

OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
Thursday, February 20, 2020

The Northport Board of Zoning Adjustment was called to order at 6:04 p.m. on Thursday, February 20, 2020 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. Jon Garner, Mr. Jason Ward, Mrs. Susan Rue and Mr. LaParry Howell. Absent and failing to vote was Mr. Tony O'Rourke, Mrs. Tamara Madison and Mr. Jeffery Thompson. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, Max Snyder and Mrs. Nannette McKinney

Approval of Minutes

Motion by Mr. Jon Garner to approve the minutes for January 29, 2020. **Seconded by Susan Rue.**

Roll call vote was as follows: Mr. Garner -Yes; Mrs. Rue – Yes; Mr. Ward-Yes; Mr. Howell-Yes;

Motion carried.

Approval of Agenda

Motion by Mrs. Susan Rue to approve the Agenda for February 20, 2020. **Seconded by Jon Garner.**

Roll call vote was as follows: Mrs. Rue-Yes; Mr. Garner -Yes; Mr. Ward – Yes; Mr. Howell -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-20-01 City of Northport - Variance from Section 704.02 B-1 to allow a maximum building height of 56' from grade to parapet of a flat-pitched hotel located at 700 Bridge Avenue.

Max Snyder, Development Coordinator, City of Northport, 3500 McFarland Boulevard, Northport, AL, representing The City of Northport stated the city is partnering with a developer to construct a Courtyard by Marriott Hotel. The location will be on the property that is referred to as the Old Boys Club, located on the east side of Lurleen Boulevard and north of 5th Street and west of Bridge Avenue.

Mr. Snyder stated the concept for this site is for a four-story interior hotel and will have a proposed height not to exceed 56 feet measured from grade to the parapet. He also stated, the City is requesting if the variance is granted, that it be limited to hotel developments only.

Mr. Snyder stated the property adjoins Lurleen Wallace Boulevard and Bridge Avenue which is one of the City's major growth and development corridors. The height of the hotel should not interfere with any Airport Zones.

Susan Rue asked how many rooms will be in the hotel.

Max Snyder stated there are 104.

Jason Ward asked if this variance apply to signage.

Max Snyder stated no.

Susan Rue asked how many parking spaces does a 104 hotel require.

Max Snyder replied the ordinance requires one space per room, plus two for staff.

Motion by Mrs. Susan Rue to approve the variance to allow a building height of 56' measured from grade to parapet the stipulation that the variance only applies to hotel developments. **Seconded by Jon Garner.** Roll call vote was as follows: Mr. Garner -Yes; Mrs. Rue – Yes; Mr. Howell-Yes; Mr. Ward-Yes; **Motion carried.**

X. DISCUSSION

X. CITIZEN COMMUNICATION - None

XI. ADJOURNMENT

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



Mr. Jason Ward, Chairman



Julie Ramm, Secretary