Cox
105. Zachary Robinson
106. Michael Stack
107. Jeremy Milling
108. Merril Miller
109. Bart & Gina Briggs



POINT CLEAR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors/Officers

Emilee O. Lyons, Secretary
Allan R. Chason, At Large
Burton Craige, President

James F. Currie, Treasurer
H. R. Key, Vice President
Frank Feagin, At Large

P. O. Box 114
Point Clear, Alabama 36564
pointclearpropertyownersassoc@gmail.com

June 19, 2019

**FIRST CLASS MAIL
AND ELECTRONIC MAIL**
vjackson@baldwincountyal.gov

Mr. Vince Jackson
Baldwin County Planning Commission
P. O. Box 220
Silverhill, Alabama 36567

Dear Vince:

Re: RSA re-zoning/Case No Z-19025

Please accept this as the opposition of the Board of Directors and some 400 members of the Point Clear Property Owners Association to the above referenced re-zoning application by Retirement Systems of Alabama.

The subject parcel is a 1.27 acre, irregularly shaped parcel lying north of the Grand Hotel marina, or yacht basin. The overall length of the parcel east and west is some 700 feet. At its widest point north and south, the practically usable part of the parcel appears to be some 100 feet by 140 feet in size. The parcel extends some 250 feet into Mobile Bay at a width of approximately 15 feet, forming the bulkhead for the entrance to the marina from the Bay. The parcel is currently used as a parking lot for those with boats kept in the marina; as a small office for the harbor master; and for marine fuel dispensing tanks and pumps. The western part of the parcel is located in Velocity Flood Zone VE (12-13). The only public access to the parcel is from Scenic Highway 98, at the point at which that highway adjoins the bridge over Point Clear Creek, just north of the main Hotel entrance. The parcel is presently zoned TR (Tourist Resort) and the present uses of it are incidental to the operation of the Grand Hotel. It is located outside the municipal boundary of the City of Fairhope, but within its extra-territorial jurisdiction.

The HDR (High Density Residential) district which this application seeks would require or allow "multiple family dwellings (apartments and condominiums)" to be built on the property. For multi-family uses, the dimensional requirements of the Ordinance applicable to HDR would permit a 50 foot building height; 25 foot minimum front, side and rear yards, 12 units per acre density, and a minimum lot width at the building line of 100 feet. The maximum ground coverage ratio of improvements would be .80. A minimum of 10% of the gross land area must be set aside as permanent open space.

If rezoned from TR to HDR as requested, a 12-14 unit high rise condominium could arguably be constructed on the parcel, assuming the dimensional requirements are met.

To rezone the parcel from TR to HDR would constitute an unprecedented increase in the density presently allowed for residential development at Point Clear. The overwhelming majority of residential property at Point Clear restricts construction to no more than two housing units per acre. The RSA proposal would allow 12 units per acre. The subject parcel directly adjoins low and moderate density, single family, private homes to the north. The impact of this project will not only adversely affect the peace and quiet of the adjoining neighborhood, but will impact all of Point Clear and Battles Wharf in that it will surely result in increased traffic and congestion on Scenic Highway 98. Because the marina and yacht basin form a natural buffer between the Hotel operations and the adjoining single family uses to the north, to permit the construction of high density residential uses north of the marina and yacht basin would defeat the usefulness of that natural buffer.

As you are well aware from prior matters in which our Association has taken a position, the clearly stated policy of the Point Clear Property Owners Association has been to oppose any land use change to higher density development anywhere in Planning District 26. We have consistently taken that position on small projects and now on this large project. Our purpose in consistently taking that position is our effort to preserve the large lot residential development pattern which has historically existed at Point Clear. The precedent which would be established by this RSA project could lead to similar higher density projects, both north and south of the Hotel, either in developments by RSA, or by other private developers. You will recall that our Association has successfully challenged several recent proposals to increase land use density at Point Clear.

As we are required by the Baldwin County Zoning Ordinance to do, we state our specific reasons for our opposition to this application, following the factors listed in Section 19.6 of the Ordinance, as follows:

1. The requested change to HDR is not compatible with the existing development patterns or with the zoning of nearby properties. Specifically, the two parcels immediately adjoining the subject property to the north, on which private homes are situated, are both zoned RSF-2 (moderate density single family). Most of the parcels located both further north and south of the Hotel property are zoned RSF-1 (low density single family). The uses of practically all neighboring properties are low density single family, with very little commercial uses present.
2. There has been no significant change in the conditions upon which the original TR zoning district was based for this property in the 1993 adoption of the Ordinance at Point Clear.
3. The proposed zoning does not better conform to the Master Plan for Point Clear in that the Master Plan has consistently been interpreted as keeping Point Clear and Battles Wharf as community-wide, low density single family uses. In fact, the only instance of multi-family zoning in the community was constructed prior to adoption of the Ordinance.
4. The proposed zoning, and the precedent it would set, are highly likely to adversely affect traffic patterns and congestion on Scenic Highway 98. Near the entrance of the Hotel are yield-to-pedestrian walkways across Scenic Highway 98, primarily used by Hotel employees and guests who park on the east side of the Highway. With increased traffic and congestion, the proposed re-zoning will adversely affect the safety of pedestrians using those walkways, which are located at a dangerous curve in the highway with limited visibility. Also, the Eastern Shore Trail runs along the east side of Scenic Highway 98, at what would be the entrance to any development of the subject property. On any given day, a steady stream of walkers and joggers use the Trail. And Scenic Highway 98 in Point Clear has

become a favorite for bicyclers, being frequently included in bicycle race courses with participants numbering in the hundreds.

5. The proposed zoning is not consistent with the development patterns in the area and is not appropriate for the orderly development of the community. To introduce HDR zoning into District 26 for the first time is completely inconsistent with well-established development patterns.

6. The proposed amendment is in no way a logical expansion of adjacent zoning districts in that a high density residential zone is inherently in conflict with the adjoining low and moderate density single family residential zones.

7. The proposed amendment will adversely affect the health, safety, and welfare of the community in a number of ways, including those set forth above.

Finally, the application is procedurally defective in that it seeks to re-zone a small part of a 27 acre parcel on which the Hotel is presently situated and of which the subject property is a part. That entire parcel is presently zoned TR and is assigned PPIN 117412/Parcel No. 45-07-36-0-000-2.004 by the Baldwin County Revenue Commissioner. Section 19.2 of the Ordinance authorizes an application to amend the Official Zoning Map to be filed by the "person owning the property proposed for change on the Official Zoning Map." The Official Zoning Map is drawn as an overlay on the County Revenue Commission Tax Map. Both the Revenue Commission Tax Map and the Official Zoning Map show the 1.27 acre subject parcel to be a part of the larger, 27 acre tax parcel on which the Hotel is situated. That is, the subject property does not have a separate tax identification number. We contend that the RSA application to amend the Official Zoning Map would first require an amendment of the Revenue Commission Tax Map. To amend those two maps would require a re-subdivision of tax parcel 45-07-36-0-000-2.004 into two parcels which would appear with separate tax identification numbers on the Tax Map. That process would require a separate re-subdivision application to be filed with and approved by the Baldwin County Planning Commission and the City of Fairhope Planning Commission. For that procedural defect alone, the present application should be denied.

For all of the foregoing reasons, we urge the Baldwin County Planning Commission and Baldwin County Commission to DENY the application of RSA to re-zone the subject property.

Sincerely,


Burton Craige, President

**FIRST CLASS MAIL
AND ELECTRONIC MAIL**

cc: Commissioner Joe Davis joe.davis@baldwincountyal.gov
Baldwin County Administration Building
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507

**FIRST CLASS MAIL
AND ELECTRONIC MAIL
jeb.ball@baldwincountyal.gov**

Commissioner James E. "Jeb" Ball
Baldwin County Administration Building
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507

**FIRST CLASS MAIL
AND ELECTRONIC MAIL
bunderwood@baldwincountyal.gov**

Commissioner Billie Jo Underwood
Baldwin County Administration Building
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507

**FIRST CLASS MAIL
AND ELECTRONIC MAIL
cgruber@baldwincountyal.gov**

Commissioner Charles F. (Skip) Gruber
Baldwin County Administration Building
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507

**FIRST CLASS MAIL
AND ELECTRONIC MAIL
llee@baldwincountyal.gov**

Ms. Linda Lee
Baldwin County Planning Department
P. O. Box 220
Silverhill, Alabama 36576

00031560.DOCX

D Hart

From: hobart key <hrkey@bellsouth.net>
Sent: Monday, June 24, 2019 8:53 AM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Case # Z-19205
Attachments: PCPOA letter regarding RSA.pdf

I would like to voice my objection to RSA's proposal to build a multi unit development in what is currently a parking lot north of the Grand Hotel marina. We are members of the Point Clear Property Owners Association and object for the reasons outlined in the Associations letter attached below. Thank you for your consideration,

Reid Key
16088 Scenic Hwy 98

D Hart

From: Emilee Lyons <lyonsemilee@gmail.com>
Sent: Sunday, June 23, 2019 1:23 PM
To: Vince Jackson; Billie Jo Underwood; Charles F. Gruber; D Hart; Jeb Ball; Joe Davis
Subject: <EXTERNAL> RSA Application

Lady and Gentlemen:

I respectfully oppose the effort of RSA (hereinafter “the Hotel”) to convert it’s status as a resort to a developer of high density commercial real estate on a tenuous spit at its yacht basin. The effect of precedent allowing a multi-story condo would be disastrous to the Point Clear area. The traffic congestion is already a strain on the nearby residents as a seemingly continuous caravan of cars constantly speed by our driveways.

Excessive demand on an already burdened waste disposal system is totally undesirable and makes additional problems on the already fragile bay.

The area is flood prone and in a recent heavy downpour the creek right on the other side of Scenic 98 was on a level with the highway. Several years ago the Hotel had to close its doors when the highway flooded. There will surely be more impermeable surface if this development is allowed to take place.

Respectfully,
Emilee Lyons

D Hart

From: Vince Jackson
Sent: Sunday, June 23, 2019 1:30 PM
To: D Hart
Subject: Fwd: <EXTERNAL> RSA condos

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Cathy <chmoss75@aol.com>
Date: 6/22/19 2:56 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA condos

My name is Cathy Mosteller and I am writing to strongly express my opposition to the building of condominiums by RSA in Point Clear on the site of the marina at the Grand Hotel. I am lucky enough to have lived 2 doors down from this property for almost 30 years now- and I strongly oppose it being designated as High Density zoning for the building of a four story structure. RSA has and is still building hundreds of condos in the area around The Colony area- our historical area of Point Clear and Battles Wharf would be negatively affected in MANY ways by this! Please consider the Point Clear Property Owners definitive opposition to this happening in our neighborhood !

Thank you, Cathy Mosteller

Cathy Mosteller

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:06 AM
To: D Hart
Subject: FW: <EXTERNAL> Pt. Clear vs. RSA

-----Original Message-----

From: Eric Zubler [mailto:eric_zubler@yahoo.com]
Sent: Friday, June 07, 2019 5:20 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: Connie Zubler <connie_zubler@yahoo.com>; Chester Zubler <c_zubler@comcast.net>
Subject: <EXTERNAL> Pt. Clear vs. RSA

Dear Mr. Jackson,

We are adamantly opposed to RSA's plan to build a multi-story condominium project across from their yacht basin, just off Scenic Highway 98 at the Grand Hotel.

This small slice of beach is one of the last remaining open strips of beach on the bay in Point Clear. It is a launching point for small boats, a swimming area for locals and tourists alike, and a fishing spot for pole and net fishermen on the adjacent pier/breakwater. It is also a favorite viewing spot for those confined to motorized vehicles as well as those on the adjacent hiking/biking trail.

Personally, this project will eliminate any easy access to a beach for my family, though we realize it is privately owned. We have owned our home in the Lakewood Estates subdivision for over one year, and rented nearby before that, and believe this development will lower our property values and greatly affect our quality of life in Point Clear. Finally, the density of adding more residences to our small community will cause traffic congestion as seen on Scenic 30a over on the Panhandle of Florida, where we moved from in 2017.

We hope you will consider stopping this over-development of the shoreline of all of our most treasured assets, the beautiful Mobile Bay aka the bay of the Holy Spirit. Your guidance and wisdom in preserving what we all love about Mobile Bay is an important responsibility, and greatly appreciated. Please let me know if I can be of any further assistance.

With thanks,
The Rev. Eric J. Zubler
18247 Woodland Drive
Point Clear, AL 36555

850-533-0458 - mobile

Sent from my iPhone

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Wednesday, June 12, 2019 2:57 PM
To: D Hart
Subject: FW: <EXTERNAL> RSA rezone case no.Z-19025

Another letter.

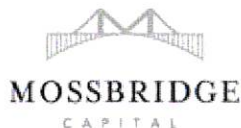
From: cmosteller@mossbridgecapital.com [mailto:cmosteller@mossbridgecapital.com]
Sent: Wednesday, June 12, 2019 1:58 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA rezone case no.Z-19025

Vince:

I am writing you to express my strong opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. I live, work, raise children, and am a registered voter in Baldwin County. More prudently, my family has owned a home in Point Clear (literally 200 feet North of the Grand Hotel Marina) for nearly 30 years. Since it's creation, the Hotel Marina has served as a definitive and needed buffer between the quiet single family residential homes North of the Hotel, and the bustle of the Hotel and its guests. Let me be clear, we love the Hotel and what it does for our community, but setting the precedent that the RSA could rezone any vacant Hotel property to high density and construct multi-story condominium complexes would drastically change the culture and tradition of Point Clear in a negative way. As I'm sure you are aware, this rezoning would be the very first high density zoned development in Point Clear so in addition to being in direct conflict with the storied history and culture of Point Clear and its residents, it would also have a huge adverse impact on traffic, safety, resources, etc.

All to say, I encourage you to please vote against the proposed the rezoning request.

Respectfully,
Clifton Mosteller



Clifton C. Mosteller
Mossbridge Capital Partners, LLC
311 Magnolia Ave.
Fairhope, Alabama 36532
Direct : 251-928-8452
Cell : 251-895-0071
Email: cmosteller@mossbridgecapital.com
www.mossbridgecapital.com

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-----Original Message-----

From: Susan Groom [<mailto:susanhelmsing@comcast.net>]

Sent: Friday, June 14, 2019 9:20 AM

To: Vince Jackson <VJACKSON@baldwincountyal.gov>

Subject: <EXTERNAL> Z-19025. Rezoning

Mr Jackson,

I am writing in opposition to RSA rezoning the yacht basin parking lot for condominiums. I own property just south of the Grand Hotel and am very concerned about any development in that area. Obviously there are serious problems with the sewer system already since the bay is not safe for families to swim in after a rain. Surely environmental concerns, traffic congestion and common sense would prohibit this type of excessive development. Please protect our bay and our community and do not allow this to happen. Thanks so much.

