



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-67
Knoepflein Subdivision
2/5/2026

Subject Property Information

JURISDICTION: Unzoned (Baldwin County)
PLANNING DISTRICT: 13
ZONING: Unzoned
PARCEL ID # 05-49-05-22-0-000-001.002 **PIN:** 631295
LOCATION: South of US HWY 98 and Greek Cemetery Rd
CITIZENSERVE REF: SC25-000067
Lead Staff: Jenny Mosley, Planning Tech I
Attachments: *Within Report*

Subdivision Proposal

Request: Knoepflein Subdivision
Proposed # of Lots: 4 Lots
Linear feet of streets: N/A , no new streets / roads proposed
Total acreage: 19.06 acres
Smallest lot size: 4.765 acres (207,560.127 sq ft)
Owner/Developer: Nicholas Steven & Kayla Kichler Knoepflein
Engineer/Surveyor: Chris Lieb PE Lieb Engineering / Reese Harpel Beyond Measure Surveying

Public Utilities and Site Considerations

Public Utilities:
Water: Well
Sewer: Septic
Electricity: Baldwin EMC

Traffic study: Less than 50 lots requested, not required per Section 5.5.14

Drainage Improvement: Drainage letter prepared and stamped by Chris Lieb, PE, Lieb Engineering and accepted by the Baldwin County Permit Engineer . "The subdivision of the property will not change the drainage pattern or flow rate. The home builder will need to keep the drainage pattern the same and install BMPs per the Baldwin County Subdivision regulations."

Wetlands / Flood Zone : Yes , X -9999.0 **Streets / Roads:** N/A

Staff Analysis and Comments

The request is a 4-lot Residential Subdivision. All proposed 4 lots are 4.765 acres and front Greek Cemetery Road. Any future development will need to adhere to the Baldwin County Access Management Plan & require all applicable local, state, and federal permits.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-67, Knoepflein Subdivision** be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations;

Specific conditions:

