

**CITY OF MOODY**  
**ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING**

The Zoning Board of Adjustments and Appeals held a special called meeting on June 2, 2020. Chairman Joe Wilson called the meeting to order at 5:00 P.M.

**ROLL CALL:** Present: Chairman Joe Wilson, Members, Robert Fraser, Mike Newton, Jason Tuggle and Attorney Joel Watson

Absent: David Huckabee and Matthew Dyer

**PUBLIC HEARING- AMBER EDWARDS REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOMEBASED BUSINESS AT HER RESIDENCE LOCATED AT 3817 VALLEY HAVEN CIRCLE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-09-30-0-002-009.000.**

Amber Edwards addressed the board to request a special exception use to run her business out of her residence. She explained it is a women's ministry online through a publisher. She has recently published a book and the inventory will be only thing at her home. There will be no signage, no traffic and no public

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

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

**PUBLIC HEARING- TONY AND SHERRY BUTLER REQUEST A VARIANCE TO REDUCE MINIMUM SQ FOOTAGE ALLOWED IN AN R-1 ZONING FOR LOT 26 IN TAYLORS COVE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 25-07-25-0-001-005.028.**

Mr. and Mrs. Butler addressed board to request a variance to reduce the required sq footage in an R-1 zoning. They explained that main floor was 192 feet smaller than the required 1600sq ft. the whole home will total 2208 sq. footage. They stated the reason and due to lot size with space being limited due to the Taylor Cove subdivision sign on property.

Chairman Joe Wilson opened the board for public hearing. President of Taylors Cove speaks in favor of request and states it fits well within their covenants. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

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

**PUBLIC HEARING- DOGWOOD CONSTRUCTION REQUEST VARIANCE TO REDUCE MINIMUM SQ FOOTAGE ALLOWED IN AN R-1 ZONING FOR LOT 6 LOCATED IN BLUERIDGE SUBDIVISION AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 26-02-03-0-001-005.009.**

Robin Denard of Dogwood Construction addressed the board to request a variance to reduce the required sq. footage in an R-1 Zoning. They would like to reduce it to 1360 sq. ft instead of the 1600 st. ft. They are making this request due to the lot size and property setbacks. The house will be an overall sq. footage of 2650.

Chairman Joe Wilson opened the board for public hearing. Resident Terry Barfield of Blueridge loves the homes built by Dogwood Construction but is concerned with the traffic in that area and was told in the past that the land would not perk. Resident Kay Sewell is pleased with the homes however is concerned that they bought 1 lot and is trying to separate into 3 lots. Mrs. Denard explains that they originally bought 6 lots to build on and the lot sizes have remained the same since start of subdivision. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

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

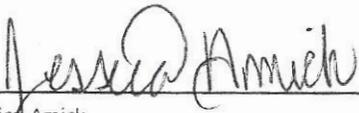
**PUBLIC HEARING- ASHLEY HAMLETT REQUEST A SPECIAL EXCEPTION USE FOR A HOMEBASED BUSINESS AT HER RESIDENCE LOCATED AT 1053 IVY PLACE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 25-07-35-0-005-003.092.**

Ashley Hamlett addressed the board to request that they be tabled until the July meeting due to HOA approval letter not being obtained in time.

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

Member Robert Fraser made a motion to approve the request to be tabled. 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 5:17 P.M.

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Jessica Amick  
Public Works, Inspections, Zoning & Planning

X   
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Joe Wilson  
Chairman