

CITY OF TROY

JASON A. REEVES
Mayor

CHARLIE "SARGE" DUNN, SR.
Council Vice President, District 1

GREG MEEKS
District 2 Councilman



JOHN H. WITHERINGTON
Council President, District 4

MARCUS PARAMORE
District 3 Councilman

DEJERILYN KING HENDERSON
District 5 Councilwoman

PLANNING AND ZONING

TROY PLANNING COMMISSION

AGENDA

February 24, 2016

4:00 PM

Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: January 28, 2016 Meeting

PUBLIC HEARINGS:

PRELIMINARY PLAT APPROVAL REQUEST

PRESENTED BY: Watkins Consulting Engineering

REPRESENTING: Alex Whaley Sr. and Alex Whaley II

SUBJECT: Request preliminary plat approval of the **Whaley Commercial Plat No. 1** located adjacent to and south/east of, but not including, 119 US Hwy 231 North in the C4: Highway Commercial Zoning District.

PRELIMINARY PLAT APPROVAL REQUEST

PRESENTED BY: Watkins Consulting Engineering

REPRESENTING: Robert Brown

SUBJECT: Request preliminary plat approval of the **Brown Subdivision** located between, but not including, 722-738 Orion Street, to the south of, but not including, 718-722 Orion Street and to the west of, but not including, the lots fronting the west side of Martha George Hall Drive in an R1: Low Density Residential Zoning District and RR: Reserved Residential Zoning District.

FINAL PLAT APPROVAL REQUEST

PRESENTED BY: Watkins Consulting Engineering

REPRESENTING: Richard E. Botts and Charles A. Botts

SUBJECT: Request final plat approval of the **R&C Subdivision** west of, but not including, 5026 County Road 5513 in the planning jurisdiction.

OTHER BUSINESS

ADMINISTRATIVE MATTERS

ADJOURNMENT

"A man who does not plan long ahead will find trouble at his door."

- Confucius

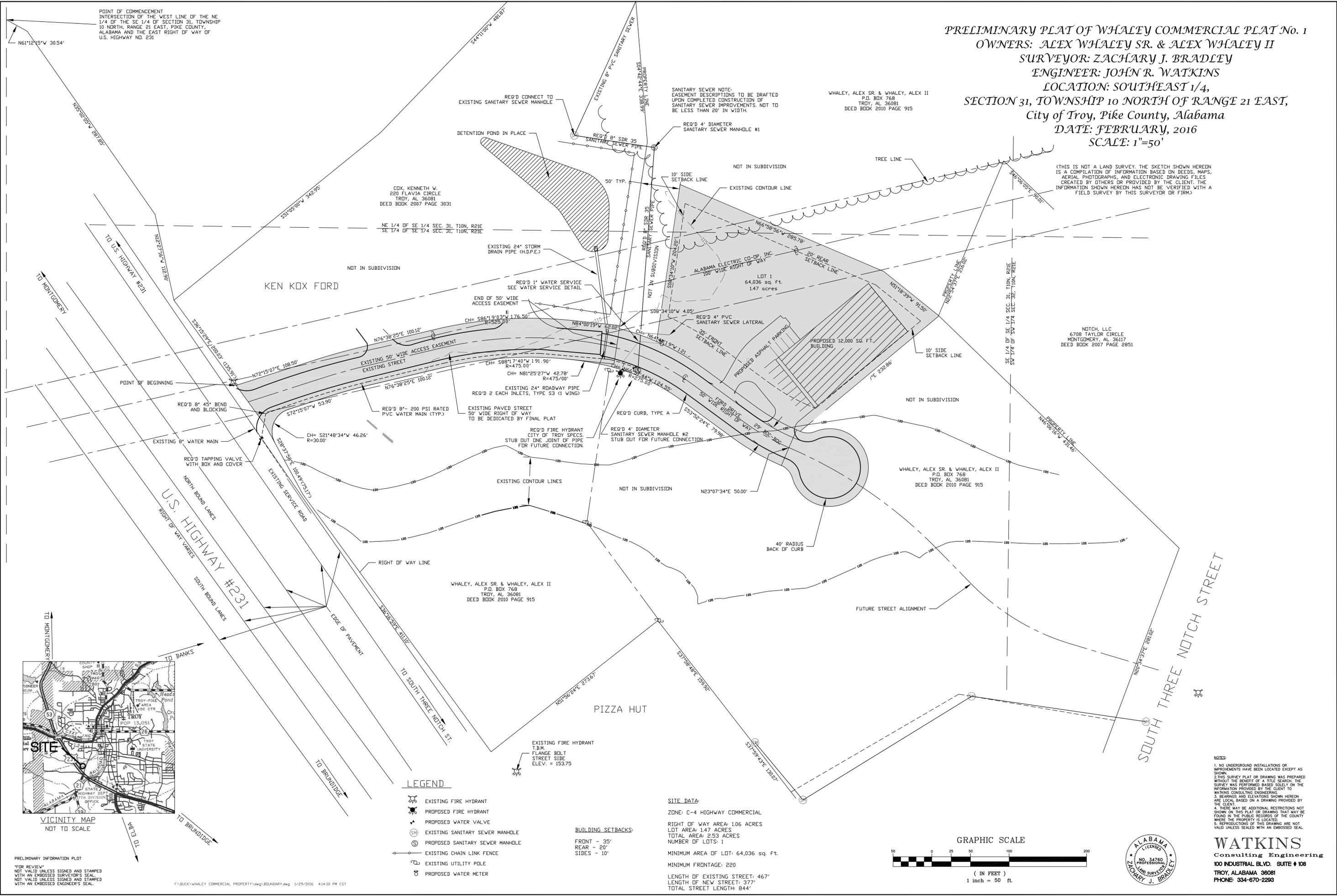
MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR

