



CITY OF BOAZ
Planning Commission Agenda
January 20, 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 dated October 7, 2025.
- VI. Public Hearings
 1. Entertain a motion to open a Public Hearing to hear a request from Randall Pankey for a zoning change from R-1(Low Density Detached Residential District) to R-3 (High Density Single-Family Residential District). The property is located at 458 McVilleville Road. Mr. Pankey plans to remove the existing home and divide the lot to make room for two additional new homes.
- VII. New Business
 1. Entertain a motion to approve a request from Randall Pankey for a zoning change from R-1(Low Density Detached Residential District) to R-3 (High Density Single-Family Residential District). The property is located at 458 McVilleville Road. Mr. Pankey plans to remove the existing home and divide the lot to make room for two additional new homes.
 2. Discuss and appoint a Planning Commission Chairperson.
- VIII. Public Comments
- IX. Chairman Comments
- X. Adjourn

CITY OF BOAZ
BOAZ PLANNING COMMISSION MINUTES
Regular Meeting - October 7, 2025

The Boaz Planning Commission met on October 7, 2025, in the Mastin Conference Room at the Boaz Public Library at its regularly-scheduled meeting which commenced at 6:00 pm.

Members Present: Matt Brannon, Steven Bates, Darby Pruitt, Paul Hale, Harold Johnson and Building Inspector Nick Borden.

Members Absent: Chris Alexander; David Wallace

Steven Bates, the Commission Chair, called the meeting to order.

Nick Borden gave the invocation and Darby Pruitt led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commission Member Matt Brannon made the motion, seconded by Darby Pruitt, to approve the October 7, 2025 agenda. Chairman Bates asked if there was any discussion and there was none. The motion passed on unanimous voice vote.

APPROVAL OF MINUTES

Commission Member Paul Hale made the motion, seconded by Nick Borden, to approve the September 2, 2025 Commission minutes. Chairman Bates asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

PUBLIC HEARING

Chairman Bates announced that the meeting was the noticed time and place for a proposed public hearing regarding the amendment of minimum lot requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area. The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home.

A motion was made by Nick Borden to open the public hearing on the zoning change which was seconded by Matt Brannon. The motion passed on unanimous voice vote.

The hearing being open to the public, Chairman Bates asked if there was anyone present to speak “for” or “against” the zoning change.

Bryar Mintz -99 Lester Drive. Spoke for the amendment. He wants to build a house next to his father and amending the ordinance would allow this. He does not want to split to sell, but to allow a house to be built on 2 acres rather than 5.

Sheila Sanders 172 Alwine Drive. Asked the Commission whether Bryar can build without the ordinance being amended. Mr. Borden said this has been asked before by others and he has had to tell them then cannot under the current ordinance, which is why he is suggesting it be changed from 5 to 2

acres. She also said that the purpose of the property is agriculture and should not be changed unless absolutely necessary.

There being no parties requesting to be heard, a motion was made by Paul Hale to close the public hearing on the rezoning request which was seconded by Darby Pruitt. The motion passed on unanimous voice vote and the public hearing was closed.

VOTE ON ZONING CHANGE

A motion was made by Nick Borden which was seconded by Paul Hale to approve the zoning change to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home. The motion passed unanimously.

CHAIRMAN COMMENTS

Chairman Bates thanked everyone for allowing him to serve on the Commission and as Chair. Since he has been elected to the Boaz City Council this will be his last meeting. The fellow members thanked him for his service.

ADJOURN

Paul Hale made the motion, seconded by Darby Pruitt to adjourn the meeting at 6:20 pm. The motion passed on a unanimous voice vote.

Minutes prepared by City Attorney Christie Knowles



City of Boaz Alabama

Tim Walker
Mayor

COUNCIL
RODNEY FRIX
STEVEN BATES
ALAN HALES
MATT BRANNON
CALEB WILLIAMS

Item 1.

PUBLIC NOTICE **01/05/2026**

The City of Boaz Planning Commission will hold a public hearing on Tuesday, January 20, 2026, at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to hear a request from Randall Pankey for a zoning change from R-1(Low Density Detached Residential District) to R-3 (High Density Single-Family Residential District). The property is located at 458 McVille Road. Mr. Pankey plans to remove the existing home and divide the lot to make room for two additional new homes.

