



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:

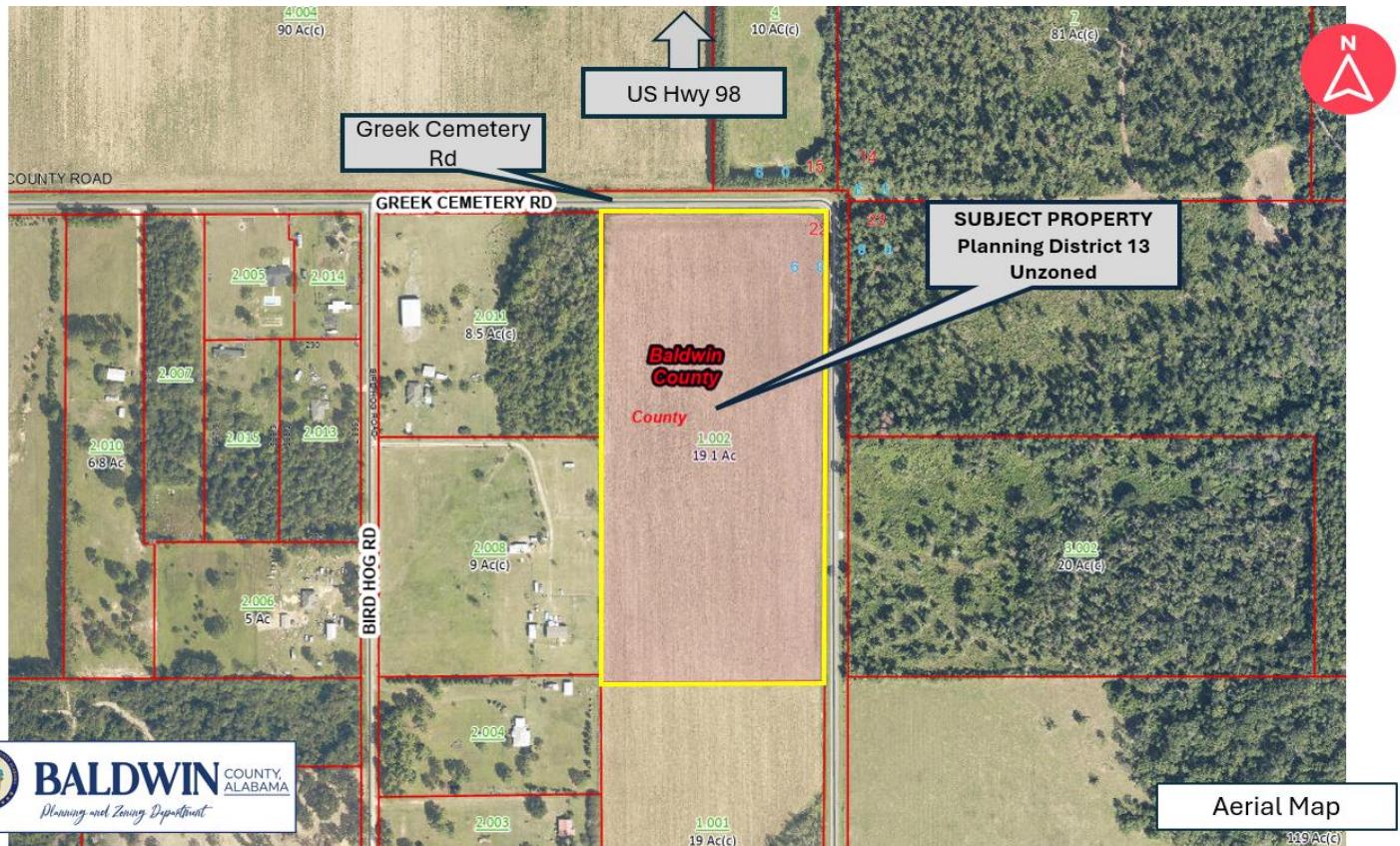
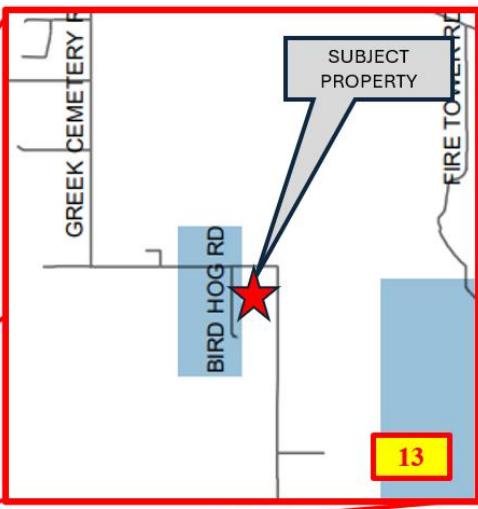
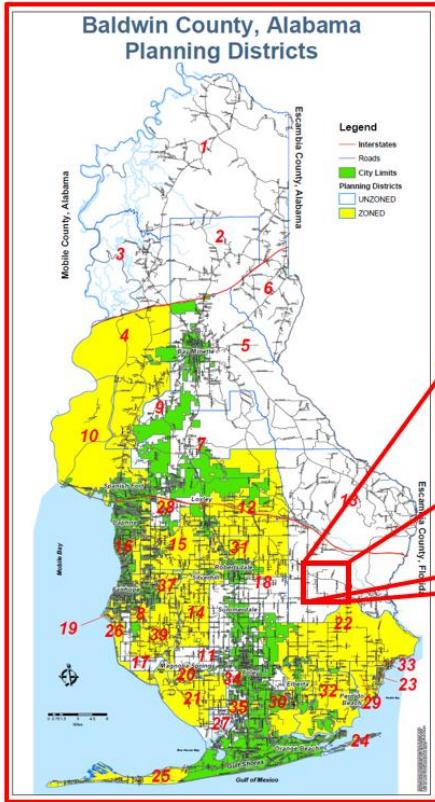
1. Final Plat to show wetlands hatched with normal wetland hatching and referenced in a legend or on the plat. The blue color & lettering will not be highly visible on the recorded plat.
2. Any future development of the proposed 4 Lot Subdivision will need to adhere to the Baldwin County Access Management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

