



Regular Zoning Board of Adjustments Meeting
Council Chambers - 7901 Highway 31 Calera, Alabama
December 18, 2025
Meeting Time: 6:00 PM

Zoning Board of Adjustments Meeting Time: 6:00 PM

CITY OF CALERA - ZONING BOARD OF ADJUSTMENTS AGENDA

Approval of Minutes

Regular Meeting on May 13, 2025

Regular Meeting on June 10, 2025

Old Business

New Business

Variance Request: Variance of Minimum Square Footage

Calera Development One

Parcel Id #:

28 4 17 4 001 014.000

28 4 17 4 001 014.001

28 4 17 4 001 014.002

28 4 17 4 001 014.003

Variance Request: Variance of Minimum Square Footage

Calera Development One

Parcel Id #:

28 4 17 4 001 015.000

28 4 17 4 001 015.001

28 4 17 4 001 015.002

28 4 17 4 001 015.003

Variance Request: Variance of Minimum Square Footage

Calera Development One

Parcel Id #:

28 5 16 3 003 015.000

28 5 16 3 003 015.002
28 5 16 3 003 015.003

Variance Request: Variance of Minimum Square Footage

Calera Development One

Parcel Id #:

28 5 16 3 003 009.000
28 5 16 3 003 009.001
28 5 16 3 003 009.002

Guests:

Motion to Adjourn - Time



**CITY OF CALERA
ZONING BOARD OF ADJUSTMENTS
Minutes**

May 13, 2025

May 13, 2025, the Zoning Board of Adjustments met to hear 1 case.

In attendance on this night representing the Board of Adjustments were presiding Chairman Tip Edwards, Drew Bradshaw, Jessica Sheffield and Elaine Carroll. Kevin Shirey and Brandy Cost were present representing the City of Calera.

Absent:

Russell Davis
Greg Harper

Guests:

Reece Hall
Steve & Jannette Brasher
Kenneth Wilson

The hearing was promptly called to order at 6:04 p.m. by Chairman Edwards.

Jessica Sheffield made a motion that the minutes be approved as corrected Drew Bradshaw seconded the motion. A vote was taken with the motion passing unanimously.

Ayes: Carroll, Edwards, Sheffield, Bradshaw
Nays: None

The case presented was Reece Hall for Stephen & Jannette Brasher requesting a variance for required off-street parking spaces. Drew Bradshaw made a motion to deny the variance of required off-street parking spaces. Elaine Carroll seconded the motion. A vote was taken with the motion passing.

Ayes: Carroll, Edwards, Sheffield, Bradshaw
Nays: None

There being no further business to come before the Board, Drew Bradshaw made a motion for the meeting to be adjourned, seconded by Elaine Carroll. The meeting was duly adjourned at 6:31 pm.



**CITY OF CALERA
ZONING BOARD OF ADJUSTMENTS
Minutes**

June 10, 2025

June 10, 2025, the Zoning Board of Adjustments met to hear 4 cases.

In attendance on this night representing the Board of Adjustments were presiding Chairman Tip Edwards, Drew Bradshaw, Jessica Sheffield, Greg Harper, Russell Davis and Richard Byers. Kevin Shirey were present representing the City of Calera.

Absent:
Elaine Carroll

Guests:
See attached list

The hearing was promptly called to order at 6:00 p.m. by Chairman Edwards.

May 13, 2025, minutes will be approved at the July 15th meeting.

The case presented was Hilton Shirey requesting a variance for a mobile home. Jessica Sheffield made a motion to approve the variance for a mobile home. Drew Bradshaw seconded the motion. A vote was taken with the motion passing.

Ayes: Edwards, Sheffield, Bradshaw, Harper, Davis, Byers
Nays: None

The case presented was Reece Hall for Stephen & Jannette Brasher requesting a variance for required off-street parking spaces. Drew Bradshaw made a motion to approve the variance of required off-street parking spaces. Russell Davis seconded the motion. A vote was taken with the motion passing.

Ayes: Edwards, Sheffield, Bradshaw, Harper, Davis, Byers
Nays: None

The case presented was Lamar Advertising for John & Christine Matherson requesting a variance for an off-premise sign replacing existing static face with digital face on current billboard. Greg Harper made a motion to deny the variance for an off-premise sign replacing existing static face with digital face on current billboard. Russell Davis seconded the motion. A vote was taken with the motion passing.

Ayes: Edwards, Sheffield, Bradshaw, Harper, Davis, Byers

Nays: None

The case presented was New Cingular Wireless PCS, LLC dba AT&T for Shelby Springs LLC requesting a variance to allow the construction of wireless telecommunications facility & supporting equipment. Russell Davis made a motion to approve the variance to allow the construction of wireless telecommunications facility & supporting equipment. Drew Bradshaw seconded the motion. A vote was taken with the motion passing.

Ayes: Edwards, Sheffield, Bradshaw, Harper, Davis, Byers

Nays: None

There being no further business to come before the Board, Russell Davis made a motion for the meeting to be adjourned, seconded by Jessica Sheffield. The meeting was duly adjourned at 6:17 pm.

PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA

NOTICE MAILED TO:

Calera Development One
17 North 20th St STE 300
Birmingham, AL 37243

Kevin B & Andrea T Lackey
544 19th St
Calera, AL 35040

Dale A Glass
PO Box 1745
Calera, AL 35040

Donna Dean & Mattilyn Louise Harless
1409 Swallow Lane
Birmingham, AL 35213

Yulondia Bonham
289 Union Station Drive
Calera, AL 35040

Adams Homes LLC
100 W Garden St 2nd FL
Pensacola, FL 32502
Parcel #28 4 17 4 009 037.000
Parcel #28 4 17 4 009 038.000
Parcel #28 4 17 4 009 042.000
Parcel #28 4 17 4 009 043.000
Parcel #28 4 17 4 009 044.000

Carlton & Patricia West
415 19th St
Calera, AL 35040

Clarissa & Alerito Cortes
1296 Kensington Blvd
Calera, AL 35040

Tandrea Kyesha Durgin
2103 Turquoise Lane
Calera, AL 35040

Richard & Debra Byers
1924 7th Ave
Calera, AL 35040

Paula Talbot
2099 Turquoise Lane
Calera, AL 35040

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE CALERA ZONING BOARD OF ADJUSTMENTS

To be held at 6:00 P.M. on December 18, 2025, in the City of Calera Council Chambers 7901 Hwy 31. The purpose of the hearing is to receive public comments on an application submitted by:

Calera Development One
Alan Burns
17 North 20th St STE 300
Birmingham, AL 35243

Approval for:
Variance of minimum square footage.
Located at the following address:

Parcel Id# 28 4 17 4 001 014.000, 28 4 17 4 001 014.001, 28 4 17 4 001 014.002, 28 4 17 4 001 014.003,

