



December 9, 2024

Work Session Time: 6:00 p.m.

Development Status Report

Planning Commission Meeting Time: 6:30 PM

CITY OF CALERA - PLANNING COMMISSION AGENDA

Call to Order

Approval of Minutes

Commission Chairman's Report

Report of Planning Commission Members

Old Business

New Business

Re-Zoning from B2 (General Business) to R4 (Multi-Family Residential)

35 Whippoorwill Lane

Parcel ID # 28-2-09-0-001-078.000

Hall Group, LLC

Guests:

Calera Planning Commission Meeting

December 9, 2024



DREAM



PLAN



BUILD

AGENDA

- Call to Order
- Development Status Report
- Work Session
- Approval of Minutes
- Reports of Planning Commission Members
- Chairman's Report
- Old Business:
- New Business:
 1. Final Plat Approval: Aberdeen Phase 1
 2. Rezoning from B2 (General Business) to R4 (Multi-Family Residential)
 - 35 Whippoorwill Lane
 - Parcel ID # 28 2 09 0 001 078.000
 - Hall Group, LLC



Development Status Report

December 2024

RESIDENTIAL PROJECTS

Camden Park

- Homes are currently being constructed in Phase 4.
- Phase 5 final plat was approved last meeting.
Home construction should begin soon.

Emerald Ridge

- Homes continue to be constructed in Sector 4.

Shiloh Creek

- Homes continue to be constructed in Phase 2
Sector 4

Koslin Farms

- Homes are currently being constructed in Phase 3.

Aberdeen

- Phase 1 Final Plat on the agenda for tonight.
- Phase 2 preliminary has been submitted and is in the process of being reviewed.

Cetta's Place

- Preliminary plat extension given in September.

Timberline Subdivision

- Homes are currently being constructed in Phase 6
- Construction on Phase 7 continues.

Waterford

- Master plan has been approved by the Planning Commission and the City Council.

Dunsmore

- Master plan has been approved by the Planning Commission. Awaiting further action on master plan consideration from City Council.

Seth Gardens Apartments

- Site work construction continues.

Mill Point

- Preliminary plat was approved in September.

COMMERCIAL/INDUSTRIAL PROJECTS

Comfort Inn – Limestone Marketplace

- Civil plans awaiting resubmittal. Building plans have been approved.

Holiday Inn Express – Limestone Marketplace

- Site work and building construction continue.

Brush Dental – Limestone Marketplace

- Have received their C.O. and should be open soon.

Wendy's – Super Center Drive (Old Taco Bell)

- Building construction continues.

Convenience Store – Hwy 42 & Hwy 70

- Civil and Building plans have been approved.

Homes2 Suite – Metro Drive

- Building construction continues.

McWayne Industries – Foundry Road

- Site work and building construction continues.

King's Crossing – Highway 31

- Site work and building construction continues.

Convenience Store – Koslin

- Awaiting resubmittal of civil plan.

