

JASON A. REEVES
Mayor

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

GREG MEEKS
District 2 Councilman

CITY OF TROY



PLANNING AND ZONING

JOHN H. WITHERINGTON
Council President, District 4

MARCUS PARAMORE
District 3 Councilman

DEJERILYN KING HENDERSON
District 5 Councilwoman

TROY PLANNING COMMISSION AGENDA

November 17, 2016 | 3:00 PM
Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: October 27, 2016 Meeting

PUBLIC HEARINGS:

FINAL PLAT APPROVAL REQUEST

APPLICANT: Watkins Consulting Engineering

SUBJECT: Request final 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

APPLICANT: Watkins Consulting Engineering

SUBJECT: Request preliminary plat approval of the **Whaley Commercial Plat No. 2** located adjacent to and north/west of, but not including, 109 US Hwy 231 North and in between, but not including, 717 and 817 South Three Notch Street in the C4: Highway Commercial and C1: Neighborhood Commercial Zoning Districts.

FINAL PLAT APPROVAL REQUEST

APPLICANT: Mrs. Byrdie Larkin

SUBJECT: Request final plat approval of the **Larkin Subdivision** located at 114 & 116 East Fairview Street in the R3: High Density Residential Zoning District.

OTHER BUSINESS:

ADMINISTRATIVE MATTERS: Committee & Departmental Reports

ADJOURNMENT

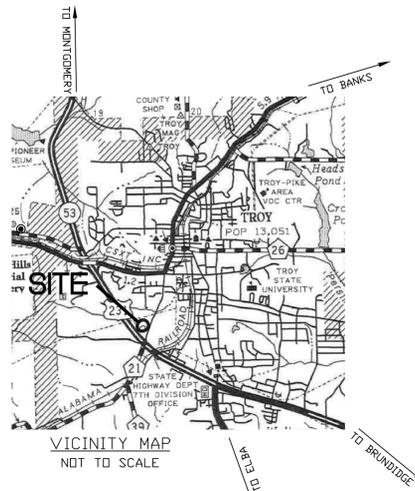
" Without continual growth and progress, such words as
improvement, achievement and success have no meaning."

-Ben Franklin - year 1731

MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR

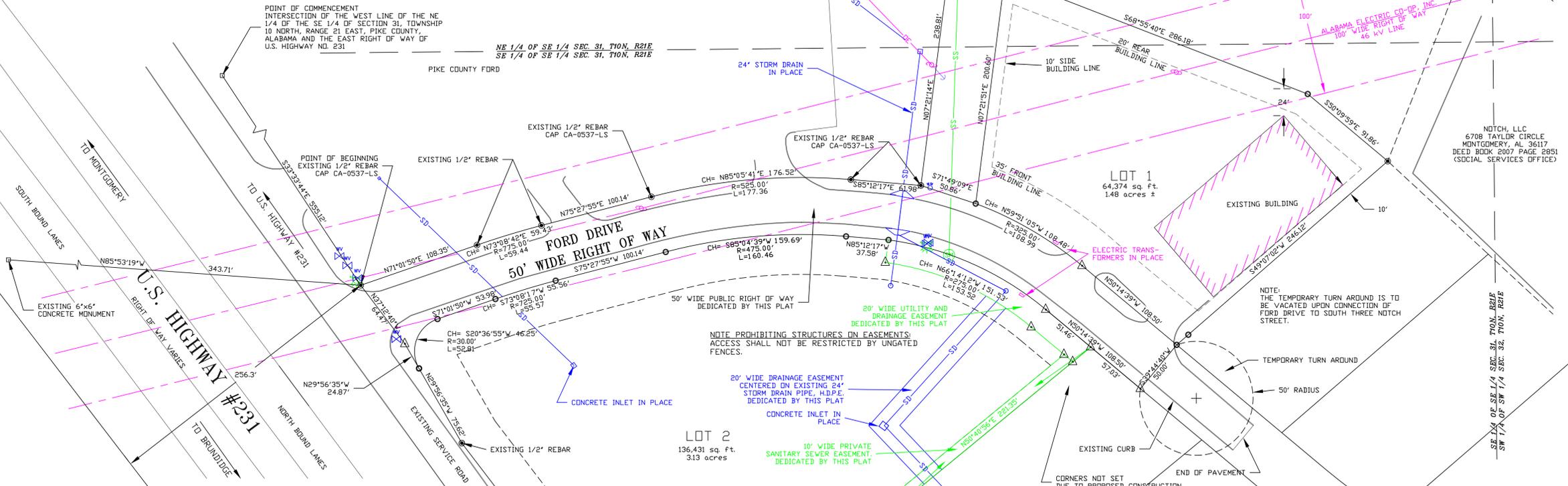
P.O. Box 549 • 301 Charles W. Meeks Avenue • Troy, Alabama 36081 • Tel: (334) 670.6058 • Fax: (334) 670.6078
www.troyal.gov • planning@troyal.info

