

## 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 then 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:

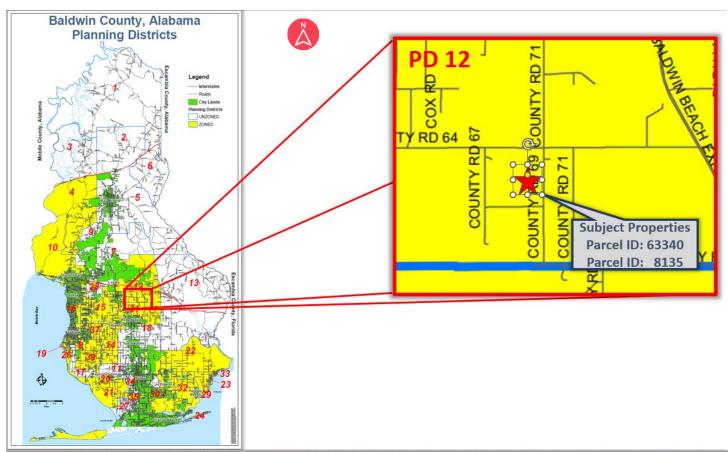
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and proceedures.

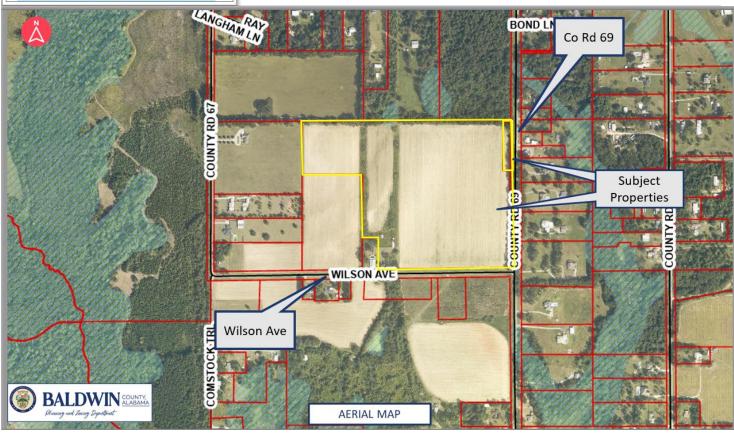
### **General Conditions:**

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

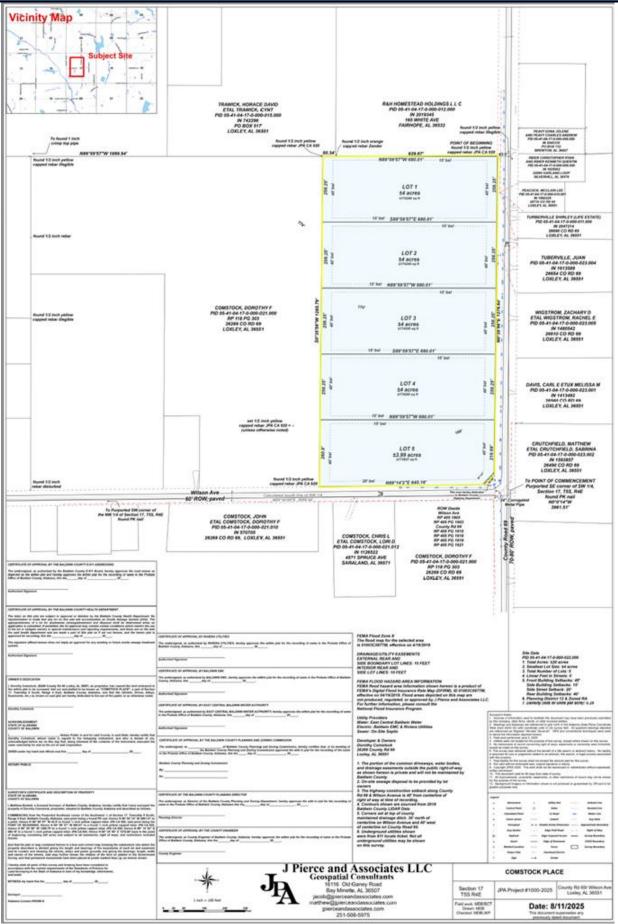
To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: <a href="https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda">https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda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

