



City of Boaz Alabama

DAVID DYAR
Mayor

COUNCIL
DAVID ELLIS
JOSH GREER
JOHNNY WILLIS
JEFF SIMS
MIKE MATTHEWS

PUBLIC NOTICE June 27, 2022

The City of Boaz Mayor and Council will hold a public hearing on Monday, July 11, 2022 at 6:00 P.M. in the Boaz Senior Center located at 112 S Church Street. 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.

Beth Stephens
Assistant City Clerk/ Treasurer

Duke's Rezoning Request For B-3 Zoning



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

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

1:1,128

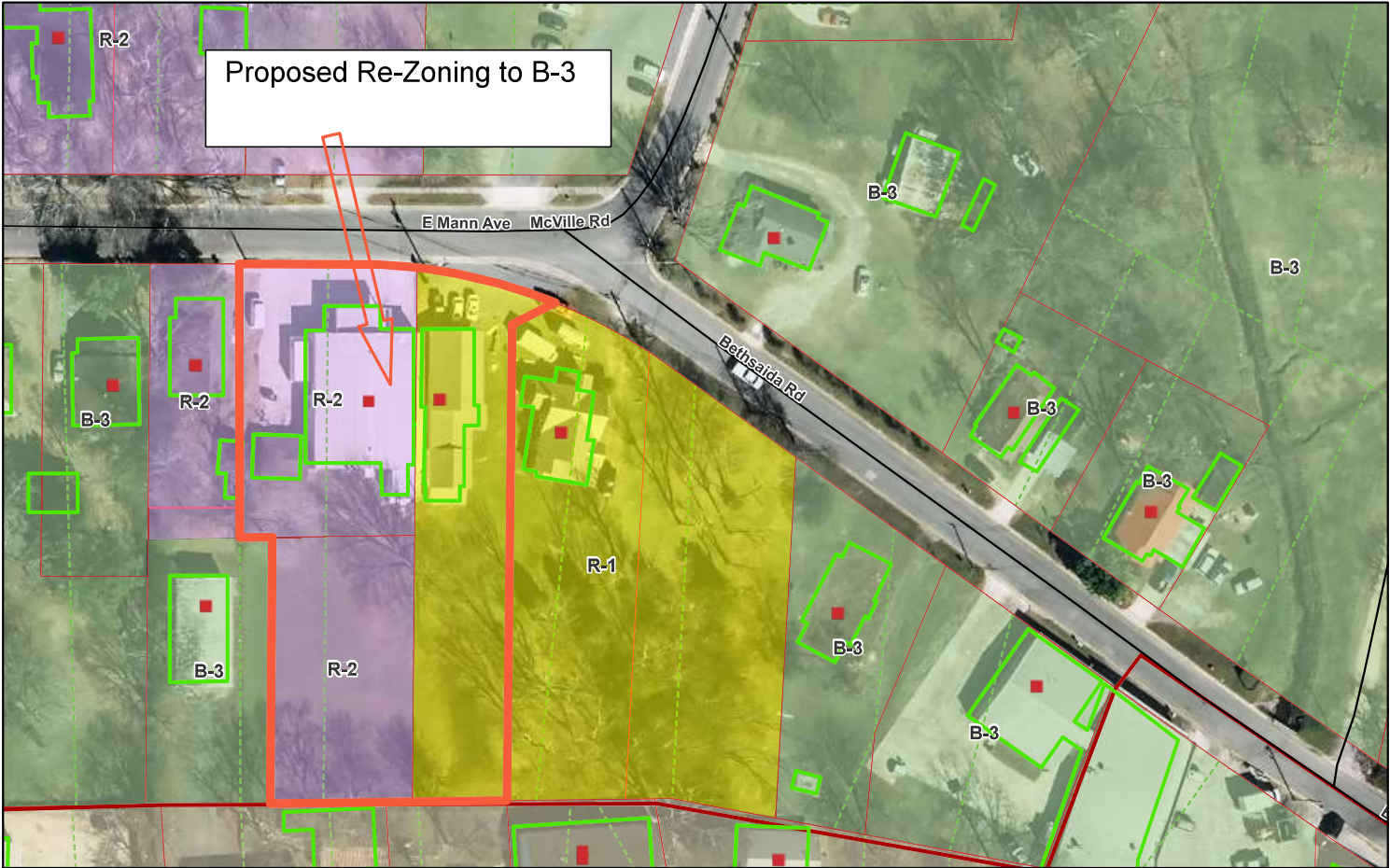
0 0.01 0.01 0.03 mi

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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



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

- Addresses (Boaz)

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 Streets (Boaz)

□

 Buildings
- Overlay - Hwy 431 & 168

□

 City Limits

□

 Zoning

□

 B-2
- B-3

□

 R-1

□

 R-2
- Marshall County - Parcels

□

 Marshall County - Lot_Line

1:1,128

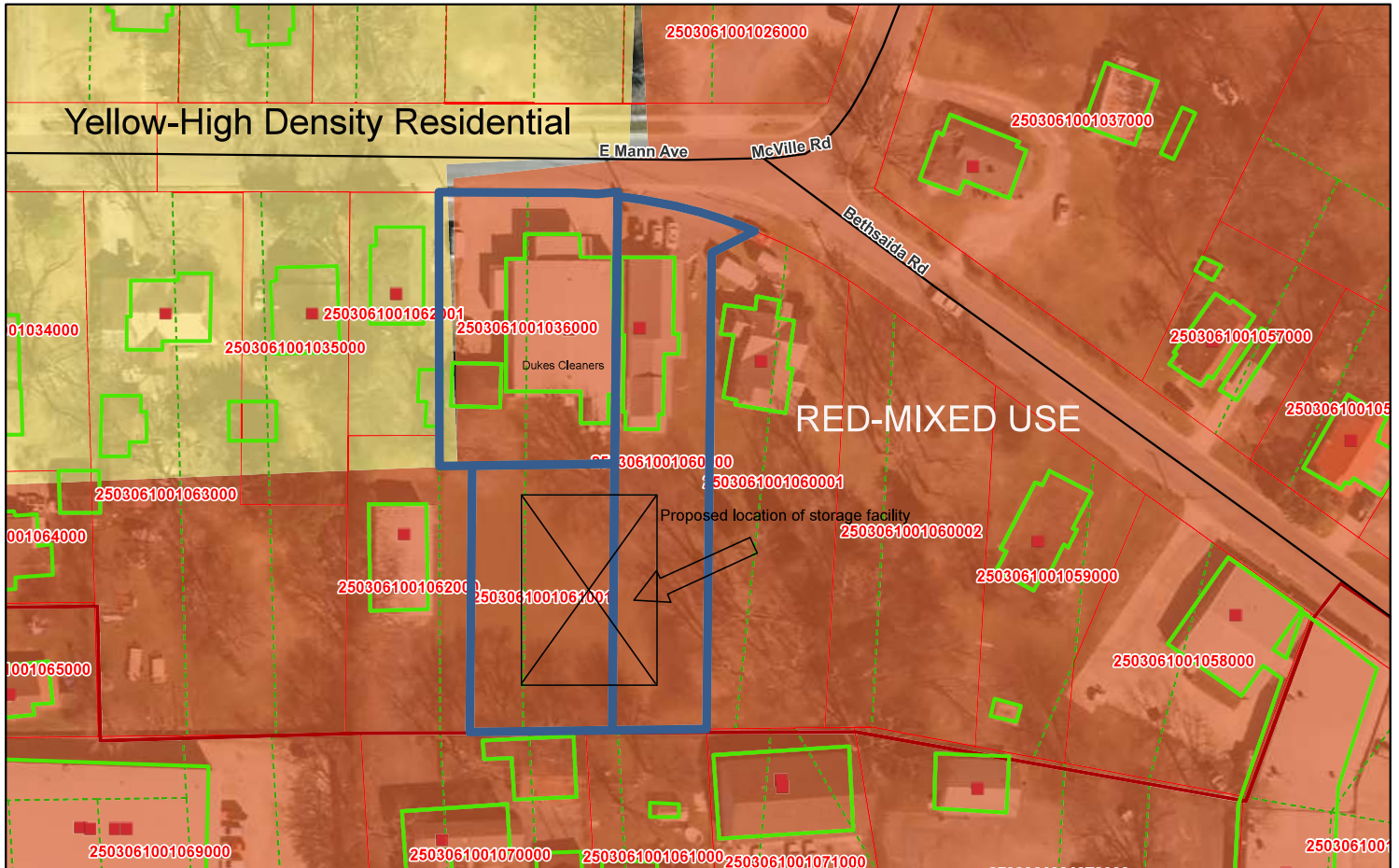
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KCS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, KCS, G-Squared

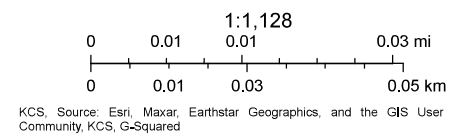
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Duke's Rezoning Request For B-3 Zoning, Boaz Comprehensive Plan



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

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



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