

CITY OF MOODY

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a meeting on August 20, 2024. Chairman Joe Wilson called the meeting to order at 6:00 P.M.

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

Absent: Members Kyle Cherry and Mark Wood.

APPROVE MINUTES FROM APRIL 16, 2024: Meeting minutes approval postponed to the next scheduled meeting due to lack of present quorum that was also present at the April 16, 2024 meeting.

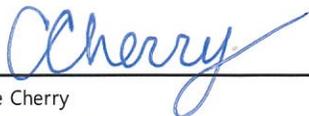
PUBLIC HEARING- MARK STEPHENSON / MARK'S KUSTOM COLLISION, INC., REQUEST A SPECIAL EXECPTION USE FOR A BODY SHOP AT A PROPERTY LOCATED AT 2324 MOODY PKWY STE. C AND FURTHER IDENTIFIED AS ST CLAIR TAX ID # 26-01-02-0-001-013.000 CURRENTLY ZONED AS B-3.

Owner, Mark Stephenson of Mark's Kustom Collision, Inc. requesting a special exception use for a body shop at his current business location. He stated, he originally had no intention of getting back into body work as his original business license application was for accessories only. The request is due to a change in his workload in September 2023, since, he then picked up doing some body work for local wholesale car dealers. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing for discussion/action by the board.

Member Robert Fraser expressed his concerned in regards to the number of cars parked at the business. Chairman Joe Wilson questioned the nonconforming requested use for the property currently zoned as B-3. Building Inspector David Crowe confirmed the request as a special exception use. Chairman Joe Wilson mentioned a similar request for the same thing earlier this year that was denied. Attorney Jim Hill explained the zoning and reasoning for zoning, as well as how the request was nonconforming to the zoning ordinance currently in place.

Member Robert Fraser made a motion to deny the request. Member Matthew Dyer second the motion. All present voted AYE: the motion to deny the request was unanimous. There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:11 P.M.

X



Candace Cherry
Building Dept. Admin. Clerk

X



Joe Wilson
Chairman