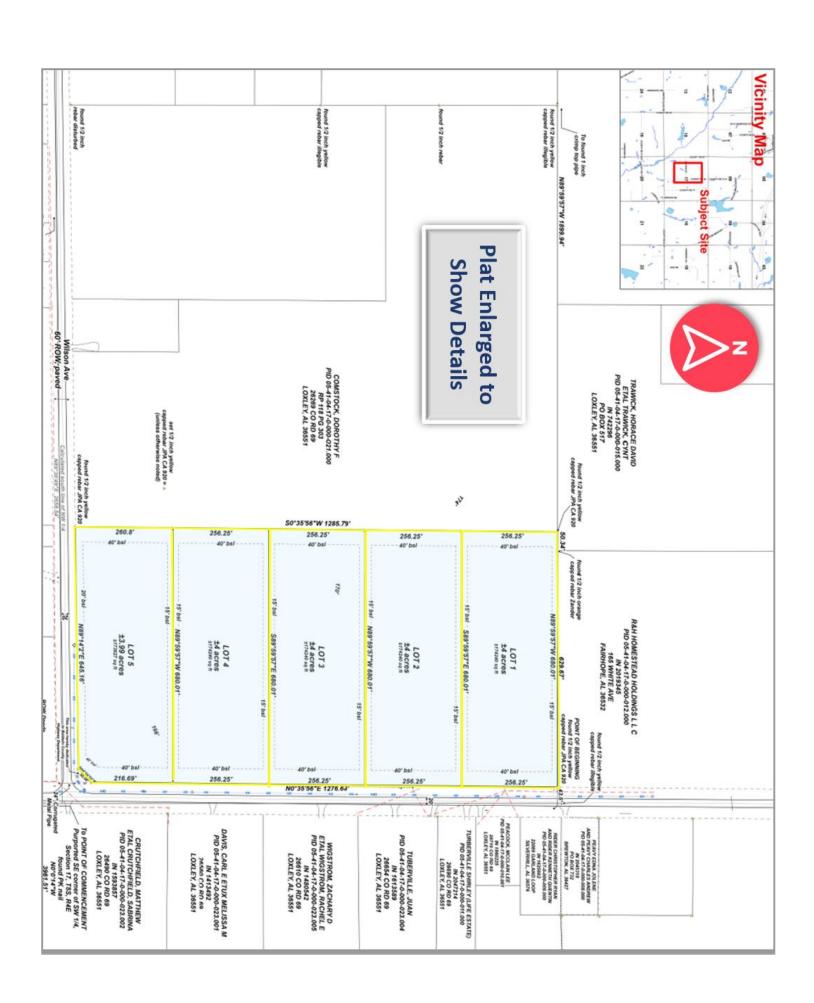
### **Locator Maps**



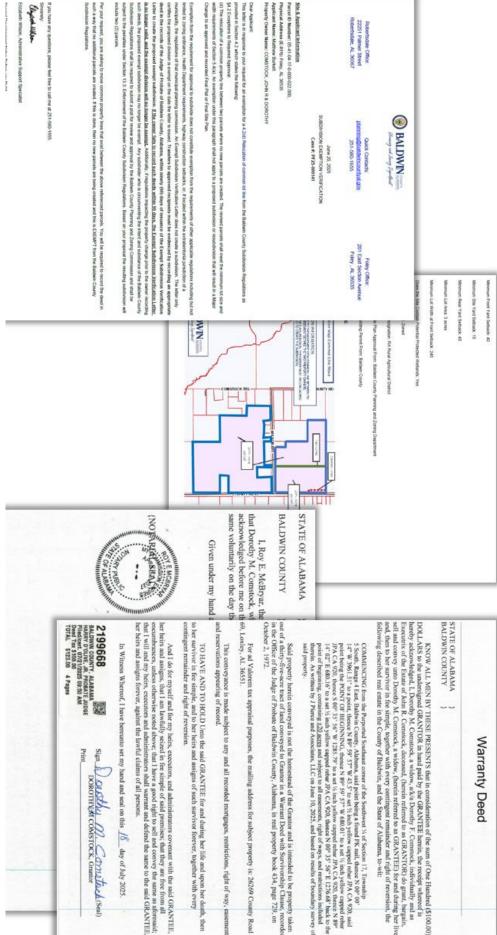


### Plat





# Property History: Subdivision Exemption for 20 Acre Parce



# Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Hundred (\$100.00) 
DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is 
hereby acknowledged, I. Dorothy M. Connsocks, a widow, a/kb all ponothy F. Connsock, individually and as 
Executrix of the Estate of John R. Connsock, deceased, (herein referred to as GRANTOR) do grant, bargain, 
sell and convey unto Dorothy M. Connsock, a widow, (herein referred to as GRANTEE) for and during her live 
and, then to be survivor in fee simple, together with every contingent remaindeer and right of reversion, the 
following described real estate in the County of Baldwin, and the State of Alabama, to-wit:

COMMENCING from the Purported Southeast corner of the Southwest ¼ of Section 17, Township

5 South, Range et East, Baldwint County, Athanna, said point their ga found PK said, fatnece N 09° 09°

14" W 3901, 51" to a point, thereas N 89° 95° 97. W 43. 5" to set 5 ends yellow capped rebur JPA CA 920, said
point being the POINT OF BEGINNING, thence N 89° 95° 97" W 480.01" to a set ½ inch yellow capped rebur

JPA CA 920, thence 5 00° 35° 50° W 128.5" 90° as a 45′ inch yellow capped rebur

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JPA CA 920, thence 5 00° 35° 50° W 128.5" 90° as a 45′ inch yellow capped rebur

JPA CA 920, thence 8 00° 35° 50° W 108.5" 90° as a 45′ inch yellow capped rebur

JPA CA 920, thence A so a set 30° inch yellow capped rebur

JPA CA 920, thence A so and restriction included
therein. As written by J Pierce and Ausociates, LLC on June 10, 2025, and based on results of boundary survey of

Said property herein conveyed is not the homestead of the Grantor and is intended to be property taken out of a thirty-free-acre tract of land conveyed to Grantor in a Warrian Deed with Survivorship Clause, recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in real property book 434, page 729, on October 2, 1972.

TO HAVE AND TO HOLD Unto the said GRANTEE for and during her life and upon her death, then to her survivor in fee simple, and to her heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my beirs, executors, and administrators covenant with the said GRANTEE, ber heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbeances, unless otherwise noted above; that I have a good right to sell and convey the same as aftereated; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

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

Sign A Print DOROTHY COMSTOCK, Grantor