



February 10, 2025

Work Session Time: 6:00 p.m.

Development Status Report

February Powerpoint Presentation

Planning Commission Meeting Time: 6:30 PM

CITY OF CALERA - PLANNING COMMISSION AGENDA

Call to Order

Approval of Minutes

Proposed Minutes from January 13, 2025 Meeting

Report of Planning Commission Members

Commission Chairman's Report

Old Business

New Business

Cetta's Place

Hwy 306

Requesting Preliminary Plat Extension until May 10, 2025

Guests:

Motion to Adjourn - Time

Calera Planning Commission Meeting

February 10, 2025



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:
 - Cetta's Place Plat Extension



Development Status Report

February 2025

RESIDENTIAL PROJECTS

Camden Park

- Homes are currently being constructed in Phase 4.
- Phase 5 final plat has been approved, and 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

- Home construction has begun in Phase 1.
- Phase 2 preliminary has been approved.

Cetta's Place

- Preliminary plat extension on the agenda for tonight.

Timberline Subdivision

- Homes are currently being constructed in Phase 6
- Phase 7 should be on the agenda next month.

Seth Gardens Apartments

- Site work and building construction continues.

Mill Point

- Clearing and dirt work have begun.

COMMERCIAL/INDUSTRIAL PROJECTS

Comfort Inn – Limestone Marketplace

- Building permit has been issued.

Holiday Inn Express – Limestone Marketplace

- Site work and building construction continue.

Convenience Store – Hwy 42 & Hwy 70

- Building permit has been applied for.

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 plans.

Waffle House – Hwy 84

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

Cetta's Place

41 Lots



Preliminary Plat Extension

Cetta's Place
41 Lots

City of Calera
Tammy Smith

January 15, 2025

Re: Request for Preliminary Plat Extension, described as Cettas Place

Tammy-

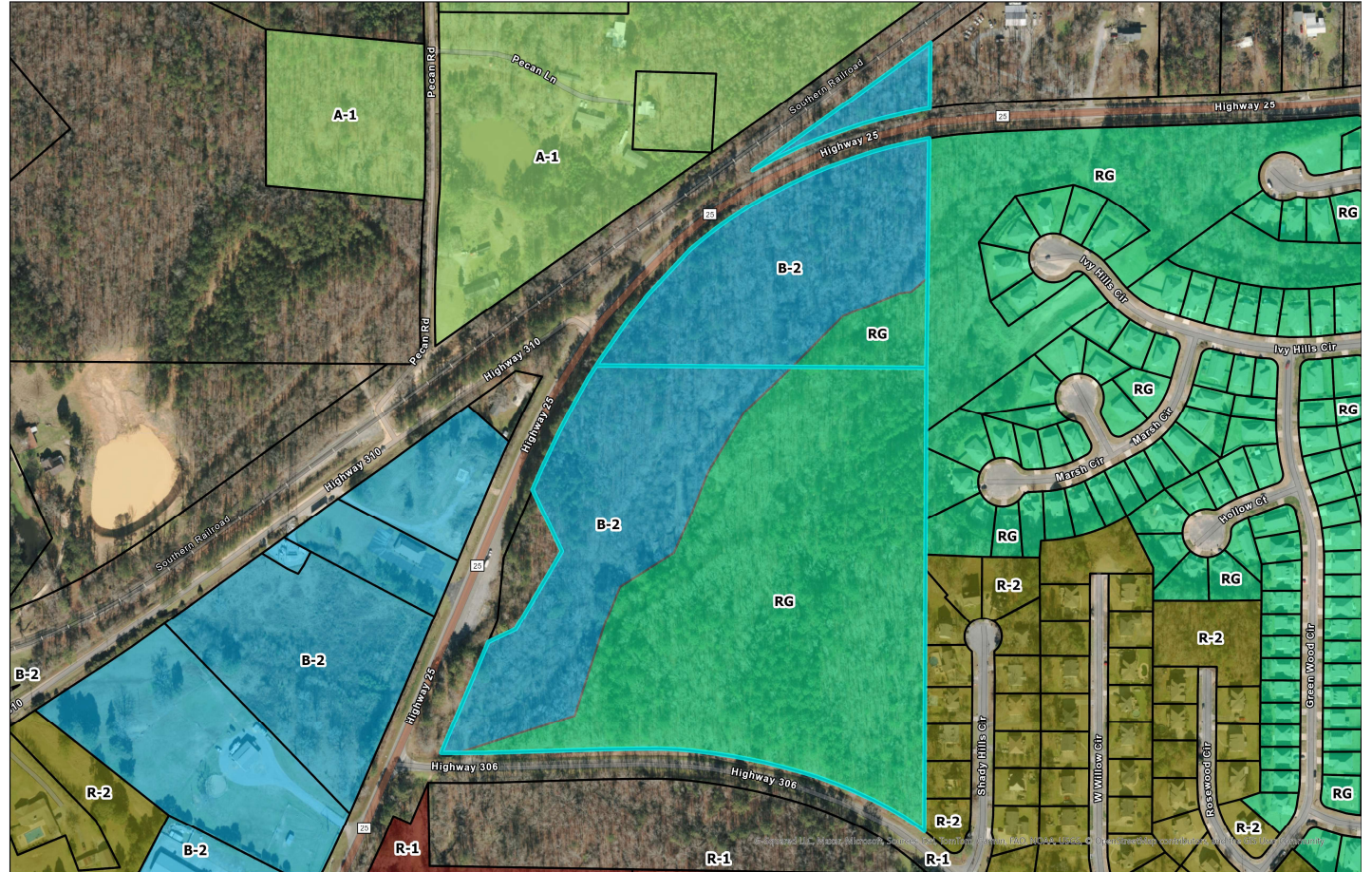
Garden Street Communities Southeast, LLC is requesting an additional 30 day extension for the residential project known as Cettas Place and located on Hwy 25 & CR306. This will allow for sufficient time to receive all permitting and construction review. Our current deadline is stated as April 10, 2025.

