

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, DECEMBER 21, 2023**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, December 21, 2023, in the Council Chambers of the Northport City Hall by Chair Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubery Dale, Mr. Jon Garner, Mr. Chad Haynie, Mrs. Tina Phifer, Mr. Kevin Shobe and Mr. Brian Chandler. Absent and failing to vote was Mr. Tyler Walker. Also, present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mrs. Morgan Williams, Ms. Meredith Mullins, Mr. Chris Cunningham, and Mrs. Holly Phillips.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for November 16, 2023. **Seconded by Mr. Haynie.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Shobe to approve the agenda for December 21, 2023. **Seconded by Mr. Chandler.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mr. Haynie; Ms. Phifer – Yes; and Mr. Chandler - 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

Old Business

a. **V-23-26** – Grant Huddleston requests a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4802 Lake Forest Avenue.

Grant Huddleston, 4802 Lake Forest Avenue, stated that they have two lots on their property, and they need to use a total of 560 square feet of concrete for their proposed residential pool, which exceeds the ISR requirements.

Mr. Garner asked if there are plans to combine the two lots. Mr. Huddleston stated no they did not have plans to combine if not needed.

Mr. Haynie asked the reason why they are not going to combine the lot and stated that if the lots were combined a variance would not be needed. Mr. Huddleston stated that they already have a contract with a pool contractor in place and waiting to be installed and did not have the time to consolidate the lot in order to have the pool installed this year.

Mr. Chandler asked for the exact square footage. Mr. Huddleston stated it was 560 square feet. Mrs. Phillips stated that with the calculations, that the ISR is at 0.44 and 0.3 is the max allowed.

Mr. Shobe asked Mrs. Ramm when they could apply for the Planning and Zoning Commission to combine the lots. Mrs. Ramm stated that the cut off for the January meeting was on December 12, 2023, and the next meeting would be in February with a cut off for this meeting on January 9, 2024.

Mr. Chandler asked if they could use the concrete that is already there. Mr. Huddleston said no.

Mr. Garner clarified that there is no intention of using or incorporating the area of concrete for pool decking. Mr. Huddleston stated no, that there will be 10-15 feet from the house before the concrete starts again for the pool.

Mr. Garner asked if there was an issue with combining the lots other than time. Mr. Huddleston stated that was correct.

Mr. Haynie asked if the permit had already been submitted and when. Mrs. Ramm stated it was submitted in July.

Chairman Garner opened the floor up for a public hearing.

With no one to appear before the board, Mr. Garner closed the public hearing.

Motion by Mr. Haynie to grant Grant Huddleston a variance from the ISR requirements to allow construction of a 12' x 24' swimming pool for the property located at 4802 Lake Forrest Avenue under the condition that the two lots be combined by the end of April 2024 Planning and Zoning Commission meeting. **Seconded by Mr. Chandler.** Roll call was as follows: Mr. Haynie – Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mr. Shobe – Yes. **Motion Carried.**

New Business

a. **V-23-27** – Wiley Smith requests a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4801 Lavender Drive.

Wiley Smith, 4801 Lavender Drive, stated they are asking for a variance for pool purposes and based on the ISR. He stated that the pool construction will bring the ISR up to 0.36. Mr. Smith stated that they already have a contract secured for the construction of the pool.

Mr. Chandler asked will the pool shed be new. Mr. Smith said yes.

Mr. Haynie asked for the square footage of the pool shed. Mr. Smith stated that it will be 35 square feet with a total of 512 of what we would be adding. He stated that the lot next to them is a wooded lot and that they have a diagonal neighbor.

Mr. Chandler asked if the shed was included in the ISR. Mrs. Phillips stated that the shed square footage would not change the ISR.

Mr. Garner asked if the petitioner has had conversations with the neighbors. Mr. Smith stated yes and that they do not have any issues with the installation of the pool.

Mr. Chandler asked if the slope in the yard was on the side of the nearing neighbor. Mr. Smith stated yes but drainage will not flow in their direction. Mr. Chandler asked if there was a privacy fence already there. Mr. Smith stated not currently but will have one installed at some point.

Chairman Garner opened the floor up for public hearing.

With no one to appear before the board, Mr. Garner closed the public hearing.

Motion by Mr. Haynie to grant Wiley Smith a variance from the maximum allowed ISR found in Table 6-2 for a residential pool for the property located at 4801 Lavender Drive. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mr. Chandler – Yes. **Motion Carried.**

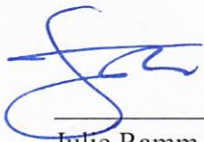
X. DISCUSSION

Election of Chair/Vice Chairman

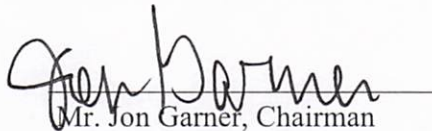
Mrs. Ramm let the board know that at the January 2024 meeting we will be electing a chair and vice-chair for the Zoning Board of Adjustments for the 2024 year.

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned.



Julie Ramm, Secretary


Mr. Jon Garner, Chairman