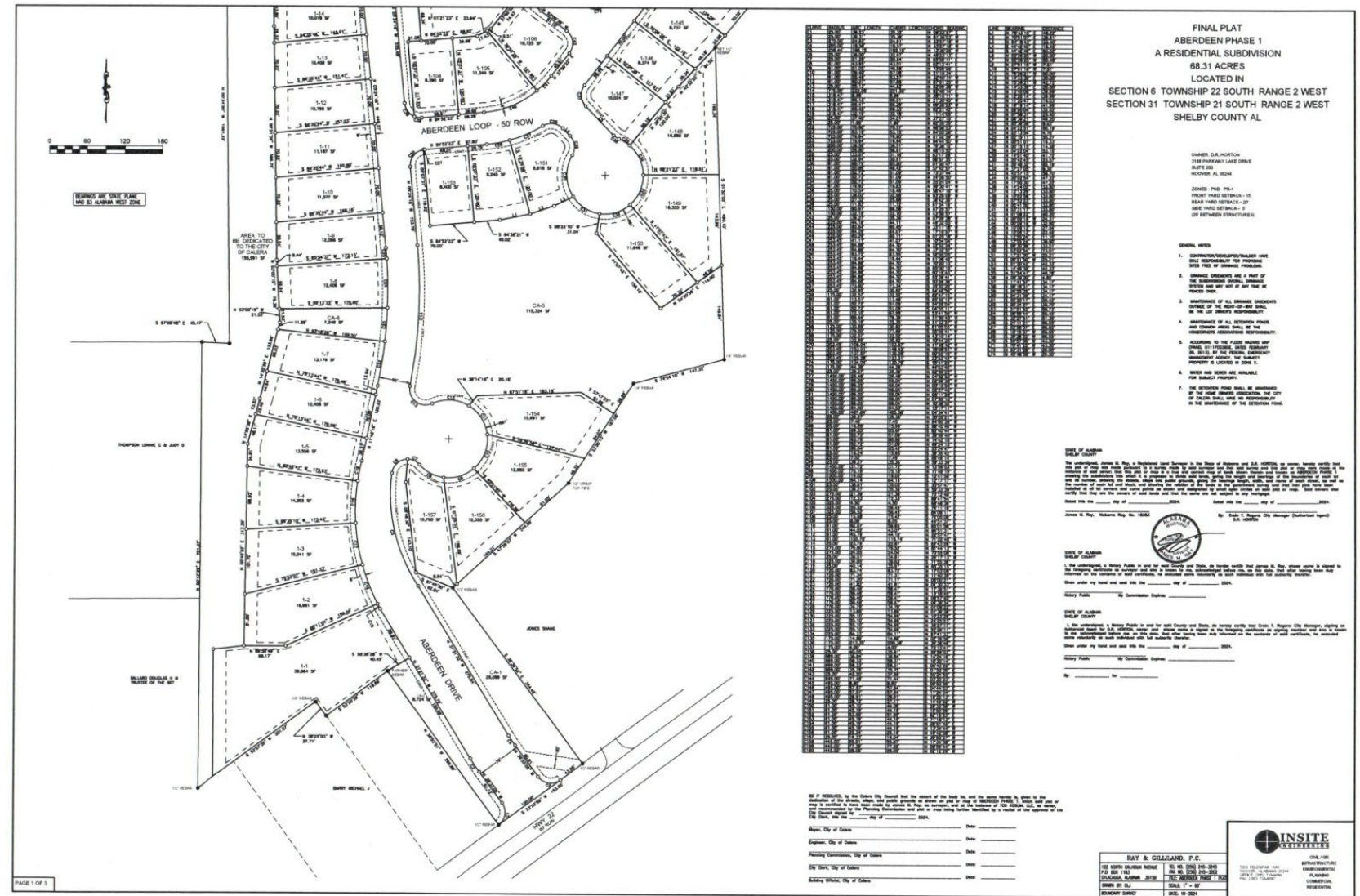
Waffle House – Hwy 84

- Building plans have been submitted. Awaiting resubmission of site plans.

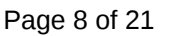
Pediatric Dental Office – Limestone Marketplace

- Building plans have been submitted.

