

Moody Zoning Board of Adjustments & Appeals-Minutes

The Zoning Board of Adjustments & Appeals of the City of Moody held a regular scheduled meeting on May 19, 2026

Chairman Joe Wilson called the meeting to order at 6:01 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members Jason Tuggle, Kyle Cherry and Mark Wood Attorney Shelley Rawlings.

Absent: Members Robert Fraser, David Huckabee and Matthew Dyer.

APPROVE ZONING MEETING MINUTES OF April 21, 2026: Action on the minutes from the April 21, 2026 meeting was deferred to the next regular meeting, as a quorum of members who were present at that meeting was not established.

1. PUBLIC HEARING – RAY BALES, PROJECT MANAGER WITH RAYZER SHARP FLIPS LLC REQUESTS TWO VARIANCES FOR R-2 AREA & DIMENSIONAL REGULATIONS REGARDING SETBACKS & MINIMUM FLOOR 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.

Ray Bales, Project Manager with Rayzer Sharp Flips LLC addressed the board to requests two variances for R-2 Area & Dimensional Regulations. One request for variance regarding setbacks from the houses to Fairview Drive; the second request for variance is regarding the minimum floor area for the secondary house on the property. Mr. Bales plans to split the property providing two, separate home sites for sale.

Chairman Wilson inquired if a buyer was already lined up and Mr. Bales confirmed a buyer was lined up for the primary house. He noted that the septic system for the secondary house will be moved to the Park Avenue side of the house; and referenced a second house easement for the septic for the primary house. Chairman Wilson clarified the variance for the setback, asking if they were requesting 20' and Member Kyle Cherry noted the variance request also includes the house square footage which Mr. Bales confirmed yes to both.

The Board noted the applicant's position that the requested variances from setback requirements and minimum residential floor area in the R-2 district are necessitated by conditions existing prior to the City's adoption of zoning regulations, as the original residence and improvements were constructed before zoning, setback, and minimum square-footage requirements were enacted. The applicant stated that the need for the variances is therefore not self-created.

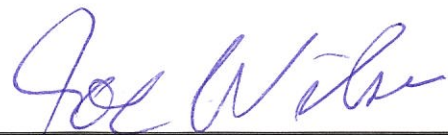
With no additional comments or objections from the public, Chairman Wilson closed the public hearing and called for a motion.

Member Mark Wood made a motion to approve the request. Member Kyle Cherry 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 6:25 P.M.



Candace Cherry, Building Dept, Admin. Assistant



Joe Wilson, Zoning Board of Adjustment & Appeals Chairman