WHALEY COMMERCIAL PLAT No. 1
 OWNERS: ALEX WHALEY & ALEX WHALEY II
 SURVEYOR: ZACHARY J. BRADLEY
 DESIGN ENGINEER: JOHN R. WATKINS
 LOCATION: SOUTHEAST 1/4,
 SECTION 31, TOWNSHIP 10 NORTH OF RANGE 21 EAST,
 City of Troy, Pike County, Alabama
 DATE: 30 OCTOBER 2016
 SCALE: 1"=50'



5.312 Uses Permitted Any retail or business as permitted or permitted on appeal in the C-2 District, Sections 5.292 and 5.293. Signs intended primarily for the tourist trade. Hotels, motels, filling stations or indoor repair of automobiles. Mobile home sales and service. Places of amusement and assembly. Signs as regulated in Section 6.21. Retirement or assisted-living facilities and nursing homes in accordance with the provisions of Section 6.29.
 (Section 5.312 as amended by Ordinance 395 dated October 27, 2015)

5.313 Uses Permitted on Appeal Large dry cleaners and laundries, manufacturing incidental to a retail trade business where articles are sold on the premises. Any use permitted or permitted on appeal in the R-3 District and subject to the requirements thereof.



LICENSED ENGINEER OF RECORD'S CERTIFICATE OF ENGINEERING DESIGN
 I, _____, the Licensed Engineer of Record for this subdivision, certify that the infrastructure installed, or proposed for installation, fully meets the designs, specifications, and plans as detailed in the engineering drawings for the subdivision as shown hereon as approved by the City of Troy.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2016.
 _____, Alabama Licensed Professional Engineer No. _____

CERTIFICATE OF APPROVAL BY 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 _____, 2016.

_____, Utility Department, City of Troy, Alabama

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
 I hereby certify: (1) that streets, drainage system, utilities, and other improvements have been installed in an acceptable manner according to City specifications, this the ____ day of _____, 2016.

_____, City Engineer, City of Troy, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
 The undersigned, as Engineer for Pike County, Alabama, hereby approves the plat as shown hereon for recordation in the office of the Judge of Probate, Pike County, Alabama, this the ____ day of _____, 2016.

_____, County Engineer, Pike County, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 The plat hereon is hereby approved by the Planning Commission of the City of Troy, Alabama, this the ____ day of _____, 2016.

_____, Secretary, Planning Commission of the City of Troy, Alabama

STATE OF ALABAMA
 COUNTY OF PIKE
 I hereby certify that this plat or map was filed in this office for record this the ____ day of _____, 2016, at _____ o'clock _____M., and recorded in Plat Book _____ Page _____, Recording Fee \$ _____.
 _____, Judge of Probate, Pike County, Alabama.

I, Zachary J. Bradley, a Professional Land Surveyor of Troy, Alabama hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief. And that the map or plot contained hereon is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the lots and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and names of streets. Said map further shows the relation of the land so plotted to the Government Survey and that permanent monuments have been placed at points marked as hereon shown.

We, ALEX WHALEY and ALEX WHALEY II, the owners of the real property shown on this plat, hereby join in the statement of Zachary J. Bradley, a Professional Licensed Surveyor of Alabama, and certify that it was and is our purpose to subdivide the lands so plotted as shown and hereby dedicate to public use forever all streets except those designated as private.

