



July 14, 2025

Work Session Time: 5:45 p.m.

Planning Commission Meeting Time: 6:00 PM

CITY OF CALERA - PLANNING COMMISSION AGENDA

Call to Order

Approval of Minutes

Minutes from June 9, 2025

Report of Planning Commission Members

Commission Chairman's Report

Old Business

New Business

Final Plat - Timberline Phase 7A

Final Plat - Aberdeen Phase 1B

Evans Auto LLC

11320 Hwy 25

Conditional Use for Vehicle Sales

Guests:

Motion to Adjourn - Time



Minutes of the City of Planning Commission Meeting June 9, 2025

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, June 9, 2025, at 6:00 p.m. Chairmen Hilton Shirey presiding.

Chairman and Planning Commission Members Present:

Ernest Montgomery, Commission Member
Connie Payton, Commission Member
Hilton Shirey, Chairman
Jon Graham, Commission Member
Greg Harper, Commission Member

Absent:

Tommy Edwards, Commission Member
Sandy Roberson, Commission Member
George Marling, Commission Member
Brienne Gilliland, Commission Member

Planning and Zoning Team Members:

Kevin Shirey

Guests:

Donny Cook
Debbie & Richard Byers
David Morgan
Calvin Morgan

Chairman Hilton Shirey called the meeting to order at 6:00 p.m.

Chairman's Report:

Tommy Edwards resigned. Three applications were submitted: Arthur Teele, Donny Cook and Bill Davis. Bill Davis will be the recommendation and will be presented to the Mayor and Council at their next meeting.

Approval of Minutes

Commission Member Montgomery made a motion to approve the minutes for May 12, 2025. Commission Member Graham seconded said motion and upon vote, the results were as follows:

Ayes: Montgomery, Payton, Shirey, Graham, Harper
Nays: None
Abstain: None

New Business:

Commission Member Graham made a motion to adjourn the meeting at 6:05 pm.

The meeting was adjourned at 6:05 p.m.

Approved this 9th day of June 2025

Brandy Cost

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL
NOTICE :

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: July 14, 2025. The purpose of this public hearing is for a proposed conditional use for vehicle sales.
Please see attached.

A written protest of the proposed amendment may be filed with the Secretary to 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 person making such protest, and only one protest shall be allowed for each separately assessed unit of property.

CALERA PLANNING COMMISSION
Brandy Cost 205-668-3807

Posted:

Calera City Hall
Sav Mor
Calera Public Library
Calera Post Office

PUBLIC NOTICE

**The Planning Commission will
hold a meeting on:**

Monday – July 14, 2025, at 6:00 p.m.

The purpose of the meeting is to:

To Hear a Conditional Use Request from

Evans Auto LLC

for the following property:

11320 Hwy 25

Parcel ID 28 5 22 3 001 011.000

Request for Vehicle Sales

CERTIFICATION OF POSTING

I, Brandy Cost, Zoning Clerk of the City of Calera do hereby certify that the notice of public hearing was posted at the following locations within the City of Calera.

Calera City Hall
Associated Foods
Calera Library
U. S. Post Office

Brandy Cost, Zoning Clerk

Date Posted 7/7/2025

I, Brandy Cost, Zoning Clerk of the City of Calera, do hereby certify that the notice of public hearing was mailed by certified mail to the following:

Smith Calera Property LLC
PO Box 430223
Birmingham, AL 35243
Parcel #28 5 22 3 001 011.000
Parcel #28 5 22 3 001 010.000
Parcel #28 5 22 3 001 009.000
Parcel #28 5 22 3 001 012.000

City of Calera
7901 Hwy 31
Calera, AL 35040
Parcel #28 5 22 2 001 016.000
Parcel #28 5 22 2 001 015.000

Davis Management Inc
PO Box 433
Birmingham, AL 35201

Calera Land LLC
C/O DR Walker
11206 Hwy 25
Calera, AL 35040

Brandy Cost, Zoning Clerk
Date Mailed 7/2/2025

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

NOTICE TO:

Smith Calera Property LLC
PO Box 430223
Birmingham, AL 35243
Parcel #28 5 22 3 001 011.000
Parcel #28 5 22 3 001 010.000
Parcel #28 5 22 3 001 009.000
Parcel #28 5 22 3 001 012.000

