

**CITY OF BOAZ**  
**BOAZ PLANNING COMMISSION MINUTES**  
**Regular Meeting - October 7, 2025**

The Boaz Planning Commission met on October 7, 2025, in the Mastin Conference Room at the Boaz Public Library at its regularly-scheduled meeting which commenced at 6:00 pm.

Members Present: Matt Brannon, Steven Bates, Darby Pruitt, Paul Hale, Harold Johnson and Building Inspector Nick Borden.

Members Absent: Chris Alexander; David Wallace

Steven Bates, the Commission Chair, called the meeting to order.

Nick Borden gave the invocation and Darby Pruitt led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Commission Member Matt Brannon made the motion, seconded by Darby Pruitt, to approve the October 7, 2025 agenda. Chairman Bates asked if there was any discussion and there was none. The motion passed on unanimous voice vote.

**APPROVAL OF MINUTES**

Commission Member Paul Hale made the motion, seconded by Nick Borden, to approve the September 2, 2025 Commission minutes. Chairman Bates asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

**PUBLIC HEARING**

Chairman Bates announced that the meeting was the noticed time and place for a proposed public hearing regarding the amendment of minimum lot requirements in the AG (Agricultural District). Citizens have shown interest in relaxing these requirements to allow for more homes to be built in AG district while still maintaining the rural integrity of the area. The item of discussion will be to vote on sending the recommendation to the Boaz City Council to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home.

A motion was made by Nick Borden to open the public hearing on the zoning change which was seconded by Matt Brannon. The motion passed on unanimous voice vote.

The hearing being open to the public, Chairman Bates asked if there was anyone present to speak “for” or “against” the zoning change.

Bryar Mintz -99 Lester Drive. Spoke for the amendment. He wants to build a house next to his father and amending the ordinance would allow this. He does not want to split to sell, but to allow a house to be built on 2 acres rather than 5.

Sheila Sanders 172 Alwine Drive. Asked the Commission whether Bryar can build without the ordinance being amended. Mr. Borden said this has been asked before by others and he has had to tell them then cannot under the current ordinance, which is why he is suggesting it be changed from 5 to 2

acres. She also said that the purpose of the property is agriculture and should not be changed unless absolutely necessary.

There being no parties requesting to be heard, a motion was made by Paul Hale to close the public hearing on the rezoning request which was seconded by Darby Pruitt. The motion passed on unanimous voice vote and the public hearing was closed.

### **VOTE ON ZONING CHANGE**

A motion was made by Nick Borden which was seconded by Paul Hale to approve the zoning change to amend Table 5-1 of the Boaz Zoning Ordinance to relax the minimum lot area in AG from 5 acres to 2 acres for a conventional residential home while maintaining the minimum required lot size of 5 acres for the placement of a manufactured home. The motion passed unanimously.

### **CHAIRMAN COMMENTS**

Chairman Bates thanked everyone for allowing him to serve on the Commission and as Chair. Since he has been elected to the Boaz City Council this will be his last meeting. The fellow members thanked him for his service.

### **ADJOURN**

Paul Hale made the motion, seconded by Darby Pruitt to adjourn the meeting at 6:20 pm. The motion passed on a unanimous voice vote.

Minutes prepared by City Attorney Christie Knowles