



CITY OF BOAZ
Planning Commission Agenda
October 07, 2025

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 September 2, 2025.
- VI. Public Hearings
 1. Entertain a motion to open a Public Hearing to discuss and amend the minimum lot area requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area.

The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG (Agricultural District) from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home.
- VII. New Business
 1. Entertain a motion to amend the minimum lot area requirements in the AG (Agricultural District) by sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance in order to relax the minimum lot area in AG (Agricultural District) from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home.
- VIII. Public Comments
- IX. Chairman Comments
- X. Adjourn



CITY OF BOAZ
Planning Commission Meeting Minutes
September 02, 2025
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

Chris Alexander
Harrold Johnson
Nick Borden
Paul Hale
Steven Bates
Darby Pruitt
Matt Brannon

ABSENT

David Wallace

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Council Member Brannon led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Borden, Seconded by Pruitt. 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 July 1, 2025

Motion made by Brannon, Seconded by Alexander. Motion passed by unanimous voice vote.

VI. Public Hearings

1. Motion to open a public hearing regarding the request from Betty U Parker for a zoning change from B-2 (Community Commercial District) to R-2 (Medium Density Detached Residential District). This property is located on Newt Parker Drive Boaz, AL 35957. The property was rezoned to B2 in 2002 and has been listed multiple times without success. The owner believes that reverting it to R-2 (Medium Density Residential District) would provide the highest and best use for the property and be best for the market and the neighborhood.

Motion made by Borden, Seconded by Brannon to open the Public Hearing at 6:03 P.M. The motion passed by unanimous voice vote.

Chairman Bates asked if anyone would like to speak "for" the rezoning of said property.

Bruce Sanford of 204 W Henderson Road spoke "for" the rezoning. Mr. Sanford stated he was representing the property owner requesting to change from B-1 to R-2. They think this would be the best use for this property. Chairman Bates asked if she had any contracts on the property right now. Mr. Sanford answered it was subject to rezoning. Chairman Bates asked if there were any plans for the property. Mr. Sanford answered they have all plans in their packet. Board Member Alexander asked if it would be for just one home. Mr. Sanford answered it would probably be 4-5 homes.

Chairman Bates asked if anyone would like to speak "against" the rezoning.

Ashley Walls representing the Boaz City School system located at 126 Newt Parker Dr. said she is not sure she is against but would like to speak one way or the other. Ms. Walls explained she has been the superintendent officially 6 days. Ms. Walls said the Boaz City Schools is willing to negotiate an offer for the land as a commercial property today. Ms. Walls expressed her concern is having additional houses and driveways there with a lot of kids walking there. Mr. Sanford responded the land has been offered to 3 different superintendents. Mr. Sanford and Ms. Walls discussed the purchase agreements on the property. City Attorney Christie Knowles explained this was just an offer and if the motion is denied Mr. Sanford may want to entertain the offer.

Motion made by Borden, Seconded by Pruitt to close the Public Hearing at 6:11 P.M. The motion passed by unanimous voice vote.

VII. New Business

1. Motion to approve a request from Betty U Parker for a zoning change from B-2 (Community Commercial District) to R-2 (Medium Density Detached Residential District). This property is located on Newt Parker Drive Boaz, AL 35957. The property was rezoned to B2 in 2002 and has been listed multiple times without success. The owner believes that reverting it to R-2 (Medium Density Residential District) would provide the highest and best use for the property and be best for the market and the neighborhood.

Motion made by Hale to approve the rezoning. There was no second. Motion fails due to lack of a second.

2. Motion to open discussion concerning amending the minimum area requirements in AG (Agricultural District) Table 5-1.

The item up for discussion is to minimize the 5 acre required minimum lot area down to a proposed 2 acre minimum lot area. This proposal would just be for the construction of a traditional residential home while maintaining the 5 acre minimum lot area requirement for the placement of a manufactured home.

Motion made by Borden to open the discussion at 6:13 P.M., Seconded by Pruitt. The motion passed by unanimous voice vote.

Building Inspector Nick Borden explained the 1991 zoning ordinance listed the minimum lot size in AG to build residential homes required 2 acres but no provisions for mobile homes. The zoning ordinance was amended throughout the years to be 5 acres for minimum lot size in AG with the intent for the minimum lot size of 5 acres for mobile homes and keep 2 acres for residential homes in AG per the previous City Clerk. Mr. Borden explained that it is hard for AG property owners to build residential homes. He wanted to get the Board's take on it.

Council Member Brannon asked if previously you couldn't build on 3 acres. Mr. Borden answered they could only build if it were 5 acres.

Chairman Bates discussed the possibilities of possibly allowing property owners to split the property. Mr. Borden said the problem with that is if, down the road, it would get sold.

Chairman Bates asked if this would still require a minimum square footage. Mr. Borden answered yes, right now the minimum square footage requirements in R-1 is 1200 sq. ft. They would still maintain that but be able to build on 2 acres instead of 5 acres. Mobile homes would still require a 5 acre tract.

Bryar Mince of 99 Lester Drive said he owns 6 acres on Lester Drive. He stated his dad's health was declining and his plan the whole time when he bought the property was to be able to get his dad out there by him. He knew there were AG restrictions, but did not realize it was 5 acres. He would like to give him 2 acres and get him out there beside him.

Motion made by Hale to close the discussion at 6:22 P.M., Seconded by Borden. The motion passed by unanimous voice vote.

VIII. Adjourn

The meeting adjourned at 6:22 P.M.

Motion made by Brannon, Seconded by Borden. 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 9/19/2025

The City of Boaz Planning Commission will hold a Public Hearing on Tuesday, October 7th 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 minimum lot area requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area.

The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG (Agricultural District) from 5 acres to 2 acres for a conventional residential home while keeping the minimum lot size of 5 acres for the placement of a manufactured home.

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

Boaz Planning Commission