



KELLY CREEK BUSINESS PARK

BACKGROUND

The City of Moody is one of the fastest growing residential communities in Alabama by percentage of growth. This is understandable due to the community's high safety rating, convenient location to large urban amenities, and employment opportunities. As with most suburban communities that rely on larger cities to provide employment, there is a heavy commuting pattern daily as citizens leave in the morning to drive to work and then again in the evening as they all return.

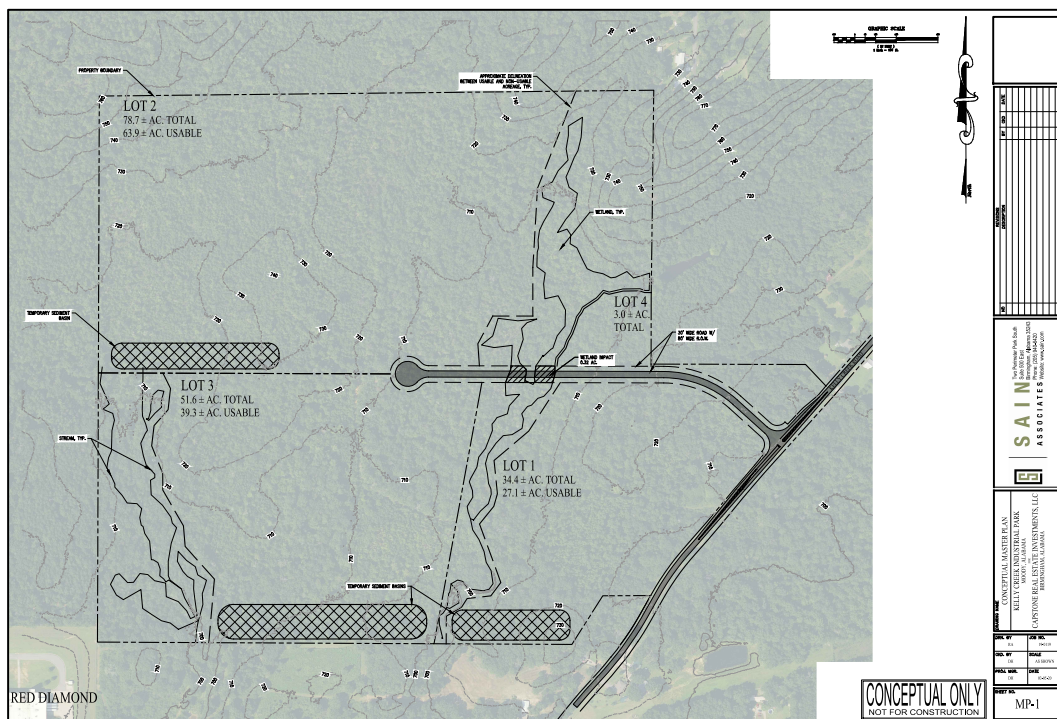
The City of Moody has always supported local job creation and understood that having a self-sufficient community is best for its citizens and the stability of the local economy. The more local employers in a community the more small businesses are supported and flourish. This desire to increase the number of employers in the community has been complicated by the lack of available, flat land within the City's limits.

Recently, a large property owner made a choice to sell his private property. He received two written offers. One was from a large residential development company with a desire to expand their 60 acre development to 200+ acres. The other written offer was from a developer with a vision to create a campus-style business park with 3-4 employers to serve the eastern portion of the Birmingham region. This business park could provide employment for 600-800 citizens who were currently commuting into Birmingham daily.

The business park would have the most restrictive zoning offered by the City of Moody. The B-5 classification only allows for light manufacturing which is in line with the communities desire to have technology-based jobs. Two adjacent property owners currently have B-5 zoning; one of them being Red Diamond who produces high quality tea and coffee products and has 200 employees.

The B-5 zoning can be found on the City's website under the Ordinance tab and describes this zone being designed for "the light manufacture and assembly of products, and the warehousing and distribution of such products within the controlled environment of an attractive, park-like setting." The zoning describes the requirement of high quality building materials, landscaping, and buffering. In addition, this zoning requires the creation and approval of an Architectural Review Board who must approve any building, street, or road improvement. This would include the anticipated road improvement to the entrance of the business park that would include turn lanes.

This would be a much smaller version of technology-based manufacturing parks that cities like Birmingham, Huntsville, and Auburn have integrated successfully into their communities. Many of these employers have multiple shifts that align with the less congested traffic patterns of the day.





MANY OF THESE POINTS REGARDING THE SITE WERE SHARED AT THE TWO WELL-ATTENDED PUBLIC HEARINGS:

- The site is ideal for large buildings due to the rare flatness of its topography in the area.
- This site is near the interstate interchange. The proximity to the interstate will minimize the impact of traffic compared to a similar location further north of the interstate.
- The site can be potentially served by two water providers who have 8" lines at or near the entrance to proposed business park. The testing of water pressure in the area showed that water service is suitable.
- Light manufacturing companies have little impact on the local sewer system but the City of Moody has already been permitted to expand its current sewer plant as they plan for their future needs.
- The companies in Moody have a strong history of being environmentally friendly and light manufacturing has the least potential of having an impact.
- The current zoning of AG-1 allows for residential and manufactured homes. The St. Clair County Economic Development Council does not think this is the best and highest use of this particular site.
- The business park entrance road would only access the park and would not connect to surrounding businesses or neighborhoods.
- Upgrades for the entrance of Kelly Creek Road have already been planned and the entrance will have an attractive monument sign similar to most nice neighborhoods or business parks.

