

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

April 1, 2016

9:00 AM

Council Chambers, City Hall, Troy

(Reconvened from the March 24, 2016 Meeting.)

(Items decided at the March 24, 2016 Meeting have been removed from this agenda.)

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

PUBLIC HEARING:

REZONING REQUEST

PRESENTED BY: Mr. Walter H. Stell, Survey South

SUBJECT: Request to rezone 50.08+/- acres located south of US Hwy 231, east of S. Franklin Drive, and west of, but not including, 1421 US Hwy 231S from C4: Highway Commercial Zoning District and RR: Reserved Residential Zoning District to the following: 21.68+/- acres to C4: Highway Commercial Zoning District and 28.40+/- acres to M1: Light Industrial Zoning District.

OTHER BUSINESS

ADMINISTRATIVE MATTERS

ADJOURNMENT

"The smallest act of kindness is worth more than the grandest intention."

- Oscar Wilde

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

**PROPOSED REZONING OF
A PORTION OF THE SE 1/4 OF
SECTION 4 AND A PORTION OF THE
NE 1/4 OF SECTION 9, ALL IN
TOWNSHIP 9 NORTH, RANGE 21 EAST,
PIKE COUNTY, ALABAMA**

STATE OF ALABAMA
COUNTY OF PIKE

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DESCRIPTIONS:

Parcel A (Proposed C-4 Zoning)

A parcel of land lying on the South side of U.S. Highway No. 231 and on the East side of Franklin Drive and being a portion of the SE 1/4 of the SE 1/4 of Section 4 and a portion of the NE 1/4 of the NE 1/4 of Section 9, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 9; thence S 88°41'39" E 1351.70 feet; thence N 02°21'55" W 968.13 feet to a point lying on the East right of way of the Franklin Drive Extension (currently under construction); thence along said right of way around a curve to the left with a radius of 650.00 feet, a curve length of 72.51 feet and having a chord bearing and distance of N 04°26'24" E 72.48 feet; thence continuing along said right of way N 01°14'39" E 261.09 feet to the point of beginning of the parcel of land herein described; thence continuing along said right of way N 01°14'39" E 354.47 feet; thence continuing along said right of way N 88°45'21" W 25.00 feet to a point lying on the East right of way of Franklin Drive (existing); thence along said right of way N 01°24'28" E 278.71 feet to a point lying on the South right of way of U.S. Highway No. 231; thence along the South right of way of U.S. Highway No. 231 S 68°28'45" E 124.36 feet; thence continuing along said right of way S 71°30'33" E 200.30 feet; thence continuing along said right of way S 68°38'30" E 1066.30 feet; thence leaving said right of way S 00°00'30" W 227.60 feet; thence S 00°00'36" W 598.38 feet; thence N 61°49'41" W 1461.31 feet to the point of beginning. Said Parcel containing 21.68 Acres more or less.

Parcel B (Proposed M-1 Zoning)

A parcel of land lying South of, but not contiguous to, U.S. Highway No. 231 and on the East side of the Franklin Drive Extension and being a portion of the NE 1/4 of the NE 1/4 of Section 9, Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the NE 1/4 of said Section 9; thence S 88°41'39" E 1351.70 feet to the point of beginning of the parcel of land herein described; thence N 02°21'55" W 968.13 feet to a point lying on the East right of way of the Franklin Drive Extension (currently under construction); thence along said right of way around a curve to the left with a radius of 650.00 feet, a curve length of 72.51 feet and having a chord bearing and distance of N 04°26'24" E 72.48 feet; thence continuing along said right of way N 01°14'39" E 261.09 feet; thence S 61°49'41" E 1461.31 feet; thence S 01°19'53" W 639.22 feet; thence N 88°41'39" W 1244.99 feet to the point of beginning. Said Parcel containing 28.40 Acres more or less.

WITNESS MY HAND AND SEAL THIS THE 29TH DAY OF FEBRUARY, 2016.

WALTER H. STELL, ALABAMA PLS #20898

NOW OR FORMERLY
THOMAS
D.B. 2003, PAGE 462
CURRENT ZONING VARIES
PARCEL NO.: 55-17-02-10-2-002-002.000
H. FRANK THOMAS III
2855 ZELDA ROAD
MONTGOMERY, AL 36106

- LEGEND:
- = EXISTING PROPERTY CORNER
 - = SET PIN
 - ⊕ = UTILITY POLE
 - e — = OVERHEAD UTILITIES
 - = CONCRETE MONUMENT

- NOTES:
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
 3. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
 4. BEARINGS ARE BASED ON A PREVIOUS SURVEY BOTTS & RAY DATED 02-23-05.
 5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
 6. THE REAL PROPERTY SHOWN HEREON IS A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 55, PAGE 137 AND W.B. DD, PAGE 85 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

NOW OR FORMERLY
TROY MARKET PLACE
D.B. 2004, PAGE 909
CURRENT ZONING C-4
PARCEL NO.: 55-17-02-04-4-004-002.003
TROY MARKETPLACE LLC
455 FAIRWAY DRIVE FLOOR 3 SUITE 301
DEERFIELD BEACH, FL 33441

**FRANKLIN DRIVE
(ROW VARIES)**
(SOUTH 1/2 OF FRANKLIN DRIVE
UNIMPROVED AT TIME OF THIS SURVEY)

**PARCEL A
21.68 ACRES±
PROPOSED C-4 ZONING**

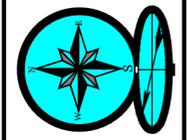
**PARCEL B
28.40 ACRES±
PROPOSED M-1 ZONING**

NOW OR FORMERLY
THOMAS AND STELL
D.B. 2014, PAGE 1970
CURRENT ZONING: M-1
PARCEL NO.: 55-17-02-09-1-001-001.001
H. FRANK THOMAS III
WALTER H. STELL
P.O. BOX 514
TROY, AL 36081

NOW OR FORMERLY
THOMAS
D.B. 2003, PAGE 462
CURRENT ZONING VARIES
PARCEL NO.: 55-17-02-09-1-001-002.000
H. FRANK THOMAS III
2855 ZELDA ROAD
MONTGOMERY, AL 36106



SURVEY SOUTH
LAND SURVEYING AND LAND PLANNING
A DIVISION OF
ENVIRONMENTAL PRECISION ASSOCIATES, INC.
RT. 1, BOX 514
P.O. BOX 514
TROY, ALABAMA 36081
email: w.stell@epcobs.net



**PROPOSED REZONING OF
A PORTION OF THE SE 1/4 OF
SECTION 4 AND A PORTION OF THE
NE 1/4 OF SECTION 9, ALL IN
TOWNSHIP 9 NORTH, RANGE 21 EAST,
PIKE COUNTY, ALABAMA**



DRAWN BY: D.F.S.
CHECKED BY: W.H.S.
SURVEY DATE: FEB 2016
DRAWING DATE: 02-29-2016
FLD. BK.: ELECTRONIC
SCALE: 1"=200'
DRAWING NAME: 16-043R
LAST REVISION: