



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP26-14

McCarty Springs

September 3, 2026

Recommendation: Approval with conditions

Subject Property Information

Planning District: 7
Zoning: Unzoned
Location: South of Styx River Road and south of Spring Road S. in Stapleton
Parcel Numbers: 05-33-02-04-0-000-006.001 **PIN:** 23931
Lead Staff: Mary Booth, Associate Planner
Applicant/Owner: Wingspan, LLC
Surveyor: Smith Clark Associates, Hunter Smith
Online Case #: When searching online CitizenServe database, please use SPP26-000014
Attachments: *Within Report*

Subdivision Proposal

Request: Preliminary plat approval for residential subdivision
Number of Lots: 3 lots
Linear ft of streets: N/A
Lot setbacks: **30' front and rear, 10' side, Lot 3 has a 12' side setback on the eastern boundary**
Total acreage: 1.291 +/- acres
Smallest lot size: 0.369 +/- acres / 16,071 +/- SF

Public Utilities and Site Considerations

Public Utilities: Water: North Baldwin Utilities
Electrical: Baldwin EMC
Sewer: Baldwin County Sewer (Malbis treatment facility)
Fire flow: Fire flow tests, letter from Fire Chief, have been provided, reviewed and accepted by Permit Engineer. The letter from Engineer of Record (EOR) is forthcoming. With this letter, this subdivision meets the ISO requirements.
Traffic study: N/A
Flood zone: X Zoned, no special requirements.
Drainage improve.: Drainage letter prepared and stamped by Catherine Clark, P.E., Geographic Consulting LLC, reviewed and accepted by the Baldwin County Permit Engineer.
Wetlands: N/A

Staff Analysis and Comments

SPP26-14, McCarty Springs subdivision is a preliminary plat request for a 3-lot residential subdivision with a common drive proposed for access to Lots 1 & 2. Lot 3 will have access from an existing gravel drive on the eastern boundary. Common drive shall be installed before final plat application can be submitted and must comply with the Baldwin County subdivision regulations and Access Management Policy. Staff has reviewed the proposed subdivision for compliance and recommends approval as outlined in the Staff Recommendation.

PUBLIC COMMENTS:

No comments have been received as of this Staff Report.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP26-14 be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

1. Common drive(s) required to be installed, inspected and accepted by Planning & Zoning prior to submitting a final plat application. A driveway permit application is required and shall be submitted and approved before construction commences.
2. Letter from Engineer of Record (EOR) that subdivision is compliant with ISO requirements is outstanding and if not submitted prior to the Planning Commission meeting, will be required before Final Plat application can be submitted.

General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat. **Preliminary Plat approval will expire on September 3, 2027.**