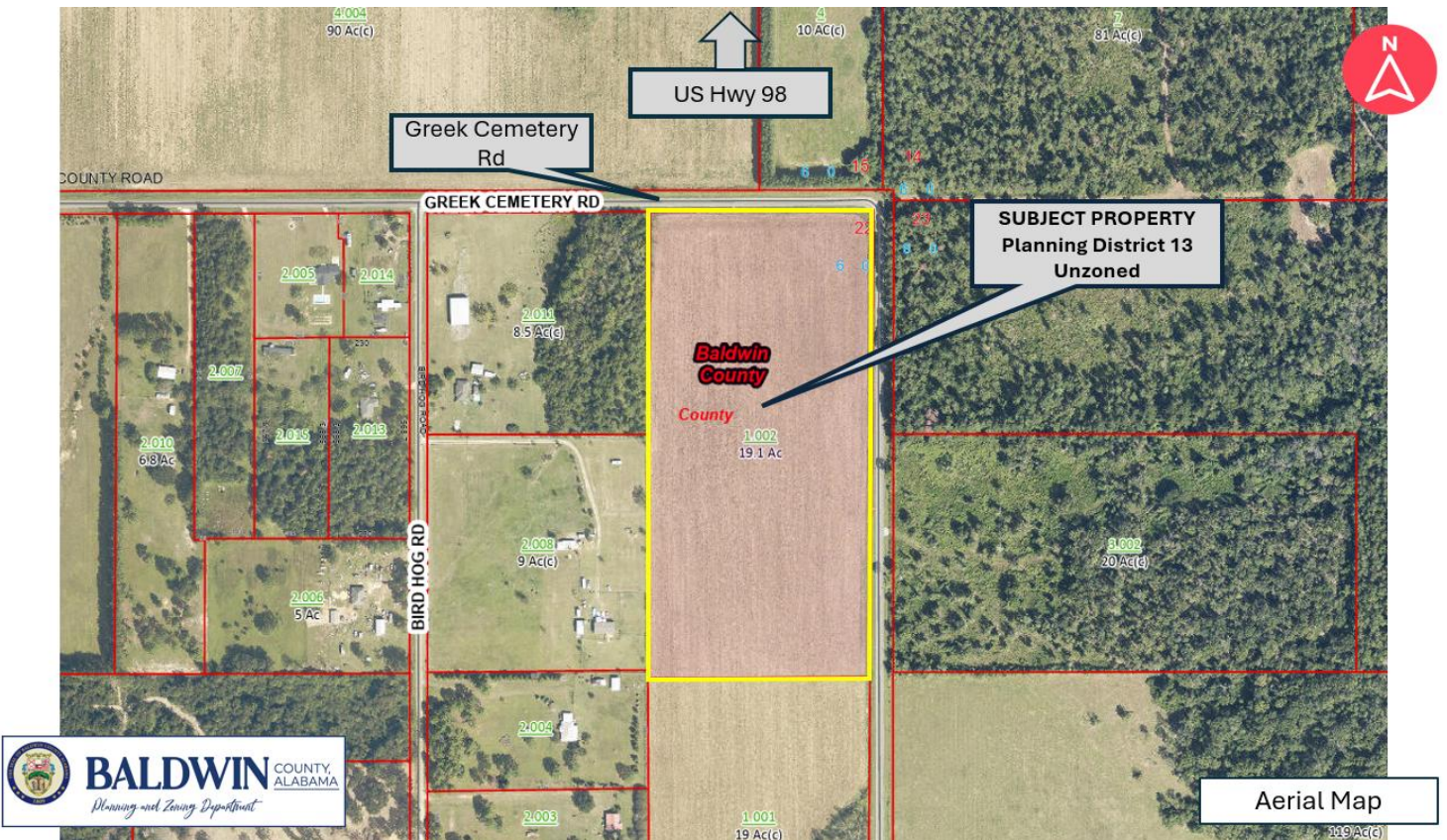
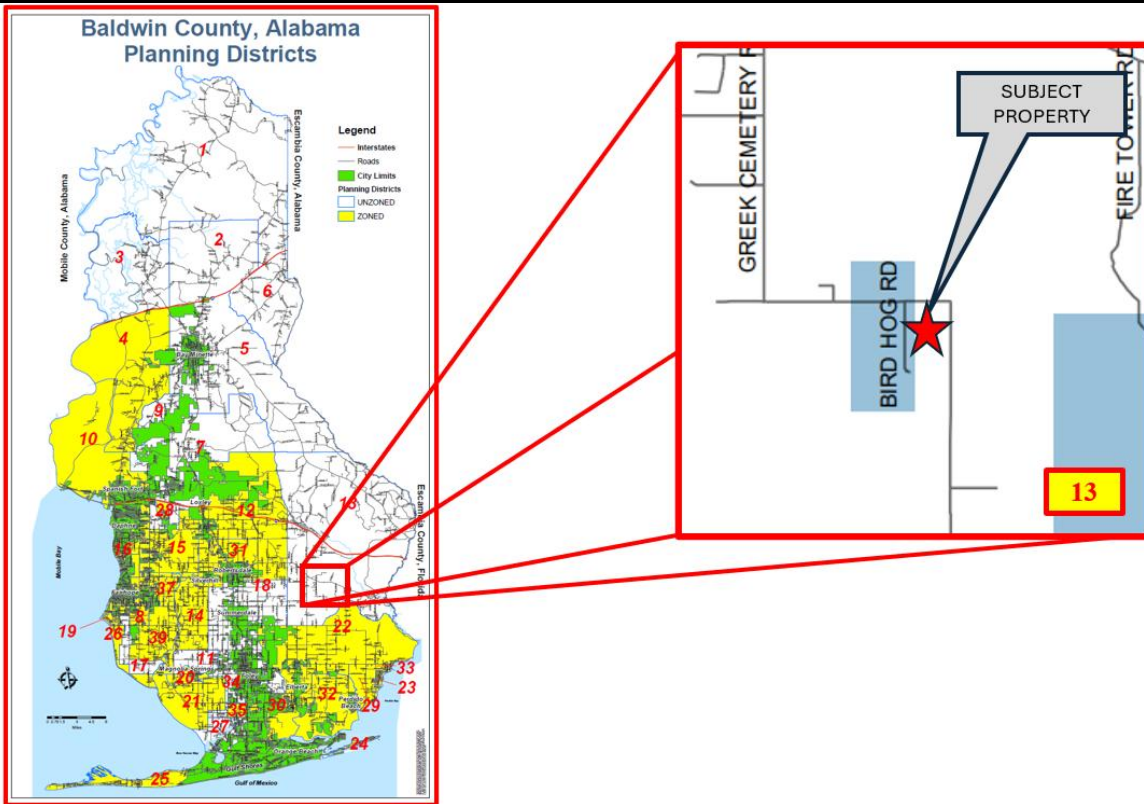
1. Final Plat to show wetlands hatched with normal wetland hatching and referenced in a legend or on the plat. The blue color & lettering will not be highly visible on the recorded plat.
2. Any future development of the proposed 4 Lot Subdivision will need to adhere to the Baldwin County Access Management Plan will require approval of applicable local, state, and federal permits.