Susan Helmsing Groom
17735 Scenic Highway 98

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 6:49 PM
To: D Hart
Subject: Fwd: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Bart Briggs @ Safety Plus Inc" <bart@safetyplusinc.net>
Date: 6/10/19 6:46 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: Matthew Mosteller <drmattm@gmail.com>, meu@frazergreene.com, burtoncraige@gmail.com, fcfegain@bellsouth.net, hrkey@bellsouth.net, lyonsemilee@gmail.com, ADF@frazergreene.com, boyd.douglas@cpsi.com
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)



To whom it may concern:

My wife, Gina & I have recently purchased property in the historical area of Point Clear in the hopes of escaping the chaotic, traffic congested lifestyle of Mobile. Imagine our surprise to hear that RSA has plans to build high-density condos on the northern edge of its bayfront property by concocting the creation of a nonexistence high-density zoning designation. It is unthinkable, and inconsistent with traditional urban-planning best practices that a high-density development be allowed to alter current zoning laws, especially immediately adjacent to specifically designated low-density residential areas. If approved, this development, would set a dangerous precedent for future developers to begin altering the entire Baldwin County bayfront, with little regard for the impact on the surrounding area. Please vote to reject RSA's proposal, and disallow future efforts of this type to change existing zoning laws in traditionally residential areas of Baldwin County. Zoning laws are established to protect communities from this very type of overreaching development.

Respectfully submitted,

Bart & Gina Briggs

17985 Scenic Hwy 98
Fairhope, AL 36532

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:07 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA rezone case no.Z-19025. Kelly Sadler Respectfully oppose.

-----Original Message-----

From: kelly sadler [mailto:kellysadler70@hotmail.com]
Sent: Monday, June 10, 2019 8:53 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA rezone case no.Z-19025. Kelly Sadler Respectfully oppose.

Dear Mr. Jackson,

My name is Kelly Sadler and I have lived in Fairhope with my family for the last 9 years. Frequently we are in Point Clear either visiting our in-laws during the week or exercising on Scenic 98. I run or cycle on Scenic 98 four times a week because of the low traffic and safety it is known for. My family and I oppose this rezoning. Thank you for the job that you do.

Sincerely,

Kelly W. Sadler

Sent from iphone

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:07 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA rezone case no.Z-19025. Matthew Mosteller Respectfully oppose.

From: Matthew Mosteller [mailto:drmattm@gmail.com]
Sent: Sunday, June 09, 2019 6:28 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA rezone case no.Z-19025. Matthew Mosteller Respectfully oppose.

Dear Mr.Jackson,

My name is Matthew Mosteller . I am a registered voter in Baldwin County and my home for the last 27 years has been at [17999 Scenic Highway 98](#) Point Clear Al which is two drive ways north of the Grand Hotel marina .I am writting to express my opposition to the proposal to change a portion of the Grand Hotel parcel to a high density residential zoning. This would be unprecedented. All lots in Point Clear and Battles are R1 or R2 designation. The reason we have zoning laws is to protect the desire of the voters which was to maintain the history and tradition of a low density community . This proposal would place the first high density desination next to a low density community. The marina has acted as a buffer and transition zone between the hotel and the private homes that are R1 and R2 for many many decades. The Hotel is an integral part of the history and tradition of the area but to transform and rezone a portion of it to be become a high density residentail area is not what the voters of Point Clear and Battles desire . Please vote against proposed the rezoning request Matthew Mosteller

Matt Mosteller 251-454-7851

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:06 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA Rezoning Issue

From: Bob Moore [mailto:ram1090@aol.com]
Sent: Friday, June 07, 2019 2:50 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA Rezoning Issue

We **object** to granting RSA authority to rezone their property north of the marina to build a multi-unit housing project. We are members of the Point Clear Homeowners' Association. This issue will be presented to the upcoming Baldwin County Planning Commission.

Robert and Melanie Moore
P O Box 1500
Point Clear, AL 36564

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:07 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA rezoning request case 19025

-----Original Message-----

From: Frank C. Feagin [mailto:fcfeagin@bellsouth.net]
Sent: Sunday, June 09, 2019 12:52 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: PCPOA <pointclearpropertyownersassoc@gmail.com>
Subject: <EXTERNAL> RSA rezoning request case 19025

Dear Mr. Jackson,

I strongly ask that you deny this request. There is no HDR zoning in District 26 and this will set an unacceptable precedent by allowing density to intrude into Point Clear. As you are well aware, we residents of Point Clear and Battles Wharf are adamant in opposition to any increased density in our community.

I believe you have complete justification in denying this request per the Baldwin County Zoning Ordinance, Section 19.6, items a,b,c,f, g and i. I trust you, your staff and the Planning and Zoning Commission will listen to the citizens of district 26 and make the correct decision to not allow this rezoning.

Frank C. Feagin
14651 Scenic Highway 98
Point Clear, AL 36564
251-928-9775
Fcfeagin@bellsouth.net
June 9, 2019
Sent from my iPad

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:06 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA Re-zoning Z-19025

From: Lyle Hutchison [mailto:Lyle.Hutchison@cpsi.com]
Sent: Friday, June 07, 2019 3:42 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA Re-zoning Z-19025

To whom it may concern:

We want the Baldwin county commission and planning commission to know that I am vehemently opposed to this rezoning. This parcel directly adjoins low density, single family, private homes to the north and would constitute an unprecedented increase in the density presently allowed in Point Clear. The impact of this project will not only adversely affect the peace and quiet of the neighborhood, but it will impact all of Point Clear with increased traffic and congestion on Scenic Highway 98. This should not be allowed to happen as Point Clear needs to remain a low density community.

Please let us know if you need any further information.

Mr. and Mrs. Lyle E. Hutchison III
17777 Scenic Highway 98



T 1-877-424-1777
F 1-251-639-8214
CPSI.com

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D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:06 AM
To: D Hart
Subject: FW: <EXTERNAL> Case no.19025 (RSA Re-zoning)

-----Original Message-----

From: Eleanore Allison [mailto:eleanoreallison@yahoo.com]
Sent: Friday, June 07, 2019 2:59 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Case no.19025 (RSA Re-zoning)

My name is Eleanore Allison and I live at 17145 Scenic Highway 98, Point Clear, Alabama 36564. I strongly object to the further enlargement on the north side of the Grand Hotel. Our community is small with only a two lane road as access. Traffic has become a significant problem and this will just add an unwanted burden. All of us in Point Clear are facing a moratorium on increasing use of land and I think that should apply to the Grand Hotel also.

Sent from my iPad

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:06 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA Re-zoning Z-19025

From: Boyd Douglas [mailto:Boyd.Douglas@cpsi.com]
Sent: Friday, June 07, 2019 2:46 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA Re-zoning Z-19025

To whom it may concern:

We want the Baldwin county commission and planning commission to know that I am vehemently opposed to this rezoning. This parcel directly adjoins low density, single family, private homes to the north and would constitute an unprecedented increase in the density presently allowed in Point Clear. The impact of this project will not only adversely affect the peace and quiet of the neighborhood, but it will impact all of Point Clear with increased traffic and congestion on Scenic Highway 98. This should not be allowed to happen as Point Clear needs to remain a low density community.

Please let us know if you need any further information.

Largay and Boyd Douglas
18575 Scenic Highway 98



T 1-877-424-1777
F 1-251-639-8214
CPSI.com

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D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:05 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA project in Point Clear

DJ,

Beginning with this one, I have been receiving opposition emails to the RSA rezoning. I believe I've received 10 so far. I will forward each to you for inclusion in the file and submission to the members of the Planning Commission.

Thanks,

Vince

-----Original Message-----

From: Charlie Bailey [mailto:charlie.b.bailey@gmail.com]
Sent: Friday, June 07, 2019 2:40 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA project in Point Clear

Dear Mr. Jackson,

As a resident of Point Clear please note my total opposition to the proposed development by the RSA on the north side of the marina at the Grand Hotel. I firmly believe it would cause a substantial increase in congestion and open the door to potential additional development.

Thank you for your consideration.

Charlie Bailey

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Monday, June 10, 2019 9:07 AM
To: D Hart
Subject: FW: <EXTERNAL> Opposition to Z-19025 RSA Re-zoning request

-----Original Message-----

From: Binky Oswalt [mailto:hiddenireland@att.net]
Sent: Sunday, June 09, 2019 9:53 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Opposition to Z-19025 RSA Re-zoning request

Dear Mr Jackson,

I am writing to express my strong opposition to the RSA zoning request.

It seems utterly unbelievable to me that the owners and operators of RSA cannot see that continuing development of this kind will completely

destroy Point Clear. The huge developments that have already taken place

are proof that we need no more. The cities cannot contain the raw sewage or storm water runoff or traffic. It seems as clear as day that the development of high density structures in Point Clear is a very bad idea.

I appreciate your attention to the opinions of those of us who live here and want desperately to protect the environment and way of life in Point Clear.

Sincerely yours,

Binky Oswalt

Binky Oswalt
17727 Scenic Highway 98
Point Clear AL 36564
hiddenireland@att.net

6/9/19

Dear Mr. Jackson & Planning Commission,

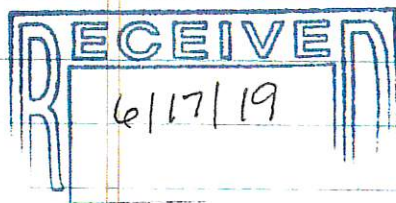
I understand that a meeting is set for July 11 at 6:00 pm to discuss a request by RSA case # Z-19025 for rezoning.

My family has lived at Pt. Clear in a modest, tiny home all my life. (since 1940's) We treasure the quaint, laid back residential feel of our place on Scenic 98. I do not want to see rezoning change that climate. More traffic and taxation on our resources for residents is not what we need.

When zoning is changed for one, it quickly turns to three or four more. Please do not meet the request by RSA Z-19025.

Thank you for your time,

Lisa Gonzales Mayfield



D Hart

From: Bo O'Meara <bomeara@powersourceusa.com>
Sent: Monday, June 24, 2019 9:30 AM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Case # Z-19205
Attachments: PCPOA letter regarding RSA.pdf

I would like to voice my objection to RSA's proposal to build a multi unit development in what is currently a parking lot north of the Grand Hotel marina. We are members of the Point Clear Property Owners Association and object for the reasons outlined in the Associations letter attached below. Thank you for your consideration,

POWER SOURCE

Bo O'Meara
16807 Calloway Drive
Point Clear, AL. 36564
205 965 7791
bomeara@powersourceusa.com
www.powersourceusa.com

D Hart

From: George Oswalt <ggoswalt@gmail.com>
Sent: Monday, June 24, 2019 9:45 AM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Re: Grand Hotel Condominium Project

Dear Mr. Jackson & Ms. Hart,

I am writing to you today to express my opposition to the Grand Hotel's plan for a high rise condo in Point Clear. The fact that the hotel would consider this type of development is just another sign that they have completely lost touch with the local community and the aspects of Point Clear that make it so desirable to visit and live.

I grew up going to Point Clear and my family has owned a house near the hotel for generations. That area is known for its beauty and charm, but beauty can be tarnished and charm can be lost if they are not protected by those who cherish it most. Point Clear is a low density living area. It always has been. The quickest way to ruin that area would be to allow high density living, and this condo would be a direct injection right into the heart of Point Clear.

The hotel has already dramatically increased the number of people who traffic the area, please consider the harm that could be caused if they are allowed to build high rise condos like at Orange Beach. The area would be forever lost to concrete and steel.

PLEASE DO NOT ALLOW THE GRAND HOTEL TO CONTINUE TO EXPLOIT POINT CLEAR.

Sincerely,
George Oswalt

--

George Oswalt
(251) 377-6446
ggoswalt@gmail.com

D Hart

From: Oswalt, Harris <Harris.Oswalt@spireenergy.com>
Sent: Monday, June 24, 2019 10:04 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case No. Z-19025 RSA rezoning

As a property owner in Point Clear, I am opposed to the referenced rezoning proposal of the RSA for the yacht basin property. The residential, low rise character of Point Clear is worth protecting and this property should not be rezoned. Further, the issue of how this property is held and its tax free status should be examined and face the light of day. Please do not let this scenic vista be dominated by a large, commercial structure.

Harris Oswalt
17727 Scenic Hwy 98
Point Clear, AL

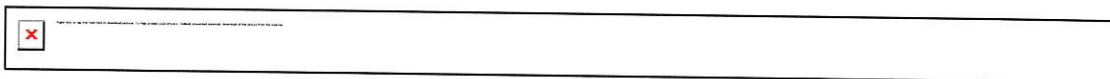
D Hart

From: peter herndon <pgherndon@gmail.com>
Sent: Monday, June 24, 2019 10:05 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Fwd: Grand Hotel Condominium Project

Please use this email as my request that you do not approve the proposed condo project at the Grand Hotel No. Z-19025 (RSA rezoning)

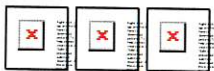
----- Forwarded message -----

From: Point Clear Property Owners Association <hrkey@bellsouth.net>
Date: Mon, Jun 24, 2019 at 9:26 AM
Subject: Grand Hotel Condominium Project
To: <pgherndon@gmail.com>



Download Document

It's a fact: people don't mind scrolling to read an email, as long as it's relevant and interesting. Make sure your message follows through on the promise in your subject line, and use several short paragraphs if you have a lot to say. When in doubt, challenge yourself to write less and add links that support your topic.



Point Clear Property Owners Association | P.O. Box 114, Point Clear, AL 36564

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Sent by hrkey@bellsouth.net in collaboration with



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D Hart

From: Joseph Rhodes <rhodesrealestate@bellsouth.net>
Sent: Monday, June 24, 2019 10:17 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Point Clear RE zoning

I am opposed to the rezoning request made by RSA in Point Clear. This is a totally ridiculous project on that small parcel and will adversely affect the community. Case #19025.
Call if you want to talk about this request.

Joseph Rhodes
Rhodes Real Estate, Inc.
251-510-7785
Address. 14151 Scenic Hwy 98.

D Hart

From: Ritchie Prince <rp@princemckean.com>
Sent: Monday, June 24, 2019 10:23 AM
To: Vince Jackson; D Hart
Cc: Michael Upchurch; Jay Watkins; Boyd Douglas (CPSI) (Boyd.Douglas@cpsi.com); Peter Vanlingen; Douglas T Luce (dluce@centurybankms.com); Chris Brewer; Laura Prince; bart@safetyplusinc.net
Subject: <EXTERNAL> RSA rezoning (Z-19025)

Dear Baldwin County Planning Commission,

I have sent this opposition to Vince Jackson and to DJ Hart in the hopes that it gets somewhere in time to help make a difference in stopping the approval of the planned condominium complex on the north end of the Grand Hotel Marina. I have lived at or near 5593 Moogs Lane all of my life having grown up at 18417 Scenic Highway 98 – the adjacent property. I have seen the changes in the entire Eastern Shore and specifically in the Battles Wharf/Point Clear area from what was once a sleepy little summer community when families would come from Mobile and surrounding areas to their family homes to spend a nice, lazy summer to what we have now. There were no apartments or condominiums, but there was the Grand Hotel. I worked there for 5 years, and I have played there for over 50 years – I love it! I have spent many afternoons and evenings on Julep Point, in the pool and on the grounds of the Grand Hotel. It has always been here, and I hope it is here forever.

What I do NOT want and what the area does NOT need is a High Density Residential zoning change. To begin with there are people who literally spent millions of dollars of their own money (not RSA money) to build and modify homes that are within a stone's throw of the marina. Those people ought to be incensed! Then there are Baldwin County residents who use the small beachhead and the jetty to enjoy God's gift to the Eastern Shore – those wonderful sunsets. I am one of those who has lived here for a long time, and there are many others like me. I will speak for myself, my elderly parents, my children, my aunts and uncle and all of my cousins who do NOT want you to open Pandora's Box and allow any such thing as an HDR project to grow to fruition. There will be unintended consequences – mark my word. The voters, residents and visitors to this special part of Planning District 26 do not want nor do they need any such animal to be created.

