



CITY OF BOAZ
Special Called Planning Commission Agenda
July 30, 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. Public Hearings
 1. A public hearing on the final plat submitted by Iron Clad Construction on a 7 lot subdivision that will be located on Doris Ave just down from the Snead State Community College campus. The property was recently rezoned from R-4 to R-2 zoning.
- VI. New Business
 1. Entertain a motion to approve the final plat submitted by Iron Clad Construction on the subdivision Doris Gardens located on Doris Street just down from Snead State campus.
- VII. Public Comments
- VIII. Chairman Comments
- IX. Adjourn

FINAL PLAT FOR DORIS GARDENS

A RESIDENTIAL SUBDIVISION OF 4.09± ACRES
LYING IN SECTION 36, TOWNSHIP 9 SOUTH,
RANGE 4 EAST, CITY OF BOAZ,
MARSHALL COUNTY, ALABAMA

DEDICATION AND ACKNOWLEDGMENT

We, Chad Moody, managing member of Ironclad Construction, LLC, and Mike Benson, managing member of Ironclad Construction, LLC, as proprietors of Doris Gardens, hereby dedicate to the City of Boaz, Marshall County, Alabama, being a part of Section 36, Township 9 South, Range 4 East in the city of Boaz, Marshall County, Alabama.

Chad Moody
Managing Member
Ironclad Construction, LLC
Mike Benson
Managing Member
Ironclad Construction, LLC

7-15-26
Date
7-15-26
Date

ACKNOWLEDGMENT

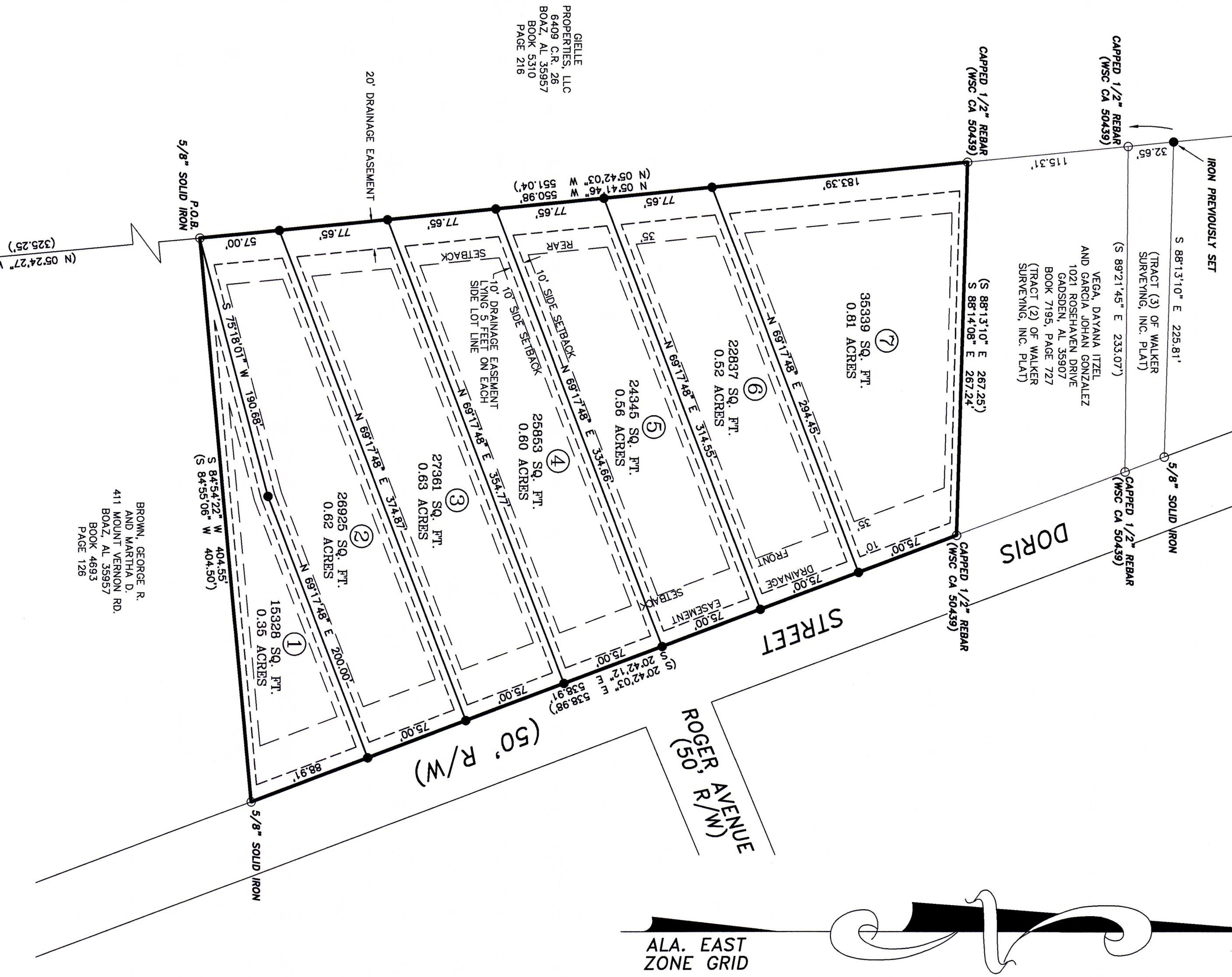
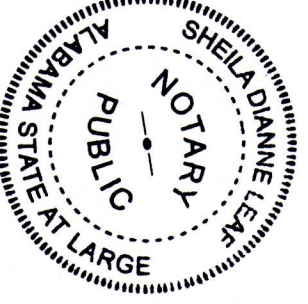
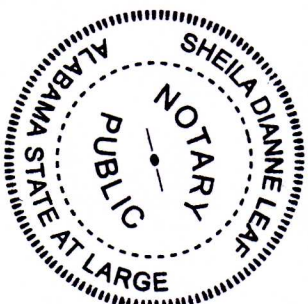
STATE OF ALABAMA
COUNTY OF MARSHALL
Sheila Dianne Leaf Notary Public in and for said County, in said State, hereby certify that Chad Moody, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

