



# Baldwin County Planning & Zoning Department

## Baldwin County Planning Commission Staff Report

**Case No. SC25-43**  
**COMSTOCK PLACE**  
**September 4, 2025**

### Subject Property Information

**Planning District:** 12  
**Zoning:** RA  
**Location:** Subject Property is located on the corner of County Road 69 and Wilson Ave in the Rosinton Community Area.  
**Parcel Numbers:** 05-41-04-17-0-000-021.000 **PIN:** 63340  
05-41-04-17-0-000-022.000 **PIN:** 8135  
**Lead Staff:** Jenny Mosley, Planning Tech I  
**Applicant/Owner:** DOROTHY COMSTOCK  
**Engineer/Surveyor:** J Pierce and Associates LLC, Matthew Burkett  
**Online Case #:** When searching online CitizenServe database, please use **SC25-000043**  
**Attachments:** *Within Report*

### Subdivision Proposal

**Request:** Preliminary Plat Approval for a 5 lot Residential Subdivision  
**Number of Lots:** 5 lots  
**Linear ft of streets:** N/A  
**Total acreage:** 20 +/- Acres  
**Smallest lot size:** 3.99 +/- Acres  
**Lot setbacks:** 40' Front, 40' Rear and 15' Side

### Public Utilities and Site Considerations

**Public Utilities:** Water: East Central Baldwin Water  
Electrical: Baldwin EMC & Riviera Utilities  
Sewer: On-Site Septic Tanks  
**Fire Protection:** N/A All lots are greater than 40,000sf  
**Traffic study:** Less than 50 lots requested so not required per Section 5.5.14

**Drainage improve.:** Drainage narrative prepared and stamped by Michael Smith, P.E. reviewed and approved by P&Z Permit Engineer: "Existing runoff flows from north to south to an existing drainage ditch along Wilson Ave that flows east to a culvert that flows south under Wilson Ave and will not be altered at this time. Existing ditch flows to the south eventually discharging into Blackwater River which is part of Perdido Bay Watershed Baldwin County, Alabama. Pre-construction flow calculations for the other required events are included in attached run-off calculations." \* Drainage Calculations Attached.

**Wetlands** No potential wetlands were identified on the subject property

**Flood zones:** X Flood zone, no special requirements

### Staff Analysis and Comments

Subject Property is located on the corner of County Road 69 and Wilson Ave in the Rosinton Community Area. A Subdivision Exemption of a Common Lot Line Move was approved on June 20<sup>th</sup> 2025 (PF25-141) creating the 20 Acres parcel from the original 114 Acre parcel. The Proposed 5 Residential Lots will access County Rd 69 and no common drives are required per the Planning & Zoning Permit Engineer.

### Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-43 Comstock Place**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

### General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

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>









TRAWICK, HORACE DAVID  
ETAL TRAWICK, CYNTHIA  
PID 05-41-04-17-0-000-015.000  
IN 742296  
PO BOX 517  
LOXLEY, AL 36551

R&H HOMESTEAD HOLDINGS L L C  
PID 05-41-04-17-0-000-012-000  
IN 2019345  
165 WHITE AVE  
FAIRHOPE, AL 36532

N69°59'57"W 1899.94'

To found 1 in  
cripp top p  
Round 1/2 inch yellow  
capped rebar (flexible)

found 1/2 inch yellow capped rebar JPA CA 92N

found 1/2 inch orange capped rebar Zander

69°59'57"W 680.01

capped rebar (fig. 1b)  
 POINT OF BEGINNING  
 found 1/2 inch yellow  
 capped rebar JPA CA 920

AND RUDER KENNETH B  
PO BOX 417-0-000-000  
IN 452662  
2008 GALE AND LOOP  
SILVERHILL, AL 36578

PID 05-41-04-17-0-000-070.007  
 IN 1860225  
 ZEPH CO AND 63  
 LOWERY, AL 36551

TURBERVILLE SMIRLEY (LIFE ESTATE)  
PID 05-41-04-17-0-000-011.000  
IN 2047214  
26690 CO RD 69  
LOXLEY, AL 36551

TUBERVILLE, JUAN  
PID 05-41-04-17-0-000-023,004  
IN 1613569  
26554 CO RD 69  
LOXLEY, AL 36551

WIGSTROM, ZACHARY D  
ETAL WIGSTROM, RACHEL E  
PID 05-41-04-17-0-000-023,005  
IN 1480542  
26610 CO RD 69  
LOXLEY, AL 36551

DAVIS, CARL E ETUX MELISSA N  
PID 05-41-04-17-0-000-023.001  
IN 1413492  
2656N CO RD 69  
LOXLEY AL 36551

CRUTCHFIELD, MATTHEW  
ETAL CRUTCHFIELD, SABRINA  
PID 05-41-04-17-0-000-023,002  
IN 1593857  
26490 CO RD 69  
LOXLEY, AL 36551

To POINT OF COMMENCEMENT  
Purported SE corner of SW 1/4,  
Section 17, T5S, R4E  
found PK nail  
N0°0'14"W  
3961.51'

**Plat Enlarged to  
Show Details**

COMSTOCK, DOROTHY F  
PID 05-41-04-17-0-000-021.000  
RP 118 PG 303  
26269 CO RD 69  
LOXLEY, AL 36551

441 1/2 inch yellow  
capped rebar JPA CA 920 =  
(unless otherwise noted)

Found 1 1/2 inch  
rebar disturbed

-60'-ROW;-paved-

Round 1/2 inch yellow capped rebar JPA CA 620

Calculated	Meq/L
------------	-------

Bibliography

100

## Warranty Deed

## Warranty Deed

In Witness Whereof, I have hereunto set my hand and seal on this 16 day of July 2025

TOTAL \$123.00 4 Pages