



CITY OF BOAZ  
Planning Commission Work Session Minutes  
March 17, 2026  
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Rodney Frix Called the meeting to order at 6:03 pm.

PRESENT

Harrold Johnson  
Paul Hale  
Darby Pruitt  
Rodney Frix  
Landon Knott  
Keith Hawkins

ABSENT

Chris Alexander  
David Wallace

II. New Business

No New Business.

1. Review current standards of existing ordinances and consider changes.

After meeting called to order Rodney Frix summarized a page that Mayor Tim Walker submitted to the commission regarding building standards. See attached page. It was stated that most of the terms that were submitted he was not in agreeance with.

Landon Knott was asked to speak on the matter after Rodney, He stated that there were many grey areas in our current zoning ordinances and the process of building standards being improved had to start with submittals of better plans, and homebuilders sticking to those plans. Landon also brought up the fact of contractors having to be on the job site while work is being performed. Minimum square footage being raised in our residential areas was also stated and agreed upon by Alan Hales.

Steven Bates presented pictures of specific examples of homes within our community as a representation of what our standards should be raised to.

Alan Hales discussed the paper submitted by the Mayor, not being in agreeance and stating the following problems; porches, driveways, masonry, siding, plan submittals, job site presence, landscaping and the changing of our codes in a way that it wouldnt take anything away from our builders that wouldnt be given back in a better aspect.

Attorney Christie Knowles stated that the changes made would be adopted and all changes needed to be made during this 45 day window.

Darby Pruitt stated the following ideas for better standards; Exterior door, house faces, and overall structure

Steven Bates brought up that new building standard should require at least a single car garage,

Landon Knott asked if the adoption of new codes would be eradicated during this moratorium

Christie Knowles informed that this would be a time to update our building code currently adopted.

It was stated by Rodney Frix to be in thought about current building standards and ideas on updating them.

The commission agreed to finding new ideas for minimal standards for next weeks meeting.

### III. Adjourn

Rodney Frix adjourned meeting at 6:54 pm

Minutes prepared by Building Inspector Landon Knott.

# Boaz Residential Material Standards Planning Commission Discussion 3/17/2026

## I. The Challenge

The City of Boaz is currently experiencing a significant increase in interest from residential developers and speculators. While growth is a sign of a healthy city, we have observed a trend toward "minimum standard" speculative housing. These developments often prioritize short-term profit for the contractor over the long-term health, safety, and aesthetic integrity of our neighborhoods.

## Boaz Residential Construction: Minimum Quality Standards

**List of Standards for discussion: This is a list of standards to discuss to start the discussion. These are for consideration.**

### 1. The Foundation & Ground

- **Slab/Crawlspace Finish:** No exposed bare concrete or block. All visible foundations must be "faced" with brick or natural stone.
- **Driveways:** Must be reinforced concrete (3,000 PSI). No asphalt, gravel, or "ribbon" drives.
- **Drainage:** A professional grading plan is required to ensure water flows away from the home and does not pool on neighboring properties.
- **Landscaping:** 100% sod for front and side yards. Seed-and-straw is prohibited for new construction. Minimum of small shrubs in front of house at foundation.

### 2. Exterior Walls & Framing

- **The 75% Masonry Rule:** The front of the house must be at least 75% brick, stone, or fiber-cement (Hardie Board).
- **Siding Quality:** Vinyl siding is prohibited on the front. Sides and rear must use fiber-cement (Hardie-board) or high-thickness vinyl (min. 0.046").
- **Wall Height:** Minimum 9-foot ceilings on the first floor (prevents the "cramped" feel of low-cost builds).
- **Anti-Monotony:** The same front design (elevation) cannot be repeated within three houses on either side of the street.

### 3. Mechanical & Interior Systems (The "Guts")

- **HVAC Efficiency:** Minimum **15 SEER2** units required.
- **HVAC Sizing:** A professional **Manual J** report must prove the unit is sized correctly for the house.
- **Ductwork:** Mandatory "Duct Blaster" test to ensure air isn't leaking into the attic.
- **Plumbing:** All main water lines must have an interior shut-off valve accessible to the homeowner.

### 4. Windows, Doors, & Garage

- **Trim:** All front-facing windows must have a minimum 4-inch-wide architectural wood or composite trim.
- **Garage Standard (If Planned)** Minimum 2-car garage. It must be either side-entry or recessed at least 2 feet behind the front porch to avoid a "garage-forward" look.

- **Garage Style:** Doors must be "Carriage Style" or include windows; plain "solid" metal doors are prohibited.
- **No Open Front Porches (Decks):** Decks are allowed on the back of house.

## 5. The Roof

- **Materials:** Minimum **30-year Architectural (Dimensional) Shingles**. Standard 3-tab "flat" shingles are prohibited.
- **Pitch:** The main roof must have a minimum **6:12 slope** (this creates a "high-end" silhouette).
- **Overhangs:** Minimum 12-inch eaves (overhangs) on all sides to protect the siding and foundation from rain.