City of Calera
7901 Hwy 31
Calera, AL 35040
Parcel #28 5 22 2 001 016.000
Parcel #28 5 22 2 001 015.000

Davis Management Inc
PO Box 433
Birmingham, AL 35201

Calera Land LLC
C/O DR Walker
11206 Hwy 25
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 6:00 P.M. on July 14, 2025. The purpose of this public hearing is to receive public comments on an application submitted by:

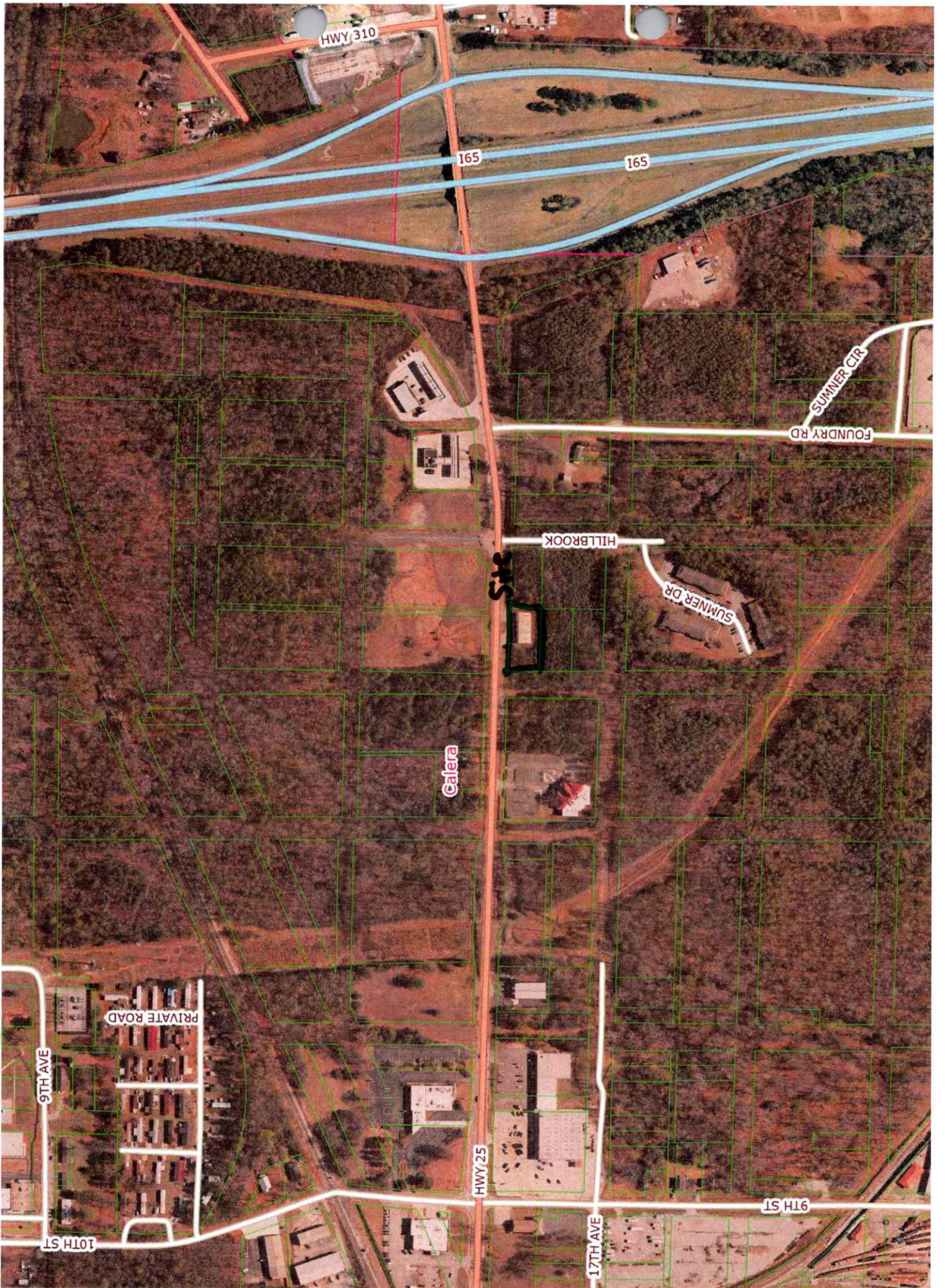
Evans Auto LLC
413 Ballantrae Road
Pelham, AL 35124

for a proposed conditional use of Parcel #28 5 22 3 001 011.000, 11320 Hwy 25. See attached Map. The proposal consists of vehicle sales.

