

**JASON A. REEVES**  
*Mayor*

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

**GREG MEEKS**  
*District 2 Councilman*

# CITY OF TROY



**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

July 28, 2016

4:00 PM

Council Chambers, City Hall, Troy

#### CALL TO ORDER

#### ROLL CALL

#### CHAIRMAN'S MESSAGE

#### SECRETARY'S REPORT

**APPROVAL OF MINUTES:** June 23, 2016 Meeting

#### PUBLIC HEARINGS:

##### FINAL PLAT APPROVAL REQUEST

**PRESENTED BY:** Zachary Bradley, Watkins Consulting Engineering

**REPRESENTING:** Anthony Kilpatrick

**SUBJECT:** Request final plat approval of the **Fox Ridge Subdivision** located on the east side of Henderson Highway between, but not including, 1880 & 2278 Henderson Hwy in the RR: Reserved Residential Zoning District.

##### FINAL PLAT APPROVAL REQUEST

**PRESENTED BY:** Walt Stell, Survey South

**REPRESENTING:** Todd Kreis

**SUBJECT:** Request final plat approval of the **Re-Subdivision of Lots 10, 11 and 12, Block D of Meadowgrove Subdivision Phase 1** located south of, but not including, 230 McPherson Drive and west of, but not including, 141 Vicki Lane in the R2: Medium Density Residential Zoning District.

#### OTHER BUSINESS:

Downtown Plan – Vision 2026 Preliminary Design & Façade Study

#### ADMINISTRATIVE MATTERS:

Committee & Departmental Reports

#### ADJOURNMENT

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Believe in something larger than yourself. . . . Get involved in the big ideas of your time.

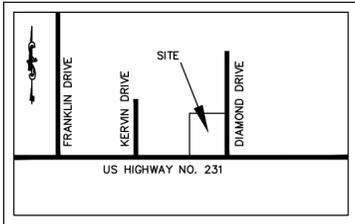
– Barbara Bush

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**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 (NTS)

SETBACKS:

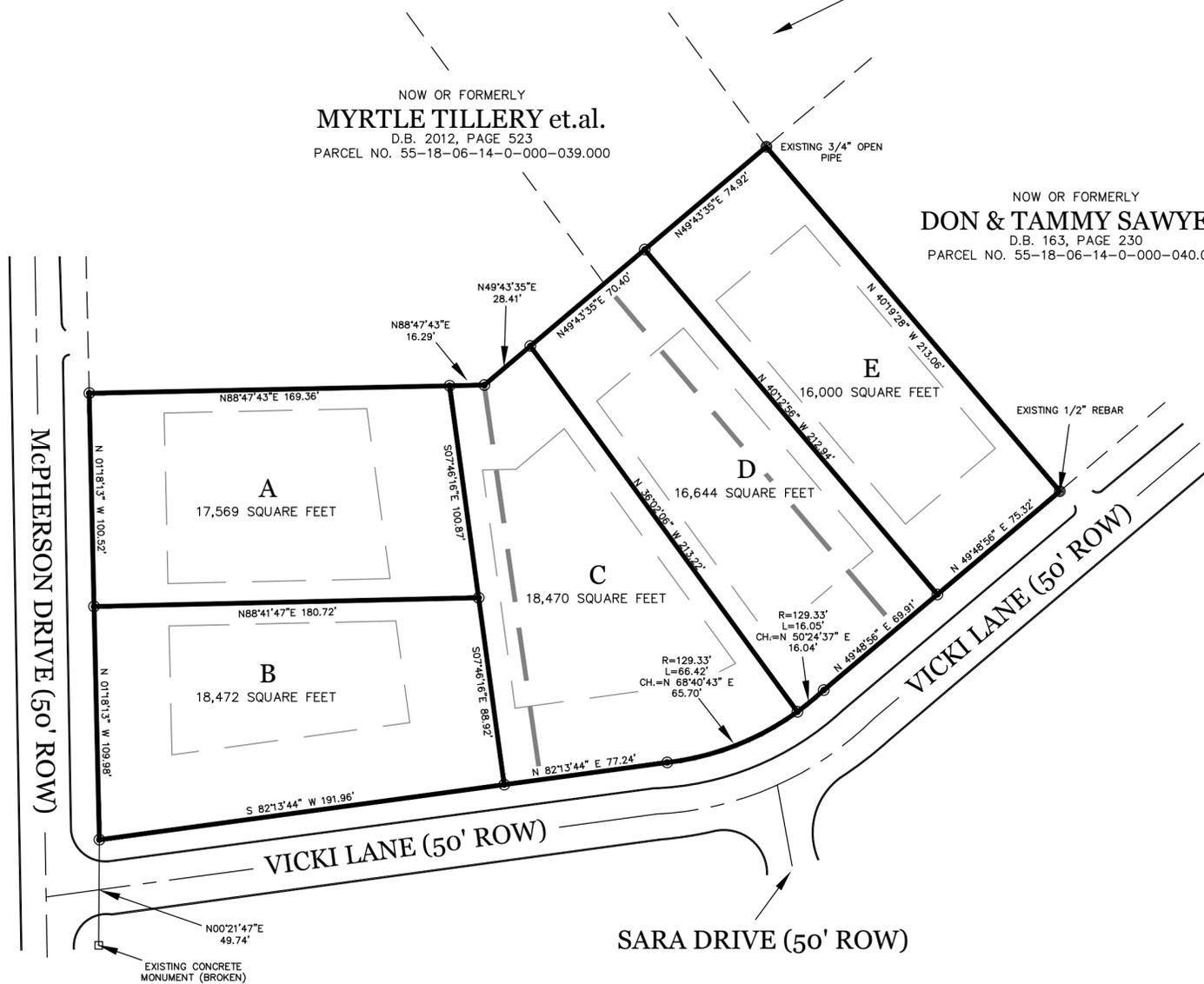
FRONT: 35'  
SIDE: 10'  
REAR: 40'

