



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.
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 - 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.
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 - 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



CITY OF BOAZ
Planning Commission Minutes
March 02, 2023
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Nick Borden called the meeting to order at 6:02 P.M.

PRESENT

Chris Alexander
Chris Washburn
David Wallace
Harrold Johnson
Nick Borden
Paul Hale

ABSENT

Josh Greer
Randall White
Rodney Frix

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Chris Alexander led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Washburn, Seconded by Wallace. The motion passed by unanimous voice vote.

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

1. Adopt the minutes of the Planning Commission Meeting dated 02/02/2023.

Motion made by Washburn, Seconded by Alexander. The motion passed by unanimous voice vote.

VI. Public Hearings

1. The City of Boaz Planning Commission will hold a public hearing on Thursday, March 2, 2023 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 Brett Keller. Mr. Keller is seeking to rezone property located at 465 Gold Kist Street St. From R-1 (Low Density Detached Residential District) to R-3 (High Density Single-Family Residential District). Mr. Keller seeks to build a duplex on the property.

Motion made by Washburn to open the Public Hearing at 6:05 P.M., seconded by Wallace. The motion passed by unanimous voice vote.

Nick Borden asked if there was anyone to speak "for" or "against" rezoning the property. There was no response.

Planning Commission members discussed the plans Mr. Keller has for his property and Zoning requirements for R-1 and R-3 with City Attorney Christie Knowles.

Motion made by Paul Hale to close the Public Hearing at 6:13 P.M., seconded by David Wallace. The motion passed by unanimous voice vote.

VII. New Business

Motion made by Alexander to enter into new business, Seconded by Wallace. The motion passed by unanimous voice vote.

1. Entertain a motion to approve or deny the rezoning of the property owned by Brett Keller located at 465 Gold Kist Street St. From R-1 (Low Density Detached Residential District) to R-3 (High Density Single-Family Residential District).

Motion made by Wallace to deny the rezoning, seconded by Hale.

There was discussion between the Planning Commission members regarding specifications and requirements in R-3.

Wallace withdrew his motion to deny the rezoning.

Motion made by Washburn to table the rezoning, seconded by Alexander. The motion passed by unanimous voice vote.

VIII. Adjourn

The meeting adjourned at 6:25 P.M.

Motion made by Wallace, Seconded by Hale. The motion passed by unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
JOSH GREER
JOHNNY WILLIS
JEFF SIMS
MIKE MATTHEWS

Item 1.

PUBLIC NOTICE March 29, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, April 13, 2023 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 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.

A legal description is as follows:

STATE OF ALABAMA:
COUNTY OF MARSHALL:

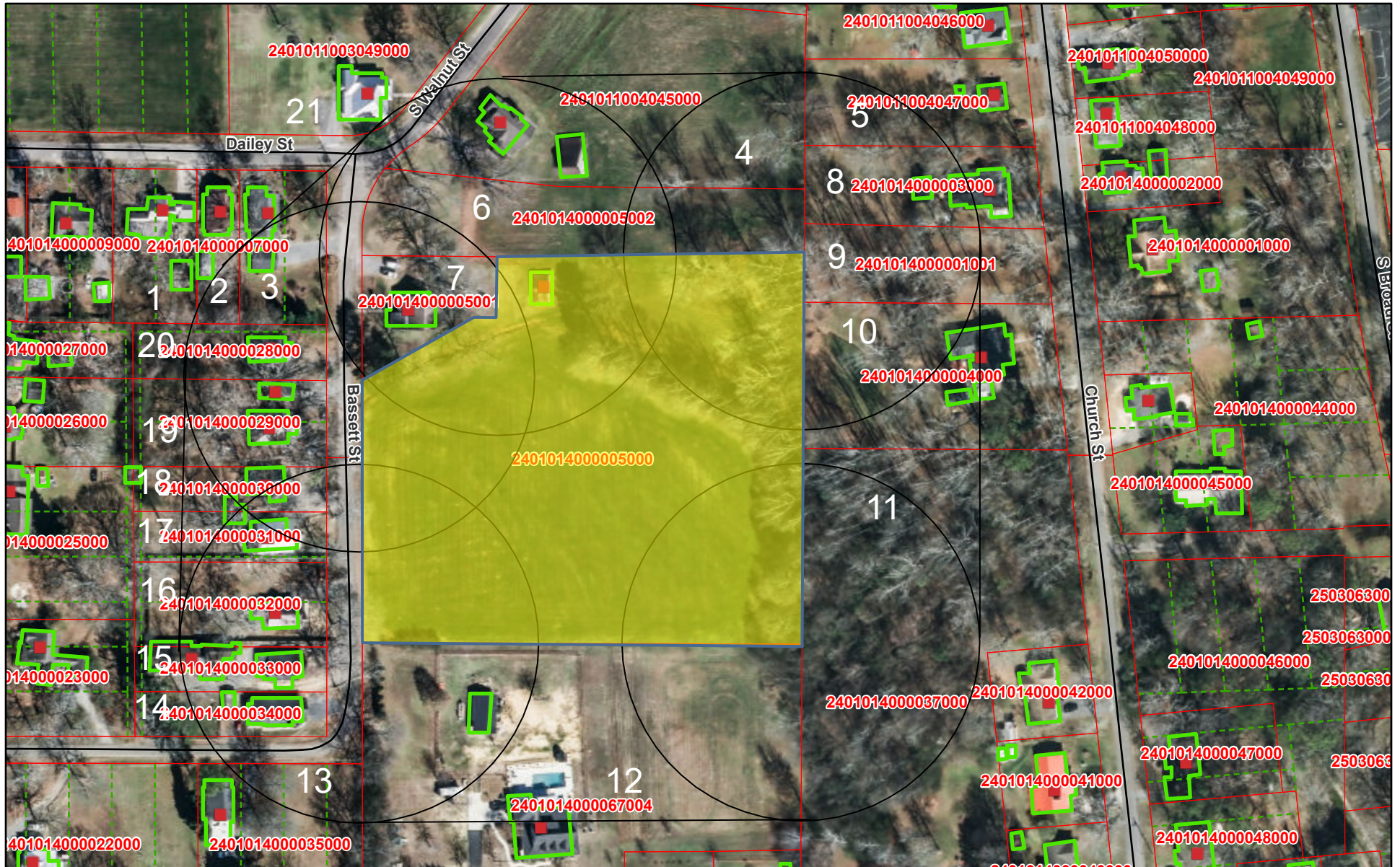
LEGAL DESCRIPTION:

BEGIN AT A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W) MARKING THE NW CORNER OF TRACT (1), LOWERY ADDITION, AS RECORDED IN PLAT BOOK "8", PAGE 146, SLIDE 1B-88, IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THENCE ALONG SAID R/W N00°23'45"E 272.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W N61°10'52"E 147.73' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S89°28'25"E 24.71' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N00°59'40"E 68.05' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N89°44'25"W 152.90' TO A 1/2" REBAR CAPPED(DOWDY) ON THE EASTERLY R/W OF BASSETT STREET (40' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N00°15'55"E 27.01' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N09°39'33"E 63.92' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N40°30'54"E 38.30' TO A 1/2" REBAR CAPPED(DOWDY), THENCE LEAVING SAID R/W S84°08'03"E 186.96' TO A 1/2" REBAR CAPPED(DOWDY), THENCE N88°54'29"E 272.79' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S02°06'42"W 43.37' TO A 1/2" REBAR CAPPED(LS31150), THENCE S00°14'35"W 64.15' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°01'48"W 411.68' TO A 1/2" REBAR (CAP DESTROYED), THENCE N89°35'08"W 247.14' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE N89°58'06"W 249.53' TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES MORE OR LESS.

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

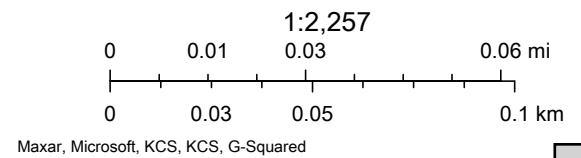
Chairman
Boaz Planning Commission

Tony Catanzaro Bassett St.



