



Regular Planning and Zoning Meeting and Work Session
Council Chambers - 7901 Highway 31 Calera, Alabama
Monday, October 29, 2025
Planning and Zoning Meeting Time: 6:00 PM
Work Session Time: 5:30 PM

Planning Commission Meeting Time: 5:00 PM

CITY OF CALERA - PLANNING COMMISSION AGENDA

New Business

Rezoning Request from R-1 (Single Family Residential) to B-2 (General Business)
8661 Hwy 31

PUBLIC HEARING NOTICE
SPECIAL CALLED 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 Special Called Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 5:00 P.M. on October 29, 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 October 14, 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: Sept 22, 2025 Requested Hearing Date: October 13, 2025 or before
- 2. Applicant: Curation, LLC Patti We Simpson
Phone: 205 919 3844
Address: 100 Concourse Parkway, Suite 3001, Hoover, AL 35244
- 3. Owner: Greater Path Properties, LLC Derek Wright
Phone: 205-577-7503
Address: 492 County Road 1053 Montevallo AL 35115
- 4. Property Location: State Highway 31, Calera, AL 35040
Tax Map Parcel Number (s): 35102200100000

- 5. Acreage: 0.454
- 6. Existing Zoning Classification: R-1 Existing Land Use: Residential
Proposed Zoning Classification: B-2 Proposed Land Use: Business

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: Curation, LLC manager Patti Simpson

Signature of Authorization By Owner: Derek Wright Managing Member

FOR CITY USE ONLY:

\$150.00 Administrative fee received on 9.22.25 by receipt # _____

Scheduled Hearing Date: 10.13.25

Application Submitted by: _____ on: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lots Nos. 15 and 16, in Block 4, according to John Dunstan's Survey of the Plat of twenty acres in Calvert, Alabama, being a part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 2, Township 24, Range 13 East, said lots fronting 76 feet on Twenty-First Avenue and extending back 230 feet to an alley being 94 feet wide on said alley and bounded on the East and on the West by an alley twenty (20) feet wide. Situated in Shelby County, Alabama.

My name is Patti Lee Simpson. I moved to Calera in 1984. I have lived other places, but Calera has always been my home. I want to see it do big things and thrive in every way, and I want to be an active participant in making that happen. I was in talks with Calera Main Street for space in 2023, but those talks never took root. I looked in Montevallo, Columbiana and Alabaster, but. . . Calera has my heart.

1 The reason I believe this particular property should be re-zoned is because Calera needs Curation. In order for a business like Curation to be successful, the CHARM has to be topnotch, and this property has that charm. Calera needs a charming, small-scale, tasteful but affordable space to hold events - like Baby Showers and Bridal Showers. We also need more local events, like Gallery Nights and Mommy & Me Painting. Curation will facilitate small, buzz worthy events to draw people from surrounding areas, as well as give tourists a reason to stop in. I have spoken with other leaders in Shelby County about starting an Art Trail, like the Wine Trail, and I hope to help bring that idea to fruition.

Also, Calera needs a place to get those special gifts that you don't want to have to get at Target or Amazon - weddings & 50th anniversaries, 1st Birthdays and Sweet Sixteens. Occasions worthy of a nice gift from a charming, little store. And, OF COURSE, women need a space to get gorgeous, which is an art in itself! In short, Curation, LLC will elevate Calera's options, in many ways. I have spoken at length with Jackie Batson about the city's comprehensive plan, and I believe Curation could be a harmonious part of that vision.

The property in question has very few residential homes in its area, and already has many commercial/industrial type properties. It's neighbored by the city impound space and some other city buildings on the right and in back, RR tracks to the right, and a church to the left. It has an empty lot in back that will accommodate the required parking, and Curation, LLC will bring the home up to all other commercial standards. The proposed rezoning will not create an undue burden on the City of Calera due to traffic or infrastructure. The property is located within an area already served by existing commercial corridors, and the anticipated traffic flow is consistent with current roadway capacity and neighboring uses.

On a more personal note, the main reason I want to have a storefront-style business, when most things can be done online, is to be part of a community. THIS community. In 2023, Curation, L.L.C. managed the Christmas decorations in Calera's Downtown. The Candyland window in the old Rocktagon space, the Fuzzy Butts window, the old Sisters Barber Shop's window, all the wreaths and the wavy lights in the planters. . . that was us. . . on our dime and time. We also donated the perpetual "Best Christmas Window" trophy that was awarded to Adventurers Coffee, that year. (I'm not sure who won last year.) We dressed up ourselves and our trucks and gave out candy and glow-in-the-dark gear at Trunk or Treat. And all that is before owning a business, here. We have already proven we will be very active members of the Calera community. My five children are all grown-up, and I need my next thing to nurture. . . I hope Calera can be it. Curation will be a great addition to the Calera team.

