

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 23, 2019**

The Northport Board of Zoning Adjustment Special Session was called to order at 12:20 p.m. on Tuesday, July 23, 2019 in the Council Chambers of the Northport City Hall by Vice Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mr. Earnest O'Rourke and Mr. Jason Ward. Mrs. Susan Rue. Absent and failing to vote was Mr. Jeffery Thompson and Mrs. Tamaria Madison. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, Mr. Max Snyder and Mrs. Nannette McKinney

Approval of Minutes

Motion by Mr. Jon Garner to approve the minutes for June 20, 2019. **Seconded by Mr. Jason Ward** Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mr. O'Rourke -Yes; and Mrs. Rue- Yes. **Motion carried.**

Approval of Agenda

Motion by Mr. Jon Garner to approve the agenda. **Seconded by Mr. Jason Ward.** Roll call vote was as follows: Mr. Garner – Yes; Mr. Ward -Yes; Mr. O'Rourke -Yes; and Mrs. Rue - 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. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda.

Old Business - none

New Business

V-19-15 Ellis J. Parker/Nancy Bealer Development – Requests a Variance to place fill material in the flood plain in order to develop the property located at 229 and 231 3rd Street.

Frank Summer, TTL Engineering, 2890 Rice Mine Road NE, Tuscaloosa, AL appeared before the Board representing the Parker Family. The Parker family is requesting a variance to be granted for permission to place earth fill in the floodplain on the property adjacent to the Black Warrior River. The property is in Zoned AE. He stated the petitioner would like to develop the riverside first and then the portion that is behind the levee.

Susan Rue asked if there were any wetlands in the area.

Frank Summer stated there were not.

Jason Ward asked if the fill will take the property out of the floodplain.

Frank Summer stated yes according to the FEMA map the property will be above the 151' elevation which is what the 100-year flood elevation. The property will be filled to a minimum of 153' elevation.

Jon Garner asked if the compensatory storage is the Black Warrior River.

Julie Ramm stated that was her understanding. She also stated if the Board approves the variance, the petitioner will ask for Conditional Use approval from the Planning Commission and City Council.

Motion by Jason Ward to grant the variance to place earth fill in the flood plain to increase the buildable area on the subject property adjacent to the Black Warrior River **Second by John Garner** Roll call vote was as follows: Mr. Ward -Yes; Mr. Garner -Yes; Mr. O'Rourke -Yes; and Mrs. Rue - Yes **Motion Carries.**

V19-16 City of Northport – Requests a Variance from street types and sidewalk requirements in the Downtown Core District.

Frank Summer, TTL Engineering, 2890 Rice Mine Road NE, Tuscaloosa, representing the City of Northport appeared before the Board. The City is requesting a variance for from the street types and sidewalk requirements along Main Avenue, south of 4th Street, and 1st Street, from Main Avenue to Lurleen Wallace Boulevard, from street type A to street type F. The street scape expansion will allow for additional parking and landscaping between the parking areas and the sidewalks. The landscaping islands in the existing phases of the streetscape along Main Avenue are closer in spacing and the landscaping in these areas are not doing well.

Julie Ramm stated if you look at the trees that are in the landscape islands now you can see they are starting to die. We are proposing spacing the island farther apart to help with that problem.

Frank Summer stated when you have an issue like that it creates a lot of damage to dig it out to replacing dying trees. We do have a landscape architect that is working with the City on this project.

Susan Rue asked if we are considering stamped concrete not just plain concrete.

Max Snyder stated it has been discussed and stamped concrete may be added as an alternate during the bidding process.

Frank Summer also stated another one of the alternates is brick paving for the parking areas.

Susan Rue asked if there would be any bench seating.

Frank Summer stated there has not been any proposed.

Susan Rue asked the width of the sidewalk

Frank Summer stated the sidewalk width is 6 feet. ADA requires 5 feet.

Motion by Jason Ward to approve the variance request from street types A to type F and sidewalk requirement along Main Avenue from 4th Street to in the intersection with 1st Street, and along 1st Street from Main Avenue to Lurleen Wallace Boulevard. **Second by Susan Rue.** Roll call vote was as follows: Mr. Ward -Yes; Mrs. Rue -Yes; Mr. O'Rourke -Yes; and Mr. Garner- Yes **Motion Carries.**

IX. DISCUSSION

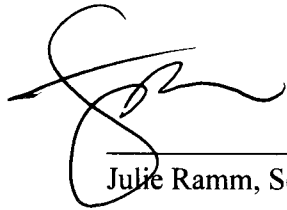
Julie Ramm addressed the concern by Susan Rue of a conflict because she has a business in the Downtown area and there were none found.

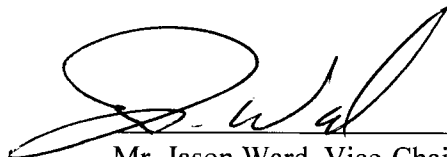
Jon Garner also stated he would like to encourage the board to let staff know if they will not be available for meetings.

X. CITIZEN COMMUNICATION - None

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 12:49 p.m.



Julie Ramm, Secretary

Mr. Jason Ward, Vice-Chairman