

CITY OF MOODY

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a meeting on January 20, 2026. Chairman Joe Wilson called the meeting to order at 6:11 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members Jason Tuggle, Matthew Dyer, Robert Fraser and Mark Wood. Attorney Kyle Barrentine.

Absent: Members Kyle Cherry & David Huckabee.

APPROVE MINUTES FROM November 18, 2025: Member Robert Fraser made a motion to approve the meeting minutes from November 18, 2025. Member Matthew Dyer second the motion. All members present voted AYE. The motion carried unanimously.

PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING MINIMUM LOT SIZE, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING YARD SETBACKS, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

PUBLIC HEARING- RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUEST A VARIANCE FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING MINIMUM FLOOR SQUARE FOOTAGE AREA, FOR A RESIDENCE ON A PROPERTY LOCATED AT 1610 PARK AVENUE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 25-08-34-0-002-002.000 CURRENTLY ZONED AS R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT.

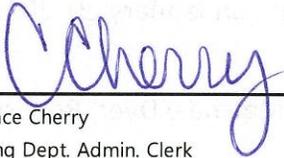
Mr. Bales, Project manager for Rayzer Sharp Flips LLC, addressed the Board and explained the request 3 variances. He stated that spitting the property into two residences would provide economic benefits and increase revenue for the City. Mr. Bales also noted that the second, smaller residence was currently connected to the primary residence's septic system and would require installation of a separate septic system.

Board Member Robert Fraser expressed concern regarding the minimal setback along Fairview Drive and questioned how small the lot would be if subdivided, as well as the feasibility of installing a new septic system. Mr. Bales responded that parking would be accessed from Fairview Drive and would remain a safe distance from the roadway.

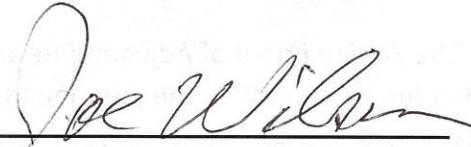
Chairman Joe Wilson stated that while the concept had merit, the request constituted spot zoning and the lot size was insufficient. With no additional comments from the public, Chairman Wilson closed the public hearing and called for a motion.

Member Robert Fraser made a motion to deny the requested variances. Member Matthew Dyer second the motion. All members present voted NAY. The motion to deny the three requested variances carried unanimously.

There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:24 P.M.

X 

Candace Cherry
Building Dept. Admin. Clerk

X 

Joe Wilson
Chairman