

CITY OF BOAZ
BOAZ PLANNING COMMISSION MINUTES
Regular Meeting - December 7, 2021

The Boaz Planning Commission met on December 7, 2021 in the Mastin Conference Room at the Boaz Public Library at its regularly-scheduled meeting which commenced at 6:06 pm.

Members Present: Harold Johnson, Chris Washburn, David Wallace, Paul Hale and Nick Borden.

Members Absent: Randall White, Josh Greer, Chris Alexander, Rodney Frix

In the absence of the Commission Chairman, Building Inspector Nick Borden acted as chair and called the meeting to order.

Building Inspector Nick Borden gave the invocation and led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commission Member Chris Washburn made the motion, seconded by David Wallace, to approve the December 7, 2021 agenda. Building Inspector Nick Borden asked if there was any discussion and there was none. The motion passed on unanimous voice vote.

APPROVAL OF MINUTES

Commission Member Chris Washburn made the motion, seconded by David Wallace, to approve the November 2, 2021, Commission minutes. Building Inspector Nick Borden asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

PUBLIC HEARING – PROPERTY OWNED BY WES LONG

Building Inspector Nick Borden announced that the meeting was the noticed time and place for a proposed public hearing regarding the rezoning request from Wes Long, of Rohogo Management Group, owner of the property located at the southeast intersection of Billy Dyar and Oak Street, to consider a zoning amendment for this property. The property is currently zoned B-2 (Community Commercial) and the owner would like to have it rezoned to R-3 (High Density Single Family Residential) to create a residential townhouse subdivision to be named Southern Oaks. The property consists of 1.76 acres.

A motion was made by Chris Washburn to open the public hearing on the rezoning request which was seconded by Paul Hale. The motion passed on unanimous voice vote.

The hearing being open to the public, Building Inspector Nick Borden asked if there was anyone present to speak “for” or “against” the rezoning. Kenneth Ray Floyd and Barbara Floyd announced they were present and own property down the street from the at-issue property. Mr. and Mrs. Floyd stated neither objection nor support for the rezoning. They asked general questions about the proposed subdivision.

Building Inspector Nick Borden provided an overview of the rezoning request and the proposed development. Mr. Borden discussed the comprehensive plan of the City of Boaz and that this proposed rezoning complied with that comprehensive plan.

There being no other parties requesting to be heard or ask questions, a motion was made by Commission Member Chris Washburn to close the public hearing on the rezoning request which was seconded by

Commission Member David Wallace. The motion passed on unanimous voice vote and the public hearing was closed.

REZONING PROPERTY OWNED BY SECOND BAPTIST CHURCH

Commission Member Chris Washburn made the motion, seconded by Commission Member David Wallace, to approve the request of Wes Long of Rohogo Management Group to rezone the property located at the southeast intersection of Billy Dyar and Oak Street from B-2 to R-3. Building Inspector Nick Borden asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

CHANGING THE REGULAR MEETING DATE OF THE COMMISSION

Commission Member Chris Washburn made the motion, seconded by Building Inspector Nick Borden, to change the regularly scheduled commission meeting date to the first Thursday of each month at 6:00 pm. Building Inspector Nick Borden asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

ADJOURN

Building Inspector Nick Borden made the motion, seconded by Commission Member Paul Hale, to adjourn the meeting at 6:23 pm. The motion passed on a unanimous voice vote.

Minutes prepared by City Attorney Christie Knowles