

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

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, March 20, 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. Kevin Shobe, and Ms. Tena Phifer. Absent and failing to vote were Mr. Chad Haynie and Mrs. Jennifer Taylor-White. Also present were staff members Mrs. Julie Ramm, Ms. Meredith Mullins, Mr. Ron Davis, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

Approval of Minutes

Motion by Mr. Dale to approve the minutes for February 20, 2025. **Seconded by Mr. Shobe**. Roll call vote was as follows: Mr. Dale – Yes; Ms. Shobe – Yes; Mr. Garner – Yes; and Mrs. Phifer – Yes.

Motion Carried.

Approval of Agenda

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

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

Verification of No Conflict of Interest – No conflicts of interest.

Notice of Right to Appeal

Old Business

New Business

- A. **SP-25-1** – Charlotte Davis is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located at 9901 Jones Road

Charlotte Davis, 9901 Jones Road, spoke at the podium. Mrs. Davis stated that she wants to put a mobile home on her property. Her son already has a mobile home on another piece of property on the other side of this property. Mr. Garner asked Mrs. Davis if this would be the home that she was going to live in. Mrs. Davis confirmed that was correct.

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 Ms. Phifer to grant Charlotte Davis a special exception to allow a manufactured home as shown on the application for the property located at 9901 Jones Road. **Seconded by Mr. Shobe.** Roll call was as follows: Ms. Phifer – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; and Mr. Garner – Yes. **Motion Carried.**

B. V-25-2 – Tuscaloosa Children’s Theatre is requesting a variance from the banner requirements found in section 10.08.03 for the property located at 601 Energy Center Boulevard.

Mary Jane Turner, 601 Energy Center Boulevard, spoke at the podium. Mrs. Turner stated that they are requesting two banners between each window to show the community what we offer and the upcoming shows. Sealy Realty has approved this.

Mr. Garner stated that signage in the City of Northport is a very sensitive subject. Mrs. Turner asked Mr. Garner what his hesitations would be for the banners. Mr. Garner stated that even if members of this board felt like in this unique case it was appropriate that it opens the door for everyone else who wants a banner to come petition to the board. Mr. Garner stated that we also consider the area (surrounding businesses). Mrs. Turner stated that they are the only freestanding business.

Mr. Davis stated that this is a variance and with a variance you have to show a hardship. Mrs. Turner stated that Tuscaloosa Children’s Theatre is moving into the Saban Center in 2027 so this would be temporary. The City of Tuscaloosa has already approved these banners. Mr. Garner asked how long they have been at this location. Mrs. Turner stated they have been at this location for about 5 years. Mr. Garner stated that he thinks the intended purpose is great, but unfortunately sometimes you cannot factor that in a purpose like this. Mr. Davis stated that this does run with the land, if you have a two-banner variance, the variance will last forever. Mr. Garner stated that if they want it year-round, it is starting to look more permanent. Mrs. Turner stated that her first thought was to have it only during production (three a year). Mr. Garner asked staff if the request for a variance for more than one thirty-day period per year be considered. Mrs. Ramm stated that you could consider it but as Mr. Davis stated your setting that precedent for any others and it does still run with the land.

Mrs. Ramm reminded the board that since there were only four members present, it would take a unanimous vote to approve anything.

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 Ms. Phifer to grant Tuscaloosa Children’s Theatre a variance from the sign standards to allow banners as shown on the application for the property located at 601 Energy Center Boulevard. **Seconded by Mr. Shobe.** Roll call was as follows: Ms. Phifer – No; Mr. Shobe – No; Mr. Dale – Yes; and Mr. Garner – No. **Motion Failed.**

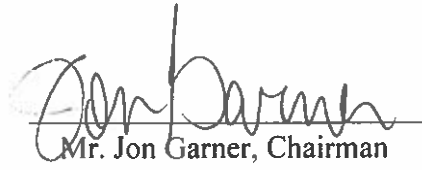
DISCUSSION

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