



CITY OF BOAZ
Planning Commission Agenda
May 05, 2026

Boaz Public Library, Mastin Conference Room – 6:00 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Adoption of Agenda
- V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting
 - [1.](#) Adopt the minutes of the Planning Commission Meeting date April 7 2026
 - [2.](#) Adopt minutes from Special Called Planning Commission dated 4.9.26
- VI. Public Hearings
 - [1.](#) The City of Boaz Planning Commission will hold a public hearing The purpose of the public hearing will be to approve a preliminary subdivision plat for the subdividing of two lots
 1. Parcel #2401011003046000
Legal Description: LOTS 13-27 I A COOLEY JR SD 6A
 2. Parcel #2401014000005000
Legal Description: BEG AT NW COR LOT 1 LOWERY S/D PB 8 PG 146; TH N 270; TH NELY 147.63; TH E 24.9; TH N 67.97; TH W 153.09 TO E ROW BASSETT ST; TH NELY ALG SAID ROW 165; TH SE 187.01; TH E 272.81; TH S 540; TH W 496.8 TO POB CONT 5.9 AC(C)
The subdividing will consist of parcel 1. Listed above, being split into 7 adjoining lots.
Lot 2. Listed above will be divided into 4 adjoining lots.
 - [2.](#) The City of Boaz Planning Commission will hold a public hearing, The purpose of this hearing will be to approve the subdividing of a lot within one and a half miles outside of Boaz City Limits.
 - [3.](#) The City of Boaz Planning Commission will hold a public hearing, The purpose of the public hearing will be on a request for a zoning change from R-4 to R-2 for a property on Doris Street.
- VII. New Business

1. Entertain a motion to Approve preliminary subdivision plat to subdivide two separate lots owned by Tony Catanzaro. Located near Dailey Street, the lots will be subdivided into a total of 11 separate lots between both parcels.
2. Entertain a motion to approve the subdividing of a lot located on Peach Tree Lane within One and a half miles outside of the Boaz City Limits. This will consist of a singular lot becoming 4 lots to meet R-1 requirement.
3. Entertain a motion to approve the rezoning from r-4 to r-2 of a lot located near 600 Doris Street.

VIII. Public Comments

IX. Chairman Comments

X. Adjourn



CITY OF BOAZ
Planning Commission Minutes
April 07, 2026
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix called the meeting to order at 6:02

PRESENT

David Wallace
Paul Hale
Darby Pruitt
Rodney Frix
Landon Knott
Keith Hawkins
Fran Milwee
Tim McRae

ABSENT

Harrold Johnson

II. Invocation

Rodney Frix led the Invocation

III. Pledge of Allegiance

Tim McRae led the Pledge of Allegiance

IV. Adoption of Agenda

Rodney Frix asked for a motion to adopt the agenda for 4/7/26.

Darby Pruitt made a motion to adopt the agenda and Tim McRae gave a second. The motion passed unanimously.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. The minutes from the meeting on 3/3/25 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from the meeting on 3/3/26.

David Wallace made a motion to adopt the minutes from 3/3/26 and Darby Pruitt gave a second. The motion passed by unanimous voice vote.

2. The minutes from the meeting on 3/17/25 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from the meeting on 3/17/26.

Keith Hawkins made the motion and Tim McRae gave a second. The motion passed by unanimous voice vote.

3. The minutes from the Special Called Planning Commission Work Session dated March 24, 2026 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from 3/24/26.

Darby Pruitt made the motion to adopt the minutes from 3/24/26 and Fran Milwee gave a second. The motion passed by unanimous voice vote.

VI. Public Hearings

Rodney Frix asked for a motion to open a public hearing to hear a request of a Preliminary Subdivision Plat Approval from TerraForge LLC. The Links at Clear Creek subdivision is located between 1490 AL HWY 205 and 1360 AL HWY 205. TerraForge LLC is seeking to build a Low Density Detached Residential Subdivision consisting of 36 lots. The motion to open the public hearing was made by Tim McRae and seconded by Fran Milwee. The motion passed by unanimous voice vote.

Rodney Frix opened the discussion by asking the people who were in favor of the subdivision to speak first. John Perkins (Engineer contracted to draw the plat of subdivision) started the public discussion by letting everyone know that all plats had been turned over to the utility companies none of which had any major concerns over the strain on the utility companies. He then stated the owner of the subdivision wanted to let concerned citizens know that the planned homes to be built were going to be in a range of 1500-2200sf homes, including 2 car garages, and range in price from \$260,000-\$310,000.

Rodney Frix asked what the siding of choice would be for the homes. John Perkins (Olympia Engineering Albertville, AL) Stated the homes would be concrete siding with a mix of brick veneer.

Rodney Frix stated that this was a preliminary stage, then asked about the lots that do not meet requirements for Boaz R-1 zoning and could they be adjusted. Jeremy Bain (Olympia Engineering Albertville AL) stated that Landon Knott had called and they spoke about the specific lots that did not meet the requirements stating that road frontage could be moved from a vacant drain lot nearby to remedy the problem. Rodney Frix asked how far the cul-de-sac sits back. Jeremy Bain then stated it sits exactly 600ft. Rodney Frix asked if there was a traffic plan that been studied as it is needed for subdivisions over 30 lots. Jeremy Bain stated that the engineering company had been working with ALDOT to ensure the traffic would not be a problem and the study would be provided.

