

CITY OF MOODY
PLANNING COMMISSION MEETING
January 12, 2021

The Planning Commission of the City of Moody held a regular scheduled meeting on January 12, 2021 at 6:00 p.m.

ROLL CALL: Present: Chairman Zac Spanick, Members Mayor Joe Lee, Councilman Lynn Taylor, David Crowe, Larry Golden, Cletus Beard, Chad Williams and Attorney James Hill

ABSENT: Angie Isbell

APPROVE COMMISSION MEETING MINUTES OF December 8, 2020: Board Member David Crowe made a motion to approve the minutes of December 8, 2020. Member Chad Williams seconded the motion. All present voted AYE: Member Cletus Beard abstained.

PUBLIC HEARING – THE TRUSTEES OF THE CHURCH OF THE VALLEY REQUEST APPROVAL TO REZONE PROPERTY LOCATED AT 4135 MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID#24-09-29-0-000-005.000 CURRENTLY ZONED AS AG-1 (AGRICULTURAL) TO B-3 (TOURIST COMMERCIAL DISTRICT).

Bobby Lee representing the Church of the Valley Trustees spoke to the Board regarding the Church. Mr. Lee gave a brief history of the Church until present. The property has been on the market for quite awhile and there is no interest in other churches to purchase the Church. The Trustees do have a family owned business that would like to purchase the property if the property can be rezoned. He expressed to the Board the need to sell this property quickly.

Chairman Zac Spanick opened the Board for Public Hearing.

The owner of Oak Mountain Toy and Hobby, Michael Cole, addressed the Board. Mr. Cole is interested in purchasing the Church of the Valley and property to move his Toy & Hobby store to Moody. The Hobby store sells a wide range of high-end toy and hobby merchandise ranging from RC cars/airplanes, trains, drones, boats and education items. The majority of the cars sold are electric. The sound from these cars are minimum. Mr. Cole believes that the property would be an excellent fit for their needs. The building will be used for retail with plenty of parking for customers. Their vision includes an outdoor track, as well as an indoor track. The outdoor track will be an oval clay track approximately 15 – 20 ft. wide and 50 ft. long. The track will be used for racing practice and events. The indoor track will have a carpet track for customers to practice racing their cars and hosting events when the weather is too hot outside. A fence will enclose the outdoor track. Families are attracted to the Oak Mountain Toy and Hobby. The cars, trains, boats, airplanes, etc. are toys that parents and children can play with together. Mr. Cole stated that over the years they have found that people with disabilities are able to participate in these activities. Recently, the Oak Mountain Toy and Hobby participated in a STEM based event at a local school. They plan to expand on this community outreach not only with schools, but with the Special Olympics hosted in the City of Moody.


Property owner, Brett Waites, addressed the Board regarding his concerns about the noise of the cars. There are several neighbors that work nights and sleep during the day. This may be an issue for those neighbors. Mr. Cole assured the Board that the RC cars are no louder than a lawn mower. He was also concerned about drones flying through the neighborhood. The Oak Mountain Toy and Hobby do not fly drones. Mr. Waites asked about the change in the zoning and how that might affect their neighborhood in the future.

After all present had an opportunity to address the Board, Chairman Zac Spanick closed the public hearing for discussion/and action by the Board.

Several Board Members voiced concerns regarding the clay track. This was not mentioned in the application and they would like to see more details regarding the outdoor track. Mayor Lee addressed the issue regarding the zoning. B-2 zoning would not allow for outdoor entertainment. B-3 zoning would allow for outdoor entertainment, but would open the zoning for a multitude of other businesses if the Oak Mountain Toy and Hobby closed.

Board member Cletus Beard asked the Board to table this request until the next Planning Commission meeting so that Mr. Cole could come back to the Board with a presentation that includes a rendering of the property with the additions.

There being no further business to come before the Board, Lynn Taylor made a motion to adjourn. David Crowe seconded the motion. All present voted AYE. Meeting was closed at 6:51 p.m.



Melissa Fraser, Administrative Assistant



Zac Spanick, Chairman