This notice is sent at least fifteen (15) days prior to the scheduled Zoning Board of Adjustments hearing to all adjacent property owners (including those directly across a public right-a-way), as obtained by the most recent records of the Shelby County Tax Assessor. Date mailed: December 4, 2025.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: CALERA DEVELOPMENT ONE
Mailing Address: 17 NORTH 20th ST. SUITE 300
Telephone: 205-585-8488
Signature: [Handwritten Signature]

Part II. Parcel Data:

Owner of Record: SAME AS APPLICANT
Mailing Address: " " "
Address of Property: MULTIPLE
Tax Map ID#: SEE ATTACHED EXHIBIT
Existing Land Use: VACANT Existing Zoning: R-1

Part III. Request:

Section of Ordinance on which variance is requested: MINIMUM SQ. FT.
Nature of variance with reference to applicable zoning provisions:

Part IV. Enclosures (Check all required enclosures with this application):

- Written Justification for the variance MINIMUM SQ FT OF HOMES CHANGED WITHOUT NOTICE OR REQUEST.
A vicinity map ATTACHED
Plot plan with variance noted or highlighted
A \$50.00 Administrative fee.

NOTICE: The completed application, including all required attachments must be filed at least twenty-one (21) days before the Calera Board of Adjustments Public Hearing. The applicant must be present at hearing.

FOR CITY USE ONLY:

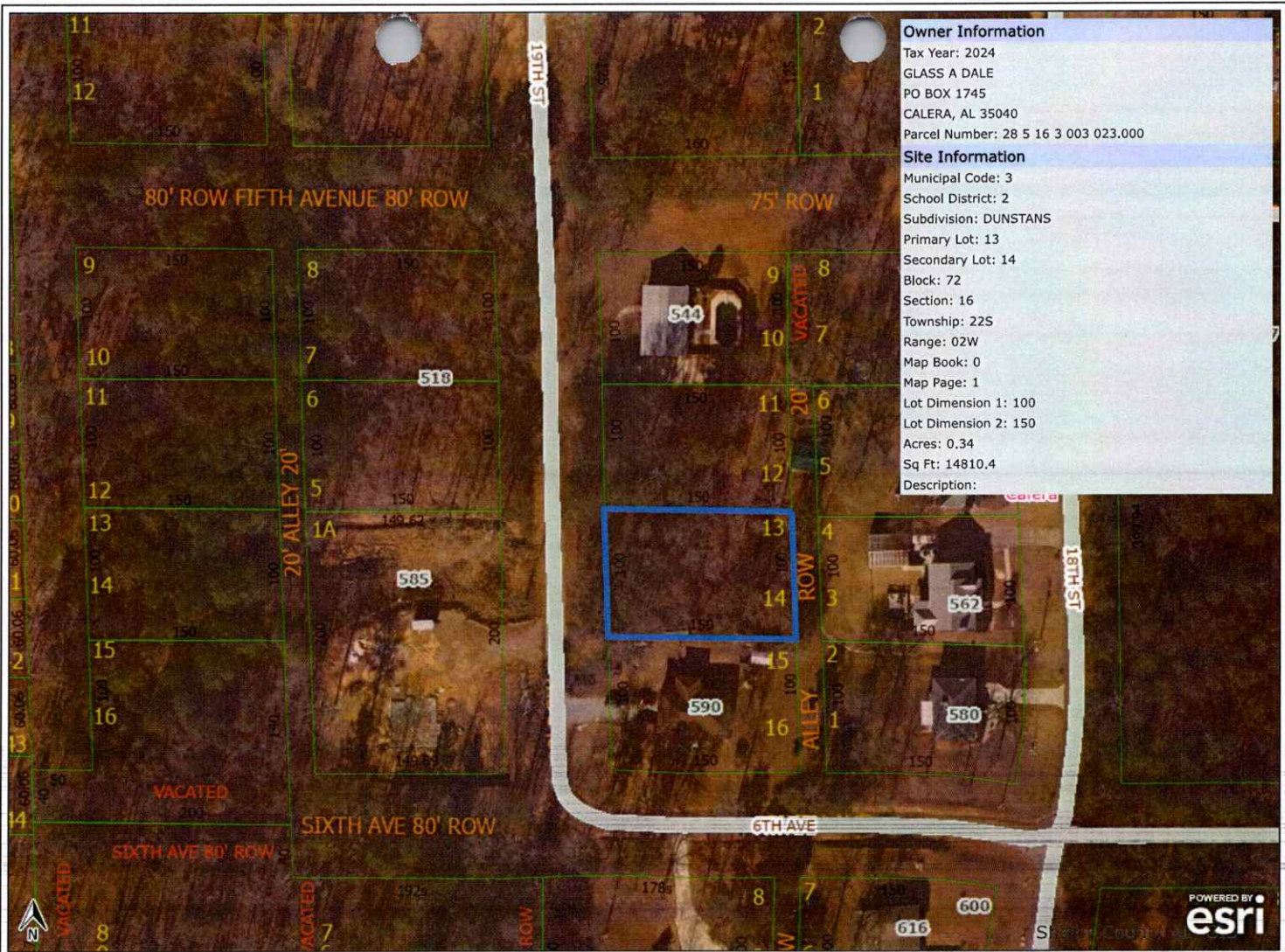
Administrative fee \$50.00 plus postage fee received on: 11.14.25

Number of Certified Letters: **Postal Rate is subject to change by postal service**
Scheduled Hearing Date: 12.9.25
Application Submitted by on:

EXHIBIT CALERA Dev. ONE





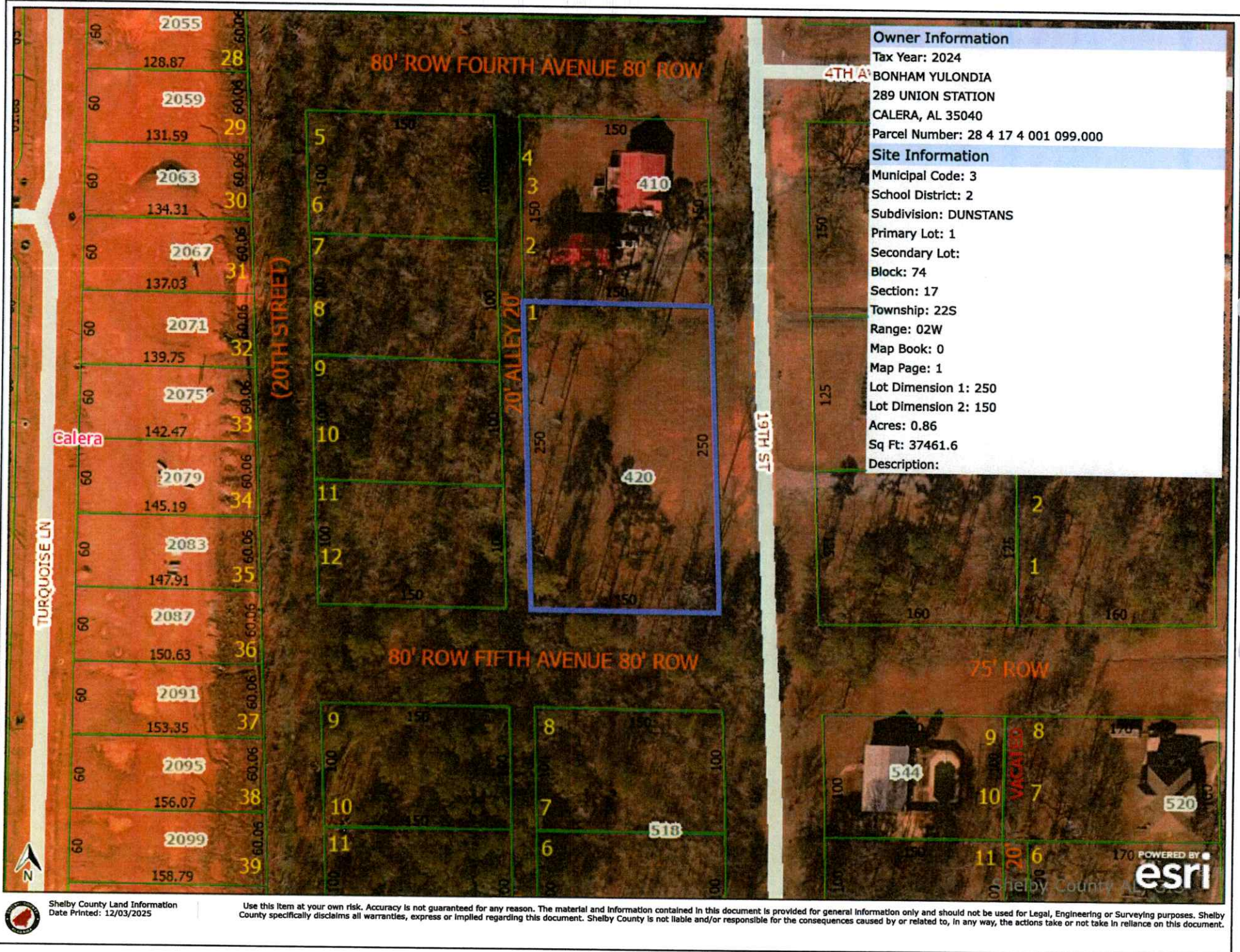


Owner Information	
Tax Year:	2024
Owner:	GLASS A DALE
Address:	PO BOX 1745
City/State:	CALERA, AL 35040
Parcel Number:	28 5 16 3 003 023.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	13
Secondary Lot:	14
Block:	72
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.34
Sq Ft:	14810.4
Description:	

