

## CITY OF MOODY

### ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a called meeting on August 18, 2020. Chairman Joe Wilson called the meeting to order at 6:00 P.M.

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

Absent: Jason Tuggle

**APPROVE MINUTES FROM JULY 21, 2020:** Member Robert Fraser made a motion to approve the meeting minutes from July 21, 2020. Member Mike Newton seconded the motion. All present voted AYE: the vote to approve the meeting minutes from July 21, 2020 was unanimous.

**PUBLIC HEARING-AMANDA KING REQUEST A SPECIAL EXCEPTION USE FOR A HOME BASED BUSINESS AT HER RESIDENCE LOCATED AT 1135 MOUNTAIN LAUREL CIRCLE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-09-31-0-001-014.037.**

Amanda King addressed the board to request a special exception to have a home based business at her home. She explained she bakes cookies at home and delivers them, and she has already attained approval from the health department. There will be no signage or traffic at her residence.

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

**PUBLIC HEARING-KENITRA SLEDGE REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOME BASED BUSINESS AT HER RESIDENCE LOCATED AT 2059 EDGEWOOD DRIVE AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 26-01-02-0-003-047.000.**

Kenitra Sledge addressed the board to request a special exception to have a home based business at her home. She explained she wants to start a celebratory message business through the use of signs that will be plastic placed on metal stakes in yards. She further explained her primary focus will be on children's birthdays. All of her advertising will be done online, and she will have no signs at her home.

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

**PUBLIC HEARING-STEVE AND LEEANN WILSON REQUEST A SPECIAL EXCEPTION USE TO HAVE A HOMEBASED BUSINESS AT THEIR RESIDENCE LOCATED AT 1089 KELLY CREEK WAY AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 27-03-05-0-000-016.048.**

Steve and Leeann Wilson addressed the board to request approval for special exception to have a home based business in their new home. They explained they had approval for their previous house, and are now moving 7 houses up from their previous residence.

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. Member Matthew Dyer second. All present voted AYE: Motion to approve the request was unanimous.

**DISCUSSION:** Chairman Joe Wilson addressed the board to discuss a proposal to amend the current special exception ordinance as pertaining to home occupations to allow for approval outside of the Zoning Board of Adjustments and Appeals under certain conditions. Attorney Joel Watson explained the process will involve the Planning Commission submitting a recommendation to the City Council for the proposed amendment. The members indicated unanimous agreement concerning the proposed amendment.

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

X *Elisabeth Kannon*

Elisabeth Kannon  
Administration Assistant

X *Joe Wilson*

Joe Wilson  
Chairman