3/20/2023, 4:02:37 PM

- Addresses (Boaz)
- ▭ Buildings
- ▭ Marshall County - Parcels
- Streets (Boaz)
- ▭ City Limits
- - - Marshall County - Lot_Line



SURVEYOR'S NOTES

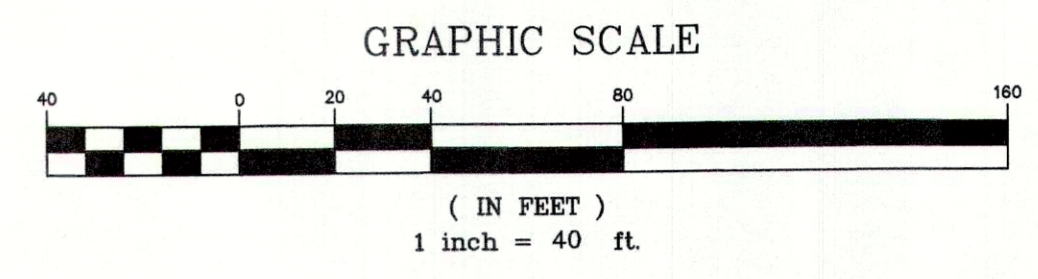
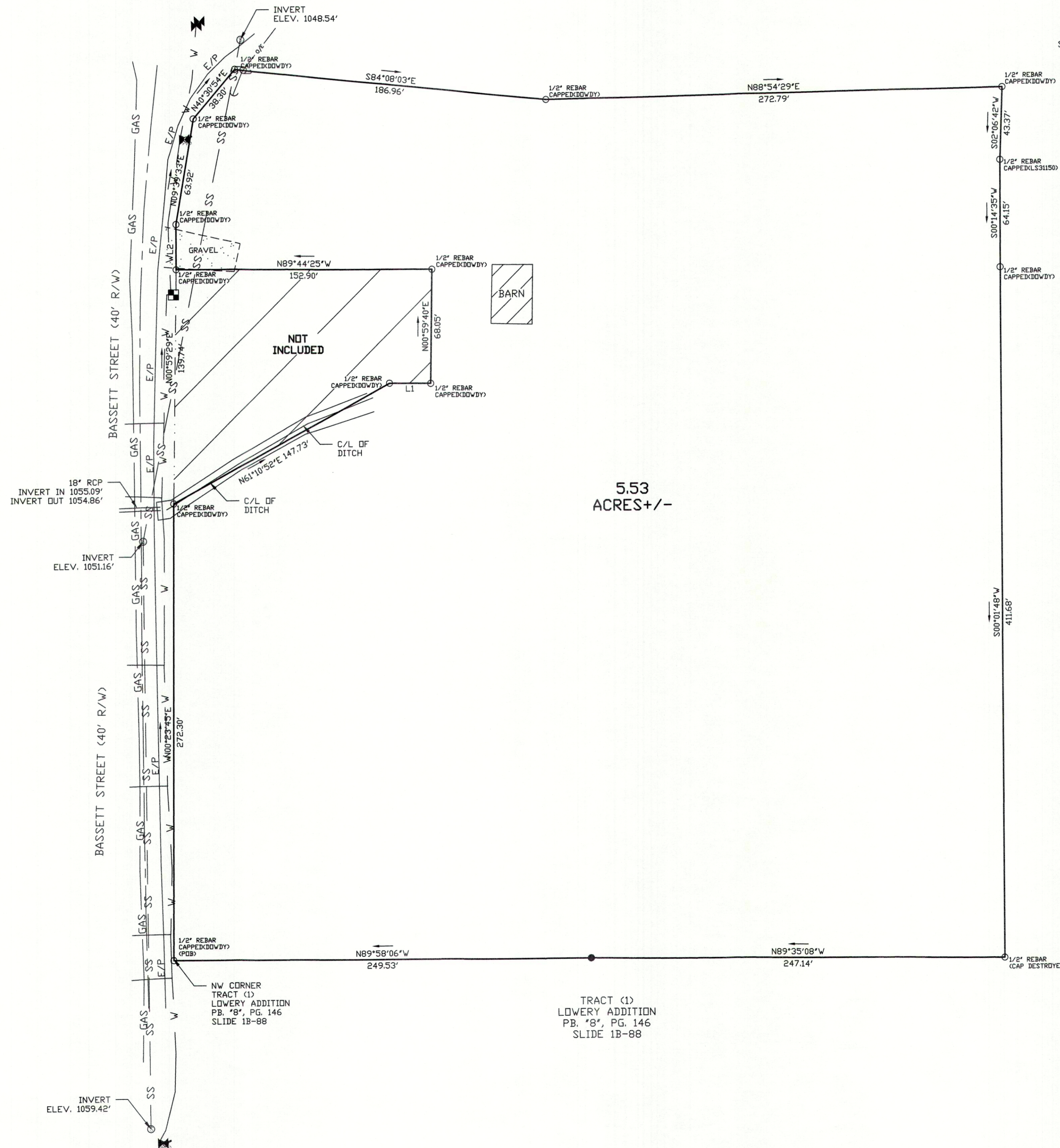
- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREIN.
 - (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
 - (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
 - (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREIN, NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREIN.
 - (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
 - (8) DATE FIELD SURVEY COMPLETED (01/23/23)
 - (9) DATE DRAWING COMPLETED (03/23/23)
 - (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
 - (11) POB POINT OF BEGINNING
 - (12) POC POINT OF COMMENCEMENT
 - (13) TYPE OF SURVEY: TOPOGRAPHICAL & PROPERTY BOUNDARY SURVEY
- I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF MARSHALL:

LEGAL DESCRIPTION

BEGIN AT A 1/2" REBAR CAPPEKDDVDY ON THE EASTERLY R/W OF BASSETT STREET (40' R/W) MARKING THE NW CORNER OF TRACT (1), LOWERY ADDITION, AS RECORDED IN PLAT BOOK '8', PAGE 146, SLIDE 1B-88, IN THE PROBATE OFFICE OF MARSHALL COUNTY, ALABAMA, THENCE ALONG SAID R/W N00°23'45"E 272.30' TO A 1/2" REBAR CAPPEKDDVDY, THENCE LEAVING SAID R/W N61°10'52"E 147.73' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S89°28'25"E 24.71' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N00°59'40"E 68.05' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N89°44'25"W 152.90' TO A 1/2" REBAR CAPPEKDDVDY ON THE EASTERLY R/W OF BASSETT STREET (40' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE N00°15'55"E 27.01' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N09°39'33"E 63.92' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N40°30'54"E 38.30' TO A 1/2" REBAR CAPPEKDDVDY, THENCE LEAVING SAID R/W S84°08'03"E 186.96' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N88°54'29"E 272.79' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S02°06'42"W 43.37' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S00°14'35"W 64.15' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N89°35'08"W 247.14' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S00°01'48"W 411.68' TO A 1/2" REBAR CAPPEKDDVDY, THENCE N89°58'06"W 249.53' TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES MORE OR LESS.