Thank you,

Steven Bowman
205-217-8389

Preliminary Plat Extension

Cetta's Place
41 Lots



The background of the slide is a collage. The central part is a semi-transparent olive-green rectangle containing the text 'Thank you'. Behind this rectangle is a photograph of five people (three men and two women) sitting around a table in a meeting, with one man gesturing with his hands. To the right of the rectangle is a photograph of a modern building with a glass facade and a wooden balcony. The bottom of the slide features a horizontal strip of three smaller images: a building with a glass facade, a view of a residential area with trees and a house, and a close-up of a building's structural elements.

Thank you

Minutes of the City of Planning Commission Meeting January 13, 2025

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, January 13, 2024, at 6:30 p.m. Chairman Hilton Shirey presiding.

Chairman and Planning Commission Members Present:

Ernest Montgomery, Commission Member
Greg Harper, Commission Member
Jon Graham, Commission Member
Connie Payton, Commission Member
Sandy Roberson, Commission Member
Tommy Edwards, Commission Member
George Marling, Commission Member

Absent:

Brianne Gilliland, Commission Member
Hilton Shirey, Chairman

Planning and Zoning Team Members:

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

Guests:

See attached list

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

Approval of Minutes

Commission Member Montgomery made a motion to approve the minutes for December 9, 2024.

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

Ayes: Montgomery, Payton, Harper, Graham, Roberson

Nays: None

Abstain: Tommy Edwards, George Marling

New Business:

Preliminary Plat Approval

Aberdeen, Phase 2

Commission Member Edwards made a motion to approve the Preliminary Plat for Aberdeen Phase 2.

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

Ayes: Montgomery, Payton, Harper, Graham, Roberson, Edwards

Nayes: Marling

Commission Member Edwards made a motion to adjourn the meeting at 8:15 pm.

The meeting was adjourned at 8:15 p.m.

Approved this 10th day of February 2025

Tammy Smith

City of Calera
Tammy Smith

January 15, 2025

Re: Request for Preliminary Plat Extension, described as Cettas Place

Tammy-

Garden Street Communities Southeast, LLC is requesting an additional 30 day extension for the residential project known as Cettas Place and located on Hwy 25 & CR306. This will allow for sufficient time to receive all permitting and construction review. Our current deadline is stated as April 10, 2025.

Thank you,

Steven Bowman


City of Calera Zoning



2/4/2025, 10:08:26 AM

○ Address Points

Zoning

■ R-1, Single Family Residential

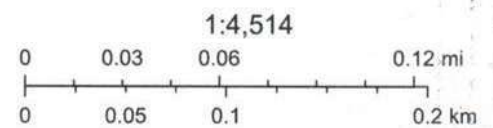
■ R-2, Single Family Residential

■ RG, Garden Home Residential

■ A-1, Agricultural

■ B-2, General Business

■ Parcel Data



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