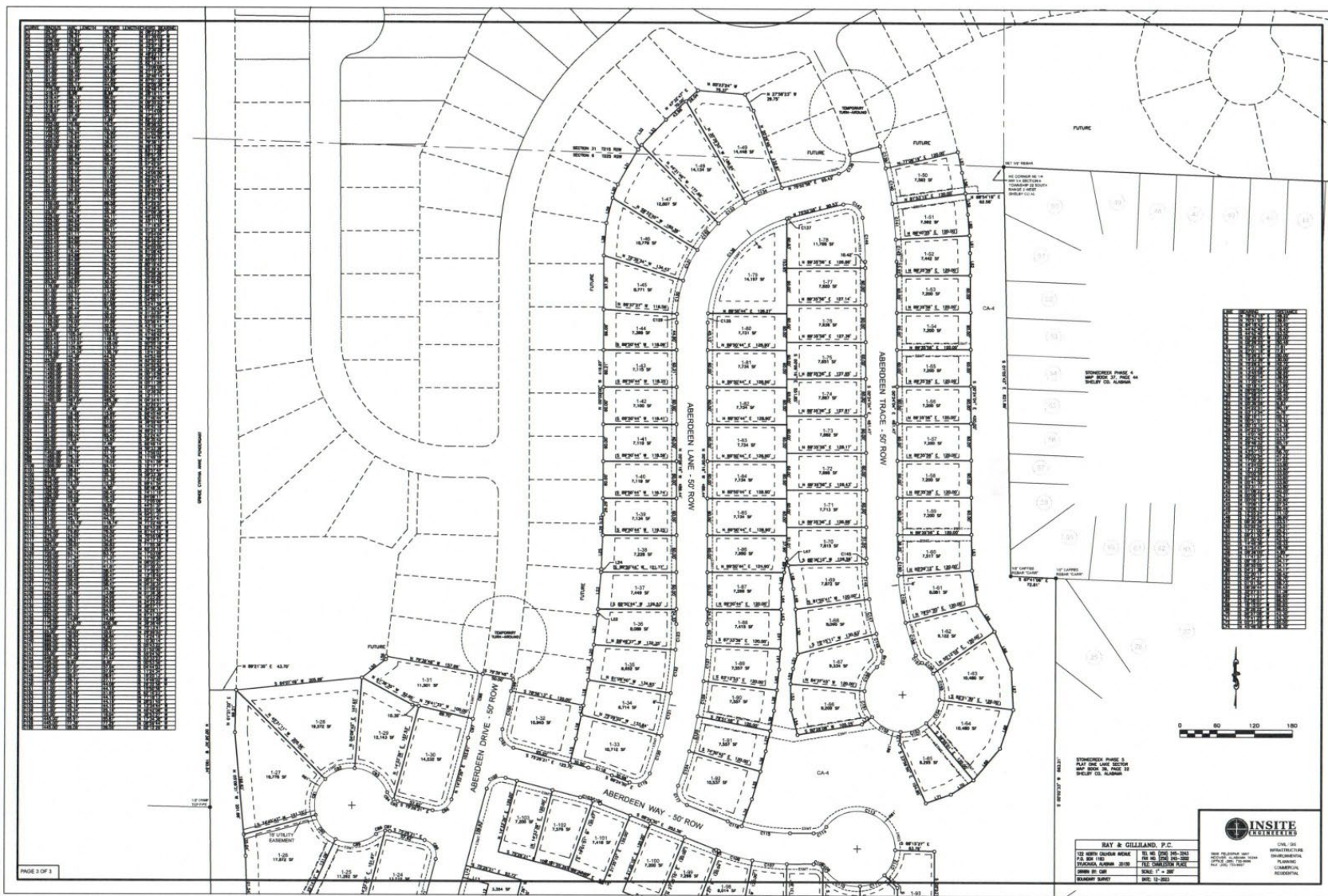
Aberdeen Phase 1



Aberdeen Phase 1



Final Plat Approval: Aberdeen Phase 1



Final Plat Approval:

Aberdeen Phase 1

The Zoning Department shall notify each department when the Developer is ready for final inspection. Each Department has 7 calendar days to provide the zoning department with any issues to be addressed. Comments shall be in written format on Department Letterhead.

City Staff Approvals

 Date: 12-9-2024
ZONING ADMINISTRATOR

email Date: _____
CITY ENGINEER

 Date: 12 / 2 / 2024
BUILDING OFFICIAL

email Date: _____
PUBLIC WORKS DIRECTOR

email Date: _____
FIRE CHIEF or FIRE MARSHALL

no response Date: _____
POLICE CHIEF or DEPUTY CHIEF

ZONING MAP

Rezoning:

B2 (General Business) to
R4 (Multi-Family
Residential)