Rodney Frix asked the commission if any members had any questions.

Fran Milwee asked if there would be restricted covenants. John Perkins stated that there would be a company such as DR Horton to build package homes, he also stated the price of the homes and the exterior look would dictate the pricing.

Paul Hale then asked how long it would take to build these homes. Perkins said it would be somewhere around 6 months before they started the earthwork. and 18-24 months to have the homes built.

Tim McRae stated asked questions about restrictive covenants and a general discussion was had of the private party nature of restrictive covenants.

McRae asked if the preliminary plat could be changed later on nearing the final plat approval. Knowles then stated that yes this is the preliminary plat. She also stated the R-1 restrictions were somewhat firm and could be enforced.

Stephen Jones (1490 AL hwy 205 Boaz AL. 35957) asked if it would be tied to the city sewer which was unknown but the city sewer is in the area, so the assumption is it will.

Rodney then asked if there was anyone opposed to the subdivision and asked them to please voice their concerns.

Steven Bates (1360 AL hwy 205 Boaz AL 35957) stated he was there to speak against the planning, that this was at one time family land, then stated the concern of increased traffic, as well as the strain on utilities and the water main coming down 205 stating it was installed in 1979, and was a 6 inch water main. Mr. Bates stated he had concerns over the contour and elevation changes of the site. Bates is concerned the movement of the dirt in such quantity would affect the streams, natural waterways of the property, underground springs and wildlife. Mr. Bates believes the development would decrease the property value for those that call the surrounding area home. He believes a 39 lot subdivision is too dense for the area.

Stephen Jones (1490 AL hwy 205 Boaz AL 35957) stated he doesn't want the change to come. He states the underground spring soaks the whole entire yard and could present issues on his property. He also raised concerns of the city requiring 1200 sf for a r-1 home and that we need to figure this out before the process goes much further, with his concerns he asked the committee to turn it down.

Rodney Frix asked the engineers if they had any knowledge of the underground spring. John Perkins stated no, says it would be something the construction company would take care of, and how they would do so in routing the water.

There was a discussion about drainage and springs on the property.

Robert Baker (1276 AL hwy 205 Boaz AL 35957) stated all the water would be taken away from pumps he owned and questioned whether the parties desiring the subdivision know how to construct it properly.

There was a discussion about the retention pond.

Connie Rigsby (105 Fairway Circle Boaz AL 35957) stated she agrees with what everyone is saying but has a different concern on the school system, and the overload of students causing a strain on funding and the ability to pay more teachers. and says that property tax from these homes may not go to Boaz city due to the homes being in Etowah county.

Peggy Lowery (401 Copeland Drive Boaz AL 35957) stated concerns for her property and her neighbors due to the creek drainage, as well as neighbors health concerns. asks if there would ever be an access road from Copeland into the new subdivision. Mr. Bain states there would be no access drive from Copeland.

Rodney entertained a motion to close the public hearing. Paul Hale made a motion to close the public hearing and Keith Hawkins gave a second. The motion passed by unanimous voice vote.

VII. New Business

Rodney Frix opened New Business by saying he would entertain a motion to approve a request for a Preliminary Subdivision Plat Approval from TerraForge LLC.

Paul Hale made a motion to approve. There was no second. The motion died for lack of a second. Rodney Frix asked if there was a motion to deny the request. Tim McRae says he

needs more information and time and there are concerns for the citizens. Other members agreed that answers to the questions raised at the meeting by citizens would assist them in deciding on the issue.

Attorney Christie Knowles proposed the commission table the matter to gather more information before voting on it at the next meeting.

Rodney stated he would entertain a motion to table the matter. Paul Hale made a motion to table the matter. David Wallace gave a second and the motion passed by unanimous voice vote.

VIII. Old Business

Rodney Frix addressed the topic of old business. He stated the commission still needed a chairman, After a brief moment Darby Pruitt agreed to be chairman, Rodney Frix made a motion to make Darby the chair, Tim McRae gave a second. The vote passed on unanimous voice vote.

IX. Public Comments

None

X. Chairman Comments

Rodney stated that Darby will be the chairman for the upcoming meeting.

XI. Adjourn

Rodney asked for motion to adjourn

Tim McRae made a motion to adjourn, Fran Milwee gave a second. The motion to adjourn approved by unanimous voice vote.

Rodney Frix adjourned the meeting at 6:51pm



CITY OF BOAZ
 Special Called Planning Commission Minutes
 April 09, 2026
 Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Darby Pruitt called the meeting to order at 6:02 pm

II. Invocation

Keith Hawkins gave the invocation

III. Pledge of Allegiance

Tim McRae led the pledge of allegiance

IV. Adoption of Agenda

Darby Pruitt entertained a motion to adopt the meeting agenda.

Fran Milwee made a motion to adopt the agenda. Keith Hawkins gave a second. Motion passed on unanimous voice.

V. Public Hearings

Darby Pruitt entertained a motion to open the public hearing,

Tim McRae made a motion to open the hearing, Keith Hawkins gave a second. Motion passed on unanimous voice. 6:04pm

1. A public hearing to discuss and amend the revised minimum building standards in the City of Boaz Zoning Ordinance Number 2021-1154 as shown in the attached proposed Ordinance.

Kay Alexander (102 Ashland Drive, Boaz AL 35957)

Asked for names of Commission Members.

