

Moody Planning Commission-Minutes

The Planning Commission of the City of Moody held a regular scheduled meeting on
March 10, 2026

Chairman Zac Spanick called the meeting to order at 6:00p.m.

ROLL CALL: Present: Chairman Zac Spanick, Vice- Chairman Lynn Taylor, Members Joe Lee, David Crowe, Carol Hornsby, Mike Martin, Chad Williams, Lynn Taylor, Paula Kraft and attorney Shelly Rawlings.

Absent: All present

APPROVE COMMISSION MEETING MINUTES OF FEBRUARY 10, 2026: Member Carol Hornsby made a motion to approve the meeting minutes. Member Chad William second the motion. All present voted AYE: Brett Staggs and Mayor Nick Rutledge abstained; motion was carried.

1. PUBLIC HEARING – CHARLES KESSLER/CGKJR LLC REQUEST FINAL PLAT APPROVAL FOR ARBOR VALLEY SUBDIVISION CURRENTLY ZONED AS R-2 (RESIDENTIAL SINGLE FAMILY) AND FURTHER IDENTIFIED AS ST. CLAIR ID#24-09-31-0-001-009.001.

Mr. Charles Kessler approached the board requesting final plat approval. He states the first phase will consist of 25 lots in which will be built by Smith Douglas Homes whom built in Arbor Ridge. He is working on correcting the water issues as he states are due to the current hay mats washing away. He is hoping to have the turn lane and sewer completed within 3-4 weeks as it was being held up by ALDOT. City Inspector and board member David Crowe states that storm water is the major issue at this time and the detention pond needs to be dredged and cleaned. Silt fence issues need to be addressed asap. As for the final plat it is in accordance with the city subdivision regulations and R-2 zoning ordinance. Board members also concerned where emergency vehicles will turn around. Kessler states he will do a compacted gravel area for the emergency vehicles to be able to turn around in. Member Chad Williams states that the silt fence at the bottom needs to be repaired.

Chairman Zac Spanick opened the meeting for public hearing. Mrs. Madison states she has had a flooding issue in her yard since she moved in 5 years ago and the development of Arbor Ridge has made it worse and wants to know how they plan on fixing this. Mr. Kessler states that he will get with Mr. Tunnell of Arbor Ridge and see why the water is not draining into the retention pond as it should. All residents express concern regarding drainage and water runoff. Resident Brittany Perryman states she will submit photos and videos to the city inspector and engineer. Chad Williams states before he can approve, he needs to see these issues addressed and corrected. Member Carol Hornsby expresses that she feels the same way. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Chairman Zac Spanick made a motion to table the request until the next regular scheduled meeting; Vice-Chairman Lynn Taylor seconded the motion. All present voted AYE: with Mr. Charles Kesslers consent; motion to table was carried.

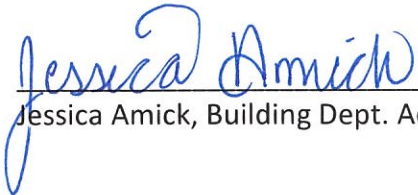
2. PUBLIC HEARING – RENEE DAVIS REQUEST SIGN APPROVAL FOR BUSINESS LOCATED AT 2825 KELLY CREEK ROAD SOUTH AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID#27-03-06-0-002-022.000.

Mrs. Renee Davis approached the board requesting sign approval for new business located off Kelly Creek Road. She states that to make the retaining wall a little more appealing she would like to add the logo. The wall is 52 inches tall and the sign will be approximately 36 inches tall. The nature of the business will be selling of materials for landscaping.

Chairman Zac Spanick opened the meeting for public hearing. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Vice-Chairman Lynn Taylor made a motion to approve the request; Member Chad Williams seconded the motion. All present voted AYE: motion to approve was carried.

There being no further business to come before the Board, Chairman Zac Spanick adjourn the meeting at 6:45 PM.



Jessica Amick, Building Dept. Admin. Manager



Zac Spanick, Planning Commission Chairman