

**CITY OF MOODY  
PLANNING COMMISSION MEETING**

The Planning Commission of the City of Moody held a regular scheduled meeting on May 13, 2025.

**ROLL CALL:** Present: Chairman Zac Spanick, Vice-Chairman Lynn Taylor, Mayor Joe Lee, Members David Crowe, Mike Martin, Carol Hornsby, Paula Kraft and attorney Philip Seay.

Absent: Members Cletus Beard and Chad Williams.

Chairman Zac Spanick called the meeting to order at 6:00 P.M.

**APPROVE COMMISSION MEETING MINUTES OF APRIL 8, 2025:**

Member Paula Kraft made a motion to approve the meeting minutes from April 8, 2025. Member David Crowe second the motion. All present voted AYE: motion to approve the request was unanimous.

**PUBLIC HEARING- BEAVER CREEK PARTNERS MOODY LLC REQUEST APPROVAL  
TO REZONE PROPERTY TOTALING 191 ACRES FROM AG-1 (AGRICULTURAL) TO E-1  
(SINGLE FAMILY RESIDENTIAL ESTATE) FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 24-  
04-19-0-006-005.000, 24-04-19-0-006-007.000 AND 24-04-19-0-006-003.002.**

Engineer Brian Hatcher approached the board requesting that the remaining acres of parcel #24-04-19-0-006-005.000 and the 2 additional parcels be rezoned to E-1 totaling 191 acres. He states this will eventually be phase 5, 6, and possibly 7 totaling around 100 lots. Mayor would like to see a buffer between the 2 subdivisions. E-1 zoning requires 100 ft lots meaning they will be narrow but deeper. The board states if approved that there be a required 50ft undisturbed buffer and 50ft disturbed buffer between Taylors Crossing and Twin Lakes, the 100 ft buffer should have no structure and there should also be underground power, side entry garages and roads must meet city standards.

Chairman Zac Spanick opened the meeting for public hearing. Residents concerned if residents of Taylors Crossing will be able to enter through twin lakes. Mayor informs them that Lake Joyce Road is a private road and there will be no entrance from Taylors Crossing coming through Twin Lakes. Many residents are concerned with the possible water runoff that this will bring onto Twin Lakes. Mr. Hatcher assures them that this will not put anymore runoff onto them. They are required to meet city ordinances, cannot have sediment and cannot put any more water on anyone. They state they could currently fit 190 houses however they will only be building 100 houses so they can provide more natural areas and control water runoff. Board members inform residents that they are currently zoned as AG-1 and allowing them to rezone will give the city more control and be able to put stipulations in place. Mr. Hatcher also informs residents that there is currently no plat in place until the rezoning is approved. Once a plat is done then they will be able to address more of their water concerns. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Member David Crowe made a motion to approve the request and recommend the requested zoning, subject to the above referenced qualifications, to the City Council. Chairman Zac Spanick seconded the motion. All present voted AYE: motion to approve the request was unanimous.

There being no further business to come before the Board, Chairman Zac Spanick adjourn the meeting at 7:20 PM.

  
Jessica Amick, Building Dept. Admin. Manager

  
Zac Spanick, Planning Commission Chairman