



CITY OF BOAZ
Planning Commission Agenda
March 03, 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 January 20, 2026.
- VI. Public Hearings
 1. Entertain a motion to open a Public Hearing to hear a request from Rahulkumar and Daxaben Modi to designate a zoning of B-3 (General Business District) to the property located at 20 Peppers Road. Boaz Food Mart is located on U.S. 179 and Peppers Road. For years it was thought this property was outside the city limits but by the Marshall County records it is in fact inside Boaz City limits and needs a zoning designation. This property has not been previously zoned.
- VII. New Business
 1. Entertain a motion to approve a request from Rahulkumar and Daxaben Modi to designate a zoning of B-3 (General Business District) to the property located at 20 Peppers Road that has not been previously zoned.
 2. Appoint Boaz Planning Commission Chairman.
- VIII. Public Comments
- IX. Chairman Comments
- X. Adjourn

CITY OF BOAZ
BOAZ PLANNING COMMISSION MINUTES
Regular Meeting - January 20, 2026

The Boaz Planning Commission met on January 20, 2026, in the Mastin Conference Room at the Boaz Public Library at its regularly-scheduled meeting which commenced at 6:00 pm.

Members Present: Darby Pruitt, Paul Hale, Harold Johnson, David Wallace, Rodney Frix and Building Inspector Nick Borden.

Members Absent: Chris Alexander; Keith Hawkins

There being no current Chairman, Rodney Frix called the meeting to order.

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

APPROVAL OF AGENDA

Commission Member David Wallace made the motion, seconded by Darby Pruitt, to approve the January 20, 2026. Rodney Frix asked if there was any discussion and there was none. The motion passed on unanimous voice vote.

APPROVAL OF MINUTES

Commission Member David Wallace made the motion, seconded by Nick Borden, to approve the October 7, 2025 Commission minutes. Rodney Frix asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

PUBLIC HEARING

Rodney Frix announced that the meeting was the time and place for a proposed public hearing regarding a request from Randall Pankey for a zoning change from R-1 (Low Density Detached Residential District) to R-3 (High Density SingleP 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.

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

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

Mr. Pankey was present, explained the project and asked if there were any questions.

There being no other parties requesting to be heard, a motion was made by Nick Borden 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 David Wallace to approve the zoning change of the property at 458 McVile Rd, Boaz, AL from R-1(Low Density Detached Residential District) to R-3 (High Density SingleP Family Residential District). The motion passed unanimously.

CHAIRMAN COMMENTS

There being no Chairman, there was a discussion regarding appointing one. Mr. Bates, the prior Chairman, is no longer a member of the commission. Mr. Frix is a member designated by the council rather than an appointed member and is not able to serve as Chair. The Chair must be an appointed member pursuant to Alabama law. This is an issue to be discussed and decided at a future meeting.

It was announced that this would be Nick Borden’s last meeting as he had accepted another position. He was thanked for his service and wished well in his new endeavor.

ADJOURN

David Wallace 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 02/13/2026

The Boaz Planning Commission will hold a Public Hearing on Tuesday, March 3rd at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the Public Hearing will be to apply a zoning designation to a parcel of land that had not been previously zoned.

This parcel is owned by Rahul Kumar and Daxaben Modi. Currently Boaz Food Mart an operating gas station. With that, the designation of B-3 (General Business District) would be suggested to allow this use to continue by right.

A legal description is as follows:

A part of the S.W. Quarter of the S.E. Quarter of Section 2, Township, 10 South, Range 4 East and being more particularly described as follows: Commencing at a 5/8" INCH RE-BAR, CAP#19744 AT THE S.W. CORNER OF the ¼ OF THE S.W. ¼ OF SECTION 2, T-10-S, R-4-E; thence East, a distance of 2,033.13 feet; thence North, a distance OF 605.00 FEET to A ½" RE-BAR CAP #CA 0078 AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF SUMMERVILLE ROAD AND THE WESTERN RIGHT OF WAY OF ALABAMA 179 at the POINT OF BEGINNING; thence North 41 degrees 10 minutes 57 seconds West along the Eastern boundary of Summerville Road, a distance of 236.75 feet to a IRON ROD UNDER THE EDGE OF A CONCRETE SLAB; thence North 42 degrees 03 minutes 46 seconds East, a distance of 100.30 feet to a RAILROAD SPIKE; thence North 89 degrees 50 minutes 04 seconds East, a distance of 198.33 feet to a ¾" RE-BAR ON THE WESTERN RIGHT OF WAY OF ALABAMA 179; thence South 23 degrees 24 minutes 40 seconds West along said right of way, a distance of 275.93 feet to the POINT OF BEGINNING. Property being in Marshall County, Alabama and containing .85 acres, more or less. Property subject to all existing rights of way and/or easements that are recorded or unrecorded. (th/31764)