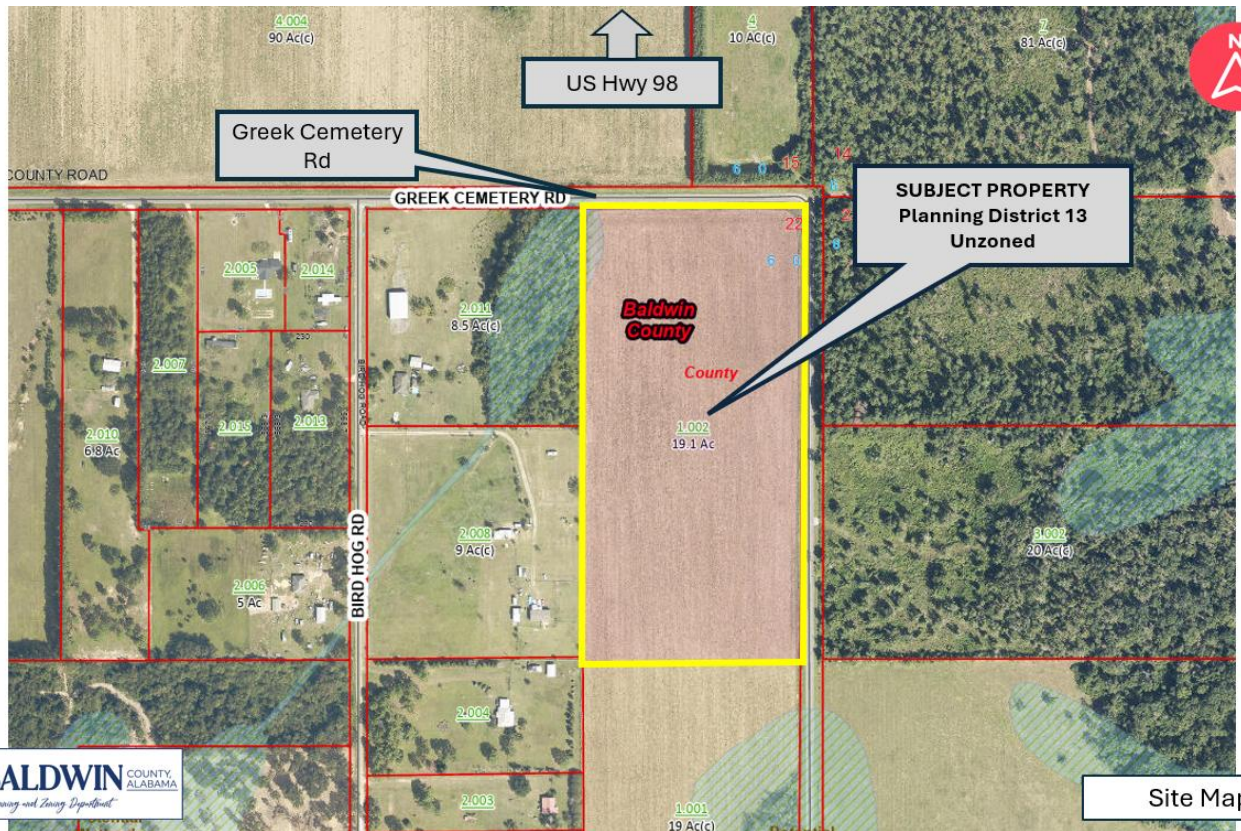
General Conditions:

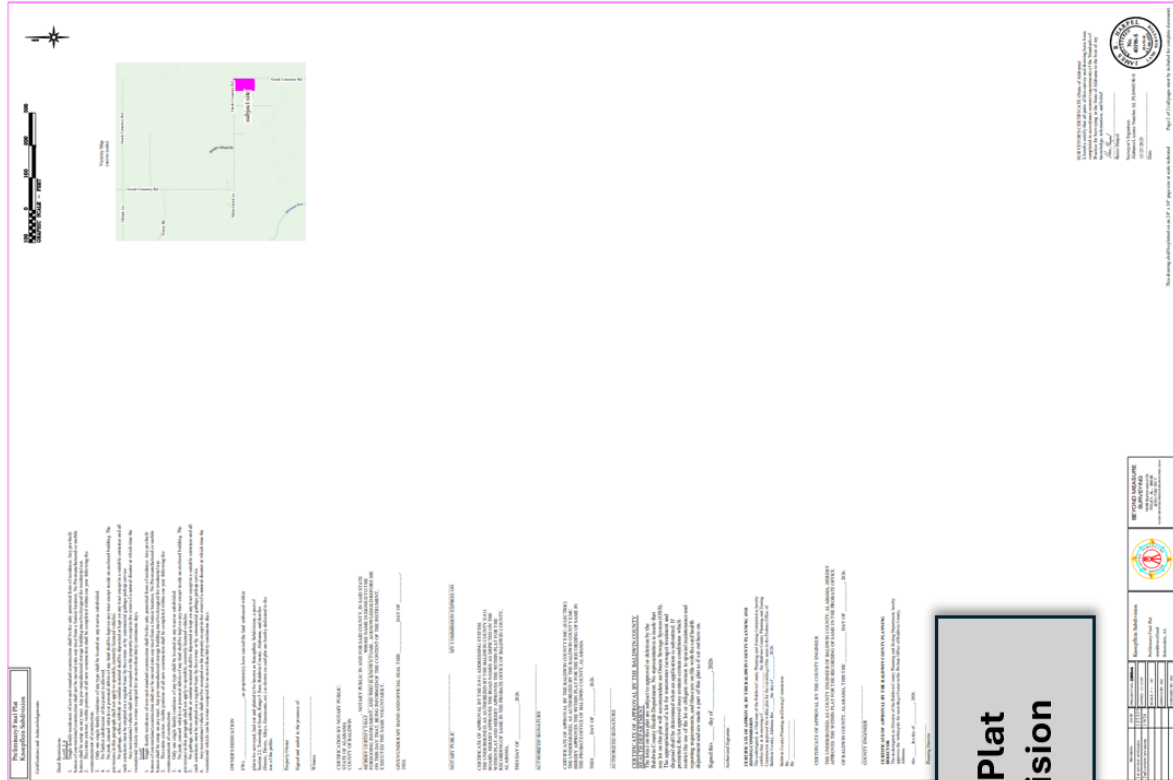
All conditions shall be met, and the final plat shall be recorded within 90 days of Planning Commission approval.

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>

Locator Maps







Preliminary/Final Plat
Knappton Subdivision

Recorded Plat
Knappton Subdivision
Book 2019-001, Page 102
Date 02/28/2019

Owner
Nicholas Strawn & Karla Kishler
Knappton
12121 S. Rd. 95
Elberta, AL 36530

Site Data
County: Wetland (Baldwin County)
Planning District: 13
Number of Lots: 4
Site Area: 19.00 ac.
Tract Area: 1.750 ac. (237,940.127 sq. ft.)
Largest Lot: 4.760 ac. (237,940.127 sq. ft.)
Minimum Lot Width: 120 feet
Minimum Lot Depth: 120 feet
Density: 1 lot/4.760 ac.
Building Setbacks
Lots 1-4
Front: 37'
Side: 30'
Rear: 30'

Lot 1
Front: 37'
Side: 30'
Rear: 30'
Wetland Buffer: 30' Natural Buffer
Side: 30'
Side: 30' Gluck Cemetery Rd. 30'

Lot 2
Front: 37'
Side: 30'
Rear: 30'

Lot 3
Front: 37'
Side: 30'
Rear: 30'

Lot 4
Front: 37'
Side: 30'
Rear: 30'

Design/Utility Easements
Easement from and to the Subdivided Lot Lines: 10 feet
Interior Rear and Side Lot Lines: 10 feet

There is a 30' Wetland Natural Buffer associated with any
Potential Wetlands as depicted on Baldwin County Flood
Zoning Maps. Any future subdivision or development of this
subdivision shall comply with the wetland requirements of the
Baldwin County Flood Zoning Ordinance applicable at the
time of such future subdivision or development, which
may include completing a wetland delineation and UMACE
Investigational Determination.

