

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, SEPTEMBER 17, 2026**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. July 16, 2026
- 4. APPROVAL OF THE AGENDA**
 - A. September 17, 2026
- 5. VERIFICATION OF PROPER NOTIFICATION**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. NOTICE OF RIGHT TO APPEAL**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - A. **V-26-16 Northport Baptist Church** - Northport Baptist Church is requesting a variance from the parking standards found in section 8.02 for the property located at 2413 13th Street.
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

NOTICE OF RIGHT TO APPEAL

Any party aggrieved by any final decision of the Zoning Board of Adjustment may appeal the final decision of the Board by filing an appeal in the Tuscaloosa County Circuit Court. The aggrieved party shall first file a written notice of appeal with the Board within 15 days after the final decision, specifying the decision from which the appeal is taken. The aggrieved party must also file an appeal with the Circuit Court within 45 days after the final decision of the Board and shall also serve the Board with the appeal at the office of the City Clerk. Alabama Code Section 11-52-81.



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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 16, 2026**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, July 16, 2026, in the City Council Chambers at Northport City Hall by Vice-Chairman Kevin Shobe.

Upon roll call the following members were found to be present: Mr. Byron Bennett, Mr. Chad Haynie, Mr. Kevin Shobe and Mrs. Jennifer Taylor. Absent and failing to vote were Mr. Jon Garner and Ms. Tena Phifer. Also present were staff members, Mrs. Kim King, Ms. Meredith Mullins, Mrs. Holly Phillips, and Mr. Shaun Patten.

Approval of Minutes

Motion by Ms. Taylor to approve the minutes for June 18, 2026, **Seconded by Mr. Bennett.** Roll call vote was as follows: Ms. Taylor – Yes; Mr. Bennett – Yes; Mr. Haynie – Yes; and Mr. Shobe – Yes.

Motion Carried.

Approval of Agenda

Motion by Ms. Taylor to approve the Agenda for July 16, 2026, **Seconded by Mr. Bennett.** Roll call vote was as follows: Ms. Taylor – Yes; Mr. Bennett – Yes; Mr. Haynie – 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 – None

Notice of Right to Appeal

Old Business

New Business

1. **V-26-15 BNW Properties, LLC**– Sentell Engineering is requesting a variance from the landscaping requirements found in Article 9 for the property located at 6951 5th Street.

Mr. Garner asked if the petitioner was present. William Phifer, 113 Covey Chase, spoke at the podium. He stated that they got started on a project pre-covid, they finished phase 1 and went to start phase 2 and they had a hard time finding materials, so they put it on hold for a while, and they want to start it again. Gilbert Sentell, 639 Black Bears Way, spoke at the podium. He stated that they did engineering for Mr. Phifer, before they could get started on this project the prices went up, these buildings are designed for a roll up door in the front. He also stated that since this project was originally started the ordinance has changed and they are requesting that they can go ahead and do the next two phases of this project based on the way it was designed and approved originally. He stated that all of the infrastructure has been done for all three phases already.

Mr. Bennett asked if the infrastructure has already been done, will it be impacted if it does not get approved tonight. Mr. Sentell stated they cannot do anything else with it because of how it was laid out originally.

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. Bennett to grant BNW Properties a variance from the foundation planting standards as shown on the application for the property located at 6951 5th Street. **Seconded by Mr. Haynie.** Roll call vote was as follows: Mr. Bennett – Yes; Mr. Haynie – Yes; Mr. Shobe – Yes; and Ms. Taylor – Yes.

Motion Carried.

DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:07pm.

Mr. Kevin Shobe, Vice-Chairman

Julie Ramm, Secretary

***NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
September 17, 2026***

AGENDA ITEM

Case Number: V-26-16

Request: A variance from parking lot standards

Location: 2413 13th Street

Applicant: Northport Baptist Church

SUBJECT PARCEL

Zoning: Office & Institutional (O-I)

Zoning of Adjacent Property: Office & Institutional (O-I), Residential Single-Family (RS-3), and Residential Multifamily (RM)

Proposed Action: To allow an unpaved parking lot

STAFF COMMENTS

Northport Baptist Church is requesting a variance from the parking lot standards. Those standards are found in section 8.02 and are included below.