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 a protest, and only one protest shall be allowed for each separately assessed unit of property. Brandy Cost 205-668-3807

This notice is sent certified mail on July 2, 2025, 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



VICINITY MAP

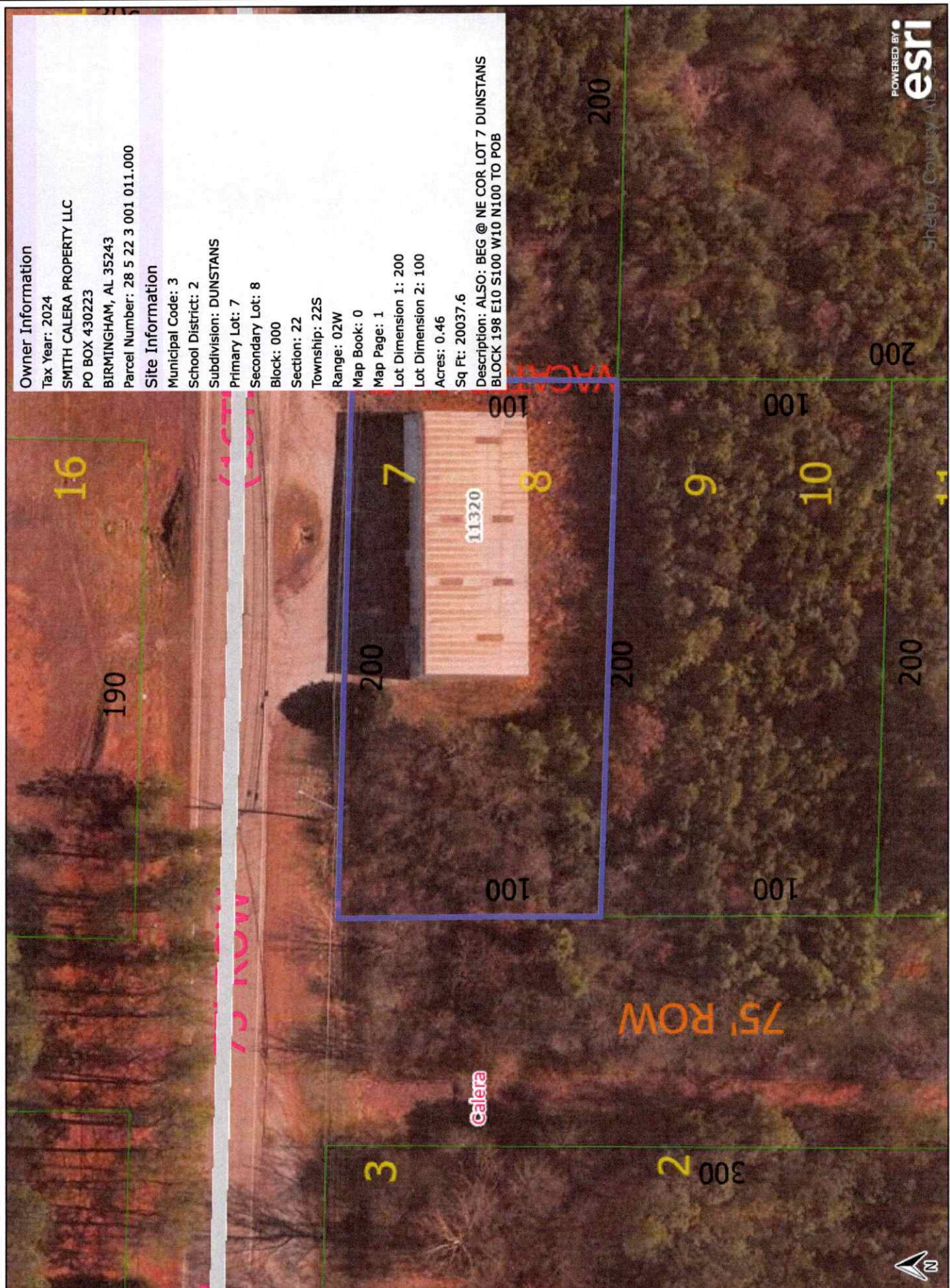
Owner Information

Tax Year: 2024
SMITH CALERA PROPERTY LLC
PO BOX 430223
BIRMINGHAM, AL 35243
Parcel Number: 28 5 22 3 001 011.000

