

CITY OF MOODY

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a called meeting on February 19, 2019. Acting Chairman Robert Fraser called the meeting to order at 6:00 P.M.

ROLL CALL: Present: Acting Chairman Robert Fraser, Members David Huckabee, Jason Tuggle, David Crowe, Mike Newton and Attorney Joel Watson

Absent: Chairman Joe Wilson

APPROVE MINUTES FROM JANUARY 15, 2019: Member David Crowe made a motion to approve the meeting minutes from January 15, 2019. Member Mike Newton seconded the motion. All present voted AYE: the vote to approve the meeting minutes from January 15, 2019 was unanimous.

PUBLIC HEARING-HARRY PATEL REQUESTS A VARIANCE TO REDUCE REAR SETBACKS AT 2480 MOODY PARKWAY FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID#26-01-02-0-001-010.049

Harry Patel addressed the board to request a 15 ft. variance in the rear setback of the above property. He explained he is building a gas station and needs the additional 15 ft. for the back so there will be room in the front for a parking lot.

Acting Chairman Robert Fraser opened the board for public hearing. After all present had an opportunity to address the board, Acting Chairman Robert Fraser closed the public hearing for discussion/action by the board.

Member David Crowe made a motion to approve the variance request. Member David Huckabee second. All present voted AYE: Motion to approve the request was unanimous.

PUBLIC HEARING-JESSICA GILBERT REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOME BASED BUSINESS AT 940 HONEYSUCKLE LANE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID#26-02-03-0-001-062.004.

Jessica Gilbert addressed the board to request a special exception to have a home based business at her home. She explained she is giving piano and voice lessons at her home studio in the afternoons, and there will be no more than one car in the driveway at a time due to lessons.

Acting Chairman Robert Fraser opened the board for public hearing. After all present had an opportunity to address the board, Acting Chairman Robert Fraser closed the public hearing for discussion/action by the board.

Member David Huckabee made a motion to approve the special exception request. Member Mike Newton second. All present voted AYE: Motion to approve the request was unanimous.

PUBLIC HEARING-KIM STAGGS REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOME BASED BUSINESS AT 2708 BRIARWOOD LANE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 26-01-02-0-001-010.021.

Kim Staggs addressed the board to request a special exception use to have a home based business at her home. She explained she bakes cookies and it has developed from a hobby to a business.

Acting Chairman Robert Fraser opened the board for public hearing. After all present had an opportunity to address the board, Acting Chairman Robert Fraser closed the public hearing for discussion/action by the board.

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

PUBLIC HEARING-JUDSON WILKES REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOMEBASED BUSINESS AT 2503 FOREST DRIVE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID#25-07-35-0-004-014.000

Judson Wilkes addressed the board to request a special exception use to have a home based business at his home. He explained he is a contractor that builds houses and decks, does exterior siding and etc. He explained there will be no customers meeting at his home, no equipment and no signage. He sometimes has a work truck with 16 ft. trailer parked in the driveway.

Acting Chairman Robert Fraser opened the board for public hearing. After all present had an opportunity to address the board, Acting Chairman Robert Fraser closed the public hearing for discussion/action by the board.

Member David Crowe made a motion to approve the special exception request. Member David Huckabee second. All present voted AYE: Motion to approve the request was unanimous.

There being no further business to come before this Board, Acting Chairman Robert Fraser adjourned the meeting at 6:12 P.M.

X Elisabeth Kannon

Elisabeth Kannon
Administrative Assistant

X Robert Fraser

Robert Fraser
Acting Chairman