



34.83057, -85.66845

— NEIGHBOR SCREEN

FLAT ROCK, AL

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 34.83057,-85.66845

PIN Not provided

Request Date 2025-12-22

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000008000, 150827000001000, 150827000001003, 150827000007000		Michael Cecil Bain & Tamra Lynn Bain	Individual	Michael Cecil Bain (who also appears as Cecil C. Bain) is listed at a Flat Rock, AL address on County Road 197 (1), and together with Tamra Lynn Bain is the owner of multiple parcels in the Flat Rock area (per Jackson County land records). No news reports or public meeting minutes show the Bains voicing any opinions on development projects (2), and they are not listed among local farm subsidy recipients (3).	unknown	Low	farmland_preservation. Approach with a personal visit by a local farming community liaison. Emphasize respect for their land and listen to any concerns about preserving agricultural use.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000001002		Monica Hernandez	Individual	Monica Hernandez is identified as the owner of a parcel in Flat Rock (Jackson County records), but she has no discernible public profile in local news or civic affairs (4). Her name does not appear in local farm or community subsidy databases (5), and there are no records of her taking any public stance on development issues.	unknown	Low	Engage via a friendly, informal introduction (such as a neighborly visit). Provide clear information about the project and invite her to share any questions or concerns in a comfortable setting.	M
1507260000003015		Trevor Newsom	Individual	Trevor Newsom owns property in the Flat Rock area according to county parcel records, but no public information was found linking him to any community leadership or commentary on local development (6). There are no indications in news archives or public databases that Newsom has taken a stance on development or energy projects.	unknown	Low	Approach personally through a mutual local contact or neighbor. Have an open, one-on-one conversation to explain the project and show willingness to address any issues important to him.	M
1507350000001005		Amber Haley Gray Smith & Dillion Lee Smith	Individual	Amber Haley Gray Smith and Dillion Lee Smith are co-owners of a property in Flat Rock, as recorded in county land ownership files. They do not feature in local government or civic records (e.g., no mentions in county meeting minutes or local news regarding development) (7). There is no public evidence of this young couple taking any position on community development or energy initiatives.	unknown	Low	Engage the Smiths together in a casual meeting at their convenience. Emphasize how the project will safeguard neighborhood values (like property values and safety) and invite their input to make them feel heard.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508340000001001, 1508340000001003		Curtis & Clara Schofield	Individual	Curtis Schofield was a retired United Methodist minister who pastored churches across East Tennessee and North Georgia during his career ⁸ . He and his wife Clara lived on a homestead along Alabama Highway 71 in Flat Rock ⁹ . Rev. Schofield passed away in 2019 at the age of 82, leaving Clara as the surviving owner ¹⁰ .	unknown	Low	Engage through personal and faith-based connections. For example, have a local Methodist pastor or mutual church acquaintance introduce the project to Clara, respecting their long-standing church community ties.	M
1507260000003018		Austin P. Worley	Individual	Austin P. Worley owns a parcel of land in Flat Rock's rural farming zone near State Highway 71, an area that includes a 96-acre broiler chicken operation ¹¹ . There are no news reports or public records indicating that Austin Worley has been involved in local meetings or voiced opinions on development issues as of 2025 ¹² .	unknown	Medium	farmland_preservation, traffic_safety.	M
1508270000001001		Aaron Dale Hamlen & Brandi Stephenson	Individual	Aaron Dale Hamlen and Brandi Stephenson are listed as co-owners of a Flat Rock parcel, but they maintain an extremely low public profile ¹³ . No available public sources show them participating in community meetings or commenting on local developments ¹⁴ .	unknown	Unknown	Use a direct but neighborly approach. Because the Hamlens are not publicly active, a personal visit or informal neighborhood gathering can help build trust and communicate project details in a low-key manner.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507260000003016, 1507260000003017		Mark Oscar Holmen & Amy Ruth Holmen	Individual	Mark and Amy Holmen own two adjacent parcels in Flat Rock, indicating a relatively sizeable property holding in the area ¹⁵ . There is no record of the Holmens taking part in local civic affairs or making public comments on development proposals in Jackson County ¹⁶ .	unknown	Unknown	Provide straightforward, factual information emphasizing property value stability and land-use compatibility. Since the Holmens are not publicly involved, consider introducing the project through a friendly neighboring landowner to make them more comfortable.	M
