



CITY OF BOAZ
Zoning Board of Adjustment Minutes
September 04, 2025
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

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

PRESENT

Adam Rhoden
Keith Johnson
Frank Scott
Jerry Battles
Kenny Smith
Blake King

ABSENT

Keith Gaither

II. Invocation

Kenny Smith gave the Invocation.

III. Pledge of Allegiance

Chairman Battles led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Zoning Board of Adjustments Meeting

1. Adopt the minutes of the Zoning Board of Adjustments Meeting dated August 7, 2025

Motion made by Rhoden, Seconded by Smith. The motion passed by unanimous voice vote.

VI. Public Hearings

1. Motion to open a Public Hearing to hear a request from The Industrial Development Board of Boaz, Alabama for a variance of the height restrictions located at 0 Henderson Road Boaz, AL 35957. The property is zoned M-1. An explanation of the Variance request is attached to the Public Notice.

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

Chairman Battles asked if anyone would like to speak "for" the variance request.

Scott Yoste (Attorney for the IDB) of 2312 Taylor Street, Guntersville, Alabama 35976 wanted to make a quick note on behalf of the IDB. Mr. Yoste explained there was a similar application presented regarding this property at the last meeting by ECS Boaz Devco (not the property owner) and that this application is to be considered completely separate and being made in the name of the property owner which is the Industrial Development Board.

Bennett Snyder (TPA Group) of 1776 Peach Tree St NW Atlanta, GA explained he was at the previous meeting regarding this property. Mr. Snyder stated they received a lot of good feedback. Mr. Snyder stated this project is a \$67 million dollar investment with 82 full time jobs with an annual average salary of just under \$49,000. There will be about 300 construction jobs during construction and net \$350,000 estimated tax increase on the property. Mr. Snyder gave a presentation of the proposed project discussing the building, trees, traffic concerns, wetlands, and other information related to the project.

Randy Goff of 1776 Peach Tree Street, Atlanta, GA said Envision is extremely happy to bring this to Boaz. Mr. Goff discussed the concerns citizens have regarding amonia and OSHA requirements for amonia.

Council Member Matt Brannon of 46 Kayla Circle discussed traffic concerns on Henderson Road. Mr. Brannon stated they will be working with public safety, the Police Chief, and logistics with the company for routes. Mr. Brannon stated this is a huge win for Boaz. Mr. Brannon explained Henderson is on the paving list for next year and they are working with ALDOT to upgrade Henderson.

Chairman Battles asked if there was anyone else to speak "for" the variance. There was no response.

Chairman Battles asked if there was anyone to speak "against" the variance.

Shelby Stanfield asked to speak on behalf of her mom Stella Walters of 505 Virginia Avenue which is across the street from this property. Ms. Stanfield went over the requirements of Article 4, Table 4-1 and Article 12 Section 12-6. Ms. Stanfield addressed her concerns of the cold storage unit including it not meeting requirements, fewer humans, noise concerns, fossil fuels, chemical coolants and other concerns.

Barry Moore of 970 W Henderson Road wanted to speak but said he is not totally against this project. Mr. Moore is concerned his home may be in jeopardy if they add a lane. Mr. Moore expressed concerns for more diesel trucks on the road and if the fire department would be able to handle a building this size if there was a fire. Mr. Moore stated this is his home and wants what is best for Boaz.

Mr. Brannon explained adding a lane was at the intersection of Hwy. 205 and not Henderson Road.

Shelby Stanfield provided documents to show this project is allegedly not in harmony with the surrounding area.

Board Member Adam Rhoden asked would the tree line run all the way through where the residential houses are.

Bennett Snyder answered they show it stopping where the wooded area is. They are open to extend if needed.

Mr. Rhoden and Mr. Snyder discussed the berm, fencing, and wall.

