



April 14, 2025

Work Session Time: 5:45 p.m.

Planning Commission Meeting Time:

CITY OF CALERA - PLANNING COMMISSION AGENDA

Call to Order

Approval of Minutes

Minutes from February 10th, 2025 Meeting

Minutes from March 10th, 2025 Meeting

Report of Planning Commission Members

Commission Chairman's Report

Old Business

New Business

Bill & Ann Davis
664 Meadow Lake Farms
Rezoning from MR to A1

Guests:

Motion to Adjourn - Time

Minutes of the City of Planning Commission Meeting February 10, 2025

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, February 10, 2025, at 6:30 p.m. with Jon Graham presiding.

Chairman and Planning Commission Members Present:

Ernest Montgomery, Commission Member
Greg Harper, Commission Member
Jon Graham, Commission Member
Connie Payton, Commission Member
George Marling, Commission Member
Brienne Gilliland, Commission Member

Absent:

Hilton Shirey, Chairman
Sandy Roberson, Commission Member
Tommy Edwards, Commission Member

Planning and Zoning Team Members:

Kevin Shirey
Tammy Smith
Brian Kilgore, City Attorney
Reggie Darden, City Building Official
Brandy Cost

Guests:

See attached list

Chairman Graham called the meeting to order at 6:32 p.m.

Approval of Minutes

Commission Member Montgomery made a motion to approve the minutes for January 13, 2025.

Commission Member Marling second said motion and upon vote, the results were as follows:

Ayes: Montgomery, Payton, Harper, Graham, Marling, Gilliland

Nays: None

New Business:

Cetta's Place

Plat extension

Commission Member Payton made a motion to approve the plat extension for 30 days. Plat will expire May 10, 2025.

Commission Member Montgomery seconded said motion and upon vote, the results were as follows:

Ayes: Montgomery, Payton, Harper, Graham, Gilliland, Marling

Nayes:

Commission Member Graham made a motion to adjourn the meeting at 6:39 pm.

The meeting was adjourned at 6:39 p.m.

Approved this 14th day of April 2025

Brandy Cost

Minutes of the City of Planning Commission Meeting March 10, 2025

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, March 10, 2025, at 6:30 p.m. Chairman Hilton Shirey presiding.

Chairman and Planning Commission Members Present:

Hilton Shirey, Chairman
Ernest Montgomery, Commission Member
Greg Harper, Commission Member
Jon Graham, Commission Member
Brianne Gilliland, Commission Member
Sandy Roberson, Commission Member

Absent:

Tommy Edwards, Commission Member
Connie Payton, Commission Member
George Marling, Commission Member

Planning and Zoning Team Members:

Kevin Shirey
Brian Kilgore, City Attorney
Brandy Cost

Guests:

See attached list

Chairman Graham called the meeting to order at 6:30 p.m.

Approval of Minutes

****MINUTES FROM FEBRUARY 10, 2025 MEETING WILL BE APPROVED ON THE APRIL 14, 2025 MEETING!!****

New Business:

Commission Member Graham made a motion to adjourn the meeting at 6:31 pm.

The meeting was adjourned at 6:31 p.m.

Approved this 14th day of April 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 6:30 P.M. on: April 14, 2025. The purpose of this public hearing is to rezone a property. **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

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 4/11/2025

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:

Bill & Ann Davis
664 Meadow Lake Farms
Calera, AL 35040

Bill & Ann Davis
516 Meadow Lake Farms
Calera, AL 35040

Jack Sr & Michelle Donovan
280 Meadow Lake Cir
Calera, AL 35040

Verick & Crystal Burchfield
721 Meadow Lake Farms
Calera, AL 35040

KJ & T LLC
C/O Paula Ponder
PO Box 381327
Birmingham, AL 35242

David & Christina Comer
309 Hwy 310
Calera, AL 35040
Parcel #28 1 02 0 000 015.006
Parcel #28 1 11 0 000 001.006
Parcel #28 2 10 0 000 001.001
Parcel #28 2 10 0 001 001.001