Sheila Dianne Leaf
NOTARY PUBLIC
My commission expires: 7-27-2026

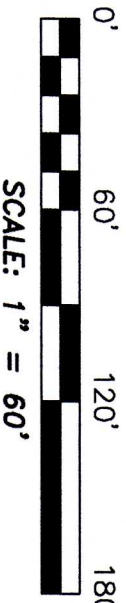
ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF MARSHALL
Sheila Dianne Leaf Notary Public in and for said County, in said State, hereby certify that Mike Benson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

Sheila Dianne Leaf
NOTARY PUBLIC
My commission expires: 7-27-2026



VICINITY MAP (NOT TO SCALE)



SCALE: 1" = 60'

ZONING INFORMATION
R-2 MEDIUM DENSITY DETACHED
RESIDENTIAL DISTRICT
MINIMUM BUILDING SETBACKS:
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET

- ### SURVEYOR'S NOTES:
- Beetings herein referenced to Alabama East Zone Grid North (NAD83).
 - Owner is responsible for obtaining permits for utility installation.
 - Total number of lots = seven (7). Lot 1 is smallest with gross area of 15,328 sq. ft. (0.35 acres).
 - None of the property platted herein lies within a Special Flood Hazard Area, according to the Flood Insurance Rate Map 01095C, community number 010278, panel number 0433E, said map dated March 21st, 2019.
 - Drainage easements for the entirety of this property, with its recording of this plat, are established as follows:
Along the right-of-way of Doris Street: ten feet (10')
Rear Property Line: Twenty feet (20')
Side Lot Lines (Lots 1-7): Five feet (5') lying on each lot line.

CERTIFICATE OF APPROVAL BY MARSHALL-DEKALB ELECTRIC COOPERATIVE
The undersigned, as authorized by Marshall-Dekalb Electric Cooperative, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the 15th day of July, 2026.

