



CITY OF BOAZ
Planning Commission Agenda
October 01, 2024

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 August 6, 2024
- VI. Public Hearings
 1. A public hearing concerning the Planning Commission's recommendation to the Boaz City Council concerning an amendment of the Boaz Zoning Ordinance and Zoning Map of the City of Boaz. The Planning Commission will discuss and vote on the rezoning of the properties along Sunview Place from R-6 Manufactured Housing District to R-2 Medium Density Detached Residential District due to the current zoning designation of R-6 limiting the use of the properties as these properties are non-conforming as manufactured home parks which restricts the properties of future construction of homes and replacement rendering the property unusable. Rezoning the properties R-2 will allow the property owners the ability to construct homes on their properties.
 2. A public hearing to amend the Subdivision Regulations by correcting the numerical layout as well as adding additional language pertaining to subdivisions as follows:

AMENDMENTS TO THE BOAZ SUBDIVISION REGULATIONS

1. ***Article 2 - Definitions is amended to include the definition of Mobile Home Park as follows:***

2.02.45. Mobile Home Park. Land used or designed for use for the siting of manufactured homes, recreational or tiny homes for dwelling purposes.

2. ***Article 2 - Definitions is amended to change the definition of Subdivision to read as follows:***

2.02.74. Subdivision. The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other division of land for the purpose, whether immediate or future, of sale or building development. It includes resurveys and, when appropriate to the context, relates to the process

of subdividing or to the land or territory being subdivided. A Subdivision includes a Mobile Home Park.

1. Major subdivision. Any subdivision not classified as a minor subdivision including but not limited to subdivisions of more than six lots, or any size requiring any new streets or extension of public facilities, or the construction of any public improvements.

2. Minor subdivision. Any subdivision containing no more than six lots fronting on an existing street, not involving any new street, extension of public facilities, or construction of public improvements, and not adversely affecting the remainder of the parcel or adjoining property including lot splits and resurveys; and subdivisions creating plots of ten or more acres for the purpose of selling or conveying, such as to family members, said lots but not for development of the same.

3. Article 7-02 Penalties is amended as follows:

7.02.01. In addition to other remedies set forth herein, and as authorized by Code of Ala. 1975, § 11-24-3(a), the fine for noncompliance of any provisions of these Regulations shall be \$1,000 per lot that has been sold, offered for sale, transferred, or leased. A separate citation shall be issued for each violation. All fines shall be paid to the office of Boaz City Clerk within thirty (30) days of the issuance of a citation by the subdivision official, and all fines shall be doubled upon the failure to remit the fine within thirty (30) days of the issuance of the citation.

7.02.02. The city retains the right to seek an injunction against any person who fails to comply with these Regulations as provided in Code of Ala. 1975, § 11-24-3(b), and may bring action against any person to compel compliance with these Regulations in the event that work on the subdivision has been completed in violation of these Regulations and the requirements of Code of Ala. 1975, § 11-24-1 et seq.

4. Appendix C is hereby added as follows:

APPENDIX C: SPECIAL REQUIREMENTS FOR MOBILE HOME PARKS

Any Mobile Home Park, and each individual site, parcel or lot within a Mobile Home Park, must proceed through the standard subdivision review process and shall comply with all applicable subdivision regulations. The following standards are applicable to Mobile Home Parks:

(a) Density/Number of Units. Mobile Home Parks located in the city of Boaz or within its planning authority shall meet the following requirements in regard to the number of sites/units:

- 1. The maximum number of sites/units for Mobile Home Parks shall be 1 unit per five (5) acres in order to allow for adequate site/unit size and spacing.*
- 2. The applicant shall provide proof that electricity, water, sewer, and fire protection, if available, are provided either with onsite facilities or from a public provider and are sufficient for the proposed development.*

- (b) **Access.** *Mobile Home Parks shall have direct access to a paved County, City, State, or Federal highway or roadway. A traffic study shall be performed upon planning commission request or as required by the building official.*
- (c) **Internal Roadways.** *The internal roadways for Mobile Home Parks shall be built by the developer and, at a minimum, shall provide for safe travel for the residents and emergency responders. The internal roadways shall meet the requirements of the City of Boaz Subdivision Regulations. The internal roadways shall be maintained by the developer/owner and will not be maintained by the City of Boaz. The following note shall be placed on the Final Site Plan:*

The internal rights-of-way, roads, easements, and drainage facilities are private and will be maintained by the developer/owner. The internal rights-of-way, roads, easements, and drainage facilities will not be maintained by the City of Boaz. If individual lots, sites, units, etc. are to be sold, transferred, or leased, the developer/owner shall be required to meet the current City of Boaz Subdivision Regulations in effect at that time, and the property shall be brought into compliance with those Regulations prior to such sale, transfer, or lease or attempted sale, transfer, or lease.

- (d) **Stormwater Management.** *Mobile Home Parks shall meet the stormwater requirements of the City of Boaz Subdivision Regulations.*
- (e) **Utilities.** *Utilities shall be provided for the proposed development and shall be adequate for the number of sites/units. The applicant shall provide proof from the appropriate utility companies and/or Health Department that the proposed utilities are adequate for the development.*
- (f) **Setbacks.** *Mobile Home Parks located in the City of Boaz shall meet the following setbacks:*
- 1. Mobile home sites/units shall be located a minimum of thirty (30) feet from any exterior property line or jurisdictional wetland.*
 - 2. Structures constructed or located on mobile home sites/units must be separated from each other by at least ten (10) feet.*
- (g) **Minimum Lot Size.** *The minimum lot size for a mobile home park shall be five (5) acres.*

VII. New Business

1. Motion to send recommendation to the Boaz City Council concerning an amendment of the Boaz Zoning Ordinance and Zoning Map of the City of Boaz to rezone the properties along Sunview Place from R-6 Manufactured Housing District to R-2 Medium Density Detached Residential District.
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VIII. Public Comments

IX. Chairman Comments

X. Adjourn