Shelby County Land Information
Date Printed: 12/03/2025

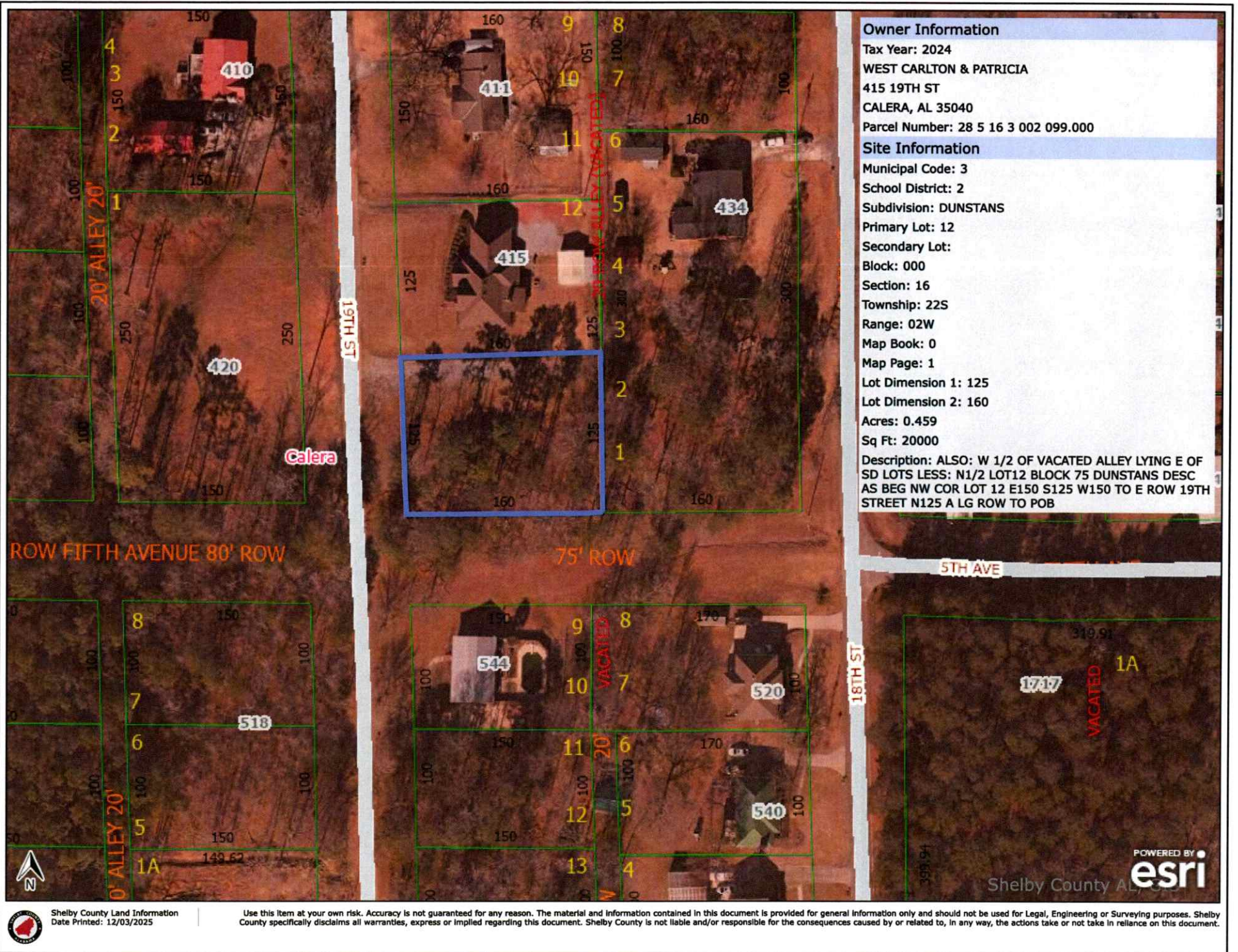
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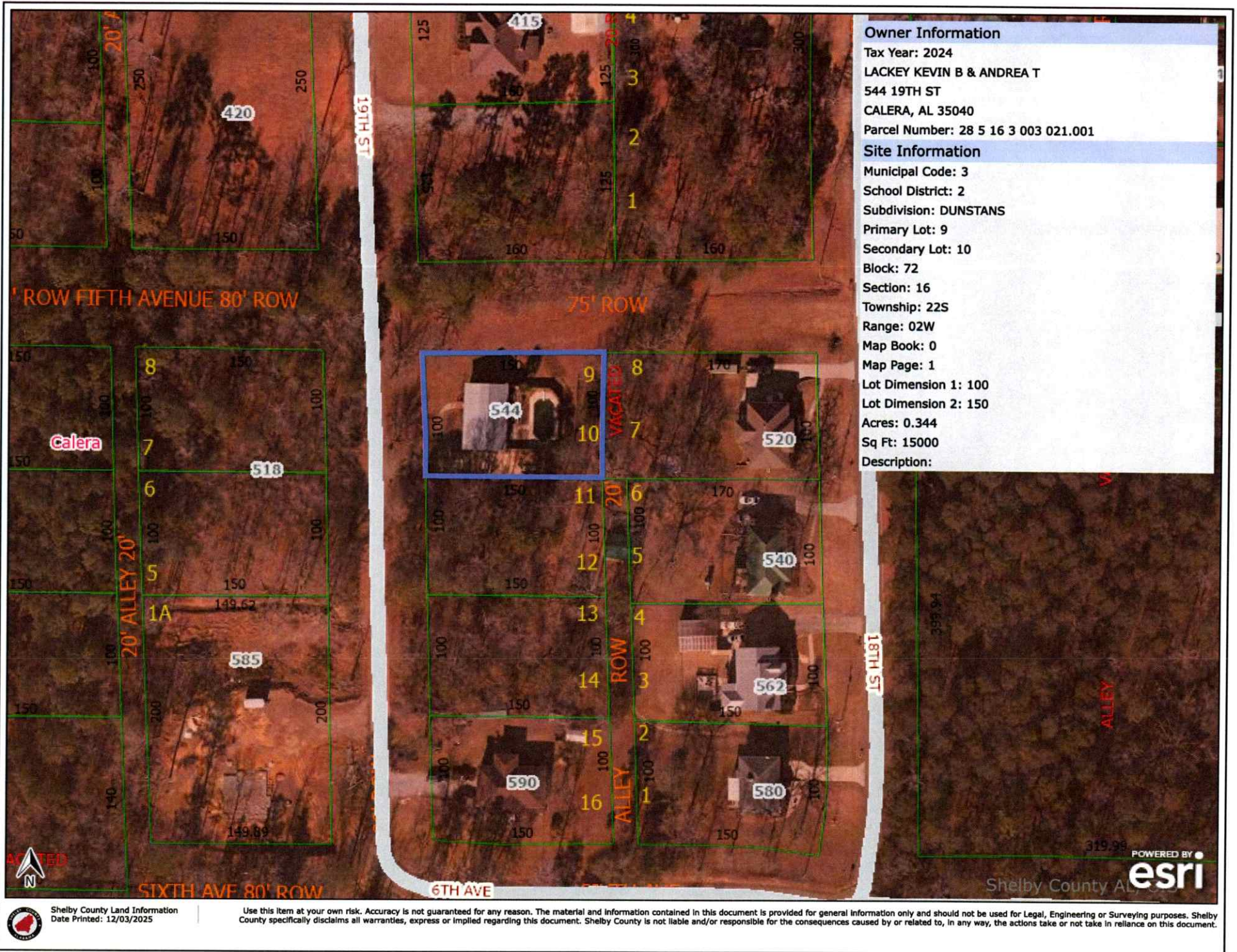
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Owner Information	
Tax Year:	2024
Owner:	WEST CARLTON & PATRICIA
Address:	415 19TH ST CALERA, AL 35040
Parcel Number:	28 5 16 3 002 099.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	12
Secondary Lot:	
Block:	000
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	125
Lot Dimension 2:	160
Acres:	0.459
Sq Ft:	20000
Description: ALSO: W 1/2 OF VACATED ALLEY LYING E OF SD LOTS LESS: N1/2 LOT12 BLOCK 75 DUNSTANS DESC AS BEG NW COR LOT 12 E150 S125 W150 TO E ROW 19TH STREET N125 A LG ROW TO POB	

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Owner Information	
Tax Year:	2024
Owner:	LACKEY KEVIN B & ANDREA T
Address:	544 19TH ST CALERA, AL 35040
Parcel Number:	28 5 16 3 003 021.001
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	9
Secondary Lot:	10
Block:	72
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.344
Sq Ft:	15000
Description:	




