

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 17, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, July 17, 2025, in the Council Chambers of the Northport City Hall by Vice-Chairman Kevin Shobe.

Upon roll call the following members were found to be present: Mr. Byron Bennett, Mr. Aubrey Dale, Mr. Chad Haynie, and Mr. Kevin Shobe. Absent and failing to vote was Mr. Jon Garner, Mrs. Tina Phifer and Mrs. Jennifer Taylor-White. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mrs. Kimberly King, and Mrs. Holly Phillips.

Approval of Minutes

Motion by Mr. Haynie to approve the minutes for June 26, 2025. **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Bennett – Yes; Mr. Dale – Yes; and Mr. Shobe – Yes.

Motion Carried.

Approval of Agenda

Motion by Mr. Haynie to approve the agenda for July 17, 2025. **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Haynie– Yes; Mr. Bennett– Yes; Mr. Dale – Yes; and Mr. Shobe – Yes. **Motion Carried.**

Approval of Proper Notification- Mr. Patten 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-25-3** – Dorothy Tucker is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located at 10470 Jones Road.

Keisha Collins, 9410 Charlie Shirley Road, spoke at the podium. She stated that her daughter wanted to put a mobile home on the property.

Keamber Knight, 10151 Carthage Road, spoke at the podium. She stated that her grandmother is allowing her to put a mobile home on the property.

Vice-Chairman Shobe opened the floor for a public hearing.

With no one to appear before the board, Vice-Chairman Shobe closed the public hearing.

Motion by Mr. Bennett to grant Dorothy Tucker a special exception to allow a manufactured home as shown on the application for the property located at 10470 Jones Road, contingent upon annexation with RS-1 zoning being approved by City Council. **Seconded by Mr. Haynie.** Roll call was as follows: Mr. Bennett – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; and Mr. Shobe – Yes. **Motion Carried.**

B. **SP-25-4**– Herndon, Hicks, and Associates is requesting a special exception to allow an access easement for a nonresidential lo for the property located at 5105 McFarland Boulevard.

Mike Hicks, 2728 Lurleen B Wallace Boulevard, spoke at the podium. He stated that his client is proposing a 4-lot commercial development, he is pretty sure he has a fast food business on lot 1 which is to the west, and lots 2 & 3 where they do technically have road frontage, they will not be allowed to use it so all four lots will use the one entrance, they will all have cross-parking access agreements.

Mr. Haynie asked if lots 2 & 3 were planned to be fast food as well. Mr. Hicks stated they would be something along those lines. Mr. Haynie asked if there was an idea of a development for lot 4. Mr. Hicks stated they did not have an idea yet. Mr. Bennett asked what lot 1 was going to be again. Mr. Hicks stated it would be fast food.

Vice-Chairman Shobe opened the floor for a public hearing.

With no one to appear before the board, Vice-Chairman Shobe closed the public hearing.

Motion by Mr. Haynie to grant Herndon, Hicks, and Associates a special exception to allow access by easement as shown on the application for the property located at 5105 McFarland Boulevard, contingent upon meeting all requirements of section 3.10.06 of the zoning ordinance prior to issuance of any development permits. **Seconded by Mr. Dale.** Roll call was as follows: Mr. Haynie – Yes; Mr. Dale – Yes; Mr. Bennett – Yes; and Mr. Shobe – Yes. **Motion Carried**

C. **V-25-9**– Montgomery and Hinkle is requesting a variance from the minimum lot standards found in section A-11 for the property located at 1211 Bridge Avenue.

Kevin Hinkle, 203 Hargrove East Road, spoke at the podium. He stated that he represents MKW Holdings, this property has a commercial building and residential building on it. He stated that the common split line where you can separate the two in between, allows the residential lot to have a slightly smaller square footage than is currently allowed by the zoning.

Vice-Chairman Shobe opened the floor for a public hearing.

With no one to appear before the board, Vice-Chairman Shobe closed the public hearing.

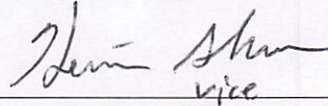
Motion by Mr. Bennett to grant Montgomery and Hinkle a variance from the minimum lot standards as shown on the application for the property located at 1211 Bridge Avenue. **Seconded by Mr. Haynie.** Roll call was as follows: Mr. Bennett – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; and Mr. Shobe – Yes. **Motion Carried**

DISCUSSION
XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:11pm.



Julie Ramm, Secretary



Mr. Jon Garner, Chairman

Kevin Shobe