

Moody Zoning Board of Adjustments & Appeals-Minutes

The Zoning Board of Adjustments & Appeals of the City of Moody held a regular scheduled meeting on April 21, 2026

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

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

Absent: Members Kyle Cherry and Mark Wood.

APPROVE ZONING MEETING MINUTES OF FEBRUARY 17, 2026:

Pursuant to the ruling issued by the Honorable James Hill III, Circuit Judge for the Circuit Court of St. Clair County, Alabama (Pell City Division), in the matter of **Civil Action No. 75-CV-2026-900087**, it is hereby formally recorded and acknowledged that the decision previously granted by the Zoning Board of Adjustment and Appeals regarding the Special Exception request for the property located at 503 Markeeta Road, Moody, AL (Parcel ID# 26-02-04-0-001-016.000), is and shall be deemed **void ab initio**. The Board formally acknowledged the nullification of said approval, effective as of the date of the Court's order, and all records shall be updated to reflect that the Special Exception request is of no force or legal effect.

Member Robert Fraser made a motion to approve the meeting minutes. Member Matthew Dyer seconded the motion. Chairman Joe Wilson, Members David Huckabee and Jason Tuggle voted AYE: The motion was carried.

PUBLIC HEARING – BRITTANY SWANN REQUEST A VARIANCE FOR REGULATIONS PERTAINING TO MANUFACTURED HOMES AT A PROPERTY LOCATED OFF 3231 PINE HILL ROAD AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 25-07-26-0-001-013.000 CURRENTLY ZONED AS AG-1.

Brittany Swann addressed the board to request a variance for regulations pertaining manufactured homes. She intends to replace an existing manufactured home on the property with a newer model. Ms. Swann testified that her request stems from an inability to satisfy the current permitting requirement for obtaining signatures from the adjoining property owners. She has been unable to establish contact with the necessary parties to secure the required consent for the manufactured home permit. Ms. Swann is seeking relief from these specific requirements to proceed with the proposed replacement.

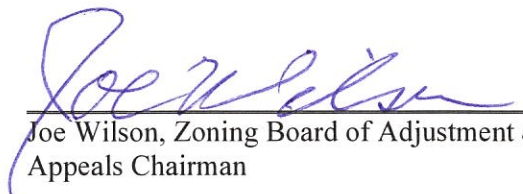
With no additional comments or objections from the public, Chairman Wilson closed the public hearing and called for a motion.

Member Matthew Dyer made a motion to approve the request. Member David Huckabee seconded the motion. All members present voted AYE. The motion to approve the variance carried unanimously.

There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:03 P.M.



Candace Cherry, Building Dept, Admin. Assistant



Joe Wilson, Zoning Board of Adjustment & Appeals Chairman