



Regular Planning and Zoning Meeting and Work Session
Council Chambers - 7901 Highway 31 Calera, Alabama
Monday, November 10, 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 p.m.

CITY OF CALERA - PLANNING COMMISSION AGENDA

Approval of Minutes

Minutes from October 13th, 2025 Meeting

Minutes from October 29th, 2025 Special Called Meeting

Old Business

New Business

Rezoning from B2 (General Business) to M1 (Light Industrial)

4201 Smokey Road

Edwin B Lumpkin

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

200 Block County Road 42 (Near Hwy 70)

Hall Group, LLC

Aberdeen Phase 2

Preliminary Plat Extension

Guests:

Motion to Adjourn - Time



Minutes of the City of Planning Commission Meeting October 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, October 13, 2025, at 6:00 p.m. Chairmen Hilton Shirey presiding.

Chairman and Planning Commission Members Present:

Greg Harper, Commission Member
Sandy Roberson, Commission Member
Bill Davis, Commission Member
George Marling, Commission Member

Absent:

Ernest Montgomery, Commission Member
Connie Payton, Commission Member
Jon Graham, Commission Member
Brienne Gilliland, Commission Member
Hilton Shirey, Chairman

Planning and Zoning Team Members:

Kevin Shirey
Brandy Cost

Guests:

Donny Cook
Debbie & Richard Byers
Ann Davis
Chris Bunn
Patti & Scott Simpson

Kenny & Dawn Cost

Commission Member Davis called the meeting to order at 6:00 p.m.

Chairman's Report:

Approval of Minutes

New Business:

Curation, LLC – Patti Simpson Rezoning from R1 to B2

No minutes were approved nor meeting was held to approve the rezoning due to no quorum. Meeting was pushed to a special called meeting on October 29, 2025.

Commission Member Davis made a motion to adjourn the meeting at 6:04 pm.

The meeting was adjourned at 6:04 p.m.

Approved this 10th day of November 2025

Brandy Cost



Minutes of the City of Planning Commission Special Called Meeting October 29, 2025

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Wednesday, October 29, 2025, at 5:00 p.m. Chairmen Hilton Shirey presiding.

Chairman and Planning Commission Members Present:

Jon Graham, Commission Member
Greg Harper, Commission Member
Sandy Roberson, Commission Member
Brienne Gilliland, Commission Member
Hilton Shirey, Chairman
George Marling, Commission Member

Absent:

Ernest Montgomery, Commission Member
Bill Davis, Commission Member
Connie Payton, Commission Member

Planning and Zoning Team Members:

Kevin Shirey
Brandy Cost

Guests:

Patti & Scott Simpson

Derek Wright
Donny Cook

Chairman Hilton Shirey called the meeting to order at 5:04 p.m.

Chairman's Report:

Approval of Minutes

New Business:

Curation, LLC – Patti Simpson – Rezoning from R1 to B2

Commission Member Graham made a motion to approve the rezoning.
Commission Member Marling second said motion and upon vote, the results were as follows:

Ayes: Graham, Harper, Roberson, Gilliland, Shirey, Marling
Nays: None
Abstain: None

Commission Member Gilliland made a motion to adjourn the meeting at 5:13 pm.

The meeting was adjourned at 5:13 p.m.

Approved this 10th day of November 2025

Brandy Cost

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

NOTICE TO:

Edwin B. Lumpkin Jr
100 Metro Pkwy
Pelham, AL 35124
Parcel #22 9 30 4 002 007.007
Parcel #22 9 30 4 002 007.008
Parcel #22 9 30 4 002 007.001
Parcel #22 9 30 4 002 007.002

Energy Vision Property Holdings
LLC
40 Dogwood Drive
Calera, AL 35040

Zamora Cristhian Alejandro
Arambula
121 Aviators View Drive
Alabaster, AL 35007

Staci Marie Frances Aiken
125 Aviators View Drive
Alabaster, AL 35007

Amanda Michelle Heffler
129 Aviators View Drive
Alabaster, AL 35007

William Edgar & Kathleen Rose
Lovely
133 Aviators View Drive
Alabaster, AL 35007

MCH SFR Property Owner 1 LLC
14355 Commerce Way
Miami Lakes, FL 33016

Amy M & Jason Michael
Shoebridge
121 Crisfield Circle
Alabaster, AL 35007

Jorge L Bonnet
C/O Shelley K James
125 Crisfield Circle
Alabaster, AL 35007

Margaret Whaley
C/O Margaret Whaley Life Estate
Heirs TA
129 Crisfield Circle
Alabaster, AL 35007

Maximo & Edith Sanchez
133 Crisfield Circle
Alabaster, AL 35007

Ruth J Grammer
139 Crisfield Circle
Alabaster, AL 35007

Karl P & Jean M Dziadula
143 Crisfield Circle
Alabaster, AL 35007

Janice Scholl
C/O Michael J & Carol J School
Trustee
7060 Mill Rd
Rockford, IL 61108

Farmhouse & Family LLC
423 Poplar Ridge
Alabaster, AL 35007

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 November 10, 2025. The purpose of this public hearing is to receive public comments on an application submitted by:

**Edwin B Lumpkin JR
Brian Lavett
100 Metro Parkway
Pelham, AL 35124**

for a proposed rezoning of Parcel #22 9 30 4 002 007.007 & 22 9 30 4 002 007.008, 4201 Smokey Road. See attached Map. The proposal consists of rezoning from B-2 (General Business) To M-1 (Light Industrial District).

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 October 20, 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

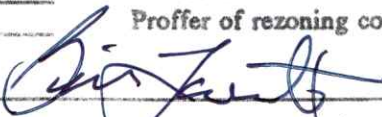
APPLICATION FOR REZONING

PLANNING COMMISSION, CITY OF CALERA, ALABAMA

- 1. Date Application filed: 10/03/2025 Requested Hearing Date: November Hearing
- 2. Applicant: Brian Lavett
 Phone: 205-600-8312
 Address: 100 Metro Pkwy, Pelham, AL 35124
- 3. Owner: Edwin B. Lumpkin Jr
 Phone: 205-443-3538
 Address: 100 Metro Parkway, Pelham, AL 35124
- 4. Property Location: 4201 ~~4200~~ Smokey Road, Calera, AL 35040
 Tax Map Parcel Number (s): 22 9 30 4 002 007.007, 22 9 30 4 002 007.008
- 5. Acreage: Approx. 7 Acres
- 6. Existing Zoning Classification: B - 2 Existing Land Use: Mini Storage (Currently Non-Conforming)
 Proposed Zoning Classification: M - 1 Proposed Land Use: Mini Storage

7. Check all required submissions with this application:

- Application Fee
- Reason for the Request
- Legal Description of the subject Property
- Vicinity Map
- Availability Of Required Utilities
- Public Hearing Notices
- Site Plan
- Proffer of rezoning conditions (if any)

Signature of Applicant: 

Signature of Authorization By Owner: 

FOR CITY USE ONLY:

\$150.00 Administrative fee received on 10.6.25 by receipt # I2503910

Scheduled Hearing Date: November 10, 2025

Application Submitted by: Brian Lavett on: 10.6.25



October 6, 2025

City of Calera
Planning & Zoning Department
7901 HWY 31
Calera, AL 35040

Re: Application for Rezoning

To whom it may concern:

I am applying to rezone the real property located at:

4102 Smokey Rd, Calera, AL 35040.

Currently the property is zoned **B-2**, which makes our buildings there non-conforming. As such we would like to have the zoning for parcels **22 9 30 4 002 007.007 & 22 9 30 4 002 007.008** changed to **M-1**. There would be no change in the use of the property.

Thank you for your time.

Brian Layett
Lumpkin Development
100 Metro Parkway
Pelham, AL 35124-1171
205-443-3524



100 METRO PARKWAY, PELHAM AL 35124
PHONE: 205-443-3538
FAX: 205-985-8710

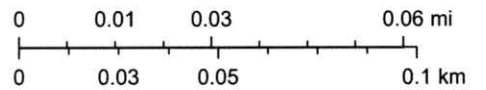
ArcGIS Web AppBuilder



10/20/2025, 10:01:10 AM

1:2,257

- Fire Hydrants
- Water Valves
- Water Meter
- Pressurized Water Main
- Finished
- Service Lines

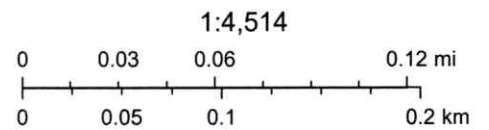


G-Squared LLC, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



10/20/2025, 10:01:50 AM

-  Sewer Lift Station
-  Manhole
-  Gravity Main










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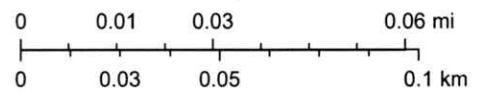
ArcGIS Web Map



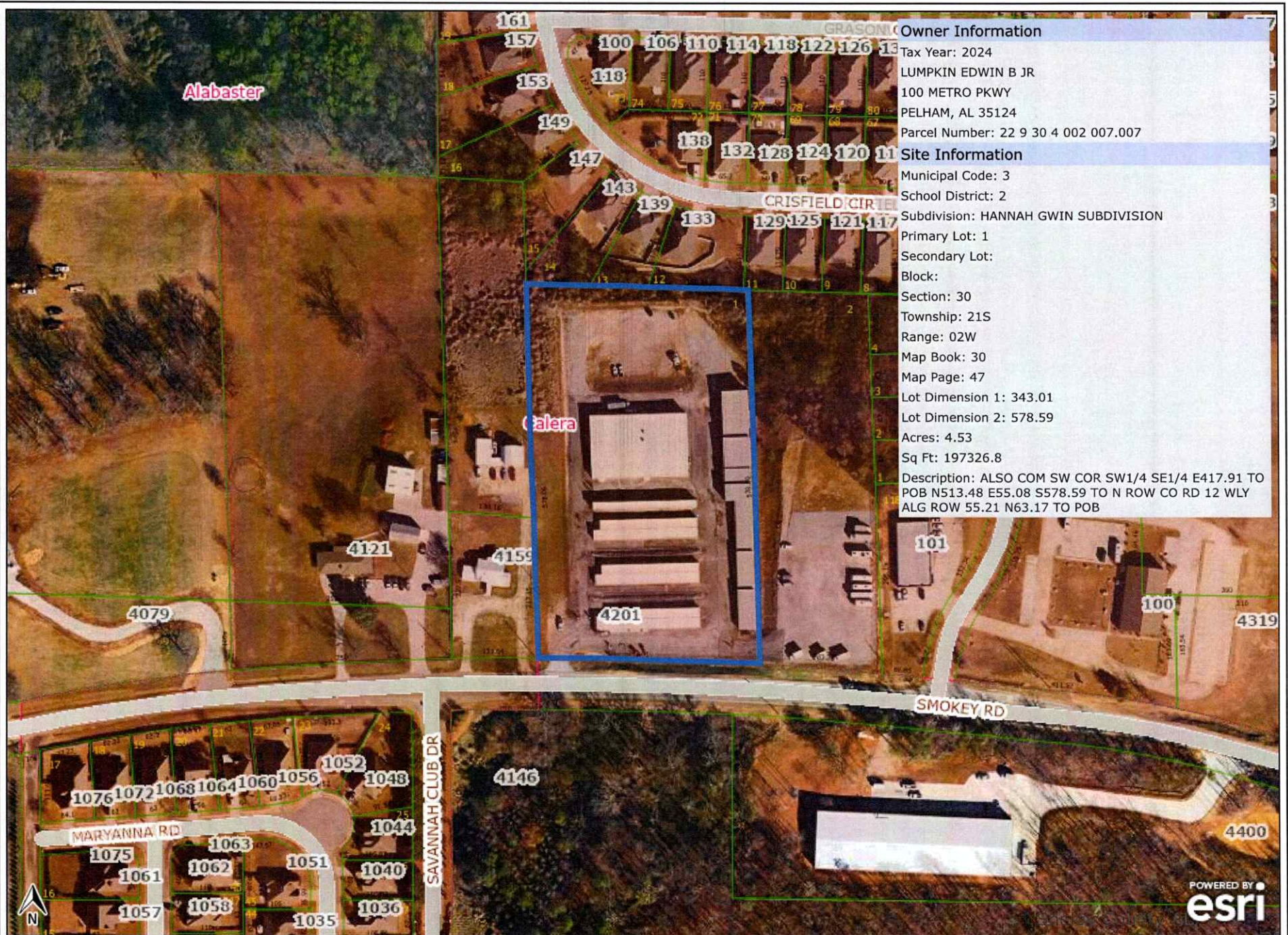
10/20/2025, 10:02:00 AM

1:2,257

-  Gas Valve
-  Gas Vent Pipe
-  Gas CP Test Station
-  Gas Meter
-  Gas Farm Tap
-  Gas Service Lines
-  Gas Main Line

