

**OFFICIAL MINUTES  
NORTHPORT BOARD OF ZONING ADJUSTMENT  
THURSDAY, OCTOBER 21, 2021**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, October 21, 2021 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. Phifer, Mr. Walker and Mr. Brian Chandler. Also present were staff members Mrs. Julie Ramm, Mrs. Holly Phillips, Mr. Ron Davis, Mr. Shaun Patten.

**Approval of Minutes**

**Motion by Mr. Kevin Shobe** to approve the agenda for May 20, 2021. **Seconded by Mr. Chad Haynie.** Roll call vote was as follows: Mr. Shobe-Yes; Mr. Haynie-Yes; Mr. Dale-Yes; Mr. Garner-Yes; Mrs. Phifer-Yes; Mr. Walker-Yes and Mr. Chandler-Yes. **Motion carried.**

**Approval of Agenda**

**Motion by Mr. Chad Haynie** to approve the agenda for October 21, 2021. **Seconded by Mr. Kevin Shobe.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Shobe-Yes; Mr. Dale-Yes; Mr. Garner-Yes; Mrs. Phifer-Yes; Mr. Walker-Yes; Mr. Chandler-Yes. **Motion carried.**

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

**Verification of No Conflict of Interest**

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

**Old Business**

**New Business**

**V-21-19 Michael P. Daugherty** – Requests variance from setback requirements located at 11163 Davis Place.

Michael P. Daugherty, 11163 Davis Place, appeared before the Board stating he is proposing to construct a 400 square foot patio addition onto an existing patio. Mr. Daugherty stated the proposed addition will encroach into the rear setbacks.

Jon Garner asked if there were gutters on the existing structure. Mr. Garner also asked if the water drains currently to the yard.

Michael Daugherty stated yes, but his plan is to pipe it to the front and capping it off with a valve.

Jon Garner asked if the lot was level with the home behind his lot.

Michael Daugherty stated the lot was sloped.

Jon Garner asked what type of foundation he would use.

Michael Daugherty stated concrete.

Mr. Aubrey Dale asked if the roof was a gabled roof.

Michael Daugherty stated yes. Mr. Daugherty also stated the existing roof line will be extended and the materials will consist of brick matching the existing brick on the house.

Audrie Plowman, 11287 Davis Place, appeared before the Board stating concerns with water drainage on the property.

Michael Daugherty stated he will be talking to the contractors and expressing those concerns.

**Motion by Mr. Chad Haynie** to approve the request from setback requirements to reduce the rear setback from 35' to 21' with the stipulation that gutters with underground pipe also be installed.

**Seconded by Mr. Brian Chandler.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Chandler-Yes; Mr. Dale-Yes; Mr. Garner-Yes; Mr. Shobe-Yes. **Motion carried.**

**V-21-20 JNJ Proprieties** – Requests a variance to allow expansion of a non-conforming use and materials located at 5025 Union Station. (Lots 4R and 5 Union Station)

Allen McGiffert, 2814 Stillman Blvd, Tuscaloosa, appeared before the Board representing JNJ Properties, LLC requesting a variance to allow the expansion of a non-conforming use in a C-3 zone and a variance to allow the exterior materials of the proposed office building and the office warehouse expansion to match the existing building at 5025 Union Station. Mr. McGiffert stated the proposed office building will be 12,000 square feet along with a 10,000 square foot addition to the existing office warehouse.

Jon Garner asked how many additional employees there will be and will there be shifts.

Allen McGiffert stated there will be two shifts in the warehouse and all parking requirements are met. Mr. McGiffert also stated the office will be only day shift operations with twenty-eight employees.

Jon Garner asked about the traffic flow.

Allen McGiffert stated there is not a tremendous amount of traffic in that area.

Holly Phillips, Staff Engineer, stated she did not see any issues with traffic.

**Motion by Mr. Jon Garner** to approve the requested variance to allow expansion of a non-conforming use and materials located 5025 Union Station (Lots 4R and 5 Union Station). **Seconded by Mr. Brian Chandler.** Roll call vote was as follows: Mr. Garner-Yes; Mr. Chandler-Yes; Mr. Dale-Yes; Mr. Shobe-Yes; Mr. Walker-Yes. **Motion carried.**

**V-21-21 JNJ Proprieties** -Requests a variance from minimum distance between curb cut and street corner located 5025 Union Station. (Lots 4R and 5 Union Station)

Allen McGiffert, 2814 Stillman Blvd, Tuscaloosa, appeared before the Board representing JNJ Properties, LLC proposing to construct an office building and an addition to an existing office warehouse space at 5025 Union Station. Mr. McGiffert stated the proposed drive entrance for the office building is less than the 100' minimum distance from the curb cut to the street property corner. Mr. McGiffert stated there are three business that use the street for access to their business.

Holly Phillips stated Staff did not have any objections because of two low volume of traffic.

**Motion by Mr. Chad Haynie** to approve the requested variance from minimum distance between curb cut and street corner located 5025 Union Station (Lots 4R and 5 Union Station) from 100 feet to 30 feet. **Seconded by Mr. Jon Garner.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Garner-Yes; Mr. Dale-Yes; Mrs. Phifer-Yes; Mr. Shobe-Yes. **Motion carried.**

**IX. DISCUSSION:** **Motion by Chad Haynie** to nominate Jon Garner as Chairman of the Zoning Board of Adjustment. **Seconded by Kevin Shobe.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Shobe-Yes; Mr. Dale-Yes; Mr. Garner-Yes; Mrs. Phifer-Yes; Mr. Walker-Yes; and Mr. Chandler-Yes. **Motion carried.**

**Motion by Chad Haynie** to nominate Kevin Shobe as Vice-Chairman of the Zoning Board of Adjustment. **Seconded by Aubrey Dale.** Roll call vote was as follows: Mr. Haynie-Yes; Mr. Dale-Yes; Mr. Shobe-Yes; Mr. Garner-Yes; Mrs. Phifer-Yes; Mr. Walker-Yes; and Mr. Chandler-Yes. **Motion carried.**

## X. CITIZEN COMMUNICATION

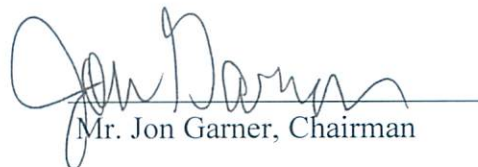
## XI. ADJOURNMENT

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



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Julie Ramm, Secretary



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Mr. Jon Garner, Chairman