LINE	LENGTH	BEARING
L1	24.71'	S89°28'25"E
L2	27.01'	N00°15'55"E



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

ALABAMA EAST ZONE GRID

LEGEND

- WATER LINE
- GAS LINE
- EP EDGE OF PAVEMENT
- CONCRETE MONUMENT
- WATER METER
- EXISTING IRON PIN
- GRATE INLET
- GAS VALVE
- SSMH
- CAPPED 1/2" REBAR (CA-497LS)
- WATER VALVE
- SS SEWER LINE
- FIRE HYDRANT
- CENTER LINE
- POWER POLE
- GUY WIRE

REVISIONS
3/23/23 LEGAL

**CATANZARO
MARSHALL COUNTY, ALABAMA**

JOB INFORMATION

DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	202301 PG. 10
SURVEY CREW:	CP, BW
SURVEY #:	S23-059A S-T-R 1-104

**LARRY WALKER
LAND SURVEYING, INC.**

P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM

ADJOINING PROPERTY OWNERS

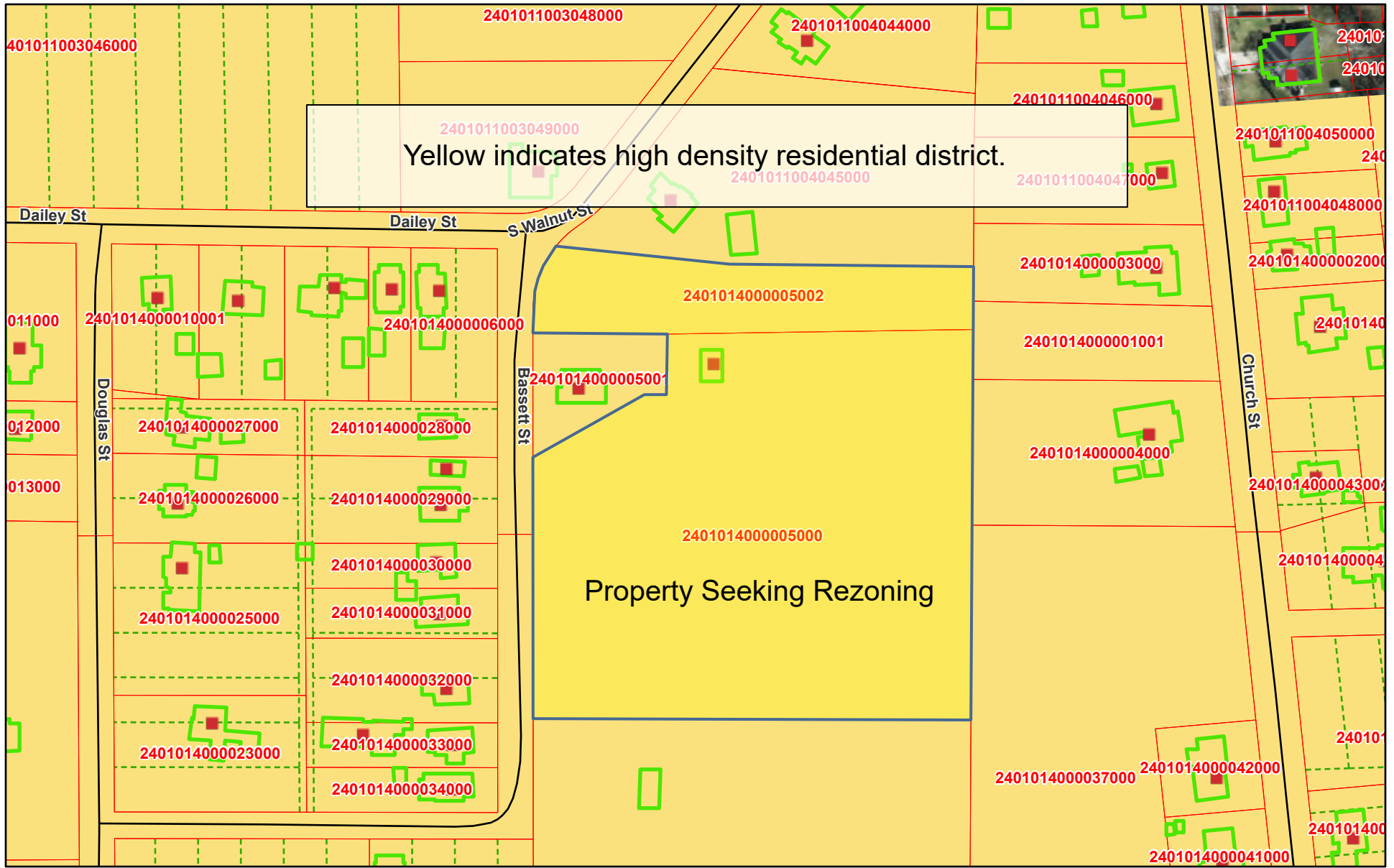
Tony Catanzaro / Bassett St.

Tony Catanzaro
425 Briarcliff Road
Gadsden, Al 35901

1. RAMOS SYLVESTER PATINO AND RAMOS MIRANDA
238 DAILY STREET
BOAZ, AL 35957
2. JSE PROPERTIES LLC
175 NORTH MAIN STREET
BOAZ, AL 35956
3. SNEAD, CONNIE M
234 DAILY AVE
BOAZ, AL 35957
4. HERNANDEZ MARIA M AND ALLENDE IGNACIO HE
224 S WALNUT ST
BOAZ, AL 35957
5. WESTER, PAULA L
233 S CHURCH ST
BOAZ, AL 35957
6. GONZALEZ ELBA LORENA AND MARTINEZ JUAN
38 NICHOLE DR
HORTON, AL 35980
7. GONZALEZ FERNANDO OZUNA AND ROJAS NORMA
21 BAKER DR SW
ATLANTA, GA 30354
8. HAND, SAMIE A
241 CHURCH STREET
BOAZ, AL 35957
9. BARNES SANDRA GAIL AND BARNES LARRY PHIL
714 HAYNES PARK ROAD
SALEM, KY 42078
10. SCOTT, KYLE VANN & TRACEY
245 S CHURCH STREET
BOAZ, AL 35957
11. MINTON, JEAN P & BEVERLY J
P O BOX 46
PIEDMONT, AL 36272
12. SARRATT JASON AND SARRATT MELANIE
438 SUMMERVILLE ROAD
BOAZ, AL 35957
13. WEATHERS, BOB
PO BOX 457
ALBERTVILLE, AL 35950
14. WHITFIELD PROPERTY MANAGEMENT LLC
P O BOX 1357
BOAZ, AL 35957
15. WYERS, JOY
317 BASSETT STREET
BOAZ, AL 35957

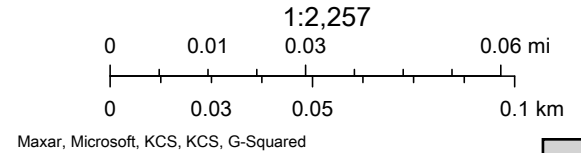
16. QUALITY RENTAL PROPERTY LLC
P O BOX 863
ALBERTVILLE, AL 35950
17. ABNEY, PAUL E
313 BASSETT STREET
BOAZ, AL 35957
18. BECK, JEFFERY A
P O BOX 863
ALBERTVILLE, AL 35950
19. BRYANT CHRISTOPHER NEIL
309 BASSETT STREET
BOAZ, AL 35957
20. BLIND PIG PROPERTIES LLC
P O BOX 753
BOAZ, AL 35957

