

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, FEBRUARY 20, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, January 16, 2025, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, Mrs. Tena Phifer, Mrs. Jennifer Taylor – White, and Mr. Brian Chandler. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Ms. Meredith Mullins, Mr. Chris Cunningham, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for January 16, 2025. **Seconded by Mr. Dale**. Roll call vote was as follows: Mr. Shobe – Yes; Ms. Dale – Yes; Mr. Garner – Yes; Mr. Haynie – Yes; Mrs. Phifer – Yes; Mrs. Taylor-White – Yes and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Haynie to approve the agenda for February 20, 2025. **Seconded by Mr. Chandler**. Roll call vote was as follows: Mr. Haynie– Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; Mr. Shobe – Yes; Mrs. Taylor – White – Yes. **Motion Carried.**

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

Verification of No Conflict of Interest – Chad Haynie and Brian Chandler stated that they knew Mark Tunnell, the applicant on Case V-24-21, and recused themselves from voting on Case V-24-21.

Notice of Right to Appeal

Old Business

V-24-21 – Mark Tunnell is requesting a variance from the building material standards found in Section 1002.13 for the property located at 5401 McFarland Boulevard.

Mark Tunnell, 13971 Knoll Point Drive, spoke at the podium. He stated that they are wanting to get approval to plant some trees along the west side of the property and across the north side of the property to cover the pole barn that they built. He also stated that they use the pole barn as coverage for the 50-75 mowers that they have to store outside. He stated that he can get the Cryptomeria tree at 8-10 foot now.

Mr. Garner asked Mr. Tunnell if he was leaning toward getting the Cryptomeria tree. Mr. Tunnell stated that they were because they are a little bit more hardy and bigger trees, they are pretty much the same look. Mr. Garner expressed his concern about the Cryptomeria. Mr. Haynie asked Mr. Tunnell if the trees would be 8-10' at the time of planting. Mr. Tunnell confirmed that was correct, there will be about 40 plants and they can get them from the supplier already 8-10' tall. Mr. Chandler asked Mr. Tunnell if they were planning to do anything on the other side of the building because you can still see the pole barn

from the road on that side. Mr. Tunnell stated that you really cannot see the pole barn from that side of the building because they have woods and that is where the parking lot is at.

Chairman Garner opened the floor for a public hearing.

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

Motion by Mrs. Phifer to grant Mark Tunnell and Russell Latner a variance from the building material standards to allow a pole barn as shown on the site sketch and landscaping plan for the property located at 5401 McFarland Boulevard. **Seconded by Mr. Shobe** Roll call was as follows: Mrs. Phifer – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Mrs. Taylor-White - Yes. **Motion Carried.**

New Business

Voting: Mrs. Ramm asked Mr. Garner who would be voting for this case since there was a full board. Mr. Garner stated that Mr. Garner, Mr. Haynie, Mrs. Phifer, Mr. Shobe and Mr. Chandler would be voting.

- A. **V-25-1** – LaShonda Gay is requesting a variance from the setback requirements found in Table 4-2 for the property located at 3841 30th Avenue

LaShonda Gay, 3841 30th Avenue, spoke at the podium. Manquel Wilson, Regional Homes Northport, spoke at the podium. He stated that Ms. Gay had them build her a custom home and that they are asking for a variance for three hardships, the narrowness of her property, the septic tank that is already on her property, and she has a drop off on the east end of her property, that is why they can only place the house in the position shown on the sketch. He stated that with the current setbacks in place, it will not be possible to put her home on the lot.

Mr. Haynie asked if this new home would have a further setback than the old home. Mr. McCarley stated that maybe not as far as the setback because it is a bigger home, there is no 10' drop off and it is all cleared and flat now. The house will be bigger but the lot is a lot better now.

Chairman Garner opened the floor for a public hearing.

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

Motion by Mr. Haynie to grant LaShonda Gay a variance from the setback standards to allow a mobile home as shown on the site sketch for the property located at 3841 30th Avenue. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mrs. Phifer - Yes; and Mr. Chandler – Yes. **Motion Carried.**

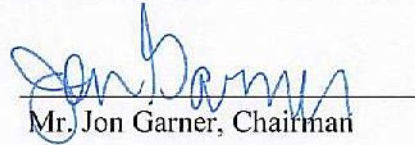
DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:13pm.



Julie Ramm, Secretary



Mr. Jon Garner, Chairman