 SHELBY COUNTY LAND INFORMATION

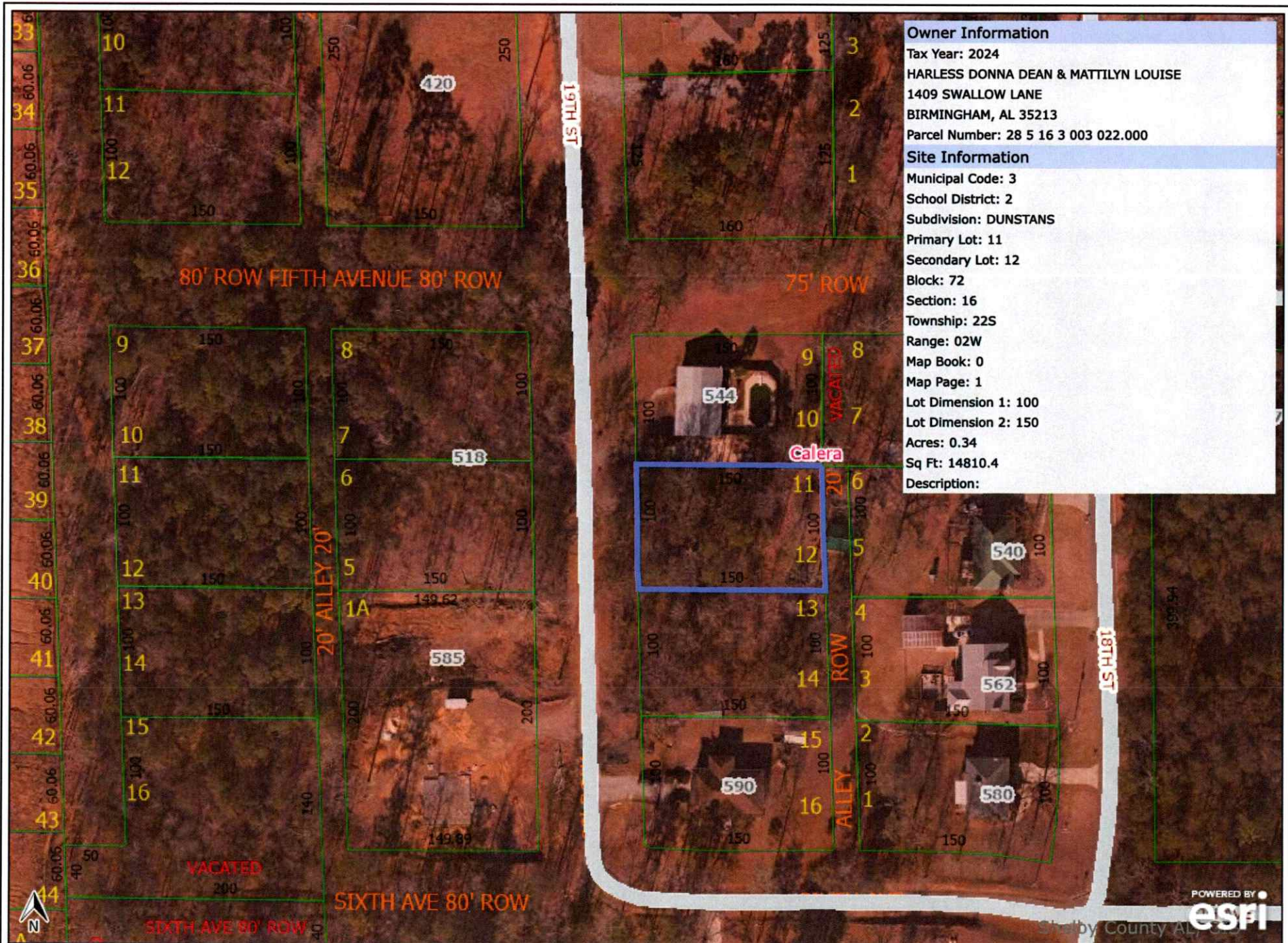
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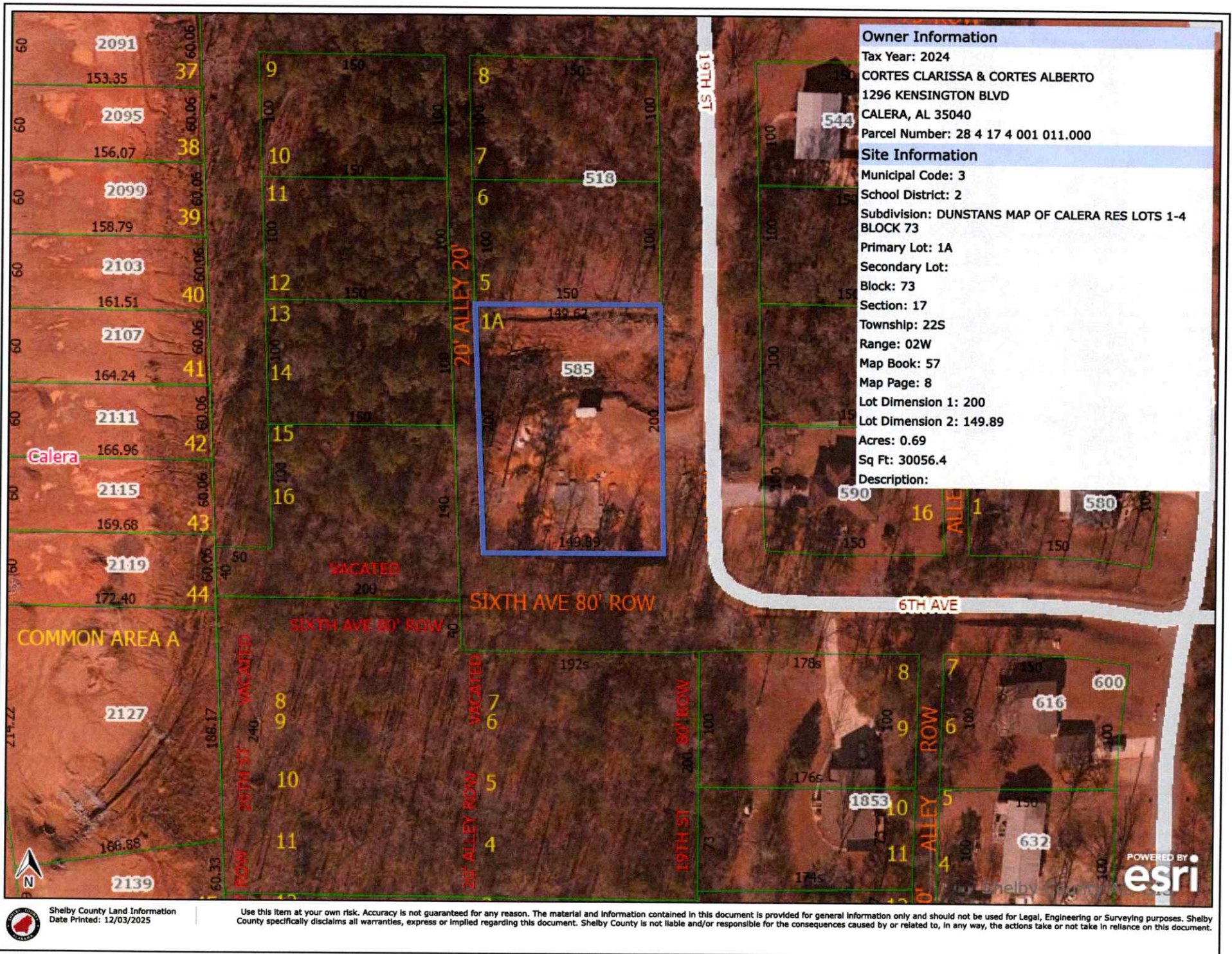
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 Shelby County AL