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



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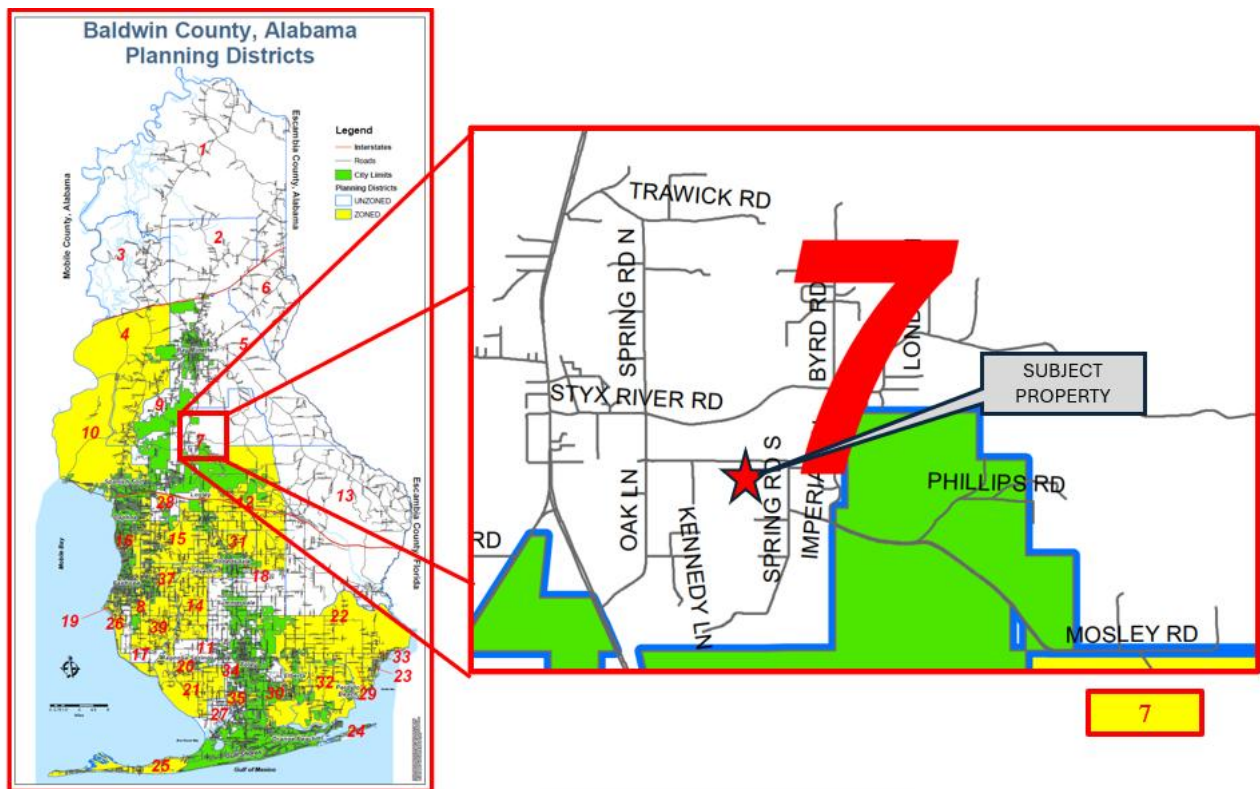
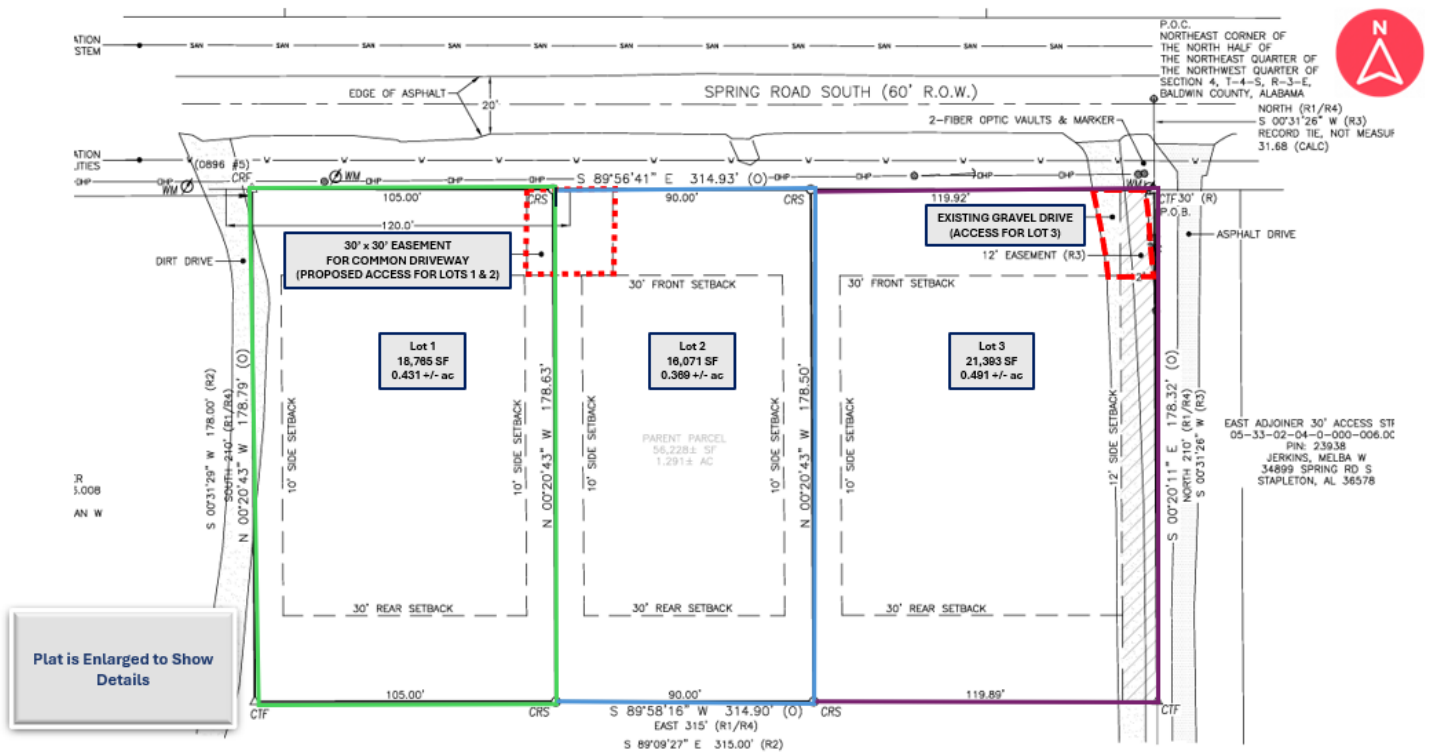
McCARTY SPRINGS RESIDENTIAL SUBDIVISION SPRING ROAD SOUTH STAPLETON, ALABAMA	 SMITH CLARK 1893 <i>land surveyors</i> Physical Address: 11111 U.S. Hwy 11 Box A Greenville, AL 36037 (205) 832-7144 Working Address: Smith & Clark, Inc. 2000 N. Dix 12th Spanish Fort, AL 36527
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NAME: _____
 THE UNIVERSITY OF ALABAMA IN BIRMINGHAM, THE FIRST ADDRESS, IS THE HOME AND
 OFFICE ADDRESS OF THE STUDENT. IF THE STUDENT'S HOME ADDRESS IS DIFFERENT FROM THE
 ADDRESS OF THE STUDENT AT THE UNIVERSITY OF ALABAMA IN BIRMINGHAM, THE STUDENT
 SHOULD INDICATE THE ADDRESS OF THE STUDENT AT THE UNIVERSITY OF ALABAMA IN BIRMINGHAM
 AS FOLLOWS: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: _____
 FAX: _____
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