William Hudson of 1588 Mt. Vernon Road asked would the retention pond be circulating to not get mosquitos and such. Mr. Snyder answered based on how small the pond is there is not enough water to keep retention. There will be stormwater calculations the City will have to approve. Mr. Snyder stated he has been working with Boaz Water and Sewer and Marshall-Dekalb since inception of this project.

Adam Rhoden said he appreciated some of the changes since the last meeting that were made. He can tell they have been listening to the concerns. Mr. Snyder stated he urges anything that comes up to get it to them to implement before sending the design to the City for approval.

Mr. Hudson asked would they property be maintained by Envision or would another facility go in there. Mr. Snyder answered he did not want to speak for the IDB and showed a slide to explain the property lines to Mr. Hudson. Mr. Snyder said he wouldn't consider it feasible to build anything.

Ms. Stanfield asked how would this not affect the wetlands. Mr. Snyder explained they have hired a wetlands consultant and have that documentation. Ms. Stanfield, Mr. Snyder, and Mr. Goff discussed the equipment that would be used, waste materials, and coolants.

Caleb Williams of 171 Watts Road explained how they will build a sealed fence around the wetlands area and any streams they will have to catch that. Mr. Snyder stated they would have an erosion control permit that will have to be City and State approved. They will also have to have a third party testing that.

Andrew Giles of 1667 Mount Vernon Road addressed concerns of how far back you would have to be to see the building. Mr. Giles and Mr. Snyder looked over the pictures Mr. Snyder had on the PowerPoint to give him an idea.

Deborah Rhoden of 1605 Mount Vernon Road wanted to know the hours of operation and addressed her concerns for 2nd shift hours. Mr. Snyder and Mr. Goff stated they would work on schedules to work with the community. They explained most traffic is during the day but trucks could come at night. They can manipulate the schedule to an extent.

Kimberly Warnock of 102 N Walnut Street stated her concern is traffic on Henderson because of school buses around 7am and that the road is not wide enough. Ms. Warnock also asked would the gates close and how far the gate is from the end of Henderson. Mr. Goff explained they could have someone monitor drops after hours. He stated he thinks the gate is about 750ft from the end of Henderson so probably 9 trucks could fit before it got congested. Mr. Goff explained they can't make it perfect but can manipulate truck traffic. Mr. Goff stated they put a lot of extra dollars in for signage for trucks to try to help prevent them from turning left. Mr. Snyder stated it is about 685ft from the gate to the road.

Jana Pair of 207 Dogwood Drive stated she was loving what she was hearing and asked does the company donate to schools or help the community in any way. Mr. Goff answered they fully intend on Envision Cold being on the boards at local sporting events. They give the people running those buildings the autonomy. They do budget for that kind of stuff.

Stella Walters of 505 Virginia Avenue asked if they would be okay with this being in your backyard. Mr. Goff answered he would say yes.

Logan Pippin of 1668 Mount Vernon Road asked would the gate be manned at all times. Mr. Goff answered no, the gate will not be manned 24/7 but hopefully 8 hours a day. Mr. Pippin said he was concerned trucks would be backing up all night. Mr. Goff responded as long as

they were there the gate won't be closed and they have given the locals a switch to open the gate themselves. Mr. Pippin asked was there a set time traffic will be stopped or was it at his will. Mr. Goff answered he wouldn't say it is at his will but don't want to leave a driver sitting there 16 hours. Mr. Goff said they have to be flexible. Mr. Pippin and Mr. Goff discussed the ammonia evacuation plan.

Motion made by Rhoden to close the Public Hearing at 7:12 P.M., Seconded by Scott. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve a request from The Industrial Development Board of Boaz, Alabama for a variance of the height restrictions located at 0 Henderson Road Boaz, AL 35957. The property is zoned M-1

Motion made by Scott to approve the variance, Seconded by Smith. The motion passed by unanimous voice vote.

VIII. Chairman Comments

No Chairman comments.

IX. Adjourn

The meeting adjourned at 7:13 P.M.

Motion made by Scott, Seconded by Rhoden. The motion passed by unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.