35 Whippoorwill Lane
Parcel ID # 28 2 09 0 001 078.000
Hall Group, LLC



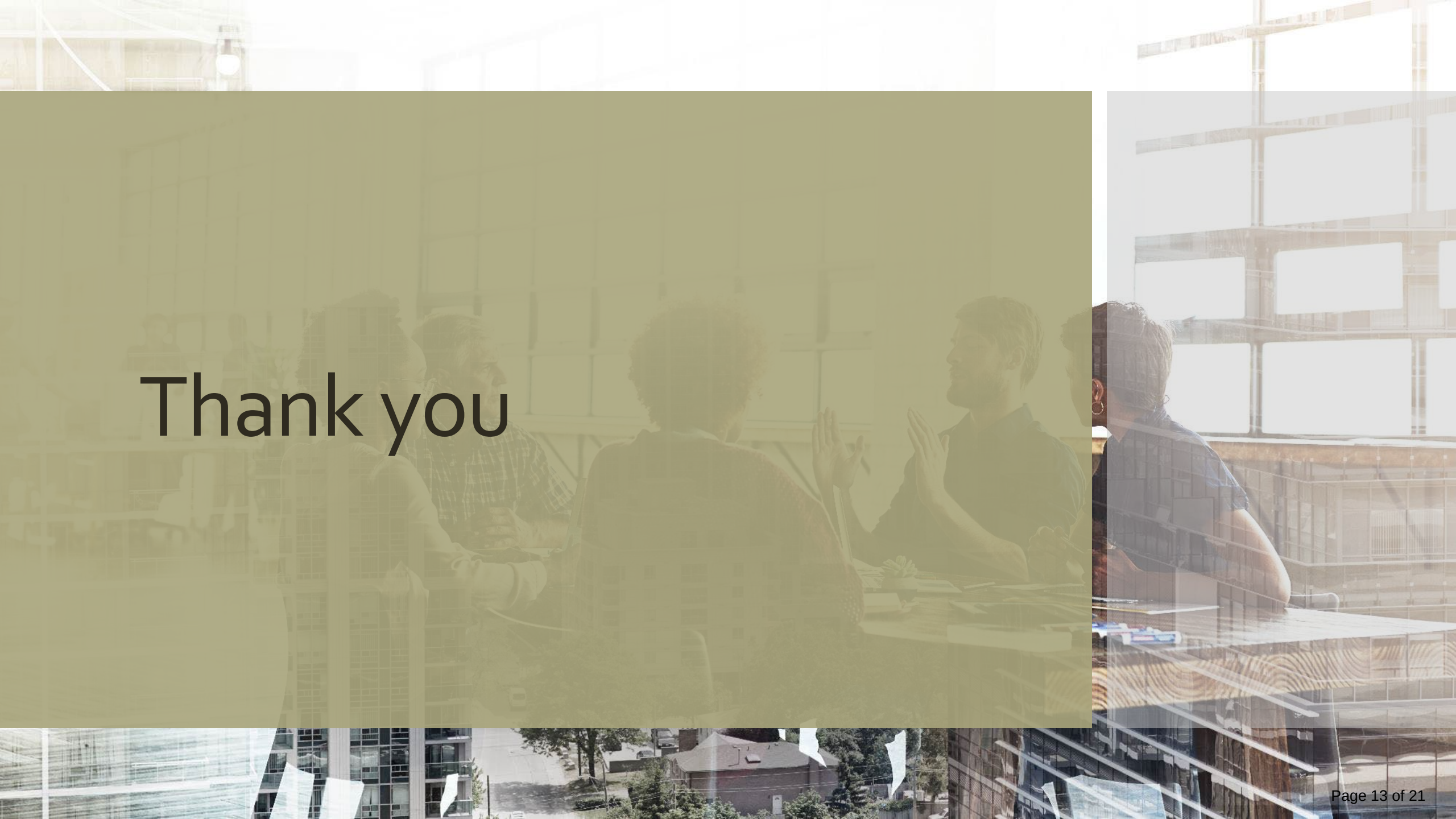
COMPREHENSIVE PLAN MAP

Rezoning:

B2 (General Business) to
R4 (Multi-Family
Residential)

35 Whippoorwill Lane
Parcel ID # 28 2 09 0 001 078.000
Hall Group, LLC





Thank you

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

NOTICE TO:

Donald & Marcella Gottier
PO Box 1106
Calera, AL 35040

Tyrus Sockwell
119 Bolton Lane
Columbiana, AL 35051

Cody Moon
88 Whippoorwill Lane
Calera, AL 35040

Jim Sanders
Po Box 346
Calera, AL 35040

Sam Lee Onderdonk
1405 Roack Ridge Ct
Colorado Spgs, CO 80918

James & Lisa Jeffcoat
501 Whippoorwill Lane
Calera, AL 35040

Wildflower Properties
9170 Hwy 31
Calera, AL 35040

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:30 P.M. on December 9, 2024. The purpose of this public hearing is to receive public comments on an application submitted by:

Hall Group, LLC
2810 Fortner Street
Bldg J
Dothan, AL 36305

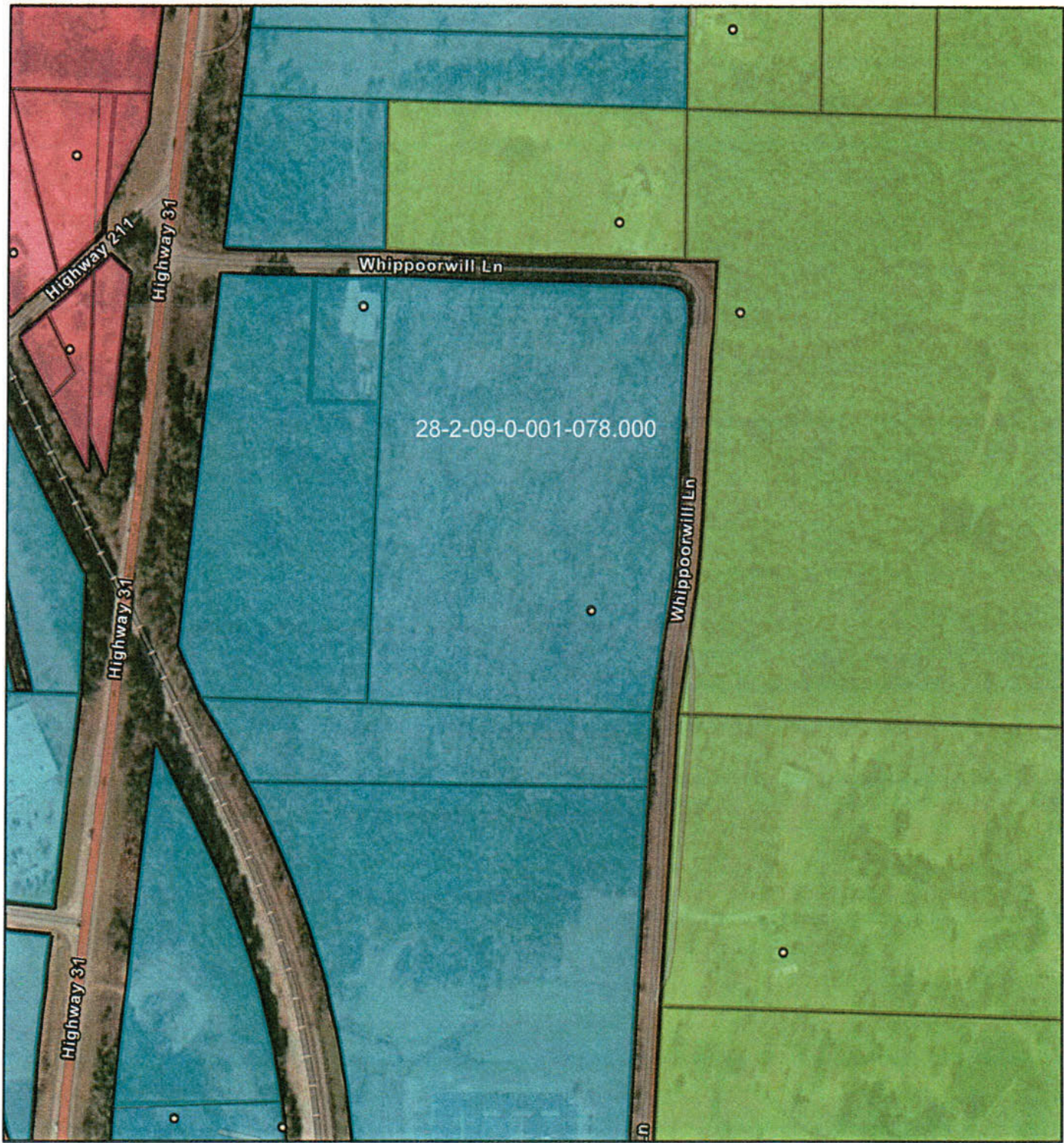
for a proposed rezoning of Parcel #28-2-09-0-001-078.000, 35 Whippoorwill Lane. See attached Map. The proposal consists of rezoning from B2- General Business to R4 (Multi-family Residential)

A written protest of the proposed amendment may be filed with the Secretary of the Planning Commission of the City of Calera one(1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the property owner making such protest, and only one protest shall be allowed for each separately assessed unit of property. Tammy Smith 205-668-3804

This notice is sent certified mail on November 22, 2024, which is at least seven (7) days before the fixed hearing date, to all adjacent property owners as obtained by the applicant from the most recent records of the Shelby County Tax Assessor.