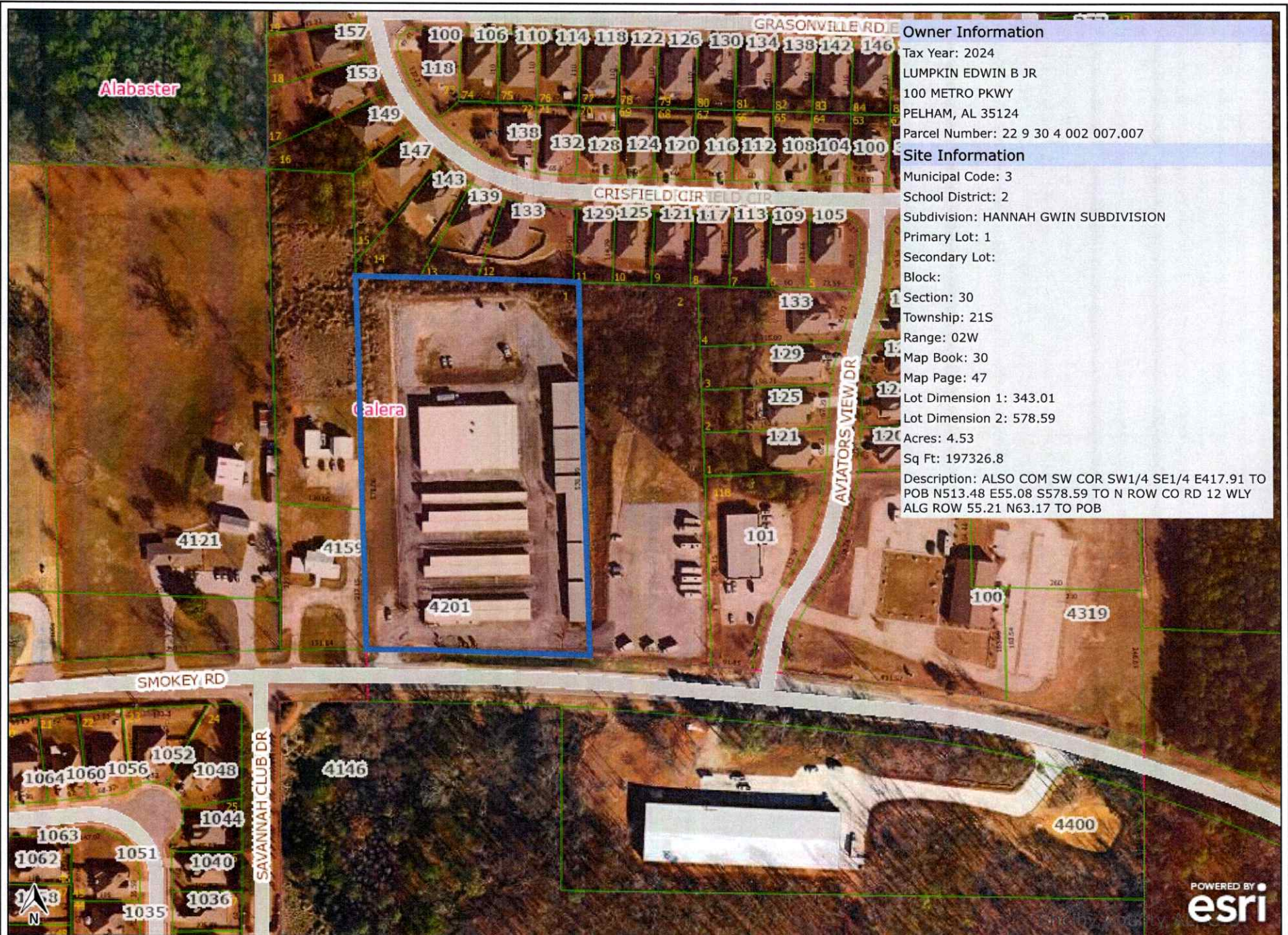


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Owner Information
 Tax Year: 2024
 LUMPKIN EDWIN B JR
 100 METRO PKWY
 PELHAM, AL 35124
 Parcel Number: 22 9 30 4 002 007.007

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: HANNAH GWIN SUBDIVISION
 Primary Lot: 1
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 30
 Map Page: 47
 Lot Dimension 1: 343.01
 Lot Dimension 2: 578.59
 Acres: 4.53
 Sq Ft: 197326.8
 Description: ALSO COM SW COR SW1/4 SE1/4 E417.91 TO POB N513.48 E55.08 S578.59 TO N ROW CO RD 12 WLY ALG ROW 55.21 N63.17 TO POB



Owner Information
 Tax Year: 2024
 LUMPKIN EDWIN B JR
 100 METRO PKWY
 PELHAM, AL 35124
 Parcel Number: 22 9 30 4 002 007.007

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: HANNAH GWIN SUBDIVISION
 Primary Lot: 1
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 30
 Map Page: 47
 Lot Dimension 1: 343.01
 Lot Dimension 2: 578.59
 Acres: 4.53
 Sq Ft: 197326.8
 Description: ALSO COM SW COR SW1/4 SE1/4 E417.91 TO POB N513.48 E55.08 S578.59 TO N ROW CO RD 12 WLY ALG ROW 55.21 N63.17 TO POB

Shelby County Land Information
 Date Printed: 10/20/2025

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Alabaster

Owner Information

Tax Year: 2024
LUMPKIN EDWIN B JR
100 METRO PKWY
PELHAM, AL 35124
Parcel Number: 22 9 30 4 002 007.001

Site Information

Municipal Code: 3
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block: 000
Section: 30
Township: 21S
Range: 02W
Map Book: 0
Map Page: 0
Lot Dimension 1: 518.81
Lot Dimension 2: 130
Acres: 1.55
Sq Ft: 67518
Description: BEG 153.38 N OF SW COR SW1/4 OF SE1/4 N518.81 E130 S521.25 W TO POB





Owner Information

Tax Year: 2024
 LUMPKIN EDWIN B JR
 100 METRO PKWY
 PELHAM, AL 35124
 Parcel Number: 22 9 30 4 002 007.002

Site Information

Municipal Code: 3
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 000
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1: 131.64
 Lot Dimension 2: 227.5
 Acres: 0.66
 Sq Ft: 28749.6
 Description: BEG SW COR SW1/4 OF SE1/4 N153.38
 E130.16 S TO N R/W CO RD 12 W131.64 N TO POB PART
 SEC30

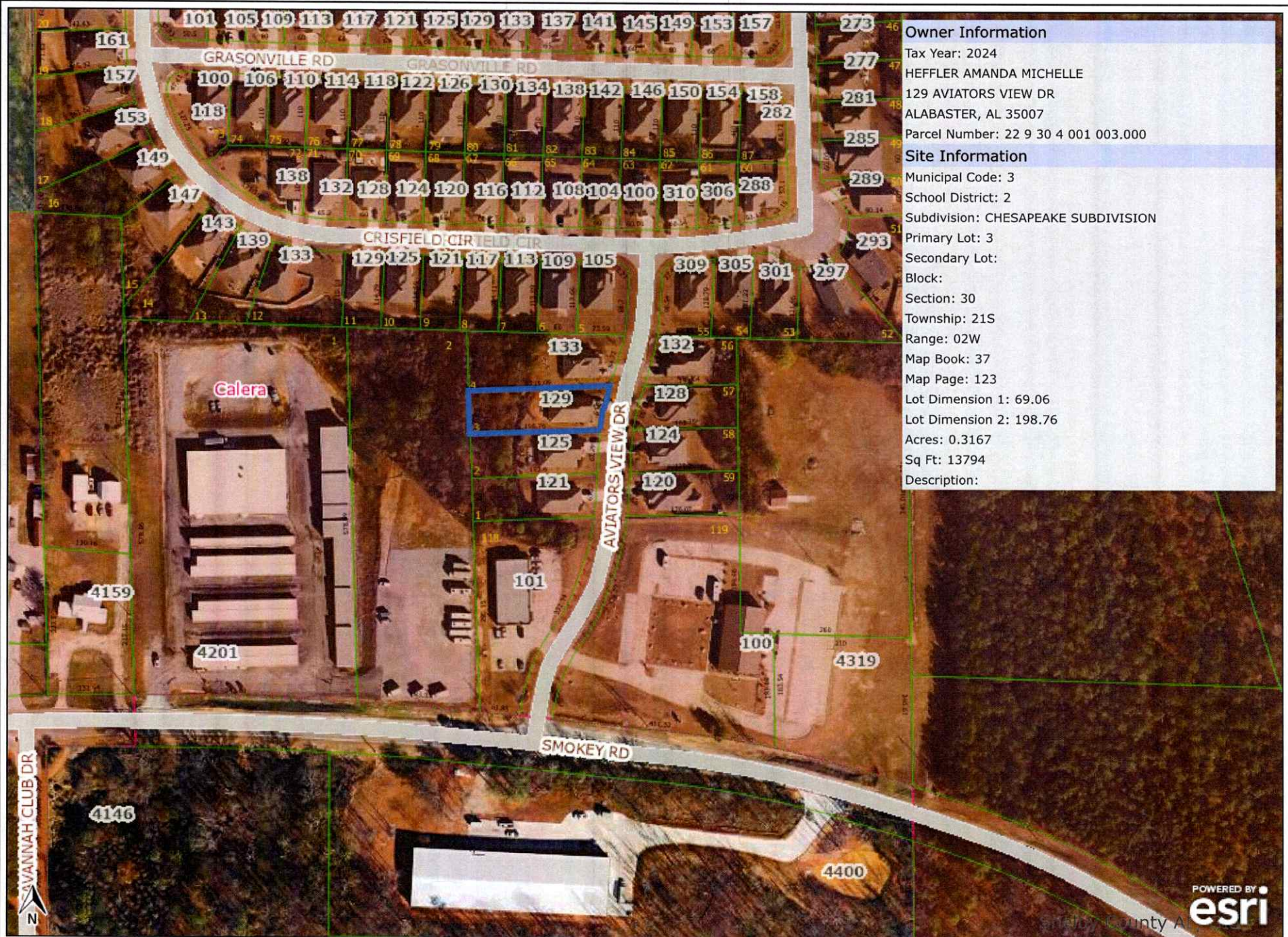




Owner Information	
Tax Year:	2024
Owner Name:	ZAMORA CRISTHIAN ALEJANDRO ARAMBULA
Address:	121 AVIATORS VIEW DR ALABASTER, AL 35007
Parcel Number:	22 9 30 4 001 001.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	CHESAPEAKE SUBDIVISION
Primary Lot:	1
Secondary Lot:	
Block:	
Section:	0
Township:	
Range:	
Map Book:	37
Map Page:	123
Lot Dimension 1:	67.23
Lot Dimension 2:	186.98
Acres:	0.2919
Sq Ft:	12716
Description:	



Owner Information	
Tax Year:	2024
Owner Name:	AIKEN STACI MARIE FRANCES
Address:	125 AVIATORS VIEW DR ALABASTER, AL 35007
Parcel Number:	22 9 30 4 001 002.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	CHESAPEAKE SUBDIVISION
Primary Lot:	2
Secondary Lot:	
Block:	
Section:	30
Township:	21S
Range:	02W
Map Book:	37
Map Page:	123
Lot Dimension 1:	67.29
Lot Dimension 2:	192.6
Acres:	0.3006
Sq Ft:	13095
Description:	



Owner Information

Tax Year: 2024
 HEFFLER AMANDA MICHELLE
 129 AVIATORS VIEW DR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 003.000

