

CITY OF MOODY

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a called meeting on January 15, 2019. Chairman Joe Wilson called the meeting to order at 6:00 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members David Huckabee, Robert Fraser, Jason Tuggle, David Crowe, Mike Newton and Attorney Joel Watson

Absent: N/A

APPROVE MINUTES FROM DECEMBER 18, 2018: Member Robert Fraser made a motion to approve the meeting minutes from December 18, 2018. Member Mike Newton seconded the motion. All present voted AYE: the vote to approve the meeting minutes from December 18, 2018 was unanimous.

PUBLIC HEARING-HARRY PATEL REQUESTS A VARIANCE TO REDUCE REAR SETBACKS AT 2480 MOODY PARKWAY FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID#26-01-02-0-001-010.049

No one was present to speak in behalf of this request.

Chairman Joe Wilson opened the board for public hearing. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member David Crowe made a motion to table the variance request until the next meeting. Member David Huckabee second. All present voted AYE: Motion to table the request until the next meeting was unanimous.

PUBLIC HEARING-JACKIE D. KELLER/ H2K PROPERTIES, LLC. REQUESTS A VARIANCE TO PLACE AN OFFICE BUILDING IN AG-1 ZONING LOCATED AT 925 US HWY 78 AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID #26-06-14-0-002-026.001.

Jackie Keller addressed the board to request a variance to place a metal office building on his land next to his fabrication shop on Hwy 78 which is currently zoned AG-1. He explained he wants to begin to eliminate the trailer park which also belongs to him next to the shop, starting with part of it now and the entirety of it later on.

Chairman Joe Wilson opened the board for public hearing. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member David Crowe made a motion to approve the variance request. Member Robert Fraser second. All present voted AYE: Motion to approve the request was unanimous.

PUBLIC HEARING-WILLIAM GARY BEARD REQUESTS A SPECIAL EXCEPTION USE FOR A WEDDING VENUE TO BE LOCATED AT 3422 MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID #24-09-31-0-001-009.000.

William Beard addressed the board on behalf of Park Crest Event Centers to request a special exception use to have a special event venue for the use of corporate events including, but not limited to, weddings. Mr. Beard explained he was drawn to this location because of the beauty of the home and the ability to paint and re-landscape. He further explained the property would be used much like the already established property he owns in Hoover, and would take advantage of the house, barn, outbuildings, and garden. Weddings would either be held in the barn, garden, or by the pond. He expects a maximum of 60-70 vehicles parked for an event.

Chairman Joe Wilson opened the board for public hearing.

Tracy Luke of 4168 Gardenia Ln addressed the board to express concern over the barrier of the property line separating the proposed venue from the Arbors subdivision. Her concerns included vehicle lights shining into windows, the sound ordinance, creek and construction debris, and customers of the venue being able to see into subdivision homes.

William Beard answered the concerns by stating his intention to create a privacy buffer with Green Giant trees planted 8-10 ft. apart and starting out at 8-10 ft. tall, and possibly other materials.

Russell Morrow of 3430 Moody Parkway addressed the board to express concern over the pond being full of blue-green algae which is not good for the environment and to ask how the venue will effect drainage for the subdivision.

Beard answered he will not be changing topography, and will disturb as little as possible.

After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member David Huckabee made a motion to approve the request subject to the stipulations that loud noise and music end by 10:00pm on all nights and a solid fence be built in addition to the natural barrier of trees 8-10 ft. apart to block sound and light along the property line to the Arbors subdivision. Member Robert Fraser second. All present voted AYE: Motion to approve the request was unanimous.

There being no further business to come before this Board, Chairman Joe Wilson adjourned the meeting at 6:51 P.M.

X Elisabeth Kannon

Elisabeth Kannon
Administrative Assistant

X Robert Fraser

Joe Wilson
Chairman
Acting Chairman
Robert Fraser