



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.
2. Motion to amend the Subdivision Regulations by correcting the numerical layout as well as adding additional language pertaining to subdivisions as follows:

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**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.*

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**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.*
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  - 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.*

VIII. Public Comments

IX. Chairman Comments

X. Adjourn



CITY OF BOAZ  
Planning Commission Minutes  
August 06, 2024  
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Bates called the meeting to order at 6:00 P.M.

PRESENT

David Wallace  
Harrold Johnson  
Nick Borden  
Paul Hale  
Steven Bates  
Darby Pruitt  
Matt Brannon

ABSENT

Chris Alexander

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Darby Pruitt led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Borden, 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 February 8th 2024.

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

VI. Public Hearings

1. A public hearing to hear a request from Randall Pankey. Mr. Pankey is seeking to rezone 18.72 acres of property abutting AL HWY 168 and Bruce Road, from R-7 Patio/Garden Home District to R-1 (Low Density Detached Residential District). Mr. Pankey seeks to develop a low density detached residential subdivision on the property, to be called Dogwood Farms III.

Motion made by Brannon to open the public hearing at 6:02 P.M., Seconded by Borden. The motion passed by unanimous voice vote.

Chairman Bates asked if anyone would like to speak in favor of the rezoning.

Randall Pankey of 750 Martin Road Boaz, Alabama spoke for the rezoning.

Chairman Bates asked if anyone would like to speak in opposition of the rezoning. There was no response.

Motion made by Borden to close the public hearing at 6:04 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

## VII. New Business

1. Entertain a motion to approve the the request from Randall Pankey. Mr. Pankey is seeking to rezone 18.72 acres of property abutting AL HWY 168 and Bruce Road from R-7 Patio/Garden Home District to R-1 (Low Density Detached Residential District). Mr. Pankey seeks to develop a low density detached residential subdivision on the property, to be called Dogwood Farms III.

Motion made by Brannon to approve the rezoning request, Seconded by Borden. The motion passed by unanimous voice vote.

2. Discussion of Rezoning Sunview Place properties from R-6 Manufactured Housing District to R-2 Medium Density Detached Residential District.

Motion made by Borden to open the discussion at 6:05 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

Planning Commission members and City Attorney Christie Knowles discussed the zoning issues with Sunview Place properties. City Attorney Knowles discussed as the mobile homes become damaged or removed they would not be allowed to be replaced to meet the current Zoning Requirements of R-6 Manufactured Housing District rendering the properties unusable. She agrees that rezoning to R-2 would allow the property owners the ability to utilize their property for the future construction of homes. Planning Commission members discussed flood zone issues that could arise. City Attorney Christie Knowles stated the problem right now is they can't do anything with the property that complies at all and, as a City, we don't need to make it impossible for individuals to use their property. Planning Commission members decided they will discuss this with the property owners and get their opinion.

Motion made by Hale to close the discussion at 6:18 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

## VIII. Old Business

1. Discuss hand out of Ideas for sign regulation amendments.

Motion made by Borden to open discussion at 6:18 P.M., Seconded by Brannon. The motion passed by unanimous voice vote.

Building Inspector Nick Borden discussed potential Sign Ordinance Amendments with Planning Commission members and City Attorney Christie Knowles. Items discussed were 2 square feet per linear foot, perforated signs, Freedom of Speech Act, window signs, seasonal signs, and murals. Planning Commission members gave their opinions on sign regulations.

Motion made by Brannon to close discussion at 6:37 P.M., Seconded by Borden. The motion passed by unanimous voice vote.

IX. Public Comments

Allen Whitehead of 438 McVile Road asked where they were in the Randall Pankey discussion and what Randall would have to do next to get his approval. Building Inspector Nick Borden answered that the Planning Commission would give its recommendation to the City Council and it will go to the City Council on August 26, 2024. Mr. Whitehead asked if Council approved the rezoning when could he start construction. Mr. Borden answered he would have to have preliminary plat approval by the Planning Commission first and explained the process for that. He would have to come back to the Planning Commission for a final plat approval before starting construction of houses.

X. Adjourn

The meeting adjourned at 6:41 P.M.

Motion made by Borden, Seconded by Wallace. 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  
FRAN KILPATRICK MILWEE  
JOHNNY WILLIS  
MATT BRANNON  
MIKE MATTHEWS

Item 1.

## PUBLIC NOTICE

9/16/2024

The City of Boaz Planning Commission will hold a public hearing on Tuesday, October 1, 2024 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be to vote on sending the 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.