Bassett Street Comp. Plan Projection

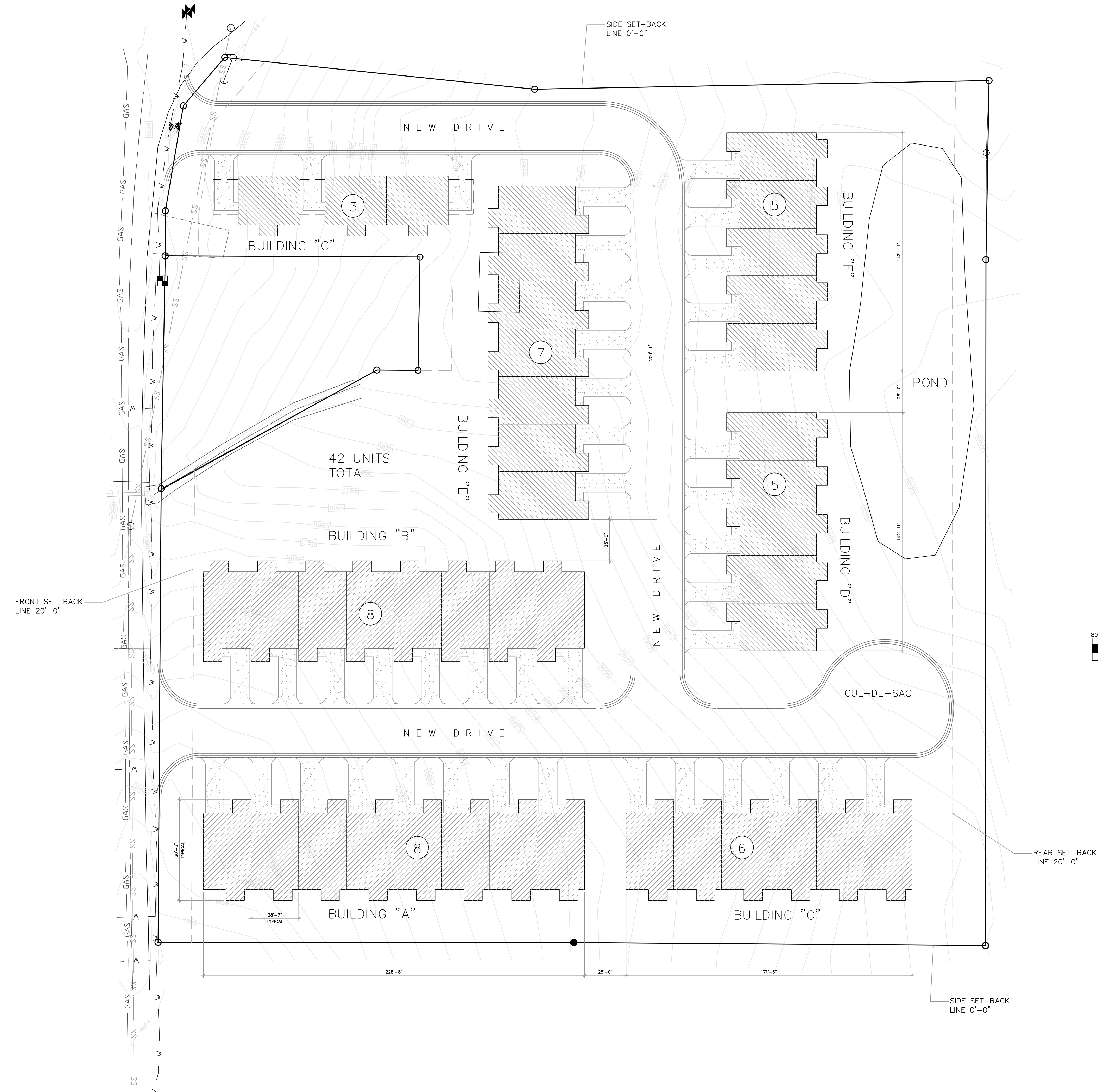


3/31/2023, 9:25:26 AM

- Addresses (Boaz)
- City Limits
- High Density Residential
- Streets (Boaz)
- Marshall County - Parcels
- Buildings
- Marshall County - Lot_Line



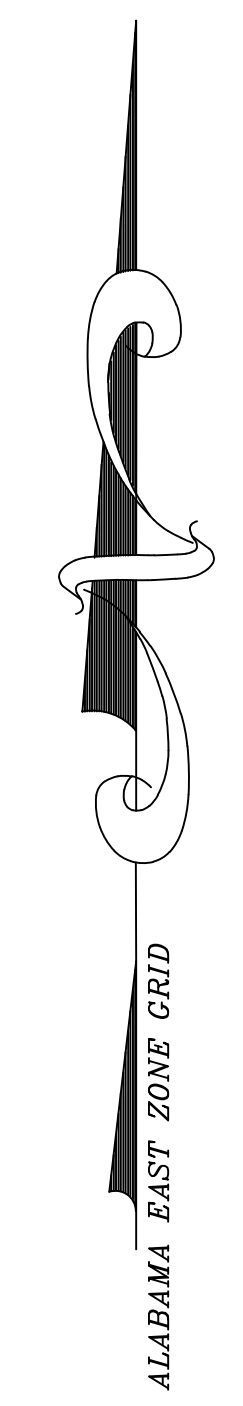
Maxar, Microsoft, KCS, G-Squared



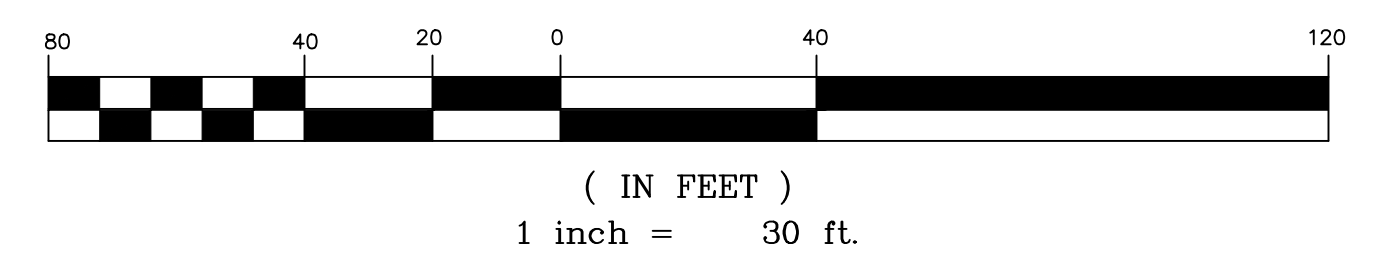
5.53 ACRES +/-

LEGEND

- v — WATER LINE
- G — GAS LINE
- E — EDGE OF PAVEMENT
- CONCRETE MONUMENT
- WATER METER
- EXISTING IRON PIN
- GRATE INLET
- GAS VALVE
- SSMH
- CAPPED 1/2" REBAR (CA-497-LS)
- ✕ WATER VALVE
- S — SEWER LINE
- ⊕ FIRE HYDRANT
- C — CENTER LINE
- ⊕ POWER POLE
- G — GUY WIRE



GRAPHIC SCALE



SEAL	REVISED
PRELIMINARY NOT FOR CONSTRUCTION	
119 South 6th Street Gadsden, Alabama 35901 Phone: 256.295.1674 Phone: 256.613.0025 gdayker@cdpdesign.net cday@cdpdesign.net	
SITE #1 PLAN — ARCH	
NEW TOWNHOMES DR. TONY CATANZARO BOAZ, ALABAMA	
SHEET	PROJECT STATUS
A0	FINAL
	DRAWN
	DEP
	CHECKED
CJD	PROJECT NO.
DATE	23-XX
1/26/23	DRAWING NO.
	— OF —



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
JOSH GREER
JOHNNY WILLIS
JEFF SIMS
MIKE MATTHEWS

Item 2.

PUBLIC NOTICE March 29, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, April 13, 2023 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 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.

A legal description is as follows:

STATE OF ALABAMA:
COUNTY OF MARSHALL:

LEGAL DESCRIPTION:

BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. COOLEY & MARY COOLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPED(DOWDY), THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPED(DOWDY) ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.

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

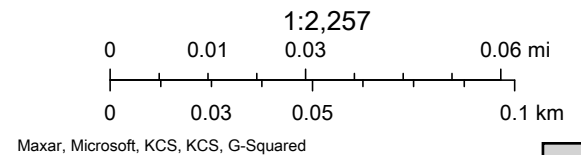
Catanzoro, Adjoining Property Owners

Item 2.



3/17/2023, 1:18:14 PM

- Addresses (Boaz)
- ▭ Buildings
- ▭ Marshall County - Parcels
- Streets (Boaz)
- ▭ City Limits
- Marshall County - Lot_Line



ADJOINING PROPERTY OWNERS

Tony Catanzaro / Daily St.

