



**Baldwin County Planning and Zoning Commission  
Meeting Minutes  
Thursday, January 5, 2023**

**I. CALL TO ORDER**

Chairman Steven Pumphrey opened the Baldwin County Planning and Zoning Commission Meeting at 4:00 p.m. January 5, 2023, at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsdale, Alabama.

**II. OPENING**

Chairman Pumphrey opened the meeting with an invocation. He also led the pledge of allegiance.

**III. ROLL CALL**

Chairman Pumphrey conducted a roll call. The following members were present: Steven Pumphrey, Robert Davis, Brandon Bias, Jason Padgett, Michael Mullek, Greg Seibert, Bill Booher, Jamie Strategier, Mike McKenzie, Rebecca Teel, Diane Burnett and Michael Fletcher. Member, Plumer Tonsmeire was absent. County Attorney Erin Fleming was also present.

Staff present included Matthew Brown, Buford King, Celena Boykin, DJ Hart, Mary Booth, Shawn Mitchell, Cory Rhodes, Ashley Campbell, Crystal Bates, Paula Bonner, Vince Ramer, Robert Brown, and Tyler Mitchell.

**IV. APPROVAL OF MINUTES**

Robert Davis made a motion to approve the December 1, 2022, work session and the December 1, 2022 meeting minutes. Greg Seibert seconded the motion. All members voted aye. **The motion to approve the December 1, 2022, Planning Commission work session and the December 1, 2022, Planning Commission meeting minutes carried on a vote of 11-0 with Diane Burnett abstaining.**

**V. ANNOUNCEMENTS/REGISTRATION**

Chairman Pumphrey explained the public hearing registration and meeting procedures.

## VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

### a.) Case PUD22-10, Underwood RV Park

The applicant is requesting PUD approval for a 197-site RV Park, Underwood RV Park.

The case was presented by Mary Booth.

Don Rowe was present for the applicant.

Larry Glessner, owner, was also signed up for this case.

Randy Svitak, Marcia Lehman, Lorraine Rogers, Janice Michaels, Fred Troyke, Marla Klopmeier, Kenneth Klopmeier and Robert Horton signed up in opposition of the case.

Mr McKenzie made the motion to APPROVE with listed conditions. Mr. Seibert made the second. All members voted in favor of the motion. **Motion to Approve with Conditions case PUD22-110, Underwood RV Park carried on a vote of 11-0.**

### b.) Case PUD22-18, Viajar RV Park

The applicant is requesting PUD approval for a 95-site RV Park, Viajar RV Park

The case was presented by Shawn Mitchell.

Melissa Curry was present for the applicant.

No one was signed up in opposition of this case.

Mr Booher made the motion to APPROVE with listed conditions. Mr. Seibert made the second. All member except Mr. Bias, who recused himself, voted in favor of the motion. **Motion to Approve with Conditions case PUD22-18, Viajar RV Park carried on a vote of 10-0.**

### c.) Case SC22-50, Swift-Lillian Subdivision

The applicant is requesting Preliminary Plat approval for a 2-lot subdivision, Swift-Lillian Subdivision.

The case was presented by Shawn Mitchell.

David Diehl and Aaron Collins were present for the applicant.

Jean Ravan and Jeanine Fowler were signed up in opposition of this case.

Mr Bias made the motion to APPROVE the request. Mr. Davis made the second. All member voted in favor of the motion. **Motion to APPROVE case SC22-50, Swift Lillian Subdivision, carried on a vote of 11-0.**

**d.) Case SC22-52, Ziegler Acres**

The applicant is requesting Preliminary Plat approval for a 2-lot subdivision.

The case was presented by Mary Booth.

Randall Tillman was present for the applicant.

Chase Connell, Janice McConnell, and Anthony Boro signed up in opposition.

Mr Bias made the motion to APPROVE the subdivision request with conditions. Mr. Seibert made the second. All member voted in favor of the motion. **Motion to APPROVE case SC22-52, Ziegler Acres carried on a vote of 11-0.**

**e.) Case SPP22-31, South Bend Village Phase 3-4**

The applicant is requesting Preliminary Plat approval for a 165-lot subdivision.

The case was presented by Shawn Mitchell.

David Diehl, Aaron Collins, Larry Smith, and Jarred Landry were present for the applicant.

Carl Pizotti ,Sr, Carl Pizotti,Jr. and Ronald Avera were signed up in opposition.

Kevin Carnley was signed up in support.

Mr Booher made the motion table until the February to allow time to gather information on a capped gas well on the property. Mr. McKenzie made the second. 7 members voted in favor of the motion; 4 members voted as opposed to the motion. **Motion to TABLE case SPP22-31, South Bend Village Ph 3-4 carried on a vote of 7-4.**

**VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS- COMMISSION SITE PLAN APPROVAL**



**a.) Case CSP22-34, Co Rd 49 Dollar General**

The applicant is requesting Commission Site Plan Approval to allow construction of a 10,640 sq. ft. retail store on 1.84 acres, zoned B-2

The case was presented by Buford King.