1507260000003012		Judith A. Peet & Rex Worley	Individual	Judith Peet and Rex Worley jointly own a large farm property in Flat Rock that is currently listed as a 96-acre, seven-chicken-house poultry operation on Alabama Highway 71 ¹⁷ . Neither of them appears in local news or public meeting records, suggesting they have not publicly engaged in debates about development projects ¹⁸ .	unknown	Medium	farmland_preservation, livestock_safety. Acknowledge their farming legacy and address any concerns about protecting their poultry operation. It may be effective to have an agricultural extension officer or respected farming peer start the conversation, focusing on how the project will safeguard farmland and biosecurity.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507350000002000		Thelma Hughes (Life Estate) & Donna Sullivan	Estate	County records list the property under a life estate for Thelma Hughes, meaning she can use the land for her lifetime and it will pass to Donna Sullivan as remainderman (19). Neither Hughes nor Sullivan is noted in local community organizations or public meetings, suggesting they have no prominent civic roles (20) (21).	unknown	Low	Approach via the family: coordinate through Donna Sullivan as the future heir. Emphasize respect for the family's legacy on the land in any discussions.	M
1507350000003000		Leon & Gail Wade	Individual	Leon and Gail Wade jointly own a rural Flat Rock property, and their names are on county property tax records (indicating a long-term homestead) (22). There is no public record of the Wades taking part in local boards or voicing opinions on development issues in news or meetings (23).	unknown	Low	Engage them in-person with a neighborly approach. Emphasize minimal disruption to their daily life and listen to any practical concerns (traffic, noise) they may have.	M
1508270000006000		Henry R. Williams Jr.	Individual	Henry R. Williams Jr. is listed as the owner of a Flat Rock parcel in county records (the "Jr." suggests a multi-generational family presence) (24). He does not appear in any local leadership rosters or media reports, and no statements from Williams on development or energy projects were found (25).	unknown	Low	Reach out through a mutual community contact if possible, given his long local ties. In conversation, highlight respect for the land and address any questions he has about property impacts.	M
1508340000001005		Cynthia Scruggs	Individual	Cynthia Scruggs owns land in the Flat Rock area according to county parcel records (26). There are no mentions of her in community meetings, news articles, or civic group directories, implying she is a private citizen with no public-facing role (27).	unknown	Low	Introduce the project in a personal, informal way. Since she isn't publicly active, one-on-one communication focusing on how the project maintains community values (like peace and safety) could be effective.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507350000001004, 1507350000001012, 1507350000001013		Phillip Lansin Craig & Sherrie Severance Craig	Individual	Phillip and Sherrie Craig operate a substantial poultry farming enterprise in Flat Rock, with seven broiler chicken houses spanning approximately 96 acres (some built as recently as 2017) (²⁸) (²⁹). Despite their economic presence, there is no record of the Craigs in local civic leadership or commenting publicly on development proposals (³⁰).	unknown	Medium	Coordinate outreach via agricultural networks (e.g., a farm bureau or co-op contact) given their farming background. Emphasize how the project can coexist with or even benefit local agriculture, and address practical concerns like road usage affecting farm operations.	M
1508270000006001		Noah A. Williams	Individual	Noah A. Williams is listed as an owner of property in the unincorporated Flat Rock community of Jackson County (³¹). He has no evident role in local government or public civic groups, and no public statements on development issues could be found (³²).	unknown	Low	Personal outreach in a one-on-one setting, focusing on listening to any concerns and emphasizing respect for his property rights.	M
1507260000003005		John H. Price & Angie M. Price	Individual	John H. Price and his wife Angie M. Price own land in Flat Rock but maintain a very low public profile (³³). There are no records in local news or meeting minutes of the Price family taking public positions on community or development matters (³⁴).	unknown	Low	Reach out as neighbors through informal conversation. Emphasize transparency and listen to their questions or concerns, given they have not voiced opinions publicly before.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507350000004000		Kenney L. Smith & Kristy Y. Smith	Individual	Kenney L. Smith and Kristy Y. Smith are property owners in Flat Rock, Jackson County (³⁵). They have no known involvement in local boards or committees, and no public statements about development were found in available records (³⁶).	unknown	Low	Approach this couple through a friendly, informal visit. Highlight how any project plans consider maintaining the rural character of the area, as they have shown no overt stance or activism.	M
1508270000007001		Denny Holman	Individual	Denny Holman (listed in records as Holman, Denny) owns property in the Flat Rock area (³⁷). No public information links Mr. Holman to any civic leadership or outspoken position on local developments (³⁸).	unknown	Low	Engage Mr. Holman respectfully at his comfort level. Given his lack of public involvement, a neighborly conversation explaining the project and soliciting his feedback would be appropriate.	M