This would change the zoning designation on the following properties:

**Parcel Number:** 1805210000022005

**PIN:** 31152

JUAN OSCAR JUAREZ AND LORENZO ANGELINA L  
605 SECTION LINE RD  
ALBERTVILLE, AL 35950

**Parcel Number:** 1805210000022014

**PIN:** 58611

WATKINS CHARLES  
2600 THOMAS AVE  
GUNTERSVILLE, AL 35976

**Parcel Number:** 1805210000022016

**PIN:** 66635

WATKINS CHARLES  
2600 THOMAS AVE  
GUNTERSVILLE, AL 35976

**Parcel Number:** 1805210000022010

**PIN:** 53870

KINDRED, JIMMY  
62 SUNVIEW PLACE  
BOAZ, AL 35957

**Parcel Number:** 1805210000022018

**PIN:** 72716

MEJIA, SABINO & ANA MARIA  
78 SUNVIEW PLACE  
BOAZ, AL 35957

**Parcel Number:** 1805210000022002

**PIN:** 31149

FRANCO, GUILLERMO SANCHEZ &  
78 SUNVIEW PLACE LOT 3  
BOAZ, AL 35957

**Parcel Number:** 1805210000022013

**PIN:** 57676

TAYLOR, GARY D

156 SUNVIEW PLACE  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022006  
**PIN:** 31153  
 TAYLOR, GARY D  
 156 SUNVIEW PLACE  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022015  
**PIN:** 64477  
 TAYLOR, GARY D  
 156 SUNVIEW PLACE  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022011  
**PIN:** 53871  
 DUNN, JOYCE ANN  
 115 SUNVIEW PL  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022009  
**PIN:** 31156  
 CEDAR TREE FARMS LLC AND ARMSTRONG MICHA  
 1147 SPEARS RD  
 HORTON, AL 35980  
**Parcel Number:** 1805210000022012  
**PIN:** 56425  
 BARKSDALE KENNETH  
 63 SUNVIEW PL  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022007  
**PIN:** 31154  
 JUSTICE, RICHARD L  
 41 SUNVIEW PLACE  
 BOAZ, AL 35957  
**Parcel Number:** 1805210000022008  
**PIN:** 31155  
 WILSON WANDA MICHELLE  
 25 SUNVIEW PL  
 BOAZ, AL 35957

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

Boaz Planning Commission



# City of Boaz Alabama

Nick Borden  
Building and Zoning Official

COUNCIL  
DAVID ELLIS  
FRAN KILPATRICK MILWEE  
JOHNNY WILLIS  
MATT BRANNON  
MIKE MATTHEWS

## SUNVIEW PLACE REZONING,

Due to recent discovery, there are several issues with the current zoning designation of the properties within The Sunview Place area. In April of this year we had a total loss of a manufactured home at Sunview Place. The property owners were seeking to reinstall another Manufactured Home on the property in its place. However, according to the City's Zoning Regulations it would not be permitted due to the fact that every lot at Sunview Place is nonconforming per **§3.05.03 Development Standards**

**§3.05.03 Development Standards.** Any development, redevelopment, alteration, or expansion of a manufactured home park must comply with the following requirements:

### 1. Site Standards

- a. Each manufactured home park must be at least ten acres in area.
- b. **Individual home stands may not be separately owned.**
- c. Grounds must be kept free of debris, scrap, junk and inoperable vehicles.
- d. Buffers must be provided along the perimeter of the park as required in §9-01 Buffers.
- e. Common refuse containers must be screened in accordance with §9-02 Screening.

With that, permitting the replacement of a Mobile Home would not be allowed due to **§3.05.03 Development Standards, 10. Nonconformities.** And **§10-03 Nonconforming Uses of Land §10.04.04**

### 10. Nonconformities

- a. Any **lawfully** nonconforming manufactured home **park** may continue to operate as such, provided it meets all applicable state and county public health requirements. However, no additional spaces may be created and no additional homes may be placed within the park, not including replacement of existing homes, until the park is brought into compliance with these regulations.

**§10.04.04** Should the nonconforming structure or portion thereof be destroyed to an extent of more than 50% of its replacement value at the time of destruction, the structure or portion thereof may not be reconstructed except in conformity with this Ordinance. **When a nonconforming manufactured home or similar structure is replaced, the new structure must conform with all applicable regulations.**

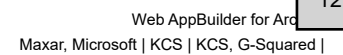
**§13.03.100 MANUFACTURED HOME PARK.** Land used or designed as a manufactured home community containing multiple home stands for rent or lease.

With that, in my opinion the Planning Commission should consider the recommendation to the City Council to rezone the area to R-2 Medium Density Detached Residential District to allow the individual property owners the right to build new homes on the properties in the event the existing manufactured homes need replaced.