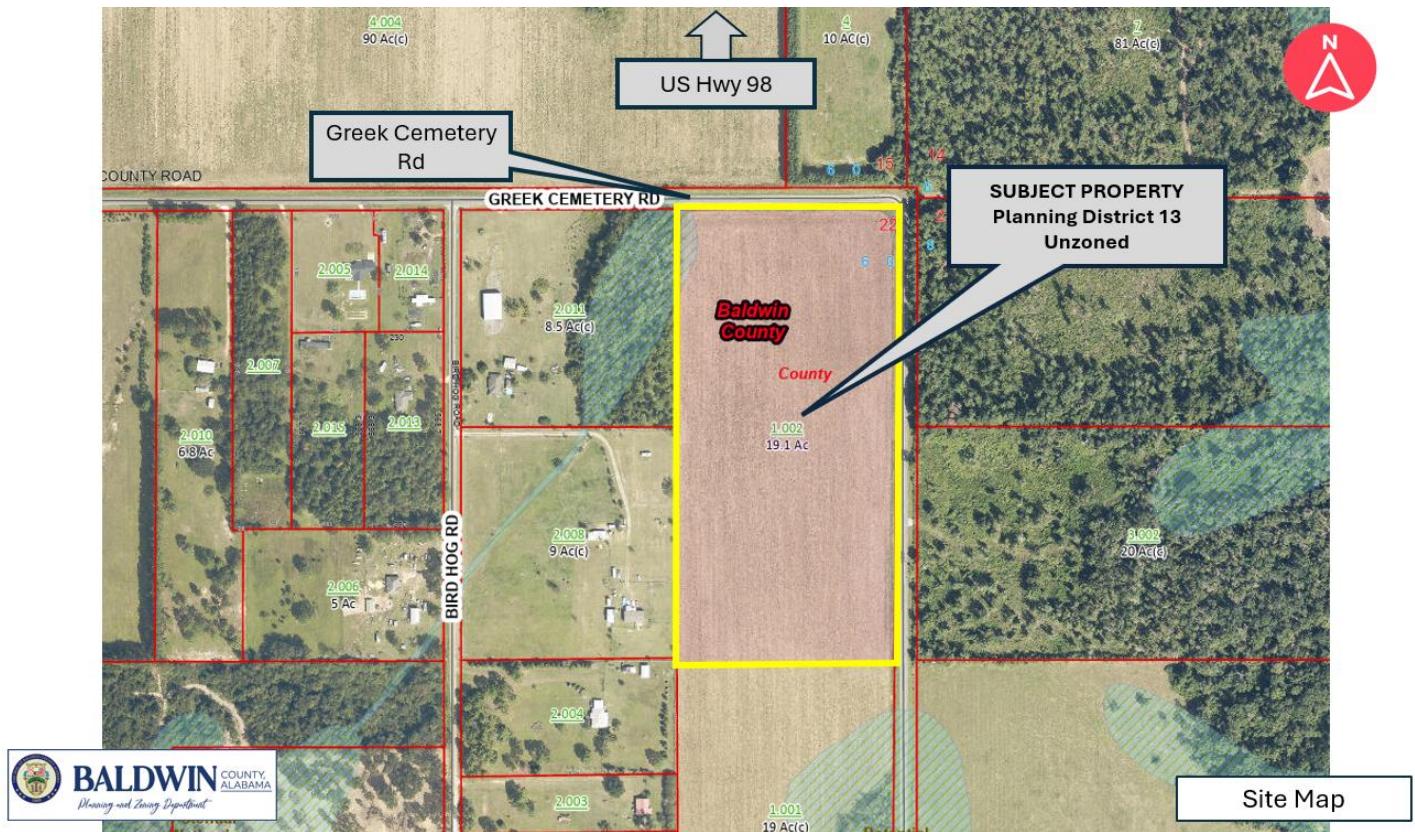
General Conditions:

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 Knoepflein Subdivision

Police's First File Knoe in Subdivision	
<p>1. Identification</p> <p>1.1. Personal Information</p> <p>First Name: Knoe Last Name: Knoe Middle Name: Knoe Gender: Male Date of Birth: 1985-01-01 Age: 38 Nationality: German Place of Birth: Berlin, Germany Place of residence: Berlin, Germany Address: Knoe Street 123, Berlin, Germany Phone Number: +49 151 12345678 Email: knoe@knoe.de</p> <p>1.2. Identification Number</p> <p>Police ID: 12345678 Social Security Number: 123-45-6789 Driver's License Number: 123456789012345678 Passport Number: D123456789012345678 Military ID: 123456789012345678 Other: None</p> <p>1.3. Emergency Contact</p> <p>Relationship: Father Name: Knoe, Peter Address: Knoe Street 123, Berlin, Germany Phone Number: +49 151 12345678 Email: peter.knoe@knoe.de</p> <p>1.4. Next of Kin</p> <p>Relationship: Mother Name: Knoe, Barbara Address: Knoe Street 123, Berlin, Germany Phone Number: +49 151 12345678 Email: barbara.knoe@knoe.de</p> <p>1.5. Other Information</p> <p>None</p>	
<p>2. Offense Report</p> <p>2.1. Offense Type</p> <p>Offense Type: Murder Offense Subtype: Homicide Offense Description: Murder of a person in the Knoe subdivision.</p> <p>2.2. Offense Date</p> <p>Offense Date: 2023-05-01 Offense Time: 23:00 Offense Location: Knoe Street 123, Berlin, Germany</p> <p>2.3. Suspect Information</p> <p>Suspect Name: Knoe, Knoe Suspect Relationship: Father Suspect Address: Knoe Street 123, Berlin, Germany Suspect Phone Number: +49 151 12345678 Suspect Email: knoe@knoe.de</p> <p>2.4. Victim Information</p> <p>Victim Name: Knoe, Knoe Victim Relationship: Son Victim Address: Knoe Street 123, Berlin, Germany Victim Phone Number: +49 151 12345678 Victim Email: knoe@knoe.de</p> <p>2.5. Other Offense Details</p> <p>None</p>	
<p>3. Investigation Report</p> <p>3.1. Investigation Status</p> <p>Investigation Status: Ongoing Investigation Lead: Officer A Investigation Team: Team Alpha</p> <p>3.2. Investigation Details</p> <p>Investigation Details: The investigation is ongoing. The lead officer is Officer A. The investigation team is Team Alpha. The investigation is progressing well, with all leads being pursued. The suspect is currently in custody.</p> <p>3.3. Evidence Log</p> <p>Evidence Log: None</p> <p>3.4. Report Date</p> <p>Report Date: 2023-05-02 Report Time: 08:00 Report Location: Berlin Police Department, Berlin, Germany</p>	
<p>4. Conclusion</p> <p>Conclusion: The investigation is ongoing. The suspect is in custody. The victim was killed in the Knoe subdivision. The investigation team is Team Alpha. The lead officer is Officer A.</p>	

