



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 2025-12-24

IMPORTANT

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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 & Tambre Lynn Bain	Individual	Michael C. Bain, approximately 60 years old, is a resident landowner in Flat Rock, Alabama (1). He and his wife Tambre Lynn Bain are listed as owners of multiple parcels in Jackson County property records (2). No meeting minutes or local news reports were found in which the Bains have spoken about development or energy projects (3) (4).	unknown	Medium	Have a respected agricultural community member reach out to discuss the project, highlighting how it addresses farmland concerns and respects local land use.	M
150827000001002	✓	Monica Hernandez	Individual	Monica Hernandez is recorded as a property owner in the Flat Rock area of Jackson County (per county tax parcel records) (5). There is no public record of her participating in local government meetings or voicing opinions on development issues (6). Her profile in community organizations or media is minimal, suggesting she has no known civic roles or public statements on these matters (7).	unknown	Low	Approach one-on-one in a friendly manner to build trust. Emphasize how the project will maintain neighborhood peace and property upkeep, addressing any personal concerns she might have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507260000003015	✓	Trevor Newsom	Individual	Trevor Newsom owns property in the vicinity of the project site in Flat Rock, Jackson County (per county assessor records) (8). No references to Trevor Newsom appear in local news or Jackson County public meeting archives, indicating he has not taken a public position on development issues (9). He does not hold any known public office or leadership roles in the community as of the latest records (10).	unknown	Low	Engage through a casual, neighborly conversation. Address practical topics like property values and safety to connect with his likely interests as a homeowner.	M
1507350000001005	✓	Amber Haley Gray Smith & Dillion Lee Smith	Individual	Amber Haley Gray Smith and Dillion Lee Smith are a married couple listed as joint property owners in Flat Rock, Jackson County (11). They have not been identified in any local civic roles or public meetings related to development, and no statements from them on such issues are documented in news sources (12). Their community profile is private, with no known advocacy or opposition recorded regarding land use changes (13).	unknown	Low	Reach out to the Smiths informally, possibly through a community gathering or neighbor introduction. Emphasize how the project will preserve neighborhood character and address any quality-of-life questions they may have.	M
1508340000001001, 1508340000001003		Curtis Schofield & Clara Schofield	Individual	Rev. Dr. Curtis R. Schofield, 82, of Flat Rock, was a longtime local minister who passed away in November 2019 (14). He had been married to Clara Slater Schofield since 1961, and together they lived in the Flat Rock community for decades (15).	unknown	Low	heritage_family_legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507260000003018	✓	Austin P. Worley	Individual	Austin P. Worley is an owner of property in Flat Rock, Jackson County, but no public records indicate he holds any civic office or has taken a public position on local issues (16). His name does not appear in local government or planning meeting minutes reviewed, suggesting a low public profile (no news or civic involvement found).	unknown	Low	Engage informally by reaching out as a neighbor rather than an official. Provide clear, straightforward information about the project and invite questions, as Mr. Worley has no known strong affiliations or preconceptions publicly.	M
1508270000001001		Aaron Dale Hamlen & Brandi S. Hamlen	Individual	Brandi S. Hamlen (née Brandi Stephenson) is a family nurse practitioner licensed in nearby Tennessee, with over a decade of medical experience (17). No evidence was found of Aaron Dale Hamlen holding any public positions or making statements on development; the couple appears to be private landowners without a public civic profile in Jackson County (no mention in local news or records located).	unknown	Low	Contact them with a data-driven approach, acknowledging Brandi's professional background. Be prepared to discuss any health, safety, or environmental details of the project factually, and offer to meet at times convenient for their work schedule.	M
1507260000003016, 1507260000003017		Mark Oscar Holmen & Amy Ruth Holmen	Individual	Mark Oscar Holmen and Amy Ruth Holmen own multiple parcels in Flat Rock, but they are not listed in any local government directories or news sources regarding community affairs (no public roles identified) (18). They may be relatively new to the area or simply maintain a low public profile, as no references to them were found in available Jackson County civic records.	unknown	Low	Introduce yourself and the project with a neighborly tone. Since the Holmens have no known public stance, focus on building trust – perhaps through a casual meeting or open house – and invite them to share any questions or concerns freely.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507260000003012		Judith A. Peet & Rex Worley	Individual	Judith A. Peet and Rex Worley jointly own land in Flat Rock; however, they do not appear in local civic records or news, and there is no confirmed public information on their backgrounds or involvement (¹⁹). One Judith Peet by this name was noted in Texas in recent years (²⁰), raising the possibility that the co-owner(s) might reside outside the immediate community (their local activity is unverified).	unknown	Low	If contact is needed, approach via formal letter or phone first, as they may not reside in the community full-time. Clearly outline the project benefits and offer to discuss details at their convenience, acknowledging that they might not be closely following local developments.	M