DESCRIPTION
 A parcel of land, a portion of the Southeast 1/4 of Section 31, Township 10 North of Range 21 East, City of Troy, Pike County, Alabama, lying on the east side of U.S. Highway #231, and being more particularly described as follows: Commencing at the intersection of the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 31 and the east right of way of U.S. Highway #231; thence South 33°33'44" East 555.12 feet to the point of beginning of the parcel herein described; thence North 71°01'50" East 108.35 feet; thence along a curve to the right with a radius of 775.00 feet a chord bearing and distance North 73°08'42" East 59.43 feet; thence North 75°27'55" East 100.14 feet; thence along a curve to the right with a radius of 525.00 feet a chord bearing and distance North 85°05'41" East 176.52 feet; thence South 85°12'17" East 61.98 feet; thence South 71°49'09" East 50.86 feet; thence North 07°21'51" East 200.60 feet; thence South 89°55'40" East 286.18 feet; thence South 50°09'59" East 91.86 feet; thence South 49°07'02" West 246.12 feet; thence South 39°44'40" West 50.00 feet; thence North 50°14'39" West 57.03 feet; thence South 50°40'56" West 491.29 feet to the east right of way of U.S. Highway #231; thence along said right of way North 27°31'36" West 286.32 feet; thence continue along said right of way North 29°56'35" West 75.62 feet; thence North 29°56'35" West 24.87 feet; thence North 37°12'40" West 64.47 feet back to the point of beginning and containing 5.47 acres, more or less.

I further certify that the Subject Property is located within the 100 year Flood Plain Zone X, Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency, Flood Insurance Rated Map 01109C0215C with an effective date of December 2, 2011.

According to my survey, this the 30th day of October 2016.
 Zachary J. Bradley, Alabama License Number 34760
 _____, ALEX WHALEY, Owner
 _____, ALEX WHALEY II, Owner

ELECTRONIC SIGNATURE
 DN 10/30/2016
 In witness whereof, we have hereunto set our hands on this the ____ day of _____, 2016.
 PRELIMINARY: NOT FOR RECORDING, IMPLEMENTATION, OR CONSTRUCTION.
 "FOR REVIEW ONLY"

Before me a Notary Public in and for said County and State personally appeared ALEX WHALEY, whose name is signed to the foregoing instrument and whose name is known to me, and who acknowledge the making of the foregoing instrument and signing of this plat to be their free act and deed.

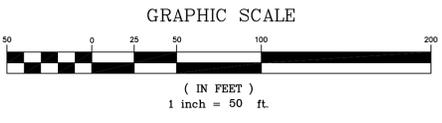
Before me a Notary Public in and for said County and State personally appeared ALEX WHALEY II, whose name is signed to the foregoing instrument and whose name is known to me, and who acknowledge the making of the foregoing instrument and signing of this plat to be their free act and deed.

In testimony whereof I have hereunto set my hand and affixed my official seal this the ____ day of _____, 2016.

_____, Notary Public
 My commission expires: _____

SITE DATA:
 ZONE: C-4 HIGHWAY COMMERCIAL
 RIGHT OF WAY AREA: 0.86 ACRES
 LOT AREA: 4.61 ACRES
 TOTAL AREA: 5.47 ACRES
 NUMBER OF LOTS: 2

BUILDING SETBACKS:
 FRONT - 35'
 REAR - 20'
 SIDES - 10'