No other discussion on building standards.

Darby entertained a motion to close public hearing.

Fran Milwee made a move to close public hearing, Tim McRae gave a second.

Motion to close passed by unanimous voice. 6:07pm

VI. New Business

1. Entertain a motion to amend the revised minimum building standards in the City of Boaz Zoning Ordinance Number 2021-1154 as shown in the attached proposed Ordinance.

Darby Pruitt entertained a motion to adopt the revised building standards (refer to 1. Under "New Business")

Tim McRae made a move to amend the revised standards, Fran Milwee gave a second. Motion passed by unanimous voice.

Item 2.

VII. Public Comments

None

VIII. Chairman Comments

None

IX. Adjourn

Darby Pruitt entertained a motion to adjourn the meeting.

Keith Hawkins made a motion to adjourn the meeting, Landon Knott gave a second. Motion to adjourn passed by unanimous voice.

Minutes prepared by Landon Knott



City of Boaz Alabama

Tim Walker
Mayor

COUNCIL
Rodney Frix
Stephen Bates
Alan Hales
Matt Brannon
Caleb Williams

Item 1.

PUBLIC NOTICE

April 13, 2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday May 5, at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to approve a preliminary subdivision plat for the subdividing of two lots;

1. Parcel #2401011003046000

Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

2. Parcel #2401014000005000

Legal Description: BEG AT NW COR LOT 1 LOWERY S/D PB 8 PG 146; TH N 270; TH NELY 147.63; TH E 24.9; TH N 67.97; TH W 153.09 TO E ROW BASSETT ST; TH NELY ALG SAID ROW 165; TH SE 187.01; TH E 272.81; TH S 540; TH W 496.8 TO POB CONT 5.9 AC(C)

The subdividing will consist of parcel 1. Listed above, being split into 7 adjoining lots. Lot 2. Listed above will be divided into 4 adjoining lots.

At said time and place, all persons in favor of or in opposition to said zoning change request can be heard.

Boaz Planning Commission
Building Inspector, Landon Knott

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

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GENERAL CIVIL NOTES

- CONTRACTOR SHALL CALL 811 AND HAVE UNDERGROUND UTILITIES LOCATED AND MARKED PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, WHETHER SHOWN ON DRAWINGS OR NOT.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PADS, PAVING AND BUILDING RUBBLE.
- CONTRACTOR SHALL STRIP SITE OF TOP SOIL AND STOCKPILE FOR REUSE IF SUITABLE.
- ANY SOFT AREAS SHALL BE UNDERCUT AND BACKFILLED PRIOR TO FILING. MATERIALS AND COMPACTION TO MATCH FILL.
- IMPORTED FILL MATERIAL SHALL BE NONPLASTIC SOIL OR CHERT. SPREAD IN 6" LIFTS MAXIMUM AND COMPACT TO 95 PERCENT STANDARD PROCTOR DENSITY. COMPACTION FOR BUILDING PAD SHALL BE AS SPECIFIED BY THE STRUCTURAL ENGINEER, OR IF NOT SPECIFIED, TO 95 PERCENT MODIFIED PROCTOR DENSITY.
- INSTALLATION OF EROSION CONTROL ITEMS SHALL BE PERFORMED AT THE EARLIEST PRACTICABLE DATE. NO SOIL DISTURBANCE SHALL OCCUR UNTIL THE BMPs PRESCRIBED IN THE CBMP ARE IN PLACE.
- CONCRETE SHALL MEET THE REQUIREMENTS OF ACI-318, CURRENT EDITION. PLACEMENT IN HOT OR COLD TEMPERATURES SHALL MEET THE REQUIREMENTS OF ACI 305 AND ACI 306, RESPECTIVELY.
- GEOTEXTILE BLANKET SHALL BE USED UNDER ALL RIP RAP.

6.03 ACRES +/-

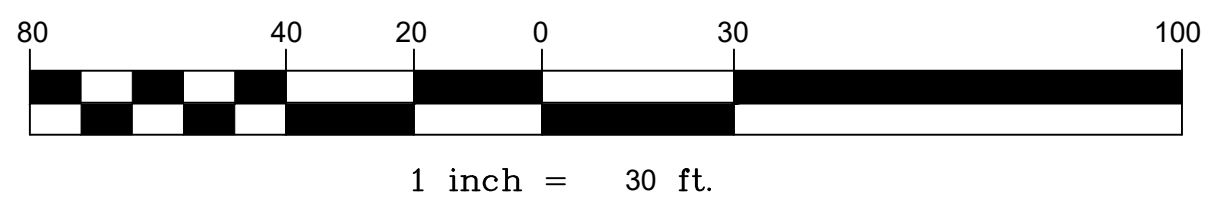
LEGEND

- WATER LINE
- GAS LINE
- EDGE OF PAVEMENT
- CONCRETE MONUMENT
- CONCRETE MONUMENT WITH DISC
- EXISTING IRON PIN
- GRATE INLET
- ⊗ GAS VALVE
- ⊗ SSMH
- CAPPED 1/2" REBAR (CA-497-LS)
- ⊕ WATER VALVE
- SEWER LINE
- X-X- FENCE LINE
- CENTER LINE
- POWER POLE
- GUY WIRE

R-2 ZONING

MINIMUM YARDS:
FRONT 25'
REAR 35'
SIDE 10'

