

March 5, 2026

# Planning Commission Recommendation

## Zoning for Annexed Properties

**C2 – General Business District:** DISTRICT INTENT: This district is designed to provide for almost every type of retail, wholesale, financial, and service activity.

### **Recommended Zoning**

Little River Marina and Lodge  
Three Rivers Resort  
Lookout Pest Control

**RR – Rural Residential:** DISTRICT INTENT. The purpose of this district shall be to encourage very low-density single-family residential development in outlying areas of the community that are just beginning to be developed, that lack full access to municipal infrastructure, or that are located upon or near sensitive natural resources. **All properties in the Paradise Point area are zoned RR.**

### **Recommended Zoning**

Three residential properties in Paradise Point that were recently annexed into town of Cedar Bluff

**CEDAR BLUFF TOWN COUNCIL MEETING  
MONDAY MARCH 5, 2026 AT 6:00 PM**

The Town Council of the Town of Cedar Bluff, County of Cherokee, State of Alabama, met in Regular Session in the Council Room at Town Hall, 3420 Martha Vera Lane, Cedar Bluff, Alabama on Thursday, March 5, 2026 at 6:00 p.m. pursuant to notice duly posted as prescribed by law. Mayor Warren presided and called the meeting to order. Members in attendance were as follows:

**Mayor**  
Bill Warren

**District 1**  
Adam McNabb

**District 2**  
Dewayne Agan

**District 3**  
Bobbie Hicks

**District 4**  
Dustin Dutton

**District 5**  
Loretta Higgins

The invocation was given by Loretta Higgins.  
Pledge of Allegiance was led by Mayor Warren.  
National Anthem was performed by Karen Dutton.

**1. Approval of Minutes from February 5, 2026 Special Called Meeting**

The motion to approve minutes as presented was made by Council Member Agan and seconded by Council Member McNabb.

Motion Carried: (6-0)

Aye: Agan, Dutton, Hicks, Higgins, McNabb, and Warren

Nay: None

Absent: None

Abstain: None

**2. Approval of Minutes from the February 9, 2026 Meeting**

The motion to approve as presented was made by Council Member McNabb and seconded by Council Member Dutton.

Motion Carried: (6-0)

Aye: Agan, Dutton, Hicks, Higgins, McNabb, and Warren

Nay: None

Absent: None

Abstain: None

**6. Police Department Report**

The February Police Report was given by Chief Jeremy Stepps.

MILES PATROLLED	8,095
WARNINGS	103
TRAFFIC CITATIONS	17
FELONY ARRESTS	10
MISDEMEANOR ARRESTS	08
DRUG CASES	06
WARRANTS SERVED	08
INCIDENT/OFFENSE REPORTS	27
SUSPECTS INTERVIEWED	03
CRIME TIPS ANSWERED	03
ASSIGNED CASES	02
OPEN INVESTIGATIONS	00
TRAFFIC OVERTIME HOURS	00

At this time, Mayor Warren introduced Officer Brandon Hays, who joined Cedar Bluff Police Department in January. Officer Dakota DeBerry was also recognized for his graduation from Alabama Investigator Academy. Officer DeBerry was congratulated for the achievement.

**7. Council Member Hicks / Police Coverage**

Council Member Hicks addressed Chief Jeremy Stepps and those in attendance concerning nighttime police coverage. Chief Stepps stated that we had recently lost two police officers, but that Officer Hays is now on night shift and that a second night shift officer will be joining the force very soon.

**8. Ordinance 2026-08 Amending Zoning Ordinance 2025-11**

Motion to adopt as presented was made by Council Member McNabb. Second was given by Council Member Dutton.

Motion Carried: (6-0)

Aye: McNabb, Agan, Hicks, Wall, Higgins, and Warren

Nay: None

Absent: None

Abstain: None

**9. Ordinance 2026-09 Nuisance Abatement Amendment**

Motion to adopt as presented was made by Council Member Agan. Second was given by Council Member McNabb.

**Other Business:**

Resolution 2026-03 A Resolution to Award Request for Statement of Qualifications for Engineering Services for Grant Funded Projects through FY 2029 was presented to Council. Elizabeth Harkert from East AL Planning had explained the process for the grant applications and the need of the proposed ordinance during the Work Session. A motion to adopt the resolution as presented was made by Council Member Agan. Second was given by Council Member McNabb.

Motion Carried: (6-0)

Aye: McNabb, Agan, Hicks, Wall, Higgins, and Warren

Nay: None

Absent: None

Abstain: None

At 6:28pm, a motion to adjourn was made by Council Member Higgins. Second was given by Council Member Agan.

Motion Carried: (6-0)

Aye: McNabb, Agan, Hicks, Wall, Higgins, and Warren

Nay: None

Absent: None

Abstain: None

**Approved:**

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**Bill Warren Mayor**

**ATTEST:**

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**Jenni Burt, Town Clerk**

**Cedar Bluff Town Council  
Special Called Meeting  
March 17, 2026  
6:00 P.M.**

The Town Council of the Town of Cedar Bluff, County of Cherokee, State of Alabama, met in Special Called Session in the Council Room at Town Hall, 3420 Martha Vera Lane, Cedar Bluff, Alabama on Tuesday March 17, 2026 at 6:00 P.M. Pursuant to notice duly posted as prescribed by law. Mayor Warren presided and call the meeting to order. Members in attendance were as follows:

**Mayor**

Bill Warren

**District 1**

Adam McNabb

**District 2**

Dewayne Agan absent

**District 3**

Bobbie Hicks

**District 4**

Dustin Dutton

**District 5**

Loretta Higgins

Loretta Higgins gave the invocation

Mayor Warren led the Pledge of Allegiance

**1. Approval of Purchase of police vehicle to be reimbursed thru grant money**

The motion to purchase a police vehicle to be reimbursed thru grant money in the amount of \$57,055.00 was made by Council

Member McNabb and seconded by Council Member Dutton. The grant amount is \$50,000.00 and the town will pay 7,055.00.

**2. Approval of Light Package for police vehicle**

The motion to purchase the light package and installation costs in the amount of 3041.32 was made by Council Member Dutton and second by Council Member Higgins.

Meeting Adjourned

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Bill Warren, Mayor

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Karen H. Walden  
Asst. Town Clerk