CALERA PLANNING COMMISSION

City of Calera Zoning



11/18/2024, 8:03:00 AM

- Address Points

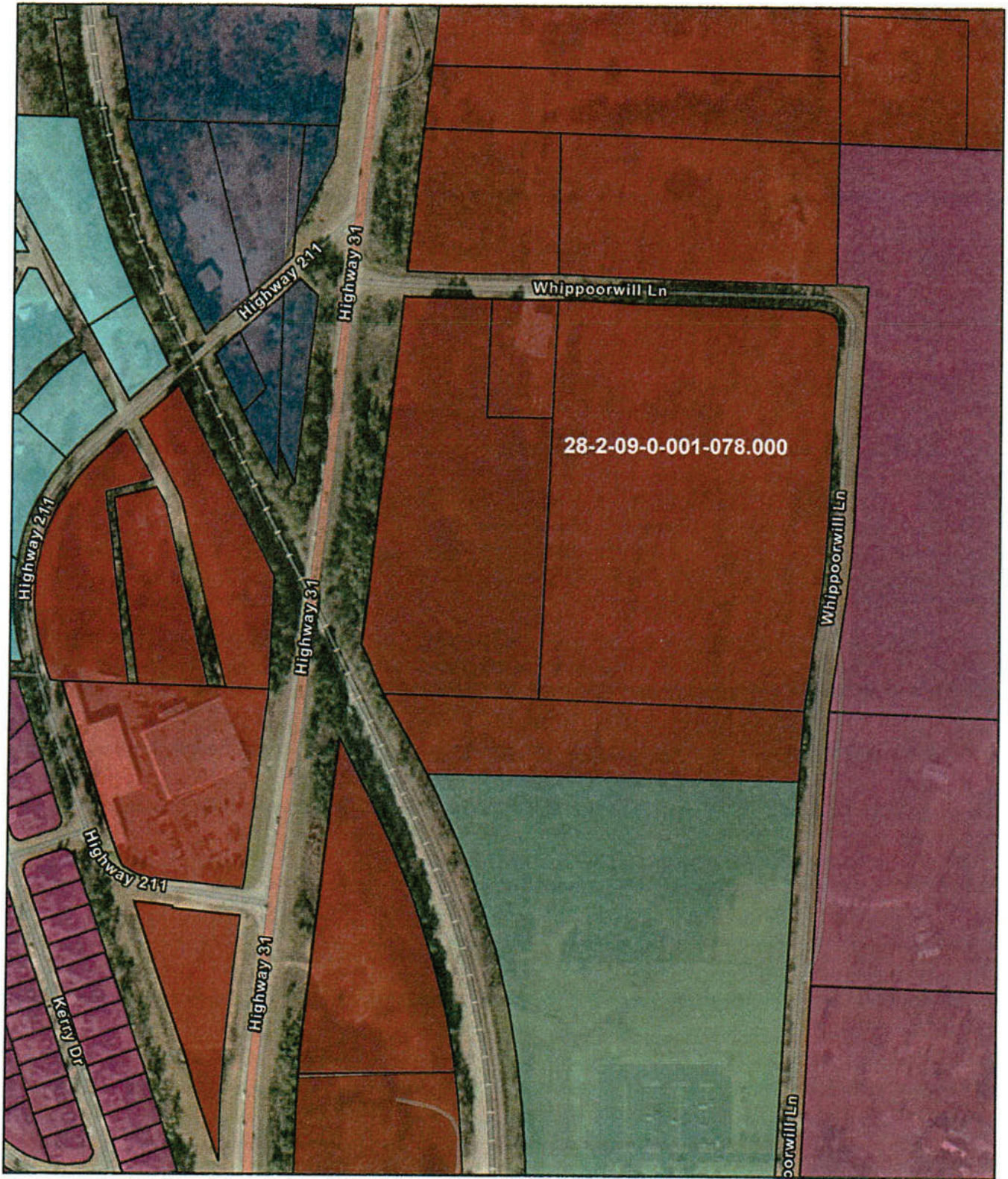
B-2, General Business

M-1, Light Industrial

A-1, Agricultural

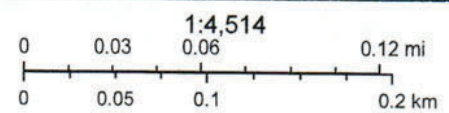
Parcel Data
-
- G-Squared LLC, Maxar, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
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- Page 15 of 21