GRAPHIC SCALE



SHEET NOTES

SITE PLAN LEGEND:

- EXISTING WATER VALVE
- EXISTING POWER OR LIGHT POLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- SANITARY SEWER LINE
- FENCE
- APPROX. EXISTING SPOT GRADE
- FINISH SPOT GRADE
- APPROX. EXISTING GRADE CONTOUR
- PROPOSED FINISH GRADE CONTOUR
- NEW CONC. WALKS
- EXISTING GUY WIRE/POLE
- SITE PLAN NOTE SYMBOL
- EXISTING PROPERTY LINE
- EXISTING TELEPHONE RISER
- EXISTING TELEPHONE POLE

SURVEY LEGEND:

- IRON PIN FOUND
- 1/2" REBAR SET WITH CAP STAMPED "J DOWDY CA-0452"
- "SP" IRON PIN "SET PREVIOUS SURVEY"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- (R) RECORD (BEARING, DISTANCE, OR ANGLE)
- (M) MEASURED (BEARING, DISTANCE, OR ANGLE)
- (C) CALCULATED (BEARING, DISTANCE, OR ANGLE)
- ⊕ CALCULATED POINT
- ⊕ "PK" NAIL SET
- R/W RIGHT-OF-WAY
- = EQUALS
- IN INCH
- LINE NOT TO SCALE
- O/E- OVERHEAD ELECTRIC LINES
- POWER POLE
- SECURITY LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- 8" SANITARY SEWER LINE
- U/P UNDERGROUND POWER LINES
- T UNDERGROUND TELEPHONE LINE
- CURBING
- FIRE HYDRANT

10' WIDTH FOR REAR YARD BEGINNING POINT

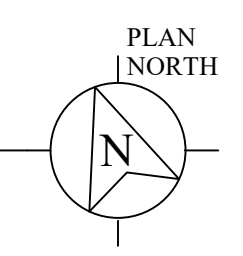


C/L 35' WIDE DRAINAGE & UTILITY EASEMENT

DAILEY STREET

SCHEMATIC SITE PLAN - DAILY STREET

SCALE: 1" = 30'-0"