Flood Statement
Property is located within a Special Flood Hazard Area
as shown on FEMA maps for Baldwin County.
Countywide Flood Hazard Map, Effective Date 01/18/2019
MapID:01000107000, effective date 01/18/2019

Surveyor's Notice
This survey was performed without an up-to-date Title Commitment. Title Search as obtained provided by client. There may be both
recorded and unrecorded encumbrances which may have a direct effect upon the findings.
No attempt was made to discover any latent defects. Utilities shown are based upon visible evidence.
No Wetland Delineation has been performed and none provided. A portion of the property is shown as "Potential Wetlands" by the
Baldwin County Flood Zoning Ordinance.

Record encumbrances determined from ALDOT Highway Functional Classification mapping
- Parsons Hampton Verification provided by Baldwin County for 4.2(a) "One time only" easement 23-0000002, 2/18/2023
- All field work completed 11/23/2023

- Deeds and survey records
- The Highway Commission Subdivided Lot 40' from center line at the time of recording
- Ownership and responsibility of water bodies shall not be the responsibility of Baldwin County
- All drainage and utility easements shown are to be dedicated to the public

See Easement Survey by Lot 1, Inc. 01/18/2019 for Potomac South Energy Cooperative as recorded in Instrument 0107216,
02/03/2023

Surveyor's Certificate (Baldwin County)
I, Karla Kishler, a Licensed Surveyor of Alabama, hereby certify that I have surveyed the property of
Nicholas Strawn & Karla Kishler, Knappton, situated in Baldwin County, Alabama, and described as follows:
Part of the East Half of the Northeast Quarter of Section Twenty-Two (22), Township Six (6) South, Range
Four (4) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 7" x 17" capped
iron nail marked BMD, 801968, (hereinafter referred to as a BMD) which is on the South right of way of Gluck Cemetery
Road, 30.00 feet South 89 Degrees 50 Minutes 00 Seconds East and 30.00 feet
South 89 Degrees 50 Minutes 17 Seconds West of a 12" iron stake marking the Northeast corner of said Section
Twenty-Two (22), Township Six (6) South, Range Four (4) East, Baldwin County, Alabama, and described as follows:
Cemetery Road, 113.83 feet to a BMD which THENCE bearing West 89 degrees 50 minutes 17 seconds and running South 89
Degrees 50 Minutes 17 Seconds West 02.12 feet to a point on the West line of said lot and being
continued by a BMD which is 1.22 feet North 89 Degrees 50 Minutes 17 Seconds East; THENCE South 89 Degrees
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Cemetery Road; THENCE South 89 Degrees 50 Minutes 17 Seconds East along said South right of way, 101.40
feet to the place of beginning,
containing 19.00 acres, more or less.

Subject to an electric line easement for Potomac South Energy Cooperative as recorded in Instrument 0107216,
dated 02/03/2023 in the records of the Office of the Judge of Probate, of said County and State.

Also, together with and subject to all other rights of way, easements, encumbrances and restrictions of record,
And that the plat or map contained herein is a true and correct map showing the subdivision into which the
property described is divided giving the length and bearings of the boundaries of each lot and monument and its
location and distance from the nearest public road and giving the bearings, length, width and corners of the
streets, and any other facts which the surveyor of the land is entitled to show by the Government Survey, and that permanent
monuments have been placed at points marked here (s) in the survey. I further certify that all parts of this
survey and drawing have been completed in accordance with the requirements of the Minimum Technical
Standards for the practice of land surveying in the State of Alabama to the best of my knowledge, information,
and belief.

WITNESSETH *Karla Kishler* 23rd day of December, 2023
Surveyor
Alabama License # 0017008

Donald H. & Debra D. Hickey
RP 762, Pg. 426, 6/30/1997
Parcel 001-09-03-23-0-000-001-001
PIN 03047
19700 Road Map Rd.
Rothschilds, AL 36067

Sherry Hagan
RP 760, Pg. 1304, 8/26/1996

Mary E. & William R. McDuffie
Book 2007/034, 6/6/2003

Marty Harding
Book 2007/042, 9/1/2003

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Address or address to survey drawings by any other person(s)
from the signing party or parties is prohibited without written consent
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The Basis of Bearings for this survey is Alabama State Plane
Grid (West Zone) determined by GNSS observations.

The conditions and lines shown as depicted on this plat are shown graphically as straight
lines between measured points. These lines may actually resemble between these points.

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The conditions and lines shown as depicted on this plat are shown graphically as straight
lines between measured points. These lines may actually resemble between these points.