P.O. Box 549 • 301 Charles W. Meeks Avenue • Troy, Alabama 36081 • Tel: (334) 670.6058 • Fax: (334) 670.6078
www.troyal.gov • planning@troyal.info

POINT OF COMMENCEMENT
INTERSECTION OF THE WEST LINE OF THE NE
1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP
10 NORTH, RANGE 21 EAST, PIKE COUNTY,
ALABAMA AND THE EAST RIGHT OF WAY OF
U.S. HIGHWAY NO. 231

PRELIMINARY PLAT OF WHALEY COMMERCIAL PLAT No. 1
OWNERS: ALEX WHALEY SR. & ALEX WHALEY II
SURVEYOR: ZACHARY J. BRADLEY
ENGINEER: JOHN R. WATKINS
LOCATION: SOUTHEAST 1/4,
SECTION 31, TOWNSHIP 10 NORTH OF RANGE 21 EAST,
City of Troy, Pike County, Alabama
DATE: FEBRUARY, 2016
SCALE: 1"=50'

(THIS IS NOT A LAND SURVEY. THE SKETCH SHOWN HEREON
IS A COMPILATION OF INFORMATION BASED ON DEEDS, MAPS,
AERIAL PHOTOGRAPHS, AND ELECTRONIC DRAWING FILES
CREATED BY OTHERS OR PROVIDED BY THE CLIENT. THE
INFORMATION SHOWN HEREON HAS NOT BEEN VERIFIED WITH A
FIELD SURVEY BY THIS SURVEYOR OR FIRM)



WHALEY, ALEX SR. & WHALEY, ALEX II
P.O. BOX 768
TROY, AL 36081
DEED BOOK 2010 PAGE 915

NOTCH, LLC
6708 TAYLOR CIRCLE
MONTGOMERY, AL 36117
DEED BOOK 2007 PAGE 2851

WHALEY, ALEX SR. & WHALEY, ALEX II
P.O. BOX 768
TROY, AL 36081
DEED BOOK 2010 PAGE 915

WHALEY, ALEX SR. & WHALEY, ALEX II
P.O. BOX 768
TROY, AL 36081
DEED BOOK 2010 PAGE 915



VICINITY MAP
NOT TO SCALE

LEGEND

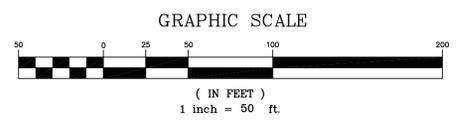
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY POLE
- PROPOSED WATER METER

BUILDING SETBACKS:

- FRONT - 35'
- REAR - 20'
- SIDES - 10'

SITE DATA:

ZONE: C-4 HIGHWAY COMMERCIAL
 RIGHT OF WAY AREA: 1.06 ACRES
 LOT AREA: 1.47 ACRES
 TOTAL AREA: 2.53 ACRES
 NUMBER OF LOTS: 1
 MINIMUM AREA OF LOT: 64,036 sq. ft.
 MINIMUM FRONTAGE: 220'
 LENGTH OF EXISTING STREET: 467'
 LENGTH OF NEW STREET: 377'
 TOTAL STREET LENGTH: 844'