§8.02 Design Standards

- 8.02.01 For all required off-street parking, parking spaces and aisles must comply with the dimensional standards set out in the Engineering Design and Construction Manual.
- A. Stacking spaces must be at least nine feet wide by 24 ft long.
 - B. Alternate sizes of parking spaces (e.g., compact spaces) may be considered by the staff on a case-by-case basis. Under no circumstances may such parking comprise more than 15% of the overall required parking.
 - C. Tandem parking spaces, though they may accommodate two vehicles, count only as one space toward off-street parking requirements.
- 8.02.02 All off-street parking spaces, driveways, and maneuvering areas must be improved with a suitable, hard surface, permanent type of pavement. Gravel may be used for maneuvering areas only in M-1 and M-2 Districts provided such maneuvering areas are not visible from public view. If a gravel maneuvering area is visible from an adjoining non-industrial use, it must be screened from such view.

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

14.03.03 Standards for Variances

A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.

B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:

1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. The granting of the variance will not permit the establishment of any use that is not permitted in the district.

3. There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

4. There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.

5. The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.

6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.

C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.

SUMMARY:

Northport Baptist Church is requesting a variance to allow a gravel parking lot for the property located at 2413 13th Street. The zoning ordinance requires all parking and vehicular maneuvering areas to be paved. The applicant is proposing to use a gravel surface for their vacant lot.

As a hardship, the petitioner has cited rapid growth and ongoing construction on Main Avenue. It should be noted that the construction on Main Avenue is temporary. The applicant has also stated that they would be willing to consider a time limit on any variance granted.

The current site consists of an undeveloped lot zoned Office-Institutional (O-I). It is surrounded to the north across 13th Street by townhomes zoned Residential Multifamily (RM); to the east by single-family residential zoned Residential Single-Family (RS-3) and Office-Institutional (O-I); to the south across 12th Street by a church zoned Office-Institutional (O-I); and to the west by single-family residential zoned Residential Single-Family (RS-3).

The future land use plan contained within Northport Compass identifies this property as High Density Residential. This request is not supported by the comprehensive plan.

MOTION:

I make a motion to grant Northport Baptist Church a variance from the parking standards as shown on the application for the property located at 2413 13th Street.

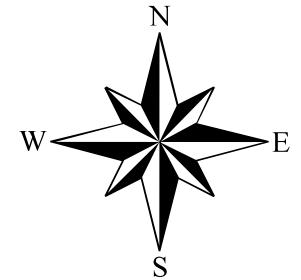
Northport Zoning Board of Adjustment

Variance Request

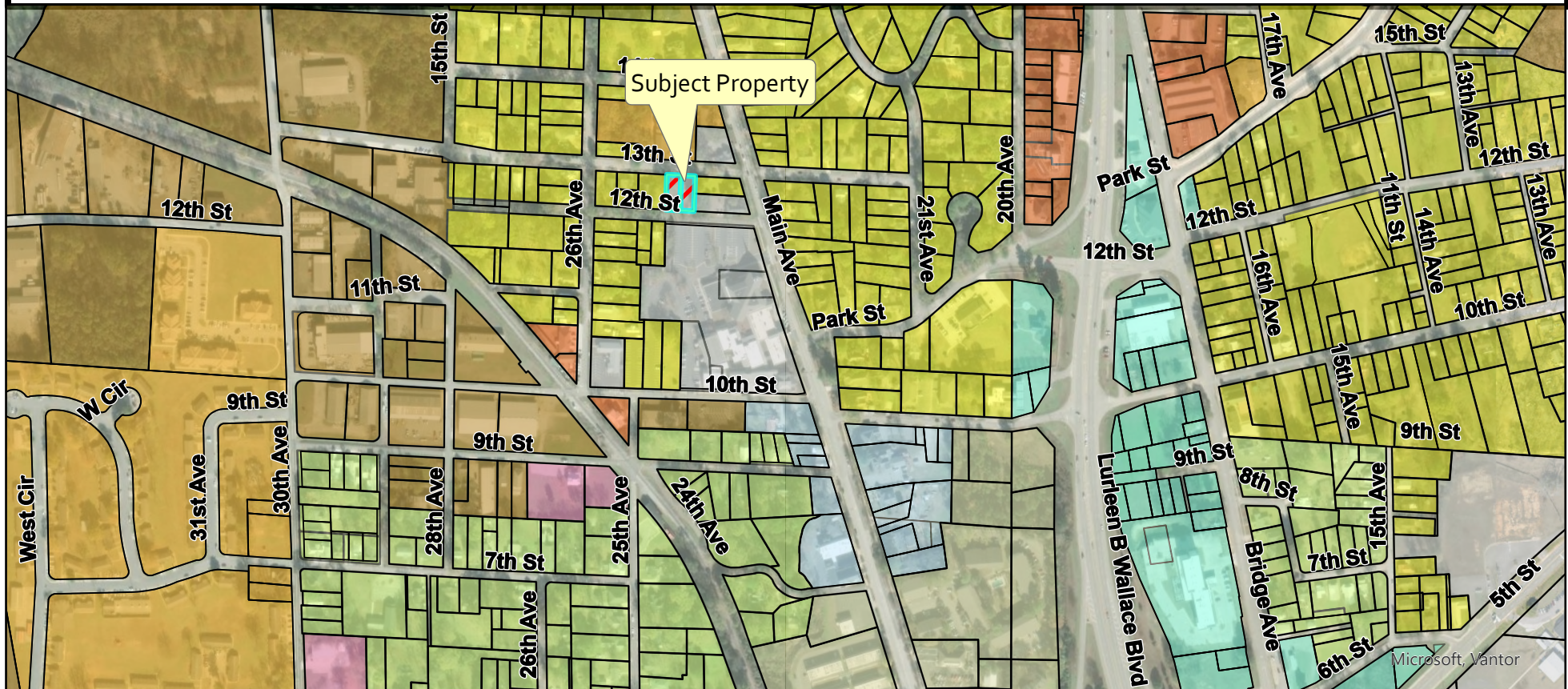
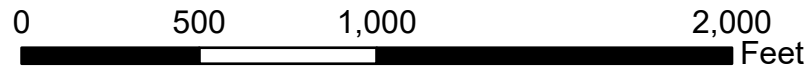
Zoning