Site Information

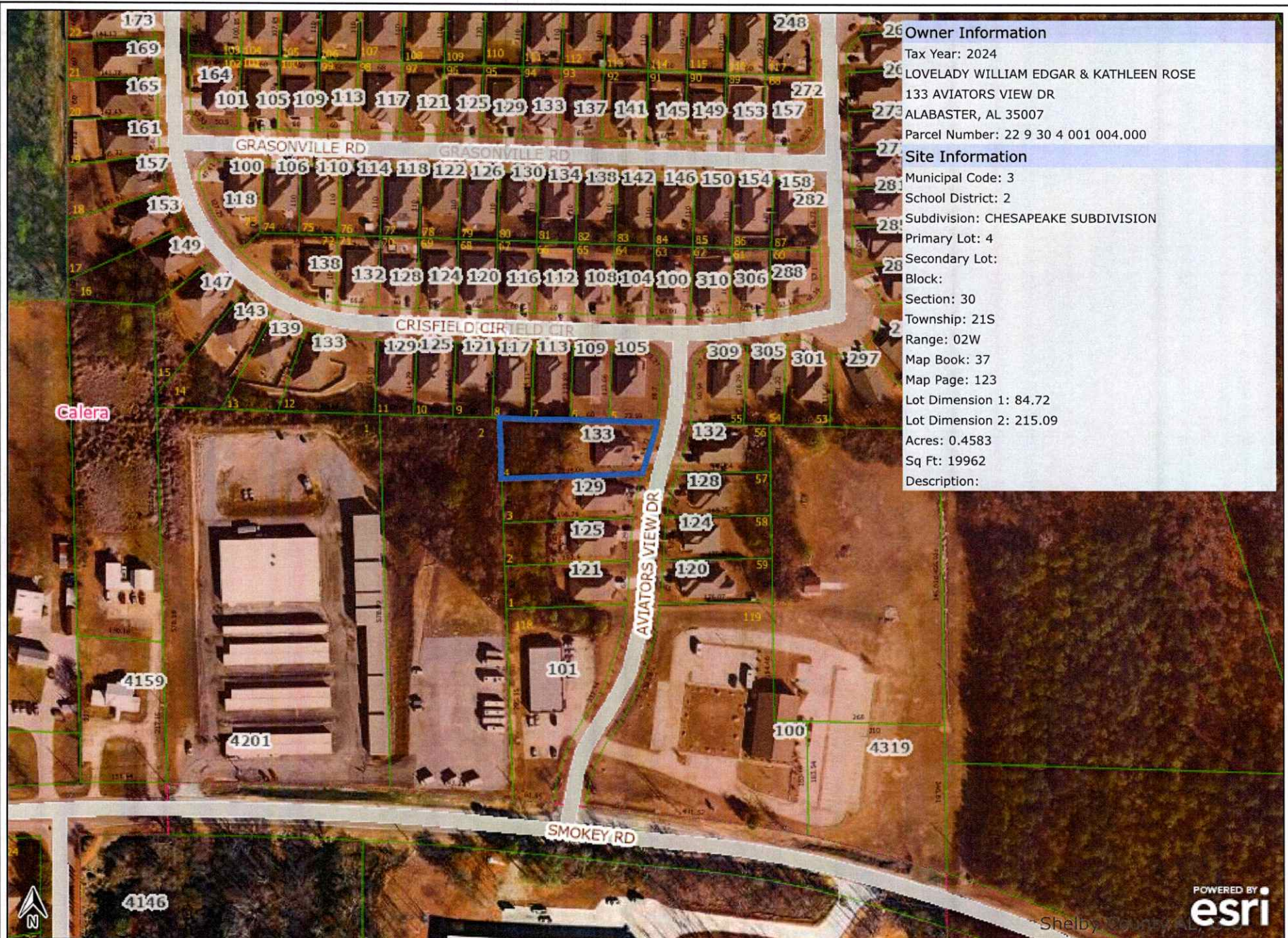
Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 3
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 69.06
 Lot Dimension 2: 198.76
 Acres: 0.3167
 Sq Ft: 13794
 Description:

WANNAH CLUB DR

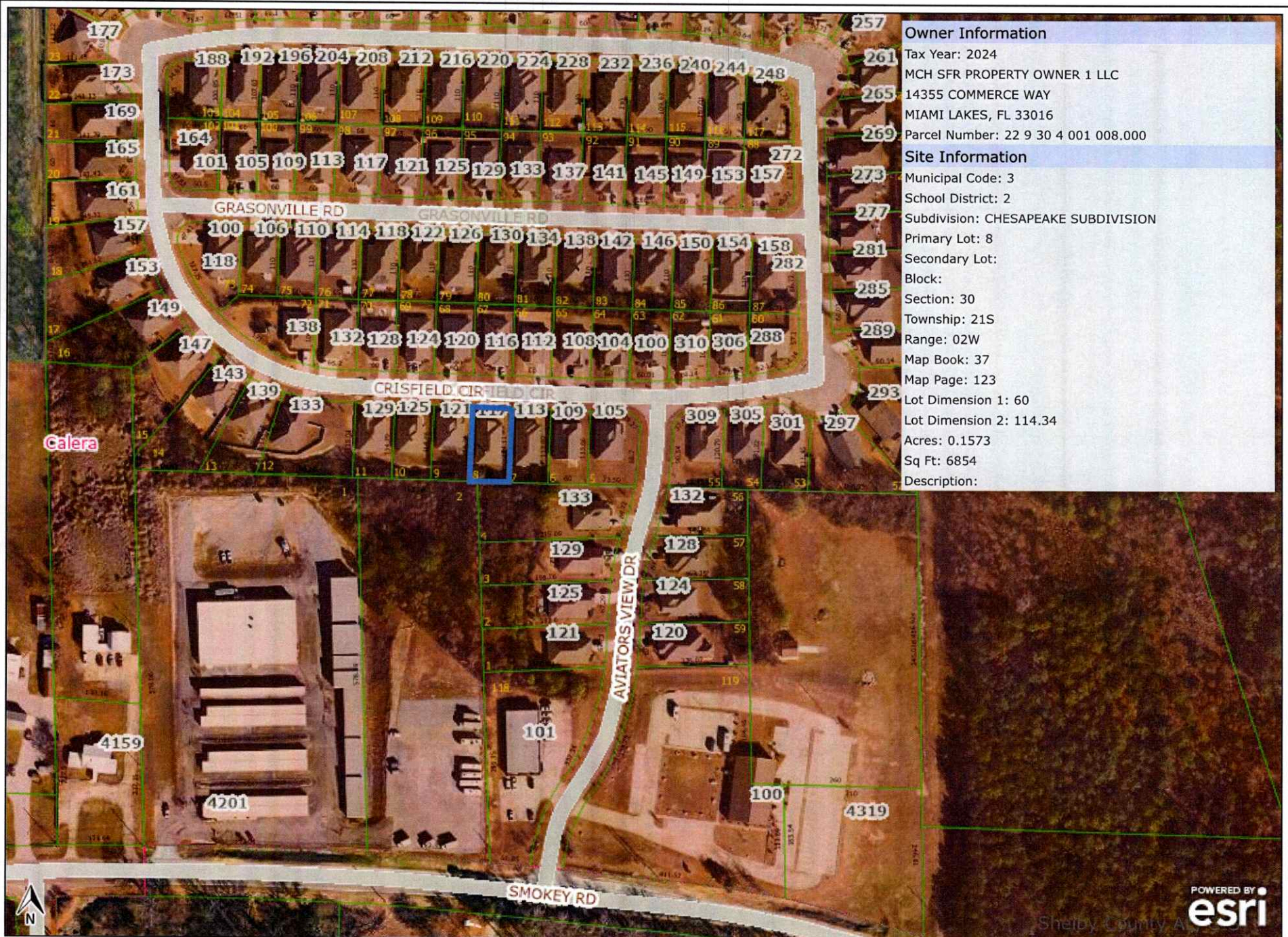
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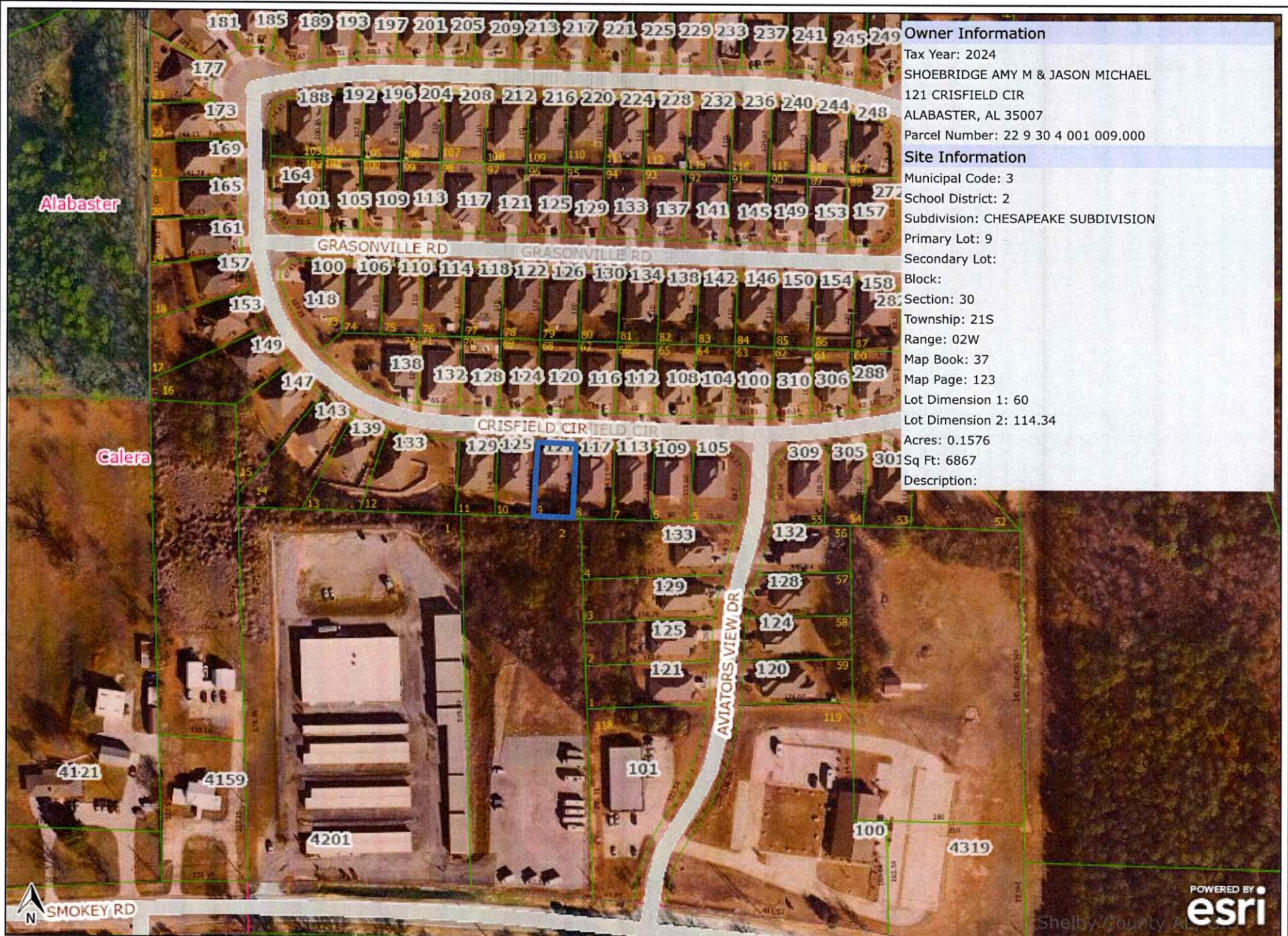


26	Owner Information
	Tax Year: 2024
26	LOVELADY WILLIAM EDGAR & KATHLEEN ROSE
	133 AVIATORS VIEW DR
27	ALABASTER, AL 35007
	Parcel Number: 22 9 30 4 001 004.000
27	Site Information
	Municipal Code: 3
28	School District: 2
	Subdivision: CHESAPEAKE SUBDIVISION
28	Primary Lot: 4
	Secondary Lot:
28	Block:
	Section: 30
28	Township: 21S
	Range: 02W
	Map Book: 37
	Map Page: 123
	Lot Dimension 1: 84.72
	Lot Dimension 2: 215.09
	Acres: 0.4583
	Sq Ft: 19962
	Description:

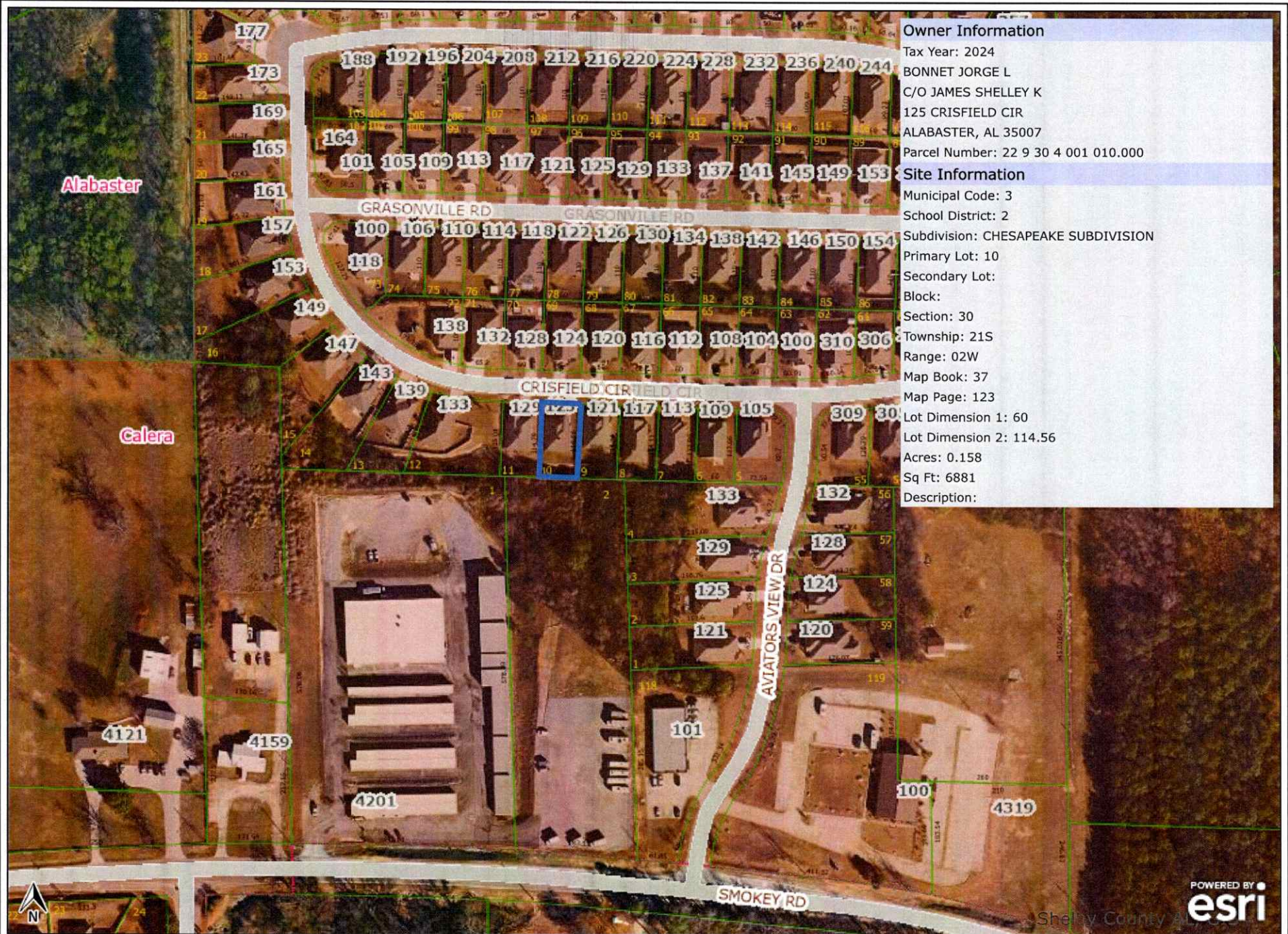


Owner Information	
Tax Year:	2024
Owner:	MCH SFR PROPERTY OWNER 1 LLC
Address:	14355 COMMERCE WAY MIAMI LAKES, FL 33016
Parcel Number:	22 9 30 4 001 008.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	CHESAPEAKE SUBDIVISION
Primary Lot:	8
Secondary Lot:	
Block:	
Section:	30
Township:	21S
Range:	02W
Map Book:	37
Map Page:	123
Lot Dimension 1:	60
Lot Dimension 2:	114.34
Acres:	0.1573
Sq Ft:	6854
Description:	





Owner Information	
Tax Year:	2024
Owner:	SHOEBRIDGE AMY M & JASON MICHAEL
Address:	121 CRISFIELD CIR
City/State:	ALABASTER, AL 35007
Parcel Number:	22 9 30 4 001 009.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	CHESAPEAKE SUBDIVISION
Primary Lot:	9
Secondary Lot:	
Block:	
Section:	30
Township:	21S
Range:	02W
Map Book:	37
Map Page:	123
Lot Dimension 1:	60
Lot Dimension 2:	114.34
Acres:	0.1576
Sq Ft:	6867
Description:	



Owner Information

Tax Year: 2024
 BONNET JORGE L
 C/O JAMES SHELLEY K
 125 CRISFIELD CIR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 010.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 10
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 60
 Lot Dimension 2: 114.56
 Acres: 0.158
 Sq Ft: 6881
 Description:

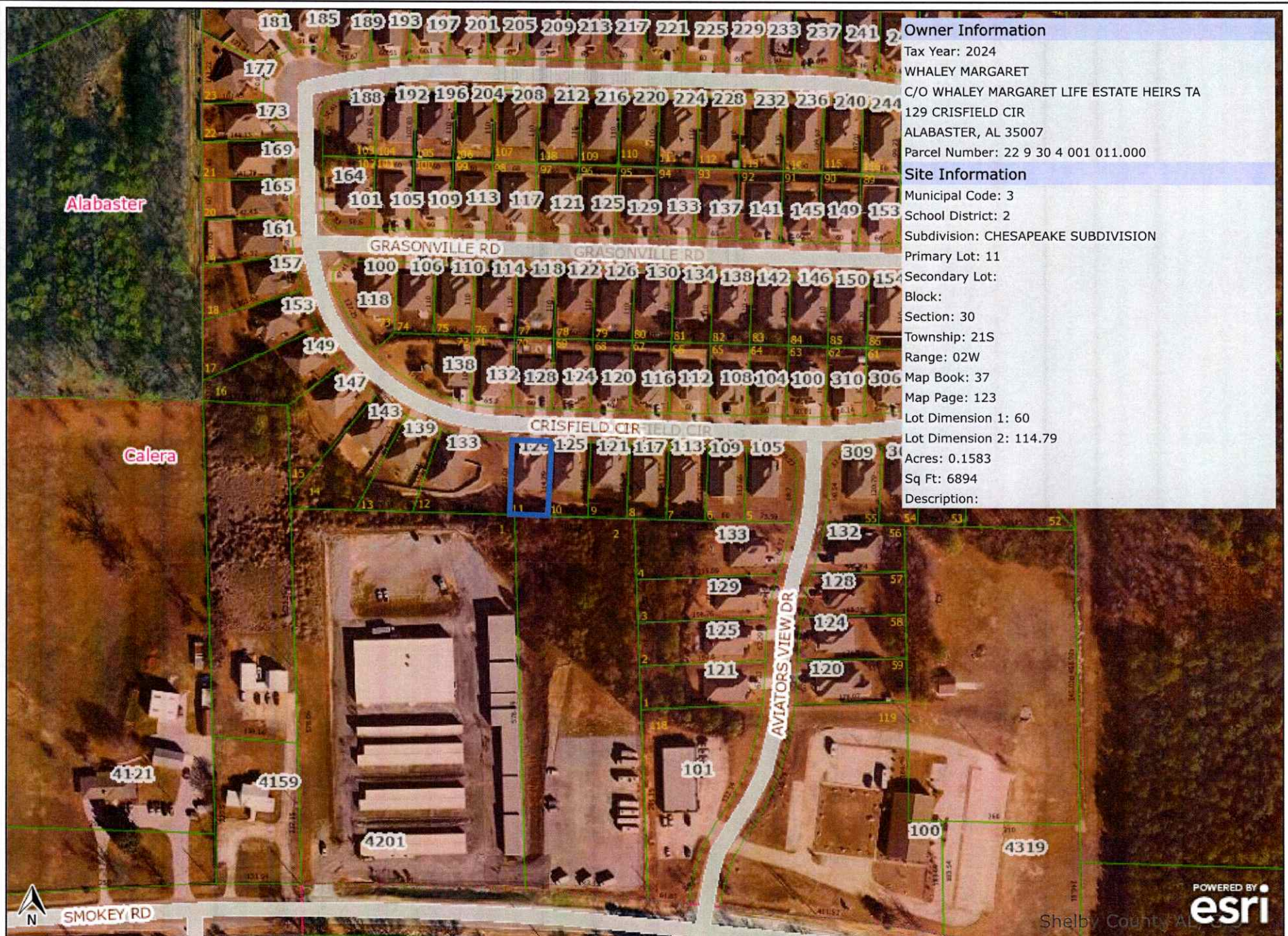


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Shelby County AL



Owner Information

Tax Year: 2024
 WHALEY MARGARET
 C/O WHALEY MARGARET LIFE ESTATE HEIRS TA
 129 CRISFIELD CIR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 011.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 11
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 60
 Lot Dimension 2: 114.79
 Acres: 0.1583
 Sq Ft: 6894
 Description:





Owner Information

Tax Year: 2024
 SANCHEZ MAXIMO & EDITH
 133 CRISFIELD CIR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 012.000

Site Information

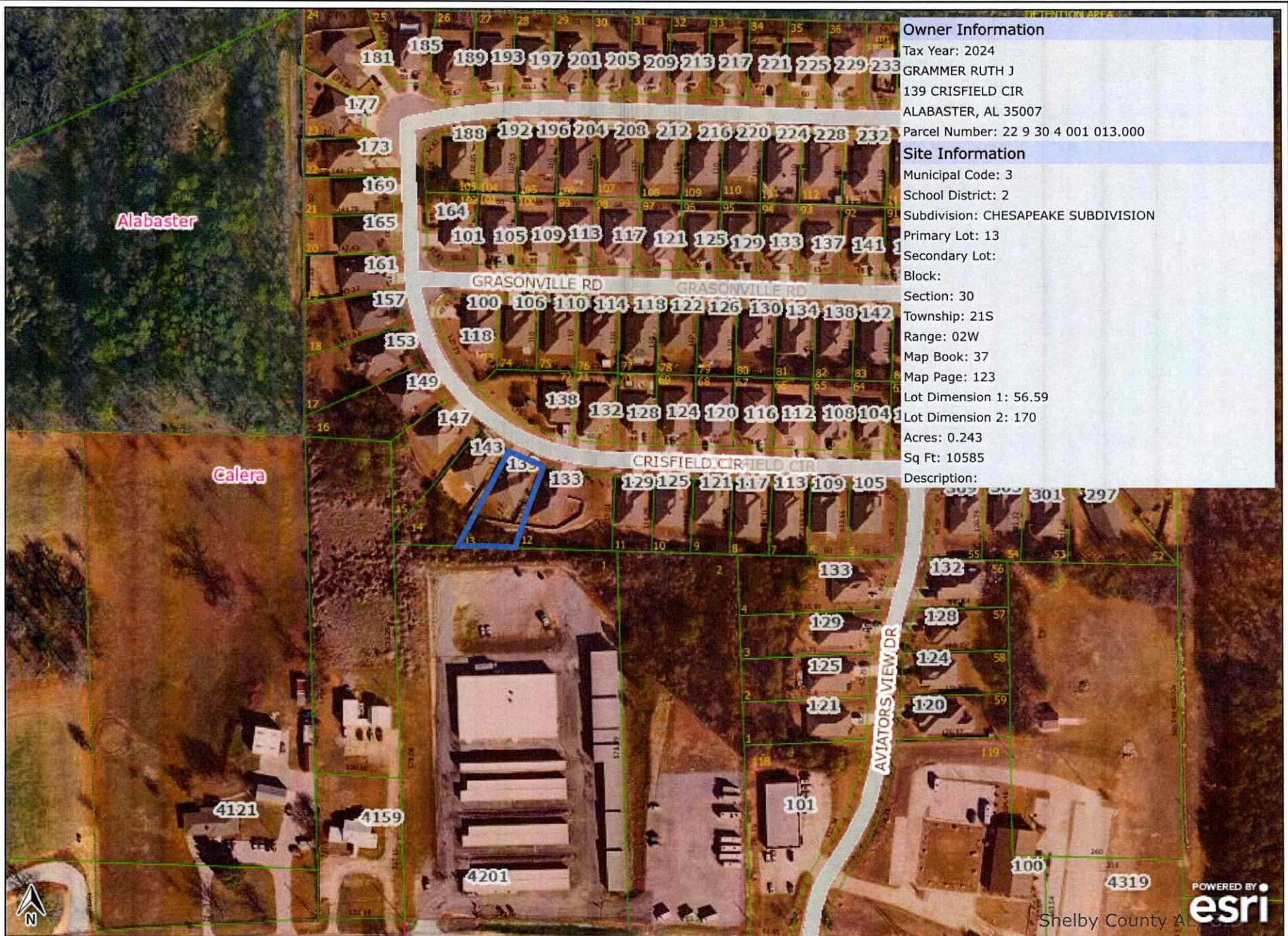
Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 12
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 111.81
 Lot Dimension 2: 135.85
 Acres: 0.3575
 Sq Ft: 15574
 Description:

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Shelby County, AL



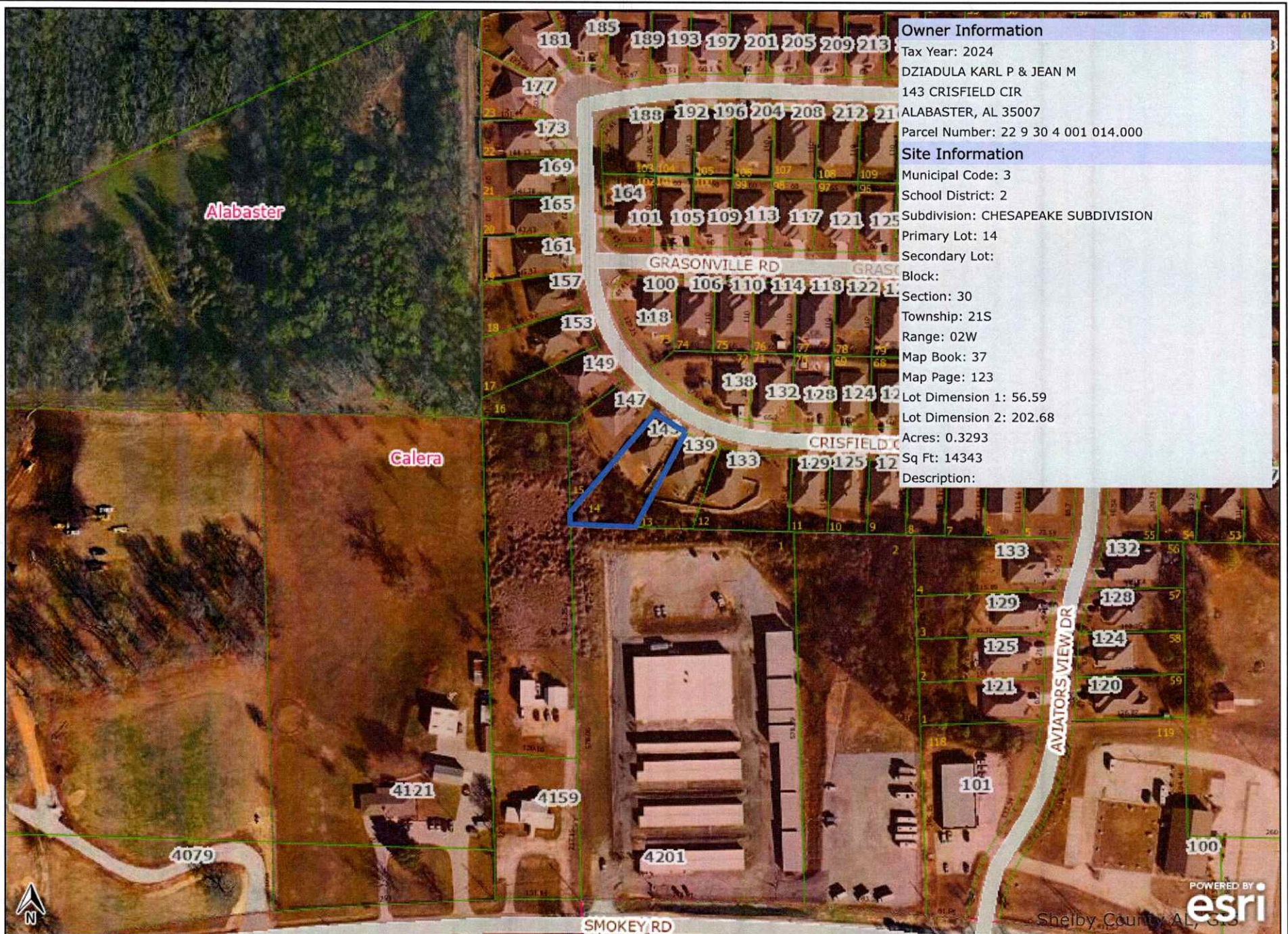
Owner Information

Tax Year: 2024
 GRAMMER RUTH J
 139 CRISFIELD CIR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 013.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 13
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 56.59
 Lot Dimension 2: 170
 Acres: 0.243
 Sq Ft: 10585
 Description:



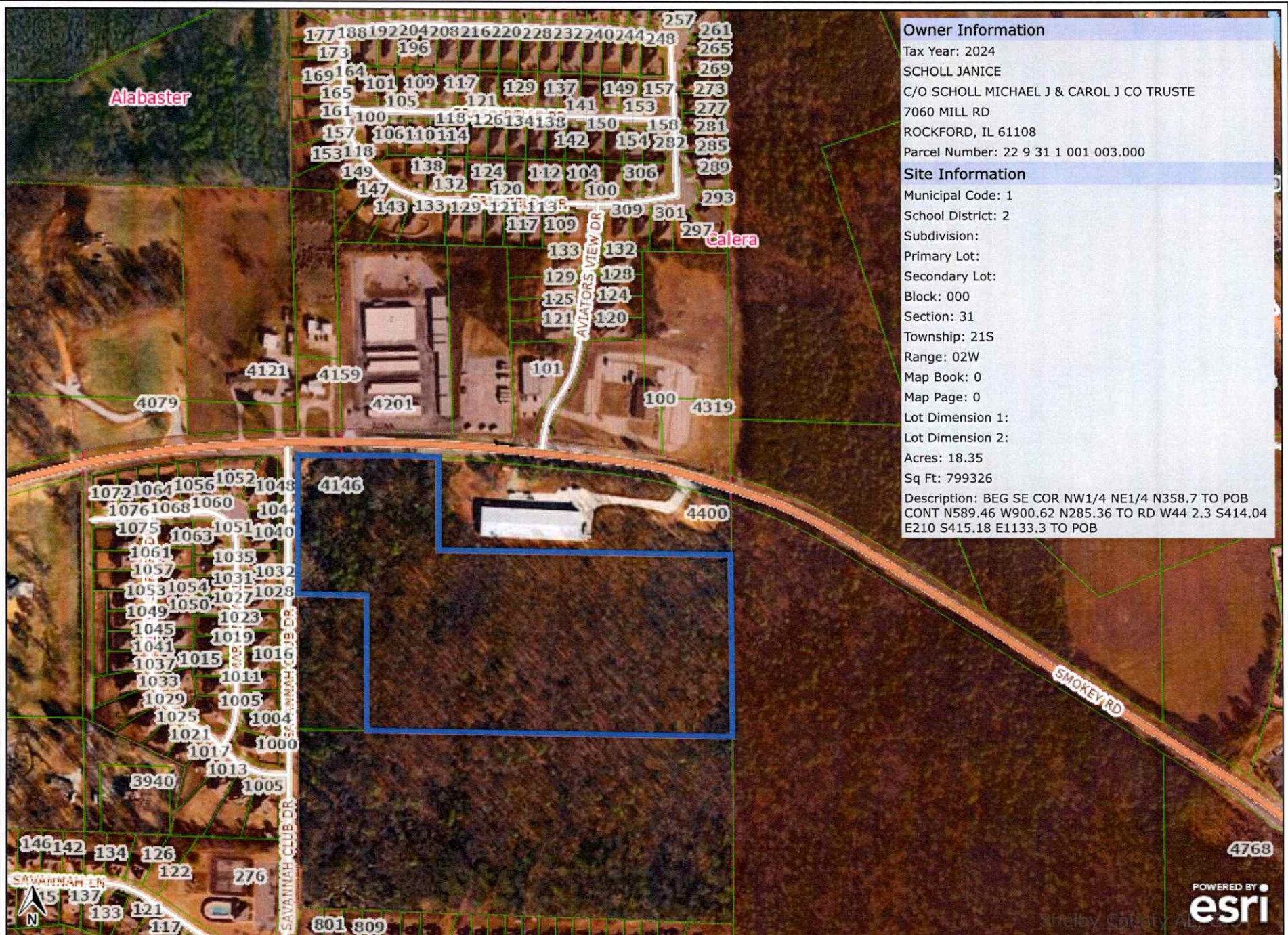


Owner Information

Tax Year: 2024
 DZIADULA KARL P & JEAN M
 143 CRISFIELD CIR
 ALABASTER, AL 35007
 Parcel Number: 22 9 30 4 001 014.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: CHESAPEAKE SUBDIVISION
 Primary Lot: 14
 Secondary Lot:
 Block:
 Section: 30
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 123
 Lot Dimension 1: 56.59
 Lot Dimension 2: 202.68
 Acres: 0.3293
 Sq Ft: 14343
 Description:



Owner Information
 Tax Year: 2024
 SCHOLL JANICE
 C/O SCHOLL MICHAEL J & CAROL J CO TRUSTE
 7060 MILL RD
 ROCKFORD, IL 61108
 Parcel Number: 22 9 31 1 001 003.000

Site Information
 Municipal Code: 1
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 000
 Section: 31
 Township: 21S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1:
 Lot Dimension 2:
 Acres: 18.35
 Sq Ft: 799326
 Description: BEG SE COR NW1/4 NE1/4 N358.7 TO POB
 CONT N589.46 W900.62 N285.36 TO RD W44 2.3 S414.04
 E210 S415.18 E1133.3 TO POB



Owner Information

Tax Year: 2024
 FARMHOUSE AND FAMILY LLC
 423 POPLAR RDGE
 ALABASTER, AL 35007
 Parcel Number: 22 9 31 1 001 002.000

Site Information

Municipal Code: 1
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 000
 Section: 31
 Township: 21S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1: 909
 Lot Dimension 2: 324
 Acres: 4.63
 Sq Ft: 201682.8
 Description: BEG @ INT S LN CO RD 12 W LN SEC31 T21S R2W TH E ALG S R/W 3170' TO POB TH S2 85' TH E 897 NW TO S ROW CO RD 12 TH W TO POB



4. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.

§5.14. B-2 General Business District

Intent. To establish and preserve a retail business district convenient to the public and attractive for a wide range of retail and service uses usually found along major thoroughfares.

- 5.14.1. Use Regulations. Refer to Table 5.2.
- 5.14.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall apply (see also §4.12 General Regulations for Non-Residential Districts):
 1. Minimum Yard Setbacks:
 - a. Front: Thirty-five (35) ft
 - b. Rear: fifteen (15) ft
 - c. Side: 0 ft and/or as required by the Building and Fire Codes
 - d. Rear and/or side yard setbacks shall be increased to include a Buffer if required by §9.2 Buffers.
 2. Maximum Building Height: Sixty-five (65) ft or 5 stories
 3. Corner Lot setbacks shall be the same on both streets.
- 5.14.3. Additional Regulations (When Applicable)
 1. All vehicle and outdoor storage areas, other than accessory parking, shall be located behind the front building line and screened, as necessary, from public view.
 2. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.

§5.15. B-3 Downtown District

Intent. This district is intended to promote the development and redevelopment of downtown Calera with a diverse mix of land uses that are consistent and compatible with the unique elements of the downtown area. The district regulations are designed to encourage the rehabilitation and re-use of existing historic and/or older buildings and structures to allow upper-story dwellings in mixed-use buildings.

- 5.15.1. Use Regulations. Refer to Table 5.3 Permitted Uses for B-3 and MXD Districts and the provisions herein:
 1. Any existing single-family dwellings shall be permitted and may be altered or expanded though no new single-family dwellings shall be permitted.
 2. Bed and breakfasts may be permitted in an existing dwelling.
- 5.15.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall apply (see also §4.12 General Regulations for Non-Residential Districts):
 1. Minimum Yard Setbacks.
 - a. Front: All commercial and mixed-use buildings shall be located within ten (10) ft of the front lot line, with the exception of subsection 4 below.
 - (1) Institutional buildings shall be located within twenty (20) ft of the front lot line.
 - (2) No parking, gas pumps, drive-through facilities or other vehicular areas shall be permitted forward of the front building line.
 - (3) Buildings shall be set back as necessary to accommodate a sidewalk of at least twelve (12) ft, measured from the curb to the front building line. Such setback may be in the form of an easement or may be dedicated as part of the adjoining street right-of-way.
 - b. Side: 0 ft and/or as required by the Building and Fire Codes
 - c. Rear: five (5) ft
 2. Building Standards.
 - a. Maximum Building Height: Sixty-five (65) ft or 5 stories

Table 5.5 B-3 Downtown District Sign Regulations			
Sign	Number	Area	Copy Height
Awning	1 sloping plane & 1 valence per awning	75% of awning area	18 in. on sloping plane, 6 in. on valence
Banner	1 per tenant	32 sq. ft.	n/a
Canopy	1 per canopy	2 sq. ft. per linear ft.	24 in.
Monument	1 per street facade	48 sq. ft., 6 ft. high max.	12 in.
Sandwich Board	1 per tenant	9 sq. ft.	n/a
Projecting	1 per tenant	6 sq. ft.	12 in.
Suspended	1 per tenant	6 sq. ft.	n/a
Facade	1 per tenant	3 sq. ft. per linear ft.	16 in.
Window	1 per window	20% of glass area	12 in.

5.15.5. Additional Regulations (When Applicable).

1. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.
2. Utilities. All outdoor electrical, plumbing, and mechanical equipment must be located behind the front facade or concealed from street view with a screen or wall. These facilities may not encroach into any setback.

§5.16. M-1 Light Industrial District

Intent. This district consists of areas where limited industrial uses are permitted. The district encourages employment centers with a low degree of environmental impact. Principal industrial activities light manufacturing, light industry, warehousing, wholesaling, distribution, services and other limited impact activities. The M-1 Light Industrial District also allows for selected commercial and institutional uses which are supportive of industrial centers.

5.16.1. Use Regulations. Refer to Table 5.2 and the provisions herein:

1. Wholesale and warehousing operations shall not engage in the storage of dangerous or offensive items of an explosive or toxic nature.

5.16.2. 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 §4.12 General Regulations for Non-Residential Districts):

1. Minimum Yard Setbacks:
 - a. Front: Seventy-five (75) ft
 - b. Rear: fifteen (15) ft
 - c. Side: 0 ft and/or as required by the Fire and Building Codes
 - d. Rear and/or side yard setbacks shall be increased to include a Buffer if required by §9.2 Buffers.
2. Maximum Building Height: Forty-five (45) ft or 3 stories
3. Corner Lot setbacks shall be the same on both streets.

5.16.3. Additional Regulations (When Applicable)

1. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.

§5.17. M-2 Heavy Industrial District

Intent. To provide suitable areas where heavy industrial uses are permitted. This district encourages employment centers where a potentially high to moderate degree of environmental impact uses can be located, including general and heavy manufacturing and industry.