Thank You,

Nick Borden  
Building Inspector  
City of Boaz, AL  
Office: 256-593-0241

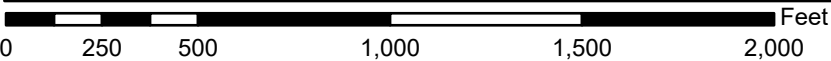
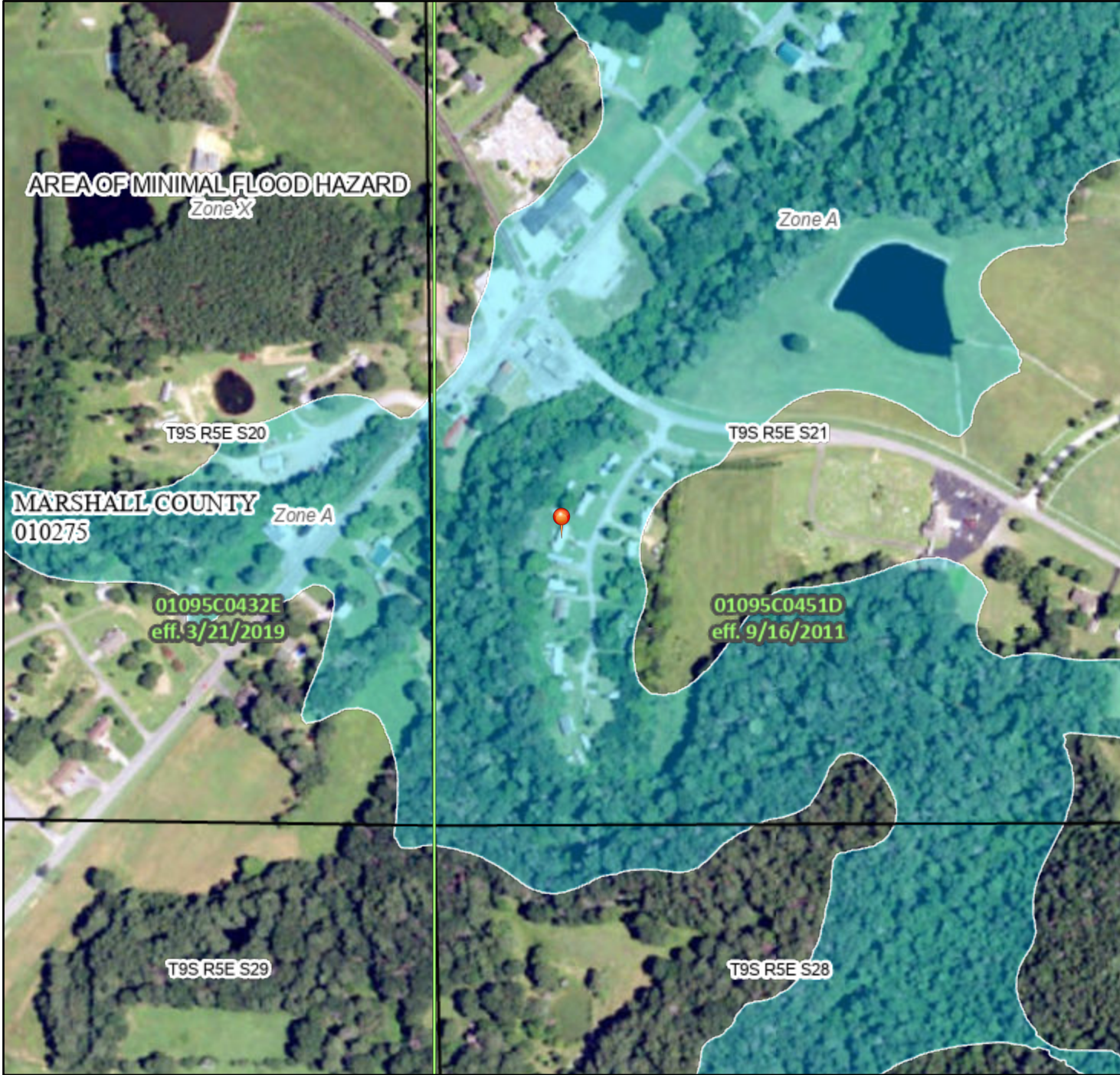
Item 1.



# National Flood Hazard Layer FIRMMette



86°7'44"W 34°14'5"N



1:6,000

86°7'7"W 34°13'35"N

Basemap Imagery Source: USGS National Map 2023

## Legend

Item 1.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM UT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/19/2024 at 9:21 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.



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- (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.

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

Boaz Planning Commission



# City of Boaz Alabama

David Dyar  
Mayor

COUNCIL  
DAVID ELLIS  
FRAN KILPATRICK MILWEE  
JOHNNY WILLIS  
MATT BRANNON  
MIKE MATTHEWS

Item 1.

## PUBLIC NOTICE

9/16/2024

The City of Boaz Planning Commission will hold a public hearing on Tuesday, October 1, 2024 at 6:00 P.M. in the Mastin Room at the Boaz Public Library. The purpose of the public hearing will be 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.
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