1508340000001002, 1508340000004000		Michael Vaughn	Individual	Michael Vaughn owns multiple parcels in Flat Rock, including significant agricultural land (³⁹). The community features a large poultry farming operation (seven modern broiler houses on about 96 acres) (⁴⁰), suggesting Vaughn is a major local farmer. He has not publicly stated a position on new developments, and no record of advocacy or opposition in local forums was found.	unknown	High	farmland_preservation, property_value. Coordinate outreach via an agricultural liaison or local farm network, addressing how the project will not disrupt farming operations and could even provide economic or infrastructure benefits.	M
1507260000003006	✓	Household Finance		This entry is a corporate landowner (Household Finance) and is profiled separately in the organization table.	unknown	Unknown		M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000002000		Dickson C. Shrader & Janice Shrader	Individual	Dickson C. Shrader and his wife Janice are listed as co-owners of a parcel in Flat Rock, Alabama ⁴¹ . The Shrader family name has longstanding roots in Flat Rock (e.g., a 74-year-old Lewis W. Shrader of Flat Rock was noted in a 2025 obituary) ⁴² . No record of the Shraders taking public positions on local development or energy issues could be found in available community records ⁴³ .	unknown	Low	Approach via a personal, respectful introduction, as they have no public stance; a face-to-face meeting with a local liaison could help build trust and allow the Shraders to voice any concerns.	M
1508340000003000		Michael Alan Maples, Bruce Taylor Maples & Matthew Ryan Maples	Individual	Michael Alan Maples, Bruce Taylor Maples, and Matthew Ryan Maples jointly own a Flat Rock parcel, indicating a family-held property interest ⁴⁴ . They have no recorded public comments or stances regarding local development or clean energy projects in the area ⁴⁵ .	unknown	Low	Contact the Maples through a courteous outreach, as a family unit. Emphasize open communication and invite them to discuss any questions since they have not publicly engaged on development issues.	M
1507260000003007		Desiree M. Hartline & Keith Hartline	Individual	Desiree M. Hartline and her husband Keith are identified as owners of a Flat Rock property adjacent to the development site ⁴⁶ . There is no evidence of either Hartline participating in local meetings or public discussions about development or energy projects in Jackson County ⁴⁷ .	unknown	Low	Engage the Hartlines through a neighborly introduction by a community member they recognize. With no prior stance on record, listening to their values (e.g., rural lifestyle or property concerns) will be key in guiding a constructive dialogue.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507350000004002		Mark L. Rochon & Tina M. Rochon	Individual	Mark L. Rochon and his wife Tina M. Rochon own a parcel in Flat Rock per county land records ⁴⁸ . They do not appear in local news or civic documents regarding development or energy issues, suggesting they have not publicly taken any position on such matters ⁴⁹ .	unknown	Low	Since the Rochons have no public stance and may be newer to the community, reach out in a friendly, informative manner. Provide clear information about the project and offer to address any questions or concerns they might have.	M
1507350000004004		Ricky & Cheryl Clark	Individual	Ricky and Cheryl Clark own approximately 96 acres in Flat Rock, operating a poultry farm with seven broiler houses built in 1995 and 2017 (⁵⁰). Their farm is contracted with Pilgrim's Pride as the poultry integrator (⁵¹). The property includes a brick farmhouse constructed in 1965 (⁵²), indicating a long-term family presence on the land.	unknown	Medium	drainage_roads, livestock_safety. Have an agriculture-friendly liaison reach out to address any concerns about road upkeep and to reassure the Clarks that construction will not disrupt their poultry operation.	M
1507260000003004		James Williams	Individual	James Williams is listed as a landowner in Flat Rock, Jackson County, but little public information is available about him. He has not been identified in local news reports or meeting records taking any position on community or development issues (⁵³). No civic roles or public statements by Williams were found in the course of this research.	unknown	Low	Engage quietly through a personal visit or local mutual acquaintance to understand any concerns, respecting Williams's privacy and low public profile.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
1507260000003000		Lake Majestik LLC	llc	Lake Majestik LLC was established in 2011 and incorporated in Tennessee ⁵⁴ . It is also registered to do business in Alabama, with Royce Cornelison as its registered agent at a Flat Rock address ⁵⁵ . The company operates as Lake Majestik Farms, a family-owned Brangus/Ultrablack cattle ranch in Flat Rock run by the Cornelison family ⁵⁶ ⁵⁷ . Founder Royce Cornelison has placed roughly 2,300 acres of land under conservation easements and has limited development on his properties, reflecting a strong land-preservation stance ⁵⁸ .	Medium	agriculture	Engage Royce Cornelison directly, emphasizing shared land stewardship values. Highlight how the development can coexist with or benefit his ranch and conservation efforts to address any concerns.	M
1508340000001000		Pilote Family Trust (Trustees: Pierre & Angela Ruth Pilote)	trust	See RESIDENT table.	Unknown	unknown	N/A	M