5.17.1. Use Regulations. Refer to Table 5.2.

5.17.2. 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 §4.12 General Regulations for Non-Residential Districts):

1. Minimum Yard Setbacks:
 - a. Front: None specified, the Commission shall determine setback requirements during the site plan review process.
 - b. Rear: Same as front requirement above.
 - c. Side: Same as front requirement above.
2. Corner Lot setbacks shall be the same on both streets.

§5.18. M-3 Heavy Industrial District

Intent. To provide suitable areas where heavy industrial uses are permitted. This district encourages employment centers where a potentially high to moderate degree of environmental impact uses can be located, including general and heavy manufacturing and industry.

5.18.1. Use Regulations. Refer to Table 5.2.

5.18.2. 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 §4.12 General Regulations for Non-Residential Districts):

1. Minimum Yard Setbacks:
 - a. Front: None specified, the Commission shall determine setback requirements during the site plan review process.
 - b. Rear: Same as front requirement above.
 - c. Side: Same as front requirement above.
2. Corner Lot setbacks shall be the same on both streets.

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

NOTICE TO:

Phillip j Lusco
200 Mountain Vista
Indian Springs, AL 35124

James & Catherine Adams
1916 Hwy 70
Columbiana, AL 35051

Edwin B Lumpkin Jr
100 Metro Parkway
Pelham, AL 35124

Delta Investments &
Developments LLC
8581 Helena Road
Pelham, AL 35124

Rime Holdings LLC
3075 Healthy Way
Birmingham, AL 35243
Parcel #22 8 34 4 004 030.002
Parcel #22 8 34 4 004 030.001
Parcel #22 8 34 4 004 030.000
Parcel #22 8 34 3 002 005.000
Parcel #22 8 34 3 002 006.000

Beeswax Investment Properties
LLC
PO Box 209
Shelby, AL 35143

Judith Williamson
157 Hwy 42
Calera, AL 35040

Ronald M & Vonciel L Dodson
231 Hwy 42
Calera, AL 35040
Parcel #22 8 34 4 001 007.002
Parcel #28 8 03 2 000 003.001

Jody & Amiee M Johnson
441 Hwy 42
Calera, AL 35040

Larry D & Debbie S Marsalis
481 Hwy 42
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 November 10, 2025. 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 #22 8 34 4 001 006.000, 200 Block of Hwy 42 at 70. See attached Map. The proposal consists of rezoning from B-2 (General Business) To R-4 (Multi-Family Residential District).

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 October 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

APPLICATION FOR REZONING
PLANNING COMMISSION, CITY OF CALERA, ALABAMA

1. Date Application filed: 10/17/2025 Requested Hearing Date: 11/10/2025
2. Applicant: Hall Group, LLC
 Phone: 256-303-5829
 Address: 2810 Fortner Street, Building J, Dothan, AL 36305
3. Owner: Lusco Revocable Living Trust
 Phone: 205-500-1188 (Bobby Bynum)
 Address: 200 Mountain Vista, Indian Springs, AL
4. Property Location: 200 Block of County Road 42, at Highway 70
 Tax Map Parcel Number (s): 22 8 34 4 001 006.000
5. Acreage: 20 total acres; 13.5 for rezoning
6. Existing Zoning Classification: B-2 Existing Land Use: Undeveloped
 Proposed Zoning Classification: R-4 Proposed Land Use: Multifamily apartments

7. Check all required submissions with this application:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Application Fee |
| <input checked="" type="checkbox"/> | Reason for the Request |
| <input checked="" type="checkbox"/> | Legal Description of the subject Property |
| <input checked="" type="checkbox"/> | Vicinity Map |
| <input checked="" type="checkbox"/> | Availability Of Required Utilities |
| <input checked="" type="checkbox"/> | Public Hearing Notices |
| <input checked="" type="checkbox"/> | Site Plan |
| <input type="checkbox"/> | Proffer of rezoning conditions (if any) |

Signature of Applicant: 
 Signature of Authorization By Owner: Attached as separate form, with witness

FOR CITY USE ONLY:

\$150.00 Administrative fee received on 10.17.25 by receipt # _____
 Scheduled Hearing Date: November 10, 2025
 Application Submitted by: Carlen Williams on: 10.17.25



HALL GROUP

October 15, 2025

City of Calera Alabama
Attn: Brandy Cost
7901 Highway 31
Calera, AL 35040
RE: THE GROVE AT CALERA CROSSINGS - REZONING APPLICATION

Dear Ms. Cost:

Please find enclosed a complete Rezoning Application, per the requirements in the Zoning Ordinance. The subject property is a total of 20 acres; this request seeks a conditional partial rezoning, affecting 13.5 acres of the southern interior of the parcel, from B-2 (General Business) to R-4 (Multifamily Residential). Frontage along Highway 70 would remain B-2.

Enclosed are the following documents:

- Signed authorization from the property owner to appear before the City of Calera
- The project legal description with supporting tax map information
- A memo outlining the reason for the rezoning request and a narrative regarding the present and proposed zoning and land use of the property
- Utility availability letters for Electric, Water and Sewer services
- A vicinity map, drawn to scale, showing the size and location of the property
- A site plan, drawn to scale and dimensioned
- The names and addresses of all adjacent property owners, with printed back-up evidencing parcel location in proximity to subject property
- A check in the amount of \$150

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,

John David Chambless

Hall Group, LLC

JDChambless@pwigc.net

256-303-5829

**Post Office Drawer 6657 • Dothan, Alabama 36302 • Telephone 334-794-2678
2810 Fortner Street, Building J • Dothan, Alabama 36305 • Fax: 334-702-0012**

OWNER AUTHORIZATION

I/We, Lusco Revocable Living Trust, hereby certify that I/We am/are the owner of property, located at 200 Block of County Road 42, at HWY 70, with parcel number 22 8 34 4 001 006.000.

I/We hereby authorize the following applications be made on my/our behalf by John David Chambless of Hall Group, LLC to the City of Calera for review and decision by any and all necessary city departments, specifically including but not limited to the Planning & Zoning Department, the Planning Commission, and, if required, by the City Council:

- Application for Subdivision
- Application for Site Plan Review
- Application for Master Development Plan Amendment

Owner / Applicant's Name: Geneva M Pitchford - Trustee

Owner / Applicant's Name: Phillip James Lusco, Jr - Trustee

Owner / Applicant's Signature: Geneva M. Pitchford Date: 10/15/25

Owner / Applicant's Signature: Phillip James Lusco Jr Date: 10/15/25

Witness Name: Ken E Pitchford Date: 10/15/2025

Witness Signature: Ken E Pitchford Date: 10/15/2025

Legal Description

Parcel ID 22 8 34 4 001 006.000

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the SE corner of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama; thence N 89° 07' 31" W, a distance of 1,468.67 feet to the POINT OF BEGINNING; thence N 89° 07' 16" W, a distance of 425.67 feet; thence N 00° 00' 30" W, a distance of 666.15 feet; thence N 89° 00' 42" W, a distance of 499.40 feet to the easterly right-of-way of Shelby County Hwy 42; thence N 07° 26' 39" W along said right-of-way, a distance of 502.15 feet to the southerly right-of-way of Alabama Hwy. 70; thence N 40° 06' 02" E along said Hwy. 70 right-of-way and leaving said Shelby County Hwy 42 right-of-way, a distance of 70.71 feet; thence N 85° 06' 02" E along said right-of-way, a distance of 968.28 feet; thence S 00° 52' 44" W and leaving said right-of-way, a distance of 1,316.15 feet to the POINT OF BEGINNING.

TO: Planning and Zoning Department, City of Calera
FROM: John David Chambless, Hall Group, LLC
RE: Reason for Rezoning Request from B-2 to R-4, 200 Block of CR 42

The purpose of this memo is to provide reason and rationale for the submittal of the conditional rezoning request for approximately 13.5 acres of land located in the 200 Block of County Road 42 in the city limits of Calera, Alabama.

The property identification number for the subject parcel is 22 8 34 4 001 006.000 and the current zoning classification for the parcel is B-2 General Business. Hall Group, LLC, on behalf of the Owner, seeks a conditional partial rezoning of the parcel to R-4 Multifamily Residential to allow for the development of a 120-unit apartment community named The Grove at Calera Crossings. We ask that the rezoning be conditioned upon a transfer of the property from the current owner to a Hall Group controlled entity.

The \$40,000,000+ mixed-use 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, The Grove at Calera Crossings will target working families as residents.

Retail is anticipated along Highway 70, consistent with both the City of Calera's master plan as well as the needs of area households. Hall Group, LLC is in contact with brokers specializing in retail services to ensure that the outparcels are adequately sized and designed for timely development. The preliminary site plan included within the rezoning package identifies approximately 6.5 acres along the Highway 70 frontage to be preserved for retail and commercial development.

The current residential 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. Approximately 13.5 acres are needed for development of The Grove at Calera Crossings.

We believe that the proposed mixed use development of the subject 20-acre parcel is the highest and best use for the property. Leveraging the frontage along Highway 70 with the gently rolling topography of the site encourages sustainable, profitable development for the City of Calera and Shelby County, bringing in development dollars and tax dollars while appealing to a growing workforce.

10/08/2025



Calera Crossings Apartments, Ltd
410 Johnson Street, Suite D
Decatur, AL 35601

RE: Service availability to The Grove at Calera Crossings

Dear Carlen Williams,

Alabama Power Company is pleased to provide permanent electric service to the above referenced property. This commitment is subject to our obtaining the necessary Rights-of-Way for the proposed Alabama Power Company facilities and compliance with the rules and regulations approved or prescribed by the Alabama Power Public Commission, including any special rules and regulations governing the applications of rates.

Prior to beginning work, please provide Alabama Power Company with loading information and a detailed site plan of the subject property. Any cost associated with electric service to this facility will be presented once the design is complete.

Please send any further correspondence concerning this project to my attention at:

Alabama Power Company
Attn: Baker, LeAundra S
2 Industrial Park Drive
Pelham, AL 35124

If I can be of any further assistance, please do not hesitate to call me at or email me at lsbaker@southernco.com

Sincerely,

LeAundra Baker

Alabama Power Company
Baker, LeAundra S
Engineer

Calera Water Works Board

JON GRAHAM
Chairman
CONNIE PAYTON
Secretary
CHRIS PAPPAS
Water Board Engineer



MEMBERS:

CHRIS BUNN
Vice Chairman
FRED HOSKINS
CALVIN MORGAN
BILL DAVIS

10/13/2025

To Whom It May Concern:

You may present this letter to interested parties as evidence that the Calera Water Works Board HAS an existing 6 inch water main on HIGHWAY 42 which is available for service to property having **direct frontage** on said roadway with an exact entrance to public right of way located at HIGHWAY 42/71 City of Calera, Alabama.

Water mains are owned, operated, and maintained by the Water Board as a part of our normal distribution system. Upon proper application to our necessary departments and in accordance with our Rules and Regulations, minimum one- inch (1") service connections can be authorized to the water mains. Our distribution system is designed and constructed to meet the requirements of the Alabama Department of Environmental Management, Water Division - Water Supply Program.

In the event existing water mains will not accommodate the fire and domestic flow requirements as stipulated by the governing fire department, the property owner will be required to upgrade the Water Board's existing water lines at the property owner's expense in order for the Board to approve extension of service to proposed developments.

Should you have questions, please contact Bill Hilyer at (205) 668-3886 or via email at bhilyer@Calera.org.

7901 HIGHWAY 31 · CALERA, ALABAMA 35040
PHONE (205) 668-3500 · FAX (205) 668-3624

"Large enough to be progressively aware, yet small enough to still care"

City of Calera



JON GRAHAM
Mayor
CONNIE PAYTON
City Clerk

COUNCIL MEMBERS:

DEBBIE BYERS
KENNY DALE COST
ERNEST MONTGOMERY
CALVIN MORGAN
KAY SNOWDEN TURNER
ALAN WATTS

10/13/2025

To Whom It May Concern:

You may present this letter to interested parties as evidence that the City of Calera HAS an existing 12" FORCE inch sewer main on HIGHWAY 70 which is available for service to property having direct frontage on said roadway with an exact entrance to public right of way located at GHWAY 42/71 City of Calera, Alabama.

Sewer mains are owned, operated, and maintained by the City of Calera as a part of our normal collection system. Upon proper application to our necessary departments and in accordance with our Rules and Regulations, sewer connections can be authorized to the sewer mains. Our collection system is designed and constructed to meet the requirements of the Alabama Department of Environmental Management.

In the event existing sewer mains are not adequately sized to accommodate the additional service connections, the property owner will be required to upgrade the City of Calera's sewer mains at the property owner's expense in order for the City to approve extension of service to proposed developments.

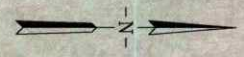
Should you have questions, please contact Bill Hilyer at (205) 668-3886 or via email at bhilyer@Calera.org.