Street address for the above Property: 20 Peppers Road, Boaz, AL 35957

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

Boaz Planning Commission



CITY OF BOAZ

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

APPLICATION/CASE #

DATE

APPLICATION FOR ZONING AMENDMENT

Applicant Name: RAHULKUMAR AND DAXABEN MODI Project Name: BOAZ FOOD MART
 Mailing Address: 10535 AL HWY 128 Site Address: 20 PEPPERS ROAD, BOAZ AL 35957
BOAZ, AL 35957 Phone Number: 256 840 5030
 Email Address: RAHULMODI2008@YAHOO.COM Fax Number: _____
 Prefer to communicate via text messages? yes no Mobile Number: 210 260 7178

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: 20 PEPPERS ROAD, BOAZ, AL 35957
 B. Name of Subdivision Plat: _____
 C. Lot and Block numbers involved in change: _____
 D. Total acreage of change: _____
 E. Recorded in Plat Book: 4936 Page: 292
 F. Owned in whole by the undersigned: RAHULKUMAR MODI
 G. If owned in part, name (s) of co-owner (s): DAXABEN MODI

2. Zoning change requested:
 A. Present classification of property: Not Zoned
 B. Classification desired: B-3 General business district
 C. Character of neighborhood: _____

3. Reason for requesting zoning change: _____

 _____ (Please attach additional information if needed)

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>Rahul Modi</u>	Date: _____
Applicant's Name (Please print): <u>RAHUL MODI</u>	<u>1/29/26</u>

Received By: _____ Date: _____



Current Date: 1/9/2026 Tax Year: 2025 (Billing Year: 2025) ▼

Parcel Info

PIN 58709
PARCEL 24-01-02-0-000-032.010
ACCOUNT NUMBER 131498

OWNER MODI, RAHULKUMAR &
DAXABEN R

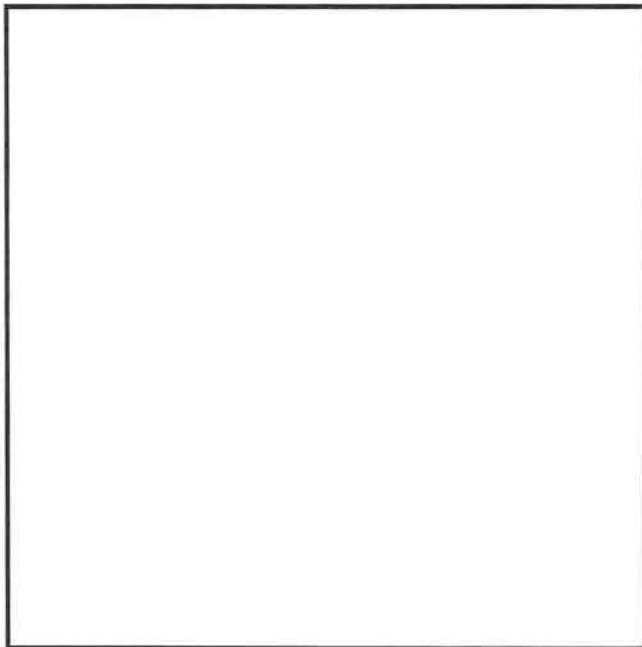
MAILING ADDRESS 20 PEPPERS ROAD,
BOAZ, AL 35957

PROPERTY ADDRESS 20 PEPPERS ROAD

LEGAL DESCRIPTION 276.4 X 198.2 IRR .85 AC
POB INT NE ROW
SUMMERVILLE RD & NW
ROW HWY #179 2-10-4,
TH NW 236.6, NE 102.4,
NE 198.2, SW 27 6.4 TO
POB 10-23-2000
2144/250, 12-23-2000
2162/62 .85 DEED

EXEMPT CODE

TAX DISTRICT Boaz



*Property to be
Zoned B-3
General Business District*

TAXES WERE DUE BEGINNING 10/1/2025, DELINQUENT AFTER 12/31/2025

Item 1.

