

CITY OF MOODY

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a meeting on November 21, 2023. Chairman Joe Wilson called the meeting to order at 6:00 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members Robert Fraser, Kyle Cherry, Matthew Dyer, and Attorney Joe Kemp.

Absent: Member David Huckabee and Jason Tuggle

APPROVE MINUTES FROM JULY 25, 2023: Member Robert Fraser made a motion to approve the meeting minutes from July 25, 2023. Member Matthew Dyer second the motion. All present voted AYE: the vote to approve the meeting minutes were unanimous.

PUBLIC HEARING- DG HOLDINGS LLC. REQUEST A VARIANCE FOR OFF-STREET PARKING AT A PROPERTY LOCATED OFF US HWY 411/MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 26-01-02-0-001-015.001 CURRENTLY ZONED AS B-3.

DG Holdings representative from Streamline Development request a variance to reduce the parking spots allowed. He states that they would have to bring in more field dirt for the 52-parking spot requirement. With some of the property being in a flood zone this would also decrease storm water.

Chairman Joe Wilson opened the meeting for public hearing. Member Robert Fraser concerned with the litter and cleanup around the property and all it will be maintained. They state there will be a dumpster placed on property. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing.

Member Kyle Cherry made a motion to approve the request. Member Matthew Dyer seconded the motion. All present voted Aye; motion to approve the request was unanimous.

PUBLIC HEARING- GERBER REAL ESTATE INC. REQUEST A SPECIAL EXCEPTION FOR COMMERCIAL USE AT A PROPTERY LOCATED OFF US HWY 411/MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 26-01-02-0-001-010.049 CURRENTLY ZONED AS B-3.

Architect for Gerber addresses the board to request a special exception for a body shop. He states the owner does not want it to look like a body shop. They wanted a concept that would allow if Gerber was to leave/sell it could be used as offices or businesses other than a body shop. There would be landscaping and the vehicles would be enclosed while they await repairs. There will be a grounds keeper maintaining the landscaping.

Chairman Joe Wilson opened the meeting for public hearing. The mayors main concern is that it will impact the little Cahaba located in the rear of the property. They assure the members that all oils are maintained and contained. They are checked Quartey to make sure they are not breaking any coding or OSHA rules. The attorney states it is being built on a 14 acre parcel and being put on the Little Cahaba does raise a bit of concern. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

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

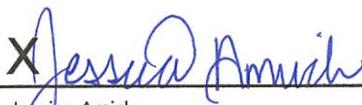
ADAM ARMSTRONG REQUEST TWO VARIANCES FOR A BILL BOARD SIGN LOCATED OFF 183 ABLE DRIVE AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID# 26-01-12-0-001-005.000 CURRENTLY ZONED AS AG-1.

Adam Armstrong approaches the board requesting that he be allowed to place a billboard on property for advertisement rentals. He is requesting a variance to decrease the distance allowed between each billboard. He states there is currently a Loves billboard posted on property next to his. The state requirement is 500ft and the city requires 1000ft. He would like to request the 1000ft to 800ft. He would also like to reduce the distance in which a billboard sign is allowed from a residential area. He has spoke with neighbors and they are fine due to it being wooded. The sign would only be visible from interstate.

Chairman Joe Wilson opened the meeting for public hearing. Member Matthew Dyer concerned with how many billboards will be allowed in the future up and down the interstate. He would also like to see signatures from the property owners. The board members state that billboards are allowed along the interstate and if he met the ordinance requirements he would not have to come before the board for approval. After all present had an opportunity to address the board, Chairman Joe Wilson closed the public hearing.

Member Matthew Dyer votes nay. Due to the number of board members present a vote could not be made and the final answer is Nay.

There being no further business to come before this board Chairman Joe Wilson adjourned the meeting at 6:59 P.M.

X 

Jessica Amick
Building Dept. Admin. Manager

X 

Joe Wilson
Chairman