



---

Regular Planning and Zoning Meeting and Work Session  
Council Chambers - 7901 Highway 31 Calera, Alabama  
Monday, October 13, 2025  
Planning and Zoning Meeting Time: 6:00 PM  
Work Session Time: 5:30 PM

---

**Work Session Time: 5:30 p.m.**

Development Status Report

**Planning Commission Meeting Time: 6:00 PM**

**CITY OF CALERA - PLANNING COMMISSION AGENDA**

**Approval of Minutes**

Minutes from September 8th Meeting

Minutes from Special Called Meeting on September 22nd

**Report of Planning Commission Members**

**Commission Chairman's Report**

**Old Business**

**New Business**

Request for Rezoning  
Curation, LLC - Patti Simpson  
8661 Hwy 31  
Rezoning from R1 to B2

**Guests:**

Motion to Adjourn - Time



## **Minutes of the City of Planning Commission Meeting September 8, 2025**

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, September 8, 2025, at 6:00 p.m. Chairmen Hilton Shirey presiding.

### **Chairman and Planning Commission Members Present:**

Connie Payton, Commission Member  
Jon Graham, Commission Member  
Greg Harper, Commission Member  
Sandy Roberson, Commission Member  
Bill Davis, Commission Member  
Brienne Gilliland, Commission Member  
Hilton Shirey, Chairman

### **Absent:**

Ernest Montgomery, Commission Member  
George Marling, Commission Member

### **Planning and Zoning Team Members:**

Kevin Shirey  
Brandy Cost  
Reggie Darden

### **Guests:**

Donny Cook  
Debbie & Richard Byers  
Jacob Martin

Kim Leazure  
Mark Sila  
Danielle Swoopes  
Lakisha Perry  
Deloris Robinson

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

## **Chairman’s Report:**

### **Approval of Minutes**

Commission Member Graham made a motion to approve the minutes for August 11, 2025. Commission Member Roberson seconded said motion and upon vote, the results were as follows:

Ayes: Payton, Graham, Harper, Roberson, Davis, Gilliland, Shirey  
Nays: None  
Abstain: None

## **New Business:**

### **Kim Leazure – Rezoning from RG to A1**

Commission Member Davis made a motion to approve the rezoning with the restriction of no manufactured home allowed.

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

Ayes: Payton, Graham, Harper, Roberson, Davis, Gilliland, Shirey  
Nays: None  
Abstain: None

Commission Member Gilliland made a motion to approve Jacob Martin’s request a special meeting for Mill Point on September 22, 2025 at 5:30pm.

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

Ayes: Payton, Graham, Harper, Roberson, Davis, Gilliland, Shirey  
Nays: None  
Abstain: None

Commission Member Gilliland made a motion to adjourn the meeting at 6:32 pm.

The meeting was adjourned at 6:32 p.m.

Approved this 13th day of October 2025

---

Brandy Cost



## **Minutes of the City of Planning Commission Special Called Meeting September 22, 2025**

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, September 22, 2025, at 5:30 p.m. Chairmen Hilton Shirey presiding.

### **Chairman and Planning Commission Members Present:**

Connie Payton, Commission Member  
Jon Graham, Commission Member  
Greg Harper, Commission Member  
Sandy Roberson, Commission Member  
Brienne Gilliland, Commission Member  
Hilton Shirey, Chairman

### **Absent:**

Ernest Montgomery, Commission Member  
George Marling, Commission Member  
Bill Davis, Commission Member

### **Planning and Zoning Team Members:**

Kevin Shirey  
Brandy Cost

### **Guests:**

Jacob Martin  
Sam Lawson

**Chairman Hilton Shirey called the meeting to order at 5:30 p.m.**

**Chairman's Report:**

**Approval of Minutes**

**New Business:**

**Forestar (USA) Real Estate Group – Mill Point Phase 1 Final Plat Approval**

Commission Member Gilliland made a motion to approve the final plat.

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

Ayes: Payton, Graham, Harper, Roberson, Gilliland, Shirey

Nays: None

Abstain: None

Commission Member Roberson made a motion to adjourn the meeting at 5:32 pm.

The meeting was adjourned at 5:32 p.m.

