

**CITY OF MOODY  
PLANNING COMMISSION MEETING**

The Planning Commission of the City of Moody held a regular scheduled meeting on January 9, 2024.

**ROLL CALL:** Present: Chairman Zac Spanick, Vice-Chairman Lynn Taylor, Members Mayor Joe Lee, David Crowe, Paula Kraft, Cletus Beard, Chad Williams, Mike Martin and attorney James Hill.

Absent: member Carol Hornsby

Chairman Zac Spanick called the meeting to order at 6:00 P.M.

**APPROVE COMMISSION MEETING MINUTES OF NOVEMBER 14, 2023:**

Member Paula Kraft made a motion to approve the meeting minutes from November 14, 2023. Member David Crowe second the motion. All present voted AYE: All present voted Aye: Member Vice-Chairman Lynn Taylor and Chad Willams abstained: motion to approve the request was unanimous by majority.

**PUBLIC HEARING – TABLED-ALAN TUNNELL REQUEST APPROVAL FOR A RESURVEY OF PROPERTY LOCATED OF MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR ID#24-09-31-0-001-009.000**

Mr. Tunnell is that the property be split into 2 parcels. The front parcel will be 4.58 acres and the back half parcel will be 22.37 acres. He wishes to rezone the 4.58 acres to B-3 and the 22.37 acres as R-2.

Chairman Zac Spanick opened the meeting for public hearing. Attorney James Hill advised the public that the rezoning process is unique to the subdivision process and if resurveyed as requested, the property still retains its zoning (currently A-1 contemplated B-3 and R-2 in subsequent request). The applicants would still need to subdivide the property into a preliminary and then a final plat for a subdivision. Mr. Lablanc is concerned with the watershed to the Cahaba and who will do the study. Mr. Hill informs him that engineers will have to review prior to any subdivision plat. Ms. Nina Woods asked if the public will see the engineering study when completed and how the community can be notified of any meetings going forward. Mr. Hill states public notices are posted throughout the city as well as on the city website. He also advised that any engineer findings will be presented to the board and public when at the subdivision stage of development. Jodi Lablanc is concerned with what type of businesses will be allowed in the B-3 zoning. Any business will have to follow all regulations and fit within the City's B-3 ordinance. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Chairman Zac Spanick made a motion to approve the request for re-survey. Member Chad Williams seconded the motion. All present voted Aye: motion to approve the request was unanimous.

**PUBLIC HEARING- ALAN TUNNELL & CHARLES KESSLER REQUEST APPROVAL TO REZONE PARCEL 1 (4.58 ACRES) FROM AG-1 TO B-3 AND PARCEL 2 (22.37 ACRES) FROM AG-1 TO R-2 LOCATED OFF MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 24-09-31-0-001-009.000.**

Mr. Tunnell requests the front parcel consisting of 4.58 acres be rezoned to B-3 and the back half parcel consisting of 22.37 acres be rezoned to R-2. He would like to have R-2 lot sizes with R-1 houses. Mr. Tunnell presents Exhibit A (House plans) to the board giving them a description of types of homes he is requesting to be allowed for construction. The board states if approved he will be required to have 30% masonry or brick, 1600 sq ft requirement on main level of home and side or rear load garages.

Chairman Zac Spanick opened the meeting for public hearing. Ms. Loyed wants to clarify as of right now only 1 house can be built until a plat has been approved has been done. James Hill explains that if re-zoned, the B-2 zoning would currently contemplate a single parcel which would be zoned for single family residential use. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

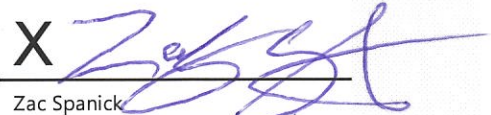
Vice-Chairman Lynn Taylor made a motion to approve the request and recommend the requested zoning, subject to the above referenced qualifications, to the City Council. Member David Crowe seconded the motion. All present voted Aye: motion to approve the request was unanimous.

**PUBLIC HEARING- ALAN TUNNELL & CHARLES KESSLER REQUEST APPROVAL FOR A VARIANCE TO REDUCE LOT SIZES FOR PARCEL 2 (22.37 CRES) LOCATED OFF MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 24-09-31-0-001-009.000.**

Mr. Alan Tunnell approaches the board and withdraws his request to reduce lot sizes.

There being no further business to come before the Board, Chairman Zac Spanick adjourn the meeting at 6:44 PM.

X   
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Jessica Amick  
Planning/Zoning/Inspections Offic...

X   
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Zac Spanick  
Chairman