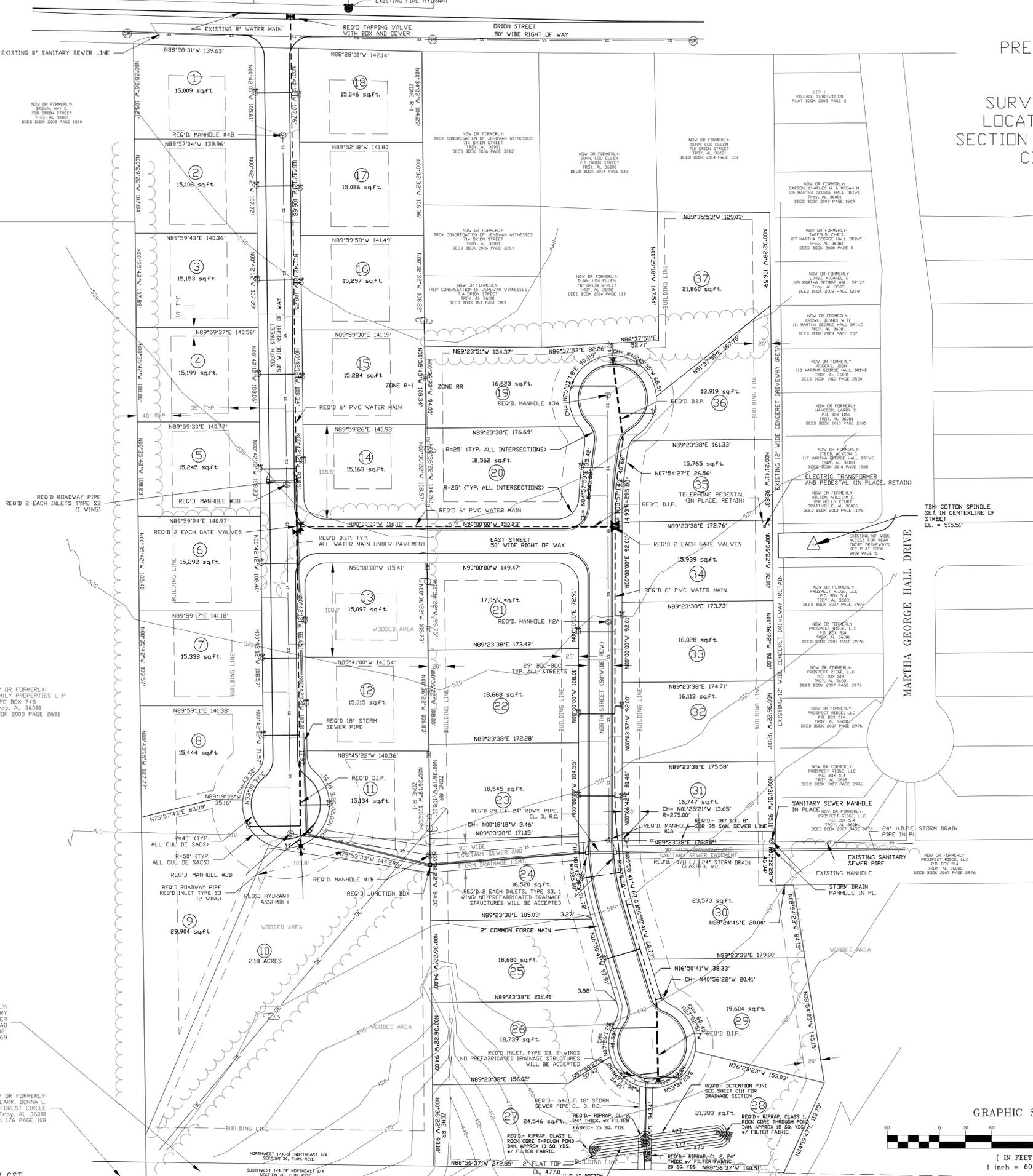
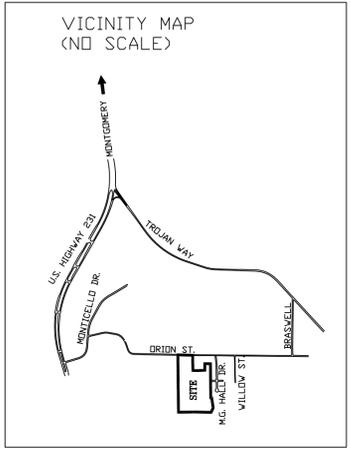
WATKINS
 Consulting Engineering
 100 INDUSTRIAL BLVD. SUITE # 108
 TROY, ALABAMA 36081
 PHONE: 334-670-2293