Approved this 13th day of October 2025

---

Brandy Cost

# **PUBLIC NOTICE**

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

**Monday – October 13, 2025, at 6:00 p.m.**

**The purpose of the special called meeting is to:**

**To Hear a Rezoning Request from**

**Curation, LLC – Patti Simpson**

**for the following property:**

**8661 Hwy 31**

**Parcel ID 35 1 02 2 001 010.000**

**Request to Rezone Property From R1 to B2**

**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: October 13, 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 9/22/2025

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:

-Curation, LLC  
Patti Simpson  
100 Concourse Parkway STE 310W  
Hoover, AL 35244

Kristin Stevens  
PO Box 1042  
Calera, AL 35040

Jesus González Cortes & Pineda L Mendoza  
1731 Fairfax Ave  
Bessemer, AL 35020

Greater Path Properties, LLC  
492 County Road 1053  
Montevallo, AL 35115

David Carl Bolton & Dale Ray Bolton & Gary Dean Bolton  
& Donna Joyce Knowles  
PO Box 448  
Calera, AL 35040

Spirit & Truth Ministries Inc  
PO Box 1512  
Calera, AL 35040

B W Roberts  
PO Box 380143  
Birmingham, AL 35238

City of Calera  
7901 Hwy 31  
Calera, AL 35040  
Parcel #35 1 02 2 001 005.000  
Parcel #35 1 02 2 001 005.001  
Parcel #35 1 02 2 001 011.000  
Parcel #35 1 02 2 001 004.000

---

Brandy Cost, Zoning Clerk  
Date Mailed 9/22/2025

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

**NOTICE TO:**

Curation, LLC  
Patti Simpson  
100 Concourse Parkway STE  
310W  
Hoover, AL 35244

Jesus Gonzalez Cortes & Pineda L  
Mendoza  
1731 Fairfax Ave  
Bessemer, AL 35020

David Carl Bolton & Dale Ray  
Bolton & Gary Dean Bolton &  
Donna Joyce Knowles  
PO Box 448  
Calera, AL 35040

Spirit & Truth Ministries Inc  
PO Box 1512  
Calera, AL 35040

B W Roberts  
PO Box 380143  
Birmingham, AL 35238

City of Calera  
7901 Hwy 31  
Calera, AL 35040  
Parcel #35 1 02 2 001 005.000  
Parcel #35 1 02 2 001 005.001  
Parcel #35 1 02 2 001 011.000  
Parcel #35 1 02 2 001 004.000

Kristin Stevens  
PO Box 1042  
Calera, AL 35040

Greater Path Properties, LLC  
492 County Road 1053  
Montevallo, AL 35115

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 October 13, 2025. The purpose of this public hearing is to receive public comments on an application submitted by:

**Curation, LLC  
Patti Simpson  
100 Concourse Parkway STE 310W  
Hoover, AL 35244**

for a proposed rezoning of Parcel #35 1 02 2 001 010.000, 8661 Hwy 31. See attached Map. The proposal consists of rezoning from R-1 (Single Family Residential) To B-2 (General Business).

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 September 22, 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