Many people down where I live are elderly and are not aware or do not have the energy or time to personally oppose this proposed change and are relying on their officials to take care of things like this. Please do what is right and do not bow to the almighty Bronner and RSA. Let them know that their greed has boundaries and that a proverbial line has been drawn in the sand by the residents of Point Clear and Battles Wharf. The Point Clear Property Owners Association, Inc. and its 400 members are really the tip of the spear. There are many others who strongly oppose this sort of precedent. I implore the Commission to protect what we have while we have it. The rest of the world and Baldwin County can keep growing at a breakneck pace – Point Clear and Battles Wharf should be preserved, and the Commission is the body that is in place to do just that.

Thanks for your time and attention.

Cordially,

Ritchie Prince for myself and on behalf of:

Sydney R. Prince, III
Anne Macpherson Prince
Laura Berg Prince

Sydney Clare Prince
Ritchie Prince, Jr.

J. R. M. Prince, Esq.
PRINCE, McKEAN, McKENNA & BROUGHTON, LLC
25369 U.S. Highway 98, Suite B
Daphne, Alabama 36526

251.625.8732 Telephone
251.625.8734 Facsimile
251.767.5515 Cell

D Hart

From: Gary Smith <gsmith@perdidotrucking.com>
Sent: Monday, June 24, 2019 10:29 AM
To: Vince Jackson; D Hart
Cc: 'Julia Smith'
Subject: <EXTERNAL> RSA Rezone Case no -Z-19025 - 6/24/19

I am writing to express my strong opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. Our family (McDonnell) have owned property to the north of the Hotel since 1880. We object to any rezoning to high density designation. If approved, this would set a bad precedent for future development. Please vote to reject RSA's proposal and disallow any future efforts to change a low density zoned area in Baldwin County

Gary and Julia Smith
18541 Scenic Hwy. 98
Fairhope, AL 36532

D Hart

From: David Dye <David.Dye@cpsi.com>
Sent: Monday, June 24, 2019 11:03 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Rezoning Request (Case Z-19025) Opposition of David Dye and family

Mr. Jackson,

My name is David Dye and my family and I bought the 18039 Scenic 98 property last fall as our full time residence. Please know that we ever so strongly oppose the RSA rezoning request case 19025.

As you are aware, the Grand Hotel and adjacent homes to its north and south have existed in beautiful harmony for well over 100 years. To disrupt this by allowing high density condos on a miniscule piece of property almost directly on the point would be nothing short of an abomination and hugely detrimental to the quality of life for the residents of Point Clear and the enjoyment of the many families that visit our community each year.

We sincerely ask you to oppose this rezoning request. Thank you for your service to our community.

Tiffany and David Dye
18039 Scenic Highway 98
(251) 654-1011



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D Hart

From: Rhsmiler62@bellsouth.net
Sent: Monday, June 24, 2019 11:09 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA seeking rezoning

Dear Vince,

First, thanks for your service to our County! Your work and dedication is much appreciated.

My family lives at 16015 Scenic Highway 98 in Point Clear. We are registered voters in Baldwin County and we are members of the Point Clear Property Owners Association. We are totally opposed to the RSA's plan to develop the north side of the Grand Hotel Marina. It is my understanding the RSA's proposed rezoning to a higher density includes the building of a multi-story condominium complex. Such a rezoning is not the Point Clear/Battles Wharf area! Baldwin County is a diverse county and many of the communities within the county have their own identity. The Point Clear/Battles Wharf community has its identity in it's history and tradition. To allow this rezoning would be the first step in erasing the identity of the Point Clear/Battles Wharf community. This rezoning would also create significant traffic and safety concerns as well as place more stress on an already over stressed sewer system. It is for these and a lot of other reasons that this rezoning should be stopped. Again, we are totally opposed to this rezoning.

Robert Hope Jr.

D Hart

From: Margaret Hutchison <mvhutchison@gmail.com>
Sent: Monday, June 24, 2019 11:31 AM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Point Clear

Gentlemen,

I am a lifelong resident and property owner in Point Clear. I am very opposed to the proposed development. The RSA has been allowed to develop endlessly without any thought to infrastructure and impact on the environment. We now have flooding and the water quality in the bay has been on a constant decline. The water that flows from the golf course into the bay continues to dump clay and trash from the Colony developments.

The traffic is continuing to worsen. The development of the area has long fat reaching negative effects on the property value and enjoyment of Point Clear and Battles Wharf.

Thanks for your consideration,
Margaret Vidmer Hutchison

Sent from my iPhone

D Hart

From: Richard Ogburn <rogburn@ogburnmgmt.com>
Sent: Monday, June 24, 2019 11:43 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condominium Project

Mr. Jackson,

I live at 17476 Scenic Hwy. 98 in Point Clear and I am writing you to express my opposition to the proposed Grand Hotel Condominium Project. This proposed project is in a single family residential community and allowing a high density condominium project to be built in this area will open the doors for additional similar projects to be applied for, and possibly granted, in the future. This is a precedent that I and the residents in this community do not want to see happen.

Richard Ogburn
Ogburn Management, LLC
P.O. Box 230
Point Clear, AL. 36564
Cell – 251-402-8949
Office – 251-928-3930
Email – rogburn@ogburnmgmt.com

D Hart

From: Barkley Shreve <shrevelb@comcast.net>
Sent: Monday, June 24, 2019 11:47 AM
To: Vince Jackson; D Hart
Cc: Lewis Shreve
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-Zoning)

To: Baldwin County Planning Commission

Fm: Barkley and Lewis Shreve
12025 County Road 1
Mobile, AL 36532

Da: June 24, 2019

RE: Grand Hotel Condominium Proposal
Case No. Z-19025 (RSA Re-Zoning)

We would like to voice our disapproval for The Grand Hotel's proposal to build condominiums next door to the hotel's yacht basin. The Grand Hotel and Point Clear have been popular vacation destinations for over 150 years. The appeal of this charming area would be threatened by a condominium tower. There is already significant vehicle traffic along this section of Scenic Highway 98 due to the entrances and exits from The Grand Hotel and the Lakewood area. There is also a steady stream of runners, bikers and walkers enjoying the path across the street from the yacht basin, and Hotel employees cross nearby from the employee parking lot to the hotel. The proposed condominium tower would be harmful to the aesthetics of the area, as well as a safety hazard due to increased traffic.

Thank you for considering our opinion.

Best regards,
Barkley and Lewis Shreve

William H. Harrison, III, Ph.D.

P. O. BOX 932 • POINT CLEAR, ALABAMA 36564-0932 • (251) 928-5788

6/24/2019

Baldwin County Planning Commission
22251 Palmer St.
Robertsdale, AL 36567

Via Facsimile 251-580-1656

Dear Baldwin County Planning Commission,

Please accept this letter to express my opposition of the condominium project north of the Grand Hotel yacht basin. The development of properties in this area, including the congested Colony property has already exceeded all reason, and further waivers to allow such indiscriminate overbuilding should stop.

Thank you for your attention to this matter.



William H. Harrison, III
15147 Scenic Hwy 98

D Hart

From: Zeb Hargett <zchargett@gmail.com>
Sent: Monday, June 24, 2019 5:46 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Re: RSA Rezoning request at Grand Hotel Yacht Basin

On Mon, Jun 24, 2019, 9:53 AM Zeb Hargett <zchargett@gmail.com> wrote:

Dear Mr. Jackson,

I am writing in opposition of Retirement Systems of Alabama's request to rezone the property just north of and adjacent to the Grand Hotel Yacht Basin to high density residential. This is a historic site and should continue as such. This property is a landmark and is still used by local residents to fuel boats, watch sunsets, access charter boats, etc. To convert this property to high density residential would be a tragedy!

I am a long-term resident of Baldwin County and my family has owned property in the area for over 50 years. I am currently a resident of Battles Trace subdivision, developed by RSA. I have attended zoning meetings in the past and have come away with the impression that RSA can do anything it wants regardless of local opposition. I hope this will not be the case regarding this zoning hearing. We have witnessed the debacle of the Colony Condominium Tower which was the wrong concept for this area. Many of those units have never sold. Please listen to the local residents regarding our opposition to this proposed development.

Point Clear is one of the last areas along our coast that does not consist of a wall of high rise condos. Please lets not start a precedent for allowing high density residential property to infiltrate what remains as one of the last bastions of authentic bay life left to be enjoyed by all.

Thank you very much for your consideration,

Zeb and Linda Hargett

D Hart

From: Robert Outlaw <aroutlaw@me.com>
Sent: Monday, June 24, 2019 9:36 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Rezone Case No.Z-19025

Dear Mr. Jackson,

My wife and I are writing you to express our opposition to the newest RSA proposed building project, the one located at The Grand Hotel Marina property.

I have been spending my summers in Point Clear for almost 60 years. I have owned a home in Point Clear for over 30 years and have currently been living full time in Battles Wharf for the last 15 years. Over these years I have witnessed a lot of wonderful changes in our area but, unfortunately, this is not one of them. This unprecedented increase in population density in our Point Clear/Battles Wharf bay area will cause more traffic and congestion on Scenic Highway 98, adversely affecting safety and recreation.

We think this will establish a precedent for more unwanted high-density building if this project is approved. We urge you to draw the line and say NO to this RSA proposed project that will threaten the future of Mobile Bay, both environmentally and aesthetically.

Respectfully submitted,

Mr. and Mrs. Arthur Robert Outlaw, Jr.
18463 Scenic Highway 98

D Hart

From: Beth Schramm <bebe@hmsjr.net>
Sent: Monday, June 24, 2019 9:43 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> REZONING CASE Z-19025

Dear Vince,

As year-round residents of Point Clear, we are writing in opposition to the requested application to rezone the property north of the Grand Hotel Marina from TR to HDR. We live 1 mile from the parcel being considered for re-zoning. This area is comprised of primarily low density single family residences (RSF 1 and RSF 2) both north and south of the Grand Hotel. The only multi-family zoning in the area was built prior to the adoption of the zoning ordinance for this area. Changing this property to the high density designation is completely out of character for the historic Grand Hotel and the entire Point Clear area. The traffic generated by granting this request would be a safety hazard for the residents as well as the hundreds of hotel visitors biking and walking on the paths designated for such activities.

We appreciate your consideration in this matter.

Howard and Beth Schramm
17249 Scenic Highway 98
Point Clear, AL 36564

D Hart

From: Matthew Mosteller <drmattm@gmail.com>
Sent: Tuesday, June 25, 2019 7:38 AM
To: D Hart
Subject: <EXTERNAL> Fwd: Proposed Rezoning of the Grand Hotel Marina Property

Matt Mosteller 251-454-7851

Begin forwarded message:

From: Jimbo Meador <jimbomeador@me.com>
Date: June 24, 2019 at 8:49:28 PM CDT
To: VJACKSON@baldwincountyal.gov
Cc: Matthew Mosteller <drmattm@gmail.com>
Subject: Proposed Rezoning of the Grand Hotel Marina Property

Vince,

I would like to express my opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. My wife and I were born into this world as members of the Grand Hotel. I grew up about three quarters of a mile north of the Hotel and she grew up about a mile on the other side of the Hotel. If you add our ages together we have been living here for 152 years. We both spent our childhood enjoying the Hotel as it was then but it is hard to recognize it now. It is truly depressing but we both feel blessed to have been born when we were born. We are concerned about our children, our grandchildren and future generations. Business Highway 98 has gotten worse than Airport Blvd. Please lets keep "Scenic Highway 98 Scenic". I just had friends staying at the Hotel and they had to park on the other side of highway 98 and walk to their room. The Hotel already has a parking problem. During busy times cars are backed up on the highway trying to get past the guard at the gate which creates a safety problem with oncoming traffic.

Thanks for your help with this problem,

Jimbo and Lynn Meador

D Hart

From: Matthew Mosteller <drmattm@gmail.com>
Sent: Tuesday, June 25, 2019 7:38 AM
To: D Hart
Subject: <EXTERNAL> Fwd: RSA Rezoning Case No. Z-19025

Matt Mosteller 251-454-7851

Begin forwarded message:

From: Clif Inge <cinge@ipc-capital.com>
Date: June 24, 2019 at 9:00:54 PM CDT
To: Clifton Inge <clifton@ipc-capital.com>
Cc: Kathryn England <kengland@ipc-capital.com>, "M. D. Matthew W. Mosteller" <drmwmoss@aol.com>
Subject: Re: RSA Rezoning Case No. Z-19025

Thanks

Sent from my iPhone

On Jun 24, 2019, at 4:28 PM, Clifton Inge <clifton@ipc-capital.com> wrote:

Dear Mr. Jackson:

I am writing to express strong opposition to RSA's proposed rezoning of the Grand Hotel Marina property. Our families have owned property and lived in the Point Clear community for over 50 years. It has always been revered as a beautiful, scenic, and tranquil community away from the congestion of the high density areas elsewhere, as well as home to a highly regarded luxury vacation spot. To rezone it now would create a change that would be a travesty and would destroy the culture and tradition that the area's residents and visitors have enjoyed for many years. Additionally, it will not only take away one of the last beach areas along the Bay, but the added population would create unwanted traffic and congestion making the area unsafe for the many recreational activities currently enjoyed. Many people enjoy cycling, jogging and walking along Scenic 98 and feel safe doing so now. A high density development would most certainly create a very unsafe environment.

I respectfully request that you not approve this rezoning measure.

Best regards,

Clifton C. Inge, Sr.
17581 Scenic Highway 98
Point Clear, AL

D Hart

From: Doug Johnson <johnson@jrco.com>
Sent: Tuesday, June 25, 2019 9:18 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Rezone Case #Z-19025

RSA Rezone Case #Z-19025

Dear Mr. Jackson,

My name is E. Douglas Johnson, Jr. I am a resident of Point Clear having bought my home 23 years ago at 18031 Scenic Highway 98, Point Clear, Alabama.

Prior to purchasing my home, I have always enjoyed the area as my wife and I honeymooned at the Hotel in January 1968. Over the passing of that period of time, unfortunately, I have noticed a continual increase of the density of the population of the area which has in some ways changed the enjoyment that all of us have had in Point Clear.

I would be very much opposed to any zoning change that would disrupt the area. I have always enjoyed a comment a friend of mine has expressed, "Thank heavens for the dirty water and mosquitos. Otherwise, everyone would have found this place."

I would appreciate your vote against this proposed rezoning request so that Point Clear may maintain its reputation as one of the most desirable places to live.

If I can be of further assistance, please don't hesitate to contact me.

E. Douglas Johnson, Jr.
Home (251) 990-5760
Office (800) 432-6505

E. Douglas Johnson, Jr.
Johnson Rice & Company LLC
639 Loyola Ave., Suite 2775
New Orleans, LA 70113
(504) 584-1218
(800) 432-6505
johnson@jrco.com

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D Hart

From: Greer <Radcliffg@bellsouth.net>
Sent: Tuesday, June 25, 2019 9:47 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case no z-19025(rsa re-zoning

Dear Mr Jackson,

This letter is in reference to the above case for re zoning the Grand Hotel Yacht Basin. I have been a resident of Point Clear for almost 60 years and have enjoyed the pace and low housing density for all of these years. We have supported and will continue to support the efforts to keep Point Clear a low density area.

We are opposed to RSA's efforts to have the Yacht basin rezoned to increase the housing density. We want to avoid all of the problems with additional traffic on Scenic 98 with the increase in housing density.