The description is as follows:

Part of Lot 5 of the Dogwood Farms I Subdivision, Plat Book 8 Page 413. Updated by Dogwood Farms III Subdivision, Plat book Plat Book 9 Page 84.

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

Boaz Planning Commission



CITY OF BOAZ

112 NORTH BROAD STREET
BOAZ, ALABAMA 35957
BUILDING@CITYOFBOAZ.ORG

APPLICATION/CASE #

DATE

11-21-25

APPLICATION FOR ZONING AMENDMENT

Applicant Name: BRADCO HOME BUILDERS Project Name: DOGWOOD FARMS III
 Mailing Address: P.O. Box 853 Site Address: 458 WENDELL AVE.
BOAZ, AL. Phone Number: _____
 Email Address: R.P. BRADCO @BTMAN.COM Fax Number: _____
 Prefer to communicate via text messages? yes no Mobile Number: 256 572-3722

A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION. If the applicant is not the owner, then a letter allowing the applicant to act as an "AUTHORIZED AGENT" must be submitted. THREE FULL-SIZE PAPER COPIES MUST ACCOMPANY THE APPLICATION.

1. Description of property for which amendment is requested:
 A. Address: 458 WENDELL AVE
 B. Name of Subdivision Plat: DOGWOOD FARMS III
 C. Lot and Block numbers involved in change: #5
 D. Total acreage of change: .77
 E. Recorded in Plat Book: 8 Page: 413
 F. Owned in whole by the undersigned: YES BRADCO HOME BUILDERS
 G. If owned in part, name (s) of co-owner (s): _____

2. Zoning change requested:
 A. Present classification of property: R1
 B. Classification desired: RA
 C. Character of neighborhood: _____

3. Reason for requesting zoning change: DIVIDE INTO LOTS

4. The following attachments MUST accompany the request for consideration of a zoning amendment:
 A list of the names and address of the owners of all properties lying within two hundred (200) feet of any part of the property to be rezoned.
 One copy of the FULL legal description of the property to be rezoned.
 Fifty (\$50.00) filing fee.
 Information that will assist the Planning Commission in making the determination in approving the zoning change. I.e. site plans, house plans, proposed driveways, loading areas, dumpster pads, etc.

Applicant's Signature: <u>Randall Pauley</u>	Date: _____
Applicant's Name (Please print): <u>RANDALL PAULEY</u>	<u>11-21-25</u>

Received By: _____ Date: _____



Current Date: 11/21/2025 Tax Year: 2023 (Billing Year: 2023)

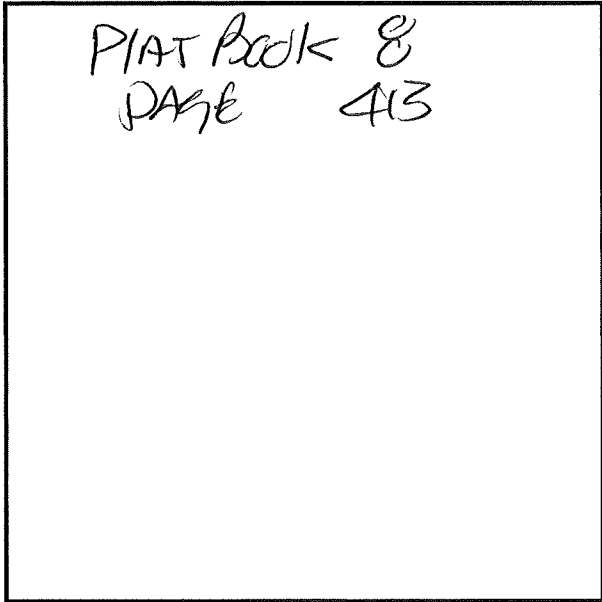
You are currently viewing a record for the 2023 tax year which began October 1, 2022 and ended September 30, 2023

