



CITY OF BOAZ
Boaz Planning Commission meeting Minutes
September 28, 2023
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Nick Borden 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
Rodney Frix

II. Invocation

David Wallace gave the Invocation.

III. Pledge of Allegiance

Paul Hale led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Wallace, Seconded by Brannon. 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 August 1, 2023.

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

VI. Public Hearings

1. Entertain a motion to open a public hearing to hear a request for a Conditional Use Approval from Blake King who represents Kings Discount Home Center, LLC. This property is located at 2807 US HWY 431 Boaz, AL 35957. The property owner seeks to operate a retail home improvement business that would consist of a showroom as well as a covered lumber yard/ outside sales.

Motion made by Hale to open the public hearing at 6:03 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

Building Inspector Nick Borden explained this was not a rezoning. Mr. Borden stated this is because it is on the four lane now and any kind of development that has outside sales or storage would need to come to the Planning Commission for approval to maintain the integrity of 431.

William Butler of 2783 US HWY 431 Boaz asked a question regarding how they would get in and out the back.

Planning Commission members discussed the plans and the land beside King's property. They decided it would be best to wait until the property owner can be there to speak for it.

Motion made by Bates to close the public hearing at 6:08 P.M., Seconded by Pruitt. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve or conditionally approve the request of a Conditional Use Approval from Blake King with Kings Discount Home Center, LLC. This property is located at 2807 US HWY 431 Boaz, AL 35957. The property owner seeks to operate a retail home improvement business that would consist of a showroom as well as a covered lumber yard/ outside sales.

Motion to table until they get further information from the property owner made by Hale, Seconded by Brannon. The motion passed by unanimous voice vote. Motion to table carries.

VIII. Old Business

1. Revisit general discussion concerning amending of Article 8 (Sign Regulations) In the Boaz Zoning Ordinance No. 2021-1154

Motion made by Wallace to open the discussion of the amending of Article 8 (Sign Regulations) in the Boaz Zoning Ordinance No. 2021-1154 at 6:10 P.M., Seconded by Pruitt. The motion passed by unanimous voice vote.

Building Inspector Nick Borden explained the issue is the Zoning Ordinance only allows 1 sq. ft. of sign per linear ft. of building. Buildings off of 431 need bigger signs.

Paul Hale recommended to change it to 100 sq. ft. across the board.

Planning Commission members discussed their ideas of what would be fair for everyone.

Mr. Hale said his last recommendation may have been 20% of the overall building frontage side to side and top to bottom, but 30% might be fair.

Mr. Borden stated that was fair, but they may need some kind of cap on it.

Planning Commission members discussed looking at other municipalities' sign ordinances regarding multi-tenant buildings.

Mr. Borden will do some research and follow up with the other Planning Commission members.

Motion made by Hale to close the discussion at 6:25 P.M., Seconded by Bates. The motion passed by unanimous voice vote.

IX. Adjourn

Motion made by Pruitt, Seconded by Wallace. Motion passed by unanimous voice vote.

The meeting adjourned at 6:26 P.M.

Minutes Prepared by City Clerk/ Treasurer Beth Stephens.