

CITY OF MOODY PLANNING COMMISSION MEETING

The Planning Commission of the City of Moody held a regular scheduled meeting on February 11, 2020.

ROLL CALL: Present: Chairman Larry Golden, Members, David Crowe, Lynn Taylor, Mayor Joe Lee, Cletus Beard and Attorney James Hill.

ABSENT: George Wiggins, Angie Isbell and Sandra Nicholson

Chairman Larry Golden called the meeting to order at 6:00 P.M.

APPROVE COMMISSION MEETING MINUTES OF JANUARY 4, 2020:

Mayor Joe Lee made a motion to approve the meeting minutes January 4, 2020. Member David Crowe second the motion. All present voted AYE: the vote to approve the minutes from January 4, 2020 was unanimous.

PUBLIC HEARING- MICHAEL A. MOURON REQUEST TO REZONE 119 ACRES LOCATED OFF KELLY CREEK ROAD AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-09-31-0-001-016.000 CURRENTLY ZONED AS AG-1 (AGRICULTURE) TO B-5 (BUSINESS COMMERCIAL PARK DISTRICT).

PUBLIC HEARING- MICHAEL A. MOURON REQUEST TO REZONE 14 ACRES LOCATED OFF KELLY CREEK ROAD AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-09-32-0-000-044.000 CURRENTLY ZONED AS AG-1 (AGRICULTURE) TO B-5 (BUSINESS COMMERCIAL PARK DISTRICT).

PUBLIC HEARING- MICHAEL A. MOURON REQUEST TO REZONE 40 ACRES LOCATED OFF KELLY CREEK ROAD AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 24-09-31-0-001-015.000 CURRENTLY ZONED AS AG-1 (AGRICULTURE) TO B-5 (BUSINESS COMMERCIAL PARK DISTRICT).

Sonny Culp with Graham and Company request to rezone a total of 173 acres of property located off Kelly Creek Road from AG-1 to B-5. He states it will be light industrial and similar to the Ebsco and SKF off 78. Ryan with Sane engineering for Mr. Culp states he has worked with the County Economic Development Council and he is aware that there are no metal buildings. He states there will be no driveway access of Kelly Creek Road. There will be a ½ to 1 mile private road built that will access the facility. There will be restricted signage for trucks to only be able to turn right onto Kelly Creek leading towards the interstate. Left turn will only be for the employees. They will work closely with the Architectural Review Committee in developing the property. Don Smith with EDC will work on grants for possible structure upgrades and the creation of new roads. He states this will offer a high end tech based community with a campus setting. There will be plenty of trees and buffers put in place.

Chairman Larry Golden opens the public hearing for comments on and related to all three of the above parcels. Jerry Franklin whom has lived on Kelly Creek Road for 40 years is concerned that the road would not be able to handle the traffic the businesses with have. Eddie Murphree whom is adjacent to the property states that due to the current subdivision being built a lot of the water runoff has been turned onto his property and he is concerned that same thing will happen with this development. Many residents concerned with traffic being stopped will construction is being done. Larry and Carol Hornsby states it is already hard to get in and out of driveway as it is due to school and interstate traffic. They state that Kelly Creek Road is used as a bypass for Moody and surrounding cities as it is. They also express concerns with how it will affect water pressure and utilities. Don Smith informs the residents of possible grants for widening the roads and allowing improvements to road so it can handle the increased traffic. The board states that B-5 is the most restrictive zoning and there are multiple steps and approvals that will need to be gone through. Mr. Culp states as far as water pressure there will not likely be a high demand for water.

They will have a sprinkler system but if pressure is not enough than a water tank for that would be installed. Carla Murphree opens up concerns with the traffic and if a bike trail/path can be put in place down Kelly Creek to preserve its scenery of nature. Mr. Culp states that the businesses will not be seen from road due to the length of new purposed road and will remain wooded. He also states that there will be no disturbing of wetlands and if in the case they are it will go through ADEM and Engineer. Attorney states that there will need to be a traffic analysis study performed before any construction can begin and all engineers will have to be satisfied. After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Member Lynn Taylor made a motion to approve the request based on the stipulations as set forth in the City Engineer's letter (which includes but is expressly not limited to the requirement for Restrictive Covenants to govern the development of the properties as in the existing commerce park in the City). Mayor Joe Lee second. All present voted AYE: the motion to approve the request was unanimous.

Stipulations:

- **Traffic Study based on purposed conditions**
- **Must be in compliance and approved based on studies**
- **No CO until turn lanes are installed**
- **275 feet of road to allow for excel onto Kelly Creek Road**

PUBLIC HEARING- STOREEASE MOODY REQUEST RESURVEY PROPERTY LOCATED BARRINGTON PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID# 26-01-11-0-001-016.000.

The Mayor addresses the board and states this property is being sub-divided by the city to cut 5 acres for a climate controlled facility and resurvey approval is required by the Planning Commission board before it can be sold.

Chairman Larry Golden opens the meeting for public hearing. Bill Morris is concerned with water runoff onto his property. Keith Hagar City Engineer states there is a spot for detention pond and will be sure that this is shown to Mr. Morris. After all present had an opportunity to address the Board, Chairman Larry Golden closed the public hearing for discussion/action by the board.

Member Cletus Beard made a motion to approve the request. Member Zac Spanick second. All present voted AYE: the motion to approve the request was unanimous.

There being no further business to come before this Board, Chairman Larry Golden adjourned the meeting at 7:45 P.M.

X

Jessica Amick
Public Works/Zoning/Inspections Admin Clerk

X

Larry W Golden
Chairman