Thankyou

B Greer Radcliff
251-510-8338

D Hart

From: Douglas Kearley <dbkearley@aol.com>
Sent: Tuesday, June 25, 2019 2:35 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case No. Z-19025 Grand Hotel Condominium rezoning

Dear Mr. Jackson:

I am opposed to this project. A high rise development on a tiny sliver of land would be detrimental to mostly residential, low-scale, low-density, single family characteristics of the historic Point Clear- Battles Wharf community.

Please pass this along to the members of the Planning Commission

Thanks,

Douglas Burtu Kearley, Sr., AIA, NCARB, OStJ

Douglas B. Kearley, AIA, Architect, Inc.
5666 Buerger Lane
Battles Wharf
Fairhope, Alabama 36532

Mr. Vince Jackson
Baldwin County Planning Commission
P.O. Box 220
Silverhill, AL 36567

Re: RSA re-zoning request/case #Z-19025

Dear Mr. Jackson:

As a member of the Point Clear Property Owner's Association I wish to express my full support the for association's letter of 19 June 2019 in opposition to the referenced re-zoning request.

I wish to particularly point out that a change in zoning to permit high density residential zoning allowing multiple family dwellings with a 12 unit per acre density is completely at odds with the current low density (RSF-1 and sometimes RSF-2) character of the residences in the recognized historic districts of Battles Wharf and Point Clear where this property is located. No precedent should be set for changing zoning in this area for any property, person or corporation which would be inconsistent with the wishes of the community and existing density patterns. This is a low density community. Its residents voted to zone it as such many years ago and the sentiment among its residents to retain that unique character has only grown stronger over the years. We did not then and do not now wish to open the door to the sort of development seen at Orange Beach and Gulf Shores. We love the Hotel, but the Hotel should respect the unique character of our community and simply continue to be a good neighbor and vibrant part of that community. Any change that would permit high density residential dwellings would be inconsistent with that unique community we have built over many, many years.

It should be noted that the existing marina, serving marine interests only, and not the high density transient clientele of the hotel, serves as an excellent natural barrier between the Hotel's operations and the high end low density residences to the north. This existing natural separation between the high density commercial operation and the low density historic residential area should be maintained.

Very truly yours,

Albert W. Key

Cc: Point Clear Property Owner's Association



Ian Macpherson <ianalmat@gmail.com>

Grand Hotel proposed Condominium Project- Case No. Z-19025 (RSA Rezoning)

1 message

Ian Macpherson <ianalmat@gmail.com>

Tue, Jun 25, 2019 at 7:31 AM

To: Vjackson@baldwincountyal.gov

Gentlemen:

The proposed zoning change to Grand Hotel property on the north side of the Marina has been brought to our attention by the Notice Posted on said property and the purpose of this e-mail message is to voice our most strenuous OBJECTION to this request. My wife, Ella Macpherson, and I have resided and raised a family of four children and have paid property tax at this location for over 50 years. Our reasons for OBJECTING to this zoning change are numerous.

The property that RSA, owners of Grand Hotel, wish to have re-zoned to allow for the construction of a HIGH RISE CONDOMINIUM in an area that is not, at present, allowed under existing zoning rules, would be precedent setting and damaging to the property owners in the Battles Wharf/Point Clear Historic District. If this committee was to allow for this zoning change, there would be no foundation to prevent other property owners to request authority to allow for additional condominiums to be constructed ALL over the Eastern Shore of Mobile Bay. This would not in any way be in keeping with the antiquity and beauty of this area for future generations to see and enjoy..

Scenic Highway 98 has that name for one reason: The lovely scenic view that is enjoyed by ALL that use that stretch of roadway from Fairhope to County Road No. 1. The Safety on this roadway has already been severely taxed by ALL of the increased traffic flow of joggers, dog walkers, bicyclers, motorcyclists, and automobiles that use that road every day. A high density condominium constructed on that proposed site will cause additional dangerously heavy volumes of traffic on this already over crowded road. Much of the increased traffic being forced to use scenic Highway 98 is a direct result of recently increased Hotel capacity that RSA has brought through the expansion of the Grand Hotel. This expansion increases Hotel useage to an extent that on site parking at the Hotel is now inadequate and off site guest parking is required. Additionally, RSA is now constructing many new home sites in the immediate surrounding area and this is further burdening the traffic flow on Scenic 98. All of this is only making a dangerous roadway a MORE DANGEROUS roadway!

The sidewalk on Scenic Highway 98 is both inadequate in WIDTH and is constructed FAR TOO CLOSE to the roadway to be safely used by those not recognizing these dangerous conditions which are only worsened by the increased highway traffic. Additional traffic both on foot and in vehicles would be increased with the volume increases from residents and visitors to a new condominium complex if allowed at this congested area.

The health and beauty of Mobile Bay, particularly on the Eastern Shore, is being greatly damaged by the horrendous volumes of spoil water run-off being directed to drain into what, during my life was once a clean and clear body of water. It is no longer like that now. Mobile Bay Water Quality has been compromised not only by the spoil water run-off problems, but also from inadequate sewage systems that are already overburdened and frequently have sewage spills and overflows that further spoil the water quality. A new Condominium project at the site proposed will only serve to worsen this problem.

.RSA has already demonstrated their careless attitude towards the health of Mobile bay and this is evidenced by the recent construction of The Golf Practice Range that has a rip-rap stone berm directing the heavily fertilized storm water run off into the High Way 98 drainage ditch south of the Hotel entrance. Water drained from this area goes directly into Mobile Bay as opposed to being self contained on site.. More pollution to Mobile Bay.

Further, it is important to note that RSA is an out of County Organization which means that those requesting these changes to our zoning regulations do not even live here, or, have to be concerned over the many negative impacts that will result for those of us who have lived, raised families, and paid taxes in this lovely area. In other words, those asking to create a mess do not have to live in the mess that they wish to create for the residents.

We need to strongly send a message to RSA that enough is enough, and that it is the desire of this community to continue to live safely in this lovely Historic District without changing the zoning rules that are in effect, and not make exception to these important rules. We respectfully urge all concerned to reject this zoning change application and help us all work towards improving the quality of life here and not to further the problems being caused by over building in this sensitive area.

6/25/2019

Gmail - Grand Hotel proposed Condominium Project- Case No. Z-19025 (RSA Rezoning

John R & Ella M. Macpherson - 18445 Scenic HIGH Way 98 - Battles Wharf - 36564

D Hart

From: m.currie@mchsi.com
Sent: Tuesday, June 25, 2019 3:47 PM
To: D Hart
Subject: <EXTERNAL> Fwd: RSA Rezoning request

failed to include you on email. sorry

----- Forwarded Message -----

From: "m currie" <m.currie@mchsi.com>
To: VJACKSON@baldwincountyal.gov
Sent: Tuesday, June 25, 2019 3:38:57 PM
Subject: RSA Rezoning request

Vince, My wife and I live in the Battles Wharf area near the Grand Hotel. I serve as treasurer and Board Member of the Point Clear Property Owners' Association, a position I have held for over 15 years. We strongly support the PCPOA's position in recommending denial of the zoning change being requested by RSA of the marina property at the Hotel. The project appears to be the wrong project at the wrong place at the wrong time. The PCPOA has accurately put forth the proper objections and reasons why the request should be denied.

From the preface included in the 2013 Master Plan

The Eastern Shore of Mobile Bay is known for its beautiful landscapes and access to Mobile Bay and the River Delta. This community has a strong sense of identity and care for its environment and landscapes and will not be willing to significantly compromise for the benefit of growth itself.

This project set a terrible precedent for the area.

D Hart

From: Matthew Mosteller <drmattm@gmail.com>
Sent: Wednesday, June 26, 2019 6:27 AM
To: D Hart
Subject: <EXTERNAL> Fwd:

Matt Mosteller 251-454-7851

Begin forwarded message:

From: M <mikemoss52@hotmail.com>
Date: June 25, 2019 at 8:28:47 PM CDT
To: "vjackson@baldwincountyal.com" <vjackson@baldwincountyal.com>

Dear Vince,

I wanted to write in regards to my opposition to the development at the Grand Hotel. Having a high density residential building in point clear would change the laid back Mobile Bay culture in such a way that would be irreversible. This could set a precedent for the area and the Grand Hotel, and we could end up with an over populated and congested area not only in the Point itself, but all throughout the area. Please help us to keep the zoning as it is, with the Grand Hotel as simply a hotel like it has been for 100 years, and for the residents of point clear and fairhope living like we always have, in a peaceful and harmonious relationship with the Point itself. Michael Mosteller.

D Hart

From: Ritchie Prince <rp@princemckean.com>
Sent: Wednesday, June 26, 2019 8:44 AM
To: Ritchie Prince; Vince Jackson; D Hart
Cc: Michael Upchurch; Jay Watkins; Boyd Douglas (CPSI) (Boyd.Douglas@cpsi.com); Peter Vanlingen; Douglas T Luce (dluce@centurybankms.com); Chris Brewer; Laura Prince; bart@safetyplusinc.net
Subject: <EXTERNAL> RE: RSA rezoning (Z-19025)

Dear Baldwin County Commission:

Since sending my email on Monday I have been contacted by Peter Vanlingen and his wife Laurie. Laurie Vanlingen is a Luce, and the Luce's have owned a bayfront home about a mile south of the Grand Hotel for over 100 years. They wish to add their names to my email and to any petition opposing RSA rezoning case Z-19025.

Thanks for your time and attention.

Ritchie Prince

J. R. M. Prince, Esq.
PRINCE, McKEAN, McKENNA & BROUGHTON, LLC
25369 U.S. Highway 98, Suite B
Daphne, Alabama 36526

251.625.8732 Telephone
251.625.8734 Facsimile
251.767.5515 Cell

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From: Ritchie Prince
Sent: Monday, June 24, 2019 10:23 AM

To: 'Vjackson@baldwincountyal.gov'; 'D Hart'

Cc: Michael Upchurch; Jay Watkins; Boyd Douglas (CPSI) (Boyd.Douglas@cpsi.com); 'Peter Vanlingen'; Douglas T Luce (dluce@centurybankms.com); 'Chris Brewer'; 'Laura Prince'; 'bart@safetyplusinc.net'

Subject: RSA rezoning (Z-19025)

Dear Baldwin County Planning Commission,

I have sent this opposition to Vince Jackson and to DJ Hart in the hopes that it gets somewhere in time to help make a difference in stopping the approval of the planned condominium complex on the north end of the Grand Hotel Marina. I have lived at or near 5593 Moogs Lane all of my life having grown up at 18417 Scenic Highway 98 – the adjacent property. I have seen the changes in the entire Eastern Shore and specifically in the Battles Wharf/Point Clear area from what was once a sleepy little summer community when families would come from Mobile and surrounding areas to their family homes to spend a nice, lazy summer to what we have now. There were no apartments or condominiums, but there was the Grand Hotel. I worked there for 5 years, and I have played there for over 50 years – I love it! I have spent many afternoons and evenings on Julep Point, in the pool and on the grounds of the Grand Hotel. It has always been here, and I hope it is here forever.

What I do NOT want and what the area does NOT need is a High Density Residential zoning change. To begin with there are people who literally spent millions of dollars of their own money (not RSA money) to build and modify homes that are within a stone's throw of the marina. Those people ought to be incensed! Then there are Baldwin County residents who use the small beachhead and the jetty to enjoy God's gift to the Eastern Shore – those wonderful sunsets. I am one of those who has lived here for a long time, and there are many others like me. I will speak for myself, my elderly parents, my children, my aunts and uncle and all of my cousins who do NOT want you to open Pandora's Box and allow any such thing as an HDR project to grow to fruition. There will be unintended consequences – mark my word. The voters, residents and visitors to this special part of Planning District 26 do not want nor do they need any such animal to be created.

Many people down where I live are elderly and are not aware or do not have the energy or time to personally oppose this proposed change and are relying on their officials to take care of things like this. Please do what is right and do not bow to the almighty Bronner and RSA. Let them know that their greed has boundaries and that a proverbial line has been drawn in the sand by the residents of Point Clear and Battles Wharf. The Point Clear Property Owners Association, Inc. and its 400 members are really the tip of the spear. There are many others who strongly oppose this sort of precedent. I implore the Commission to protect what we have while we have it. The rest of the world and Baldwin County can keep growing at a breakneck pace – Point Clear and Battles Wharf should be preserved, and the Commission is the body that is in place to do just that.

Thanks for your time and attention.

Cordially,

Ritchie Prince for myself and on behalf of:

Sydney R. Prince, III
Anne Macpherson Prince
Laura Berg Prince
Sydney Clare Prince
Ritchie Prince, Jr.

J. R. M. Prince, Esq.
PRINCE, McKEAN, McKENNA & BROUGHTON, LLC
25369 U.S. Highway 98, Suite B
Daphne, Alabama 36526

251.625.8732 Telephone
251.625.8734 Facsimile
251.767.5515 Cell

D Hart

From: Meme Brewer <memebrewer@me.com>
Sent: Wednesday, June 26, 2019 1:23 PM
To: Vince Jackson
Cc: D Hart; Chris Brewer
Subject: <EXTERNAL> Fwd: RSA rezoning case Z-19025

Begin forwarded message:

From: Meme Brewer <memebrewer@me.com>
Subject: RSA rezoning case Z-19025
Date: June 26, 2019 at 10:25:03 AM CDT
To: Chris Brewer <chris@chrisbrewercontracting.com>

Dear Baldwin County Planning Commission,

I am writing this letter to oppose the approval of the RSA rezoning case Z-19025. My name is Meme Brewer and I was born and raised in Mobile having spent my summers in Point Clear, six driveways south of the Grand Hotel. I realize how fortunate I was to experience the wonders of these shores. My husband and I, along with our two daughters, now live year around just a few driveways north of the Grand Hotel. It is a dream come true after many, many years of hard work to get here. We feel a high rise condominium would shatter this dream. If the RSA is allowed to build, what will stop future condos from being built on adjacent properties? At that point we will become the new Orange Beach with a wall of waterfront high rise buildings. I honestly cannot think of anything more tragic happening to our low density community. The quality of life in this area would no longer be what we have and cherish today.

We love and patronize the Grand Hotel and hope it will always be here. Why can't a large resort, run by a large corporation, be enough to keep the greedy content?

Thank you for your time and consideration on this matter. We can all hope that the decision made will keep our "special" place "special" and among the top destinations to visit in the state.

On behalf of myself, my husband, and my children
Sincerely,

Meme Brewer
Chris Brewer
Ashley Brewer
Meredith Brewer

D Hart

From: Matthew Mosteller <drmattm@gmail.com>
Sent: Wednesday, June 26, 2019 4:36 PM
To: D Hart
Subject: <EXTERNAL> Fwd: RSA rezone case No. Z-19025

Matt Mosteller 251-454-7851

Begin forwarded message:

From: HW Thurber <hwthurber@nortonlilly.com>
Date: June 26, 2019 at 3:18:42 PM CDT
To: "'vjackson@baldwincountyal.gov'" <vjackson@baldwincountyal.gov>
Cc: 'Matt Mosteller' <drmattm@gmail.com>, HW Thurber <hwthurber@nortonlilly.com>
Subject: RSA rezone case No. Z-19025

Dear Mr. Jackson,

My name is Horace W. Thurber III and I have a residence located at 17309 Scenic Highway 98 in Point Clear Alabama. I am a registered voter in Baldwin County. Our family has enjoyed this area for many years due to the tranquil environment and low-density traffic. I am writing to let you know that we respectfully oppose the RSA rezone case No. Z-19025 to convert a portion of the Grand Hotel property into high density residential zoning. This would drastically change our area in many ways, including the resulting increased traffic. Let's keep our area as it was intended, a low-density residential community.