PPIN	YEAR	TAX TYPE	TAXES	PENALTIES / INTEREST	SUBTOTAL	AMT PAID	BALANCE DUE
58709	2025	REAL	\$ 4,204.00	\$ 0.00	\$ 4,204.00	\$ 4,204.00	\$ 0.00

Total Due: \$ 0.00

LAST PAYMENT DATE 12/23/2025
PAID BY SHRIAMBICA LLC

Property Values

Total Acres	0.85
Use Value	\$0
Land Value	\$14,600
Improvement Value	\$405,800
Total Appraised Value	\$420,400
Total Taxable Value	\$420,400
Assessment Value	\$84,080

Subdivision Information

Code	
Name	
Lot	
Block	
Type / Book /	N/A / 4936 /
Page	0000290
S/T/R	02-10S-4E

Detail Information

TYPE	REF	DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1	0.850 Acres	590- CONVENIENCE STORE	2	N	N	\$14,600
RES/COM	1	590 - CONVENIENCE STORE 34PCRA4 - PAVEMENT CONCRETE	-	2	N	N	\$193,100
PAVING	4	REINFORCED 4" EXPOSED AGGREGATE - COM	-	2	N	N	\$150,400
CANOPY	2	36CSF - CANOPY STEEL FRAME	-	2	N	N	\$12,200
CANOPY	5	36CSF - CANOPY STEEL FRAME	-	2	N	N	\$50,100

Building Components

Improvement

Year Built 1995
Structure CONVENIENCE STORE
Structure Code 590
Total Living Area 3000
Building Value N/A

Computations

Stories 1.0
1st Level Sq. Ft. 3000
Add'l Level Sq. Ft. 0
Total Living Area 3000
Total Adjusted Area 3165

Materials and Features

Foundation SL .00
Exterior Walls METAL, CORRUGATE - 100
Roof Type FLAT-SHED - 100
Roof Material METAL, CORRUGATE - 100
Floors CONCRETE, ASPHAL - 100
Interior Finish DRYWALL(SHEETROCK - 100
Plumbing AVERAGE - 100
Plumbing RESTROOM 2 FIXTURE - 2
Plumbing JANITOR SINK - 1
Heat/AC HT06 FHA/AC - 3000

Improvement

Year Built 1995
Structure PAVEMENT CONCRETE
REINFORCED 4" EXPOSED
AGGREGATE COM
Structure Code 34PCRA4
Total Living Area 28932
Building Value N/A

Computations

Stories 1.0
1st Level Sq. Ft. 28932
Add'l Level Sq. Ft. 0
Total Living Area 28932
Total Adjusted Area 28932

Materials and Features

** No Materials / Features For This
Improvement **

Improvement

Year Built 1995
Structure CANOPY STEEL FRAME
Structure Code 36CSF
Total Living Area 575
Building Value N/A

Computations

Stories 1.0
1st Level Sq. Ft. 575
Add'l Level Sq. Ft. 0
Total Living Area 575
Total Adjusted Area 575

Materials and Features

** No Materials / Features For This
Improvement **

Improvement

Year Built 2024
Structure CANOPY STEEL FRAME
Structure Code 36CSF
Total Living Area 1200
Building Value N/A

Materials and Features

** No Materials / Features For This Improvement **

Item 1.

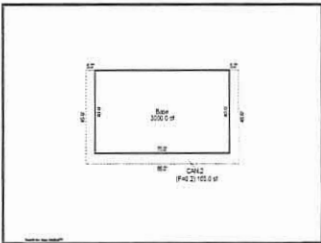
Computations

Stories 1.0
1st Level Sq. Ft. 1200
Add'l Level Sq. Ft. 0
Total Living Area 1200
Total Adjusted Area 1200