Tony Catanzaro
425 Briarcliff Road
Gadsden, Al 35901

1. JONES, LINDA N (LIFE ESTATE)
606 SNELLGROVE AVENUE
BOAZ, AL 35957
2. TCT PROPERTIES LLC
18 SILVERTHORNE COVE
JACKSON, TN 38305
3. BAKER, JO ANN
600 SNELLGROVE AVE
BOAZ, AL 35957
4. BROWDER, MARY E
654 DOUGLAS HYATT ROAD
HORTON, AL35980
5. WEATHERS ROBERT J AND WEATHERS KATHY C
PO BOX 457
ALBERTVILLE, AL 35950
6. CAPUTO, JEFFREY B
506 SNELLGROVE AVENUE
BOAZ, AL 35957
7. ESCOBAR, VITALINA & ANA ESCOBAR LUCAS
502 SNELLGROVE AVENUE
BOAZ, AL 35957
8. WATKINS, CHARLES
2600 THOMAS AVENUE
GUNTERSVILLE,AL 35976
9. ROBERTSON CODY A AND ROBERTSON LAUREN
428 SNELLGROVE AVENUE
BOAZ, AL 35957
10. LOONEY, RODNEY JUSTIN
426 W SNELLGROVE AVENUE
BOAZ, AL 35957
11. WILLIS, KENNETH & DEBORAH
422 SNELLGROVE AVE
BOAZ, AL 35957
12. MORENTE MARTHA COJ AND GARCIA MATEO ORDO
205 SOUTH WALNUT STREET
BOAZ, AL 35957
13. WALKER, TIMOTHY W & MICHELLE G
227 S WALNUT STREET
BOAZ, AL 35957
14. WALKER, TIMOTHY W & MICHELLE G
227 SOUTH WALNUT STREET
BOAZ, AL 35957
15. WALKER, TIMOTHY WAYNE & MICHELLE GUNTER
227 S WALNUT ST
BOAZ, AL 35957
16. HERNANDEZ MARIA M AND ALLENDE IGNACIO HE
224 S WALNUT ST
BOAZ, AL 35957

17. GONZALEZ ELBA LORENA AND MARTINEZ JUAN
38 NICHOLE DR
HORTON, AL 35980
18. GONZALEZ FERNANDO OZUNA AND ROJAS NORMA
21 BAKER DR SW
ATLANTA, GA 30354
19. SNEAD, CONNIE M
234 DAILY AVE
BOAZ, AL 35957
20. JSE PROPERTIES LLC
175 NORTH MAIN STREET
BOAZ, AL 35956
21. RAMOS SYLVESTER PATINO AND RAMOS MIRANDA
238 DAILY STREET
BOAZ, AL 35957
22. MCDOWELL, BRIAN S & NATASHA
240 DAILY AVENUE
BOAZ, AL 35957
23. TUCKER, RANDY
242 DAILY AVE
BOAZ, AL 35957
24. TIDWELL, TERRY MIKE (LIFE ESTATE)
303 DOUGLAS STREET
BOAZ, AL 35957
25. SNEAD, KEITH & SHERI
313 DOUGLAS ST
BOAZ, AL 35957
26. PATEL NILAY KUMAR M
105 COLLEGE AVENUE
BOAZ, AL 35957
27. WILLIAMSON, VIRGINIA
361 DAILEY STREET
BOAZ, AL 35957
28. HAYNIE, RICHARD CRAIG
366 DAILEY STREET
BOAZ, AL 35957
29. NOEL, GERALD T & JOYCELYN (LIFE ESTATE)
400 DAILY AVENUE
BOAZ, AL 35957

SURVEYOR'S NOTES:

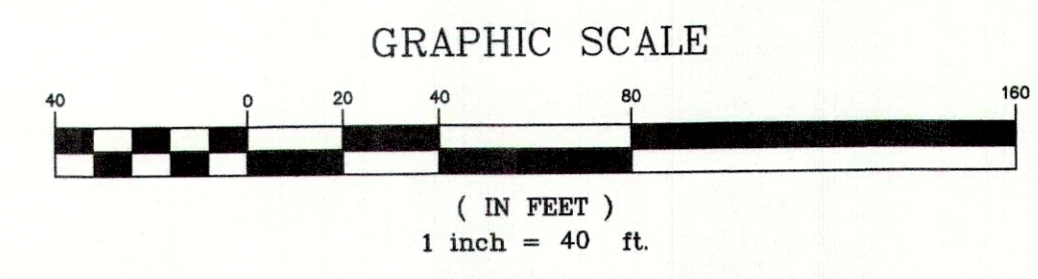
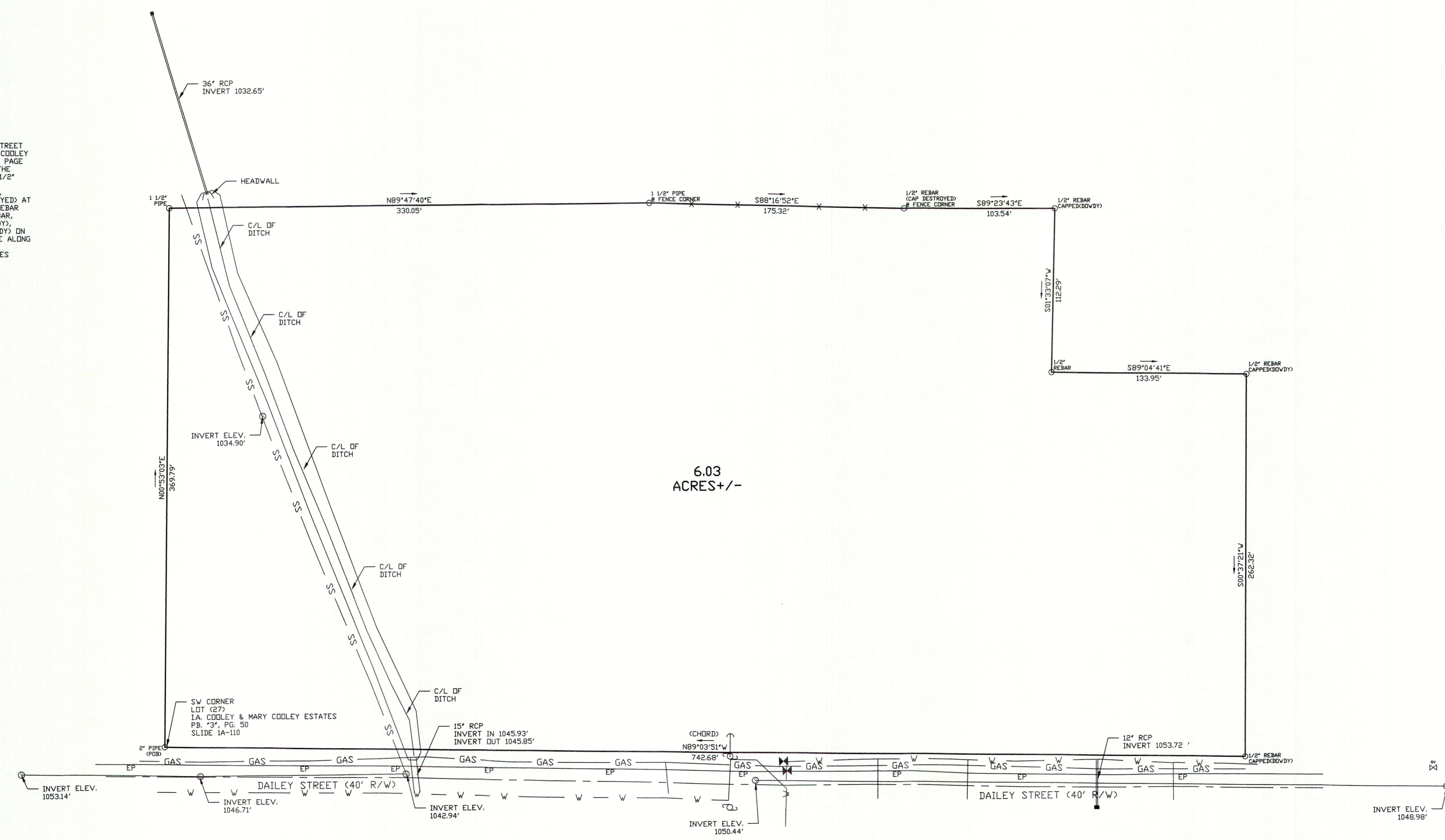
- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED (01/23/23)
- (9) DATE DRAWING COMPLETED (03/23/23)
- (10) () RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB POINT OF BEGINNING
- (12) POC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: PROPERTY BOUNDARY SURVEY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
COUNTY OF MARSHALL:

LEGAL DESCRIPTION:

BEGIN AT A 2" PIPE ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W) AND MARKING THE SW CORNER OF LOT (27), I.A. CODLEY & MARY CODLEY ESTATES, AS RECORDED IN PLAT BOOK "3", PAGE 50, SLIDE 1A-110, THENCE LEAVING SAID R/W AND ALONG THE WEST LINE OF SAID LOT (27) N00°53'03"E 369.79' TO A 1 1/2" PIPE MARKING THE NW CORNER OF SAID LOT (27), THENCE N89°47'40"E 330.05' TO A 1 1/2" PIPE AT A FENCE CORNER, THENCE S88°16'52"E 175.32' TO A 1/2" REBAR (CAP DESTROYED) AT A FENCE CORNER, THENCE S89°23'43"E 103.54' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S01°33'07"W 112.29' TO A 1/2" REBAR, THENCE S89°04'41"E 133.95' TO A 1/2" REBAR CAPPEKDDVDY, THENCE S00°37'21"W 262.32' TO A 1/2" REBAR CAPPEKDDVDY ON THE NORTHERLY R/W OF DAILEY STREET (40' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF N89°03'51"W 742.68' TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES MORE OR LESS.



GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.



LEGEND	
— v —	WATER LINE
— GAS —	GAS LINE
EP	EDGE OF PAVEMENT
□	CONCRETE MONUMENT
○	CONCRETE MONUMENT WITH DISC
○	EXISTING IRON PIN
■	GRATE INLET
⊕	GAS VALVE
○	SSMH
●	CAPPED 1/2" REBAR (CA-497-LS)
⊕	WATER VALVE
— SS —	SEWER LINE
X—X—	FENCE LINE
— C—C —	CENTER LINE
⊕	POWER POLE
—	GUY WIRE

CATANZARO
MARSHALL COUNTY, ALABAMA

REVISIONS	
323/23	LEGAL

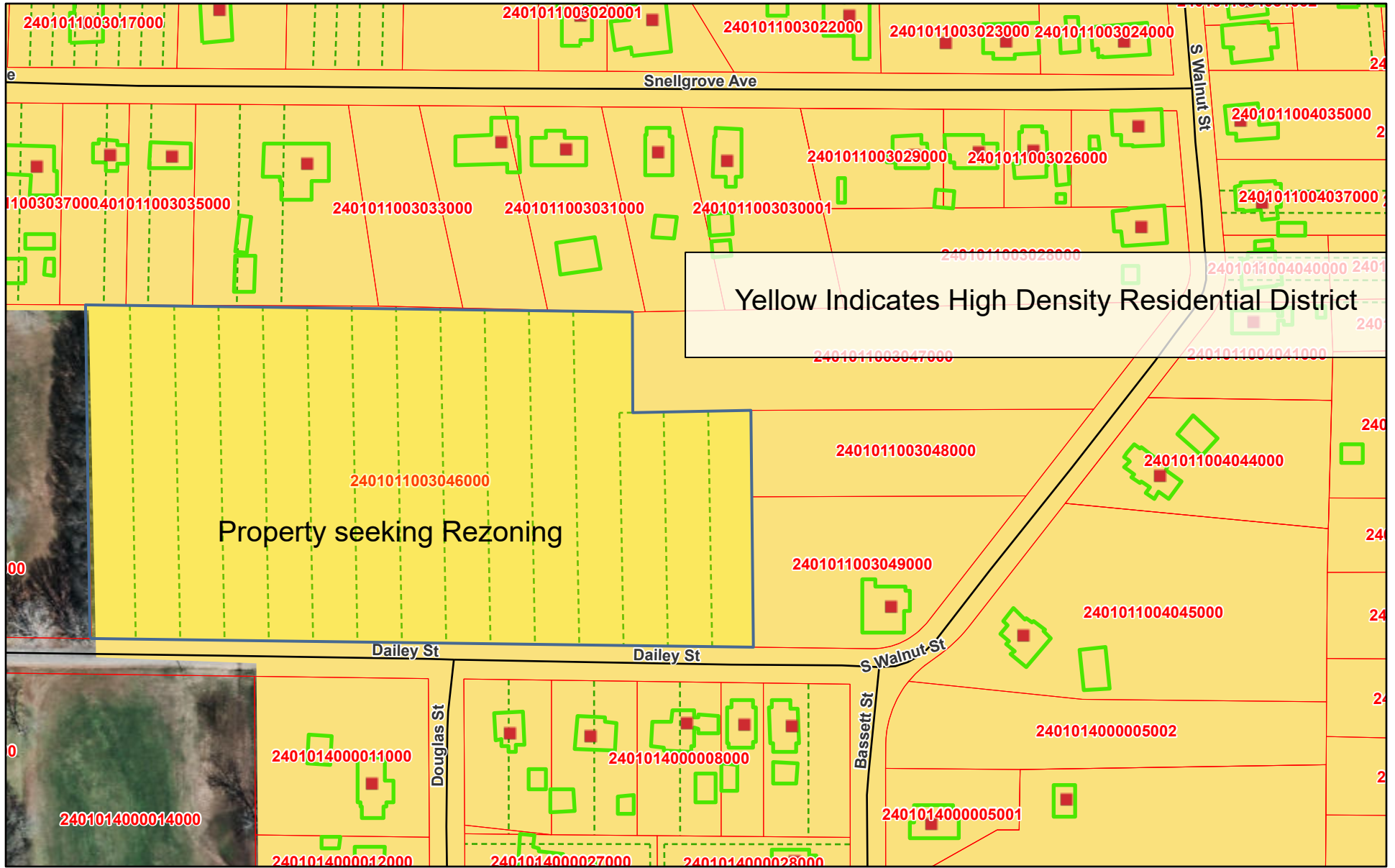
LARRY WALKER
PROFESSIONAL SURVEYOR
No. 21183
STATE OF ALABAMA

JOB INFORMATION	
DRAWN BY:	LAW
CHECKED BY:	LWW
FIELD NOTES:	2023/01 PG. 10
SURVEY CREW:	CP, BW
SURVEY #:	S23-059
S-T-R:	1-10-4

LARRY WALKER
LAND SURVEYING, INC.

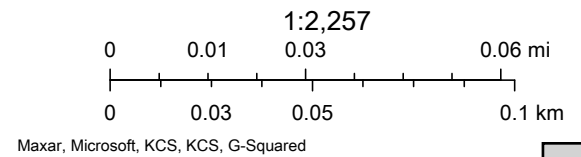
P.O. BOX 2726
5430 OLD HIGHWAY #278E
HOKES BLUFF, AL 35903
PHONE: (256)492-7940
FAX: (256)492-8417
EMAIL: LARRY.LWLS@GMAIL.COM