H. W. Thurber, III | Chairman

Office / 251.219.3271

Mobile/ 251.391.6159

Email: hwthurber@nortonlilly.com

www.nortonlilly.com



One St Louis Centre Suite 5000. Mobile, AL 36602

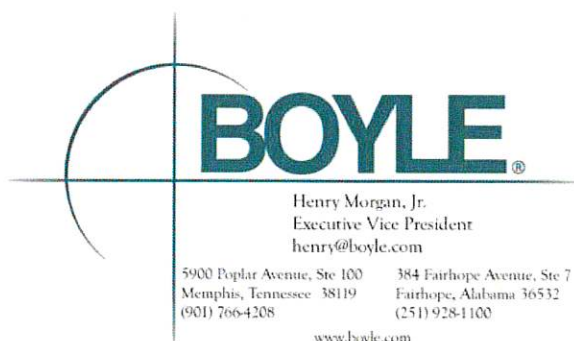
D Hart

From: Henry Morgan Jr <henry@boyle.com>
Sent: Wednesday, June 26, 2019 8:04 PM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Grand Hotel Condominium Project

To whom it may concern,

My family has lived at 18009 Scenic Hwy 98 for approximately 15 years. I am writing to express my concern and opposition for the hotels desire to build condominiums on their property north of the yacht basin. This high density product is out of character of the area. It is potentially damaging to the surrounding property values, it negatively impacts our watershed and exasperates our already overburdened sewer system. We feel so fortunate to be a part of this very special community, please help us keep it that way. I appreciate your time and attention regarding this important issue. Please feel free to contact me if I can be of further assistance.

Sincerely,



D Hart

From: Albert (Watt) Key <wkey@jacksonkey.net>
Sent: Tuesday, June 25, 2019 2:57 PM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Case # Z-19205
Attachments: PCPOA letter regarding RSA.PDF

Dear Mr. Jackson,

I too would like to voice my objection to RSA's proposal to build a multi-unit development in the parking lot north of the Grand Hotel marina. I am a property owner in Point Clear and object for the reasons outlined in the Associations letter attached to this email. Thank you for your consideration,

Albert (Watt) Key, Jr.

Phone: (251) 432-4925 x10

Fax: (251) 432-9319

Email: wkey@jacksonkey.net

<https://gcc01.safelinks.protection.outlook.com/?url=www.jacksonkey.net&data=02%7C01%7C%7C663912ba270e4de9733508d6f9a75423%7Ca1dbbb3c47f8420e932cbb4942e61768%7C0%7C1%7C636970894398398525&sdata=R%2BS76U%2FMbQnkIV8NGEKF8Qi%2FoO50wSEq7CRsXDwodqc%3D&reserved=0>

D Hart

From: Vince Jackson
Sent: Monday, July 1, 2019 9:38 PM
To: D Hart
Subject: Fwd: <EXTERNAL> RSA Rezoning case Z-19025

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

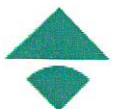
From: Patrick Immel <Patrick.Immel@trubridge.com>
Date: 6/28/19 12:36 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: 'Sugar Immel' <sugarimмель@gmail.com>
Subject: <EXTERNAL> RSA Rezoning case Z-19025

Mr. Jackson:

My wife Sarah (Sugar) and I are writing to you this afternoon to express our very strong opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. My wife grew up on the property we now call home at 18575-A Scenic 98. She and I have been fortunate to be property owners here for more than 10 years and have seen so much change over the last decade. Much has been positive and we love our Battles Wharf location. In fact, every afternoon as we watch the sunset we are reminded that "this is why we live here". The fact the area we live in is zoned primarily R-1 and R-2 has helped keep this small piece of Baldwin County quiet and peaceful for many years and we like that way. It is important that these low-density single family residences continues to be the norm, and there must continue to be a buffer zone between the bustling hotel property and the residential homes that adjacent it. The hotel plays an important part to our community and we certainly enjoy it's amenities ourselves, but allowing the rezoning of this parcel to provide for the construction of more multi-story condos will have long term negative implications on our community. Traffic on Scenic 98 continues to increase, water run-off can be problematic, sewer capacity, and other resources will continue to be stressed and additional high-density developments will exacerbate these important concerns. This request should be denied to keep consistent with the long term zoning goals of this area, a low-density neighborhood environment. I appreciate your consideration and if you have any questions please feel free to reach out to me.

Sincerely,

Patrick Immel
Senior Vice President
Professional Services
251-662-4015 direct
251-753-4397 mobile



TruBridge® 877.543.3635
www.trubridge.com



D Hart

From: Vince Jackson
Sent: Tuesday, July 2, 2019 3:11 PM
To: D Hart
Subject: FW: <EXTERNAL> New Grand Condos along scenic 98
Attachments: PCPOA.PDF

I guess he's opposed.

From: philipe Herndon [mailto:fpherndon@aol.com]
Sent: Tuesday, July 02, 2019 1:58 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> New Grand Condos along scenic 98

Allan R. Chason

From: David Bagwell <david@bagwellesq.com>
Sent: Tuesday, June 25, 2019 4:52 PM
To: Vince Jackson
Cc: dhart@baldwincountyal.gov
Subject: RSA Re-Zoning Request, Grand Hotel Condominium Project, Case No. Z-19025

Dear Vince:

(1) Position. My wife Julie and I write to oppose the RSA-Grand Hotel Marina rezoning request, for the same reasons stated by the Point Clear Property Owners' Association, our neighborhood association, which represents what must be some several hundred of us. For the details please see the letter of our Association, which we adopt here, to keep from having to say the same thing over and over again.

(2) Who We Are. We have been full-time residents of Point Clear for 26 years, part-time years before that, and I am a retired Baldwin County lawyer, the last 17 years of my practice with my office being in Fairhope. I am a past President of the Point Clear Property Owners' Association, and past president of the Baldwin County Bar Association. Julie and I are both active in our church here and in our community.

(3) Why We Care. We moved to Point Clear because it is and was a low-density nice neighborhood. About the time we moved here our neighbors and we got together and moved for and adopted zoning in order to have effective control over what happened to our neighborhood. We don't want to see it carved up into smaller and smaller lots, always smaller, crammed with more and more people, in our neighborhood and on our streets. That's why we adopted zoning, which we want to see strongly enforced. If zoning enforcement is always or often waived, then zoning is not effective.

Thanks for your serving our county.

Julie and David Bagwell

this e-mail is from:

David A. Bagwell

e-mail: david@bagwellesq.com

mail: P.O. Box 607, Point Clear, AL 36564

Patricia B. Frazer
4466 Emperor Drive
Mobile, Al 36608

June 24, 2019

VIA E-MAIL AND U.S. MAIL

Mr. Vince Jackson
Baldwin County Planning Commission
22251 Palmer Street
Robertsdale, Alabama 36567
vjackson@baldwincountyal.gov

Re: Case No. Z-19025 (RSA Re-zoning)

Dear Mr. Jackson:

Please accept this as my opposition to the above referenced re-zoning application by Retirement Systems of Alabama.

The proposed zoning would disrupt the Point Clear and Battles Wharf area which are low density single family homes. The precedent it would set is likely to adversely affect traffic patterns and congestion on Scenic Highway 98.

My family has had a home eight houses north of the property in question and we have been enjoying our time at Point Clear for over 71 years. The proposed zoning by RSA could set a precedent of establishing other high density projects both north and south of the hotel which would be a disruption to our wonderful area.

I would urge and respectfully ask the Baldwin County Planning Commission to recommend the application of RSA to re-zone the subject property be denied.

Sincerely,



Patricia B. Frazer

cc: dhart@baldwincountyal.gov

D Hart

From: Diane Horst <dthorst1@gmail.com>
Sent: Friday, July 5, 2019 6:30 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)

Dear Mr Jackson,

I am a resident of Point Clear,
18170 Scenic Highway 98.

My family has also owned property,
17451 Scenic Highway 98, in Point Clear, since 1969.

I am most familiar with the charm and character of this area.

My parents were active in the 1970's in the successful effort to have Point Clear designated a Historic District by the Alabama Legislature and The National Trust.

This was done for a number of reasons, most importantly to establish a Point Clear organization with which to establish zoning guidelines to preserve and protect the particular character of this historic area.

This is expressed to allow some background as to why I am adamantly opposed to the proposed Mobile Bay front high rise, multi family condominium project on a sliver of land just north of the Grand Hotel Marina.

This location is the heart of Point Clear and would be completely out of character with, and a complete departure from, the surrounding properties. I can think of little that would be more intrusive!

In addition to that overriding concern, the proposed project would have to be wedged into the limited space being considered, with out adequate parking and increased traffic in an area were safety is already compromised.

There is one additional important factor to be considered, once a project such as this is approved in the Point Clear, a precedent is established going forward, in which case the historic character would continue to be compromised and eventually lost!

Thank you for your attention.

Diane Horst



Diane Horst CRS ABR
Realtor
251-490-7644

D Hart

From: Vince Jackson
Sent: Saturday, July 6, 2019 10:26 AM
To: D Hart
Subject: Fwd: <EXTERNAL>

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Hamilton, Palmer" <phamilton@joneswalker.com>
Date: 7/5/19 2:47 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL>

Dear Mr. Jackson,

I am a Battles Wharf property owner who is just north of the Grand Hotel near Battles Road. I write in opposition to the proposal by RSA to put a large, densely populated development on the property currently adjacent to the yacht basin.

The Battles Wharf and Point Clear communities consist of low-density, scenic properties. What is being proposed is the antithesis of this. Clearly residents of the Eastern Shore do not want to transform their homes into an imitation of the development that has occurred on the Gulf. Community opposition to such a transformation is strong.

If RSA is permitted to develop this property in the manner proposed, it would set a strong signal that such development will be permitted.

Therefore, I respectfully urge that RSA's proposal be denied.

Sincerely,

Palmer C. Hamilton
5470 Battles Road

Sent from my iPhone

J. B. Horst
18170, U-19, Scenic Highway 98
Fairhope, AL 36532

July 6, 2019

Mr. Vince Jackson
Ms. D. J. Hart
Baldwin County, AL

Dear Mr. Jackson and Ms. Hart:

I live at Point Clear, specifically 18170, U-19, Scenic Highway 98. It is my understanding Retirement Systems of Alabama (R S A) has filed an application with the County for a zoning variance which would allow them to build a multi-story condominium on the north side of the Grand Hotel yacht basin.

Many years ago two condominiums were built on the west side of Scenic 98; **that was prior to the designation of Point Clear as a Historic District by the Alabama Legislature and the National Trust.**

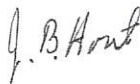
All of the area protected by this designation should remain so protected. Any encroachment on these well-established principles sets a precedent and may allow anyone to build anything they wish, subject only to current building codes.

Such a project would significantly impact the surrounding property values, which are based on the beauty of this unique location.

Traffic, which is heavy now, would become a very dangerous situation. Scenic 98 is just that; **scenic**. The mere issues caused by the construction of such a project would be a major impact on all who live in this area, and chose to live here because of the restrictions.

It is my fervent wish this application be denied, which will serve to deter others with their own personal agendas from attempting to comprise a beautiful and historic area for their short-term financial agendas.

Sincerely,



D Hart

From: Vince Jackson
Sent: Sunday, July 7, 2019 8:31 AM
To: D Hart
Subject: Fwd: <EXTERNAL> RSA Zoning

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Virginia Gould <vgould@me.com>
Date: 7/6/19 11:31 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA Zoning

Mr. Vince Jackson

Baldwin County Planning Commission

PO Box 220

Silverhill, Al. 36567

Dear Mr. Jackson,

I am writing as a member of the Point Clear Property Owner's Association in order to offer support for the association's recent letter to you – dated June 19, 2019. This is in reference to the RSA re-zoning request/case#Z-19025.

I am particularly alarmed that a change is being considered that would permit high density residential zoning in Point Clear and Battles Wharf where the current density is RSF-1 and sometimes RSF- 2.

As a resident of Point Clear it has become clear to me that over the years developers are repeatedly requesting for zoning changes and exceptions. Without fail, they work to change the character of this area in order to make a quick turn over in profits. Developers do not have any interest in our neighborhood other than profit. This trend is an ongoing

one and one that should be swiftly suppressed. I say that because of the frequency of the requests for rezoning and exceptions. Point Clear, Battles Wharf, and Fairhope are unique communities that add to the overall character of the county, the region, and the state. It would be such a relief for those of us who live in and support these communities to know that you, the planning commission, and the county commission send a strong message to developers that these neighborhoods are not to be destroyed.

Virginia Goould

D Hart

From: Vince Jackson
Sent: Sunday, July 7, 2019 8:31 AM
To: D Hart
Subject: Fwd: <EXTERNAL> Cawe No. Z-19025 (RSA Re-zoning)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Wayne Holder <wayne@brinsoninteriors.com>
Date: 7/6/19 2:43 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Cawe No. Z-19025 (RSA Re-zoning)

Mr. Jackson:

I would like to voice my opposition to the above re-zoning request by the Grand Hotel. I have lived and worked in Point Clear for 30 years. I own a home across the street from The Grand Hotel and my office is located just north of Battles Road on Scenic Hwy 98. I can not imagine granting this request to the Hotel and its development team. The congestion from the bridge at the marina and the corner and crosswalks past the entrance to The Grand Hotel is the worst I have ever seen in 30 years. It is only a matter of time before someone is killed either walking across the crosswalk and being hit by a speeding car, someone killed in a golf cart crossing the road or a hotel shuttle. After this 4th of July weekend the congestion was impossible. It was also exaggerated but young unskilled drivers of Grand Hotel shuttles and van's driving at speeds on their own property that shocked me the most. We were almost run over by shuttles on the hotel grounds while walking. I think the hotel has gotten greedy enough with almost 1500 homesites surrounding the area already. I do not want to see Point Clear turn in to downtown Fairhope, where I grew up that is now an overrun city of cars and golf carts. The Grand Hotel and its developments have already turned the creek that runs thru the golf course into a muddy stream with every down pour and we don't need them to continue to ruin the surrounding areas with bad condo developments that were never wanted such as the current tower located at "The Colony" project, which I doubt has sold out completely since it was build. The surrounding area was adamantly opposed to the construction of the tower condo and they residents were correct that time and they are correct this time as well. They currently are having trouble selling condos in the Grand Manor/Quail Run area that they have recently built as well. When I first moved into Lakewood 31 years ago you could drive the golf course and see nothing but beautiful flowering shrubs, water and greenery and now it is all destroyed and replaced with homes where ever they can jam them in.

Please do not allow them to destroy this small part of undeveloped space left to offer some buffer for the residents to the North of the marina. I fear that all of us who live in Point Clear and boat fear we will eventually lose the only marina we have left.

Thank you so much and please support those in Point Clear that do not want to see a development such as this occur at a dangerous section of the road. Battles Road and Scenic 98 is a very dangerous intersection now because of the hotel traffic and residential traffic they have created with The Colony development. This is an accident waiting to happen.

Sincerely,

Wayne B. Holder, ASID



Wayne Brinson Holder, ASID
Brinson Interiors, Inc.