1507350000002000		Thelma Hughes & Donna Sullivan	Estate	The land is held under a life estate deed by Thelma Hughes, indicating an intention to keep the property in the family while avoiding probate ²¹ . No records of Hughes or Sullivan participating in local meetings or expressing views on development were found ²² .	unknown	Low	heritage_family_legacy.	M
1507350000003000		Leon & Gail Wade	Individual	Leon Wade (born 1933) was a longtime local resident; he passed away in 2004 at age 71 ²³ . His widow, Gail Wade, now holds the property, and there are no public reports of her taking any stance or active role regarding development issues ²⁴ .	unknown	Low	Reach out to Gail in person with a respectful, neighborly approach—acknowledging Leon's legacy on the land and patiently listening to any concerns she may have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000006000		Henry R. Williams Jr.	Individual	Henry R. Williams Jr. owns land in Flat Rock but has no documented involvement in local public affairs or organizations ²⁵ . No records indicate any statements or positions by Williams Jr. on development or energy projects in the community ²⁶ .	unknown	Low	Approach Mr. Williams privately through a casual, one-on-one conversation since he is not publicly engaged, and be prepared to address basic questions about how the project might affect his property.	M
1508340000001005		Cynthia Scruggs	Individual	Cynthia Scruggs is a local landowner with no evident public roles or civic profile in Jackson County ²⁷ . Her name does not appear in local government minutes or news reports, and there is no record of her voicing any opinions on development proposals ²⁸ .	unknown	Low	Initiate contact directly and politely (e.g., a phone call or visit) since she keeps a low profile, and be ready to listen to any personal concerns she might raise about changes in the area.	M
1507350000001004, 1507350000001012, 1507350000001013	✓	Phillip Lansin & Sherrie Craig	Individual	Phillip Lansin Craig Jr. (age 40) and Sherrie Craig reside on County Road 814 in Flat Rock ²⁹ . They have not been active in any public meetings or local media; there are no records of the Craig family expressing views or concerns about development plans in the community. ³⁰ .	unknown	Low	Engage the Craig's with a straightforward, informational approach. Given their lack of public involvement, provide clear details on how the project might benefit or protect their property and be open to answering their questions.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000006001		Noah A Williams	Individual	Noah A. Williams is listed as a resident landowner in the rural Flat Rock area of Jackson County, Alabama ³¹ . Flat Rock is an unincorporated community of about 3,900 people, reflecting the area's largely agricultural and low-density character ³² . No public records or news reports show Williams taking any active role in local government or speaking out on development or energy projects in the community ³³ .	unknown	Low	Approach one-on-one through a personable visit, acknowledging his long-term presence in the area. Emphasize respect for his land and reassure him that any project plans will minimize disruption to farming activities and local land use.	M
1507260000003005	✓	John H Price & Angie M Price	Individual	John H. Price and Angie M. Price are identified as co-owners of a property in the Flat Rock vicinity, indicating they reside locally in Jackson County ³⁴ . There is no indication from publicly available sources that the Price family has held any leadership positions or made public comments regarding development or clean energy proposals in the county ³⁵ . The Prices have not been cited in local media coverage related to community planning or land-use controversies, suggesting a low public profile on such issues ³⁶ .	unknown	Low	Engage the Price couple in a friendly, face-to-face conversation, possibly through a mutual acquaintance or neighbor they trust. Emphasize community benefits like improved infrastructure or tax revenue and listen to any questions about how the project might affect their property or lifestyle.	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 listed as residing in Jackson County, Alabama, with records linking them to the Flat Rock area property ³⁷ . They do not appear in any local government directories or public meeting records, and there are no news articles quoting either on development matters, indicating they have not taken a visible stance on such issues ³⁸ . Public sources do not show the Smiths in leadership roles or advocacy groups, suggesting they are private individuals with limited public engagement on community development topics ³⁹ .	unknown	Low	Approach the Smiths as a family unit, perhaps by arranging a casual meeting where they are comfortable (such as at their home or a local gathering). Emphasize open communication and address any concerns about day-to-day life impacts, reinforcing that their privacy and property values will be respected.	M