SEAL

BAR IS ONE INCH ON FULL SIZE DRAWING VERIFY SCALES IF NOT 1" ON THIS SHEET ADJUST SCALE ACCORDINGLY

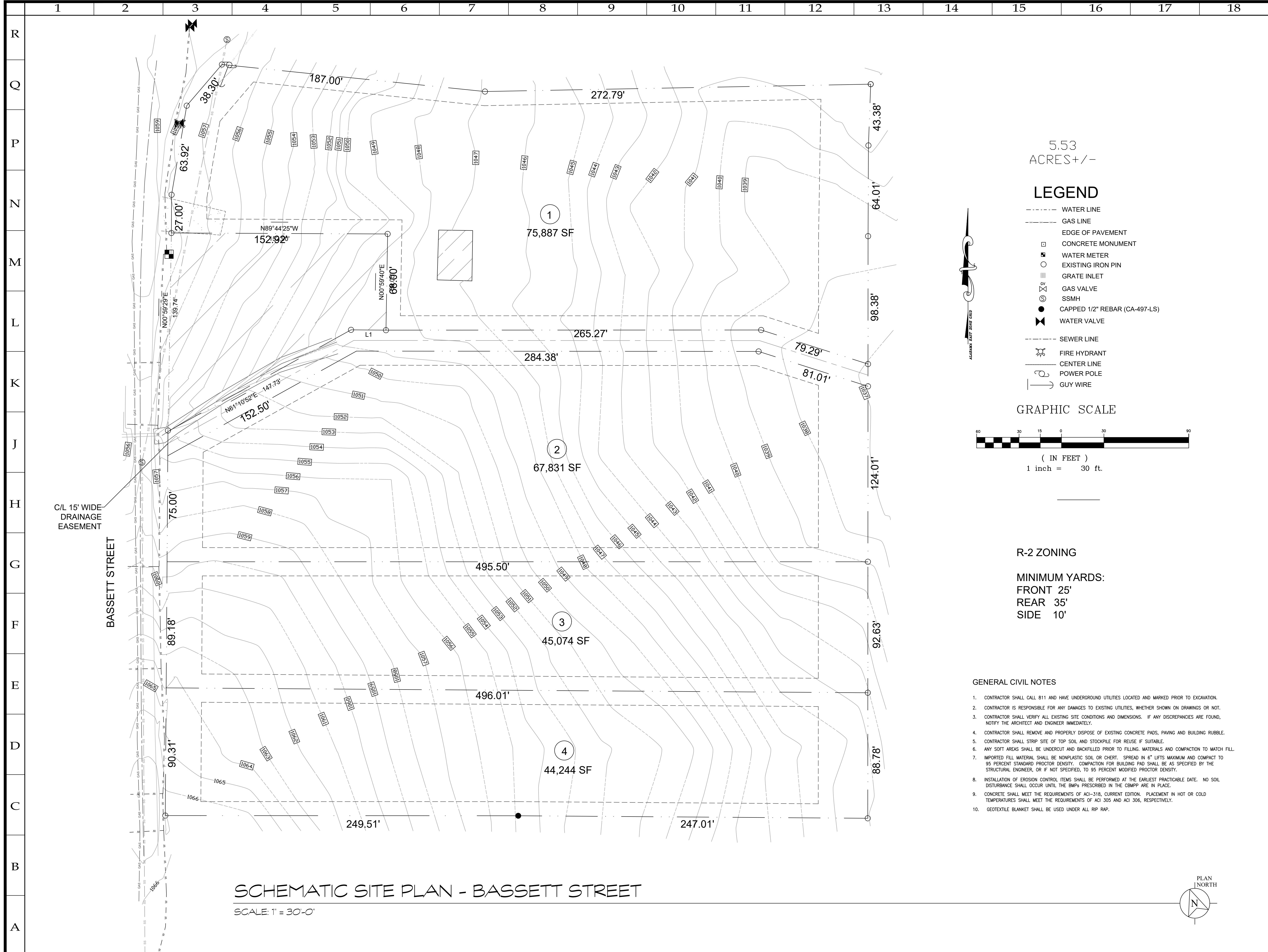
NO.	REVISIONS / SUBMISSIONS	DATE

119 South 6th Street
Gadsden, Alabama 35901
Phone: 256.295.1674
Phone: 256.613.0025
Fax: 615.413.9702
Email: dparker@cdpdesign.net
Web: www.cdpdesign.net

PROJECT NAME
A NEW SITE LAYOUT at
BASSETT STREET and DAILY STREET
BOAZ, ALABAMA

PROJECT LOCATION BOAZ, ALABAMA	
PROJECT STATUS SCHEMATIC	
SHEET C1.2	
DRAWN CDP	PROJECT NO. 23028
CHECKED C.D.P.	DRAWING NO.
DATE 02/18/26	2 OF 2

DRAWING TITLE
SITE PLAN - CIVIL
© 2026 CDP Design, LLC



SCHEMATIC SITE PLAN - BASSETT STREET
 SCALE: 1" = 30'-0"

SHEET NOTES

- SITE PLAN LEGEND:**
- ww □ -- EXISTING WATER VALVE
 - -- EXISTING POWER OR LIGHT POLE
 - -- EXISTING WATER LINE
 - -- EXISTING GAS LINE
 - -- EXISTING OVERHEAD POWER LINE
 - -- SANITARY SEWER LINE
 - -- FENCE
 - x -- APPROX. EXISTING SPOT GRADE
 - -- FINISH SPOT GRADE
 - -- APPROX. EXISTING GRADE CONTOUR
 - -- PROPOSED FINISH GRADE CONTOUR
 - -- NEW CONC. WALKS
 - -- EXISTING GUY WIRE/POLE
 - △ -- SITE PLAN NOTE SYMBOL
 - -- EXISTING PROPERTY LINE
 - -- EXISTING TELEPHONE RISER
 - ⊗ -- EXISTING TELEPHONE POLE

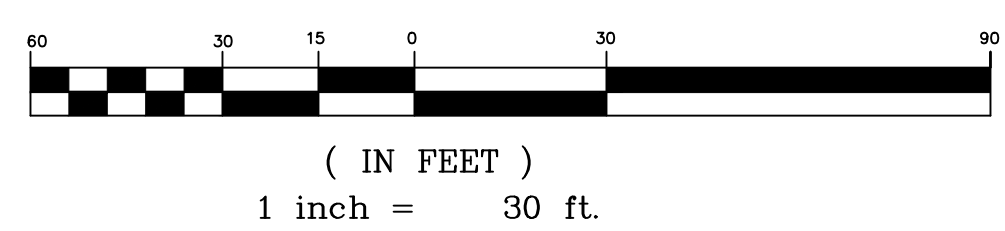
- SURVEY LEGEND:**
- -- IRON PIN FOUND
 - -- 1/2" REBAR SET WITH CAP STAMPED "J DOWDY CA-0452"
 - "SP" -- IRON PIN "SET PREVIOUS SURVEY"
 - POB -- POINT OF BEGINNING
 - POC -- POINT OF COMMENCEMENT
 - (R) -- RECORD (BEARING, DISTANCE, OR ANGLE)
 - (M) -- MEASURED (BEARING, DISTANCE, OR ANGLE)
 - (C) -- CALCULATED (BEARING, DISTANCE, OR ANGLE)
 - -- CALCULATED POINT
 - ⊗ -- "PK" NAIL SET
 - R/W -- RIGHT-OF-WAY
 - = -- EQUALS
 - IN -- INCH
 - -- LINE NOT TO SCALE
 - O/E- -- OVERHEAD ELECTRIC LINES
 - -- POWER POLE
 - ⊗ -- SECURITY LIGHT
 - -- SANITARY SEWER MANHOLE
 - -- SANITARY SEWER CLEANOUT
 - -- 8" SANITARY SEWER LINE
 - U/P -- UNDERGROUND POWER LINES
 - T -- UNDERGROUND TELEPHONE LINE
 - -- CURBING
 - ⊗ -- FIRE HYDRANT

5.53
ACRES +/-

LEGEND

- -- WATER LINE
- -- GAS LINE
- -- EDGE OF PAVEMENT
- -- CONCRETE MONUMENT
- -- WATER METER
- -- EXISTING IRON PIN
- -- GRATE INLET
- ⊗ -- GAS VALVE
- ⊗ -- SSMH
- -- CAPPED 1/2" REBAR (CA-497-LS)
- ⊗ -- WATER VALVE
- -- SEWER LINE
- ⊗ -- FIRE HYDRANT
- -- CENTER LINE
- -- POWER POLE
- -- GUY WIRE