# City of Calera Zoning



9/22/2025, 2:50:43 PM

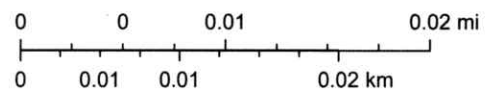
1:564

◦ Address Points

Zoning

 R-1, Single Family Residential

 Parcel Data

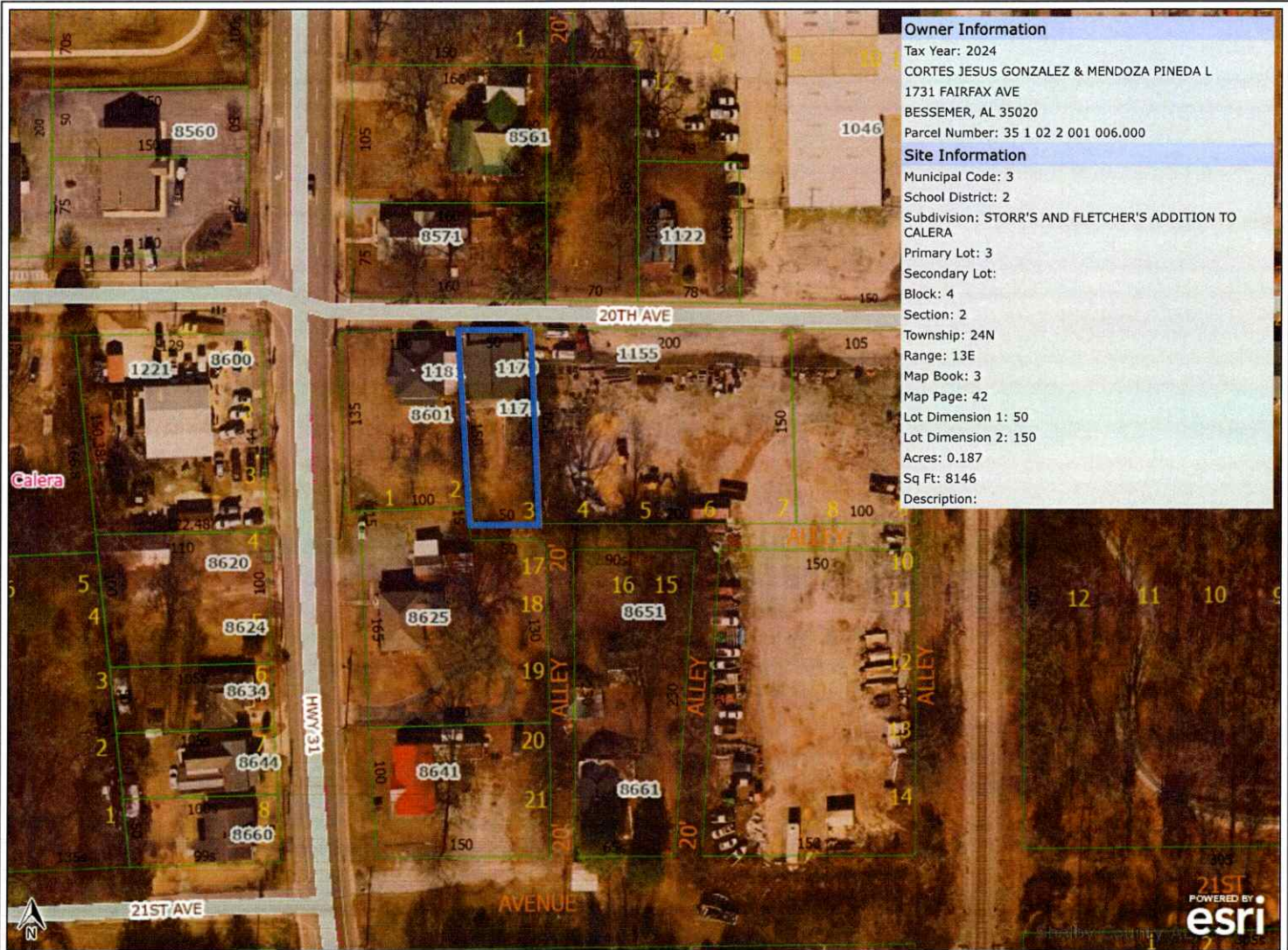


G-Squared LLC, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Shelby County Land Information  
 Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.



Shelby County Land Information  
Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.