Post Office Box 827
18446 Scenic Highway 98
Point Clear, Alabama 36564
Telephone +1 251 928 3337 | Facsimile +1 251 928 3589
www.brinsoninteriors.com | wayne@brinsoninteriors.com

D Hart

From: Vince Jackson
Sent: Monday, July 8, 2019 4:36 AM
To: D Hart
Subject: Fwd: <EXTERNAL> RSA rezoning Case No Z-19025

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: SLADE HOOKS <phooks@bellsouth.net>
Date: 7/7/19 11:06 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA rezoning Case No Z-19025

Dear Mr. Jackson,

We wish to voice our opposition to the rezoning of land which is part of the Grand Hotel property. We own property at 12645 County Road 1 and are members of the Point Clear Property Association. Zoning was adopted for Planning District 26 to keep it low density residential and we hope to keep it that way.

Our home is not adjacent to the proposed rezoning site, but as we have said in opposition to other requests for changes in zoning for District 26, how could you deny new requests once you have allowed any land use changes to higher density development anywhere in District 26 ?

A 12 -14 unit high rise condominium is not in keeping with the Master Plan of Point Clear. That type of development can be found in Gulf Shores or Orange Beach with all the traffic and congestion which comes with it.

We have multiple reasons for our opposition, but the main reason is that we would like to continue to enjoy the quiet beauty of our home on Mobile Bay.

Sincerely,

Patricia and Slade Hooks

D Hart

From: Laura Clark <laurac@brownelltravel.com>
Sent: Monday, July 8, 2019 9:20 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condominium Project

To Baldwin County,

I own property 7/10 of a mile south of the Grand Hotel Marina. It is my sincere hope that you will not allow the condominium project proposed by the hotel.

I hope you will consider the opposition of the hotel's neighbors of this project.

respectfully submitted,

Laura M. Clark, CTA

An Independent Advisor with Brownell Travel

1 Taylor Place

Mobile, AL 36608

251-344-8494 Phone

251-454-8196 Cell

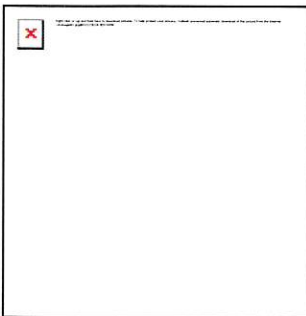
laurac@brownelltravel.com

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Belmond Bellini Club ★ Peninsula Pen Club★Hyatt Prive' ★Mandarin Oriental Fan Club★Fairmont Famous Agent★

D Hart

From: Lucy Broos <lucybroos@gmail.com>
Sent: Monday, July 8, 2019 10:38 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Opposition to the re-zoning of parcel north of the Grand Hotel yacht basin/marina.

I am writing in opposition to the Retirement Systems of Alabama's proposal to re-zone the parcel of property located on the north side of the Grand Hotel marina/yacht basin that would allow for construction of a high rise condominium building. As a Point Clear property owner, I am very opposed to any land use change that allows for higher density development in the area. I feel very strongly about protecting the peace and quiet of our community and believe the project would allow for an increase in traffic and congestion all along Scenic Highway 98.

Lucy and Dan Broos

D Hart

From: Vince Jackson
Sent: Monday, July 8, 2019 12:33 PM
To: D Hart
Subject: Fwd: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Tommy Zieman <tzieman@tommyzieman.com>
Date: 7/8/19 12:19 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: Tommy Zieman <tzieman@tommyzieman.com>, "linyerzieman@bellsouth.net" <linyerzieman@bellsouth.net>
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)

Dear Mr. Jackson,

My wife and I are fairly new, full-time residents of Point Clear having recently moved into a house owned by her family for three generations.

Along with the generations of ownership comes lifetimes of experiences with family and friends along the boardwalk, and at the Grand Hotel. We grew up enjoying the charm of the surroundings - the single-family homes of Point Clear, and the uniqueness of the Hotel, including the modest-in-size, but wonderfully unique, yacht basin and grounds. We have used the facilities of the yacht basin as boat owners and as friends and family of boat owners - from the water and from the land.

We believe it imprudent to accept the petition of the RSA to re-zone the area to allow the construction of condominium buildings in the small area adjacent to the yacht basin. The proposed re-zoning would allow the construction of buildings incompatible with the character of the yacht basin, the Hotel, and the adjoining homes.

Accordingly, I respectfully request that the Baldwin County Planning Commission deny the re-zoning request of RSA.

Sincerely,

Tommy Zieman

Thomas Troy Zieman, Jr.
Post Office Box 4
Point Clear, AL 36564

Cell Phone: (251) 454-1638
tzieman@tommyzieman.com

This e-mail is confidential and may contain
legally privileged information.

Thomas Troy Zieman, Jr.

Attorney

Post Office Box 12

Mobile, AL 36601

209 S. Cedar Street

Mobile, Alabama 36602

Gen. Tel: (251) 307-5881

Cell Phone: (251) 454-1638

tzieman@tommyzieman.com

This e-mail is confidential and may contain
legally privileged information.

D Hart

From: John Spottswood <photofinishjohn@gmail.com>
Sent: Monday, July 8, 2019 12:49 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condo Project

Dear Vince:

I have lived on Scenic Highway 98 in Point Clear for FIFTY (50) years having bought my property in 1969, I have seen many things happen during this time, some good and some bad. The thought of Condos on the small piece of property at the Grand Hotel Marina is BAD! The residents of Point Clear are proud of their family homes and their life in a area which is a wonderful place to live. I hope that you and the zoning board will not allow a variance to change this! I sincerely hope that this request will be turned down!

Very Respectfully yours,

JOHN S. SPOTTSWOOD, JR
14157 Scenic Highway 98
P. O. Box 461
Point Clear, Alabama 36564

D Hart

From: melanie moore <melaniemoore75@hotmail.com>
Sent: Monday, July 8, 2019 12:50 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA rezoning request Z-19025

Dear Mr. Jackson,

I'm writing on behalf of my husband and I to voice our opposition to the rezoning request, Z-19025, which would allow multifamily dwellings at the Grand Hotel yacht basin.

This is one of the worst ideas I've ever heard of. The building would crowd the property and create noise and traffic. Also, until Fairhope increases its' sewage treatment facility I remain opposed to all multifamily developments.

We strongly oppose this rezoning request, and can refer you to the Point Clear Properties Owner's Association letter sent to you which does a good job of stating other reasons why this rezoning request should be denied.

Respectfully,
Melanie Moore
17211 Scenic Hwy 98

D Hart

From: David Durden <ddurden@mac.com>
Sent: Monday, July 8, 2019 1:47 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condominium Project

To whom it may concern:

My wife and I moved to Point Clear about 5 years ago. We both went to University of South Alabama and had always wanted to return to Baldwin County along the bay. We spent 23 years in Montgomery in high density environment before we were able to return to a much less populated area.

With that being said, property values in Montgomery took a dive with the additional high density structures. We are very fearful of the same thing happening to a very historic place if you allow The Grand Hotel to change the scenery and culture surrounding this majestic part of the world.

We are very adamant in our opposition of this project.

David Durden
15997 Scenic Highway 98

D Hart

From: louisehsmith1@gmail.com
Sent: Tuesday, July 9, 2019 8:40 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Zone change Grand Hotel

My family has owned a house in Point Clear on Scenic 98 since 1940. I am very much opposed to the reasoning proposal by the Grand Hotel to build a high-rise condo on a small strip of WETLANDS south of the Yacht Basin. The greed of RSA will ruin this beautiful area.
Sent from my iPad

D Hart

From: Jim Frost <jhf@maloneylyons.com>
Sent: Tuesday, July 9, 2019 9:02 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Zoning change request/Condominium at Grand Hotel

Dear Mr. Jackson:

I am writing to express opposition to the zoning change request at the Grand Hotel in Point Clear. My wife, Anne, and I own a home four doors north of the property in question. Our property has been in Anne's family for 80 years. Point Clear is, and has always been, a peaceful, low-density, low-traffic community. It should remain so, as was recognized years ago when the current zoning was put in place. The zoning change requested by the owners of the hotel (who of course are not residents or members of our community) threatens both the concept and the reality of Point Clear.

Please deny that zoning change request.

Thank you for your consideration.

With best regards,

Jim Frost

D Hart

From: Vince Jackson
Sent: Monday, July 8, 2019 6:13 PM
To: D Hart
Subject: Fwd: <EXTERNAL> I AM AGAINST BUILDING HIGH RISE CONDOMINIUMS AS PROPOSED BY THE GRAND HOTEL!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jeff Doherty <jeffreypd@mchsi.com>
Date: 7/8/19 6:11 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> I AM AGAINST BUILDING HIGH RISE CONDOMINIUMS AS PROPOSED BY THE GRAND HOTEL!

As a resident of point Clear, I am totally against the Grand Hotel's proposal to build high rise condominiums.

Sent from my iPhone

D Hart

From: Plumer Tonsmeire <plumert13@gmail.com>
Sent: Tuesday, July 9, 2019 11:02 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA rezone case no.z-19025

Vince:

I would like to express my strong opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. I currently live in Point Clear and have had family reside in Point Clear for over fifty years and the thought of high density developments here makes me weak. Maybe a question we should think about is this: Do I like to VACATION in the 30a area, Seaside - Watercolor etc, the answer might be sure it's a beautiful place. The next question is would I like to LIVE in that area and I believe a definitive answer of NO would be the consensus. Thank you for listening and please do the right thing.

Sincerely,

Plumer

Plumer Tonsmeire
251-421-1784

D Hart

From: Vince Jackson
Sent: Tuesday, July 9, 2019 12:26 PM
To: D Hart
Subject: FW: <EXTERNAL> RSA Re-Zone Case No. Z-19025

Vince Jackson

From: GUY OSWALT III [mailto:guyoswalt@gmail.com]
Sent: Tuesday, July 09, 2019 11:30 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA Re-Zone Case No. Z-19025

Dear Mr. Jackson:

As a resident of Point Clear, please note my total opposition to the proposed development by the RSA on the north side of the marina at the Grand Hotel. The approval of this development would have devastating and long term effects including, but not limited to, increased traffic and congestion on Scenic Highway 98. Growing up and now owning property in Point Clear, I do not want to see the addition of this or any high density project destroy such a wonderful community.

Thank you for your consideration on this matter and please vote against the proposed rezoning request.

Sincerely,

Guy and Ashley Oswalt
17777 Scenic Highway 98
Point Clear, AL 36564
251-895-3130

D Hart

From: Vince Jackson
Sent: Tuesday, July 9, 2019 12:54 PM
To: D Hart
Subject: FW: <EXTERNAL> RSA Re-Zoning Request - Case #Z-19025

Vince Jackson

-----Original Message-----

From: Rob Constantine [mailto:rob@paulboulo.com]
Sent: Monday, July 08, 2019 2:15 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: D Hart <DHart@baldwincountyal.gov>; Point Clear Property Owners Assoc.
(pointclearpropertyownersassoc@gmail.com) <pointclearpropertyownersassoc@gmail.com>
Subject: <EXTERNAL> RSA Re-Zoning Request - Case #Z-19025

Dear Mr. Jackson:

Please add the attached letter in opposition to the above referenced rezoning to your packet for distribution to the Board.

Thanks and regards,

Rob Constantine

D Hart

From: Billy Delaney <billyd@delaneyinc.net>
Sent: Tuesday, July 9, 2019 1:28 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> grand Hotel condo at Point Clear

I am against the proposal by the Grand Hotel to build a high-rise condominium at Point Clear

D Hart

From: Kay Glenday <skglenday@aol.com>
Sent: Tuesday, July 9, 2019 2:08 PM
To: Vince Jackson
Cc: D Hart; pointclearpropertyownersassoc@gmail.com
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)
Attachments: RSArezoningltrVinceJackson. kay.glenday pdf.pdf

Dear Mr Jackson

Please find attached my letter regarding Case No. Z-19025 (RSA Re-zoning).

Sincerely

Kay Giddens Glenday

Mr. Vince Jackson
Baldwin County Planning Commission
P.O. Box 220
Silverhill, AL 36567

16989 Scenic Hwy 98
PO Box 182 Point Clear 36564

July 9, 2019

Re: RSA re-zoning request/case #Z-19025

Dear Mr. Jackson:

We understand the pressures of business performance and the need for periodic changes towards financial goals, but we want to remind the RSA and the Baldwin County Commissioners that the Grand Hotel and its grounds is an Eastern Shore centerpiece, a nationally known landmark for our whole region - a destination with an appealing roadside glimpse of the Bay and boats, inviting for both business conferences and family recreation, all seeking a change of scene. Towards the quality of life of the area, we implore the RSA officers of a landmark historic destination in our community, and the Commissioners considering all aspects of the area, NOT to take the SCENIC out of Scenic 98!

In keeping with our previous zoning limitation efforts at CR 32, I, as a member of the Point Clear Property Owner's Association, wish to express my full support for the association's letter of 19 June 2019 in opposition to the referenced re-zoning request. A change in zoning to permit high density residential zoning allowing multiple family dwellings with a 12 unit per acre density is inconsistent with the current low density (RSF-1 and sometimes RSF-2) character of the residences in the recognized historic districts of Battles Wharf and Point Clear where this property is located in a low density community as voted by residents. The Point Clear Grand Hotel has offered part of the unique character of our community including its access to views and waterfront. Any change that would permit high density residential dwellings would be inconsistent with that character, adding to already increasing drainage issues, and rising traffic density and safety problems.

The existing marina, for marine interests only, serves as an existing natural separation between the high density commercial operation of the hotel and the low density historic residential area which should be maintained.

Yours sincerely,

Kay Giddens Glenday

Cc: Point Clear Property Owner's Association

D Hart

From: drbps@aol.com
Sent: Tuesday, July 9, 2019 3:13 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condominium

To whom it may concern,

Although I live in Fairhope proper, I was distressed to hear about the rather large high-rise condominium building project being proposed at the Grand Hotel. Many of us, myself included, use that area along the bay for biking, running, bird watching ,etc and are understandably upset by this planned intrusion on our community. That area of Scenic 98 is quite beautiful and this project would definitely adversely impact both the natural beauty and restful atmosphere of this area. As a biker and runner, the increase traffic both during construction and afterwards would also be an unwelcome intrusion. My family and I oppose this building project.

Sincerely,

Ben Schrubbe

D Hart

From: Carolyn Lee Goodloe <goodbilloe@gmail.com>
Sent: Wednesday, July 10, 2019 12:28 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA condominium in Point Clear

Dear Vince

I want to register my extreme concern that the proposed building of a multilevel condominium on the Grand Hotel property in Point Clear will have negative affect on the quality of life in this beautiful historic residential community. I am also concerned that the long range affect could be devastating by setting a precedent that could be irreversible. Having worked on the development of a zoning ordinance for this area, I recall a large concern was density of population.

I hope that you and your office will take in to account the negative affect this development will have on property values for the residents here in Point Clear as well as increased traffic on scenic highway 98

Sincerely
Carolyn Lee Goodloe

Sent from my iPad

D Hart

From: Vince Jackson
Sent: Wednesday, July 10, 2019 10:37 AM
To: D Hart
Subject: FW: <EXTERNAL> RSA re-zoning/Case No Z-19025

-----Original Message-----

From: Craig Helms [mailto:cchsr@aol.com]
Sent: Wednesday, July 10, 2019 9:00 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA re-zoning/Case No Z-19025

Vince, I am sending this email as a resident of the neighborhood that will be affected by the decision made by the Planning Commission. Rezoning this property from TR to HDR would set a precedent that would/could bring about more projects that would affect the low density zoning that is prevalent in this area. I feel that, with all the growth that is taking place in our great county, it is important that we preserve the things that have made us such a desirable destination!