City of Calera Future Land Use



11/18/2024, 8:11:51 AM

- | | |
|-------------------------|--------------------|
| Parcel Data | Light Industrial |
| Calera_Future_Land_Use | Residential Low |
| General Commercial | Residential Medium |
| Institutional and Civic | |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



HALL GROUP

November 14, 2024

City of Calera Alabama
Attn: Tammy Smith
1074 10th Street
Calera, AL 35040

RE: WHIPPOORWILL GROVE – REASON FOR REZONING REQUEST

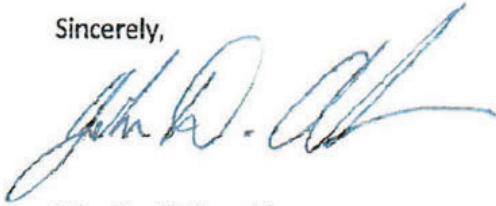
Dear Ms. Smith and To Whom It May Concern:

The purpose of this letter is to provide reason and rationale for the submittal of the rezoning request application for approximately 14 acres of land located at 35 Whippoorwill Lane in the city limits of Calera, Alabama. The property identification number for the subject parcel is 28-2-09-0-001-078.000 and the current zoning classification for the parcel is B-2 General Business. Our request is to rezone the property to R-4 Multifamily Residential to allow for the development of a 120-unit apartment community named Whippoorwill Grove. As per the preliminary site plan included within this package, the current development plan calls for 72 two-bedroom units and 48 three-bedroom units housed within a total of five three-story residential buildings. There will also be a community building that will house leasing offices, a computer center, fitness room, laundry facility and community gathering spaces. Exterior amenities for the development will include a pool, picnic pavilions with grills, a playground, dog park and mail kiosk. Construction quality will be best in class and exterior facades of the buildings will be an attractive mix of brick/stone and a mixture of siding textures. Due to the existence of wetland areas on the 14-acre parcel, it is anticipated that only 10 acres will be used for the development with residual acreage set aside for green space for residents to enjoy.

The \$33,000,000 project will be funded with private commercial financing along with an allocation of Alabama Workforce Housing Tax Credits (WHTC). The Workforce Housing Tax Credit Act was passed by the Alabama legislature in the spring of 2024 as part of the Working For Alabama legislative package designed to get more Alabamians trained for skilled, high-paying jobs, streamlining Alabama's economic development efforts and investing in Alabama communities. Due to the high number of jobs created in Shelby County since 2020, it is a top priority and is receiving preference from the State of Alabama for an allocation of Alabama Workforce Housing Tax Credits; rightfully so, Whippoorwill Grove will target working families as residents. The subject development site is located within a Qualified Census Tract, which means at least half of the households in that census tract have lower income levels than surrounding census tracts; we believe Whippoorwill Grove will bring a great economic development opportunity not only to Shelby County, the City of Calera but also to the immediate neighborhood and subject census tract.

We look forward to presenting this rezoning request in person on Monday, December 9th. Thank you for your consideration and please do not hesitate to let me know if any additional information is needed related to this matter.

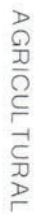
Sincerely,

A handwritten signature in blue ink, appearing to read "John D. Chambless", with a stylized flourish at the end.

John David Chambless
Hall Group, LLC



OCTOBER 07, 2024



LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - TWO BEDROOM	66 UNITS
UNIT 'Anc' - TWO BEDROOM - HANDICAP	4 UNITS
UNIT 'As1' - TWO BEDROOM - SENSORY IMPAIRED	2 UNITS
UNIT 'B' - THREE BEDROOM	45 UNITS
UNIT 'Bnc' - THREE BEDROOM - HANDICAP	2 UNITS
UNIT 'Bs1' - THREE BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS	120 UNITS
PARKING SPACES:	240
SITE AREA:	10.0 ACRES±

- 5.7.8. Signs. Internal signs shall be in conformance with park management policy. If no such policy exists, the same signs permitted in other single family districts shall apply.
- 5.7.9. Landscaping. All required yards shall be permanently landscaped and maintained with ground cover, trees and shrubs.
- 5.7.10. Deck/Patio. Each Manufactured Home should be provided with a deck or patio of at least 200 sf.
- 5.7.11. Ownership. All Manufactured Homes are to be leased or rented only and are not to be sold individually.
- 5.7.12. Fences. Fences shall be in accordance with the provisions of §6.4 Fences and Walls.

