

CITY OF BOAZ
BOAZ PLANNING COMMISSION MINUTES
Regular Meeting - June 23, 2022

The Boaz Planning Commission met on June 23, 2022, in the Mastin Conference Room at the Boaz Public Library at its regularly-scheduled meeting which commenced at 6:00 pm.

Members Present: Rodney Frix, Josh Greer, Randall White, Harold Johnson, Chris Washburn, and Building Inspector Nick Borden.

Members Absent: Chris Alexander; Paul Hale; David Wallace

Rodney Frix, the Commission Chair, called the meeting to order.

Randall White gave the invocation and Chris Washburn led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commission Member Chris Washburn made the motion, seconded by Nick Borden, to approve the June 23, 2022 agenda. Chairman Frix 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 Harold Johnson, to approve the April 7, 2022 Commission minutes. Chairman Frix asked if there was any discussion and there was none. The motion passed on a unanimous voice vote.

PUBLIC HEARING

Chairman Frix announced that the meeting was the noticed time and place for a proposed public hearing regarding the request by Milton F. Duke for a zoning change from R-1 (Low Density Detached Residential District), R-2 (Medium Density Detached Residential District) to B-3 (General Business District). This property is located at 717 E. Mann Avenue. The property owner would like to build a climate controlled self-storage facility.

All adjoining property is zoned R-2 or B-3

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

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

Richard Marvich, J&I Properties. Owns the property next door at 719 E Mann, Boaz. Concerned that a road would be run next to his property. He is concerned about traffic in the area.

Milton Duke, property owner. The road will be on the west side of the property as per the property owners who were present at the meeting. The property was zoned business in 1991. He had it changed to residential years ago to sell a portion of. None of his remaining property should have been re-zoned.

James Easterwood, lives at 716 East Mann, Boaz. Concerned about traffic as well. The property next door has a residence.

Chairman Frix: The property adjacent to the at-issue property is already zoned B-3.

There being no parties requesting to be heard, a motion was made by Nick Borden to close the public hearing on the rezoning request which was seconded by Chris Washburn. The motion passed on unanimous voice vote and the public hearing was closed.

VOTE ON ZONING CHANGE

A motion was made by Randall White which was seconded by Nick Borden to approve the zoning change from R-1 (Low Density Detached Residential District), R-2 (Medium Density Detached Residential District) to B-3 (General Business District). This property is located at 717 E. Mann Avenue. The motion passed unanimously.

ADJOURN

Chris Washbrn made the motion, seconded by Nick Borden, to adjourn the meeting at 6:13pm. The motion passed on a unanimous voice vote.

Minutes prepared by City Attorney Christie Knowles