Marshall-Dekalb Electric Cooperative

CERTIFICATE OF APPROVAL BY THE WATER BOARD
The undersigned, as authorized by the City of Boaz Water and Sewer Board, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the 16th day of July, 2026.

Boaz Water and Sewer Board

CERTIFICATE OF APPROVAL BY THE BOAZ GAS BOARD
The undersigned, as authorized by the Boaz Gas Board, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the 16th day of July, 2026.

Boaz Gas Board

MARSHALL COUNTY HEALTH DEPARTMENT
This subdivision meets the approval of the Marshall County Health Department, subject to certain conditions of approval and/or lot dedication of file with said health department, which conditions are made part of this approval as to set herein.

David William Spivey
Health Officer
Marshall County Health Department
For Recording Purposes Only
Date 7-17-26

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
The undersigned, as engineer for the City of Boaz, Marshall County, Alabama, hereby approve the within plat for the recording of same in the Probate Office of Marshall County, Alabama, this the ____ day of _____, 2026.

City of Boaz, Alabama, Engineer

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
The within plat of DORIS GARDENS, Boaz, Alabama, is hereby approved by the Planning Commission of the City of Boaz, Alabama, this the ____ day of _____, 2026.

Chairman, City of Boaz, Alabama
Planning Commission

CERTIFICATE OF RECORDING
OFFICE OF THE JUDGE OF PROBATE
I hereby certify that this Plat or Map was filed in this office for recording this ____ day of _____, 2026, and recorded in Plat Book ____ Page ____ in the Probate Office of Marshall County, Alabama.

Judge of Probate
Marshall County, Alabama

TYPE OF SURVEY:
FINAL PLAT



BRENT S. MEANS, PLS
AL LICENSE NO. 27727

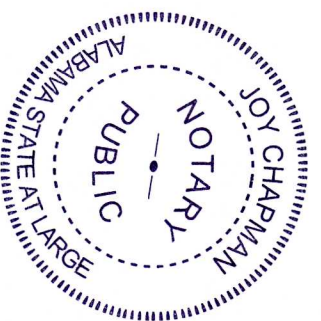
BRENT MEANS LAND SURVEYING, LLC
BOUNDARY SURVEYS / MORTGAGE SURVEYS / PERCOLATION TESTS
TOPOGRAPHIC SURVEYS / SUBDIVISION AND CONSTRUCTION LAYOUT
217 HARTWOOD DR.
GADSDEN, AL 35901
PHONE: 256-312-2292
EMAIL: bmlsllic@gmail.com
brentmeanslandsurveyng.com

LEGEND

○	IRON FOUND
●	CAPPED 1/2" REBAR SET
◉	STAMPED "B" MEANS IS 27727
◉	MARSHALL MAIL FOUND OR SET
□	CONCRETE MONUMENT
△	OR ROCK CORNER FOUND
▽	CALCULATED POINT
⊙	SEE SPECIAL NOTE CORRESPONDING TO LETTER IN CIRCLE
X	CHAIN LINK FENCE
U	WOOD PRIVACY FENCE
—	AWNING
—	ASPHALT PAVEMENT
—	CONCRETE PAVEMENT
—	CHERT AND/OR GRAVEL

SURVEY INFO

SURVEY #	S26-107
SURVEY CREW:	BSM
DRAWN BY:	BSM
CHECKED BY:	BSM
FIELD BOOK:	#2026/02
PAGE(S)	24
CONTROL FILE:	
REVISIONS:	



Sheila Dianne Leaf
NOTARY PUBLIC
My commission expires: 7-27-2026

STATE OF ALABAMA
COUNTY OF ETOWAH
Sheila Dianne Leaf Notary Public in and for said County, in said State, hereby certify that Mike Benson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

ACKNOWLEDGMENT

Alabama License No. 27727

This the 17th day of July, 2026.

I further state that this survey and plat meets the Minimum Technical Standards as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-1-05 (c) on March 31, 1990 to the best of my knowledge.