Thank you for your time and consideration.

City of Calera Zoning



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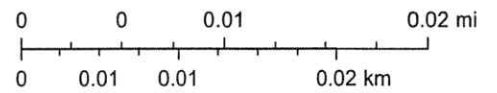
1:564

◦ 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



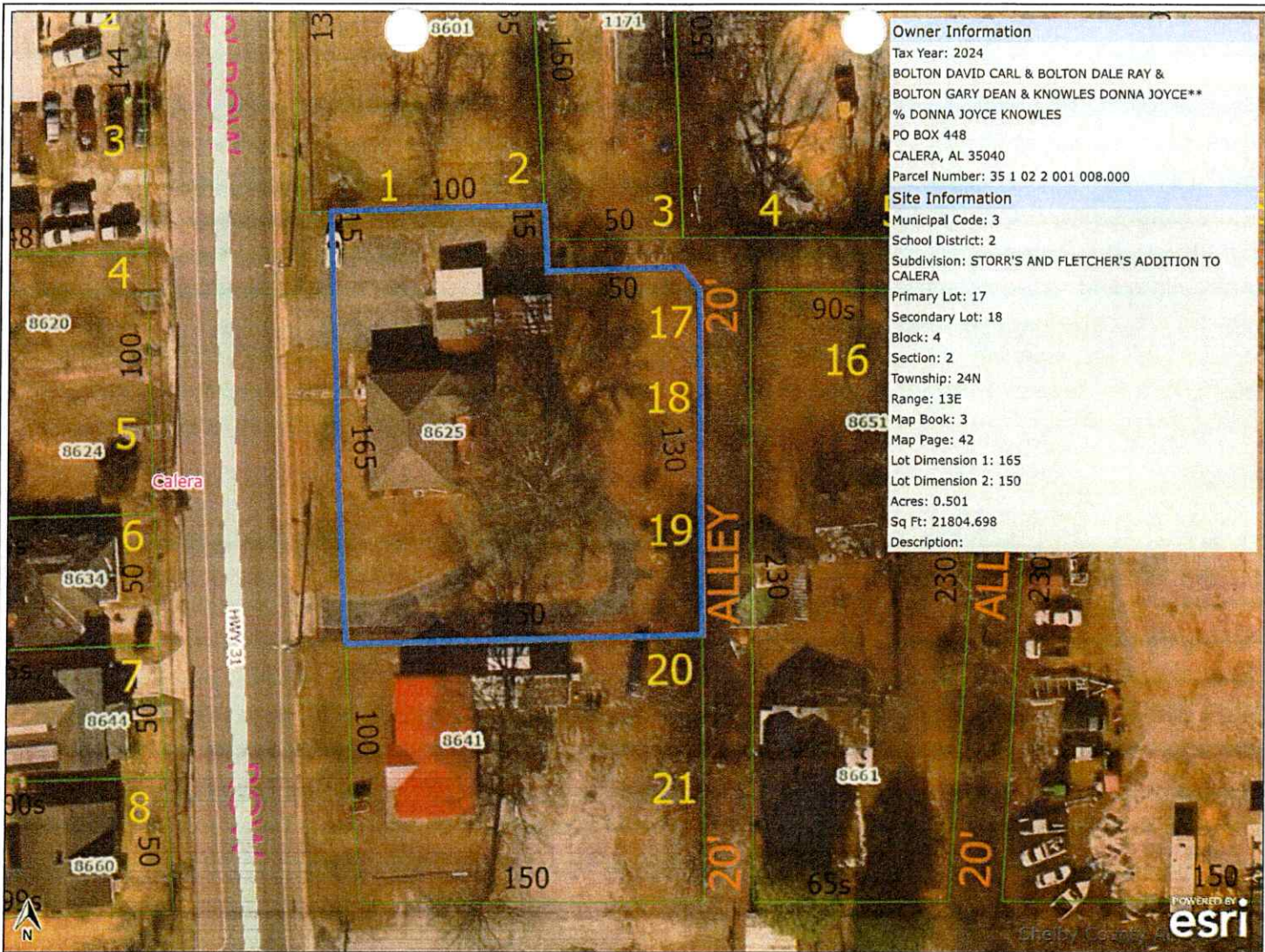
Shelby County Land Information
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Owner Information	
Tax Year:	2024
Owner:	BOLTON DAVID CARL & BOLTON DALE RAY & BOLTON GARY DEAN & KNOWLES DONNA JOYCE**
Agent:	% DONNA JOYCE KNOWLES
Address:	PO BOX 448 CALERA, AL 35040
Parcel Number:	35 1 02 2 001 008.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	STORR'S AND FLETCHER'S ADDITION TO CALERA
Primary Lot:	17
Secondary Lot:	18
Block:	4
Section:	2
Township:	24N
Range:	13E
Map Book:	3
Map Page:	42
Lot Dimension 1:	165
Lot Dimension 2:	150
Acres:	0.501
Sq Ft:	21804.698
Description:	