Thank you for your consideration.

Craig Helms

Sent from my iPhone

D Hart

From: Mike Dudley <jmd19309@gmail.com>
Sent: Wednesday, July 10, 2019 9:21 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case No. Z-19025 (RSA Re-zoning)

To: Baldwin County Planning Commission

In the above referenced case for re-zoning, I want to express my opposition in the strongest possible terms. With few exceptions the Point Clear area is low density single family housing. There are no good reasons other than greed and the pursuit of profits to squeeze that many units on that little strip of land.

Please vote NO!!!

Mike Dudley
19309 Scenic Hwy 98
Fairhope, AL 36532

D Hart

From: Edward Rotenberg <edward@sr-cre.com>
Sent: Tuesday, July 9, 2019 6:03 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> High-rise project Point Clear

I am writing to object to a proposed high - rise condominium project next to the marina in Point Clear. I have visited this area for over 40 years and now own property in the area. In my opinion this land should be maintained as residential single family residences and Not vertical development. I oppose this project. I am a huge fan of Lakewood the club hotel spa and all amenities but this is Not the location for a high rise. Thanks for your attention.

Thanks,

Edward L. Rotenberg, SIOR
Partner & Associate Broker
Saurage Rotenberg Commercial Real Estate, LLC
5135 Bluebonnet Blvd.
Baton Rouge, LA 70809
225.766.0000 Office
225.766.2229 Fax
225.907.6165 Mobile
Edward@sr-cre.com
SaurageRotenberg.com

D Hart

From: Daniel Reimer, Sr <dan.e.reimer@gmail.com>
Sent: Wednesday, July 10, 2019 3:17 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Opposition to the Grand Hotel Condominium Project- Case No. Z-19025

Dear Mr Jackson and Ms. Hart:

As a long time property owner in Pt Clear near Zundel's Lane I strongly oppose the application for condominium development about 1 mile from my home by the Grand Hotel owners.

I support completely the well organized thoughts expressed by the Point Clear Property Owner's Association in their various letters of opposition sent to you already. I will not repeat those points here, but want my and my family's strong opposition to be recorded in your files.

Please deny their requests.

Respectfully submitted,

Daniel E. Reimer, MD
17215 Scenic Highway 98
Point Clear, AL

D Hart

From: Jeff McGowin <jfmuva@gmail.com>
Sent: Wednesday, July 10, 2019 3:52 PM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Keep Scenic 98 Scenic

Dear sirs:

I wish to be noted to be in opposition to the proposed development by the owners of the Grand Hotel on the property at the marina. We have owned on the water just north of the proposed development for 20+ years. We accept some crowding and infrastructure stress as people flock to our wonderful area, but multi unit development in an area of vastly single family properties on a limited ingress/egress road outside of the historical use of these properties should not be allowed to happen.

Please vote "no" to this development.

Sincerely,

J. F. McGowin III

D Hart

From: Frank Touart <ftouart@egm-llc.com>
Sent: Thursday, July 11, 2019 7:09 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Grand Hotel Condominium Complex

Sir,
As a lifelong resident of Battles Wharf Alabama, I strongly oppose the development on the North Side of the Grand Hotel Harbor for this proposed Condominium project. I believe this proposed project will diminish the property value of the single- family residence along the bayfront, increase traffic on Scenic Hwy 98, and set a precedent for future developments on the bay.

Sincerely,

Frank G Touart
18541A Scenic Hwy 98
Fairhope, AL 36532

D Hart

From: mf11654@aol.com
Sent: Wednesday, July 10, 2019 10:06 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel

Dear Mr. Jackson,

I have been out of town so am just getting this note to you about what the Grand Hotel wants to do. Over the years we have watched the Grand Hotel go from being a beautiful destination to becoming all about how to fit whatever the corporation can on the property. I am all for making money, but letting them destroy the marina area is not something that should be allowed. Fitting what they have proposed on the last little spit of land is just wrong. Don't allow the beauty of the marina area to be taken away.....Please.. It just doesn't make any sense to use the land in this way.

Thank you,

Martha Fuchs

D Hart

From: Tonya Beach <oceantonya@att.net>
Sent: Wednesday, July 10, 2019 8:50 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel and other Property development
Attachments: image1.jpeg; ATT00001.txt

Mr. Jackson,

I am writing to you with many concerns about the overdevelopment of Point Clear and Fairhope. But moreover Point Clear. We are residents on Scenic Hwy 98. Our address is 16604. It is not a big palace but rather a simple cottage in the woods. We purchased our property years ago after my husband returned from several deployments to IRAQ. He was in need of a peaceful place to call home. I found this place that was magical. There was hardly any traffic and folks all waved while we were riding by. The only noise at night came from crickets and bullfrogs. Fast forward to 2019. The traffic has picked up considerably. I have had many occasions with speeding cars passing me on the left while trying to turn left into my drive. The crime is up in the area. Most importantly The water is not draining properly. We spent over \$3000.00 of our own money just to fix a county access to our property. The water keeps washing out the road because of new neighbors overbuilding.....making it hard to access our property at times. These areas are not meant for this type of build up. Where is this water going to flow????

The tone is that every devoloper is there trying to make a quick buck. There are too many houses going in. Not to mention another giant condo/multi home unit complex. We are sickened to see all this overwhelming and thoughtless approval of development.



D Hart

From: Gregg Buckalew <Gregg.Buckalew@FiduciaryVest.Com>
Sent: Thursday, July 11, 2019 11:10 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel owner's proposed property use "carve-out" - Baldwin County Public Hearing July 11, 2019

Dear Mr. Jackson:

My standing in this matter: I am a resident at 18170 Scenic Hwy 98 (unit 21, Magnolia Trace) which is situated a couple hundred feet across Scenic 98 from the subject property.

My understanding of the Fact Situation: The proposal, as I understand it, will, *for the first time in 172 years:*

- (a) sub-divide the Grand Hotel's currently contiguous land tract, in order to carve out and construct a multi-family, multi-story residential condominium structure, which will
- (b) stuff high density housing into the narrow sliver of land bordered by the Grand Hotel yacht basin on the south and single family residences on the north, and
- (c) threaten (presumably destroy) a long-standing, dense and robust "crop" of sea oats* on its western-facing Mobile Bay frontage.

*In many coastal states, sea oats are protected by law.

Conclusion: Based on these facts, Mr. Jackson, it seems clear to me that the Hotel owner's ham-handedly awkward proposal is simply inappropriate.... it's a square peg.

If the petition is granted, how could we hope to stop future use of this Bay-front precedent by any number of land developers (and perhaps even profit-seeking single-family home owners) to thumb their noses at the most fundamental provisions of Pt. Clear's existing, hard-fought, carefully drafted zoning restrictions?

Request: I will much appreciate your careful consideration of the precedent-setting significance of the Grand Hotel's proposal and I'm confident that, if you do that, you will surely move to deny the requested variance.

Sincerely,

J. Gregg Buckalew

This message is confidential. If you have received it by mistake, please delete it and all attachments immediately and notify the sender.

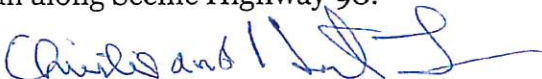
BALDWIN COUNTY PLANNING COMMISSION
22251 PALMER ST.
ROBERTSDALE, AL. 36567

7/6/19

REFERENCE: CASE NO. Z-19025 (RSA REZONING)

TO WHOM IT MAY CONCERN,

I am writing in opposition to the Retirement Systems of Alabama's proposal to re-zone the parcel of property located on the north side of the Grand Hotel marina/yacht basin that would allow for construction of a high rise condominium building. As a Point Clear property owner, I am very opposed to any land use change that allows for higher density development in the area. I feel very strongly about protecting the peace and quiet of our community and believe the project would allow for an increase in traffic and congestion all along Scenic Highway 98.


Christie and Hunter Lyons
16935 Scenic Hwy 98
Point Clear, Al. 36564

D Hart

From: Vince Jackson
Sent: Thursday, July 11, 2019 12:16 PM
To: D Hart
Subject: FW: <EXTERNAL> opposition

From: Teresa Smith [mailto:tessms@bellsouth.net]
Sent: Thursday, July 11, 2019 12:10 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: 'Gus Smith' <gusmith@bellsouth.net>
Subject: <EXTERNAL> opposition

Dear Mr Jackson ,

We are sorry to miss the meeting concerning the Grand Hotel Parking area condominiums . We have permanently lived in Point Clear since 2005 and have spent many summers enjoying the peacefulness and beauty of Mobile Bay . We are not opposed to growth in the area if done properly ,but the fact that this small amount of property will be covered with condominiums will have a negative effect for property owners, not to mention the spillage in the bay due to construction . We ask that this construction be cancelled immediately for the friends and families of this community .

Thank you
Teresa and Gus Smith
17545 Scenic Highway 98
Point Clear Al 36564

D Hart

From: rbush1@bellsouth.net
Sent: Thursday, July 11, 2019 5:12 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Objection to proposed high rise condo in Point Clear

Dear Mr. Jackson,

I am a resident of Point Clear on Scenic Hwy 98. I am very strongly opposed to the request to build high rise condos in Point Clear.

The Point Clear community is a tight knit community and very neighborly. If you drive down Scenic Hwy 98 you will see people out walking, running, riding bikes, strolling babies, walking dogs.

The additional traffic that would result from that dense population would make our walk ways unsafe and the streets also unsafe.

Thank you for your consideration.

Sincerely,
Regina Bush

REGINA BUSH

Adams Homes Sales Associate

CAROLINE WOODS

RBush1@bellsouth.net

251-401-4145 Cell

D Hart

From: Katie Bolton <katie@procycleandtri.com>
Sent: Friday, July 12, 2019 2:00 PM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> RSA re-zoning/Case No Z-19025

Mr. Jackson and Ms. Hart,

My name is Katie Bolton and I am writing in regards to the proposed RSA re-zoning/Case No Z-19025.

I believe allowing this project to proceed will be an extreme detriment to the area.

As a local business owner, bicycle retail, my husband and I have a unique perspective of Scenic 98. Additional dwelling will add more vehicle traffic to the area will degrade the most popular route in Baldwin County for bicycles and pedestrians. It will also pose a hazard to pedestrians on the Eastern Shore Trail and to people riding bicycles on Scenic Highway 98 which will result from the increased housing density of this project. Many people travel to the area just to ride and walk/run. They do so because the route is viewed as a safe route. Strava, a GPS based app/site tracks activity, offers a Heat Map that shows 'heat' made by aggregated, public activities over the last two years. On a north bound segment that includes the proposed area, as of today, 21,161 attempts by 1,566 people within the past two years has been ridden. A similar run segment has 1,882 attempts by 428 people. These numbers are significantly higher than a segment on a popular route in Gulf Shores that has 9,109 attempts by 3,173 people.

For example, our bicycle shop hosts weekly shop rides and has been using the South Section Street route over an eight plus year period. Our shop route had to be modified due to the increase in traffic because of the new high density residential development along South Section Street and surrounding areas. County Road 13 in its entirety is very close to a similar fate.

The 36532 Strava Heatmap can be found here: <https://www.strava.com/heatmap#12.00/-87.86894/30.47894/bluered/ride>

Please let me know if I can further explain any of the information above.

Sincerely,
Katie Bolton, owner Pro Cycle & Triathlon

D Hart

From: Frogdog <Frogdog3@aol.com>
Sent: Saturday, July 13, 2019 7:03 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Fwd: Proposed condominium pt. Clear

Sent from my iPad

Begin forwarded message:

From: Frogdog <Frogdog3@aol.com>
Date: July 13, 2019 at 6:58:35 PM CDT
To: vjackson@baldwincounty.gov
Cc: dhart@baldwincounty.gov
Subject: Proposed condominium pt. Clear

To the commissioner s:

I would like to strongly recommend denying the request for the newest condominium to be built at the hotel in the marina parking lot. I live just down the road, for about 30 years and most definitely object. The road has become dangerous with all the traffic. The proposed area is wetlands. There is at least 3 feet of water in the parking lot right now. Besides the hotel, this area is single family and it should stay that way.

With best regards, Lucy Ladd
17631 scenic hy 98

Sent from my iPad

D Hart

From: Tom Taul <ttaul@merchantstransfer.com>
Sent: Monday, July 15, 2019 6:24 AM
To: D Hart
Cc: Vince Jackson
Subject: <EXTERNAL> Grand Hotel Condos @ Pt. Clear

I am opposed to the project currently before the Planning Commission.

Thomas M. Taul, III
722 S Mobile St.
Fairhope, AL 36532
(251) 454-1557

D Hart

From: Tucker, Susan N <susannah@tulane.edu>
Sent: Friday, July 19, 2019 9:59 AM
To: Vince Jackson
Cc: D Hart; George Fuller; Frances Fuller; Jane Tucker; Julie Trice
Subject: <EXTERNAL> Proposed high rise condominiums at Point Clear

Dear Members of the Baldwin Count Planning Commission,

I write on behalf of myself and my sisters who own a home on Scenic Highway 98, number 17789.

We have owned this home since 2008 and before that it was owned by our mother and before that by her father, our grandfather. I list that chain so that you will understand both our happiness that Baldwin County has so prospered over the years and also because we have seen many times when it did not, when growth was not adequately considered and the quality of life in the county declined.

One of these less than desirable outcomes occurred when the Grand Hotel expanded in the 1970s and their new parking lots began to make it impossible for water to drain in heavy and even not so heavy rains. As you know the adjacent road and all the driveways along there now flood often because of this poor planning.

For a similar reason, we now oppose the proposed high-rise condominiums at Point Clear, presented by the Grand Hotel. We wish to ensure that our roads are kept passable for all people and that drainage and other problem are considered. We also feel that the appeal of the county to visitors, as well as to new residents and old, is not in high rise buildings but in keeping architecture at a modest scale, not something imitative of high rises in cities or in Destin.

Thank you for your consideration,

Susan Tucker
504 616 8297

D Hart

From: Emily James <EJames@pritchett-moore.com>
Sent: Monday, July 22, 2019 10:02 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Grand Hotel Condominium Project

I join the Point Clear Property Owners Association, Inc. in opposing the construction of the Grand Hotel condominium project. Please vote against this project on August 1, 2019. Please Keep Scenic 98 Scenic.

Sincerely,

Thomas W. Moore
Property Owner – Magnolia Trace

Cc: Dr. David Bronner

D Hart

From: Bo O'Meara <bomeara@powersourceusa.com>
Sent: Friday, July 26, 2019 12:18 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Keep Scenic 98 Scenic - Opposing rezoning of the Grand Hotel Marina Property

To whom it may concern,

I would like to express my opposition to the RSA's proposed rezoning of the Grand Hotel Marina property. Business Highway 98 has gotten worse than Airport Blvd. Please lets keep "Scenic Highway 98 Scenic". The Hotel already has a parking problem. During busy times cars are backed up on the highway trying to get past the guard at the gate which creates a safety problem with oncoming traffic.

POWER SOURCE

Bo O'Meara
205 965 7791
bomeara@powersourceusa.com
www.powersourceusa.com

D Hart

From: Vince Jackson
Sent: Friday, July 26, 2019 3:06 PM
To: D Hart
Subject: FW: <EXTERNAL> RSA proposed condominium project

-----Original Message-----

From: Mary Finger [mailto:mfinger@bellsouth.net]
Sent: Friday, July 26, 2019 3:01 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> RSA proposed condominium project

Please add me to the numerous voices who are totally against this project that RSA is so greedily proposing...in my opinion it is insane to want to add more traffic and more density to an infrastructure that cannot support what is already in this area...we need no more buildings in point clear and surrounding areas...thank you, mary finger.