Surveyor's Signature
Alabama License Number AL 0017008/01
Date 12/23/2023

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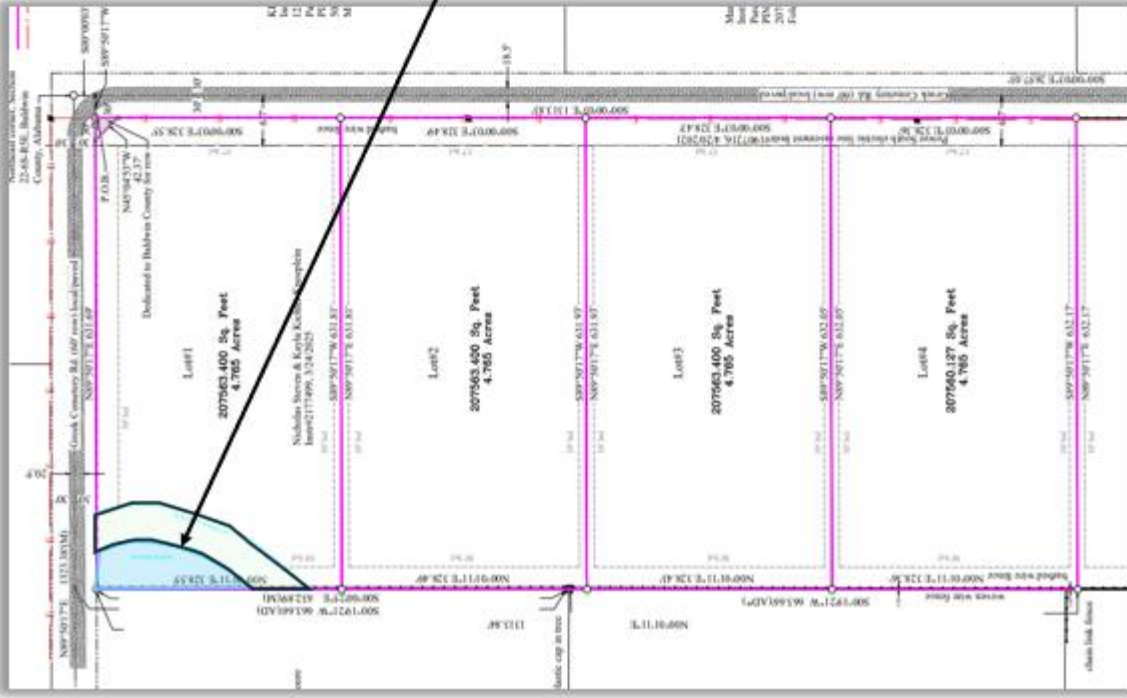
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Plat is Enlarged to Show Details



Wetland & 50 ft Natural Wetland Buffer

**Preliminary/Final Plat
Knoepflein Subdivision**

unaddressed land
Robertdale AL, 36567
Parcel#05-49-05-22-0-000-001.002
PIN 631295

Owner:
Nicholas Steven & Kayla Kiehl
Knoepflein
12625 Co.Rd. 95
Elberta, AL 36530

Site Data:
Zoning - unzoned (Baldwin County)
Planning District - 13
Number of lots - 4
Site Area - 19.06 ac.
Smallest Lot - 4.765 ac. (207560.127 sq.ft.)
Largest Lot - 4.765 ac. (207563.400 sq.ft.)
Minimum Lot Area required - 40,000 sq.ft.
Minimum Lot Width @ front bld - 120'
Density - 1 lot/4.765 ac.
Building Setbacks
Lots 3&4
Front - 37'
Rear - 30'
Side - 10'

On Site Utilities:
Electric - Baldwin EMC
Water - Well
Sewer - Septic
Note: Power South Electric does not serve site

Lot#1
Front - 37'
Rear - 30'
Wetlands buffer- 50' Natural Buffer
Side - 10'
Side Greek Cemetery Rd - 30'

Lot#2
Front - 37'
Rear - 30'
Side - 10'

Drainage/Utility Easements
External Rear and Side Boundary Lot Lines: 15 feet
Interior Rear and Side Lot Lines: 10 Feet

There is a 50' Wetland Natural Buffer associated with any Potential Wetlands as depicted on Baldwin County Parcel Viewer. Any future subdivision or development of lots shall comply with the wetland requirements of the Subdivision Regulations or Zoning Ordinance applicable at the time of such future subdivision or development, which may include completing a wetland delineation and USACE Jurisdictional Determination."