7901 HIGHWAY 31 · CALERA, ALABAMA 35040
MAYOR (205) 668-3500 · FAX (205) 668-3624

"Large enough to be progressively aware, yet small enough to still care"

LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - TWO BEDROOM	87 UNITS
UNIT 'Ahc' - TWO BEDROOM - HANDICAP	3 UNITS
UNIT 'Asi' - TWO BEDROOM - SENSORY IMPAIRED	2 UNITS
UNIT 'B' - THREE BEDROOM	44 UNITS
UNIT 'Bhc' - THREE BEDROOM - HANDICAP	3 UNITS
UNIT 'Bsi' - THREE BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS	120 UNITS
PARKING SPACES:	240
SITE AREA:	13.5 ACRES

SIDEWALK NOTE:
ALL SIDEWALKS TO HAVE A 5' WIDTH MINIMUM.



ARCHITECTURAL SITE PLAN
THE GROVE AT CALERA CROSSINGS
CALERA, ALABAMA

SCALE: 1" = 60'

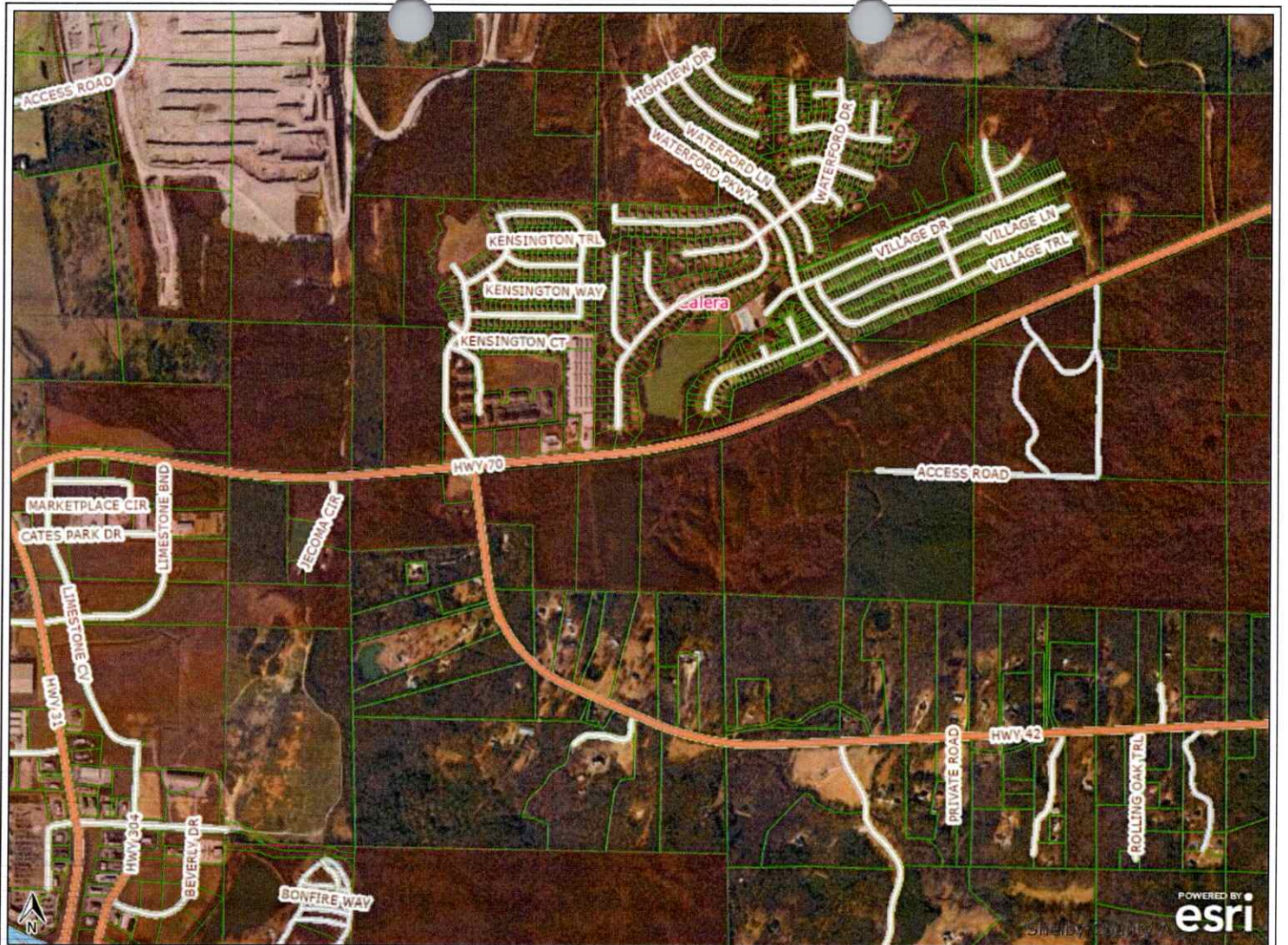
McKEAN & ASSOCIATES
ARCHITECTS
ALABAMA
TTCOMERY

THE GROVE AT CALERA CROSSINGS
CALERA, ALABAMA

Sheet Title:
SCHEMATIC SITE PLAN

Project No:
Date: 10-15-25
Revised:

Sheet No:



Shelby County Land Information
 Date Printed: 10/21/2025

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esri

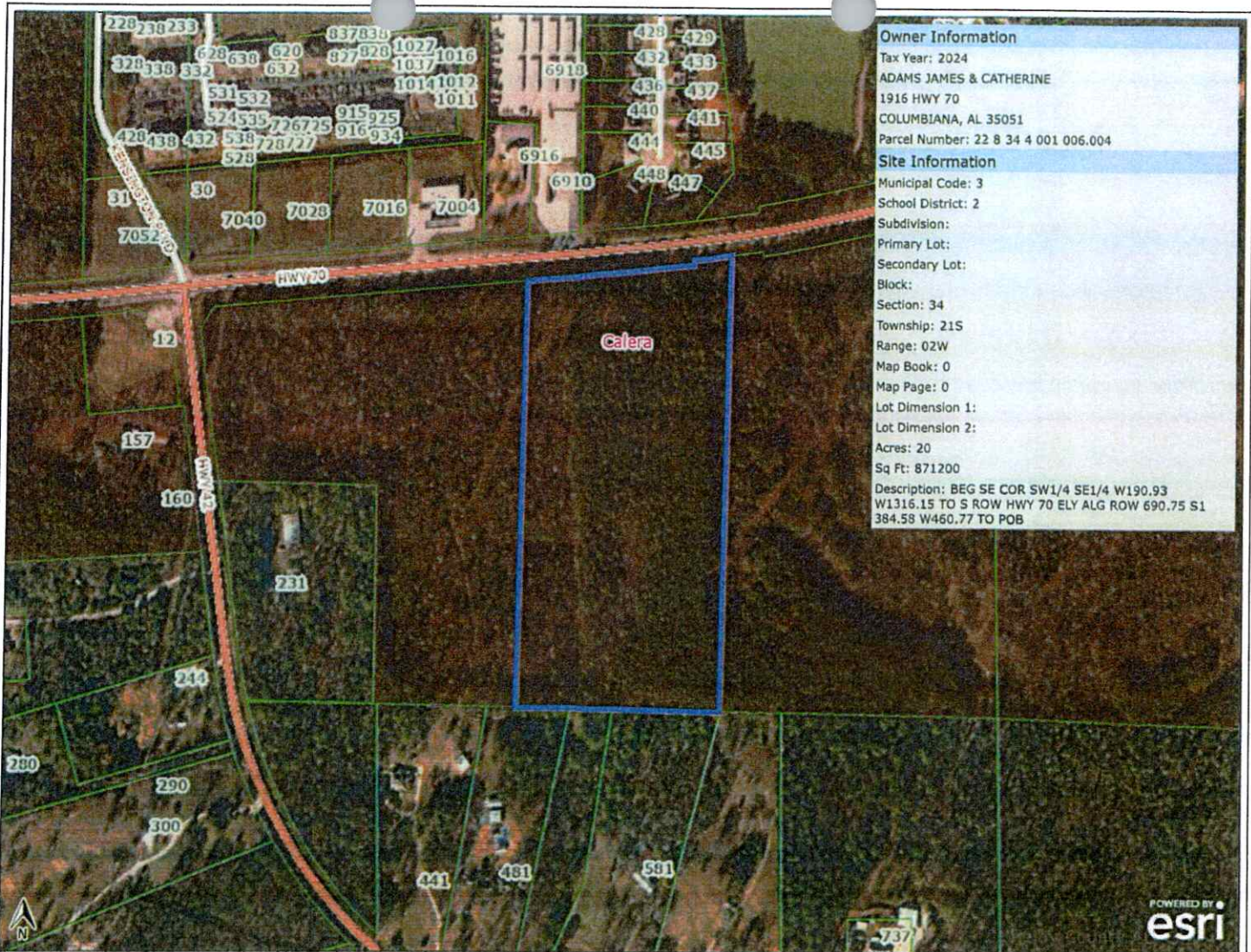
Owner Information
 Tax Year: 2024
 LUSCO PHILLIP J
 200 MOUNTAIN VISTA
 INDIAN SPRINGS, AL 35124
 Parcel Number: 22 8 34 4 001 006.000

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 000
 Section: 34
 Township: 21S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1:
 Lot Dimension 2:
 Acres: 20
 Sq Ft: 871200
 Description: BEG INT E ROW CO RD 42 & S ROW HWY 70
 E985(S) S TO S LN SEC 34 W435(S) N670(S) W TO ROW
 CO RD 42 NLY TO POB



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 Date Printed: 10/21/2025

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Owner Information	
Tax Year:	2024
Owner:	ADAMS JAMES & CATHERINE
Address:	1916 HWY 70
City:	COLUMBIANA, AL 35051
Parcel Number:	22 8 34 4 001 006.004
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	
Primary Lot:	
Secondary Lot:	
Block:	
Section:	34
Township:	21S
Range:	02W
Map Book:	0
Map Page:	0
Lot Dimension 1:	
Lot Dimension 2:	
Acres:	20
Sq Ft:	871200
Description:	BEG SE COR SW1/4 SE1/4 W190.93 W1316.15 TO S ROW HWY 70 ELY ALG ROW 690.75 S1 384.58 W460.77 TO POB

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Owner Information
 Tax Year: 2024
 LUMPKIN EDWIN B JR
 100 METRO PARKWAY
 PELHAM, AL 35124
 Parcel Number: 22 8 34 4 001 005.010

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block:
 Section: 34
 Township: 21S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1: 146.4
 Lot Dimension 2: 365.49
 Acres: 1.26
 Sq Ft: 54885.6
 Description: COM SE COR NW1/4 SE1/4 N135.5 TO N ROW HWY 70 W ALG ROW 174.72 TO POB CONT W ALG ROW 146.4 N365.49 E164.14 S343.34 TO POB



Shelby County Land Information
 Date Printed: 10/21/2025

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Owner Information	Parcel Number: 22 8 34 4 004 030.001
	BIRMINGHAM, AL 35243
	3075 HEALTHY WAY
	RIME HOLDINGS LLC
	Tax Year: 2024
Site Information	Subdivision: KENSINGTON COMMERCIAL
	Primary Lot: 28
	Secondary Lot:
	Block:
	Section: 34
	Township: 21S
	Range: 02W
	Map Book: 53
	Map Page: 15
	Lot Dimension 1: 241.08
	Lot Dimension 2: 301.2
	Acre: 1.66
	Sq Ft: 72309.6
Description:	