Site Information

Municipal Code: 3
School District: 2
Subdivision: DUNSTANS
Primary Lot: 7
Secondary Lot: 8
Block: 000
Section: 22
Township: 22S
Range: 02W
Map Book: 0
Map Page: 1
Lot Dimension 1: 200
Lot Dimension 2: 100
Acres: 0.46
Sq Ft: 20037.6

Description: ALSO: BEG @ NE COR LOT 7 DUNSTANS
BLOCK 198 E10 S100 W10 N100 TO POB



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Shelby County, AL

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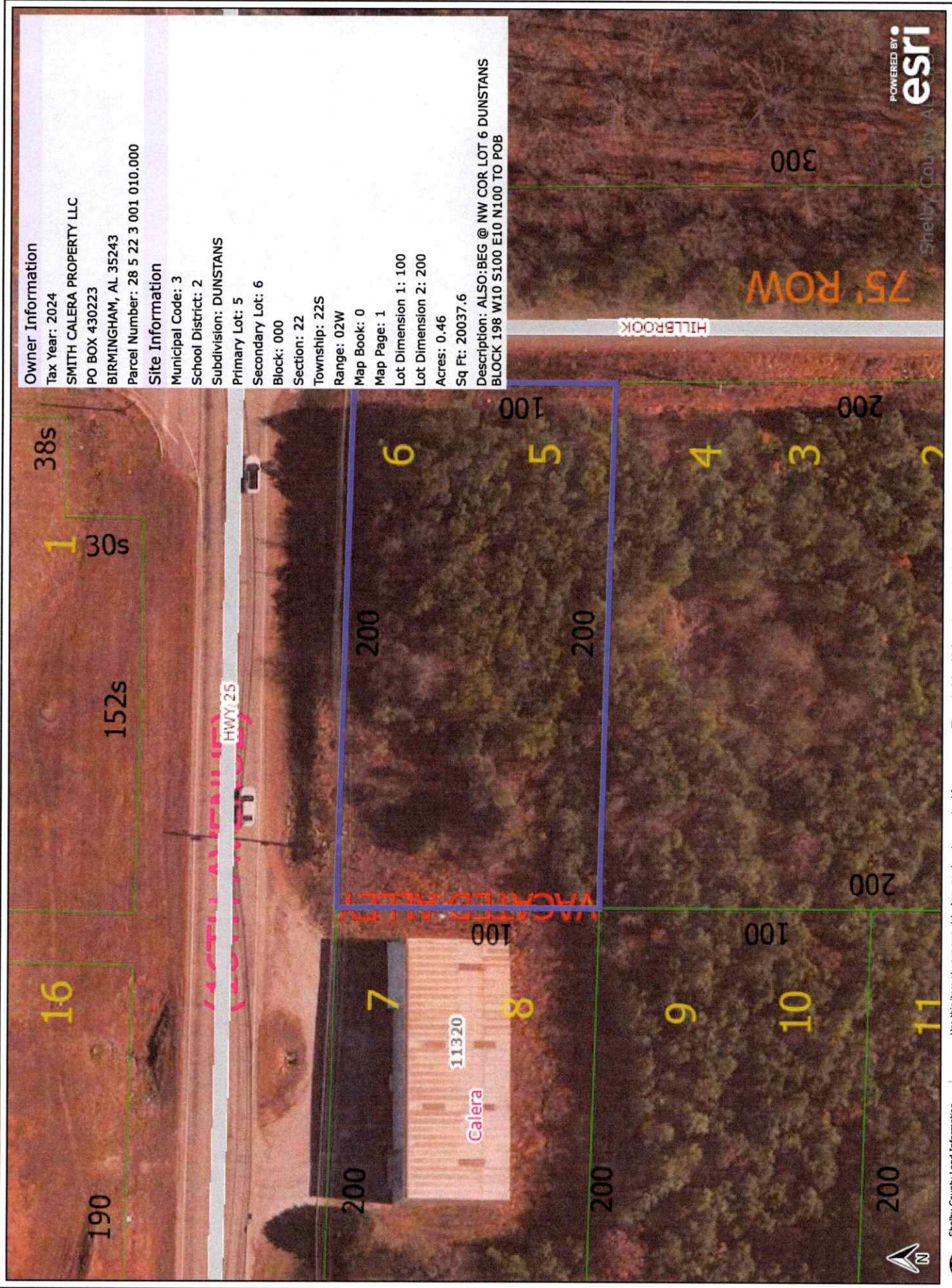
Owner Information

