

CITY OF MOODY PLANNING COMMISSION MEETING

The Planning Commission of the City of Moody held a regular scheduled meeting on January 11, 2022.

ROLL CALL: Present: Chairman Zac Spanick, Members Mayor Joe Lee, David Crowe, Cletus Beard, Carol Hornsby and Attorney James Hill.

Absent: Vice-Chairman Lynn Taylor, members Chad Williams, Larry Golden, and Paula Kraft.

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

APPROVE COMMISSION MEETING MINUTES OF DECEMBER 14, 2021:

Member David Crowe made a motion to approve the meeting minutes from December 14, 2021. Member Mayor Joe Lee second the motion. All present voted AYE: the vote to approve the minutes was unanimous.

PUBLIC HEARING- TREE OAK, INC. REQUEST PRELIMINARY PLAT APPROVAL FOR PHASE 3 AND 4 IN TAYLORS CROSSING SUBDIVISION CURRENTLY ZONED AS AG-1 (AGRICULTURAL) AND FURTHER IDENTIFIED AS TAX ID # 24-09-30-001-043.000, 24-04-19-0-006-005.000 AND 24-04-19-0-006-007.000.

Brian Hatcher (Engineer of LYBD) approached the board requesting preliminary plat approval for phase 3 and 4 in Taylors Crossing. Mr. Hatcher states they will be leaving it zoned AG-1. Each lot will be an acre or more allowing for 45 lots. They will have all the same safe guards in place as if they were rezoning to R-1. With bigger lots there will be less traffic. He states he is in agreement with everything that has been asked by the City engineer in the letter provided. Mr. Hatcher and developer has agreed to the curb and gutter requirements and underground utilities. The HOA is to maintain the common areas, ponds and any structures along the right-a-way. With leaving the zoning to AG-1 this is a better solution as there will be less clearing of trees. Having more natural areas will help the drainage of any run off water.

Chairman Zac Spanick opened the meeting for public hearing. Mr. David Hogan of Lake Joyce road is concerned with flooding of the lake. Mr. Hatcher informs the citizens that they will be following all rules of the city and ADEM to prevent that from happening. Roxanne Nichols, HOA president, is concerned with the environmental side and how it will affect their lakes. She is also concerned on how it will affect the different types of species in Twin Lakes that are federally protected. City attorney James Hill, speaks up to remind the citizens that this meeting is only for a preliminary plat. This is the process that will allow the city to inspect the ponds and address any erosion issues before a final plat is approved. Jamie Horton of Hilltop Terrace is concerned with the buffer requirements for the different zones and what sort of view will be behind their homes. The mayor asked if they would be putting in sidewalks. Mr. Hatcher states he would have to look more into that has that would be a lot of sidewalk that would fall on the responsibility of the homeowner. Mayor Joe Lee is also concerned with the length of straight a ways which could purpose risk of speeding. He would like to see turn arounds possibly around the common areas and more stop signs. Many citizens express concern regarding traffic on James Taylor Road. The board states that for any future phases traffic will have to be addressed. Mr. Hatcher states there are no talk of details of future phases at this point as they will run into steep mountains. After all present had an opportunity to address the board, Chairman Zac Spanick closed the publ

Member Mayor Joe Lee made a motion to approve the request contingent to the recommendations made the City Engineer. Member Carol Hornsby second the motion. All present voted Aye: Motion to approve the request was unanimous.

There being no further business to come before the Board, Chairman Zac Spanick adjourn the meeting at 6:54 P.M.

X

Jessica Amick
Planning/Zoning/Inspections Office Manager

X

Zac Spanick
Chairman