

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 28, 2016

4:00 PM

Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: March 24, 2016 Meeting

PUBLIC HEARING:

FINAL PLAT APPROVAL REQUEST

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

SUBJECT: Request final plat approval of the **Resubdivision of Lots 7, 9, 11, 12, and Private Road Parcel of Forest Hill Estates** located to located on the north side of US Highway 29 N (N. Three Notch Street) 1,500± feet east of Needmore Road in an RR: Reserved Residential and M1: Light Industrial Zoning District.

OTHER BUSINESS

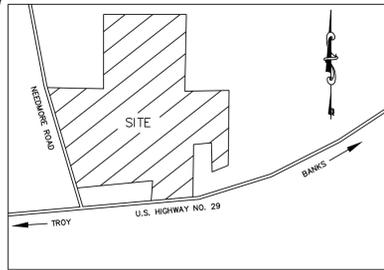
ADMINISTRATIVE MATTERS

ADJOURNMENT

"I don't know what your destiny will be, but one thing I know: the only ones among you who will be really happy are those who have sought and found how to serve." - *Albert Schweitzer*

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



VICINITY MAP (n.t.s.)

NOW OR FORMERLY
KC LLC
DB 194, 170
224 COUNTRYSIDE DRIVE
TROY, AL. 36081

NOW OR FORMERLY
DAVID AND LAWANDA PAUL
DB 2004, 2694
319 NEEDMORE ROAD
TROY, AL. 36081

NOW OR FORMERLY
STEVEN POWELL & BARBARA LASAGE
DB 43, 411
11625 CLEAR CREEK DRIVE
PENSACOLA, FL. 32514

NOW OR FORMERLY
MOSES LOGAN
DB 170, 492
104 LAUREL LANE
TROY, AL. 36081

NOW OR FORMERLY
MOSES LOGAN
DB 170, 492
104 LAUREL LANE
TROY, AL. 36081

NOW OR FORMERLY
STEVEN POWELL & BARBARA LASAGE
DB 43, 411
11625 CLEAR CREEK DRIVE
PENSACOLA, FL. 32514

FINAL PLAT OF THE RESUBDIVISION OF LOTS 7, 9, 11, 12 AND ROAD PARCEL OF FOREST HILL ESTATES

SUBDIVISION
CITY OF TROY, PIKE COUNTY
ALABAMA
DEVELOPED BY: MR. DAVID ADAMS

DEDICATION

WE, DAVID ADAMS, AS MEMBER OF DLAJ L.L.C. (LIMITED LIABILITY CORPORATION), ANDREW R. BREWER (LOT 12) AND TRACEY AND CYNTHIA MCNABB (LOT 7), HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS FOREST HILL SUBDIVISION, IN THE CITY OF TROY, PIKE COUNTY, ALABAMA, AND THAT ANY DRIVES, ALLEYS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

DAVID ADAMS

ANDREW R. BREWER

TRACEY MCNABB

CYNTHIA MCNABB

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

DESCRIPTION:

A parcel of land lying on the North side of U.S. Highway No. 29 and on the East side of Pike County Road No. 7708 and being a portion of the SE ¼ of Section 16 and a portion of the NE ¼ of Section 21, all in Township 10 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Northeast corner of said Section 21, said point being the point of beginning of the parcel of land herein described; thence S 0°04'14" W 595.30 feet to a point lying on the North right of way of U.S. Highway No. 29; thence along said right of way S 53°34'52" W 204.15 feet; thence leaving said right of way N 0°06'45" E 483.79 feet; thence S 64°54'29" W 210.05 feet; thence S 0°08'01" W 504.62 feet; thence S 62°07'39" W 74.96 feet; thence S 0°02'17" W 119.83 feet to a point lying on the North right of way of U.S. Highway No. 29; thence along said right of way S 62°15'00" W 770.18 feet; thence leaving said right of way N 07°11'00" W 137.60 feet; thence S 67°57'00" W 253.30 feet; thence S 60°36'00" W 147.70 feet; thence S 64°25'00" W 622.30 feet to a point lying on the East right of way of Pike County Road No. 7708; thence along said right of way around a curve to the left with a radius of 6103.24 feet, a curve length of 940.10 feet and having a chord bearing and distance of N 18°17'13" W 939.17 feet; thence continuing along said right of way N 15°48'29" W 771.21 feet; thence leaving said right of way S 87°34'55" E 575.07 feet; thence N 00°35'16" W 1349.00 feet; thence N 89°47'50" E 659.69 feet; thence N 89°48'15" E 660.01 feet; thence S 00°34'16" E 1330.00 feet; thence N 89°55'49" E 658.10 feet to the point of beginning. Said parcel containing 103.90 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC., SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 2016.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

