



CITY OF BOAZ
Special called Planning Commission work session Minutes
March 24, 2026
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix Called meeting to order at 6:01pm

II. Old Business

Minimum Building Standards

1. Continue Review of Current standards in our existing ordinances and considering changes

Planning commission and Council meet to discuss minimum building standards.

Rodney Frix started by going over the general goal of the meeting and the moratorium.

Tim Walker (mayor) described our current state of building spec homes, and how we need to look at ways to make affordable housing last longer as well as make our community nicer.

Rodney Frix introduced new commission members Fran Milwee and Tim Mcrae

Rodney Frix stated the moratorium would last for 45 days and spoke on the meetings coming up and how to go forward on the subject in the next meetings

Rodney Frix went over note list from council meeting the previous night

Alan Hales spoke on adoption of new codes and how amendments could be made

Rodney started the list with who can pull permits as far as homeowners and General Contractors

(Rodney and Landon) spoke on the sub contractor list and it will be looked at more strict

(Rodney) moving down the list to minimum size of homes to be 1200sf all agreed

all agreed also ceiling height minimum of 8 ft

Rodney brought up no monotony rule next

Fran Milwee asked how this would be executed

Alan described a minimum of flipping a blueprint to make frontage different

Christie Knowles stated this will cover R1-R3

(Rodney) Deck coverings and porch bottoms to be covered by decking boards

Christie asked if all exposed wood was to be painted or stained all agreed yes

Rodney moved on to no lean to style roof on a raised wooden porch front only all agreed moisture barrier was brought back up by Tim Walker, group agreed to leave it up to code

Rodney) driveways must be paved, concrete, or asphalt on all lots 10k sf or less

The group agreed to leave HVAC spec to code book

Rodney) minimum roof pitch of 4/12 and an overhang of 1 ft/ group agreed

(Rodney, Landon, Christie) briefly spoke on adoption of new codes it was agreed codes would have to be reviewed before adoption and fire marshall would have to be in agreeance

Rodney moved on to list and next was vinyl thickness. the group agreed to a minimum of .044 vinyl siding thickness

Landon Knott asked if there could be inspections done before utility transfer

Christie stated this was better left alone due to rising threat of lawsuit/ group agreed to leave the matter alone

Paul Hale asked if carports could require some kind of door, Rodney stated this would be hard without raising cost significantly

Keith Hawkins asked final questions of, Can the city make a color pallet, Also could there be a limitation on light projecting past boundary lines

The color pallet will have o be revisited the group agreed

group agreed also no light to project past boundary line without reason

Rodney Frix asked if the group was satisfied and to be in thought of the standards

Nothing further was asked.

III. Adjourn

Rodney Frix adjourned meeting at 7:09pm

Minutes prepared by Landon Knott