



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
JOSH GREER
JOHNNY WILLIS
JEFF SIMS
MIKE MATTHEWS

PUBLIC NOTICE June 6, 2022

The City of Boaz Planning Commission will hold a public hearing on Thursday, June 23, 2022 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 Milton F. Duke, for a zoning change from R-1(Low Density Detached Residential District), R-2 (Medium Density Detached Residential District) to B-3(General Business District).This property is located at 717 E. Mann Ave. The property owner would like to build a climate controlled self- storage facility. A legal description is as follows:

Pin # 46950 (currently zoned R-1) Lots Numbered One, Two, Three (1, 2 & 3) all in Block Two (2) of the John F. Williams Resubdivision of a portion of the R.L. McCleskey Annex to the Town of Boaz, according to plat made by E.H. Lee, C.E. and Surveyor which plat is on record in the Probate Office of Marshall County, Alabama, said lots lying and being situated in Marshall County, Alabama, together with improvements located thereon.

Pin # 46920 (currently zoned R-2) The North one-half of lots 6 and 7, in Block "B" of the R.L. McCleskey's annex to the Town of Boaz, Alabama, as the same appears of record in Plat Book "I", Page 73, in the Probate Office of Marshall County, Alabama.

Pin # 53411 (currently zoned R-2) Lots 6 and 7 in Block B of the R. L. McCleskey's Annex to the Town of Boaz, Alabama, according to the plat of said property made by James Respass, Civil Engineer for J.P. King Auction Company in November 23, 1923, as the same appears of record in Plat Book 1, page 73 in the Probate Office of Marshall County, Alabama, lying and being in the City of Boaz, County of Marshall, State of Alabama.

LESS AND EXCEPT: Twenty feet of even width off the West side of the South One-half of Lot 6 in Block B of the R. L. McCleskey's Annex of the Town of Boaz, Alabama, according to the plat of said property made by Jerry Respass, Civil Engineer for J.P. King Auction Company in November 24, 1923, as the same appears of record in Plat Book 1, page 73 in the Probate Office of Marshall, Alabama. Lying and being in the City of Boaz, County of Marshall, State of Alabama.

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

Chairman
Boaz Planning Commission

City of Boaz
Duplicate Miscellaneous Receipt

Misc. Receipt No: 9179
POS Receipt No: 9169
Receipt Date: 04/20/2022

Received By: Jill Smith
Received On: 04/20/2022 3:14 PM

Customer ID: 59
Name: BOAZ CITY HALL
Description: REZONING FOR 717 BE. MANN AVE

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

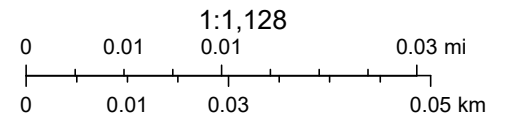
Thank You!

Duke's Rezoning Request For B-3 Zoning



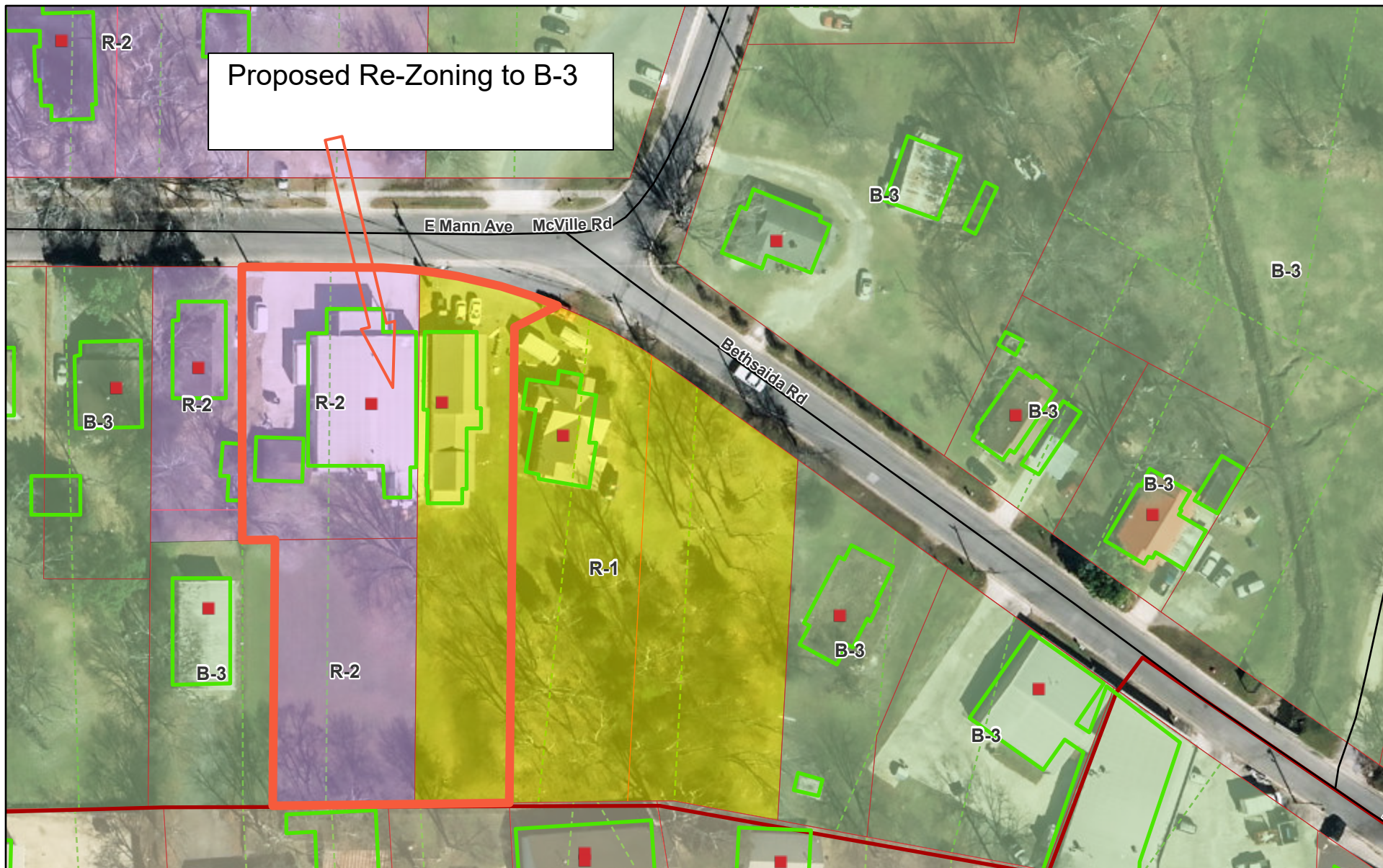
6/8/2022, 3:55:15 PM

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



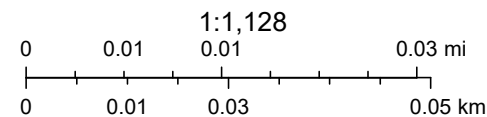
KCS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, KCS, G-Squared

Duke Rezoning



6/7/2022, 2:05:22 PM

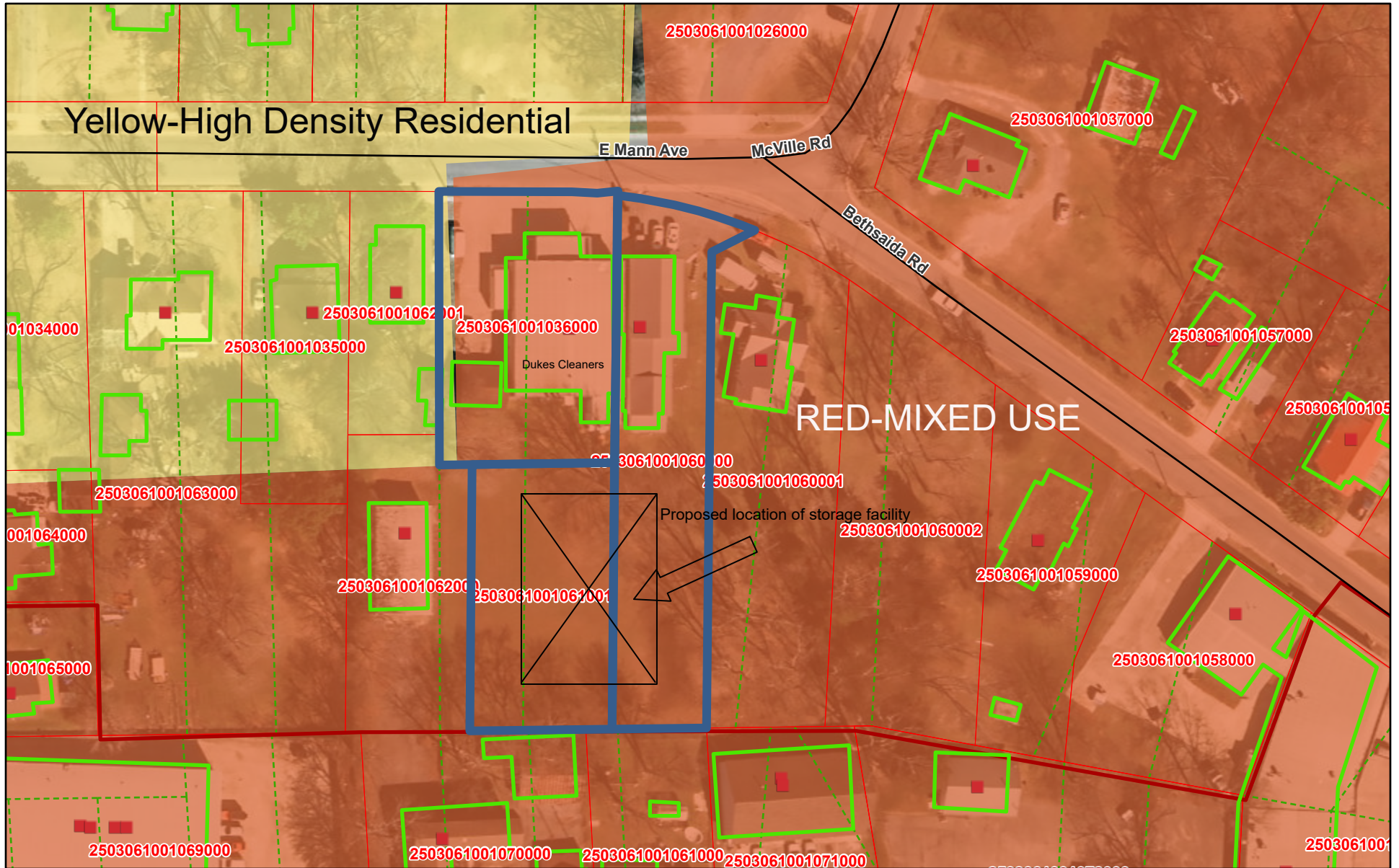
- Addresses (Boaz)
- Overlay - Hwy 431 & 168
- Buildings
- Streets (Boaz)
- City Limits
- Zoning
- B-2
- B-3
- R-1
- R-2
- Marshall County - Parcels
- Marshall County - Lot_Line



KCS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, KCS, G-Squared

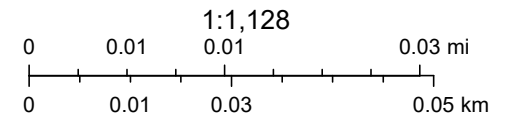
Web AppBuilder for ArcGIS
Maxar, Microsoft | KCS | KCS, G-Squared |

Duke's Rezoning Request For B-3 Zoning, Boaz Comprehensive Plan



6/8/2022, 4:06:18 PM

- Addresses (Boaz)
- Streets (Boaz)
- ▭ Buildings
- ▭ Overlay - Hwy 431 & 168
- ▭ City Limits
- ▭ Marshall County - Parcels
- Marshall County - Lot_Line
- ▭ High Density Residential
- ▭ Mixed Use



KCS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, KCS, G-Squared

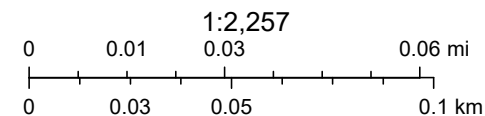
Web AppBuilder for ArcGIS
Maxar, Microsoft | KCS | KCS, G-Squared |

Duke Rezoning, adjoining property owners, numbered



6/8/2022, 1:42:28 PM

- Addresses (Boaz)
- Streets (Boaz)
- ▭ Buildings
- ▭ Overlay - Hwy 431 & 168
- ▭ City Limits
- ▭ Marshall County - Parcels
- Marshall County - Lot_Line



KCS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, KCS, G-Squared

Web AppBuilder for ArcGIS
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ADJOINING PROPERTY OWNERS

MILTON F. DUKE

717 E. MANN AVE

BOAZ, ALABAMA 35957

PROPERTY OWNER:

DUKE, MILTON F JR
1820 LASSETTER ROAD
SOUTHSIDE, AL 35907

1. EASTERWOOD KELLY M AND EASTERWOOD JAMES
716 E MANN AVE
BOAZ, AL 35957
2. WHITFIELD BARBARA GAIL AND MCDANIEL JAME
716 EAST MANN AVENUE
BOAZ, AL 35957
3. WHITEFIELD PROPERTY MANAGEMENT LLC
P O BOX 1357
BOAZ, AL 35957
4. WHITFIELD GAIL
13616 ALABAMA HIGHWAY 168
BOAZ, AL 35957
5. CORONA, HEBERTO
205 MCVILLE ROAD
BOAZ, AL 35957
6. RAMIREZ ANGEL ROQUE
P O BOX 84
ALBERTVILLE, AL 35950
7. J & I PROPERTIES LLC
2004 DEBBIE STREET
BOAZ, AL35956
8. GABRIEL, ALVARO
811 WILLIAMS STREET
BOAZ, AL 35957
9. R BARKLEY ENTERPRISES INC
P O BOX 1034
ALBERTVILLE, AL 35950
10. BOLTON, KYTHIA I
P O BOX 188
HORTON, AL 35980
11. MILL STREET PLAZA LLC
206 BRIDLE RIDGE ROAD
GADSDEN, AL 35901

12. BOLTON KYTHIA I
P O BOX 188
HORTON, AL 35980
13. MARTINEZ, JOSE & MARICELA
705 EAST MANN AVENUE
BOAZ, AL 35957
14. WEATHERS, ROBERT J
P O BOX 457
ALBERTVILLE, AL 35950
15. WHITEFIELD, WAYNE L & MARY L TRUST
P O BOX 1357
BOAZ, AL 35957

Location in file:

Z:\Building Dept\BOARDS AND COMMISSIONS\Planning and zoning\Planning
Commission\REZONING\Milton F. Duke 717 E. Mann Ave