

Appendix C

Applicant's Rebuttal to the Public Notice Responses

Page intentionally blank

Graham, Richard D LRN

From: Randy Rollison [randyrollison@yahoo.com]
Sent: Friday, April 18, 2008 4:22 PM
To: Graham, Richard D LRN
Subject: File#2001-00835 Randy Rollison / Marina

&nb sp; Randy Rollison
&n bsp; 174 Maury Lane
&n bsp; Florence Alabama 35634
&n bsp; April 14, 2008

Dear Richard,

Please find enclosed my response to the possible issues the writers put forth. Although the negative comments were few given the large population and number of responders. I feel it necessary to provide information to help satisfy their opinions and concerns. Thank You for this opportunity.

Concerns - Boat traffic on Shoal Creek

This marina will largely service boaters who are already here. There could be a slight increase in boaters attracted here from other regions. But, considering if these " new boaters travel to Florence , stay in Florence, eat in Florence, possibly purchase vacation or second homes in Florence , they probably have enough sense to handle themselves and their boats properly.

The proper placement of 'no-wake or idle zone' signs will manage wake and speed increasing safety in immediate area.

The Marina's location is within a short distance of the main lake , patrons and visitors do not travel far into Shoal Creek to access it.

Marina's typically have only a very small percentage of slip customers out at any given time. Marina's harbor will not extend out into water any further than the existing breakwater at Marina Mar to the South, and the natural contours and docks to it's north. It does not extend into any established channel. Shoal Creek is not that congested. Most of the time there are very few boats on the water. On weekends there's several more, but not as bad as described in a few of the letters received. The authors must be referring to special Holidays , Labor day or Memorial Day. Even the parks are "Congested " on these Days. Wilson Lake is huge, with plenty of room providing ample area for many , many boaters.

Environmental Impact

One of the important services a marina should provide is a good example by offering easy access to litter disposal and a pump-out station. This marina has a reduced impact overall due to the fact that the boats are taken out of the water. The docking provided is there to accommodate visitors .

Don Price civil engineer is preparing a plan for waste water. Sewage will be pumped into Florence City sewer system. A more than adequate septic system has also been planned with more than enough space to accommodate it. There are no septic system problems in this area. The net affect will be positive for the environment.

" Two Other Marina's in Area"

Neither are Dry Storage Facilities, neither have food available, Marina Mar is full and turning people away. Marinas draw people and commerce to the entire community. This will be an attractive, landscaped, well designed facility the community will be proud of.

Visual Impact

I'm working with the very best suppliers, builders and planners in the Marina business today. These companies have been fitting marinas into neighborhoods and communities all over the US and other countries for decades, satisfying residents and adding value to surrounding properties. The height of the " Dry Stack" building will be less than typical due to it being dug into ground 10' or more.

Immediate Neighbors

Letter # 32 from Bonnie Rogers Waddell , letter # 33 from Bonita Rogers Erwin from Indiana, letter # 34 from Glenda K. Richter from Indiana, letter # 35 from Robbie N. Reeves who lives in Nashville Tn. own together the property across the Road . Aside from Bonnie Waddell , none of these people live here . The property they own collectively is all commercial property, seldom maintained and never managed. These properties are truly the only eyesore on this street. They have on these lots , all of which are rentals, one vacant house, two commercial buildings, a row of three small rental houses, a mobile home rental lot, and over grown brush. If they've ever had problems with their septic system it's most likely, due to age, design, and a lack of maintenance. I feel their comments are unfair coming from hundreds of miles away, with no personal involvement in this community. Bonnie Waddell, letter # 32 does live across the street, and I've talked with her son Tony , who lives on the property in a house behind her house. Tony says his mother Bonnie Rogers Waddell is "O.K"with plans now.
Gil Self letter # 5 a neighbor, a few houses down , is in favor of project now.

Sincerely
Randy Rollison