Parcel Info

PIN 81684
PARCEL 18-09-31-4-000-010.007
ACCOUNT NUMBER 500737

OWNER BRADCO HOME BUILDERS LLC
MAILING ADDRESS PO BOX 853, BOAZ, AL 359570853
PROPERTY ADDRESS 472 MCVILLE ROAD

LEGAL DESCRIPTION LOT 5 DOGWOOD FARMS I PB 08 PG 413
EXEMPT CODE
TAX DISTRICT Boaz



Tax Information

TAXES WERE DUE BEGINNING 10/1/2023, DELINQUENT AFTER 12/31/2023

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
81684	2023	REAL	\$ 1,721.00	\$ 0.00	\$ 1,721.00	\$ 1,721.00	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE 1/9/2024
PAID BY BRADCO HOME BUILDERS LLC

Property Values

Total Acres
Use Value \$0
Land Value \$40,000
Improvement Value \$132,100
Total Appraised Value \$172,100
Total Taxable Value \$172,100
Assessment Value \$34,420

Subdivision Information

Code 3094
Name DOGWOOD FARMS I
Lot 5
Block
Type / Book / Page SUBDIV / 6390 / 159
S/T/R 31-9S-5E

Item 1.

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.000 Acres	1110-SINGLE FAMILY RESIDENCE	2	N	N	\$40,000
RES/COM	1	111 - SINGLE FAMILY	-	2	N	N	\$128,300
UTILITY	1	26WCC - UTILITY WOOD OR C.B.	-	2	N	N	\$3,800

Building Components

Improvement

Year Built 1941
Structure SINGLE FAMILY
Structure Code 111
Total Living Area 2045
Building Value N/A

Materials and Features

Foundation CONCRETE BLOCK - 100
Exterior Walls VINYL SIDING - 75
Exterior Walls STONE, ARTIFICIAL - 25
Roof Type HIP-GABLE - 100
Roof Material ASPHALT SHINGLES - 100
Floors CARPET & UNDERLA - 100
Interior Finish DRYWALL(SHEETROC - 100
Plumbing AVERAGE - 100
Plumbing BATH 3FIX - 1
Fireplaces FIREPLACE +1 W/1 OPENING - 1
Heat/AC HT01 GRAVITY - 2045

Computations

Stories 1.0
1st Level Sq. Ft. 2045
Add'l Level Sq. Ft. 0
Total Living Area 2045
Total Adjusted Area 2443

Improvement

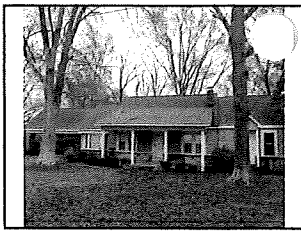
Year Built 1990
Structure UTILITY WOOD OR C.B.
Structure Code 26WCC
Total Living Area 192
Building Value N/A

Materials and Features

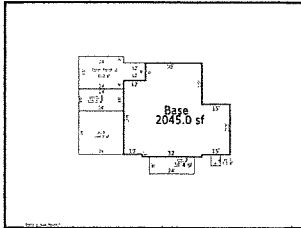
** No Materials / Features For This Improvement **

Computations

Stories 1.0
1st Level Sq. Ft. 192
Add'l Level Sq. Ft. 0
Total Living Area 192
Total Adjusted Area 192



Sketches



Tax Sales

****NO TAX SALES FOUND****

DOGWOOD FARMS III

BEING A REDIVISION OF PART OF TRACTS 5 AND 6 OF J.A. KILPATRICK LANDS AS RECORDED IN PLAT BOOK 2, PAGE 180, PROBATE OFFICE OF MARSHALL COUNTY ALABAMA. SECTION 31, TOWNSHIP 9 SOUTH, RANGE 5 EAST

STORMWATER COVENANT:

THE MAINTENANCE OF ALL STORMWATER DRAINAGE AND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION AND IS NOT THE RESPONSIBILITY OF THE CITY OF BOAZ.

City of Boaz
Miscellaneous Receipt

Item 1.