Brandy Cost, Zoning Clerk
Date Mailed 3/21/2025

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

NOTICE TO:

Bill & Ann Davis
664 Meadow Lake Farms
Calera, AL 35040

Bill & Ann Davis
516 Meadow Lake Farms
Calera, AL 35040

Jack Sr & Michelle Donovan
280 Meadow Lake Cir
Calera, AL 35040

Verick & Crystal Burchfield
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Calera, AL 35040

KJ & T LLC
C/O Paula Ponder
PO Box 381327
Birmingham, AL 35242

David & Christina Comer
309 Hwy 310
Calera, AL 35040
Parcel #28 1 02 0 000 015.006
Parcel #28 1 11 0 000 001.006
Parcel #28 2 10 0 000 001.001
Parcel #28 2 10 0 001 001.001

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 April 14, 2025. The purpose of this public hearing is to receive public comments on an application submitted by:

**Bill & Ann Davis
664 Meadow Lake Farms
Calera, AL 35040**

for a proposed rezoning of Parcel #28 1 02 0 000 015.005, 664 Meadow Lake Farms. See attached Map. The proposal consists of rezoning from MR (Municipal Reserve) To A1- Agricultural.

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 March 21, 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

PUBLIC NOTICE

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

Monday – April 14, 2025, at 6:30 p.m.

The purpose of the meeting is to:

**To Hear a Rezoning Request from
Bill & Ann Davis**

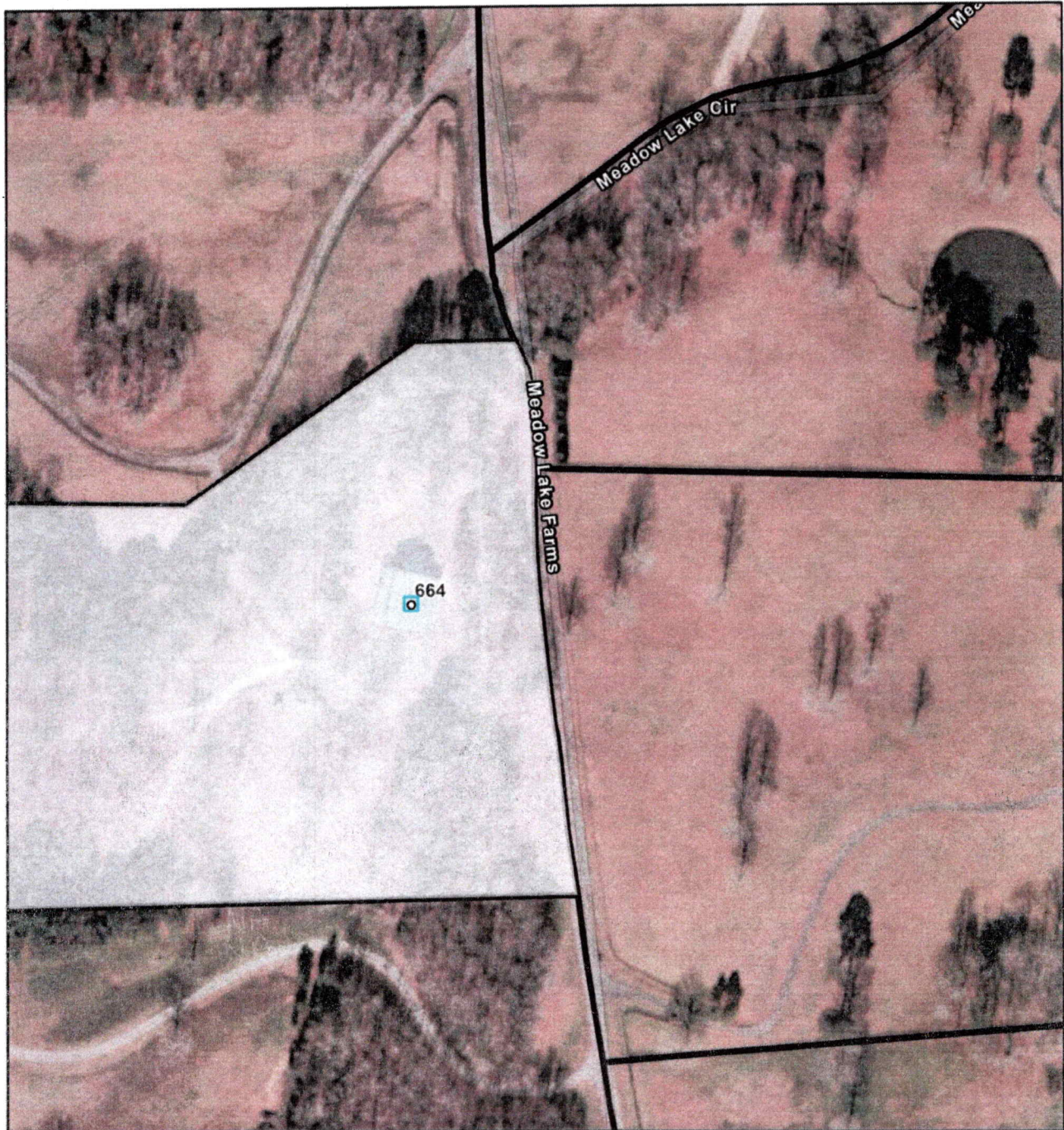
for the following property:

664 Meadow Lake Farms

Parcel ID 28 1 02 0 000 015.005

Request to Rezone Property from MR to A1

City of Calera Zoning



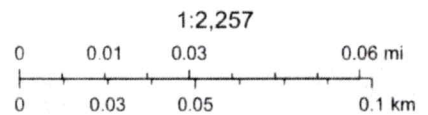
2/13/2025, 1:21:42 PM

○ Address Points

Zoning

MR, Municipal Reserve

▬ Parcel Data



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Owner Information

Tax Year: 2024
DAVIS JOHN W & ANN D
1 DOGWOOD DR
CALERA, AL 35040
Parcel Number: 28 1 02 0 000 015.005

Site Information

Municipal Code: 1
School District: 2
Subdivision: MCMILLAN RES
Primary Lot: 2C
Secondary Lot:

Block:

Section: 2

Township: 22S

Range: 02W

Map Book: 37

Map Page: 10

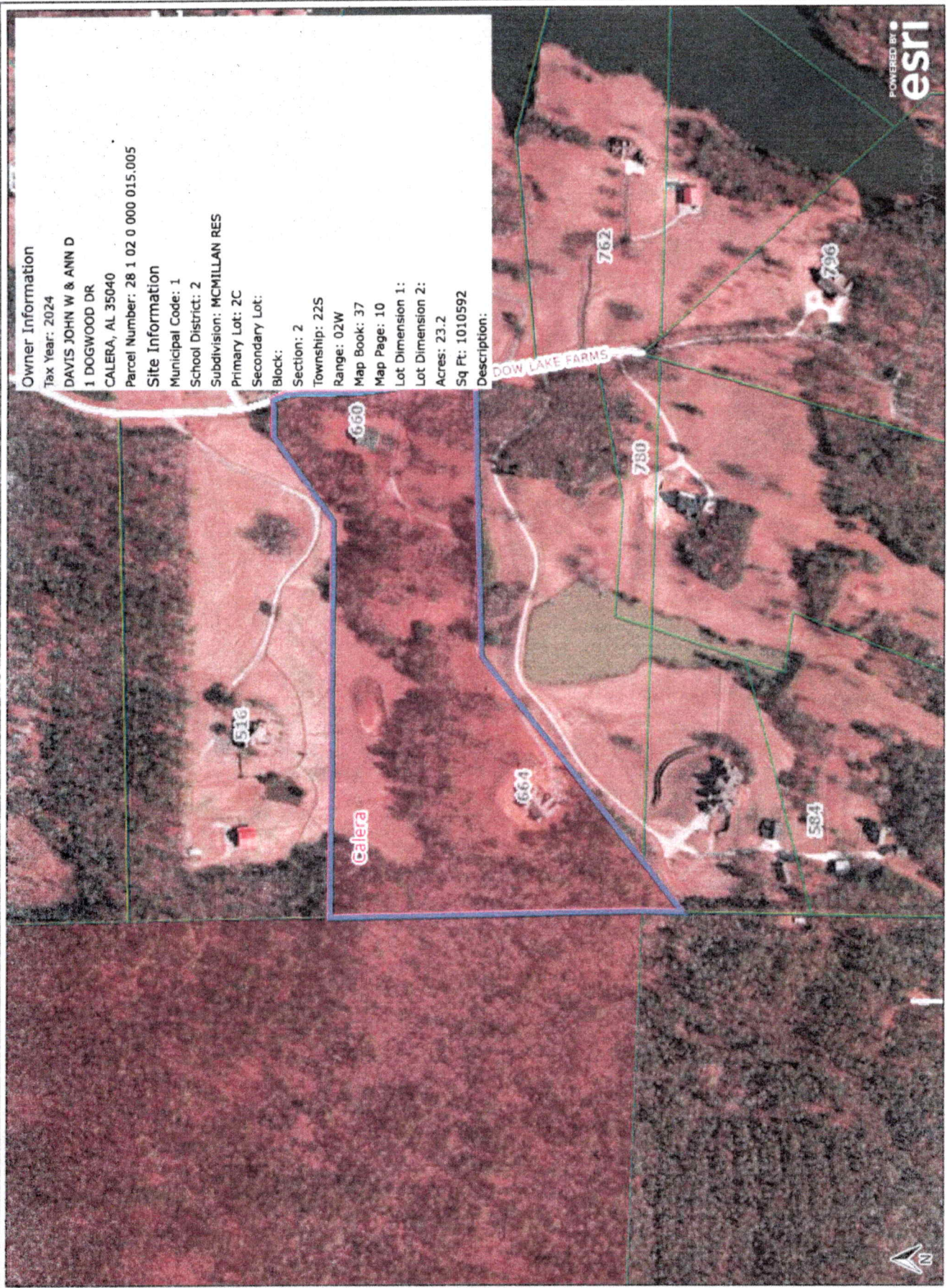
Lot Dimension 1:

Lot Dimension 2:

Acres: 23.2

Sq Ft: 1010592

Description:



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Shelby County Land Information
Date Printed: 03/14/2023

Owner Information

Tax Year: 2024
DAVIS JOHN W & ANN D
C/O LEE DAVID LAWRENCE & SALLY BEAUMONT
516 MEADOW LAKE FARMS
CALERA, AL 35040
Parcel Number: 28 1 02 0 000 015.012

Site Information

Municipal Code: 1
School District: 2
Subdivision: MCMILLAN RES
Primary Lot: 28
Secondary Lot:
Block:
Section: 2
Township: 22S
Range: 02W
Map Book: 37
Map Page: 10
Lot Dimension 1:
Lot Dimension 2:
Acres: 21.7
Sq Ft: 945252
Description:



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Shelby County Land Information
Data Printed: 03/16/2025
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Owner Information

Tax Year: 2024
DONOVAN JACK A SR & MICHELLE L
280 MEADOW LAKE CIR
CALERA, AL 35040
Parcel Number: 28 1 02 0 000 015.004