- NOTES:**
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 2. THIS SURVEY PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE INFORMATION PROVIDED BY THE CLIENT TO WATKINS CONSULTING ENGINEERING.
 3. BEARINGS AND ELEVATIONS SHOWN HEREON ARE LOCAL, BASED ON A DRAWING PROVIDED BY THE CLIENT.
 4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT OR DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
 5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

PRELIMINARY INFORMATION PLAT
 FOR REVIEW
 NOT VALID UNLESS SIGNED AND STAMPED WITH AN EMBOSSED SURVEYOR'S SEAL.
 NOT VALID UNLESS SIGNED AND STAMPED WITH AN EMBOSSED ENGINEER'S SEAL.

NOW OR FORMERLY: WALDEN, DANNY H. & DYVA S. 723 ORION STREET TROY, AL 36081 DEED BOOK 181 PAGE 713
 NOW OR FORMERLY: ALDRIDGE, JOHN W. & BARBARA 721 ORION STREET TROY, AL 36081 DEED BOOK 178 PAGE 413
 NOW OR FORMERLY: SHIFFRIN, SHARON E. & SARAH M. 719 ORION STREET TROY, AL 36081 DEED BOOK 204 PAGE 2134
 NOW OR FORMERLY: BAILEY, ANANDA D. 717 ORION STREET TROY, AL 36081 DEED BOOK 209 PAGE 967

PRELIMINARY PLAT OF BROWN SUBDIVISION
 OWNER: ROBERT C. BROWN
 ENGINEER: JOHN R. WATKINS
 SURVEYOR: WATKINS CONSULTING ENGINEERING
 LOCATION: NORTHWEST 1/4 OF NORTHEAST 1/4,
 SECTION 30, TOWNSHIP 10 NORTH OF RANGE 21 EAST
 CITY OF TROY, PIKE COUNTY, ALABAMA
 DATE: FEBRUARY, 2016
 SCALE: 1"=60'



SITE DATA
 GROSS AREA: 19.1 ACRES
 TOTAL LOT AREA: 16.5 ACRES
 TOTAL RIGHT OF WAY AREA: 2.6 ACRES
 ZONE: RR AND R-1
 LOTS: 37

PROPERTY ZONED RR (PH50 lots/setbacks)
 LOT NUMBERS 19 THRU 37 (19 LOTS)
 BUILDING SETBACKS:
 FRONT: 20'
 REAR: 20'
 SIDE: 10' and 5 or average of 8'

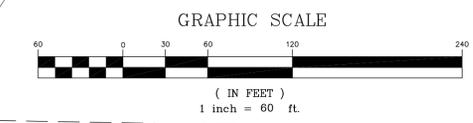
PROPERTY ZONED R-1
 LOT NUMBERS 1 THRU 18
 BUILDING SETBACKS:
 FRONT: 35'
 REAR: 40'
 SIDE: 10'

NOW OR FORMERLY:
 BEARD FAMILY PROPERTIES L P
 PO BOX 745
 TROY, AL 36081
 DEED BOOK 2005 PAGE 2681

NOW OR FORMERLY:
 CARRILL STREET CEMETERY
 DOROTHY G BELCHER
 518 BARRON ROAD
 TROY, AL 36081
 DEED BOOK 156 PAGE 369

NOW OR FORMERLY:
 SCHUBERT, CHRISTOPHER L. & CLARK, DONNA L.
 409 FOREST CIRCLE
 TROY, AL 36081
 DEED BOOK 176 PAGE 108

- LEGEND**
- BOC BACK OF CURB
 - CHD CHORD
 - SS SANITARY SEWER PIPE
 - SM SEWER MANHOLE
 - FH FIRE HYDRANT
 - NWM NEW WATER METER
 - TL TREE LINE
 - UP UTILITY POLE
 - GW GUY WIRE
 - OE OVERHEAD ELECTRIC LINES



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