- Neighborhood Commercial
- General Commercial
- Historic Downtown Core
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center

- Office and Institutional
- Residential/Commercial/Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Parcels
- Subject Property



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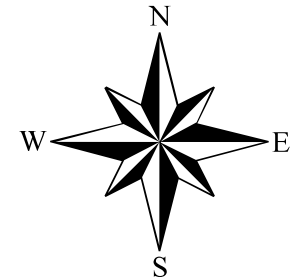
Northport Zoning Board of Adjustment

Variance Request

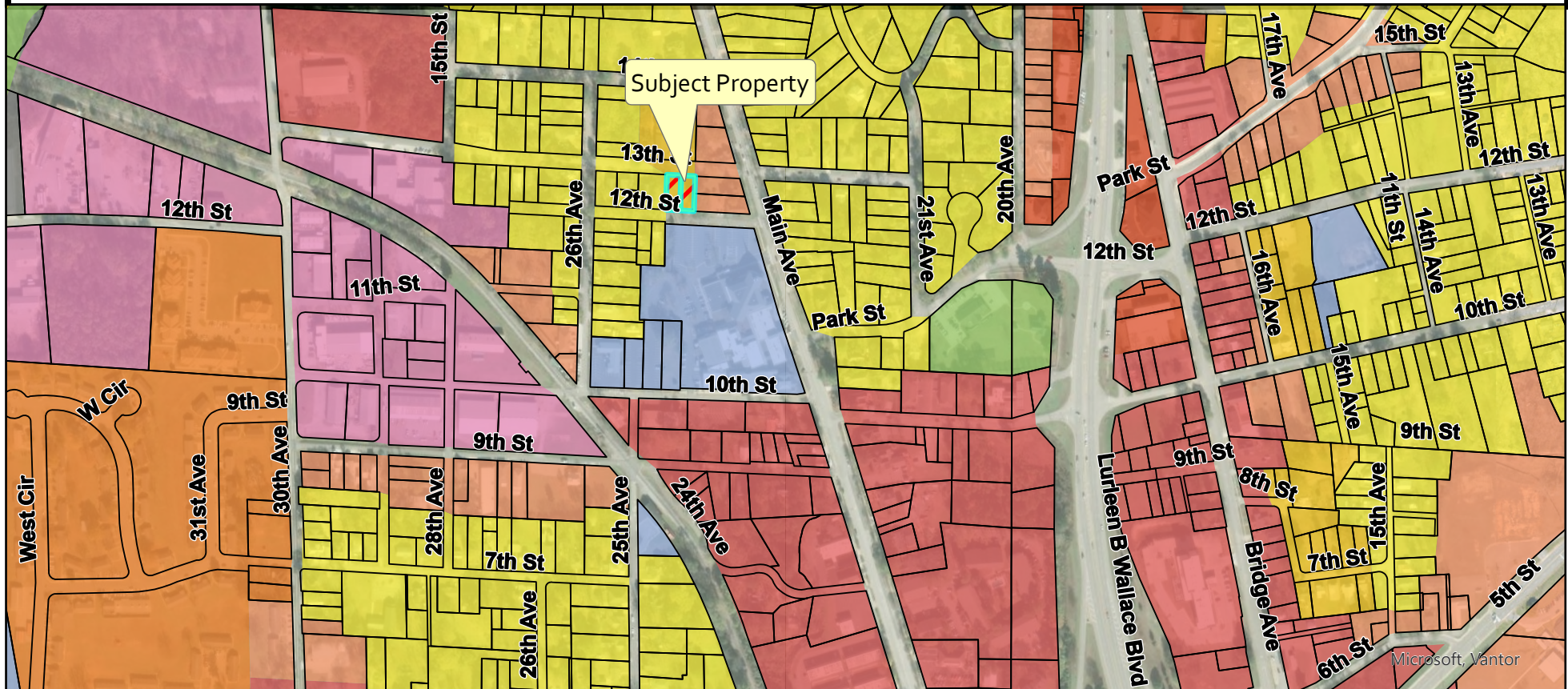
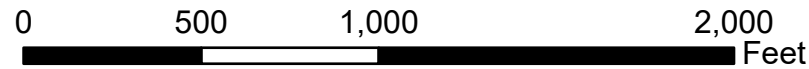
Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
- Medium Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Subject Property