Misc. Receipt No: 21806
POS Receipt No: 20576
Receipt Date: 12/01/2025

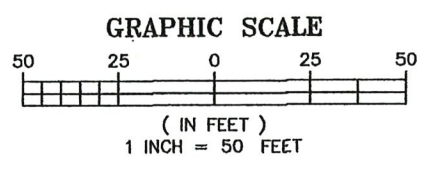
Received By: Jill Smith
Received On: 12/01/2025 10:46 AM

Customer ID: 495
Name: BRADCO HOME BUILDERS
Description: ZONING CHANGE LOT 5 R-1 TO R-4

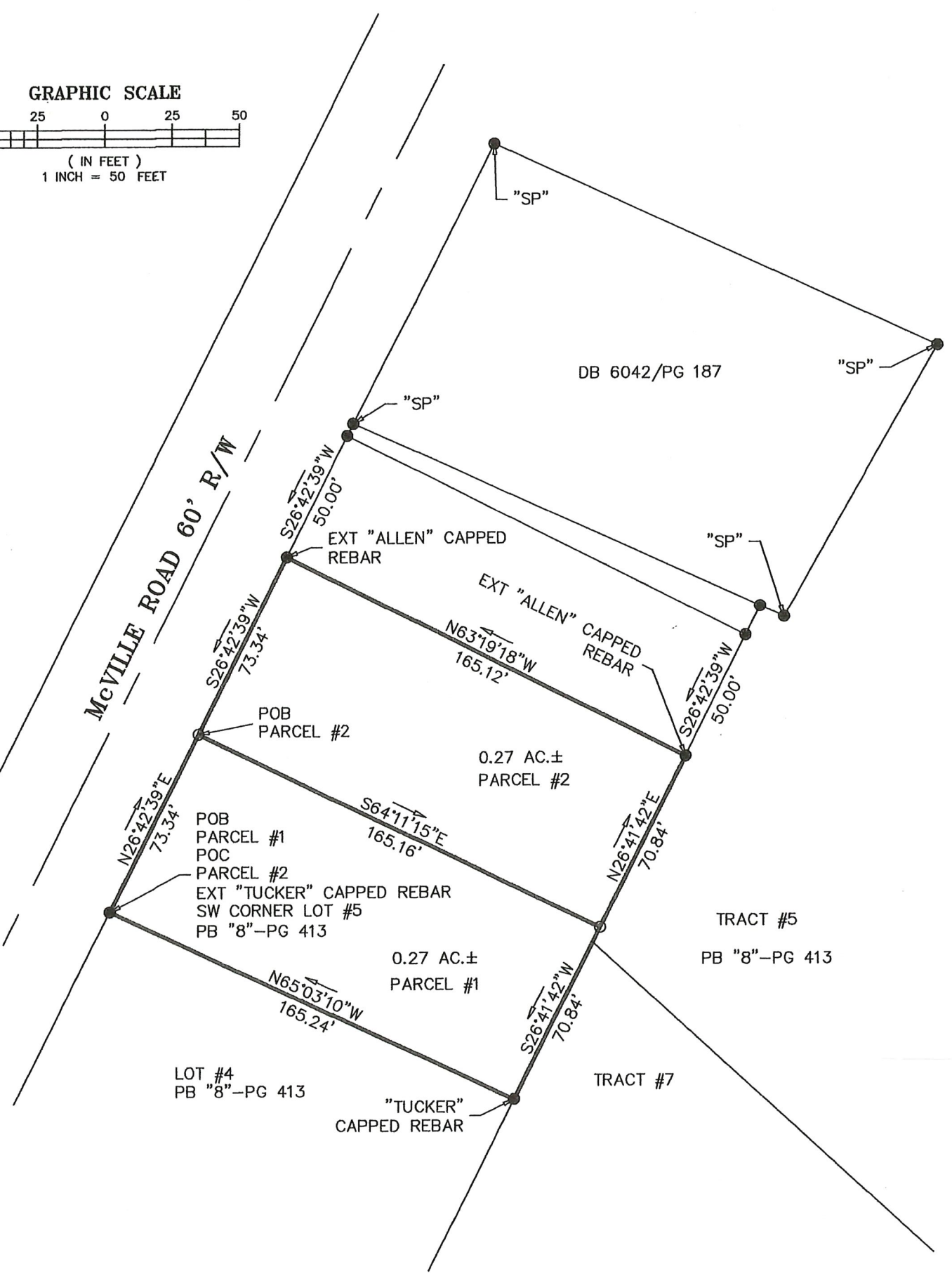
Miscellaneous Receipt Total
\$50.00

GL Account Number	GL Account Description	Debit	Credit
01-4-10-4079-000	Sub-Div/Zoning Var. Appl. Fee	\$0.00	\$50.00
Miscellaneous Receipt Totals:		\$0.00	\$50.00