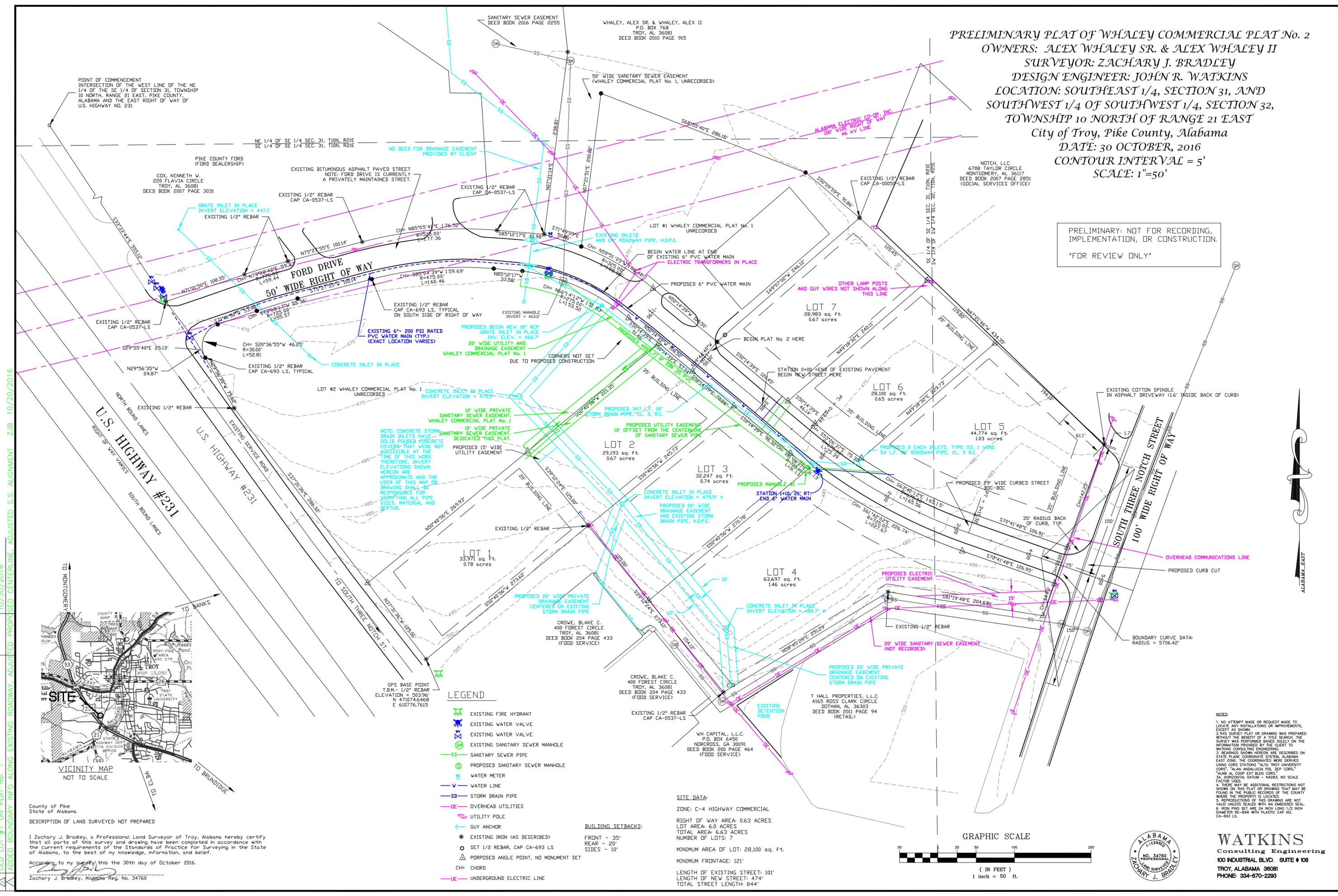
- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - SANITARY SEWER PIPE
 - WATER METER
 - STORM DRAIN PIPE
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - EXISTING IRON (AS DESCRIBED)
 - SET 1/2 REBAR, CAP CA-693 LS
 - ANGLE POINT, NO MONUMENT SET
 - CH= CHORD

- NOTES:**
1. NO ATTEMPT MADE OR REQUEST MADE TO LOCATE ANY INSTALLATIONS OR IMPROVEMENTS, EXCEPT AS SHOWN.
 2. THIS SURVEY PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEY WAS PERFORMED BASED SOLELY ON THE INFORMATION PROVIDED BY THE CLIENT TO WATKINS CONSULTING ENGINEERING.
 3. BEARINGS SHOWN HEREON ARE DESCRIBED ON STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE. THE COORDINATES WERE DERIVED USING CORS STATIONS "ALU TROY UNIVERSITY CORS", "ALU ANDALUSIA POL. DEP. CORS", "ALNE AL COOP EXT BLDG CORS".
 - 3A. HORIZONTAL DATUM - NAD83, NO SCALE FACTOR USED.
 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.
 6. IRON PINS SET ARE 24 INCH LONG 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP NO. CA-693 LS.