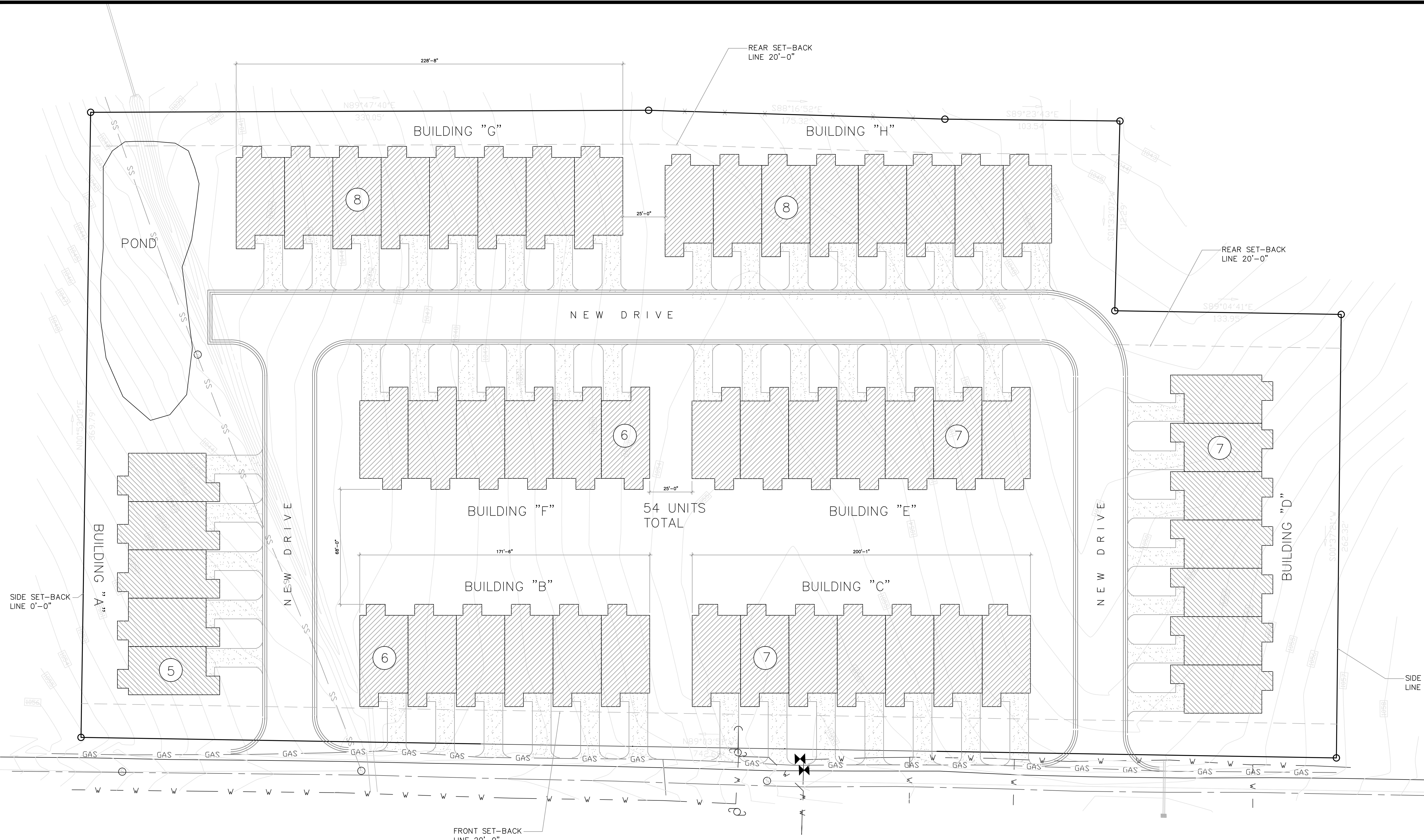
Daily Street Comp. Plan Projection



3/31/2023, 9:19:50 AM

- Addresses (Boaz)
- ▭ City Limits
- ▭ High Density Residential
- Streets (Boaz)
- ▭ Marshall County - Parcels
- ▭ Buildings
- - - Marshall County - Lot_Line

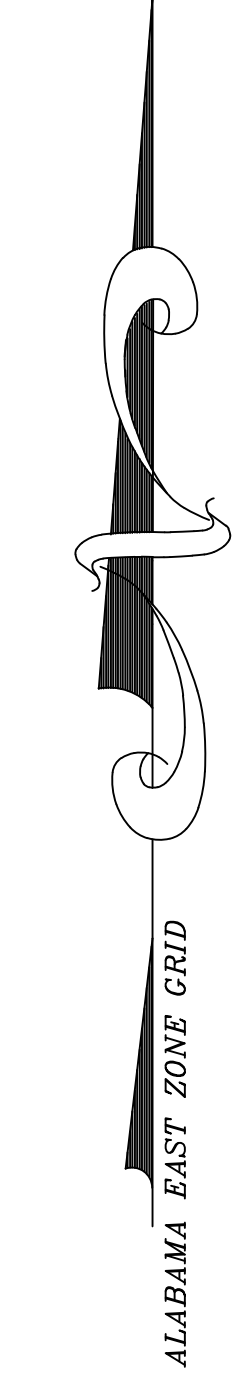




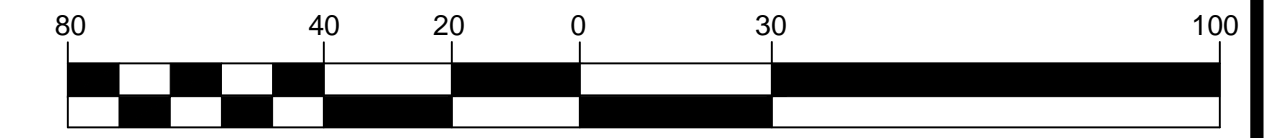
6.03 ACRES +/-

LEGEND

- v — WATER LINE
- GAS — GAS LINE
- — EDGE OF PAVEMENT
- ▣ CONCRETE MONUMENT
- CONCRETE MONUMENT WITH DISC
- EXISTING IRON PIN
- GRATE INLET
- GAS VALVE
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- CAPPED 1/2" REBAR (CA-497-LS)
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- SS — SEWER LINE
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- — POWER POLE
- — GUY WIRE