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Owner Information
 Tax Year: 2024
 ROBERTS B W
 P O BOX 380143
 BIRMINGHAM, AL 35238
 Parcel Number: 35 1 02 2 001 012.007

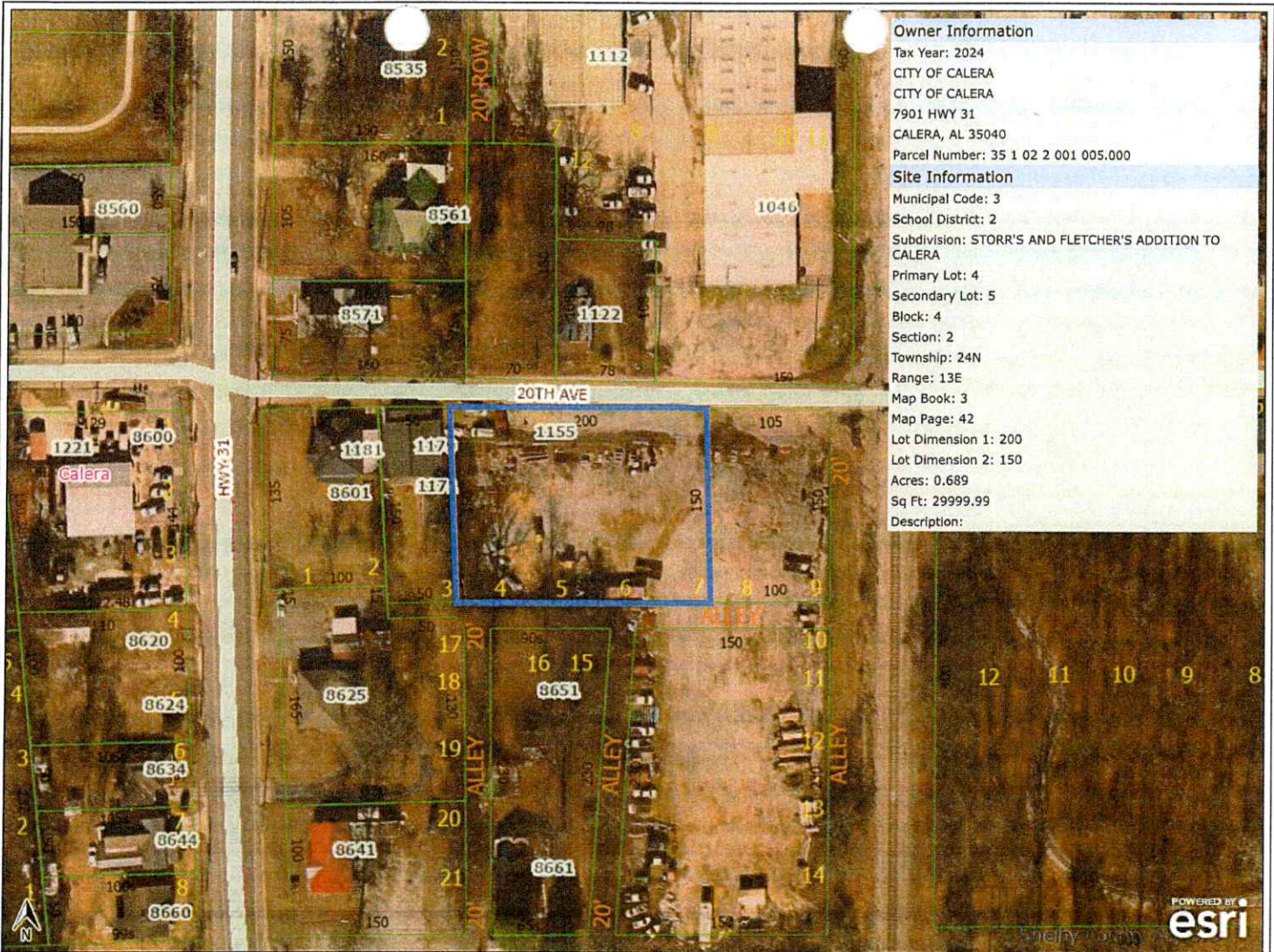
Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: STORR'S AND FLETCHER'S ADDITION TO CALERA
 Primary Lot: 1
 Secondary Lot:
 Block:
 Section: 2
 Township: 24N
 Range: 13E
 Map Book: 3
 Map Page: 42
 Lot Dimension 1: 420
 Lot Dimension 2: 275
 Acres: 3
 Sq Ft: 130680
 Description:



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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:

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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: 71
 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:

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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:

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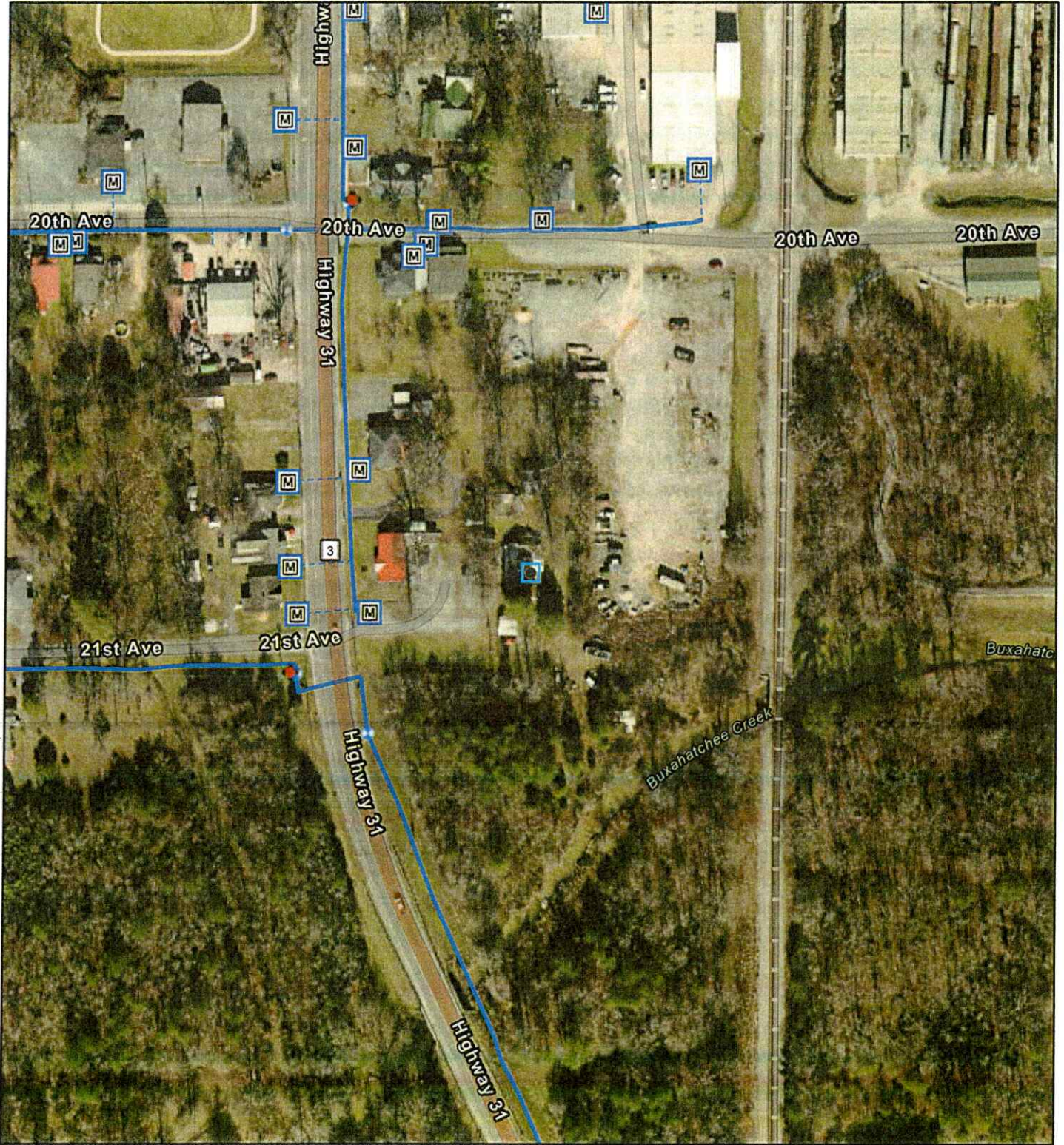
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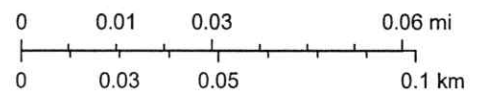
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9/22/2025, 2:53:30 PM

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

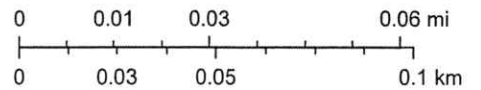
ArcGIS Web Map



9/22/2025, 2:55:36 PM

1:2,257

-  Gas Valve
-  Gas Meter
-  Gas Service Lines
-  Gas Main Line



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

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