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

PRELIMINARY PLAT OF WHALEY COMMERCIAL PLAT No. 2
OWNERS: ALEX WHALEY SR. & ALEX WHALEY II
SURVEYOR: ZACHARY J. BRADLEY
DESIGN ENGINEER: JOHN R. WATKINS
LOCATION: SOUTHEAST 1/4, SECTION 31, AND
SOUTHWEST 1/4 OF SOUTHWEST 1/4, SECTION 32,
TOWNSHIP 10 NORTH OF RANGE 21 EAST
City of Troy, Pike County, Alabama
DATE: 30 OCTOBER, 2016
CONTOUR INTERVAL = 5'
SCALE: 1"=50'

PRELIMINARY: NOT FOR RECORDING,
 IMPLEMENTATION, OR CONSTRUCTION.
 "FOR REVIEW ONLY"



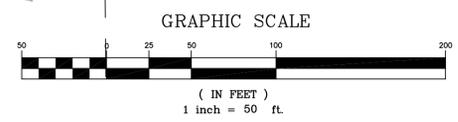
10/30/2016 10:20:2016 ZJB 10/20/2016
 OLD LOT #1 ON PLAT No. 1
 ADDED BOUNDARY INFO ALONG EXISTING ROADWAY, ADJUSTED S.S. ALIGNMENT



- LEGEND**
- EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER MANHOLE
 - WATER METER
 - WATER LINE
 - STORM DRAIN PIPE
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - GUY ANCHOR
 - EXISTING IRON (AS DESCRIBED)
 - SET 1/2 REBAR, CAP CA-693 LS
 - PROPOSED ANGLE POINT, NO MONUMENT SET
 - CH= CHORD
 - UNDERGROUND ELECTRIC LINE

BUILDING SETBACKS:
 FRONT - 35'
 REAR - 20'
 SIDES - 10'

SITE DATA:
 ZONE: C-4 HIGHWAY COMMERCIAL
 RIGHT OF WAY AREA: 0.63 ACRES
 LOT AREA: 6.0 ACRES
 TOTAL AREA: 6.63 ACRES
 NUMBER OF LOTS: 7
 MINIMUM AREA OF LOT: 28,100 sq. ft.
 MINIMUM FRONTAGE: 121'
 LENGTH OF EXISTING STREET: 101'
 LENGTH OF NEW STREET: 474'
 TOTAL STREET LENGTH: 844'



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

County of Pike
 State of Alabama
 DESCRIPTION OF LAND SURVEYED: NOT PREPARED

I, Zachary J. Bradley, a Professional Land Surveyor of Troy, Alabama hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information, and belief.

According to my survey this the 30th day of October 2016.

Zachary J. Bradley, Alabama Reg. No. 34760

FINAL PLAT OF
LARKIN SUBDIVISION
A DIVISION OF BYRDIE LARKIN PROPERTY
LOCATION SW1/4 OF NE1/4,
SECTION 29, T-10-N, R-21-E
CITY OF TROY, PIKE COUNTY, ALABAMA

OWNER'S CERTIFICATE

I (WE), _____, THE OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN THE STATEMENT OF ARTHUR L. SNELL JR., A PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF ALABAMA, AND CERTIFY THAT IT WAS AND IS OUR PURPOSE TO SUBDIVIDE THE LANDS SO PLATED AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS THE ____ DAY OF _____,

_____, OWNER

NOTARY'S ACKNOWLEDGEMENT OF THE DEDICATION CERTIFICATE

STATE OF ALABAMA
COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED WHOSE NAME IS KNOWN TO ME, AND WHO ACKNOWLEDGE THE MAKING OF THE FOREGOING INSTRUMENT AND SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS THE ____ DAY OF _____,

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT

THE ELECTRIC, WATER, AND SEWER 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 _____,