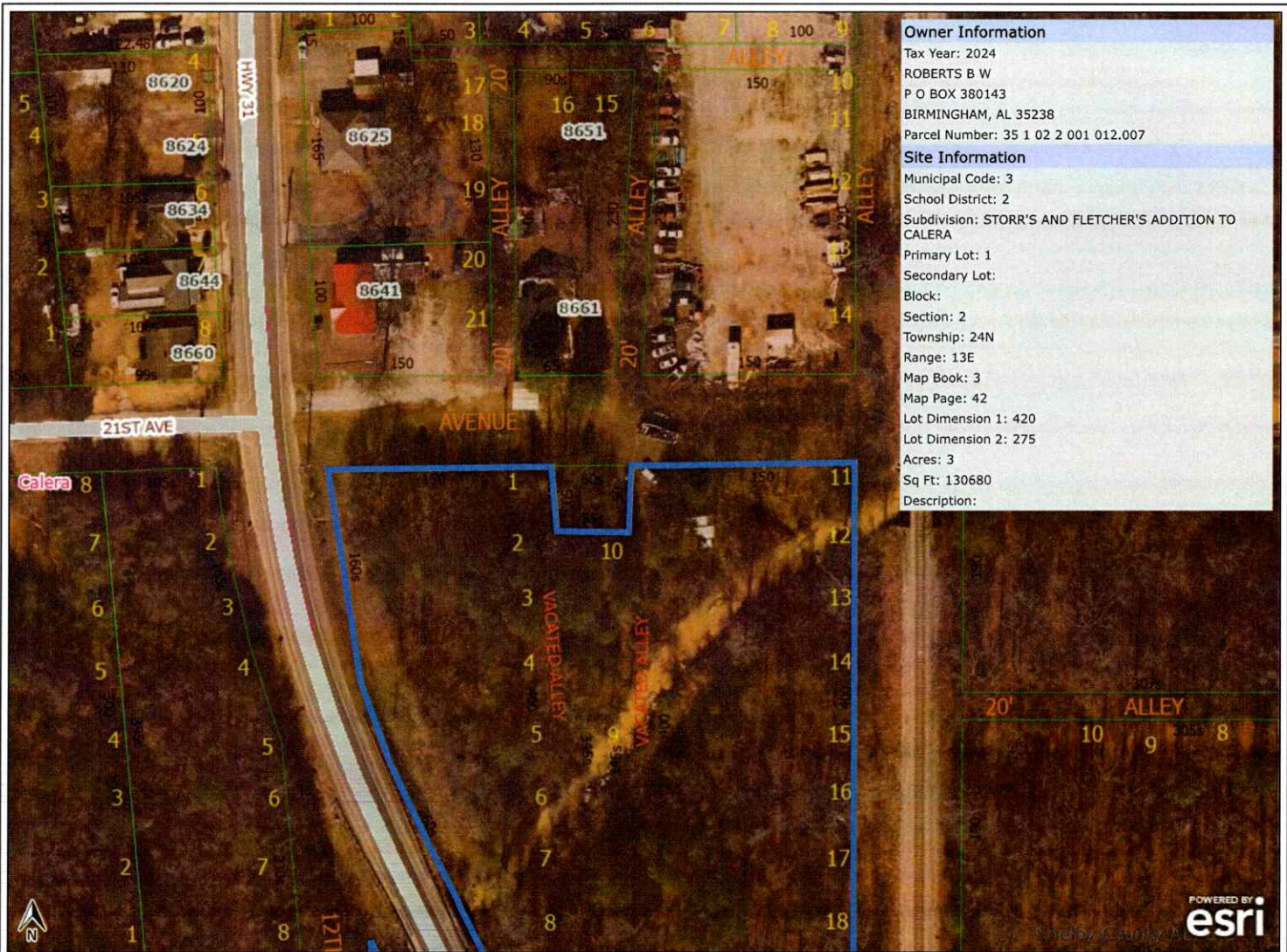


**Owner Information**  
 Tax Year: 2024  
 SPIRIT & TRUTH MINISTRIES INC  
 P O BOX 1512  
 CALERA, AL 35040  
 Parcel Number: 35 1 02 2 001 009.000

**Site Information**  
 Municipal Code: 3  
 School District: 2  
 Subdivision: STORR'S AND FLETCHER'S ADDITION TO CALERA  
 Primary Lot: 20  
 Secondary Lot: 21  
 Block: 4  
 Section: 2  
 Township: 24N  
 Range: 13E  
 Map Book: 3  
 Map Page: 42  
 Lot Dimension 1: 100  
 Lot Dimension 2: 150  
 Acres: 0.344  
 Sq Ft: 15000  
 Description:



Shelby County Land Information | Date Printed: 09/22/2025 | Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.



