



CITY OF BOAZ
Planning Commission Agenda
November 03, 2022

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 from August 4, 2022.
- VI. Public Hearings
- VII. New Business
 1. Discuss amending Boaz Zoning Ordinance No. 2021-1154 Table 5-1 Area and Dimensional Requirements, Agricultural District.
Placing minimum square footage requirement on residential dwellings in agricultural district to a minimum heated square footage of 1200sf.
 2. Discuss amending Boaz Zoning Ordinance No. 2021-1154 Table 3-1 Uses Permitted in Residential Districts.
 3. Discuss amending Boaz Zoning Ordinance No. 2021-1154 §4.04 B-4 Central Business District (Downtown).
Discuss Institutional use in B-4 District.
 4. Discuss amending Boaz Zoning Ordinance No. 2021-1154 §2.07.03 Parking and storage of certain vehicles.
 5. Discuss amending Boaz Zoning Ordinance No. 2021-1154 §2.04.06 Temporary Structures and Portable buildings.
- VIII. Old Business
- IX. Public Comments
- X. Chairman Comments
- XI. Adjourn



CITY OF BOAZ
Boaz Planning Commission Meeting Minutes
August 04, 2022
Boaz Public Library Mastin Room – 6:00 PM

I. Call to Order

The meeting was called to order at 6:00 P.M.

PRESENT

Chris Alexander
Chris Washburn
Nick Borden
Randall White
Rodney Frix
Paul Hale

ABSENT

David Wallace
Harrold Johnson
Josh Greer

II. Invocation

Rodney Frix gave the Invocation.

III. Pledge of Allegiance

Chirs Washburn led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Washburn, Seconded by White.

Voting Yea: Alexander, Washburn, Borden, White, Frix, Hale

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

Motion made by White, Seconded by Washburn.

Voting Yea: Alexander, Washburn, Borden, White, Frix, Hale

1. Adopt the minutes of the Planning Commission Meeting dated June 3, 2022

VI. Public Hearings

1. A public hearing to hear an application by Cathy V. Champion to rezone the property located at 51 Lake Cir. Boaz, Alabama 35956 from AG (Agricultural District) to R-2 (Medium Density Detached Residential District).

The purpose of the rezoning request is to allow her to sell or convey a piece of her property for someone to build a home. Due to the size restraints of the AG District's minimum lot size being 5 acres she would not be allowed to do so.

Motion made by Hale, Seconded by Alexander to open a public hearing to hear an application by Cathy V. Champion to rezone the property located at 51 Lake Cir. Boaz, Alabama 35956 from AG (Agricultural District) to R-2 (Medium Density Detached Residential District) at 6:02 P.M. The motion passed on a unanimous voice vote.

The hearing being open to the public, Chairman Frix asked if there was anyone present to speak "for" or "against" the rezoning.

Cathy Champion of 51 Lake Cir. Boaz, Alabama 35956 spoke for the rezoning. Ms. Champion would like the rezoning so her brother can move here to help take care of her and do her lawn maintenance. She wants her brother to be able to have two to three acres on the back of her property.

Chairman Frix stated this property was previously City of Mountainboro and annexed by the City of Boaz. During the annexation, this property was zoned AG. This property has approximately seven to eight acres. AG requires that a property can only be split up into parcels of a minimum of 5 acres, so Ms. Champion would need at least ten acres to do so. The long-term plan for the City of Boaz does recommend for this area to be zoned R-2 at some point.

There being no parties requesting to be heard, a motion was made by Hale, seconded by Borden to close the public hearing. The motion passed on unanimous voice vote and the public hearing was closed at 6:04 P.M.

VII. New Business

1. Approval of zoning request by Cathy V. Champion to rezone the property located at 51 Lake Cir. Boaz, Alabama 35956 From AG (Agricultural District) to R-2 (Medium Density Detached Residential District).

Motion made by Washburn, Seconded by Borden.

Voting Yea: Alexander, Washburn, Borden, White, Frix, Hale

2. Discuss Agricultural District minimum square footage requirement for residential dwellings.

Chairman Frix stated that R-1 has a minimum square footage size of 1,200 square feet for a home, and R-2 has a minimum square footage size of 1,000 square feet. AG (Agricultural District) does not have a minimum square footage requirement for residential dwellings.

There was some discussion between the Planning Commission Committee and City Attorney Christie Knowles.

A motion was made by Hale, seconded by White to set a Public Hearing to consider a recommendation to add a minimum square footage to AG (Agricultural District). The motion passed on unanimous voice vote.

VIII. Adjourn

The meeting adjourned at 6:12 P.M.

Motion made by Washburn, Seconded by Borden.

Voting Yea: Alexander, Washburn, Borden, White, Frix, Hale

Minutes prepared by Assistant City Clerk/ Treasurer Beth Stephens.