_____, UTILITY DEPARTMENT, CITY OF TROY, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

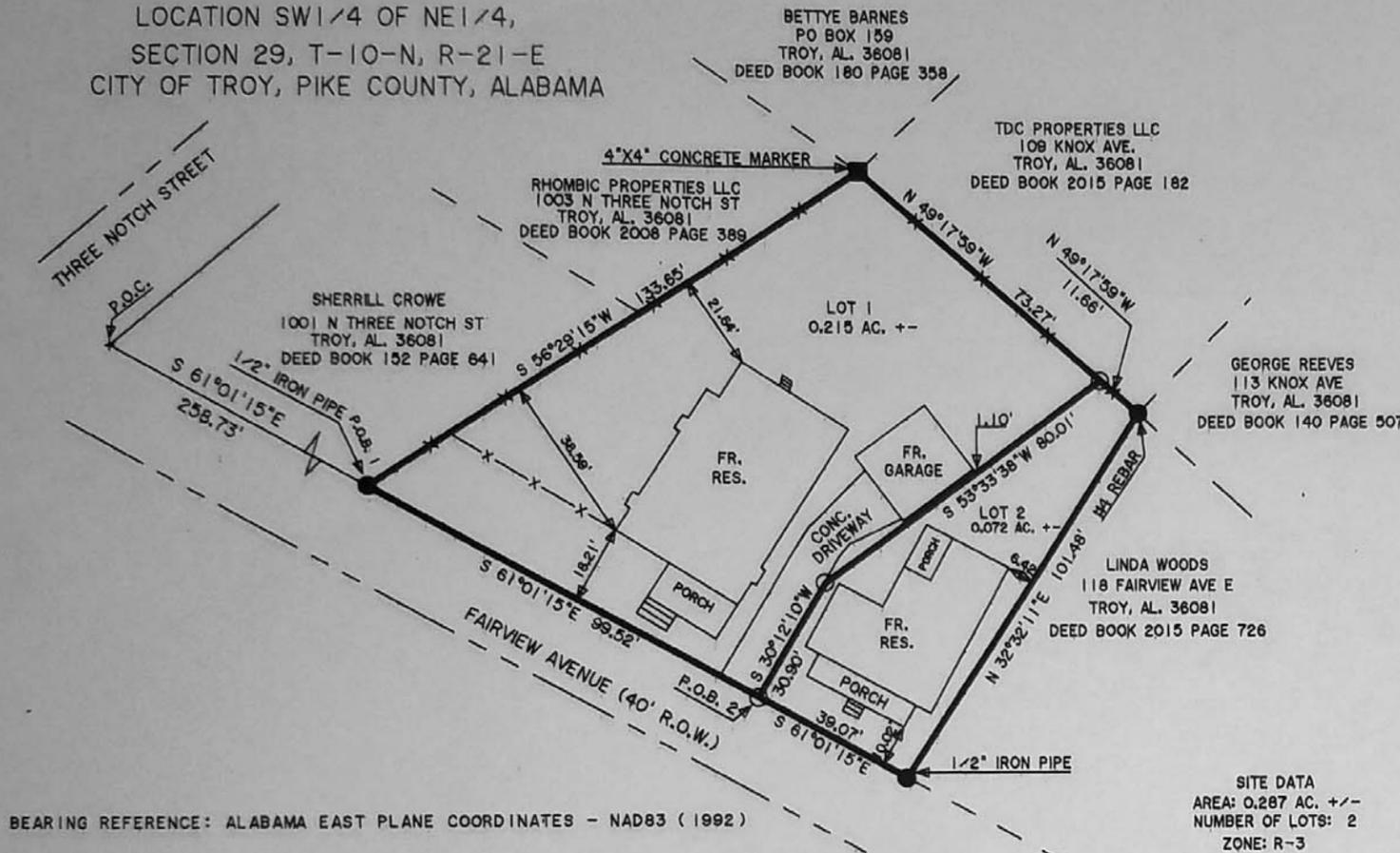
THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVES THE PLAT AS SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____,

_____, COUNTY ENGINEER, PIKE COUNTY, ALABAMA

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION SECRETARY THAT THE PLAT HAS BEEN APPROVED FOR RECORDING BY THE PROBATE JUDGE.

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

_____, SECRETARY, PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA

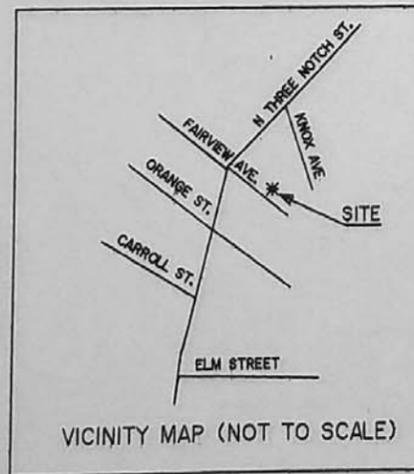
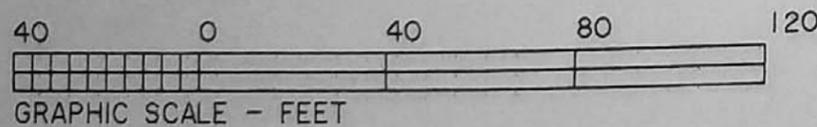