Preliminary Final Plat
Kingsfield Subdivision

unsubdivided land
Alabama, AL 36318
FIPS:41-03040-22-000-000-002
PIN 6121204

Owner:
Nicholas Moran & Kayla Kiebler
Kingsfield
22-08-826
Elmore, AL 36318

Subdivision:
Kingsfield (Baldwin County)

Planning District: 13

Number of lots: 4

Size of lots (sq. ft.):

Smallest Lot: 1,765 sq. ft. (237ft06in.127 sq. ft.)

Largest Lot: 7,760 sq. ft. (237ft06in.127 sq. ft.)

Minimum Lot Width (ft): 40,000 sq. ft.

Maximum Lot Depth (ft): 120

Lot Coverage (sq. ft.):

Building Schedule:

Lot 1: 17'

Lot 2: 17'

Lot 3: 17'

Lot 4: 17'

Lot 5: 17'

Lot 6: 17'

Lot 7: 17'

Lot 8: 17'

Lot 9: 17'

Lot 10: 17'

Lot 11: 17'

Lot 12: 17'

Lot 13: 17'

Lot 14: 17'

Lot 15: 17'

Lot 16: 17'

Lot 17: 17'

Lot 18: 17'

Lot 19: 17'

Lot 20: 17'

Lot 21: 17'

Lot 22: 17'

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Lot 214: 17'

Lot 215: 17'

Lot 216: 17'

Lot 217: 17'

Lot 218: 17'

Lot 219: 17'

Lot 220: 17'

Lot 221: 17'

Lot 222: 17'

Lot 223: 17'

Lot 224: 17'

Lot 225: 17'

Lot 226: 17'

Lot 227: 17'

Lot 228: 17'

Lot 229: 17'

Lot 230: 17'

Lot 231: 17'

Lot 232: 17'

Lot 233: 17'

Lot 234: 17'

Lot 235: 17'

Lot 236: 17'

Lot 237: 17'

Lot 238: 17'

Lot 239: 17'

Lot 240: 17'

Lot 241: 17'

Lot 242: 17'

Lot 243: 17'

Lot 244: 17'

Lot 245: 17'</

Preliminary/Final Plat
Knoepflein Subdivision

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

Owner:

Nicholas Steven & Kayla Kiebler
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 bal - 120'
Density - 1 lot/4.765 ac.
Building Setbacks

Lots 3&4

Front - 37'
Rear - 30'
Side - 10'
Side Greek Cemetery Rd - 30'

Lot#1

Front - 37'
Rear - 30'
Side - 10'
Wetlands buffer- 50' Natural Buffer

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."

Plat is Enlarged to Show
Details



50 ft Natural Wetland
Buffer