Alyssa Haley, Ercil Godwin and Joel Coleman were signed up to represent the applicant.

No one was present in opposition.

Mr Bias made the motion to Approve with Conditions. Mr. Padgett made the second. All member voted in favor of the motion. **Motion to Approve with conditions for case CSP22-24, Co Rd 49 Dollar General, carried on a vote of 10-1, with Diane Burnett voting no.**

**b.) Case CSP22-38, Co Rd 10-65 Dollar General**

The applicant is requesting Commission Site Plan Approval to allow construction of a 10,566 sq. ft. retail store on 1.72 acres, zoned B-2

The case was presented by Buford King.

Alyssa Haley, Ercil Godwin and Joel Coleman were signed up to represent the applicant.

Narissa Nelson was present in opposition.

Mr Padgett made the motion to Approve with Conditions. Mr. Booher made the second. All member voted in favor of the motion. **Motion to Approve with conditions for case CSP22-38, Co Rd 10-65 Dollar General, carried on a vote of 10-1, with Diane Burnett voting no.**

**c.) Case CSP22-39, Lazzari Property**

The applicant is requesting Commission Site Plan Approval to allow construction of a 33,699 sq. ft. boat and RV storage and mini warehouse on 9.7 acres, zoned RA.

The case was presented by Cory Rhodes.

Chris Lieb signed up to represent the applicant.



Vic Lazzari signed up in support of the application.

Ronald Avera signed up in opposition of the application.

Ladonna Franklin signed up as neutral of the application.

Mr McKenzie made the motion to Approve with Conditions. Mr. Seibert made the second. All member voted in favor of the motion. **Motion to Approve with conditions for case CSP22-39, Lazzari Property carried on a vote of 11-0.**

## **X. REPORTS AND ANNOUNCEMENTS**

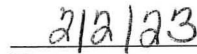
Possible dates for special meeting for the Master Plan/Citizens Guide to Growth.

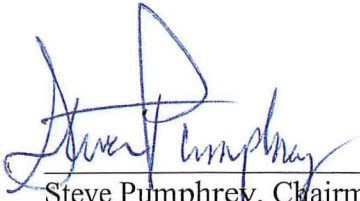
## **XI. ADJOURNMENT**

As there were no further items to discuss the meeting adjourned at 6:19 p.m.