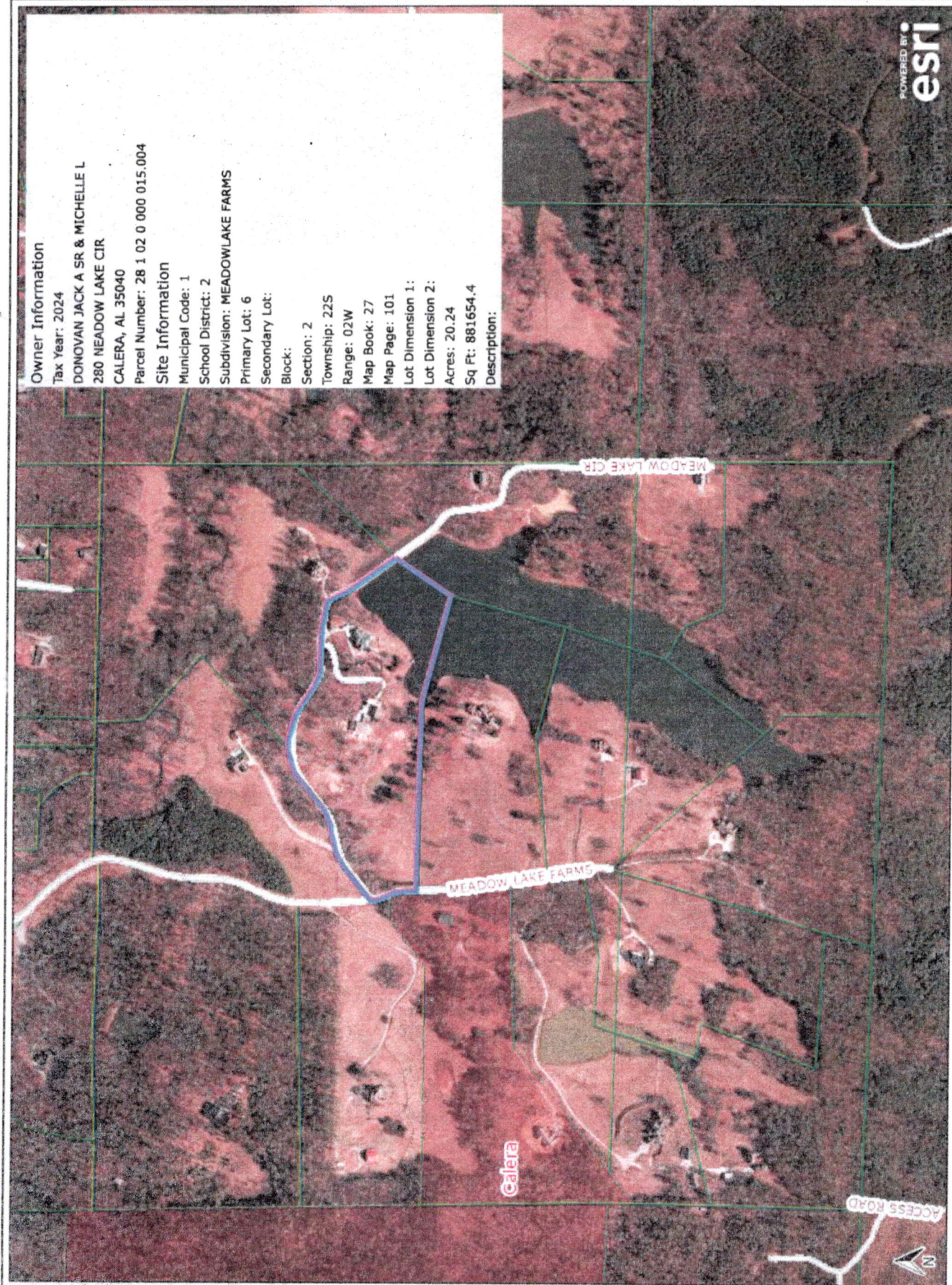
Site Information

Municipal Code: 1
School District: 2
Subdivision: MEADOWLAKE FARMS
Primary Lot: 6
Secondary Lot:
Block:
Section: 2
Township: 22S
Range: 02W
Map Book: 27
Map Page: 101
Lot Dimension 1:
Lot Dimension 2:
Acres: 20.24
Sq Ft: 881654.4
Description:

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Shelby County Land Information
Date Printed: 03/18/2025



Owner Information

Tax Year: 2024
BURCHFIELD VERICK D & CRYSTAL D
721 MEADOW LAKE FARMS
CALERA, AL 35040

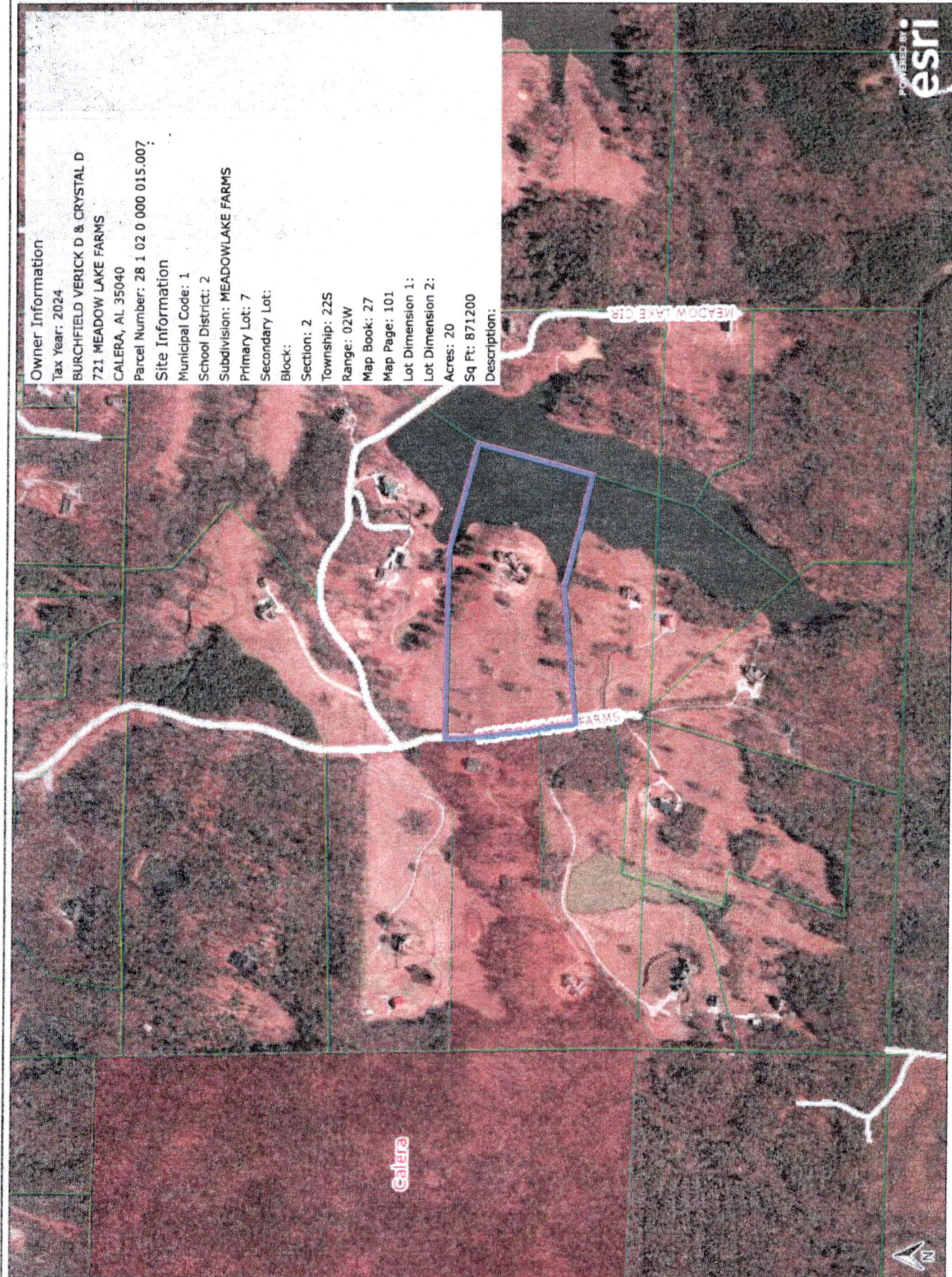
Parcel Number: 28 1 02 0 000 015.007

Site Information

Municipal Code: 1
School District: 2
Subdivision: MEADOWLAKE FARMS
Primary Lot: 7
Secondary Lot:
Block:
Section: 2
Township: 22S
Range: 02W
Map Book: 27
Map Page: 101
Lot Dimension 1:
Lot Dimension 2:
Acres: 20

Sq Ft: 871200

Description:



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Owner Information

Tax Year: 2024

COMER DAVID G & CHRISTINA

309 HWY 310

CALERA, AL 35040

Parcel Number: 28 1 02 0 000 015.006

Site Information

Municipal Code: 1

School District: 2

Subdivision: MEADOW LAKE FARMS COMER'S RESUB LOT 3-AA

Primary Lot: 3B

Secondary Lot:

Block:

Section: 2

Township: 22S

Range: 02W

Map Book: 55

Map Page: 52

Lot Dimension 1:

Lot Dimension 2:

Acres: 12.53

Sq Ft: 545806.8

Description:

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Shelby County Land Information
Date Printed: 03/18/2025



Owner Information

Tax Year: 2024

COMER DAVID G & CHRISTINA

309 HWY 310

CALERA, AL 35040

Parcel Number: 28 1 11 0 000 001.006

Site Information

Municipal Code: 1

School District: 2

Subdivision: MEADOW LAKE FARMS COMER'S RESUB LOT 3-AA

Primary Lot: 3B

Secondary Lot:

Block:

Section: 11

Township: 22S

Range: 02W

Map Book: 55

Map Page: 52

Lot Dimension 1:

Lot Dimension 2:

Acres: 7.48

Sq Ft: 325828.8

Description:



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Shelby County Land Information
Date Printed: 03/18/2025



Owner Information

Tax Year: 2024
COMER, DAVID & CHRISTINA
309 HWY 310
CALERA, AL 35040
Parcel Number: 28 2 10 0 001 001.001

Site Information

Municipal Code: 1
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block:
Section: 10
Township: 22S
Range: 02W
Map Book: 0
Map Page: 0
Lot Dimension 1:
Lot Dimension 2:
Acres: 40
Sq Ft: 1742400

