

## CITY OF MOODY

### ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a Special Called meeting on October 18, 2022. Chairman Joe Wilson called the meeting to order at 6:04 P.M.

**ROLL CALL:** Present: Chairman Joe Wilson, Members Robert Fraser, Matthew Dyer, David Huckabee and attorney James Hill

Absent: Jason Tuggle and Kyle Cherry

**APPROVE MINUTES FROM January 18, 2022:** Member David Huckabee made a motion to approve the meeting minutes from January 18, 2022. Member Robert Fraser second the motion. All present voted AYE: the vote to approve the meeting minutes were unanimous.

#### **PUBLIC HEARING- ALLEN TUNNELL IS REQUESTING A VARIANCE TO REDUCE LOT SIZES IN PHASE VII OF ARBORS CURRENTLY ZONED AS R2 AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 21-09-31-0-00-013.003**

Allen Tunnell request a variance to reduce lot sizes in Phase VII of Arbors from 100ft lots to 85ft lots.

Chairman Joe Wilson opened the board for public hearing. Attorney James Hill states that The Arbors was originally a 7 Phase subdivision. The Arbors is zoned under a couple different zoning districts. Primarily it was zoned under an R2 district which is an 85ft width. It was an AG property until 2018. In 2018 it came to the planning commission & city council for rezoning Phase 7, the 85ft lots which is R2 for this property. At that time there were 43 lots on the property In 2021 the size lots got changed to 100ft lots. Mr. Tunnell is wanting to reduce those lots back to the original 85ft lots. And to reduce the 43 lots to know more than 29 lots.

Residents were concerned about the existing road repairs and flooding. And having only the one entrance with no redlight.

Attorney James Hill stated that this would need to go back in front of the planning commission to be approved for a maintenance bond.

Member Robert Fraser made a motion to approve the request. Chairman Matthew Dyer seconded the motion. All present voted Aye; motion to approve the request was unanimous.

There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:26pm.

X

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Rita Cates  
Inspections/Zoning Clerk

X

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Joe Wilson  
Chairman