Thank You!



- 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
 - △ RIGHT-OF-WAY
 - R/W RIGHT-OF-WAY
 - = EQUALS
 - IN INCH
 - LINE NOT TO SCALE
 - O-E- OVERHEAD ELECTRIC LINES
 - ⊕ POWER POLE
 - ⊙ SECURITY LIGHT



STATE OF ALABAMA
 COUNTY OF MARSHALL
 LEGAL DESCRIPTION

PARCEL 1: Begin at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to a point; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run S26°41'42"W, along said Southeasterly line, 70.84 feet to an existing "Tucker" capped rebar at the Southeast corner of said lot; thence run N65°03'10"W, along the Southwesterly line of said lot, 165.24 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).

PARCEL 2: Commence at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to the point of beginning of the property described herein; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run N26°41'42"E, along said Southeasterly line, 70.84 feet to an existing "Allen" capped rebar at the Northeast corner of said lot; thence run N63°19'18"W, along the Northwesterly line of said lot, 165.12 feet to a point on said R/W; thence run S26°42'39"W, along said R/W, 73.34 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).

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

According to my survey this the 11 Day of DECEMBER, 2025.

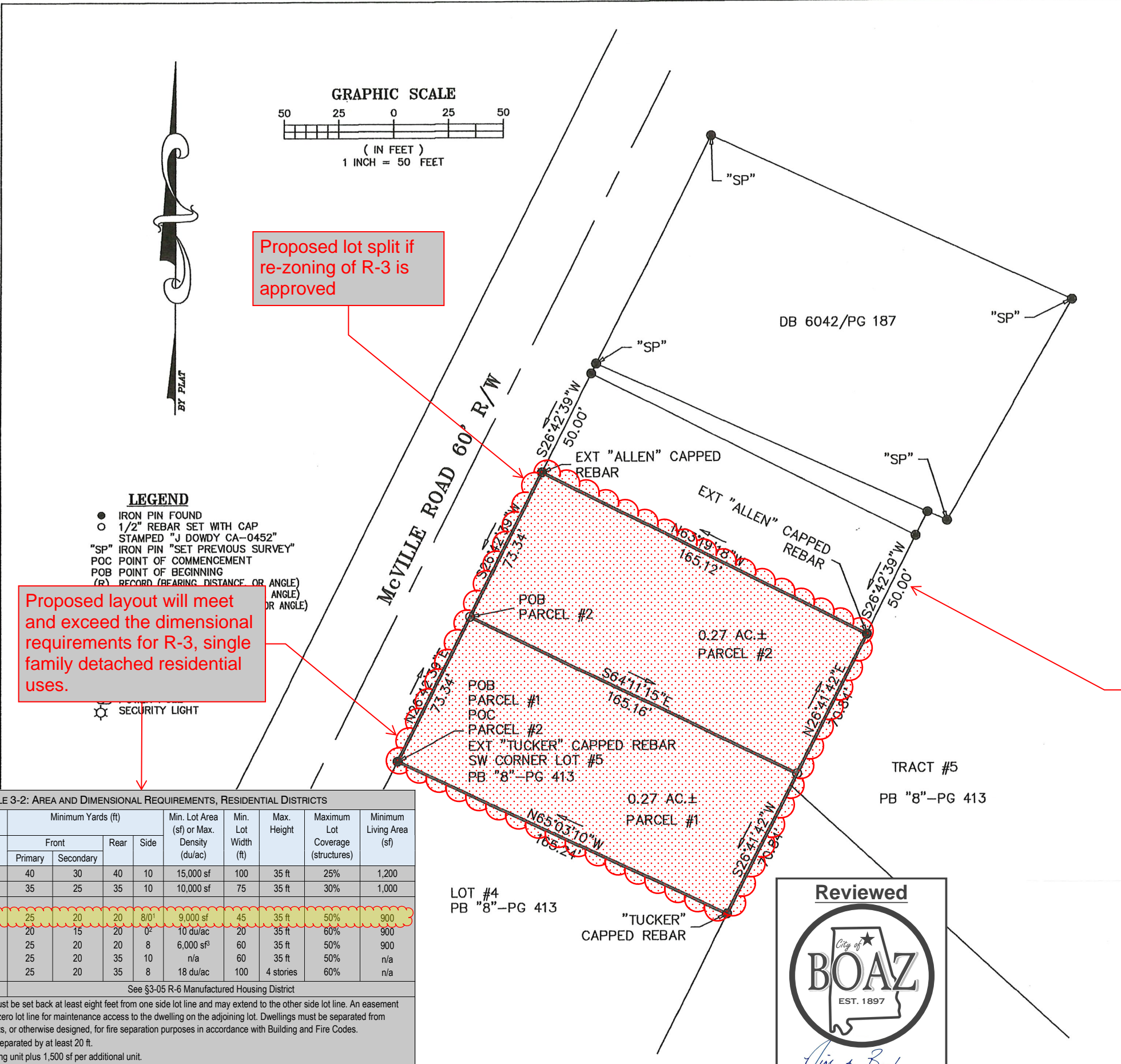
Jerry L. Dowdy
 JERRY L. DOWDY AL. REG. #18979

