

**CITY OF MOODY  
PLANNING COMMISSION MEETING**

The Planning Commission of the City of Moody held a regular scheduled meeting on September 10, 2019.

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

**ABSENT:** Matthew Fraser

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

**APPROVE COMMISSION MEETING MINUTES OF APRIL 9, 2019:**

Member Angie Isbell made a motion to approve the meeting minutes April 9, 2019. Sandra Nicholson second the motion. All present voted AYE: the vote to approve the minutes from April 9, 2019 was unanimous.

**PUBLIC HEARING-D.R. HORTON REQUEST FINAL PLAT APPROVAL FOR RESERVE AT THE HIGHLANDS PHASE II LOCATED OFF PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID # 24-09-31-0-001-014.000**

Jerry Howard addressed the board on behalf of D.R. Horton to request a Final Plat for the Reserve at the Highlands Phase II (Highlands Subdivision Phase II Sector II) which will include the remaining 53 lots. They are now behind on laying the asphalt. Mr. Howard requests approval contingent to Wayne's approval and the engineer's recommendations.

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 contingent on the engineer's letter of recommendations. Member George Wiggin second. All present voted AYE: the motion to approve the request was unanimous.

**PUBLIC HEARTING-MOODY COMMERCIAL DEVELOPMENT AUTHORITY REQUEST TO REZONE A PORTION OF THE PROPERTY IDENTIFIED AS PARCEL I.D.# 26-01-11-0-001-016.000 CURRENTLY ZONED AS B-3 (TOURIST COMMERCIAL) TO B-4 (WAREHOUSING, WHOLESALING AND DISTRIBUTION DISTRICT.)**

Mayor Joe Lee addressed the board on behalf of the Moody Commercial Development Authority to request to rezone approximately 5 acres of the described property from B-3 to B-4 for the purpose of selling it. He explained a climate-controlled warehousing has a contract to buy if it is rezoned to B-4.

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 approve the request. Member Angie Isbell 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 George Wiggin second. All present voted AYE: the meeting was adjourned at 6:20 P.M.

X Elisabeth Kannon

Elisabeth Kannon  
Administrative Assistant

X Larry W Golden

Larry W Golden  
Chairman



# CITY OF MOODY

MAYOR  
JOE LEE

## COUNCIL MEMBERS

LINDA CROWE  
LYNN TAYLOR  
MATT MORRIS  
NICK RUTLEDGE  
ELLIS KEY

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670 PARK AVENUE • MOODY, ALABAMA 35004  
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www.moodyalabama.gov

September 11, 2019

Honorable Mayor and Council  
City of Moody  
670 Park Avenue  
Moody, AL 35004

## RE: REZONING REQUEST

This is to advise the Planning Commission held a Public Hearing at the regularly scheduled meeting on September 10, 2019. After the Public Hearing was closed, the Planning Commission voted to forward the following request to rezone.

**PUBLIC HEARTING-MOODY COMMERCIAL DEVELOPMENT AUTHORITY  
REQUEST TO REZONE A PORTION OF THE PROPERTY IDENTIFIED AS  
PARCEL I.D.# 26-01-11-0-001-016.000 CURRENTLY ZONED AS B-3 (TOURIST  
COMMERCIAL) TO B-4 (WAREHOUSING, WHOLESALING AND  
DISTRIBUTION DISTRICT.)**

If further assistance is needed, or if the Planning Commission can be of assistance in any way, please advise.

Sincerely,

A handwritten signature in cursive script that reads "Larry Golden".

Larry Golden, Chairman

City Clerk, Tracy L. Patterson • Police Chief, Thomas Hunt • Fire Chief, Joe Nobles  
Park and Rec., Mike Staggs • Building Inspector, Wayne Taylor • Public Works, Steve Mitchell  
Library, Patsy Spradley • Court Clerk, Tim Senft • Senior Center, Addie Duke

# HagerCo, LLC

Keith L. Hager, PE

AL No. 24699

August 26, 2019

Planning and Zoning Commission  
City of Moody, AL- City Hall  
Moody, AL 35094

**RE: Final Plat Approval – Highlands Phase 2 – Sector 2  
Planning Commission Meeting**

Dear Mr. Chairman,

As a part of our normal procedure to approve subdivisions, D.R. Horton is requesting approval of a final plat as a sector of the **Highlands Phase 2-Sector 2**, subdivision as approved by the preliminary plat. The roadway and subdivision have been constructed and the sector would include 53 lots of size and design aspects as approved by the preliminary plat. This Sector will Complete all areas approved as a part of the Preliminary Plat.

I recommend APPROVAL of the final plat with the following conditions:

1. The developer shall place with the City Clerk a Certificate of Deposit made to specifically, "The City of Moody, and D.R. Horton". All certificates of Deposit shall be approved in form by the City clerk and held until the developer has fulfilled his obligations under the City Zoning and Subdivision Regulations. The Developer has provided estimates for asphalt and Curb and the Amount is set at 150% asphalt + ½ Curb price, x 150% for a total of **\$131,724.75**

Map Format Notes:

- A. The Engineer/Surveyor should include the standard development notes used on final plats.
- i. *Builder is responsible for building sites free of drainage problems.*
  - ii. *All lots are subject to the Moody Storm Water Ordinance.*
  - iii. *The City of Moody will not maintain any storm drainage structures located outside of the public Rights of Way. All private storm sewers, ditches, swales, catch basins are the responsibilities of the specific property owner or the HOA.*
  - iv. *The private easements shown are for the benefit of all property owners and it should not be allowed to obstruct the flow of storm water*

*Address:  
1025 Montgomery Highway, Suite 110  
Birmingham, AL 35216*

*Contact:  
205.229.1738  
keithlhager@icloud.com*

along any of the areas designated by private storm water easements by the engineer. This includes, but is not limited to placement of fencing, or changing the grades where the surface water may flow, which is not in accordance with the design engineer's plans.

Submitted By: HagerCo-LLC

A handwritten signature in black ink, appearing to read "Keith Hager". The signature is stylized with a large, looped initial "K" and a cursive "Hager".

Keith L. Hager, PE