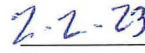


DJ Hart, Planning Technician

  
Date



Steve Pumphrey, Chairman  
Baldwin County Planning and Zoning Commission

  
Date



Name	Case	Opposition, Support or Neutral	Relation to the Case	Optional Information
Alyssa Hailey	11a) CSP22-34, Co Rd 49 Dollar General	Support	Authorized Agent	The Broadway Group Representative
Ercil Godwin	11a) CSP22-34, Co Rd 49 Dollar General	Support	Engineer	egodwin@sawgrassllc.com
Joel Coleman	11a) CSP22-34, Co Rd 49 Dollar General	Support	Engineer	
Alyssa Hailey	11b) CSP22-38, Co Rd 10-65 Dollar General	Support	Authorized Agent	The Broadway Group Representative
Ercil Godwin	11b) CSP22-38, Co Rd 10-65 Dollar General	Support	Engineer	egodwin@sawgrassllc.com
Joel Coleman	11b) CSP22-38, Co Rd 10-65 Dollar General	Support	Engineer	
LaDonna Franklin	11c) CSP22-39, Lazzari Property	Neutral	Adjacent Property Owner	Ladonnafranklin72@gmail.com
Ronald Avera	11c) CSP22-39, Lazzari Property	Opposition	Adjacent Property Owner	Cptdragn@gmail.com
Larry Glessner	9a) PUD22-10, Underwood RV Park	Support	Property Owner	
Don Rowe	9a) PUD22-10, Underwood RV Park	Support	Engineer	don@roweengineering.com
Randy Svitak	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	
Marcia Lehman	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	Mamkl@aol.com
Lorraine Rogers	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	Bestaunt102921@icloud.com
Janice Michaels	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	
Fred Troyke	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	
Marla Klopmeier	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	
Kenneth Klopmeier	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	
Melissa Currie	9b) PUD22-18, Viagar RV Park	Support	Authorized Agent	melissa.currie@gmcnetwork.com
Tracey Gambill	9c) SC22-50, Swift-Lillian Subdivision	Support	Property Owner	Tbird32507@gmail.com
David Diehl	9c) SC22-50, Swift-Lillian Subdivision	Support	Engineer	Ddiehl@secivileng.com
Aaron Collins	9c) SC22-50, Swift-Lillian Subdivision	Support	Authorized Agent	acollins@cwvga.org
Jeanne Ravan	9c) SC22-50, Swift-Lillian Subdivision	Opposition	Adjacent Property Owner	10860 County Road 99 Lillian Alabama 36549
Randall Tillman	9d) SC22-52, Ziegler Acres	Support	Authorized Agent	
Chase Connell	9d) SC22-52, Ziegler Acres	Opposition	Adjacent Property Owner	Chase@hcppumpsofamerica.com
Kevin Carnley	9e) SPP22-31, South Bend Village Phase 3-4	Support	Adjacent Property Owner	K9leo@hotmail.com
David Diehl	9e) SPP22-31, South Bend Village Phase 3-4	Support	Engineer	Ddiehl@secivileng.com
Jared Landry	9e) SPP22-31, South Bend Village Phase 3-4	Support	Engineer	
Janice McConnell	9d) SC22-52, Ziegler Acres	Opposition	Adjacent Property Owner	
Jeanine Fowler	9c) SC22-50, Swift-Lillian Subdivision	Opposition	Adjacent Property Owner	jeanine.fowler@gmail.com
Aaron Collins	9e) SPP22-31, South Bend Village Phase 3-4	Support	Authorized Agent	acollins@secivileng.com
Larry Smith	9e) SPP22-31, South Bend Village Phase 3-4	Support	Engineer	lsmith@secivileng.com
Robert Horton	9a) PUD22-10, Underwood RV Park	Opposition	Adjacent Property Owner	Robanddoe@yahoo.com
Janice mconnell	9d) SC22-52, Ziegler Acres	Opposition	Adjacent Property Owner	Janmconnell2@gmail.com
Anthony Boro	9d) SC22-52, Ziegler Acres	Opposition	Adjacent Property Owner	
Janice Mconnell	9d) SC22-52, Ziegler Acres	Opposition	Adjacent Property Owner	Janmconnell2@gmail.com
Vic Lazzari	11c) CSP22-39, Lazzari Property	Support	Property Owner	vlazzari50@yahoo.com
Carl W Pizzotti	9e) SPP22-31, South Bend Village Phase 3-4	Opposition	Adjacent Property Owner	carlpizzotti@att.net
Chris Lieb	11c) CSP22-39, Lazzari Property	Support	Engineer	
Ronald Avera	9e) SPP22-31, South Bend Village Phase 3-4	Opposition	Adjacent Property Owner	Cptdragn@gmail.com



January 5, 2023

Wesley Norris  
15518 Underwood Road  
Foley, AL 36535

Baldwin county zoning and planning Commission  
22251 Palmers street  
Robertsdale, AL 36567  
Case number: PUD 22-10 Underwood RV park

Dear Commissioners,

I currently own 20 acres on Underwood Road my property is located directly across from the site of proposed RV park. My grandparents and parents purchased in 1932. I have owned 5 acres of this property since 19— . And inherited the rest in 1982.

I strongly oppose this application for a 208 space RV park. As it most certainly will greatly devalue my property.

And I feel that it will surely invade my privacy. The users will access access the RV park directly across from my house. I am concerned for the disturbing street lights, lack of privacy, noises and The headlights from all the vehicles coming and going will be shining in the front of my house.

Not to mention the added Traffic of RV park and other developments coming to this area such as Tealwood. Currently on underwood Road there are no turning lanes that will accommodate large travel trailers. I also have concerns for my privacy and with the privacy of the users of this RV park of 208 RV spaces available. Will there be some sort of privacy provided by the park to its guest from road.

Plus there is a drainage issue that happens during storms it comes from north side of the road then then crosses underneath underwood Road then goes through a culvert and then into a small creek on my property.

Thank you for listening to my concerns. and i hope you reject this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Norris', written in a cursive style.

Wesley Norris



January 5, 2023

Herschel Norris  
14347 Norris Lane  
Foley, AL 36535

Baldwin county zoning and planning Commission  
22251 Palmers street  
Robertsdale, Al 36567  
Case number: PUD 22-10 Underwood RV park

Dear Commissioners,

I am 90 years old and I currently own 16 1/2 acres of land in which I reside on Norris Lane, Foley, AL. On land that my parents and grandparents bought here in Baldwin County in 1932. And that my 10 siblings and I worked for many years.

I would like you to oppose this application for the Underwood RV park. I am pretty sure the development of this RV park will greatly devalue my property.

I also understand that the applicant wishes to cater to visitors to Baldwin County. But what prevent users of this RV park becoming permanent resident in the park.

Not to mention the added Traffic of RV park and other developments coming to this area such as Tealwood. Currently on Underwood Road there are no turning lanes that will accommodate large or small travel trailers. with current traffic of tractors, combines, trash trucks going to the landfill, and several dump trucks including county trucks going to and from a dirt quarry.