SITE DATA
AREA: 0.287 AC. +/-
NUMBER OF LOTS: 2
ZONE: R-3

BEARING REFERENCE: ALABAMA EAST PLANE COORDINATES - NAD83 (1992)

DESCRIPTION

A PARCEL OF LAND IN THE CITY OF TROY, PIKE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF THREE NOTCH STREET, AND THE NORTHEAST RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE, AND RUNNING THENCE SOUTH 61°01'15" EAST ALONG FAIRVIEW AVENUE RIGHT-OF-WAY LINE, A DISTANCE OF 258.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°01'15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 138.59 FEET TO A POINT; THENCE NORTH 32°32'11" EAST A DISTANCE OF 101.48 FEET TO A POINT; THENCE NORTH 49°17'59" WEST A DISTANCE OF 73.27 FEET TO A POINT; THENCE SOUTH 56°29'59" WEST A DISTANCE OF 133.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRE, MORE OR LESS. SAID LAND LYING IN AND BEING A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 21 EAST, PIKE COUNTY, ALABAMA



● - EXISTING IRON PIN	— CENTERLINE	— SEWER PIPE	— OVERHEAD ELECTRIC LINE	— WATER LINE	— NOT TO SCALE	— FENCE	— GAS LINE
■ - EXISTING CONCRETE MONUMENT	— BLDG. - BUILDING	□ - SET 4"x4" CONCRETE MONUMENT	○ - SET #4 REBAR CAPPED #0037	— P.O.C. - POINT OF COMMENCING	— R.O.W. - RIGHT OF WAY LINE	— T - TOWNSHIP	— AVE. - AVENUE
— FIRE HYDRANT	— BK - BRICK	— RES. - RESIDENCE	— CONC. - CONCRETE	— R - RANGE	— MEL - MINIMUM BUILDING LINE	— P.O.B. - POINT OF BEGINNING	— FR. - FRAME BLDG - BLOCK
						— HWY. - HIGHWAY	— SEC. - SECTION
							— ST. - STREET

THIS PLAT-DRAWING IS THE PROPERTY OF ASSOCIATED SURVEYORS, LLC., AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ASSOCIATED SURVEYORS, LLC.

DESCRIPTION SOURCE DEED BOOK 160 PAGE 532

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

AUGUST 23, 2016
DATE SURVEYED

Arthur L. Snell Jr.
ARTHUR L. SNELL, JR. ALABAMA LICENSE NO. 10089

ACCEPTANCE OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNED LIABILITY RELATED TO PROFESSIONAL NEGLIGENCE ACTS, ERRORS, OMISSIONS OR BREACH OF CONTRACT TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED. FOR ADDITIONAL LIABILITY COVERAGE FROM THE UNDERSIGNED, A FEE OF 2% OF THE LIABILITY AMOUNT REQUESTED MUST BE PAID TO THE UNDERSIGNED PRIOR TO COMMENCEMENT OF THIS PROJECT. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY ASSOCIATED SURVEYORS, LLC., VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, OR UNDERGROUND IMPROVEMENTS DO NOT EXIST. NO ATTEMPT WAS MADE TO DETERMINE THE LOCATION OF OR THE EXTENT OF A POSSIBLE ENCROACHMENT BENEATH THE SURFACE.

(ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS SHOWN OTHERWISE)
DISTANCES FROM PROPERTY LINES TO BUILDINGS DO NOT TAKE INTO CONSIDERATION EAVE OVERHANGS OR OUTWARD SPOUNING OF WINDOWS.
NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL
ALL SET MONUMENTS STAMPED CA-37

CERTIFIED TO BYRDIE LARKIN

TYPE OF SURVEY PLAT

PAGE 1 OF 1 PAGES SCALE 1" = 40' SURVEY NO. SS-01-F1-02 FILE NO. B22016

REVISED
REVISED