1508270000007001		Denny Holman	Individual	Denny Holman is recorded as owning property in the Flat Rock area of Jackson County, based on county land records linking his name to a local parcel ⁴⁰ . No evidence was found of Holman participating in public meetings or community boards, and he has not been mentioned in local news regarding development or land use debates ⁴¹ . Holman has no known public profile in civic matters, implying that he has remained a private resident without formally voicing opinions on regional development projects ⁴² .	unknown	Low	It may be effective to have a respected local figure or neighbor introduce project plans to Holman, to build trust. Engage him in a straightforward discussion at his convenience, underscoring that local input (including his) is valued and that safeguards will be in place to preserve the community's character and heritage.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508340000001002, 1508340000004000		Michael Vaughn	Individual	Michael Vaughn is listed in public directories as a resident property owner in the Flat Rock area of Jackson County ⁴³ . County records show Vaughn owning multiple adjacent parcels, indicating a substantial property stake in the neighborhood ⁴⁴ . There are no public reports of Vaughn engaging in community activism or taking a vocal stance on local development or energy projects, and his name does not surface in local news about such issues ⁴⁵ .	unknown	Low	Given Vaughn's significant landholdings, arrange a dedicated meeting with him to discuss project details and address any property-specific concerns. Highlight how project plans account for landowner interests (e.g., measures to protect land value and ease of eventual decommissioning) and invite his feedback to ensure mutual understanding.	M
1508270000002000		Dickson C. & Janice Shrader	Individual	Dickson C. and Janice Shrader own property in Flat Rock, and Janice was notably a plaintiff in a 2005 Alabama Supreme Court case (⁴⁶); however, no public statements by them on local development or energy issues were found. A local business listing confirms the Shrader family's presence at a Flat Rock address on AL Highway 71 (⁴⁷). They have not appeared in news or meeting records regarding land-use matters (their stance on new projects remains undisclosed).	unknown	Low	farmland_preservation, heritage_family_legacy.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508340000003000		Michael Alan, Bruce Taylor & Matthew Ryan Maples	Individual	The Maples brothers – Michael Alan, Bruce Taylor, and Matthew Ryan – jointly own a tract of land in the Flat Rock area (indicative of a family inheritance or partnership). The Maples surname has longstanding roots in Jackson County (48), but these three individuals have no public profile in local affairs. They have not been mentioned in any local news reports or civic records concerning development, suggesting their position on such projects is not documented.	unknown	Low	heritage_family_legacy, property_value.	M
1507260000003007		Desiree M. & Keith Hartline	Individual	Desiree M. and Keith Hartline are listed as owners of a parcel in Flat Rock, Jackson County (a rural Sand Mountain community). Their surname is relatively common in the region (49), and no information was found linking them to any public statements or community leadership. In local media and records, they do not appear to have taken any stance on development or clean energy proposals, indicating an unknown position at present.	unknown	Low	privacy_quiet, property_value.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507350000004002		Mark L. & Tina M. Rochon	Individual	Mark L. Rochon and his wife Tina are relatively new landowners in Flat Rock, residing at County Road 197 (⁵⁰). Public records show Mark maintains both a local Alabama phone number and one from Wisconsin (⁵¹), suggesting they moved to the area from out-of-state. They have no known involvement in local civic groups or public discussions, and there is no evidence of them voicing any opinion on development or energy projects in the community.	unknown	Low	privacy_quiet, aesthetics_viewshed. Approach the Rochons with a friendly, informative introduction to the project. Given their newcomer status, provide clear information about visual and noise impacts and invite them to an open house or site tour so they feel included and can voice any concerns.	M
1507350000004004		Ricky and Cheryl Clark	Individual	Ricky Clark and his wife Cheryl Clark are listed as property owners in the Flat Rock community of Jackson County, Alabama ⁵² . No meeting minutes or local news reports were found in which either Ricky or Cheryl Clark spoke about development or energy projects in the area ⁵³ .	unknown	Low	Engage the Clarks through informal, neighborly outreach and listen to any concerns they have about their land and lifestyle without assumptions.	M
1507260000003004		James Williams	Individual	James Williams is identified in county land records as an owner of a parcel in the Flat Rock area of Jackson County ⁵⁴ . There are no recorded public comments or official positions by James Williams regarding development or clean energy projects in local media or government records ⁵⁵ .	unknown	Low	Approach Williams via a mutual acquaintance or community gathering to build rapport and understand his perspectives, as he has no public stance on development.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
1507260000003000		Lake Majestik LLC	llc	Lake Majestik, LLC (dba Lake Majestik Farms) is a large cattle ranch in Flat Rock (Jackson County), Alabama, owned and operated by Royce Cornelison and his son Nic Cornelison ⁵⁶ . The ranch spans approximately 4,600 acres (with about 2,700 acres of pasture dedicated to Brangus cattle) in northeast Alabama ⁵⁷ . Combined with the Cornelisons' construction business, Lake Majestik employs 57 full-time workers, making the family one of the community's largest employers ⁵⁸ . The Cornelison family has placed hundreds of acres under conservation easements to prevent commercial development (such as surface mining) and protect the land's rural character ⁵⁹ .	High	agriculture	Engage principal owner (Royce or Nic Cornelison) directly with assurances that development will respect agricultural land; anticipate concern for land preservation given their conservation track record.	M
1508340000001000		Trustees of the Pilote Family Trust (Pierre & Angela Ruth Pilote)	trust	See RESIDENT table	Unknown	unknown		M