

**CITY OF MOODY  
PLANNING COMMISSION MEETING**

The Planning Commission of the City of Moody held a regular scheduled meeting on March 12, 2019.

**ROLL CALL:** Present: Chairman Larry Golden, Members, George Wiggins, Wayne Taylor, Lynn Taylor, Mayor Joe Lee, Cletus Beard, Sandra Nicholson, and Attorney James Hill

**ABSENT:** Matthew Fraser, Angie Isbell

Chairman Larry Golden called the meeting to order at 6:01 P.M.

**APPROVE COMMISSION MEETING MINUTES OF FEBRUARY 12, 2019:** Member Lynn Taylor made a motion to approve the meeting minutes from February 12, 2019. Sandra Nicholson second the motion. All present voted AYE: the vote to approve the minutes from February 12, 2019 was unanimous.

**PUBLIC HEARING-PLANNING COMMISSION TO DISCUSS AND VOTE ON AMENDMENT TO THE R-2 (SINGLE FAMILY RESIDENTIAL) ZONING ORDINANCE FOR OAK HILL SUBDIVISION PHASE I, II, III AND IV.**

Bryan Cobb addressed the board on behalf of Embassy Homes to request amendments to the zoning conditions established for the subdivision in 2006 relating to front-load garages and brick front finishes. He explained the most popular houses built by Embassy Homes are those of the Premier Collection which have front-load garages that set at least 20ft. back from corner of the house itself and no less than 65ft. from the curb. This additional space allows for a longer driveway which can park more vehicles, therefore keeping them off of the street. Mr. Cobb explained further that the lot sizes in the current zoning are a minimum 85 ft., which allows for a house width of 55-60 ft. If the garages were forced to the side it would require the lot sizes to increase to 95ft., the houses would be smaller, and the distance between houses would be much shorter. Therefore, approving the front-load garages would allow these houses to be larger and allow 15-20 more feet between houses. Mr. Cobb added that allowing the Premier Collection would give them 20 building plans to work with rather than 11, creating more diversity in the subdivision as well.

Mayor Joe Lee addressed the fact that the 2006 stipulations required all brick fronts. Mr. Cobb stated Embassy Homes would like to build some full brick front houses, some hardy plank, and some with brick water tables. He explained that full brick front houses is limiting because they all look the same. Mayor Joe Lee expressed his concern they would lose the brick altogether. Mr. Cobb explained there would always be brick, but they typically sell more with siding than brick. Lynn Taylor explained that the council does not want to completely do away with the brick. Mr. Cobb reminded the board he could do brick water tables which would frame the front and 2 sides of the houses with 2-3 ft. of brick.

Member Cletus Beard suggested Embassy Homes include standards for painting and remodeling in the covenants they create for the HOA.

Chairman Larry Golden opened for public hearing. Citizen Bob Rodgers of Briarwood Lane spoke in favor of the amendment request. He stated he is an appraiser by trade and he appreciates the quality of hardy board as well as brick as long as it looks nice. He added he is okay with front-load garages as long as they are way back off the street and accommodate at least two

cars. After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Member Lynn Taylor made a motion to amend the ordinance for Embassy Homes to allow front load garages at 20ft minimum setback from the front of the house and 65ft minimum setback from the curb as stated by the Board's Attorney, and to do away with the full brick requirement only if a brick water table of 2-3ft height is installed on the front and 2 sides of the house. Mayor Joe Lee second. All present voted AYE: the motion to approve the request was unanimous.

**PUBLIC HEARING-HRH METALS REQUEST APPROVAL FOR THE PLACEMENT OF SIGN AT END OF BUILDING BY OFFICE LOCATED ON THEIR BUILDING AT 905 MARKEETA SPUR ROAD.**

Member Wayne Taylor addressed the board on behalf of HRH Metals to describe their request. He explained they want to install a small sign by the office entrance in order to prevent confusion. As it is now, people often do not see the office and pass it. Because the current sign ordinance only allows for one sign, they are requesting approval by the board.

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

Mayor Joe Lee made a motion to approve the request. Member Cletus Beard second. All present voted AYE: the motion to approve the request was unanimous.

There being no further business to come before this Board, Member Wayne Taylor made a motion to adjourn the meeting. Member Lynn Taylor second. All present voted AYE: the meeting was adjourned at 6:40 P.M.

X Elisabeth Kannon

Elisabeth Kannon  
Administrative Assistant

X Larry W. Golden

Larry W Golden  
Chairman