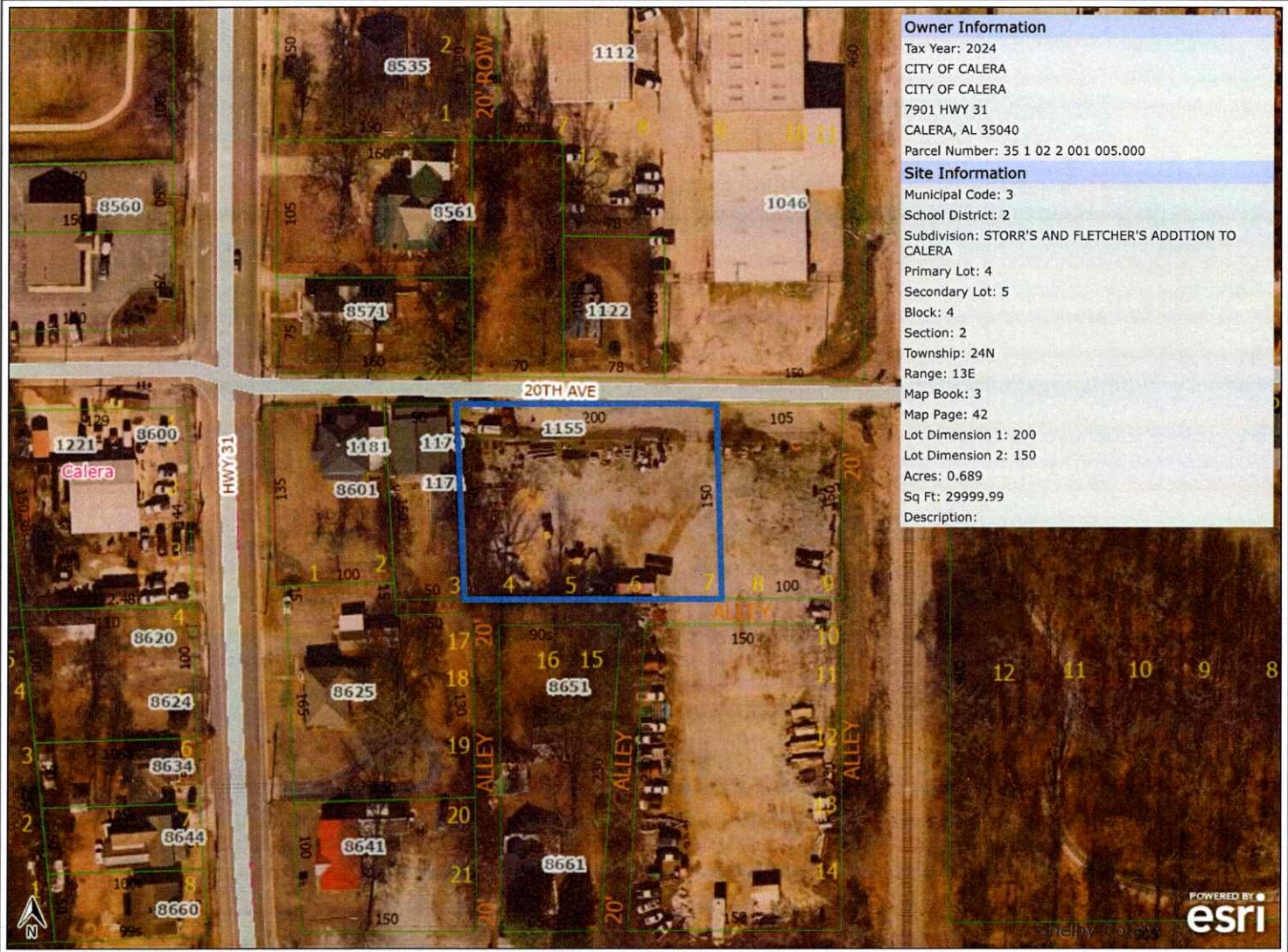
| Owner Information |   |
|-------------------|---|
| Tax Year:         | 2024                                      |
| Owner:            | ROBERTS B W                               |
| Address:          | P O BOX 380143<br>BIRMINGHAM, AL 35238    |
| Parcel Number:    | 35 1 02 2 001 012.007                     |
| Site Information  |   |
| Municipal Code:   | 3   |
| School District:  | 2   |
| Subdivision:      | STORR'S AND FLETCHER'S ADDITION TO CALERA |
| Primary Lot:      | 1   |
| Secondary Lot:    |   |
| Block:            |   |
| Section:          | 2   |
| Township:         | 24N                                       |
| Range:            | 13E                                       |
| Map Book:         | 3   |
| Map Page:         | 42  |
| Lot Dimension 1:  | 420                                       |
| Lot Dimension 2:  | 275                                       |
| Acres:            | 3   |
| Sq Ft:            | 130680                                    |
| Description:      |   |



Shelby County Land Information  
Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.





**Owner Information**

Tax Year: 2024  
 CITY OF CALERA  
 CITY OF CALERA  
 7901 HWY 31  
 CALERA, AL 35040  
 Parcel Number: 35 1 02 2 001 005.000

