

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JUNE 17, 2021**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, June 17, 2021 in the Council Chambers of the Northport City Hall by Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Chad Haynie, Mr. Kevin Shobe, and Mr. Jason Ward. Absent and failing to vote was Mr. Jon Garner, Mrs. Tena Phifer, and Mr. Tyler Walker. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, Mr. Shaun Patton.

Approval of Agenda

Motion by Mr. Chad Haynie to approve the agenda for June 17, 2021 and to hear Item V-21-09 MackHinton Group Home at the end of the agenda. **Seconded by Mr. Kevin Shobe.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Shobe-Yes; Mr. Dale-Yes; and Mr. Ward-Yes. **Motion carried.**

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

Verification of No Conflict of Interest – Mr. Shobe stated he had a conflict with item V-21-09 MackHinton Group Home.

Mrs. Ramm stated the Board will not have a quorum to hear Item V-21-09 MackHinton Group Home if one of the board members do not appear.

Notice of Right to Appeal – Mr. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda.

Old Business

V-21-14 Mark Pearce – Request a variance from minimum frontage requirements on an arterial street located at 2813 Lurleen B. Wallace Boulevard.

Mark Pearce, 2813 Lurleen B. Wallace Boulevard, appeared before the Board stating the pandemic has caused a hardship on his business. Mr. Pearce stated he is requesting to lease half of his building to a retail tire store that does tire installations and brake repair.

Jason Ward asked who would perform the day to day operations.

Mark Pearce stated the business would sale tires, break repair and mechanic work.

Jason Ward asked if there would be structure change to the building.

Mark Pearce stated there would be a window taken out and replaced with a roll up door. Mr. Pearce also stated there will be a lift installed for the cars.

Chad Haynie asked if the building was used before the pandemic.

Mark Pearce stated the show room and warehouse were being used and but is mostly empty now.

Chad Haynie asked if the business was expected to pick up.

Mark Pearce stated manufacturing has been down.

Eva Domingo appeared before the Board stating interest in leasing from Mr. Pearce to start another tire business.

Chad Haynie asked how many cars are serviced at the other business location.

Eva Domingo stated approximately sixty cars.

Aubrey Dale asked if there were underground gas tanks.

Eva Domingo state no.

Chad Haynie asked if sixty cars would be a concern for parking.

Mark Pearce estimated ten cars could be parked at one time.

Motion by Mr. Chad Haynie to grant request from minimum frontage requirements from 150 feet to 109 feet located at 2813 Lurleen B. Wallace Boulevard. **Seconded by Mr. Jason Ward.** Roll call vote was as follows: Mr. Haynie-No; Mr. Ward-No; Mr. Dale-No; and Mr. Shobe-Yes. **Motion fails.**

V-21-15 Joseph Brown – Requests variance from setback requirements and minimum distance to primary structure for an accessory structure located at 12958 Joshua Street.

Joseph Brown, 12958 Joshua Street, appeared before the Board stating he is requesting a variance from the minimum setback requirements for an accessory structure that is 9 feet out from the minimum setback. Mr. Brown stated he want to make modification to the garage. The minimum distance between the accessory structure and primary structures are 4 feet.

Motion by Mr. Jason Ward to approve requested variance from setback requirements from 35 feet to 26 feet and to include a minimum distance to primary accessory from 10 feet to 6 feet located at 12958 Joshua Street. **Seconded by Mr. Dale Haynie.** Roll call vote was as follows: Mr. Ward-Yes; Mr. Haynie-Yes; Mr. Dale-Yes; and Mr. Shobe-Yes. **Motion carried.**

V-21-09 MackHinton Group Home – Requests variance to allow more than 3 unrelated persons occupying a dwelling unit where residential uses are permitted located at 820 8th Street.

Jason Ward stated the Board needed four affirmative votes to vote on V-21-09 MackHinton Group Home. Mr. Ward stated there was not enough Board members available to vote. Mr. Ward also stated this item would be table until the July meeting.

Julie Ramm stated a public announcement for the MackHinton Group Home to be on the July 15, 2021, Zoning Board of Adjustment Agenda.

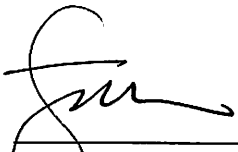
Ron Davis stated the MackHinton Homes would be on the City Council Agenda on June 21, 2021 at 5:30 if anyone was interested in attending.

IX. DISCUSSION

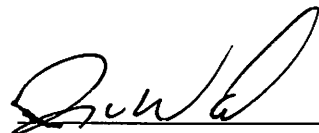
X. CITIZEN COMMUNICATION

XI. ADJOURNMENT

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



Julie Ramm, Secretary



Mr. Jason Ward, Chairman