GRAPHIC SCALE



R-2 ZONING

MINIMUM YARDS:
 FRONT 25'
 REAR 35'
 SIDE 10'

GENERAL CIVIL NOTES

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SEAL

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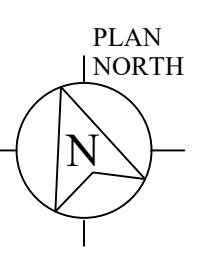
NO.	REVISIONS / SUBMISSIONS	DATE

119 South 6th Street
Gadsden, Alabama 35901

Phone: 256.295.1674
Phone: 256.613.0025
Fax: 615.413.9702
Email: dparke@cdpdesign.net
Web: www.cdpdesign.net

PROJECT NAME
**A NEW SITE LAYOUT at
 BASSETT STREET and DAILY STREET
 BOAZ, ALABAMA**

PROJECT LOCATION BOAZ, ALABAMA							
PROJECT STATUS SCHEMATIC							
SHEET C1.1	<table border="1"> <tr> <td>DRAWN CDP</td> <td>PROJECT NO. 23028</td> </tr> <tr> <td>CHECKED C.D.</td> <td>DRAWING NO.</td> </tr> <tr> <td>DATE 02/18/26</td> <td>1 OF 2</td> </tr> </table>	DRAWN CDP	PROJECT NO. 23028	CHECKED C.D.	DRAWING NO.	DATE 02/18/26	1 OF 2
DRAWN CDP	PROJECT NO. 23028						
CHECKED C.D.	DRAWING NO.						
DATE 02/18/26	1 OF 2						





City of Boaz Alabama

TIM WALKER
Mayor

COUNCIL
RODNEY FRIX
STEVEN BATES
ALAN HALES
MATT BRANNON
CALEB WILLIAMS

PUBLIC NOTICE 04/13/2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday, May 5, 2026 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of this hearing will be to approve the subdividing of a lot within one and a half miles outside of Boaz City Limits.

A legal description is as follows:

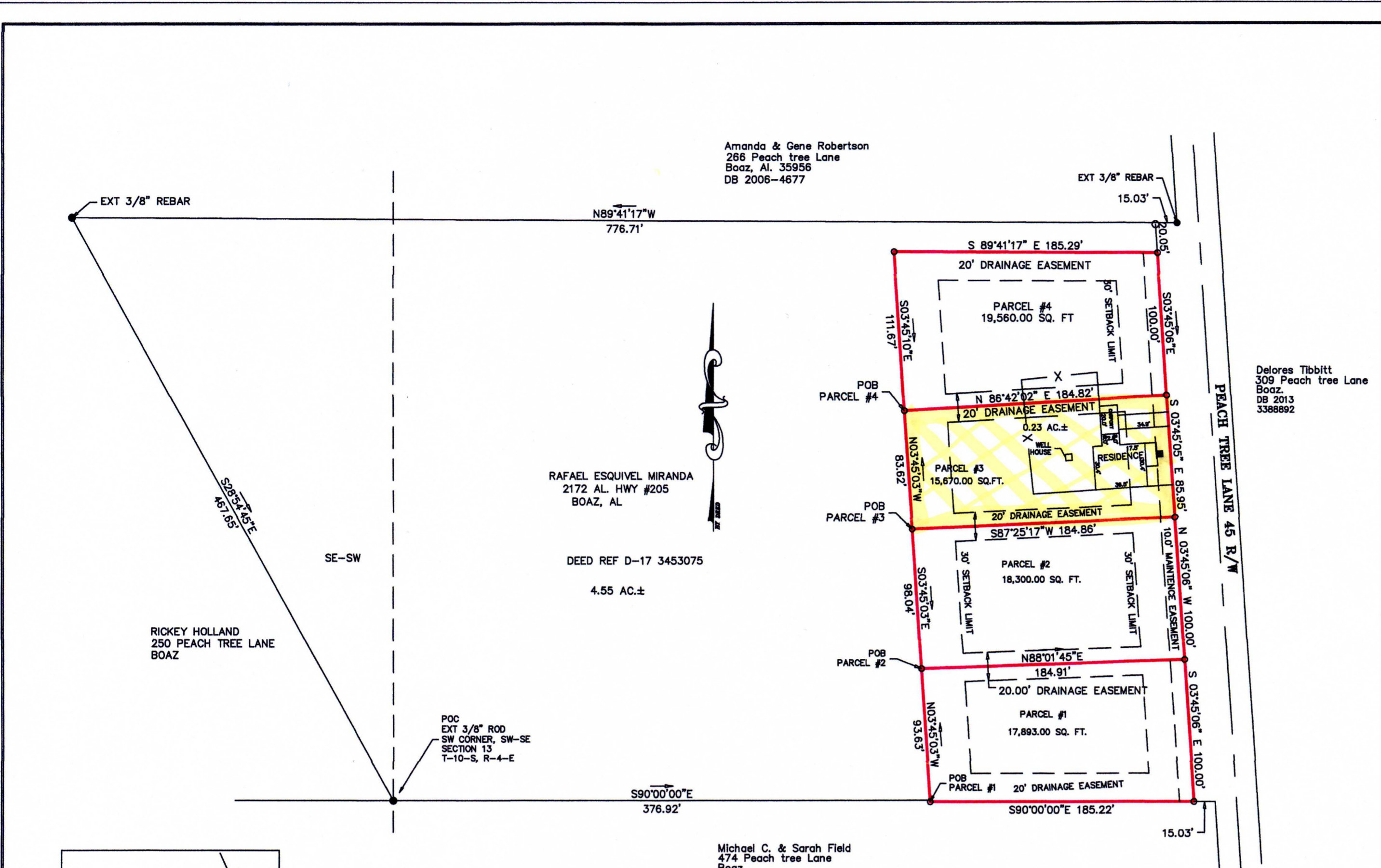
Parcel ID # 05 06 13 0 001 048.000

BEG SW COR SW1/4 SE1/4 TH NW 469.5 TH E 806 TO W ROW OF PEACHTREE LN TH S 406 ALONG ROW TH W 588 TO POB BEING 6.4 AC(C) LYING IN SW1/4 SE1/4 13-10-4 1415-99,1415-875,1704-225,D-2009-3315994,D-2014-3400921 D-2017-3453075,D-2024-3568298,D-2024-3576067,D-2024-3581700

This will consist of a 4 lot subdivision on peach tree lane, Boaz AL 35956

At said time and place, all persons in favor of or in opposition or to inquire to said Preliminary Plat approval can be heard.

Boaz Planning Commission
Building Inspector, Landon Knott



LEGEND

● IRON PIN FOUND	△ 1/4\" NAIL SET
○ IRON PIN SET WITH CAP	R/W RIGHT-OF-WAY
STAMPED - J DOWDY 18979	= EQUALS
2\" IRON PIN SET PREVIOUS SURVEY	INCH
POB POINT OF BEGINNING	— LINE NOT TO SCALE
RECORD (BEARING, DISTANCE, OR ANGLE)	-O/E- OVERHEAD ELECTRIC LINES
POB POINT OF BEGINNING	○ POWER POLE
(M) MEASURED (BEARING, DISTANCE, OR ANGLE)	○ SECURITY LIGHT
(C) CALCULATED (BEARING, DISTANCE, OR ANGLE)	
● CALCULATED POINT	

GENERAL NOTES

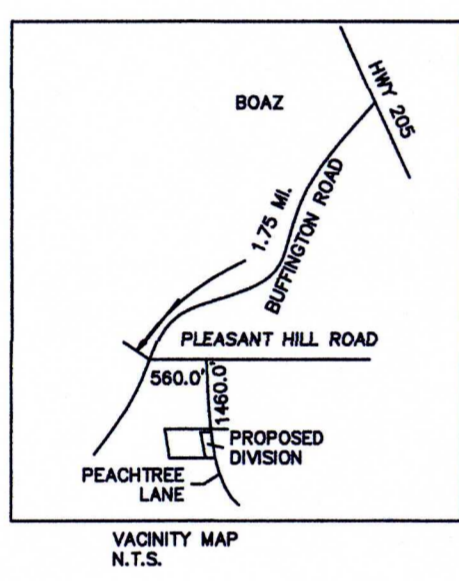
STATE OF ALABAMA
COUNTY OF ETOWAH
LEGAL DESCRIPTION

PARCEL 1: Commence at an existing 3/8\" rod at the Southwest corner of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E of Huntville Meridian and run S90°00'00\" along the South line thereof, 376.92 feet to the point of beginning of the property described herein; thence run N03°45'03\"W, leaving said South line, 83.63 feet to a point; thence run N88°01'45\"E, 184.91 feet to a point on the West R/W of Peach Tree Lane (45\" R/W); thence run S03°45'08\"E, along said R/W, 100.00 feet to a point on the South line of said 1/4; thence run N80°00'00\"W, along said South line, 185.22 feet to the point of beginning. Said property being a portion of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E, Etowah County, Alabama and contains 17,893.00 square feet (more or less).

PARCEL 2: Commence at an existing 3/8\" rod at the Southwest corner of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E of Huntville Meridian and run S90°00'00\" along the South line thereof, 376.92 feet to a point; thence run N03°45'03\"W, leaving said South line, 83.63 feet to the point of beginning of the property described herein; thence run N88°01'45\"E, 184.91 feet to a point on the West R/W of Peach Tree Lane (45\" R/W); thence run N03°45'08\"E, along said R/W, 100.00 feet to a point; thence run S87°25'17\"W, leaving said R/W, 184.86 feet to a point; thence run S03°45'03\"E, 80.04 feet to the point of beginning. Said property being a portion of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E, Etowah County, Alabama and contains 18,300.00 square feet (more or less).

PARCEL 3: Commence at an existing 3/8\" rod at the Southwest corner of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E of Huntville Meridian and run S90°00'00\" along the South line thereof, 376.92 feet to a point; thence run N03°45'03\"W, leaving said South line, 191.67 feet to the point of beginning of the property described herein; thence continue N03°45'03\"W, 83.62 feet to a point; thence run N88°42'02\"E, 184.82 feet to a point on the West R/W of Peach Tree Lane (45\" R/W); thence run S03°45'08\"E, along said R/W, 85.95 feet to a point; thence run S87°25'17\"W, leaving said R/W, 184.86 feet to the point of beginning. Said property being a portion of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E, Etowah County, Alabama and contains 15,670.00 square feet (more or less).

