

Moody Zoning Board of Adjustments & Appeals-Minutes

The Zoning Board of Adjustments & Appeals of the City of Moody held a regular scheduled meeting on February 17, 2026

Chairman Joe Wilson called the meeting to order at 5:59 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members Jason Tuggle, David Huckabee, Matthew Dyer, Kyle Cherry and Robert Fraser. Attorney Felicia Fleming.

Absent: Members Mark Wood.

APPROVE ZONING MEETING MINUTES OF JANUARY 20, 2026: Member Matthew Dyer made a motion to approve the meeting minutes. Member Robert Fraser second the motion. Chairman Joe Wilson and Member Jason Tuggle voted AYE: Members Kyle Cherry and David Huckabee abstained; motion was carried.

PUBLIC HEARING- MELISSA AND CRAIG WADSWORTH REQUEST A SPECIAL EXCEPTION USE FOR AN ENTERTAINMENT VENUE FOR A BUILDING ON A PROPERTY LOCATED AT 503 MARKEETA RD AND CURRENTLY ZONED AS AG-1 AGRICULTURAL DISTRICT AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 26-02-04-0-001-016.000.

Craig and Melissa Wadsworth addressed the board stating the venue would host small weddings, celebrations of life and birthdays all with a maximum of 50 guest and that business would conclude by 10 p.m. Also, proposing to move their t-shirt/printing business to the property and renting out small office spaces to help cover expenses while intending to keep the property simple and clean. The Wadsworth's clarified their vision to the existing "Shadow Wood Manor" venue.

Matt Mosely, representative for the St. Clair County Baptist Association, expressed support for the special exception use request and stated the request would be beneficial to the community.

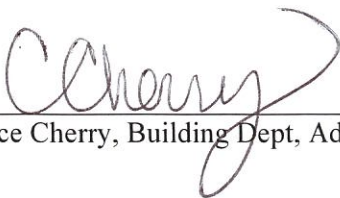
Neighbors expressed concerns regarding potential increases in traffic volume, noise disturbances and the specific nature of future business activities.

Chairman Joe Wilson clarified that the business would involve printing, T-shirts, and weddings, not gambling. Member Robert Fraser inquired about "gate protection" and maintenance of the property if the request is not approved. Melissa Wadsworth clarified that a fence would not match the community aesthetic and Matt Mosely stated that the current plan for the property is to sale it.

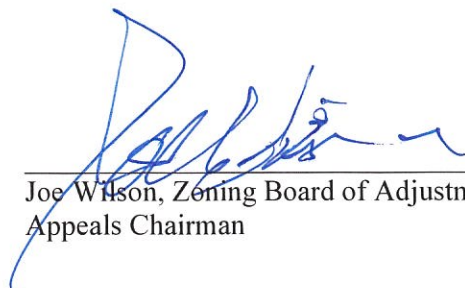
With no additional comments from the public, Chairman Wilson closed the public hearing and called for a motion.

Member Kyle Cherry made a motion to approve the request. Member Robert Fraser seconded the motion. Members Jason Tuggle, David Huckabee, Kyle Cherry and Robert Fraser voted Aye. Remaining Chairman Joe Wilson and Member Matthew Dyer voted NAY. The motion to approve was carried.

There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:30 P.M.



Candace Cherry, Building Dept, Admin. Assistant



Joe Wilson, Zoning Board of Adjustments & Appeals Chairman