Sent from my iPad

D Hart

From: Ashley Sullivan <craven200@earthlink.net>
Sent: Friday, July 26, 2019 8:29 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> proposed condos

Sometimes I feel like my soul really lives in Point Clear, AL, a unique place with many wonderful memories of s'mores over a beach bonfire at night, floundering, all day in the water, Jubilees and most important, family – six generations and counting. Our lives there are being upended by development after development with swarms of people coming in. Has the “bottom line” become the top priority for everything? That is not progress, it's digression and traffic and noise. Some things have had to fought tooth and nail to keep from happening or continuing. This addition is one more thing to chip away at the charm of our little community of peaceful family pleasures.

Our family house, less than a mile from the Grand Hotel, in the family for just shy of 100 years, has been treasured by well over 60 family members and multitudes of their friends. We don't want to become over run with over growth. Having more high-rise development with RSA is not what we want or envision for our families and their future at Point Clear. Please say “no” to their request.

Ashley Luce Sullivan

D Hart

From: Jim Stowe <jsstoweaway@gmail.com>
Sent: Saturday, July 27, 2019 11:44 AM
To: Vince Jackson
Cc: D Hart; John Spotswood
Subject: <EXTERNAL> Rezoning RSA Hotel Property

Gentlemen:

Please accept this as an OPPOSITION to the rezoning of the Hotel Marina property on scenic Hwy 98. As a property owner off Battles Road, our traffic is terrible and the road conditions are getting worse.. let's keep this part of Baldwin County livable for the voting citizens here.

Thanks for your attention to this item.

James V. Stowe
P.O.Box 1764
Point Clear,Al

Sent from my iPad

D Hart

From: Tony Atchison <tony@atchisonproperties.com>
Sent: Monday, July 29, 2019 8:52 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> PROPOSED MARINA CONDOS AT GRAND HOTEL

Good Morning, I am emailing to let you know I am totally against the proposed Condos by RSA at the Grand Hotel. I just purchased a home at 15333 Scenic Highway because of the areas charm and tranquility. It would be a mistake to let that slip away with big construction projects in the area.. It is one of the most beautiful drives in the world and we need to keep it that way.. thanks for your consideration.. All the best,

Tony Atchison
tony@atchisonproperties.com
251-510-4530
1108 Dauphin Street
Mobile, Al. 36604

D Hart

From: Linda Lee
Sent: Tuesday, July 30, 2019 10:27 AM
To: Vince Jackson
Cc: D Hart
Subject: FW: <EXTERNAL> Proposed RSA high rise development

I believe this is for you all.

Linda Lee

Planner
Baldwin County Planning & Zoning Department
(251) 972-8523

From: Marl Cummings, III [mailto:marl3@cummingsassoc.com]
Sent: Tuesday, July 30, 2019 10:17 AM
To: Linda Lee <LLee@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed RSA high rise development

Sir,

I would like to express my opposition to this proposed development. Any high rise development in the Point Clear area is completely out of character with this community. The previous high rise attempted by RSA was a complete failure.

The scenic views of the Point Clear area, substantially unchanged for over 150 years, would be forever altered, and would probably open the door to more of the same by RSA.

I live in the Battles Trace development and RSA's attitude concerning how any development will impact the community has much to be desired.

RSA threatened the City of Fairhope into getting what they wanted, which included destroying large swaths of old growth pine and oaks. They only care about money. There is more to be considered here than fattening their balance sheet.

If this development was kept to one or two stories at the most, it may be tolerable. Of course any development on the west side of scenic 98 will worsen an already bad parking problem.

Please vote to oppose this application.

Marl Cummings III
106 Mulberry Lane

D Hart

From: Bill Goodloe <bgoodloe@lyonfrycadden.com>
Sent: Tuesday, July 30, 2019 5:35 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Condominium Project at the Grand Hotel

Mr. Jackson,

I am writing in opposition to the RSA's rezoning request for its proposed condominium project located at or adjacent to the Grand Hotel marina on Scenic Highway 98.

My family owns property within a mile to the south of this location and I have spent the last 48 summers and partial winters of my life living there and enjoying the peaceful, less dense population in that area.

Baldwin County, and Fairhope in particular, has seen extremely fast growth over the past 5 or 10 years, and that does not come without a cost or impact. The traffic, utility services, and infrastructure cannot keep up as it is, and adding to the problem will only compound these issues in a negative manner.

The reason this area is so popular is due to the lack of dense population, with only single family residences allowed in the area. This type of rezoning and large development would seriously damage the look and feel for the residents and tax payers of this area. It could be the downfall of a historic area in Baldwin County, and would have a major negative impact.

Additionally, property values will certainly deteriorate from a development of this nature, and approving this re-zoning certainly does not fall into the category of "Smart Growth", or "promoting efficient development".

Please do not approve this, it would be devastating.

Sincerely,

Bill Goodloe

17261 Scenic Highway 98
Fairhope, AL 36532

D Hart

From: Sam Dixon <spdixonjr@aol.com>
Sent: Thursday, August 8, 2019 9:52 AM
To: D Hart; Paula Bonner
Cc: sjackson@baldwincountyal.gov
Subject: <EXTERNAL> Rezoning request Z19025

I am writing to state my opposition to the rezoning request submitted in case number Z 19025 by RSA Condominium Project. This request, if granted, will not enrich the quality of life of the residents in area in question nor add to the allure of the neighborhood. It's just the execution of development plans to maximize profits at the expense of one of the most beautiful areas in our state, Historic Point Clear.

Please, there must be someone among our County's leaders who understands the time tested principle of the Value of asset is often worth more than the sum of it's parts.

Sincerely yours,
Sam P. Dixon, Jr.

18268 Woodland Drive
Point Clear, Al. 36564

14053 Scenic Hwy 98
Point Clear, Al. 36564

Sent from my iPad

D Hart

From: Tracy Frost <tracyafrost@gmail.com>
Sent: Saturday, August 3, 2019 12:56 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Opposition to RSA Condominium Project at the Grand Hotel

To whom it may concern,

As a new resident of the Lakewood subdivision I have recently been informed of the RSA's request for a continuance on the hearing concerning the development of high rise condominiums at the Grand Hotel. I would like to express my COMPLETE OPPOSITION to such a project. Baldwin County is busting with development, which it cannot support, and thus caused the many issues we see throughout the county. There are VERY few places left untarnished by this rapid expansion, with Point Clear and scenic 98 being one of those last treasures. I do not see a positive impact for such a project and it will certainly do nothing to help preserve the charm of the Grand Hotel. Secondly and most important, there is not one positive aspect of this project for our community. I am hopeful the County Planning Commission will keep this in mind, as they determine for their constituents, what will be allowed in our community. I know I am not alone in asking the commission to "Keep Scenic 98 Scenic".

Regards,

Tracy Frost
18204 Woodland Drive
Point Clear, AL 36564
251-490-7990
tracyafrost@gmail.com

T. Lee Robinson, Jr.
24 TACON STREET
MOBILE, ALABAMA 36607-3137

12 August 2019

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

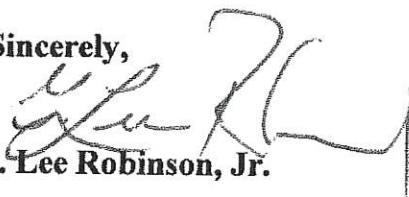
Dear Mr. Jackson,

I'm writing in opposition to the proposed application (Case # Z-19025) by the RSA to rezone a portion of their land near the Marina for re-development.

I am a longtime owner of a home just down the beach at Point Clear - at 17401 Sc Hwy 98 - and believe that such a rezoning would not only negatively impact water quality in our area but also increase traffic congestion in an area that is known for its quiet residential character. Such a rezoning is contrary to the low-density character of the Point Clear community.

Thank you for your consideration of this matter.

Sincerely,



T. Lee Robinson, Jr.

D Hart

From: Murray Robinson <joemurray456@gmail.com>
Sent: Monday, August 19, 2019 9:42 AM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA/Grand Hotel Case # Z-19025

Dear Mr. Jackson:

I'm writing in opposition to the proposed application (Case # Z-19025) by the RSA to rezone a portion of their land near the Marina for re-development.

I am a longtime owner of a home just down the beach at Point Clear and believe that such a rezoning would not only negatively impact water quality in our area but also increase traffic congestion in an area that is known for its quiet residential character. Such a rezoning is contrary to the low density character of the Point Clear community.

Thank you for your consideration of this matter.

Sincerely,

Murray Robinson
17401 Scenic Hwy 98
Fairhope, AL 36532

D Hart

From: George Oswalt <ggoswalt@gmail.com>
Sent: Wednesday, August 28, 2019 8:57 AM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> Case No. Z-19025 (RSA Rezoning) - Keep Scenic 98 Scenic Re: Grand Hotel Condominium Project

I have kept up with this and saw that the decision has been postponed twice. I want to reaffirm my opposition to this and to encourage both of you to make the right decision. A high rise condo in Point Clear would be a nail in the coffin of that area. The reason it is so nice over there is because it is an escape from cities and the congestion that people create.

Please consider the harm that could be caused if they are allowed to build high rise condos like at Orange Beach. The area would be forever lost to concrete and steel.

PLEASE DO NOT ALLOW THE GRAND HOTEL TO CONTINUE TO EXPLOIT POINT CLEAR.

George Oswalt

On Mon, Jun 24, 2019 at 9:44 AM George Oswalt <ggoswalt@gmail.com> wrote:

Dear Mr. Jackson & Ms. Hart,

I am writing to you today to express my opposition to the Grand Hotel's plan for a high rise condo in Point Clear. The fact that the hotel would consider this type of development is just another sign that they have completely lost touch with the local community and the aspects of Point Clear that make it so desirable to visit and live.

I grew up going to Point Clear and my family has owned a house near the hotel for generations. That area is known for its beauty and charm, but beauty can be tarnished and charm can be lost if they are not protected by those who cherish it most. Point Clear is a low density living area. It always has been. The quickest way to ruin that area would be to allow high density living, and this condo would be a direct injection right into the heart of Point Clear.

The hotel has already dramatically increased the number of people who traffic the area, please consider the harm that could be caused if they are allowed to build high rise condos like at Orange Beach. The area would be forever lost to concrete and steel.

PLEASE DO NOT ALLOW THE GRAND HOTEL TO CONTINUE TO EXPLOIT POINT CLEAR.

Sincerely,

George Oswalt

--

George Oswalt
(251) 377-6446
ggoswalt@gmail.com

--

George Oswalt
(251) 377-6446
ggoswalt@gmail.com

D Hart

From: Chip Cox <chipcox@me.com>
Sent: Tuesday, August 27, 2019 7:18 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> Case No. Z-19025 (RSA Rezoning)

Hi,
I own property at 15980 scenic hwy 98. I am writing in strong OPPOSITION to rezoning Case No. Z-19025.

The rules exist for a reason, and there is absolutely no justification in this case to violate the existing zoning. It's by no means a hardship nor any compelling reason at all.

Thank you so much for protecting our community.

Thank you so much,

Donald Cox 🍷

15 August, 2019

Mr. Vince Jackson

Planning and Zoning Director

Baldwin County Planning Commission

22251 Palmer Street

Robertsdale, Al. 36532

17401 Scenic 98

Fairhope, Al. 36532

Re: Case Z-19025

Dear Mr. Jackson,

This letter is to state my opposition to the Retirement Systems of Alabama's intention to ask for permission to build condos along Scenic Highway 98 at Point Clear. The traffic and human activity would forever change the character of Point Clear, and not for the better. I enjoy Point Clear and Fairhope AS THEY ARE, and cannot envision any economic justification for the proposed development in light of the damage it would do to existing property owners.

Sincerely,

A handwritten signature in dark ink, appearing to read "Zachary Robinson", with a stylized flourish at the end.

Zachary Robinson

ztr

D Hart

From: Becky Stack <beckystack@msn.com>
Sent: Thursday, August 29, 2019 2:40 PM
To: Vince Jackson
Cc: D Hart
Subject: <EXTERNAL> RSA Condos

I would like to express my opposition to the building of condos by the RSA next to the Grand Hotel. I know they are heavy handed in their approach to dealing with anyone who opposes them. As a homeowner in the Grand Manor Homeowners Association on Quail Run, we have dealt with them concerning the condos at the end of our street. They threatened to put an apartment complex at the end of the street if we did not work with them. While the condos are nice, they have definitely changed the whole environment of our street. The boat dock next to the Grand is a beautiful piece of what Point Clear is all about. Peaceful and calm. The condos will only add more traffic and people to our little village way of life. Please consider saying no to the RSA. The zoning laws were established for a reason. And the RSA should have been aware of the zoning and what it represents. My hope is the city council will follow the requests of the citizens of Fairhope and not bow down to the demands of the RSA.

Michael Stack
18085 7a Quail Run
Point Clear

Sent from my iPad

D Hart

From: Merrill Miller <mmillerinteriors@gmail.com>
Sent: Monday, September 2, 2019 5:59 PM
To: Vince Jackson; D Hart
Subject: <EXTERNAL> RSA Condominium Project at the Grand Hotel

#Z-19025

I too would like to express my opposition for the above case.

The RSA developments have been huge and I am sure profitable to RSA but there is a limit to how far you can go. Many times a developer gets caught up with the "frenzie" of doing so well and wanting more until there is no more and hits a financial block. Along with this you have destroyed the ambience of Point Clear/Fairhope and no turning back. It is gone! There is a reason people from all over the country (all ages) have kept coming here for so many years! Truly, I hope with all my heart that RSA can move on. Enough is enough!

Sincerely,

Merrill Miller

D Hart

From: Bart Briggs @ Safety Plus Inc <bart@safetyplusinc.net>
Sent: Wednesday, September 18, 2019 3:49 PM
To: Vince Jackson
Cc: D Hart; 'IICE Gina Briggs'; Matthew Mosteller
Subject: <EXTERNAL> Request to deny approval of the RSA Resort to High Density rezoning application in Point Clear

To whom it may concern:

My wife, Gina & I have recently purchased a lot and are in the process of building in the historical area of Point Clear in the hopes of escaping the chaotic, traffic congested lifestyle of Mobile. Imagine our surprise to hear that RSA has plans to build high-density condos just three lots north of us on the northern edge of its bayfront property by concocting a scheme to that would allow changing existing zoning to a high-density zoning designation. It is unthinkable, inconsistent with area urban-planning best practices, and wholly contrary to the protection afforded under current zoning laws that a high-density development be allowed to alter current zoning laws, especially immediately adjacent to specifically designated low-density residential areas. Not to mention it would destroy the marina buffer zone that RSA claimed would protect residents in their last variances petitions to build the Hotel's spa building. If approved, this development, would set a dangerous precedent for future developers to begin altering the entire Baldwin County bayfront, with little regard for the impact on surrounding properties. Please vote to reject RSA's proposal, and disallow future efforts of this nature that changes existing zoning laws in traditionally residential areas of Baldwin County. As I am sure you appreciate, zoning laws are established to protect communities from this very type of overreaching development.

Respectfully submitted,

Bart & Gina Briggs

17985 Scenic Hwy 98
Fairhope, AL 36532