

**CITY OF MOODY**

**ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING**

The Zoning Board of Adjustments and Appeals held a called meeting on May 18, 2021. Chairman Joe Wilson called the meeting to order at 6:00 P.M.

**ROLL CALL:** Present: Chairman Joe Wilson, Members Matthew Dyer, Jason Tuggle, Mike Newton and Attorney Joel Watson      Absent: Kyle Cherry, Robert Fraser and David Huckabee

**APPROVE MINUTES FROM APRIL 20, 2020:** Member Mike Newton made a motion to approve the meeting minutes from April 20, 2021. Member Matthew Dyer second the motion. All present voted AYE: the vote to approve the meeting minutes from April 20, 2021 was unanimous. Chairman Joe Wilson abstained.

**PUBLIC HEARING- MAX SESSIONS REQUEST A SPECIAL EXCEPTION USE FOR A HOMEBASED BUSINESS AT HIS RESIDENCE LOCATED AT 1304 LAKE JOYCE ROAD AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-04-19-0-005-010.000.**

Max Session approached the board requesting approval for a special exception use to have a homebased business at his residence. Mr. Sessions states he will be doing online consulting and the occasional service calls but will not have customers coming to home.

Chairman Joe Wilson opened the board for public hearing. Neighbor located behind Mr. Sessions' leases their home out but received a letter from the HOA's attorney stating that no homebased businesses would be allowed. She was concerned as to why she was receiving this but they were approving Mr. Sessions. Attorney Joel Watson states that this board cannot speak on behalf of the HOA and their attorney but HOA approval is required in order to be considered by the board. Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member Matthew Dyer made a motion to approve the request. Member Mike Newton second. All present voted AYE: Motion to approve the request was unanimous.

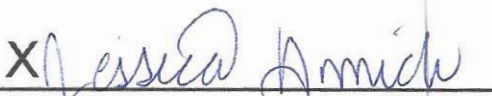
**PUBLIC HEARING- DWIGHT WILLINGHAM REQUEST A SPECIAL EXCEPTION USE FOR A HOMEBASED BUSINESS AT HIS RESIDENCE LOCATED AT 1107 WINDSOR PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 26-01-02-0-001-008.132.**

Mr. Dwight Willingham approached the board requesting a special exception use to run his Janitorial business out of his home. He states he will only be using the home to receive mail. There will be no signage and no traffic. They will only be going to clients homes.

Chairman Joe Wilson opened the board for public hearing. Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member Matthew Dyer made a motion to approve the request. Member Jason Tuggle 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 6:08 P.M.

X   
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Jessica Amick  
Public Works/Inspections/Zoning Admin Clerk

X   
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Joe Wilson  
Chairman