I also have concerns for my privacy and with the privacy of the users of this of this 208 RV space RV park available. Will there be some sort of privacy provided by the park to its guest from road. Plus there is a drainage issue that happens during storms it comes from north side of the road then then crosses underneath Underwood Road then goes through a culvert and then into a small creek on my brothers property.

i would like to Thank You for listening to my concerns.

Sincerely,

  
Herschel Norris

January 5, 2023

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14347 Norris Lane  
Foley, AL 36535

Baldwin county zoning and planning Commission  
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I also have concerns for my privacy and with the privacy of the users of this of this 208 RV space RV park available. Will there be some sort of privacy provided by the park to its guest from road. Plus there is a drainage issue that happens during storms it comes from north side of the road then then crosses underneath Underwood Road then goes through a culvert and then into a small creek on my brother's property.

I would like to Thank You for listening to my concerns.

Sincerely,

  
Herschel Norris

I would hope that one of you has a truck and travel trailer that you could use for demonstration purposes. If not, I would be happy to allow you to use my 30 foot travel trailer (which would be small in comparison to these fifth wheel travel trailers that most vacationing families use) in order to accommodate guest to this RV park. For safety purposes of park, users and resident of Underwood Road. I would think that they should be required a separate entrance and an exit into the park. And they should be required a turning lane from each direction.

The last time this case was before you. The Applicant and his staff. Made reference to this 208 space rv park being used for temporary visitors to our county for mostly recreational purposes. And that park users would not have big impact or interfere with residents daily lives. As there schedules would be quite different from those on a regular work schedule. I don't find this to be true.

As 208 new families would greatly impact traffic and other resources and residents on Underwood Road where they are permanent residence or just vacationing families. As we have a development Magnolia Shores. Which has 100+ single family residence. At peak traffic times We share the road with school buses, tractors, combines, dump trucks, and several other vehicles. Not to mention the added Traffic of RV park and other developments coming to this area such as Tealwood. Currently on underwood Road there are no turning lanes that will accommodate large or small travel trailers. with current traffic of tractors, combines, trash trucks going to the landfill, and several dump trucks including county trucks going to and from a dirt quarry.

Mr Rowe is also affiliated/owns/manages with Magnolia Farms RV parks located at 13381 Lipscomb Rd., Foley, AL 36535. Less than 3 miles away. These two RV parks seam to have both temporary and permanent residents (mostly long term) living in these parks. Most appear to be living there on a long term basis as they have storage, ramps and decks adjacent to their travel trailers. (see pictures) The occupants of this new rv park would have an impact the traffic other resources on Underwood Road.

?What laws or country ordinances would prevent this New RV park from becoming like Magnolia Farms Rv Park or other rv parks in the area? Consisting of permanent residents. Rather than just visitors on vacation. I think that they were purposely trying to deceive the commissioners into believing that they were just going to cater to visitors here on vacation. Instead of becoming an RV park for



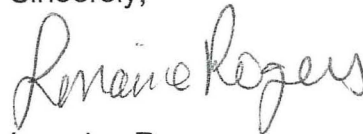
permanent residents. Which is whole lot different type of park user than what they are proposing, you believe will be living there. I believe that the RV spaces will be filled with older travel trailers with permanent residents to Baldwin County and not new travel trailers with families on vacation.

In addition the Underwood RV park would affect the current residents of underwood Road. I would like to submit the following documents. That I was able to locate on the website tealwood.net there is a 202 acre proposed development that is located 1.5-2.5 miles away from underwood RV park. called Tealwood by HV Hood Properties. Which will be located on underwood Road between County Road 9 and County Road 49. It will consist of 620 new single family residential homes. With several amenities such Pools, tennis courts, multi use clubhouses. (see Documents) This along with the new RV park would also effect the current residents and traffic of underwood Road.

Again I would like you to reject this application for the Underwood RV park.

I greatly appreciate your time and attention you have given this matter. Thank you for listening to my concerns. And please reject this application of the Underwood Road RV Park.

Sincerely,

A handwritten signature in cursive script that reads "Lorraine Rogers". The signature is written in dark ink and is positioned above the printed name.

Lorraine Rogers



①

Magnolia Farm RV Park Pictures 1-



②

Trailer with Ramp + Deck





3

Trailers with Ramps and Decks



4





5

Trailer with a Deck



6

Trailers with Decks



N  
W + E  
S



①

Norris Lane at Underwood Road



②

North Side of Underwood Road





③

SW Side of Norris Lane



④

SE Side of Norris Lane





5

Trailer with a Deck



6

Trailers with Decks





7

Back Trailer has a Ramp.  
Front Trailer has a Deck.



8

Trailer with Deck