



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

Case No. SRP25-08 & SV25-09

Nancy Hayden

June 5, 2025

### Subject Property Information

**Planning District:** 14  
**Zoning:** BCZ- Base Community Zoning & RA- Rural Agricultural  
**Location:** Subject property is north of County Rd 32 and west of County Rd 55. Approximately 3 miles west of the Town of Summerdale  
**Parcel#:** 05-47-08-34-0-000-014.002 **PIN#:** 115515 (Lot 9, 4 ac owned by Ms. Nancy Hayden)  
**Parcel#:** 05-47-08-34-0-000-013.000 **PIN#:** 24709 (35ac owned by Mr. Thomas Norton)  
**Lead Staff:** Fabia Waters , Associate Planner  
**Applicant/Owner:** Nancy Hayden & Thomas Norton  
**Engineer/Surveyor:** Justin Palmer PLS, The Woodlands Group  
**Online Case #:** When searching online CitizenServe database, please use SRP25-000008 & SV25-000009  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Extend the exterior boundary of the recorded Marlow Meadows Subdivision to allow Lot 9 to be increased by 3.0 acres.  
**Number of Lots:** 1  
**Linear ft of streets:** N/A  
**Lot setbacks:** 30' Front, 30' Rear, 10' Side  
**Total acreage:** New proposed acreages without the remnant parcel is 7.1 +/- acres

### Staff Analysis and Comments

The Planning Commission approved the preliminary plat of Marlow Meadows in August 1994. Ms. Hayden, the owner of Lot 9, is interested in purchasing 3 acres from her adjoining neighbor, Mr. Norton. However, since Mr. Norton's 35-acre parcel is not part of the recorded Marlow Meadows Subdivision, Ms. Hayden on behalf of Mr. Norton is requesting a variance from the subdivision regulations to allow the remaining 33-acre portion to be considered a remnant parcel, excluded from incorporation into the Marlow Meadows Subdivision.

The incorporation of the proposed 3 acres into Lot 9 results in a change to the exterior boundary, thereby requiring a revised subdivision plat, as outlined in Section 4.8(a) – Major Changes to an Approved Plat.

### **8.1.1 Variance Requests for “Remnant” Parcels**

Remnant parcels do not exist under the *Subdivision Regulations*. Every resulting parcel of a subdivision is subject to these regulations. However, when a subdivision results in a large outparcel that is greater than 20-acres, the Applicant may submit a variance request which, if granted by the Planning Commission, would allow the outparcel to be excluded from some or all the requirements of the *Subdivision Regulations*.

### **Section 4.8(a) – Major Changes to an Approved Plat.**

(a) A major change is considered any modification which affects the intent and/or character of the development, the location or dimensions of major streets, or similar substantial changes. These major changes shall require resubmittal in accordance with Section 4.5 or 4.6 and require approval by the Baldwin County Planning Commission.

Major changes include, but are not limited to, the following:

- Overall, external boundary change
- Relocation of major streets
- Creation of additional lots or density increase
- Building height increase
- Redesign or relocation of stormwater detention facilities
- A reduction in open space below the minimum required by these regulations or by more than 5% from what was originally approved.

### **Staff Recommendation:**

Staff recommends that the SUBDIVISION VARIANCE & REVISED PRELIMINARY PLAT for Case No. SRP25-08 & SV25-06 Nancy Hayden be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

### **Specific conditions:**

1. Submit an application and obtain approval for an exemption for a common property line adjustment between PINs 11515 and 24709, and provide a replat for signatures as outlined in Section 4.2(a)(4).

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



## Locator Maps