Description: NE1/4 OF NE1/4

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165 165

HIDDEN LN

HWY 364

BOAT WEGWAY

Calera

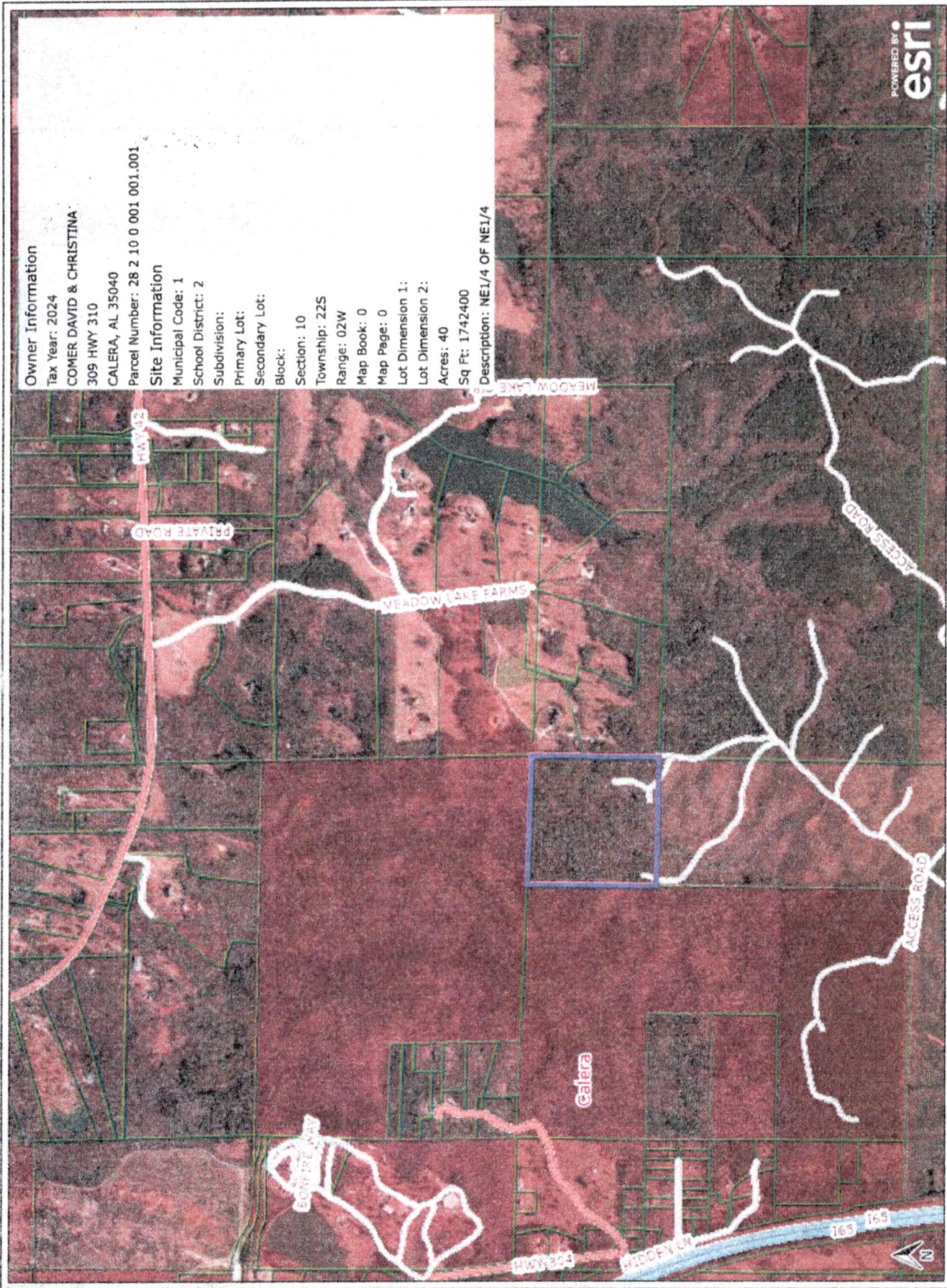
ACCESS ROAD

ACCESS ROAD

MEADOW LAKE FARMS

PRIVATE ROAD

HWY 42



Owner Information

Tax Year: 2024
COMER DAVID & CHRISTINA
309 HWY 310
CALERA, AL 35040

Parcel Number: 28 2 10 0 001 001

Site Information

Municipal Code: 1
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block:
Section: 10
Township: 22S
Range: 02W
Map Book: 0
Map Page: 0
Lot Dimension 1:
Lot Dimension 2:
Acres: 40

Sq Ft: 1742400
Description: NE1/4 OF NE1/4

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Shelby County Land Information
Date Printed: 03/18/2025



Owner Information

Tax Year: 2024

KJ & T LLC

C/O PAULA PONDER

PO BOX 381327

BIRMINGHAM, AL 35242

Parcel Number: 28 2 03 0 000 010.000

Site Information

Municipal Code: 3

School District: 2

Subdivision:

Primary Lot:

Secondary Lot:

Block: 000

Section: 3

Township: 22S

Range: 02W

Map Book: 0

Map Page: 0

Lot Dimension 1:

Lot Dimension 2:

Acres: 210

Sq Ft: 9147600

Description: SE1/4 E330(S) OF SE1/4 SW1/4 & NE1/4 OF SW1/4

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