Tax Year: 2024
SMITH CALERA PROPERTY LLC
PO BOX 430223
BIRMINGHAM, AL 35243
Parcel Number: 28 5 22 3 001 010.000

Site Information

Municipal Code: 3
School District: 2
Subdivision: DUNSTANS
Primary Lot: 5
Secondary Lot: 6
Block: 000
Section: 22
Township: 22S
Range: 02W
Map Book: 0
Map Page: 1
Lot Dimension 1: 100
Lot Dimension 2: 200
Acres: 0.46
Sq Ft: 20037.6

Description: ALSO:BEG @ NW COR LOT 6 DUNSTANS
BLOCK 198 W10 S100 E10 N100 TO POB



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Owner Information

Tax Year: 2024
SMITH CALERA PROPERTY LLC
PO BOX 430223
BIRMINGHAM, AL 35243
Parcel Number: 28 5 22 3 001 009.000

Site Information

Municipal Code: 3
School District: 2
Subdivision: DUNSTANS

Primary Lot: 1

Secondary Lot: 2

Block: 000

Section: 22

Township: 22S

Range: 02W

Map Book: 0

Map Page: 1

Lot Dimension 1: 200

Lot Dimension 2: 200

Acres: 0.92

Sq Ft: 40075.2

Description: ALSO:BEG @ NW COR LOT 4 DUNSTANS
BLOCK 198 W10 S200 TO N ROW 17TH AVE E10 N20 0 TO
POB



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Owner Information

Tax Year: 2024
SMITH CALERA PROPERTY LLC
PO BOX 430223
BIRMINGHAM, AL 35243
Parcel Number: 28 5 22 3 001 012.000

Site Information

Municipal Code: 3
School District: 2
Subdivision: DUNSTANS
Primary Lot: 9
Secondary Lot: 10
Block: 000
Section: 22
Township: 22S
Range: 02W
Map Book: 0
Map Page: 1
Lot Dimension 1: 100
Lot Dimension 2: 200
Acres: 0.46
Sq Ft: 20037.6
Description: ALSO:BEG @ NE COR LOT 9 DUNSTANS
BLOCK 198 E10 S100 W10 N100 TO POB



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Owner Information

Tax Year: 2024
CITY OF CALERA
CITY OF CALERA
7901 HWY 31
CALERA, AL 35040
Parcel Number: 28 5 22 2 001 016.000

Site Information

Municipal Code: 3
School District: 2
Subdivision: DUNSTANS
Primary Lot: 1
Secondary Lot: 2
Block: 193
Section: 22
Township: 22S
Range: 02W
Map Book: 0
Map Page: 1
Lot Dimension 1: 190
Lot Dimension 2: 400
Acres: 1.72
Sq Ft: 74923.2
Description:



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Owner Information

Tax Year: 2024
CITY OF CALERA
CITY OF CALERA
7901 HWY 31
CALERA, AL 35040
Parcel Number: 28 5 22 2 001 015.000

