



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

**CONFIDENTIAL — LICENSED USE ONLY.** This Helpen Neighbor Screen (the "Report") is provided solely to Plus Power under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

**INTENDED USE & ETHICAL STANDARDS.** This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

**DATA LIMITATIONS & LIABILITY.** This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

**LIMITATION OF LIABILITY.** To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: Plus Power. Doc ID: [hash].

---

## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1508270000008000, 150827000001000, 150827000001003, 150827000007000		<b>Michael Cecil &amp; Tambre Lynn Bain</b>	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		<b>Monica Hernandez</b>	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		<b>Trevor Newsom</b>	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		<b>Amber Haley Gray Smith &amp; Dillion Lee Smith</b>	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		<b>Curtis Schofield &amp; Clara Schofield</b>	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	High	heritage_family_legacy.  Have a trusted community figure (e.g. a local pastor or mutual acquaintance) introduce the project to Mrs. Schofield. Emphasize respect for the area's heritage and reassure how the development can align with the community's long-term values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1507260000003018		<b>Austin P. Worley</b>	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		<b>Aaron Dale Hamlen &amp; Brandi S. Hamlen</b>	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		<b>Mark Oscar Holmen &amp; Amy Ruth Holmen</b>	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		<b>Judith A. Peet &amp; Rex Worley</b>	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		<b>Thelma Hughes &amp; Donna Sullivan</b>	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		<b>Leon &amp; Gail Wade</b>	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		<b>Henry R. Williams Jr.</b>	Individual	Henry R. Williams Jr. owns land in Flat Rock but has no documented involvement in local public affairs or organizations <sup>25</sup> . No records indicate any statements or positions by Williams Jr. on development or energy projects in the community <sup>26</sup> .	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		<b>Cynthia Scruggs</b>	Individual	Cynthia Scruggs is a local landowner with no evident public roles or civic profile in Jackson County <sup>27</sup> . 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 <sup>28</sup> .	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		<b>Phillip Lansin &amp; Sherrie Craig</b>	Individual	Phillip Lansin Craig Jr. (age 40) and Sherrie Craig reside on County Road 814 in Flat Rock <sup>29</sup> . 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. <sup>30</sup> .	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		<b>Noah A Williams</b>	Individual	Noah A. Williams is listed as a resident landowner in the rural Flat Rock area of Jackson County, Alabama <sup>31</sup> . Flat Rock is an unincorporated community of about 3,900 people, reflecting the area's largely agricultural and low-density character <sup>32</sup> . 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 <sup>33</sup> .	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		<b>John H Price &amp; Angie M Price</b>	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 <sup>34</sup> . 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 <sup>35</sup> . 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 <sup>36</sup> .	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		<b>Kenney L Smith &amp; Kristy Y Smith</b>	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 <sup>37</sup> . 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 <sup>38</sup> . 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 <sup>39</sup> .	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		<b>Denny Holman</b>	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 <sup>40</sup> . 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 <sup>41</sup> . 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 <sup>42</sup> .	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		<b>Michael Vaughn</b>	Individual	Michael Vaughn is listed in public directories as a resident property owner in the Flat Rock area of Jackson County <sup>43</sup> . County records show Vaughn owning multiple adjacent parcels, indicating a substantial property stake in the neighborhood <sup>44</sup> . 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 <sup>45</sup> .	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		<b>Dickson C. &amp; Janice Shrader</b>	Individual	Dickson C. and Janice Shrader own property in Flat Rock, and Janice was notably a plaintiff in a 2005 Alabama Supreme Court case ( <sup>46</sup> ); 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 ( <sup>47</sup> ). 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		<b>Michael Alan, Bruce Taylor &amp; Matthew Ryan Maples</b>	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		<b>Desiree M. &amp; Keith Hartline</b>	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		<b>Mark L. &amp; Tina M. Rochon</b>	Individual	Mark L. Rochon and his wife Tina are relatively new landowners in Flat Rock, residing at County Road 197 ( <sup>50</sup> ). Public records show Mark maintains both a local Alabama phone number and one from Wisconsin ( <sup>51</sup> ), 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		<b>Ricky and Cheryl Clark</b>	Individual	Ricky Clark and his wife Cheryl Clark are listed as property owners in the Flat Rock community of Jackson County, Alabama <sup>52</sup> . 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 <sup>53</sup> .	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		<b>James Williams</b>	Individual	James Williams is identified in county land records as an owner of a parcel in the Flat Rock area of Jackson County <sup>54</sup> . There are no recorded public comments or official positions by James Williams regarding development or clean energy projects in local media or government records <sup>55</sup> .	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 <sup>56</sup> . The ranch spans approximately 4,600 acres (with about 2,700 acres of pasture dedicated to Brangus cattle) in northeast Alabama <sup>57</sup> . Combined with the Cornelisons' construction business, Lake Majestik employs 57 full-time workers, making the family one of the community's largest employers <sup>58</sup> . 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 <sup>59</sup> .	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