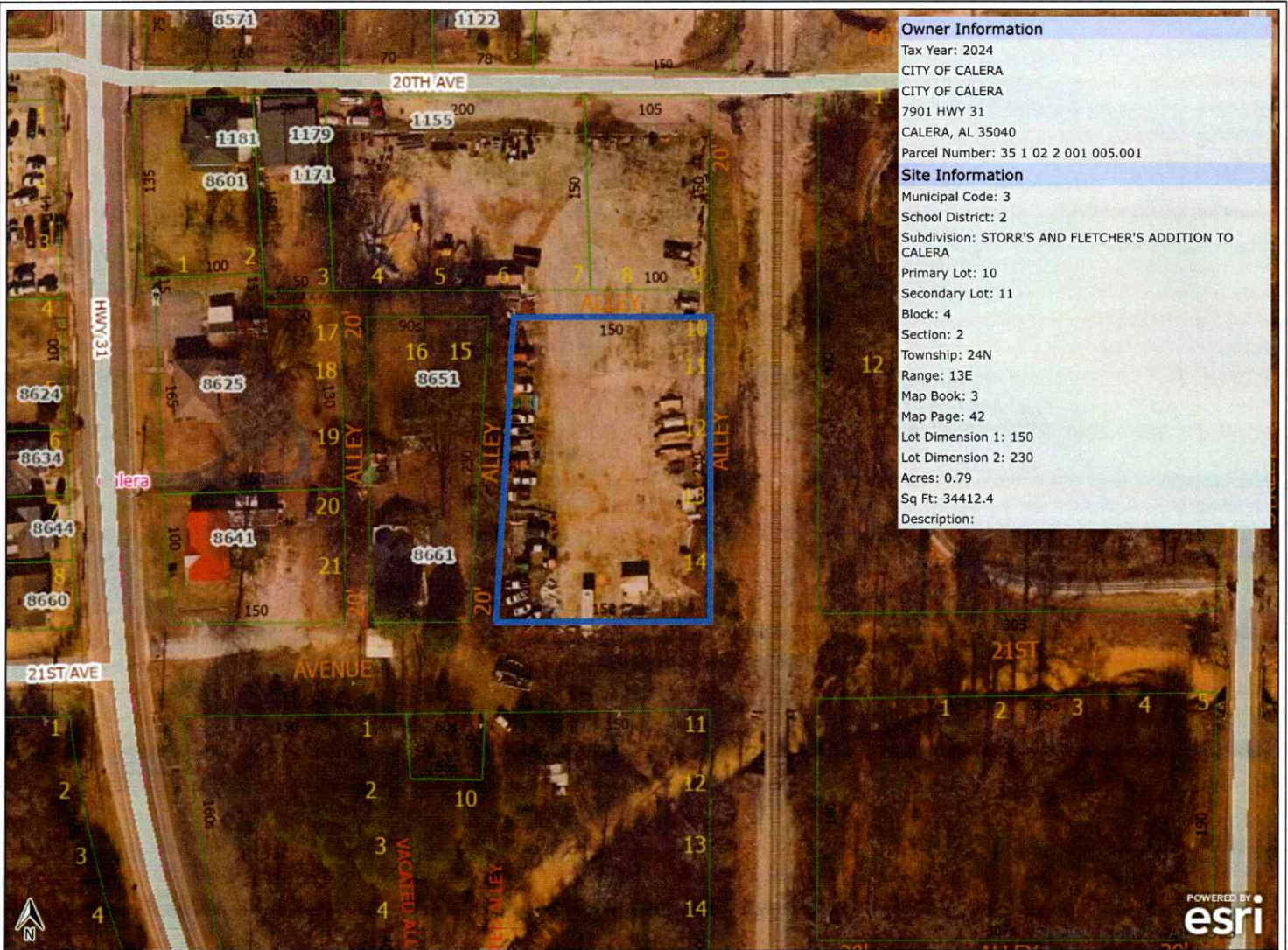
**Site Information**

Municipal Code: 3  
 School District: 2  
 Subdivision: STORR'S AND FLETCHER'S ADDITION TO CALERA  
 Primary Lot: 4  
 Secondary Lot: 5  
 Block: 4  
 Section: 2  
 Township: 24N  
 Range: 13E  
 Map Book: 3  
 Map Page: 42  
 Lot Dimension 1: 200  
 Lot Dimension 2: 150  
 Acres: 0.689  
 Sq Ft: 29999.99  
 Description:

Shelby County Land Information  
 Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.