Site Information

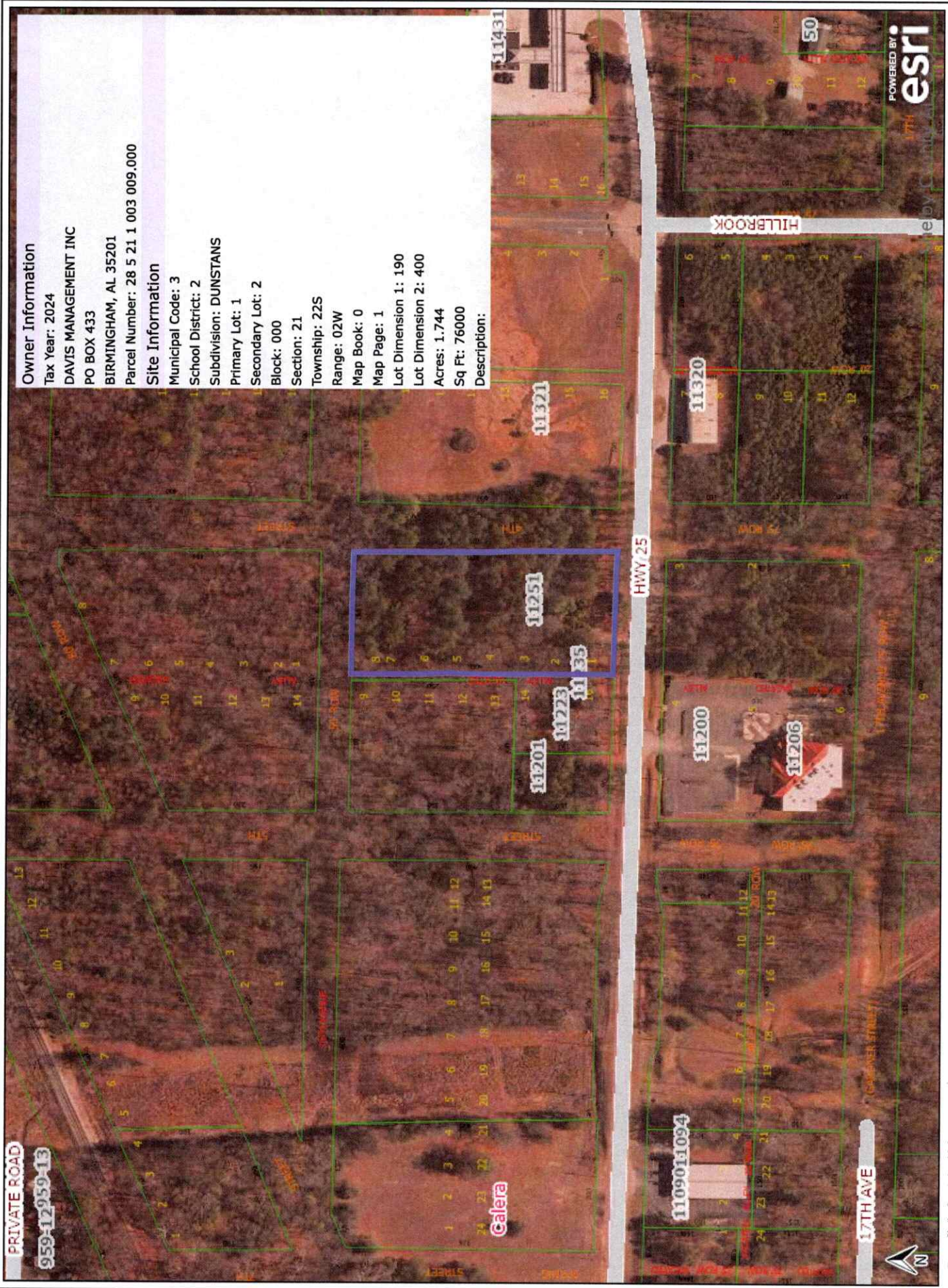
Municipal Code: 3
School District: 2
Subdivision: DUNSTANS
Primary Lot: 9
Secondary Lot: 10
Block: 193
Section: 22
Township: 22S
Range: 02W
Map Book: 0
Map Page: 1
Lot Dimension 1: 190
Lot Dimension 2: 400
Acres: 1.74
Sq Ft: 75794.4
Description:



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Owner Information

Tax Year: 2024
 DAVIS MANAGEMENT INC
 PO BOX 433
 BIRMINGHAM, AL 35201
 Parcel Number: 28 5 21 1 003 009.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 1
 Secondary Lot: 2
 Block: 000
 Section: 21
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 190
 Lot Dimension 2: 400
 Acres: 1.744
 Sq Ft: 76000
 Description:

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