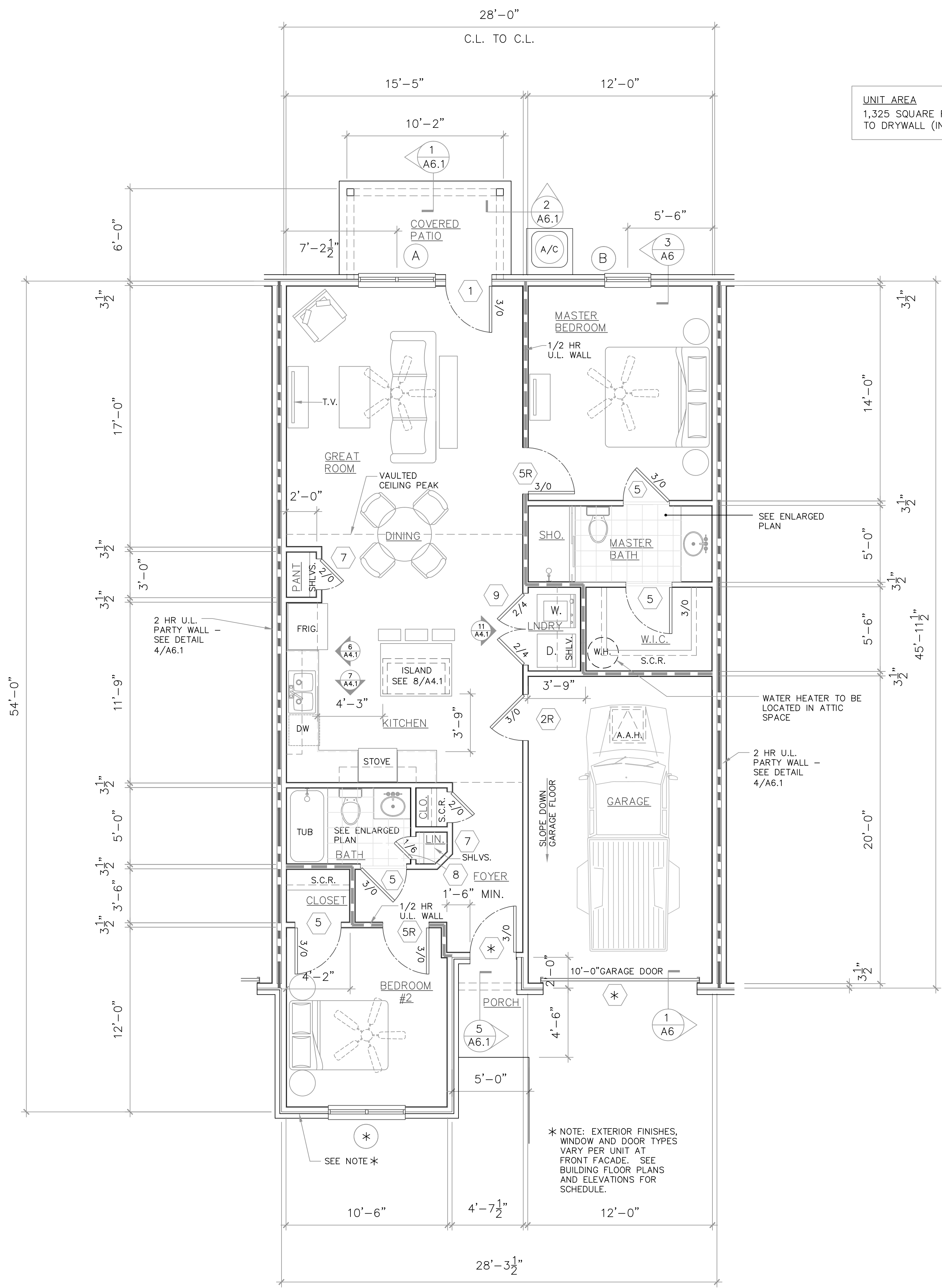


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEAL ○ PRELIMINARY NOT FOR CONSTRUCTION	REVISED														
119 South 6th Street Gadsden, Alabama 35901 Phone: 256.295.1674 Phone: 256.613.0025 <small>cdp@cdpdesign.net cday@cdpdesign.net</small>															
SITE #2 PLAN — ARCH															
NEW TOWNHOMES DR. TONY CATANZARO BOAZ, ALABAMA															
SHEET A0.1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT STATUS</td> <td style="width: 50%;">FINAL</td> </tr> <tr> <td>DRAWN</td> <td>PROJECT NO.</td> </tr> <tr> <td>DEP</td> <td>23-XX</td> </tr> <tr> <td>CHECKED</td> <td>DRAWING NO.</td> </tr> <tr> <td>CJD</td> <td></td> </tr> <tr> <td>DATE</td> <td>— OF —</td> </tr> <tr> <td>1/26/23</td> <td></td> </tr> </table>	PROJECT STATUS	FINAL	DRAWN	PROJECT NO.	DEP	23-XX	CHECKED	DRAWING NO.	CJD		DATE	— OF —	1/26/23	
PROJECT STATUS	FINAL														
DRAWN	PROJECT NO.														
DEP	23-XX														
CHECKED	DRAWING NO.														
CJD															
DATE	— OF —														
1/26/23															



UNIT AREA
1,325 SQUARE FEET - MEASURED FROM DRYWALL TO DRYWALL (INSIDE PERIMETER OF UNIT).

FLOOR PLAN LEGEND:

- # WINDOW SYMBOL - See Window Schedule and Building Plans
- # DOOR SYMBOL - See Door Schedule, Unit Plan, and Building Plans
- # ELEVATION SYMBOL - See Interior Elevations
- # SECTION SYMBOL - See Wall Sections and Building Plans

- ℄ or C.L. CENTERLINE
- LAV. LAVATORY
- S.C.R. SHELVES & CLOTHES HANGER ROD - See detail
- SHLV. SHELVES - See detail
- W.C. WATER CLOSET
- W.H. WATER HEATER - See Plumbing Drawings
- N.I.C. NOT IN CONTRACT
- M.T. METAL THRESHOLD
- MB.T. MARBLE THRESHOLD
- O.H. OPPOSITE HAND
- A.A.H. ATTIC ACCESS HATCH- COORDINATE WITH ELECTRICAL AND MECHANICAL - CONFIRM FINAL LOCATION W/ OWNER

- 2 HR. U.L. RATED PARTY WALL AS DETAILED See Life Safety Notes
- 1/2 HR. U.L. RATED WALL AS DETAILED See Life Safety Notes

DIMENSION NOTE:
ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CMU UNLESS SHOWN OR NOTED OTHERWISE.

CONCEALED WOOD BLOCKING at STUD PARTITIONS:
PROVIDE CONCEALED 2x6 BLOCKING IN STUD PARTITIONS WHERE REQUIRED TO ADEQUATELY ANCHOR & SUPPORT ALL WALL MOUNTED ITEMS, INCLUDING GRAB BARS AND OTHER TOILET ACCESSORIES, MILLWORK, PLUMBING FIXTURES & TRIM.

FINISH SCHEDULE	FLOOR				BASE		CEIL.
	LUXURY VINYL PLANK (LVP)	CARPET	CERAMIC TILE	EXPOSED CONCRETE W/ DUST PROOF HARDNER	PAINTED WOOD	CERAMIC TILE	PAINTED GYP. BD.
GREAT ROOM	•				•		•
DINING	•				•		•
PANTRY	•				•		•
KITCHEN	•				•		•
BATH			•			•	•
LINEN						•	•
HALL CLOSET	•				•		•
BEDROOM			•		•		•
BEDROOM CLOSET			•		•		•
FOYER	•				•		•
GARAGE				•			•
LAUNDRY	•				•		•
W.I.C.					•		•
MASTER BATH			•		•		•
MASTER BEDROOM			•		•		•

GENERAL NOTES:
1. ALL GYP. BOARD WALLS TO BE PAINTED.

GENERAL NOTES:

- FLOOR PLAN LEGEND AND GENERAL NOTES AS SHOWN ON THIS SHEET APPLIES TO ALL SHEETS.
- ROUGH-IN REQUIREMENTS FOR EQUIPMENT: IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SUPPLIER DRAWINGS AND DETERMINE THE EXTENT OF ITEMS OR CONDITIONS TO BE PROVIDED BY THE GENERAL CONTRACTOR FOR PROPER INSTALLATION OF THE OWNER PROVIDED EQUIPMENT.
- LABELING OF FIRE WALLS & OTHER FIRE SEPARATIONS: ALL INTERIOR WALLS AT ALL CORRIDORS TO HAVE SIGNS STENCILED ON BOTH SIDES OF THE WALL ABOVE THE CEILING; SIGNS ARE TO BE OF 2" HIGH LETTERS IN RED PAINT AND AT 10' INTERVALS WITH THE FOLLOWING TEXT: "FIRE AND SMOKE BARRIER, PROTECT ALL OPENINGS".
- DO NOT SCALE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.
- VERIFY ALL CLEARANCES WITH APPLIANCES, FIXTURES, ETC. ARE WITHIN THE MINIMUM REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) DESIGN MANUAL.

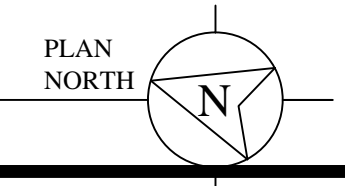


TYPICAL RENDERED ELEVATION

SCALE: N.T.S.

UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"



C.D.P. DESIGN, LLC
409 Chestnut Street
Suite 1B
Gadsden, Alabama
35901
Phone: 256.295.1674
Fax: 615.413.9742
cdpdesign@att.net

UNIT TYPE #1- FLOOR PLAN
NEW APARTMENTS ON
HOLLINGSWORTH AVENUE
RAINBOW CITY, ALABAMA

PRELIMINARY NOT FOR CONSTRUCTION	PROJECT STATUS PRELIM	REVISED
	PROJECT NO. 19-12	
	DRAWN CJD	DRAWING NO. A1
	CHECKED DEP	DATE 3/1/21



City of Boaz Alabama

David Dyar
Mayor

COUNCIL
DAVID ELLIS
JOSH GREER
JOHNNY WILLIS
JEFF SIMS
MIKE MATTHEWS

Item 3.

PUBLIC NOTICE March 29, 2023

The City of Boaz Planning Commission will hold a public hearing on Thursday, April 13, 2023 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to discuss and amend the City of Boaz Zoning Ordinance Number 2021-1154 as follows:

§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 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.

§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.
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 - 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.
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 - 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

3. 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.

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

Chairman
Boaz Planning Commission