BOUNDARY SURVEY
 FOR BRADCO HOME BUILDERS

DOWDY LAND SURVEYING SERVICES

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

FILE NAME: 1225306	SCALE 1" = 50	CHECKED
DISKETTE # HD	FIELD BY: JGD	DATE: 12/11/25
		DRAWN BY



Proposed lot split if re-zoning of R-3 is approved

Proposed layout will meet and exceed the dimensional requirements for R-3, single family detached residential uses.

50' ROW now paisley Lane

STATE OF ALABAMA
 COUNTY OF MARSHALL
 LEGAL DESCRIPTION

PARCEL 1: Begin at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to a point; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run S26°41'42"W, along said Southeasterly line, 70.84 feet to an existing "Tucker" capped rebar at the Southeast corner of said lot; thence run N65°03'10"W, along the Southwesterly line of said lot, 165.24 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).

PARCEL 2: Commence at an existing "Tucker" capped rebar at the Southwest corner of Lot #5, of Dogwood Farms I, as recorded in Plat Book "8", Page 413, Marshall County Probate Office, being on the Southeasterly R/W of McVillev Road (60' R/W) and run N26°42'39"E, along said R/W, 73.34 feet to the point of beginning of the property described herein; thence run S64°11'15"E, leaving said R/W, 165.16 feet to a point on the Southeasterly line of said lot; thence run N26°41'42"E, along said Southeasterly line, 70.84 feet to an existing "Allen" capped rebar at the Northeast corner of said lot; thence run N63°19'18"W, along the Northwesterly line of said lot, 165.12 feet to a point on said R/W; thence run S26°42'39"W, along said R/W, 73.34 feet to the point of beginning. Said property being a portion of Lot #5, Dogwood Farms I, Marshall County, Alabama and contains 0.27 acre (more or less).