§5.8. R-4 Multi-family Residential District

Intent. To provide areas for multi-family residential development along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.8.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.8.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required (see also §7.15 Multi-family Dwellings for requirements applicable to all Multiple-family development types):

1. Maximum Building Height: three (3) stories
2. Regulations for Multi-family Uses, Assisted and Independent Living Facilities:
 - a. Minimum Lot Area: None specified, although the maximum density shall be ten (10) units per acre
 - b. Minimum Lot Width: 200 ft
 - c. Corner Lots shall have the same setbacks on both streets
 - d. Minimum Livable Floor Area:
 - (1) Two-family dwelling – same as the R-2 District
 - (2) Multiple dwellings – 800 sf per dwelling
 - (3) Independent living facility – 500 sf per dwelling unit
 - (4) No minimum floor area for assisted living units
 - e. All principal buildings shall be set back from parking areas and driveways by not less than twenty (20) ft.
 - f. Minimum Open Space shall be as required per §7.7 for Assisted Living Facilities and per §7.15 for Multi-Family developments and Independent Living Facilities.
3. For multi-family buildings (one building per lot):
 - a. Yard Setbacks:
 - (1) Front: Fifteen (15) ft minimum, thirty-five (35) ft maximum
 - (2) Rear: Three (3) ft minimum, thirty (30) ft maximum
 - (3) Side: None, except as required by the Building and Fire Code.
 - b. Off-street parking shall be to the side or the rear.
4. For multi-family complexes, assisted living facilities and independent living facilities:
 - a. No building shall be nearer a dedicated street than thirty-five (35) ft.
 - b. All multiple dwelling buildings shall be separated by not less than 20 ft, unless a more restrictive separation is required to comply with the International Building Code, as amended, and the International Fire Code.
 - c. Sidewalks, of at least five (5) ft, shall be provided throughout the development for interconnectivity of buildings, parking areas and common areas.
5. Requirements for Other Uses.
 - a. Public Buildings. See §7.16.
 - b. Places of Assembly, Group Care Homes, Boarding Houses and Duplexes shall comply with the following setbacks:

- (1) Front: Twenty-five (25) ft
- (2) Rear: Thirty (30) ft
- (3) Side: Ten (10) ft

5.8.3. Additional Regulations

1. For multi-family complexes and any other permitted use with multiple buildings, A Site Development Plan is required, which provides for:
 - a. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress from the proposed site
 - b. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply prepared by a Registered Engineer
 - c. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic safety hazards
 - d. Garbage and refuse collection facilities shall be the responsibility of apartment management and shall be screened as required in §9.4 Screening.
2. Building Facades.
 - a. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of **each individual** exterior wall. The percent calculation shall be based on the area of **each individual** exterior wall, excluding openings for windows and doors.

§5.9. RG Residential Garden Home District

Intent. To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.9.1. Use Regulations. Refer to Table 5.1.

5.9.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 7,000 sf
2. Minimum Lot Width: seventy (70) ft
3. Yard Setbacks:
 - a. Front: Twenty-five (25) ft minimum, thirty-five (35) ft maximum
 - b. Rear: Twenty-five (25) ft
 - c. Side: Ten (10) ft one side, twenty (20) ft to accommodate a driveway. **The side setback may be reduced to five (5) ft provided that a minimum of twenty (20) ft is maintained between adjacent structures. The builder must show all adjacent structures on the plot plan with dimensions indicating that the minimum twenty (20) ft separation is maintained. The twenty (20) ft dimension shall be measured perpendicular the side lot line.**
 - d. Corner Lots shall have the same setbacks on both streets.
 - e. No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.
 - f. Alternative setback provisions for new subdivisions: When required parking is provided within a detached structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See Figure 5-2.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 1,500 sf
 - b. More than one story: 1,500 sf on first floor, 2,200 total
6. Building Facades.