RE-SUBDIVISION OF  
LOTS 10, 11 AND 12, BLOCK D  
ACCORDING TO THE PLAT OF  
MEADOWGROVE SUBDIVISION PHASE 1  
AS RECORDED IN PLAT BOOK 2  
AT PAGE 124, IN THE CITY OF TROY,  
PIKE COUNTY, ALABAMA

NOW OR FORMERLY  
**MYRTLE TILLERY et.al.**  
D.B. 2012, PAGE 523  
PARCEL NO. 55-18-06-14-0-000-039.000

NOW OR FORMERLY  
**MYRTLE TILLERY et.al.**  
D.B. 2012, PAGE 523  
PARCEL NO. 55-18-06-14-0-000-039.000

NOW OR FORMERLY  
**DON & TAMMY SAWYER**  
D.B. 163, PAGE 230  
PARCEL NO. 55-18-06-14-0-000-040.000



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

SITE DATA	
ACREAGE:	2.00 ACRES
ZONE:	R-2
LOTS:	5

- NOTES:
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
  - EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-L5.
  - BEARINGS ARE BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM.
  - REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
  - THE REAL PROPERTY SHOWN HEREON IS THAT SAME REAL PROPERTY DESCRIBED IN DEED BOOK 2012, PAGE 523 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.
  - DEVELOPER RESERVES A 5' EASEMENT ALONG AND ON EACH SIDE OF ALL PROPERTY LINES WITHIN THIS DEVELOPMENT FOR UTILITIES AND DRAINAGE AS NEEDED.

DEDICATION

I, TODD KREIS, AS OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS "RESUBDIVISION OF LOTS 10, 11 AND 12, BLOCK D OF MEADOWGROVE SUBDIVISION PHASE 1" AND THAT ANY DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

TODD KREIS

STATE OF ALABAMA  
COUNTY OF PIKE

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT TODD KREIS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_.

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:

LOTS 10, 11 AND 12, BLOCK "D" ACCORDING TO THE PLAT OF MEADOWGROVE, PHASE I AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

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

CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT

THE ELECTRIC, WATER AND SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY UTILITY DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

UTILITY DEPARTMENT, CITY OF TROY, AL

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 \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA  
SECRETARY

CERTIFICATE OF APPROVAL BY THE PIKE COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE PIKE COUNTY LHD. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO ONSITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

PUBLIC HEALTH ENVIRONMENTALIST, PIKE COUNTY, ALABAMA

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 \_\_\_\_\_, 20\_\_\_\_.

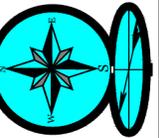
COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA  
COUNTY OF PIKE

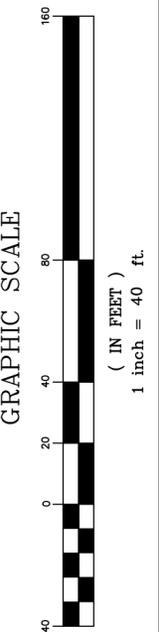
I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, RECORDING FEE \$ \_\_\_\_\_ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

SURVEY SOUTH  
LAND SURVEYING AND LAND PLANNING  
A DIVISION OF  
ENVIRONMENTAL PRECISION ASSOCIATES, INC.  
P.O. BOX 514  
TROY, ALABAMA 36081  
TELEPHONE (334) 807-0026  
email: w\_stell@roycable.net



RE-SUBDIVISION OF  
LOTS 10, 11 AND 12, BLOCK D  
ACCORDING TO THE PLAT OF  
MEADOWGROVE SUBDIVISION PHASE 1  
AS RECORDED IN PLAT BOOK 2  
AT PAGE 124, IN THE CITY OF TROY,  
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DRAWN BY:	D.F.S.
CHECKED BY:	W.H.S.
SURVEY DATE:	06-29-2016
DRAWING DATE:	06-30-2016
FLD. BK.:	ELECTRONIC
SCALE:	1" = 40'
DRAWING NAME:	16-151
LAST REVISION:	