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Microsoft, Vantor





City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.



Date of Application: _____

SUBMITTAL CHECKLIST

- | | |
|---|--|
| ☐ Completed Application | ☒ Designation of Agent Form (if applicant is not property owner) |
| ☒ \$75 Appeal Fee (additional fees may apply) | ☒ Names and Addresses of all Adjoining Properties |
| ☒ Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions) | |

PROPERTY INFORMATION

Property Address: 2413 13th STREET
Property Subdivision and Lot Number: EM BROWN LOTS 5, 52
Property Zoning District: O I
Existing Buildings on Property: NONE
Proposed Construction on Property: GRAVEL PARKING LOT

PETITIONER INFORMATION

Petitioner Name: JOHN JENKINS
Petitioner Phone: _____ Petitioner Email: _____
Petitioner Address (if different than property information above): _____

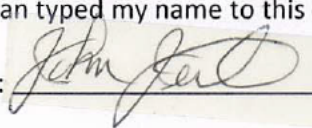
Petitioner is Owner of Property (if yes, skip owner information): ☒ Yes ☐ No

OWNER INFORMATION

Owner Name and/or Company: NORTHPORT BAPTIST CHURCH
Owner Mailing Address: 1004 MAIN Avenue
Owner Phone: _____ Owner Email: _____

☒ BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature:  Date: 8/12/26



City of Northport

Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

REQUEST INFORMATION

Describe the nature of the request:

THE CHURCH WOULD LIKE TO EXPAND EXISTING
PARKING BY PUTTING GRAVEL ON LOT WE OWN.
FUTURE PLANS TO PAVE LOT.

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

DUE TO CHURCH GROWTH AND MAIN AVENUE CONSTRUCTION,
WE ARE IN NEED OF ADDITIONAL PARKING SPACE.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

THE LOT WE WOULD GRAVEL IS CURRENTLY JUST
A GRASS FIELD. NO ROADS OR THOROUGHFARES ON THE
PROPERTY.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:

ON SUNDAYS AND LARGE EVENTS OUR CURRENT PARKING
IS FULL CAPACITY. PEOPLE CIRCLE AROUND AND LEAVE, BECAUSE
OF NO SPACE.
THE LOSS OF MAIN AVENUE ACCESS TO 10TH STREET FURTHER
AMPLIFIED THE DIFFICULTY OF FINDING PARKING.
ADDING GRAVEL TO OUR LOT IN QUESTION WOULD AID OUR
COMMUNITY. IT WOULD PROVIDE EXTRA PARKING FOR COMMUNITY
EVENTS SUCH AS CICKAS DOWNTOWN.