Photos



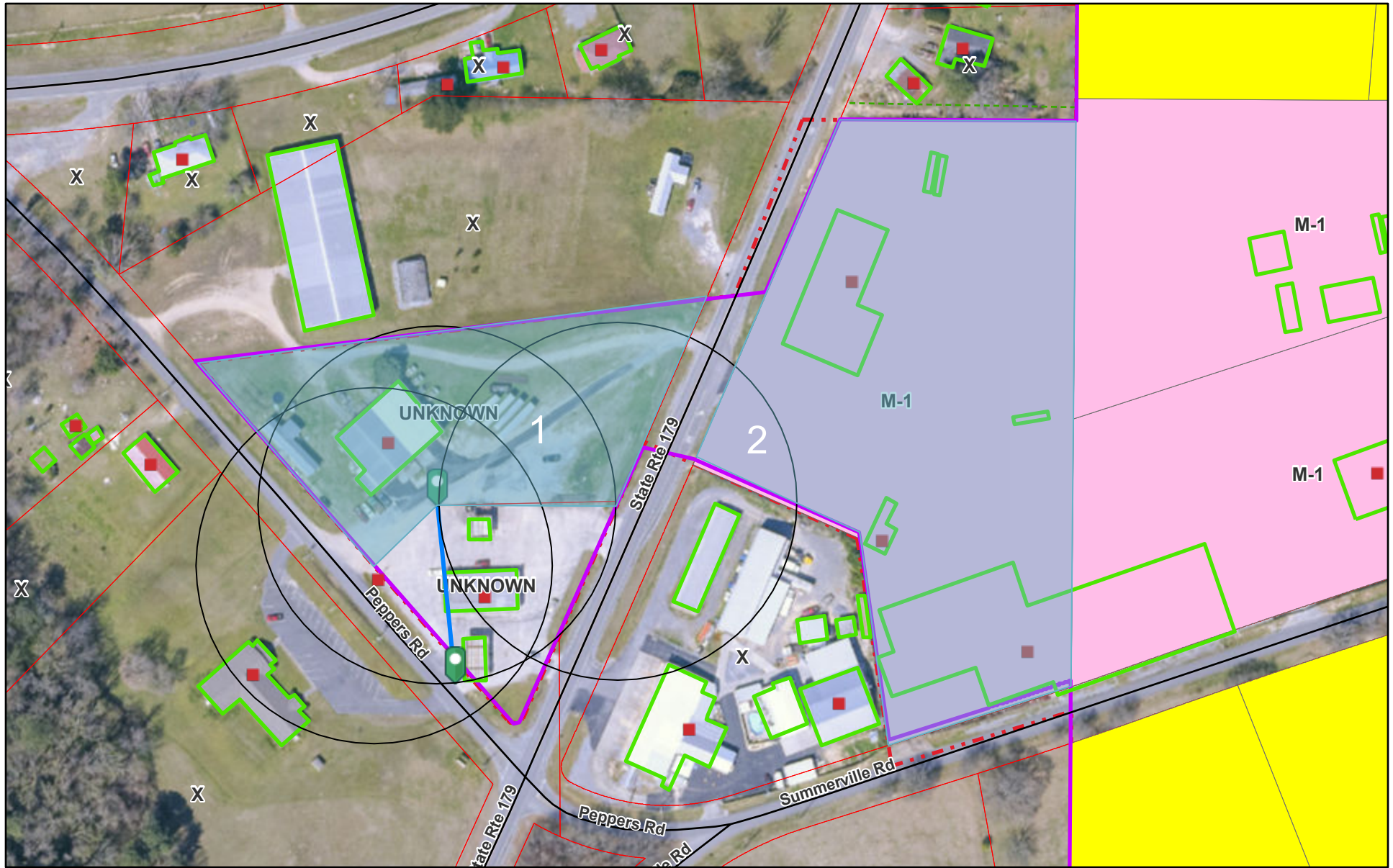
Sketches



Tax Sales

NO TAX SALES FOUND

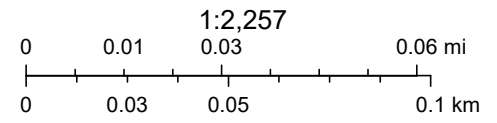
Boaz Food Mart Zoning To B-3



1/29/2026, 3:12:37 PM

- Addresses (Boaz)
- Streets (Boaz)
- Buildings
- City Limits
- Zoning**
- R-1
- M-1
- Marshall County - Parcels
- Marshall County - Lot_Line

Marshall County - City Limits Line
 City



Microsoft, Vantor, KCS

ADJOINING PROPERTY OWNERS

Boaz Food Mart Zoning designation

B-3

Owner

Adjoining 1

Adjoining 2

**MODI, RAHULKUMAR &
DAXABEN R
20 PEPPERS ROAD
BOAZ, AL 35957**

**LOWERY, FORNEY ELTON -
TRUSTEE
145 ALABAMA HIGHWAY 179
BOAZ, AL 35956**

**LOWERY MANUFACTURING INC
AND LOWERY, FOR
145 ALABAMA HIGHWAY 179
BOAZ, AL 35957**

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