STATE OF ALABAMA
COUNTY OF PIKE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MERTON WEEDMAN AND WALTER H. STELL, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE KNOWN TO ME, APPEARED BEFORE ME AND ACKNOWLEDGED THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE UTILITY DEPARTMENT OF THE CITY OF TROY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

UTILITY MANAGER, CITY OF TROY

CERTIFICATE OF APPROVAL BY THE PIKE COUNTY HEALTH DEPARTMENT

THIS PLAT IS ENDORSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIKE COUNTY COMMISSION AND IS EXEMPT FROM THE SUBDIVISION APPROVAL REQUIREMENTS OF THE ALABAMA DEPARTMENT OF PUBLIC HEALTH PURSUANT TO ALABAMA ADMINISTRATIVE CODE, CHAPTER 420-3-1-17(6). BUYERS ARE DIRECTED TO THE PIKE COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL REQUIREMENTS FOR THE CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS ON INDIVIDUAL LOTS.

DATE PIKE COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA
SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE ____ DAY OF _____, 2016, AT ____ O'CLOCK ____ M., AND RECORDED IN PLAT BOOK ____ PAGE ____ RECORDING FEE \$ ____ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

- NOTES:**
1. THE OWNER / DEVELOPER MAINTAINS A 20' UTILITY EASEMENT ALONG ALL LOT LINES.
 2. PUBLIC WATER IS AVAILABLE TO ALL LOTS SHOWN HEREON.
 3. UTILITIES TO ALL BUILDINGS WILL BE UNDERGROUND AFTER LEAVING EXISTING STRUCTURES.
 4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
 6. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-L.S.
 7. ALL LOTS ARE SUBJECT TO PROTECTIVE COVENANTS THAT ARE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

POINT OF COMMENCEMENT AND POINT OF BEGINNING - NORTHEAST CORNER OF SECTION 21, TOWNSHIP 10 NORTH RANGE 21 EAST, PIKE COUNTY, ALABAMA

NEEDMORE ROAD (ROW VARIES)

PRIVATE ROADWAY PARCEL OWNED JOINTLY BY EACH LOT

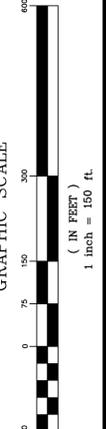
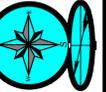
U.S. HIGHWAY NO. 29 (ROW VARIES)

BUILDING SETBACKS:
FRONT: 40 FEET (UNLESS OTHERWISE SHOWN)
SIDE: 20 FEET
REAR: 40 FEET

SITE DATA	
ACREAGE:	103.90 ACRES
ZONE:	M1 AND RR
LOTS:	12

PROPERTY OWNERS		
DESIGNATION	OWNER	DEED BOOK/PAGE ADDRESS
A	FLOYD CONSTRUCTION	183 / 402 P.O. BOX 485, TROY, AL. 36081
B	BARRY HICKMAN	WB F / 24 305 JANE ROAD, TROY, AL. 36079
C	LUIGI REDMON, SR.	179 / 107 1840 N. THREE NOTCH ST., TROY, AL. 36081
D	SAME AS C	
E	WILLIE MAE JONES	190 / 639 1842 N. THREE NOTCH ST., TROY, AL. 36081
F	MERTON WEEDMAN	2007 / 572 12689 U.S. HIGHWAY NO. 231, TROY, AL. 36081
G	SAME AS F	
H	SAME AS G	
I	JAMES POWELL	115 / 841 1871 N. THREE NOTCH ST., TROY, AL. 36081

SURVEY SOUTH
LAND SURVEYING AND LAND PLANNING
A DIVISION OF
ENVIRONMENTAL PRECISION ASSOCIATES, INC.
11625 CLEAR CREEK DRIVE
PENSACOLA, FL 32514
TEL: 904.399.1000
WWW.EPA-SURVEYING.COM



REVISIONS	DESCRIPTION	DRAWN	APPROVED

DRAWN BY: W.H.S.
CHECKED BY: D.F.S.
SURVEY DATE: APRIL 2016
DRAWING DATE: 04-10-2016
FLD. BK.: ELECTRONIC
SCALE: 1" = 150'
DRAWING NAME: 16-077
SHEET 1 OF 1