



CITY OF BOAZ
Planning Commission Minutes
July 07, 2026

Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Darby Pruitt Called the meeting to order at 6:01

II. Invocation

Keith Hawkins gave the invocation

III. Pledge of Allegiance

Paul Hale led the Pledge of Allegiance

IV. Adoption of Agenda

Darby Pruitt entertained a motion to adopt the agenda for this meeting

Paul Hale made a motion to adopt the Agenda.

Tim Mcrae gave a second,

motion carried by unanimous voice

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting dated May 5, 2026

Darby Pruitt entertained a motion to adopt the minutes from 5.5.26

Tim Mcrae made a motion to adopt the minutes from 5.5.26. Rodney Frix gave a second motion passed by unanimous voice.

VI. Public Hearings

1. 1. A public hearing on the final plat submitted by Tony J. Catanzaro on a 7 lot subdivision that will be located on Dailey Ave directly across from Douglas Street, near the corner of where S Walnut Street turns into Dailey Ave. This is an R-2 zone and the lots will be used for single family detached dwellings.

- Parcel #2401011003046000

Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

Darby Pruitt entertained a motion to open a public hearing on item 1 Catanzaro 7 lot subdivision

David Wallace made a motion to open public hearing on Item 1 on Public Hearings, Keith Hawkins gave a second.

Kyle Scott 245 S Church Street Boaz AL 35957, asked about the 4 lot Catanzaro subdivision and if it was still on the agenda for this meeting.

Rodney Frix clarified it would not be on the agenda for tonight.

Darby Pruitt entertained a motion to close the public hearing

Tim Mcrae made a motion to close and Rodney Frix second 6:04pm

2. A public hearing on the preliminary plat submitted by Ricky Young on a 7 lot subdivision located on the corner of Hwy 205 and Aurora Road directly across from the Boaz Golf Course clubhouse. This is an R-1 zone currently consisting of 4 lots to be subdivided into 7. The subdivision property is described as follows:

- Parcel # 0404180001029.013

-Legal Description -H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096

- Parcel # 0404180001029001

Legal Description -H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440

- Parcel # 0404180001029009

Legal Description - H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005

- Parcel # 0404180001010000

Legal Description - H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43

Darby Pruitt entertained a motion to open public hearing on item 2 of Public Hearings.

Tim Mcrae made a motion and Keith Hawkins second

(there was no discussion on this topic)

Darby Pruitt entertained a motion to close the public hearing.

David Wallace made the move and Rodney Frix second. 6:07pm

3. A public hearing on the preliminary plat submitted by Iron Clad Construction LLC. on a subdivision of Doris Gardens, a 7 lot subdivision located on Doris Street directly across from Roger Ave. This is an R-2 zone and the lots will be used for single family detached dwellings conforming to R-2 standards. The subdivision property is described as follows:

- Parcel # 1907364000108001

Legal Description- COM SW COR SE 1/4 36-09-04, TH N 1108'', NW 330 TO POB; TH NW 699'', E 225.7'', SE 699''; ALONG W SIDE OF DORIS ST, SW 405.5''; TO POB CONT 5AC 1305/14

Darby Pruitt entertained a motion to open public hearing on item 3 of Public Hearings.

David Wallace made the motion and Rodney Frix second.

Rodney Frix asked about the last lot in the subdivision and the set backs and how we can make them meet R-2 requirements

Landon Knott stated he house could be altered or changed to meet the setback.

Darby Pruitt entertained a motion to close the public Hearing.

Tim Mcrae made a motion to close, and David Wallace gave a second 6:10 pm

VII. New Business

1. Entertain a motion to approve the final plat of Tony J. Catanzaro on a 7 lot subdivision that will be located on Dailey Ave directly across from Douglas Street, near the corner of where S Walnut Street turns into Dailey Ave. This is an R-2 zone and the lots will be used for single family detached dwellings. The subdivision property is described as follows:

- Parcel #2401011003046000

Legal Description: LOTS 13-27 I A COOLEY JR SD 6AC

Darby Pruitt entertained a motion to approve Item 1 Catanzaro 7 lot subdivision

Tim Mcrae made a motion to approve

Keith Hawkins gave a second

motion carried by unanimous voice.

2. Entertain a motion to approve the preliminary plat submitted by Ricky Young for a 7 lot subdivision located on the corner of Hwy 205 and Aurora Road directly across from the Boaz Golf Course clubhouse.

This is an R-1 zone currently consisting of 4 lots to be subdivided into 7 meeting R-1 requirements. The subdivision property is described as follows:

- Parcel # 0404180001029.013

-Legal Description -H/S BASE YEAR 7.8 AC(C) LYING IN NE1/4 NE1/4 18-10-5 D-2007-3263080,D-2012-3367096

- Parcel # 0404180001029001

Legal Description -H/S BASE YEAR - LT 100S X 300S X 30S X 240 X 215 LYING IN E1/2 NE1/4 18-10-5 1553-52,1681-118,1635-239,1694-164,D-2010-3327440

- Parcel # 0404180001029009

Legal Description - H/S BASE YEAR - LT 478.5 X 557.5 X 300 X 199 X 411.9 LYING IN NW1/4 NE1/4 18-10-5 D-2000-0005

- Parcel # 0404180001010000

Legal Description - H/S BASE YEAR COM NW COR NW1/4 NE1/4 TH E 325.62 TH SE 248.86 TH SW 99.94 TH SE 256.66 TO POB TH SW 116.38 TH NWLY 209.68 TH SW ALNG R ROW AURORA RD 865S TH E 630 TH N 550S TO POB BEING 5.9 AC(C) LYING IN NW1/4 NE1/4 18-10-5 1107-43

Darby Pruitt entertained a motion to approve the preliminary plat (item 2) of new business

Tim Mcrae made a motion to approve

Keith Hawkins second

Fran Milwee Abstains

Motion carries by unanimous voice.

3. Entertain a motion to approve the preliminary plat of Iron Clad Construction LLC of Doris Gardens, A 7 lot subdivision located on Doris Street directly across from Roger Ave. This is an R-2 zone and the lots will be used for single family detached dwellings conforming to R-2

standards. The subdivision property is described as follows:

- Parcel # 1907364000108001

Legal Description- COM SW COR SE 1/4 36-09-04, TH N 1108', NW 330 TO POB; TH NW 699', E 225.7', SE 699' ALONG W SIDE OF DORIS ST, SW 405.5' TO POB CONT 5AC 1305/14

Darby Pruitt entertained a motion to approve the preliminary plat of Doris Gardens submitted by Iron Clad Construction

Rodney Frix made a motion to approve the preliminary plat of Doris Gardens pending the update and correction of the set back on the last lot on the plat.

Keith Hawkins second.

Fran Milwee Abstains

motion carries by unanimous voice.

VIII. Public Comments

No Public Comments

IX. Adjourn

Darby Pruitt entertained a motion to adjourn meeting

Rodney Frix made a motion to adjourn

Fran Milwee second.

motion carried 6:15pm