



CITY OF BOAZ  
Planning Commission Agenda  
April 13, 2023

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 March 2, 2023.
- VI. Public Hearings
  1. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/- . The property owner is seeking to construct (townhouses) attached single-family dwellings.
  2. A public hearing to hear a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000) The property owner is seeking to construct (townhouses) attached single-family dwellings.
  3. A public hearing to discuss and amend the City of Boaz Zoning Ordinance Number 2021-1154 as underlined below:

***§3-03 R-3 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT***

***§3.03.02 Triplexes and quadplexes.*** *Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.*

1. *Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:*
  - a) *Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.*
  - b) *Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.*
  - c) *Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.*

2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

### **§3.04 R-4 Multi-Family Residential District**

#### **§3.04.01 Additional Requirements**

2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
3. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

**Table 3-2 Area and Dimensional Requirements, Residential Districts,**  
Adding a minimum square footage requirement of 900sf (Square Foot) of living space per dwelling unit. In R-3 and R-4 Districts concerning Duplexes, Triplexes or Quadplexes.

### **§11-02 Amendments**

#### **§11.02.03 Procedure**

4. Upon receipt of a negative recommendation from the Commission, the Council review process may be initiated at the request of the Applicant. Any owner of adjoining property may also request the Council review process of any positive recommendation upon which the appealing adjoining property owner objected at the Commission hearing or in writing prior to the Commission hearing. An appeal shall be

submitted in writing, on any form prescribed for that purpose by the City and accompanied by the required fee, and shall state the decision appealed from, the facts and basis for the appeal, and the relief or action sought. No fee is required where an appeal is filed by the Building Official or other public official in pursuance of his/her official duties. For Commission decisions taken after May 1, 2023, all Commission decision appeals to the Council shall be filed within ten (10) calendar days following the decision that is being appealed. The time will extend to the next business day when the tenth day falls on a day the City is not open for business. For Commission decisions prior to May, 2023, all appeals must be filed within six (6) months of the decision appealed from. The timely filing of an appeal shall stay the operation of the decision of the Commission. The Council will conduct a public hearing on all appeals where a public hearing was held prior to the decision being appealed from. Notice shall be given of the proposed hearing in the same manner as was required for the decision being appealed.

#### **§2-06 Fences, Walls & Hedges**

**§2.06.03** In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.

### VII. New Business

1. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Bassett Street containing 5.53 acres+/-.
2. Entertain a motion to approve or deny a request from Tony Catanzaro for a zoning change from R-2 (Medium Density Detached Residential District) to R-3 (High Density Single-Family Residential District). This property is located on Daily St. adjacent to Douglas St. containing 6 acres. (Parcel no. 2401011003046000)
3. Entertain a motion to approve or deny amending the City of Boaz Zoning Ordinance Number 2021-1154, Section 3-03 R-3 High Density Single-Family Residential District, §3.03.02 Triplexes and quadplexes to include the following underlined language pertaining to the exterior facade treatments of triplexes and quadplexes.

**§3.03.02 Triplexes and quadplexes.** Triplexes and quadplexes are permitted on corner lots only. Off-street parking may not extend forward of the front building line.

1. Building Materials for duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
2. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building façade

- c) Corrugated fiberglass
- d) Non-corrugated and highly reflective sheet metal
- e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

4. Entertain a motion to approve or deny amending Boaz Zoning Ordinance 201-11-54, Section 3.04 R-4 Multi-Family Residential District, §3.04.01 Additional Requirements, as underlined below.

**§3.04.01 Additional Requirements**

- 2. Building Materials for multi-family dwellings including duplexes, triplexes and quadplexes. Building exteriors must be constructed from high quality, durable materials as follows:
  - a) Brick or other masonry. When used for the facade of any building, concrete blocks must be split, rock, or ground-faced and may not exceed 25% of the masonry area of the facade. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used only as foundation material if the foundation material is not revealed more than three feet above finished grade at the foundation wall.
  - b) Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) must be trimmed in wood, masonry, or other approved materials and may not be used adjacent to grade.
  - c) Horizontal wood and cement board siding. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than nine inches wide.
- 3. **Prohibited Materials.** The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure.
  - a) Plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.
  - b) Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade
  - c) Corrugated fiberglass
  - d) Non-corrugated and highly reflective sheet metal
  - e) Vinyl siding is acceptable when the board size is less than six inches wide. However, it may not be used adjacent to grade. Vinyl siding cannot be painted, which limits opportunities for changing building colors as part of future renovations.

5. Entertain a motion to approve or deny the amendment of Table 3-2 Area and Dimensional Requirements, Residential Districts, as follows:

Adding the minimum square footage of 900sf of living space per dwelling unit. In R-3 and R-4 Districts concerning duplexes, Triplexes and Quadplexes.

6. Entertain a motion to approve or deny the amendment of section 11.02.03 Procedure, as follows:

**§11.02.03 Procedure**

4. Upon receipt of a negative recommendation from the Commission, the Council review process may be initiated at the request of the Applicant. Any owner of adjoining property may also request the Council review process of any positive recommendation upon which the appealing adjoining property owner objected at the Commission hearing or in writing prior to the Commission hearing. An appeal shall be submitted in writing, on any form prescribed for that purpose by the City and accompanied by the required fee, and shall state the decision appealed from, the facts and basis for the appeal, and the relief or action sought. No fee is required where an appeal is filed by the Building Official or other public official in pursuance of his/her official duties. For Commission decisions taken after May 1, 2023, all Commission decision appeals to the Council shall be filed within ten (10) calendar days following the decision that is being appealed. The time will extend to the next business day when the tenth day falls on a day the City is not open for business. For Commission decisions prior to May, 2023, all appeals must be filed within six (6) months of the decision appealed from. The timely filing of an appeal shall stay the operation of the decision of the Commission. The Council will conduct a public hearing on all appeals where a public hearing was held prior to the decision being appealed from. Notice shall be given of the proposed hearing in the same manner as was required for the decision being appealed.

7. Entertain a motion to approve or deny the amendment of section 2-06 Fences Walls & Hedges as underlined below:

**§2.06.03** In residential districts, fences may not exceed 6' in height. However, fences located forward of the principle building may not exceed 30" in height.

VIII. Chairman Comments

IX. Adjourn