- 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)
 - (A) ANGLE
 - (OR ANGLE)
- SECURITY LIGHT

TABLE 3-2: AREA AND DIMENSIONAL REQUIREMENTS, RESIDENTIAL DISTRICTS

	Minimum Yards (ft)				Min. Lot Area (sf) or Max. Density (du/ac)	Min. Lot Width (ft)	Max. Height (ft)	Maximum Lot Coverage (structures)	Minimum Living Area (sf)
	Front		Rear	Side					
	Primary	Secondary							
R-1	40	30	40	10	15,000 sf	100	35 ft	25%	1,200
R-2	35	25	35	10	10,000 sf	75	35 ft	30%	1,000
R-3 and R-4									
Single-family detached	25	20	20	8/0'	9,000 sf	45	35 ft	50%	900
Single-family attached	20	15	20	0'	10 du/ac	20	35 ft	60%	900
Duplex, Triplex, Quadplex	25	20	20	8	6,000 sf ²	60	35 ft	50%	900
Nonresidential Uses	25	20	35	10	n/a	60	35 ft	50%	n/a
Multifamily (R-4 only)	25	20	35	8	18 du/ac	100	4 stories	60%	n/a
R-6	See §3-05 R-6 Manufactured Housing District								

1. Single-family dwellings must be set back at least eight feet from one side lot line and may extend to the other side lot line. An easement must be provided on the zero lot line for maintenance access to the dwelling on the adjoining lot. Dwellings must be separated from structures on adjoining lots, or otherwise designed, for fire separation purposes in accordance with Building and Fire Codes.

2. Building groups must be separated by at least 20 ft.

3. 6,000 sf for the first dwelling unit plus 1,500 sf per additional unit.

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

According to my survey this the 11 Day of DECEMBER, 2025.

