

## **CITY OF MOODY PLANNING COMMISSION MEETING**

The Planning Commission of the City of Moody held a regular scheduled meeting on October 12, 2021

**ROLL CALL:** Present: Vice-Chairman Lynn Taylor, Members Chad Williams, David Crowe, Mayor Joe Lee, Cletus Beard, Carol Hornsby and Attorney James Hill.

Absent: Zac Spanick

Vice-Chairman Lynn Taylor called the meeting to order at 6:00 P.M.

### **APPROVE COMMISSION MEETING MINUTES OF SEPTEMBER 14, 2021:**

Mayor Joe Lee made a motion to approve the meeting minutes from September 14, 2021. Member David Crowe second the motion. All present voted AYE: the vote to approve the minutes was unanimous.

### **PUBLIC HEARING- TICE CONSTRUCTION INC. REQUEST APPROVAL FOR RESURVEY OF LOTS 6 & 7 IN OAK VALLEY SUBDIVISION FURTHER IDENTIFIED AS TAX ID #26-06-13-0-001-004.006 AND 26-06-13-0-001-004.007.**

Mike Tice of Tice Construction approached the board requesting a resurvey of lots 6 & 7. He stated he wants to combine the 2 lots to form 1 lot.

Vice-Chairman Lynn Taylor opened the meeting for public hearing. After all present had an opportunity to address the Board, Vice-Chairman Lynn Taylor closed the public hearing for discussion/action by the board.

Member David Crowe made a motion to approve the request. Member Chad Williams second the motion. All present voted Aye: Motion to approve the request was unanimous.

### **PUBLIC HEARING- TICE CONSTRUCTION REQUEST FINAL PLAT APPROVAL FOR SECTOR 2 IN OAK VALLEY SUBDIVISION CURRENTLY ZONED AS R-1 (RESIDENTIAL) AND FURTHER IDENTIFIED AS TAX ID #26-06-13-0-001-004.000.**

Mike Tice approached board requesting final plat approval for sector 2 in Oak Valley. He stated that everything has been looked over by the engineers and approved. City of Moody engineer states that it meets the requirements by the city and is up to city standards.

Vice-Chairman Lynn Taylor opened the meeting for public hearing. After all present had an opportunity to address the Board, Vice-Chairman Lynn Taylor closed the public hearing for discussion/action by the board.

Member Larry Golden made a motion to approve the request for final plat. Member David Crowe second the motion. All present voted Aye: Motion to approve was unanimous.

### **PUBLIC HEARING- BRIAN HATCHER (TREE OAK, LLC) REQUEST APPROVAL TO REZONE PROPERTY LOCATED OFF TAYLORS WAY AND FURTHER IDENTIFIED AS TAX ID # 24-09-30-0-001-043.000, 24-04-19-0-006-005.000 AND 24-04-19-0-006-007.000 CURRENTLY ZONED AS AG-1 (AGRICULTURAL) TO R-1 (RESIDENTIAL).**

Brian Hatcher (Engineer of LYBD) approached the board requesting approval to rezone approximately 200+/- acres from AG-1 to R-1. He states he understands they would have to go by the new R-1 ordinance that will require 20,000 sq. ft. lots. Mr. Hatcher says he has met with neighbors including Mr. Bates property regarding the storm water and how they will control the flow of water. He states the large detention pond will be able to control flow timings and will reduce the water flow by 25-35%. Mayor Joe Lee states he wants the additional phases to match phase 1 including the requirement of sidewalks. Mayor also request that a traffic study be performed to determine the impact it will have on James Taylor Road. Mayor would like to see a turn lane on James Taylor Road. Mr. Hatcher says they

hope to have total of 240 lots between phases 1 thru 6, however, phase 5 and 6 have yet to be designed. Attorney James Hill addressed the citizens' concerns related to the process before house construction can be started.

Vice-Chairman Lynn Taylor opened the meeting for public hearing. Mr. Dale Peters of Lake Joyce Road is concerned with the buffer and what will be allowed. He is hoping for at least 100ft buffer. The engineer sates they will meet whatever the city requires.

Mr. David Hogan of Lake Joyce Road is concerned with flooding of the lake. He also states that the lot beside him that does not perk floods and he is concerned with the impact on it and how it will affect his property.

Mr. William Johnson of St. Clair Forest Road owns a wedding venue that backs up to the property of one of the phases. He is concerned with a buffer and how it will affect his view.

Sarah Pulcrano of Hilltop Terrace addressed the board concerned with the buffer.

Roxanne Nichols, HOA president, is concerned with the ponds and wants to verify that water will be held in the ponds for Taylors Crossing. She is also concerned with water runoff to the lake in Twin Lakes. Mr. Hatcher advises that the drainage controls the developer intends to install will reduce runoff issues.

Tonya Sloane of Joyce Circle expressed concerns with the hill sliding once construction is started and how it will affect them. Mr. Hatcher states that it is his responsibility to see that things like that do not happen and to make sure other people are not affected.

Mr. Hogan ask the city attorney about post construction and storm water management. Mr. Hill states there is no specific design right now until the zoning process can be completed. Once zoning is done the engineer will review plans that will include roads and drainage ponds. Once plans are approved during a public hearing, roads will begin and the engineers will be able to look and address any issues in person. The engineer will have opportunities to make sure everything is working as it should. As far as traffic goes a traffic study will determine what will need to be done for infrastructure.

Terry Green expressed concerns related to traffic on US Hwy 411 and the need for the same to be widened.

After all present had an opportunity to address the Board, Vice-Chairman Lynn Taylor closed the public hearing for discussion/ action by the board.


Vice-Chairman Lynn Taylor made a motion to table the request for rezone until a traffic study can be performed. Member Larry Golden second the motion. All present voted Aye: Motion to table was unanimous. The tabled meeting will be held on December 14, 2021.

There being no further business to come before the Board, Member Chad Williams made a motion to adjourn the meeting. Member Cletus Beard second the motion. Vice-Chairman Lynn Taylor adjourned the meeting at 6:26 P.M.

X

  
Jessica Amick  
Planning/Zoning/Inspections Office Manager

X

  
Lynn Taylor  
Vice-Chairman