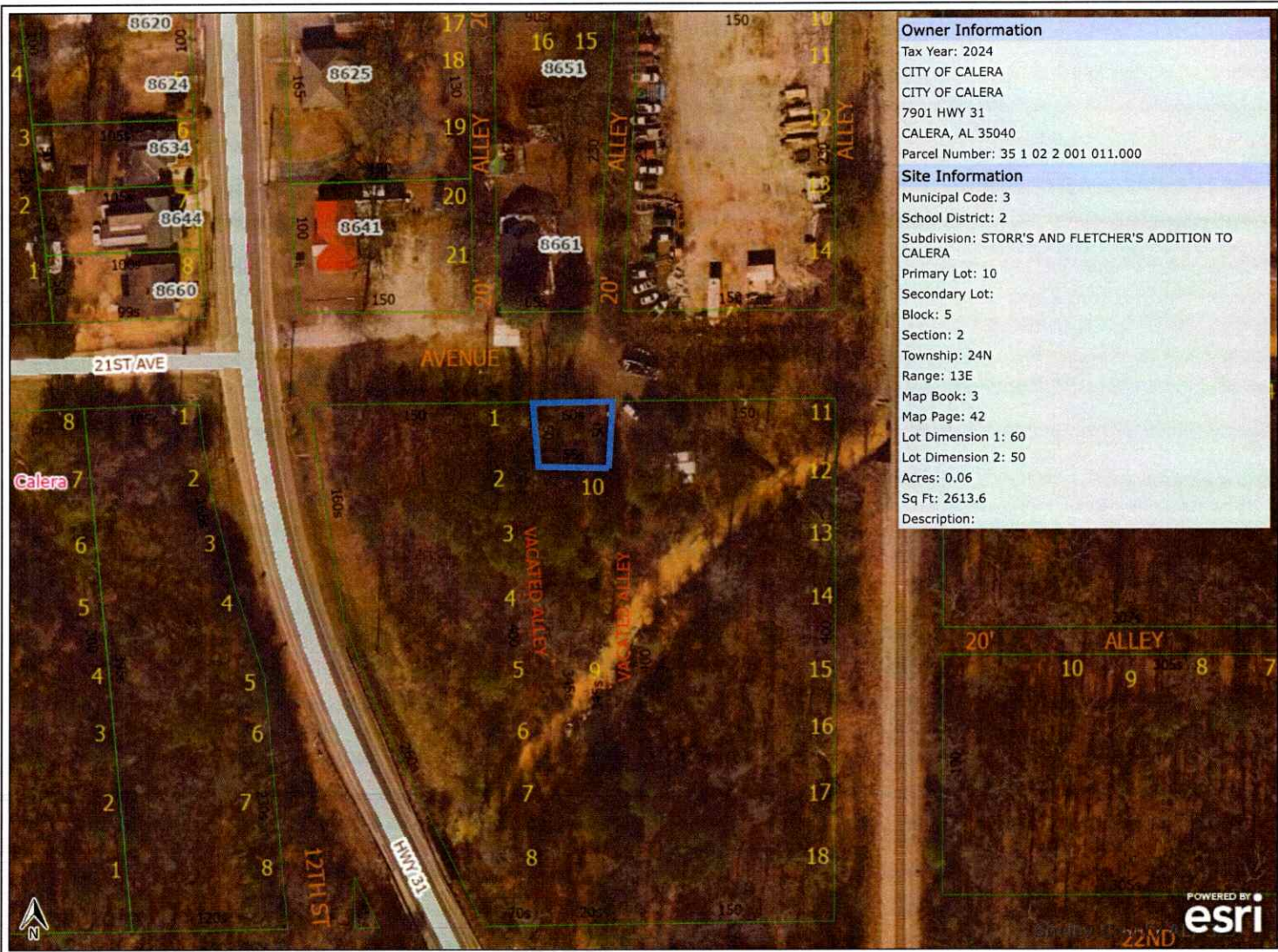


| Owner Information |   |
|-------------------|---|
| Tax Year:         | 2024                                      |
| CITY OF CALERA    |   |
| CITY OF CALERA    |   |
| 7901 HWY 31       |   |
| CALERA, AL 35040  |   |
| Parcel Number:    | 35 1 02 2 001 005.001                     |
| Site Information  |   |
| Municipal Code:   | 3   |
| School District:  | 2   |
| Subdivision:      | STORR'S AND FLETCHER'S ADDITION TO CALERA |
| Primary Lot:      | 10  |
| Secondary Lot:    | 11  |
| Block:            | 4   |
| Section:          | 2   |
| Township:         | 24N                                       |
| Range:            | 13E                                       |
| Map Book:         | 3   |
| Map Page:         | 42  |
| Lot Dimension 1:  | 150                                       |
| Lot Dimension 2:  | 230                                       |
| Acres:            | 0.79                                      |
| Sq Ft:            | 34412.4                                   |
| Description:      |   |

Shelby County Land Information  
Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.