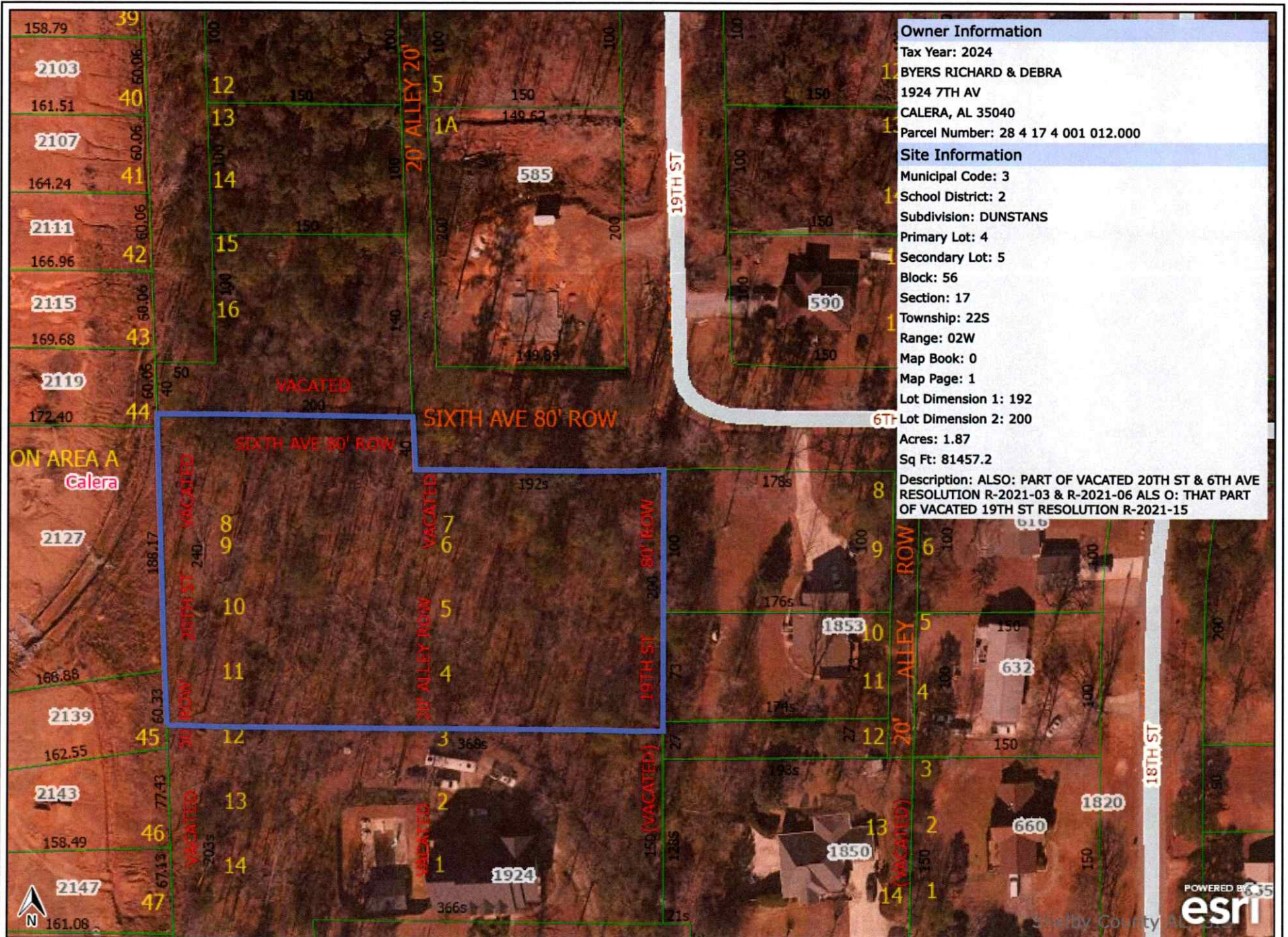


Owner Information	
Tax Year:	2024
Owner:	HARLESS DONNA DEAN & MATTILYN LOUISE
Address:	1409 SWALLOW LANE BIRMINGHAM, AL 35213
Parcel Number:	28 5 16 3 003 022.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	11
Secondary Lot:	12
Block:	72
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.34
Sq Ft:	14810.4
Description:	



Shelby County Land Information
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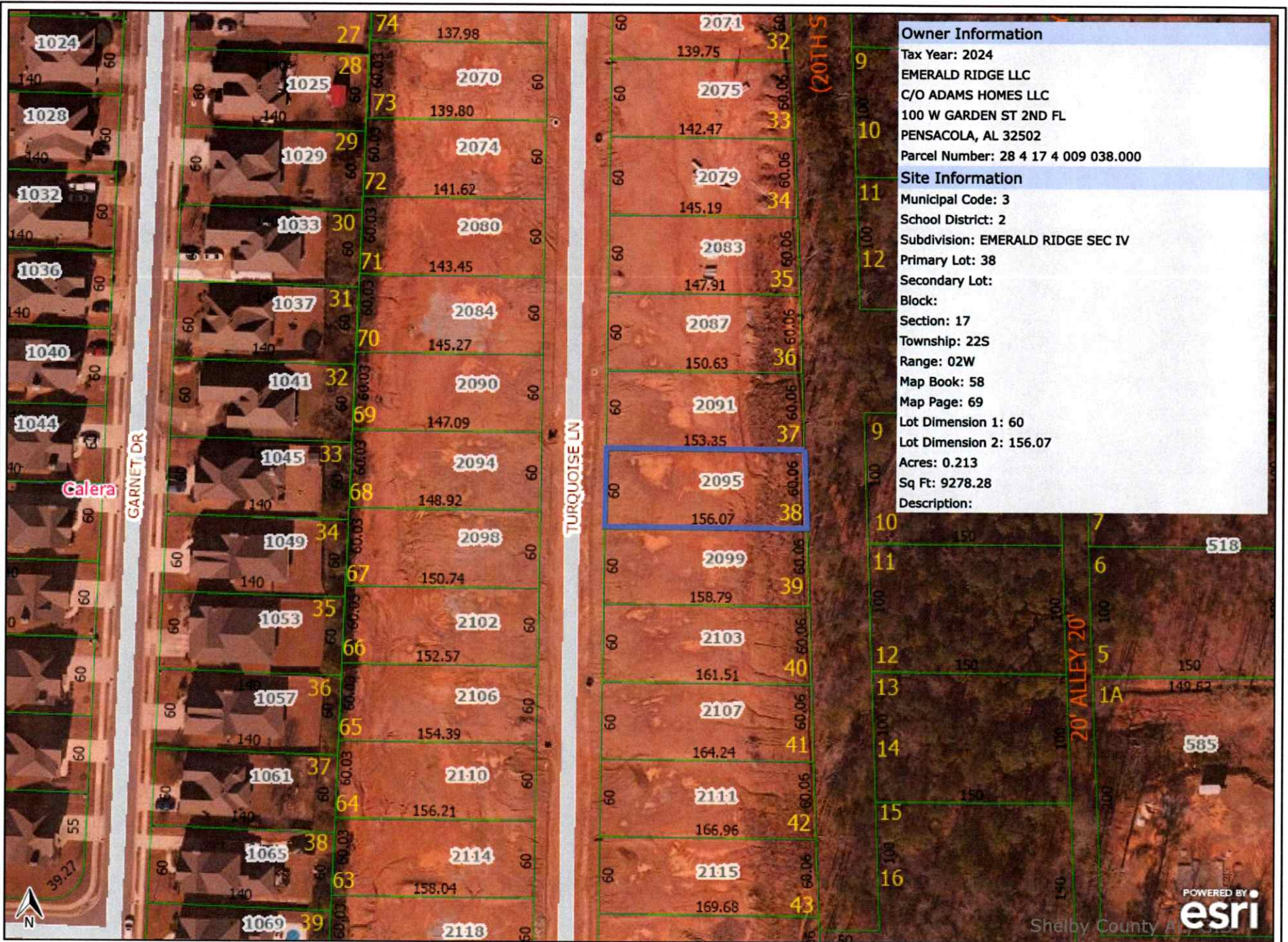