Shelby County Land Information
 Data Printed: 10/21/2025

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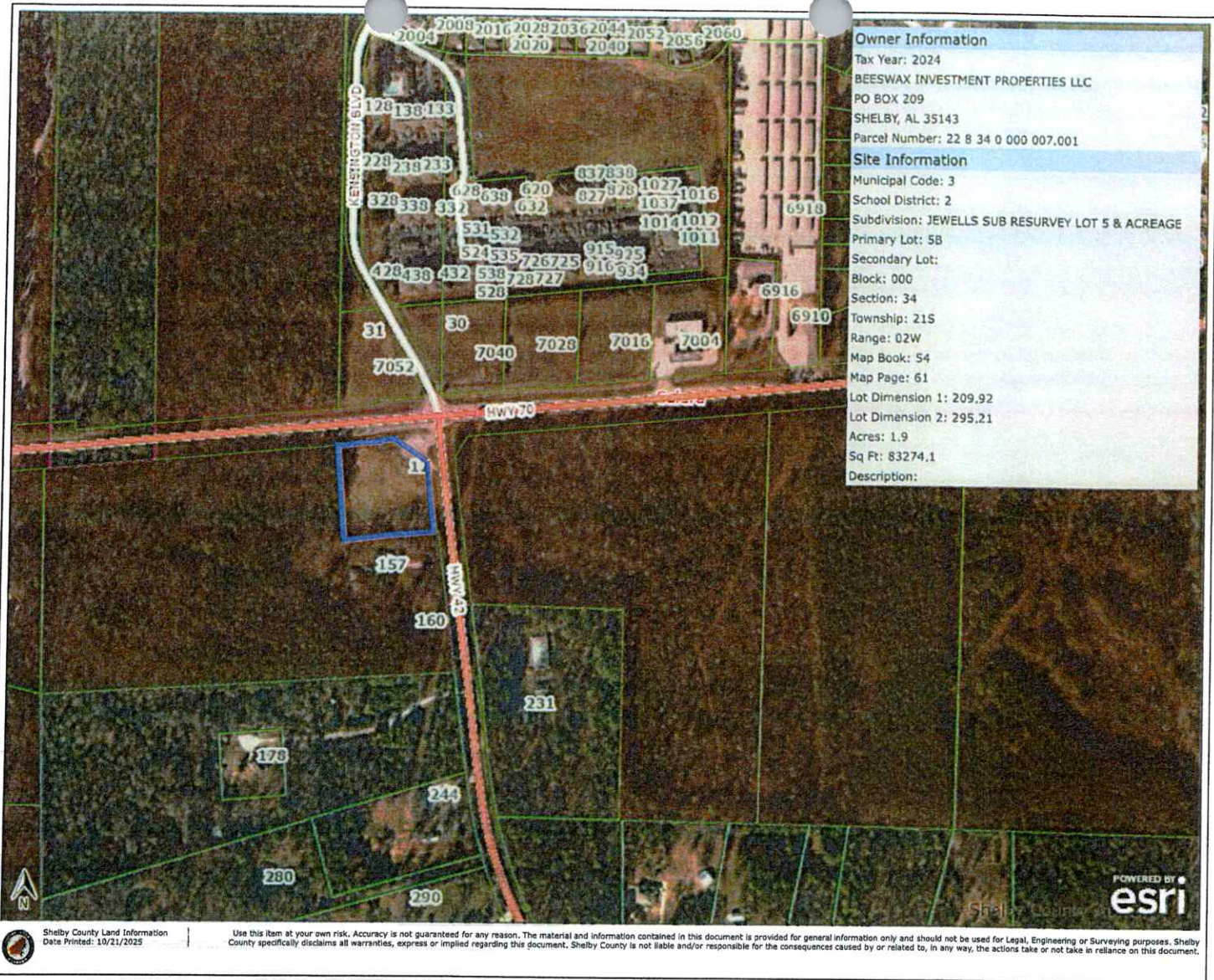
POWERED BY
eSRI



Owner Information
 Parcel Number: 22 B 34 3 002 006.000
 RIME HOLDINGS LLC
 3075 HEALTHY WAY
 BIRMINGHAM, AL 35243
 Tax Year: 2024

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: KENSINGTON APARTMENTS
 Primary Lot: 3
 Secondary Lot:
 Block:
 Section: 34
 Township: 21S
 Range: 02W
 Map Book: 37
 Map Page: 148
 Lot Dimension 1: 393.69
 Lot Dimension 2: 279.58
 Acres: 1.41
 Sq Ft: 61419.6

Description:



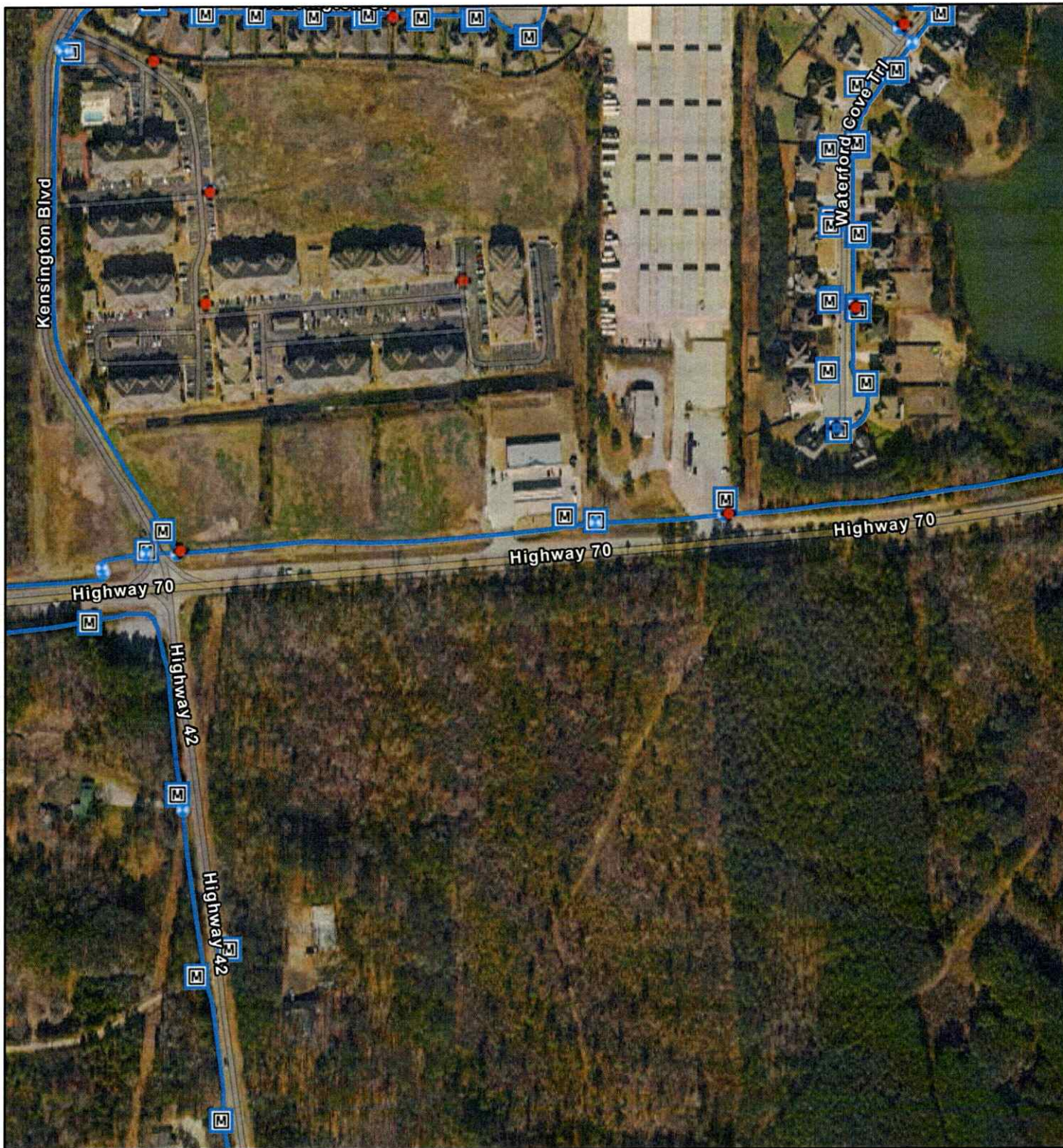


Owner Information	
Tax Year:	2024
Owner:	THYE JUDITH WILLIAMSON & WILLIAMSON BLAN
Address:	157 HWY 42
City:	CALERA, AL 35040
Parcel Number:	22 8 34 0 000 007,000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	JEWELLS SUB RESURVEY LOT 5 & ACREAGE
Primary Lot:	5A
Secondary Lot:	
Block:	000
Section:	34
Township:	21S
Range:	02W
Map Book:	54
Map Page:	61
Lot Dimension 1:	
Lot Dimension 2:	
Acres:	20.2
Sq Ft:	877785.4
Description:	

Shelby County Land Information
Date Printed: 10/21/2025

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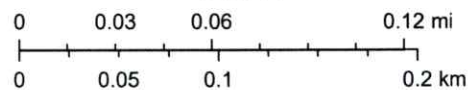




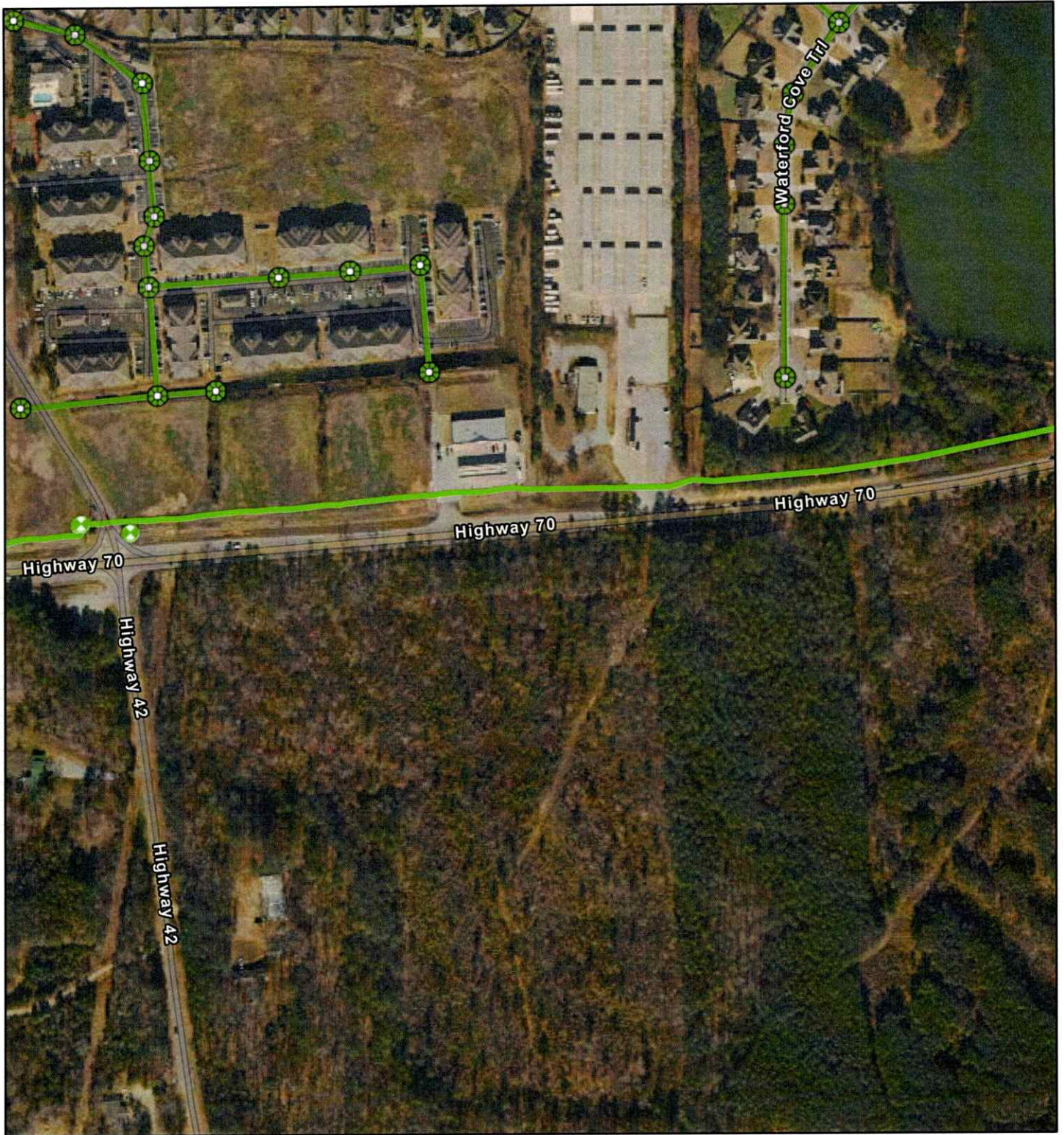
10/21/2025, 8:17:50 AM

1:4,514

- + Fire Hydrants
- + Flush Hydrant
- Water Valves
- M Water Meter
- Pressurized Water Main
- Finished

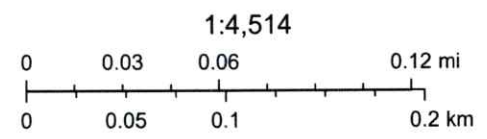


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10/21/2025, 8:20:00 AM

-  Sewer Valve
-  Manhole
-  Sewer Force Main
-  Gravity Main









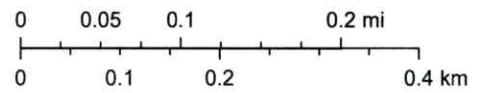
G-Squared LLC, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



10/21/2025, 8:19:01 AM

1:9,028

-  Gas Valve
-  Gas Meter
-  Gas Vent Pipe
-  Gas District Regulator Station
-  Gas CP Test Station
-  Gas Main Line



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from
the
ground
up

Date: September 22, 2025

City of Calera Planning and Zoning Department
7901 Highway 31
Calera, AL 35040

Re: Request for Extension of Preliminary Plat Approval – Phase 2, Aberdeen

To Whom It May Concern:

St. Bourke respectfully requests a one-year extension of the preliminary plat approval for Phase 2 of the Aberdeen subdivision. The plat was approved by the Planning and Zoning Commission on January 13, 2025, and is currently valid through January 12, 2026. We are requesting that the approval be extended through January 11, 2027.

The current builder's progress on Phase 1 has taken longer than anticipated, which has delayed the start of Phase 2. This extension will provide the additional time needed to complete Phase 1 and begin work on Phase 2.

We appreciate your consideration of this request and your continued support of the Aberdeen community. Please let us know if any additional documentation is required.

Sincerely,

Tom Hardy
Senior Vice President
St Bourke
tom@stbourke.com