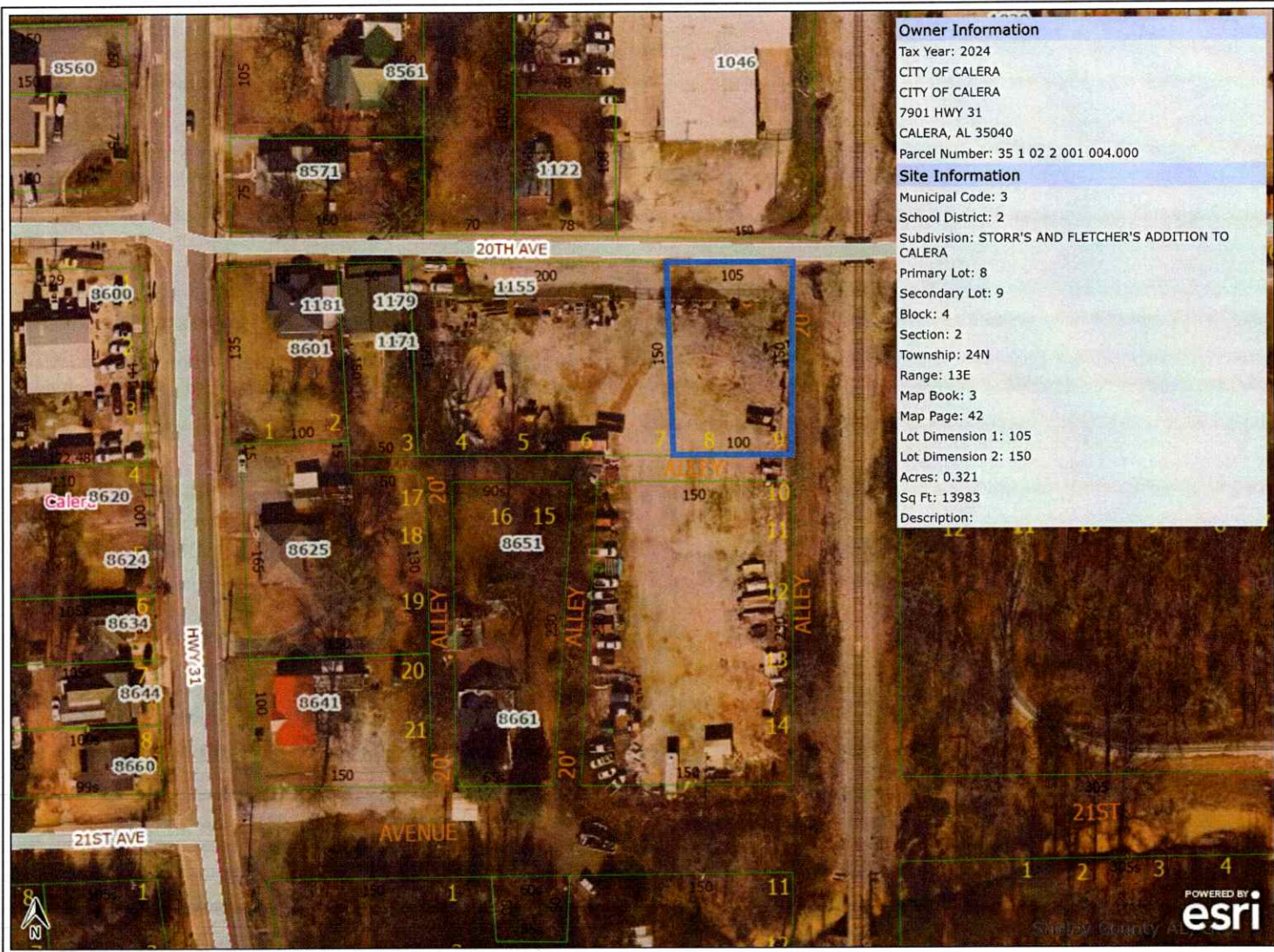


| Owner Information |   |
|-------------------|---|
| Tax Year:         | 2024                                      |
| CITY OF CALERA    |   |
| CITY OF CALERA    |   |
| 7901 HWY 31       |   |
| CALERA, AL 35040  |   |
| Parcel Number:    | 35 1 02 2 001 011.000                     |
| Site Information  |   |
| Municipal Code:   | 3   |
| School District:  | 2   |
| Subdivision:      | STORR'S AND FLETCHER'S ADDITION TO CALERA |
| Primary Lot:      | 10  |
| Secondary Lot:    |   |
| Block:            | 5   |
| Section:          | 2   |
| Township:         | 24N                                       |
| Range:            | 13E                                       |
| Map Book:         | 3   |
| Map Page:         | 42  |
| Lot Dimension 1:  | 60  |
| Lot Dimension 2:  | 50  |
| Acres:            | 0.06                                      |
| Sq Ft:            | 2613.6                                    |
| Description:      |   |

Shelby County Land Information  
Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.





**Owner Information**  
 Tax Year: 2024  
 CITY OF CALERA  
 CITY OF CALERA  
 7901 HWY 31  
 CALERA, AL 35040  
 Parcel Number: 35 1 02 2 001 004.000

**Site Information**  
 Municipal Code: 3  
 School District: 2  
 Subdivision: STORR'S AND FLETCHER'S ADDITION TO CALERA  
 Primary Lot: 8  
 Secondary Lot: 9  
 Block: 4  
 Section: 2  
 Township: 24N  
 Range: 13E  
 Map Book: 3  
 Map Page: 42  
 Lot Dimension 1: 105  
 Lot Dimension 2: 150  
 Acres: 0.321  
 Sq Ft: 13983  
 Description:

Shelby County Land Information  
 Date Printed: 09/22/2025

Use this item at your own risk. Accuracy is not guaranteed for any reason. The material and information contained in this document is provided for general information only and should not be used for Legal, Engineering or Surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences caused by or related to, in any way, the actions take or not take in reliance on this document.