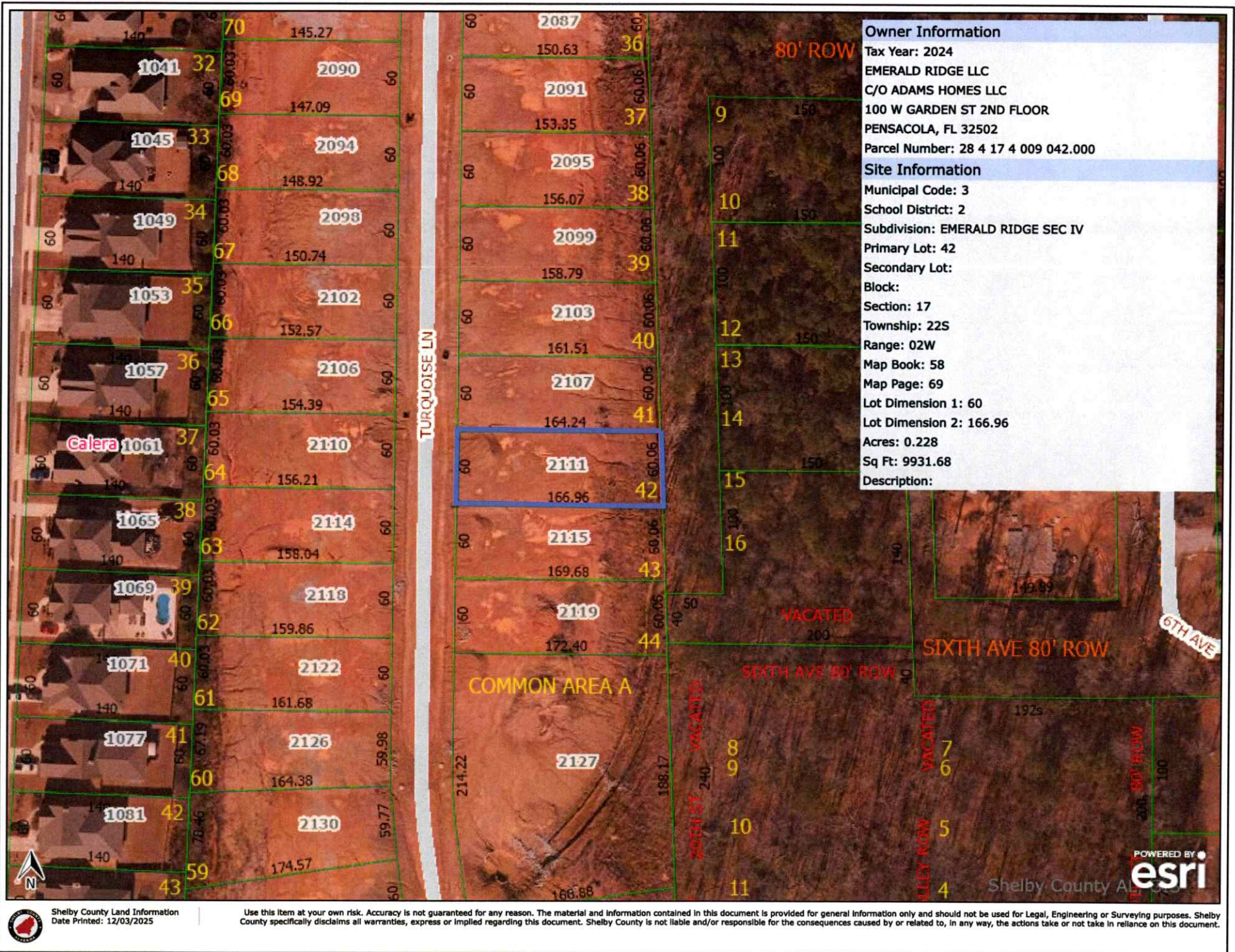
Owner Information	
Tax Year:	2024
Owner:	EMERALD RIDGE LLC
Address:	C/O ADAMS HOMES LLC 100 W GARDEN ST 2ND FL PENSACOLA, AL 32502
Parcel Number:	28 4 17 4 009 037.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	EMERALD RIDGE SEC IV
Primary Lot:	37
Secondary Lot:	
Block:	
Section:	17
Township:	22S
Range:	02W
Map Book:	58
Map Page:	69
Lot Dimension 1:	60
Lot Dimension 2:	153.35
Acres:	0.209
Sq Ft:	9104.04
Description:	

