



CITY OF BOAZ  
Planning Commission Minutes  
April 07, 2026  
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix called the meeting to order at 6:02

PRESENT

David Wallace  
Paul Hale  
Darby Pruitt  
Rodney Frix  
Landon Knott  
Keith Hawkins  
Fran Milwee  
Tim McRae

ABSENT

Harrold Johnson

II. Invocation

Rodney Frix led the Invocation

III. Pledge of Allegiance

Tim McRae led the Pledge of Allegiance

IV. Adoption of Agenda

Rodney Frix asked for a motion to adopt the agenda for 4/7/26.

Darby Pruitt made a motion to adopt the agenda and Tim McRae gave a second. The motion passed unanimously.

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

1. The minutes from the meeting on 3/3/25 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from the meeting on 3/3/26.

David Wallace made a motion to adopt the minutes from 3/3/26 and Darby Pruitt gave a second. The motion passed by unanimous voice vote.

2. The minutes from the meeting on 3/17/25 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from the meeting on 3/17/26.

Keith Hawkins made the motion and Tim McRae gave a second. The motion passed by unanimous voice vote.

3. The minutes from the Special Called Planning Commission Work Session dated March 24, 2026 were reviewed. Rodney Frix then asked for a motion to adopt the minutes from 3/24/26.

Darby Pruitt made the motion to adopt the minutes from 3/24/26 and Fran Milwee gave a second. The motion passed by unanimous voice vote.

## VI. Public Hearings

Rodney Frix asked for a motion to open a public hearing to hear a request of a Preliminary Subdivision Plat Approval from TerraForge LLC. The Links at Clear Creek subdivision is located between 1490 AL HWY 205 and 1360 AL HWY 205. TerraForge LLC is seeking to build a Low Density Detached Residential Subdivision consisting of 36 lots. The motion to open the public hearing was made by Tim McRae and seconded by Fran Milwee. The motion passed by unanimous voice vote.

Rodney Frix opened the discussion by asking the people who were in favor of the subdivision to speak first. John Perkins (Engineer contracted to draw the plat of subdivision) started the public discussion by letting everyone know that all plats had been turned over to the utility companies none of which had any major concerns over the strain on the utility companies. He then stated the owner of the subdivision wanted to let concerned citizens know that the planned homes to be built were going to be in a range of 1500-2200sf homes, including 2 car garages, and range in price from \$260,000-\$310,000.

Rodney Frix asked what the siding of choice would be for the homes. John Perkins (Olympia Engineering Albertville, AL) Stated the homes would be concrete siding with a mix of brick veneer.

Rodney Frix stated that this was a preliminary stage, then asked about the lots that do not meet requirements for Boaz R-1 zoning and could they be adjusted. Jeremy Bain (Olympia Engineering Albertville AL) stated that Landon Knott had called and they spoke about the specific lots that did not meet the requirements stating that road frontage could be moved from a vacant drain lot nearby to remedy the problem. Rodney Frix asked how far the cul-de-sac sits back. Jeremy Bain then stated it sits exactly 600ft. Rodney Frix asked if there was a traffic plan that been studied as it is needed for subdivisions over 30 lots. Jeremy Bain stated that the engineering company had been working with ALDOT to ensure the traffic would not be a problem and the study would be provided.

Rodney Frix asked the commission if any members had any questions.

Fran Milwee asked if there would be restricted covenants. John Perkins stated that there would be a company such as DR Horton to build package homes, he also stated the price of the homes and the exterior look would dictate the pricing.

Paul Hale then asked how long it would take to build these homes. Perkins said it would be somewhere around 6 months before they started the earthwork. and 18-24 months to have the homes built.

Tim McRae stated asked questions about restrictive covenants and a general discussion was had of the private party nature of restrictive covenants.

McRae asked if the preliminary plat could be changed later on nearing the final plat approval. Knowles then stated that yes this is the preliminary plat. She also stated the R-1 restrictions were somewhat firm and could be enforced.

Stephen Jones (1490 AL hwy 205 Boaz AL 35957) asked if it would be tied to the city sewer which was unknown but the city sewer is in the area, so the assumption is it will.

Rodney then asked if there was anyone opposed to the subdivision and asked them to please voice their concerns.

Steven Bates (1360 AL hwy 205 Boaz AL 35957) stated he was there to speak against the planning, that this was at one time family land, then stated the concern of increased traffic, as well as the strain on utilities and the water main coming down 205 stating it was installed in 1979, and was a 6 inch water main. Mr. Bates stated he had concerns over the contour and elevation changes of the site. Bates is concerned the movement of the dirt in such quantity would affect the streams, natural waterways of the property, underground springs and wildlife. Mr. Bates believes the development would decrease the property value for those that call the surrounding area home. He believes a 39 lot subdivision is too dense for the area.

Stephen Jones (1490 AL hwy 205 Boaz AL 35957) stated he doesn't want the change to come. He states the underground spring soaks the whole entire yard and could present issues on his property. He also raised concerns of the city requiring 1200 sf for a r-1 home and that we need to figure this out before the process goes much further, with his concerns he asked the committee to turn it down.

Rodney Frix asked the engineers if they had any knowledge of the underground spring. John Perkins stated no, says it would be something the construction company would take care of, and how they would do so in routing the water.

There was a discussion about drainage and springs on the property.

Robert Baker (1276 AL hwy 205 Boaz AL 35957) stated all the water would be taken away from pumps he owned and questioned whether the parties desiring the subdivision know how to construct it properly.

There was a discussion about the retention pond.

Connie Rigsby (105 Fairway Circle Boaz AL 35957) stated she agrees with what everyone is saying but has a different concern on the school system, and the overload of students causing a strain on funding and the ability to pay more teachers. and says that property tax from these homes may not go to Boaz city due to the homes being in Etowah county.

Peggy Lowery (401 Copeland Drive Boaz AL 35957) stated concerns for her property and her neighbors due to the creek drainage, as well as neighbors health concerns. asks if there would ever be an access road from Copeland into the new subdivision. Mr. Bain states there would be no access drive from Copeland.

Rodney entertained a motion to close the public hearing. Paul Hale made a motion to close the public hearing and Keith Hawkins gave a second. The motion passed by unanimous voice vote.

## VII. New Business

Rodney Frix opened New Business by saying he would entertain a motion to approve a request for a Preliminary Subdivision Plat Approval from TerraForge LLC.

Paul Hale made a motion to approve. There was no second. The motion died for lack of a second. Rodney Frix asked if there was a motion to deny the request. Tim McRae says he

needs more information and time and there are concerns for the citizens. Other members agreed that answers to the questions raised at the meeting by citizens would assist them in deciding on the issue.

Attorney Christie Knowles proposed the commission table the matter to gather more information before voting on it at the next meeting.

Rodney stated he would entertain a motion to table the matter. Paul Hale made a motion to table the matter. David Wallace gave a second and the motion passed by unanimous voice vote.

#### VIII. Old Business

Rodney Frix addressed the topic of old business. He stated the commission still needed a chairman, After a brief moment Darby Pruitt agreed to be chairman, Rodney Frix made a motion to make Darby the chair, Tim McRae gave a second. The vote passed on unanimous voice vote.

#### IX. Public Comments

None

#### X. Chairman Comments

Rodney stated that Darby will be the chairman for the upcoming meeting.

#### XI. Adjourn

Rodney asked for motion to adjourn

Tim McRae made a motion to adjourn, Fran Milwee gave a second. The motion to adjourn approved by unanimous voice vote.

Rodney Frix adjourned the meeting at 6:51pm