

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JANUARY 17, 2019**

The Northport Board of Zoning Adjustment was called to order at 6:00 p.m. on Thursday, January 17, 2019 in the Council Chambers of the Northport City Hall by Chairman Jeffery Thompson.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mrs. Tamar Madison, Mr. Alfred Rice, Mrs. Susan Rue, Mr. Jeffery Thompson and Mr. Jason Ward. Absent and failing to vote was Mr. Tony O'Rourke. Also present were staff members Mrs. Julie Ramm, Mrs. Nannette McKinney, Mr. Bruce Higginbotham, Mr. Ron Davis and Mr. Max Snyder.

Approval of Agenda

Motion by Mr. Jon Garner to approve the agenda. **Seconded by Mr. Jason Ward.** Roll call vote was as follows: Mr. Garner-Yes; Mr. Ward-Yes; Mrs. Madison-Yes; Mr. Rice-Yes; Mrs. Rue-Yes; and Mr. Thompson-Yes. **Motion carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest None

Notice of Right to Appeal – Mr. Thompson stated the Notice of Right to Appeal procedures were on the back of the agenda

New Business

V-19-01 City of Northport/Todd Palmer requests a variance to allow residential on first floor in South Main Riverfront zone

Mr. Jason Walker, TTL, representing Todd Palmer, 2890 Rice Mine Rd NE, Tuscaloosa, AL appeared before the board stating the reasons for the variance request.

Mr. Ward asked if underneath parking feasible

Mr. Walker stated the shape of the property is highly unusual. Due to the shape of the property and the requirement in the ordinance regarding the trestle view, underneath parking is not feasible.

Mrs. Rue asked if the condos were for purchase or rental. Mr. Palmer stated that the condos were for rental.

Mrs. Rue asked if he was going to ask for a landscape variance. Mr. Palmer stated that landscaping would be handled at a later phase in the development. He also stated that the regulations for the downtown area are a little different than the regular ordinance but that he would be including green space in his development.

Mrs. Rue asked if the green space would be close to downtown. Mr. Palmer stated the green space would be closer to the river. The green space be visible by pedestrians and vehicular traffic. Mr. Palmer also stated that there will be a water fountain on the corner to be enjoyed by all. He also stated that he plans to have a fire pit and some barbeque grills.

Mrs. Rue asked if he could describe one of the units. Mr. Palmer replied downstairs has a master bedroom and bathroom with 2 vanities. The first floor has 10 foot ceilings, granite countertops, kitchen island, stainless steel appliances, half bath, and oversized windows. Mr. Palmer stated that they plan to put in oversized trim on floor base board and mold. He also stated that there is another master suite upstairs along with two additional bedrooms and bathroom.

Mrs. Rue asked the type of exterior material. Mr. Palmer stated the exterior would be brick on the front and sides with particle board on back.

Mr. Ward asked were the condos for purchase. Mr. Palmer state no.

Mr. Bruce Higginbotham addressed the board with details regarding the upcoming streetscape project the city is undertaking. He stated that the project would be an extension of the existing streetscape in front of City Café and other downtown businesses. The project will improve the landscaping, sidewalks, streets and add parking. The proposed project will add approximately 116 parking spots. Mr. Higginbotham also stated that the City has the responsibility to figure out a way to encourage growth on the other side of City Café. The goal is to assist in developing the entire loop. The goal is to begin construction on phase one this year.

Councilman Jay Logan 2018 43rd Avenue, Northport, AL 35476 appeared before the board in support of the project.

Mrs. Rue stated she is interested in how many non-related people can live in a unit.

Mrs. Ramm stated the code says no more than three unrelated persons can occupy a dwelling unit.

Motion by Mr. Garner to approve the variance request calendar number V-19-01 to allow for the construction of ground floor residential housing in South Main Riverfront Zone. **Seconded by Mr. Thompson**. Roll call vote was as follows: Mr. Garner-Yes; Mr. Thompson – Yes; Mrs. Madison – Yes; Mr. Rice – Yes; Mrs. Rue-Yes; and Mr. Ward-Yes. **Motion carried.**

V-19-02 City of Northport/Todd Palmer – requesting a variance from parking requirements

Mr. Jason Walker, TTL, 2890 Rice Mine Road NE, Tuscaloosa, Alabama appeared before board stating reason for variance request. Mr. Walker stated the actual lot layout, managing setbacks, pedestrian flow, and following fire code makes it difficult to provide the required parking. Mr. Walker stated that the parking provided on the street equals at least two spaces per unit.

Mr. Thompson requested clarification on the number of spaces that are required.

Mrs. Ramm replied that 48 parking spaces are required

Mr. Thompson asked how many spaces on-site are proposed.

Mr. Walker replied that 10 spaces are included on-site with additional parking on the street.

Mrs. Rue asked if the developer had any estimates on how many people living there would have cars.

Mr. Palmer replied that his prospective tenants are different from those of an apartment complex. At a similar development he estimated to have 1.5 cars per unit.

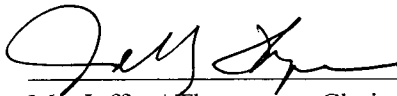
Mrs. Madison asked about an anticipated the starting date for construction.

Mr. Palmer stated we will start as soon as plans are approved and should be complete in eight months.

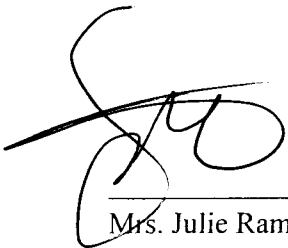
Motion by Mr. Ward to approve V-19-02 City of Northport, Todd Palmer requesting variance from parking requirements to reduce 48 to 10 off street spaces with the remaining parking being provided by the City that has been discussed tonight. **Second by Thompson**. Roll call vote was as follows: Mr. Ward – yes; Mr. Thompson – Yes; Mr. Garner – Yes; Mr. Madison – Yes; Mr. Rice – Yes; Mrs. Rue – Yes; **Motion Carried**

Mr. Thompson stated the election for chairman and vice chairman will be tabled until next meeting

There being no other business to discuss, the meeting adjourned at 7:00 p.m.



Mr. Jeffery Thompson, Chairman



Mrs. Julie Ramm, Secretary