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

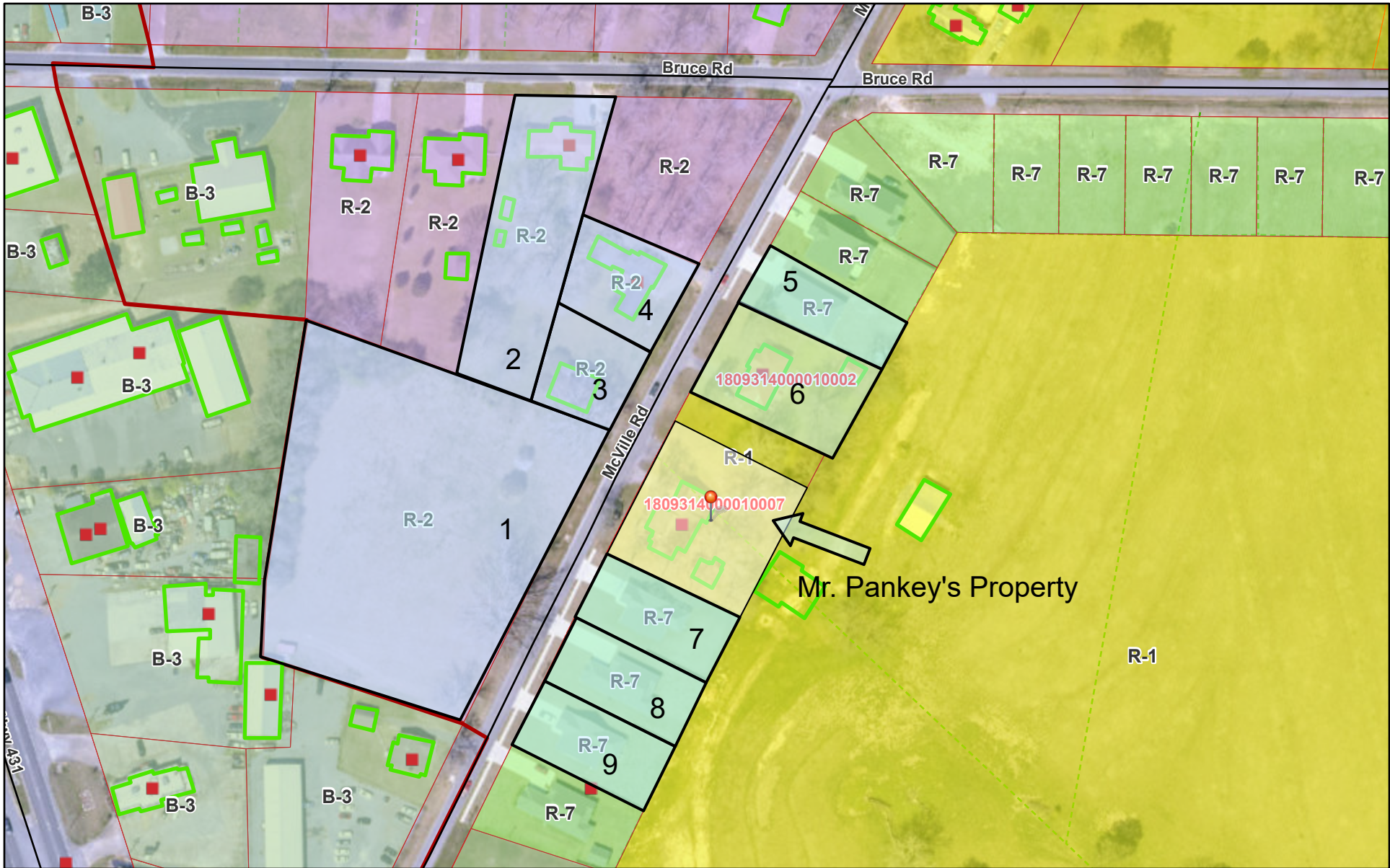


BOUNDARY SURVEY
 FOR BRADCO HOME BUILDERS

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

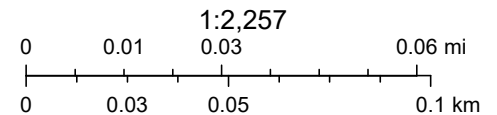
FILE NAME: 1225306 SCALE 1" = 50 CHECKED
 DISKETTE # HD FIELD BY: JGD DATE: 12/11/25 DRAWN

458 McVille Road Adjoining Property Owners



12/15/2025, 7:25:17 AM

- Addresses (Boaz)
- Overlay - Hwy 431 & 168
- City Limits
- Buildings
- Streets (Boaz)
- Zoning
- R-1
- R-2
- R-7
- Marshall County - Lot_Line
- Marshall County - Parcels
- B-3



Microsoft, Vantor, KCS

ADJOINING PROPERTY OWNERS

Randall Pankey, 458 McVile Road
Rezoning R-1 – R-3

MCCORMICK, TIM
3266 BETHSAIDA ROAD
BOAZ, AL 35957

WEST SHARON K
480 MCVILLE RD
BOAZ, AL 35957

YOUNG RILEY AND YOUNG CELSEY
434 MCVILLE ROAD
BOAZ, AL 35957

HENDERSON TERESA J
1015 BRUCE ROAD
BOAZ, AL 35957

NELSON PAYTON GOLDEN AND
NELSON JONATHAN
472 MCVILLE RD
BOAZ, AL 35957

BRADCO HOME BUILDERS LLC
PO BOX 853
BOAZ, AL 35957

MCCORMICK TIM
826 SARDIS CUTOFF RD
BOAZ, AL 35956

MCDANIEL JANICE M
442 MCVILLE RD
BOAZ, AL 35957

ASH, WILEY JR & CAROL
475 MCVILLE ROAD
BOAZ, AL 35957

WHITEHEAD MAVIS B AND
WHITEHEAD ALAN WAY
438 MCVILLE RD
BOAZ, AL 35957

MCCORMICK, TIM
3266 BETHSAIDA ROAD
BOAZ, AL 35957

WEST SHARON K
480 MCVILLE RD
BOAZ, AL 35957

YOUNG RILEY AND YOUNG CELSEY
434 MCVILLE ROAD
BOAZ, AL 35957

HENDERSON TERESA J
1015 BRUCE ROAD
BOAZ, AL 35957

NELSON PAYTON GOLDEN AND
NELSON JONATHAN
472 MCVILLE RD
BOAZ, AL 35957

BRADCO HOME BUILDERS LLC
PO BOX 853
BOAZ, AL 35957

MCCORMICK TIM
826 SARDIS CUTOFF RD
BOAZ, AL 35956

MCDANIEL JANICE M
442 MCVILLE RD
BOAZ, AL 35957

ASH, WILEY JR & CAROL
475 MCVILLE ROAD
BOAZ, AL 35957

WHITEHEAD MAVIS B AND
WHITEHEAD ALAN WAY
438 MCVILLE RD
BOAZ, AL 35957