PARCEL 4: Commence at an existing 3/8\" rod at the Southwest corner of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E of Huntville Meridian and run S90°00'00\" along the South line thereof, 376.92 feet to a point; thence run N03°45'03\"W, leaving said South line, 275.29 feet to the point of beginning of the property described herein; thence run N88°42'02\"E, 184.82 feet to a point on the West R/W of Peach Tree Lane (45\" R/W); thence run N03°45'08\"E, along said R/W, 100.00 feet to a point; thence run N88°41'17\"W, leaving said R/W, 185.22 feet to a point; thence run S03°45'03\"E, 111.67 feet to the point of beginning. Said property being a portion of the SW 1/4 of the SE 1/4, Section 13, T-10-S, R-4-E, Etowah County, Alabama and contains 19,560.00 square feet (more or less).



CERTIFICATE OF APPROVAL BY BOAZ WATER AND SEWER

The undersigned, as authorized by the Boaz Water and Sewer Utility hereby approve the within plot for the recording of the same in the Probate Office of Etowah County, Alabama, this the ___ day of ___, 2025.

Douglas Water Authority
City of Boaz

CERTIFICATE OF APPROVAL BY CITY OF BOAZ

The undersigned, as authorized by the City of Boaz, Official hereby approve the within plot for the recording of the same in the Probate Office of Etowah County, Alabama, this the ___ day of ___, 2025.

City of Boaz

CERTIFICATE OF APPROVAL BY THE ETOWAH COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Etowah County Health Department, Alabama, hereby certifies this subdivision meets the approval of the Etowah County Health Department subject to certain conditions of approval and or lot deletions on file with the said health department, which conditions are made a part of this approval as if set out hereon. I hereby approve the within plot for the recording of same in the Probate Office of Etowah County, Alabama, this the ___ day of ___, 2025.

AUTHORIZED SIGNATURE

Michael C. & Sarah Field
474 Peach tree Lane
Boaz, AL 35955
DB 1430-447

I, Lisandro Callejas, being the owner of the lands embraced within the foregoing plot, hereby ratify, confirm and adopt the same as being true and correct.

Lisandro Callejas
Lisandro Callejas

STATE OF ALABAMA
COUNTY OF ETOWAH

I, *Randy L. Stewart*, Notary Public in and for said County, in said State, hereby certify that *Lisandro Callejas*, whose name as owner of First Premier Construction, is signed by *Lisandro Callejas*, and who is known to me, acknowledged before me on this ___ day of ___, 2025, in authority, executed the same voluntarily for only as the *owner*.

Given under my hand and official seal this the ___ day of ___, 2025.

My Commission Expires: June 21, 2028

Randy L. Stewart
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of Etowah, Alabama, hereby certifies approval of this plot for the recording of same in the Probate Office of Etowah County, Alabama, this the ___ day of ___, 2025.

County Engineer

CERTIFICATE OF APPROVAL BY MARSHALL DEKALB ELECTRIC CO.

The undersigned, as authorized by the Marshall DeKalb Electric Company, hereby approve the within plot for the recording of same in the Probate Office of Etowah County, Alabama, this the ___ day of ___, 2025.

Eric Lester
AUTHORIZED SIGNATURE

Property on A.P.C.D.
NOT NOEC

Jerry L. Dowdy, a Registered Land Surveyor in the State of Alabama, hereby certifies that the foregoing map or plot is true and correct as shown and has been completed in accordance with the requirements of the Standards for Professional Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the ___ day of ___, 2025.

Jerry L. Dowdy
JERRY L. DOWDY AL. REG. #18979

ALABAMA
PROFESSIONAL
LAND
SURVEYOR
JERRY L. DOWDY

DOWDY LAND SURVEYING SERVICES
308 NORTH HOOD AVENUE, GADSDEN, ALABAMA 35903
PHONE: (256) 547-3300 - FAX: (256) 547-3346
EMAIL: JERRYLDOWDY@BELLSOUTH.NET

PEACH TREE LANE ADDITION
FOR FIRST PREMIER CONSTRUCTION

SEAL	DRAWN BY: JERRY L. DOWDY	GRAPHIC SCALE 0 30 60 (IN FEET) 1 INCH = 60 FEET
	CHECKED BY: JERRY L. DOWDY	
	FIELD WORK BY: JERRY L. DOWDY & RODNEY BLEVINS	
	FIELD BOOK No. 99-01	DRAWING FILE NAME D725177B.dwg 8-28-25 3:02:54 pm
	FIELD WORK DATE: 01/01/99	SHEET 1 OF 1

Peach Tree



City of Boaz Alabama

TIM WALKER
Mayor

COUNCIL
RODNEY FRIX
STEVEN BATES
ALAN HALES
MATT BRANNON
CALEB WILLIAMS

PUBLIC NOTICE 04/01/2026

The City of Boaz Planning Commission will hold a public hearing on Tuesday, May 5th, 2026, at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be on the following matters:

A request for a zoning change from R-4 to R-2 for a property on Doris Street parcel #
1907364000108001

Legal Description:

COM SW COR SE 1/4 36-09-04, TH N 1108', NW 330 TO POB; TH NW 699', E 225.7', SE 699' ALONG W SIDE OF DORIS ST, SW 405.5' TO POB CONT 5AC 1305/14

At said time and place, all persons in favor of or in opposition or to inquire to said matters listed above can be heard

Chairman
Boaz Planning Commission