Shelby County Land Information
Date Printed: 12/03/2025

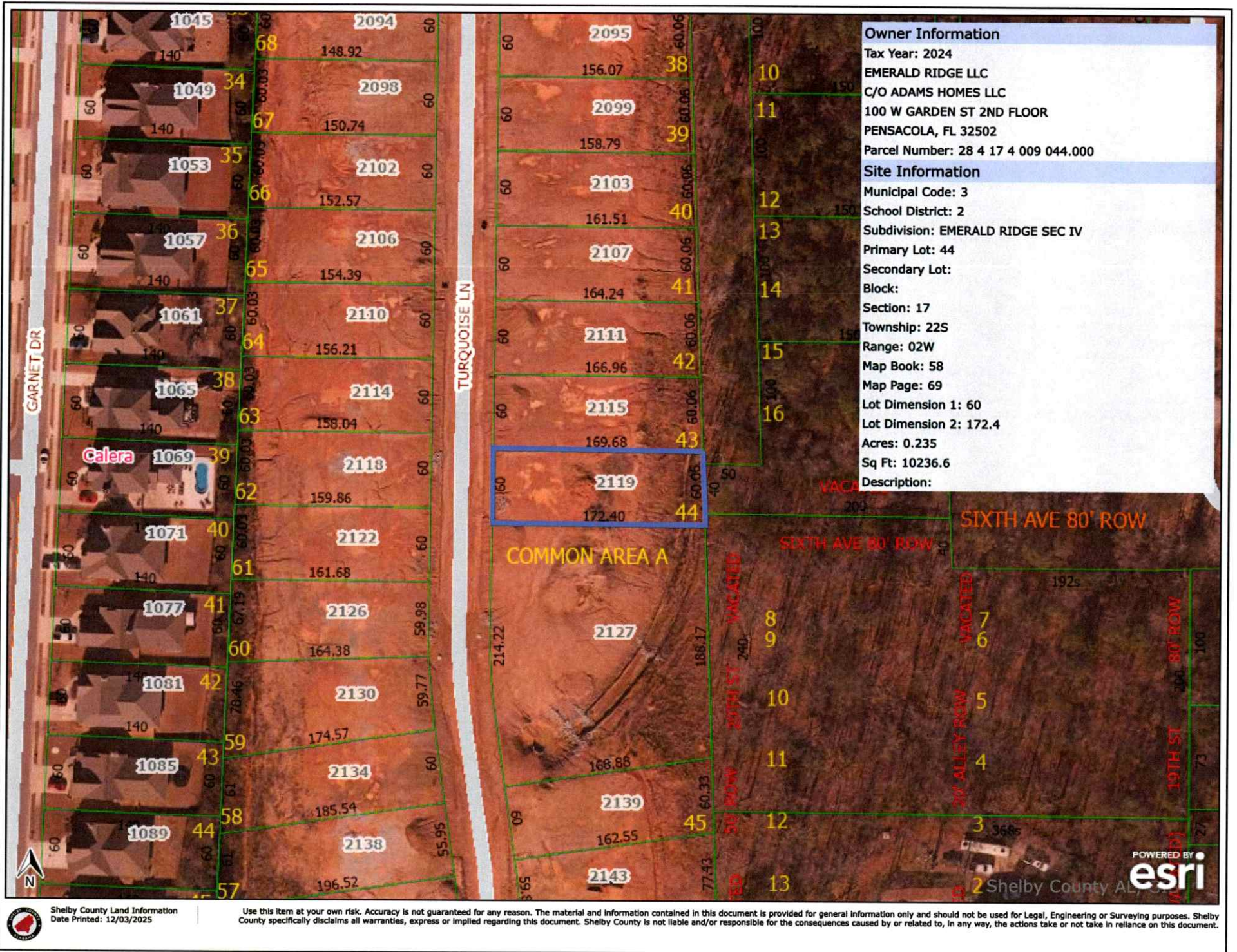
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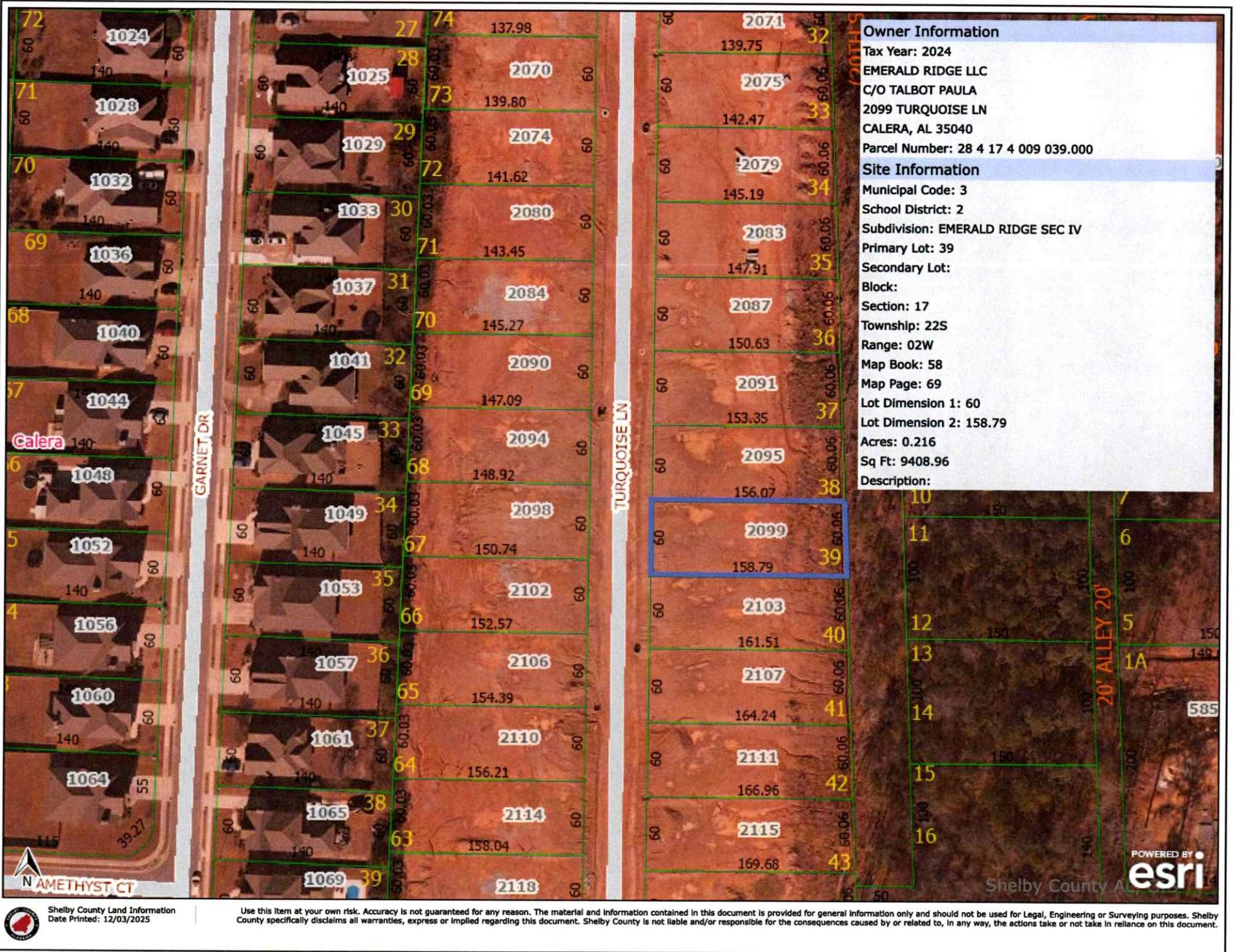






Shelby County Land Information
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Owner Information	
Tax Year:	2024
Owner:	EMERALD RIDGE LLC
Owner:	C/O TALBOT PAULA
Address:	2099 TURQUOISE LN
City/State:	CALERA, AL 35040
Parcel Number:	28 4 17 4 009 039.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	EMERALD RIDGE SEC IV
Primary Lot:	39
Secondary Lot:	
Block:	
Section:	17
Township:	22S
Range:	02W
Map Book:	58
Map Page:	69
Lot Dimension 1:	60
Lot Dimension 2:	158.79
Acres:	0.216
Sq Ft:	9408.96
Description:	

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 Shelby County Land Information

 Date Printed: 12/03/2025

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POWERED BY

 esri

§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 20,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
 - a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
 - d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

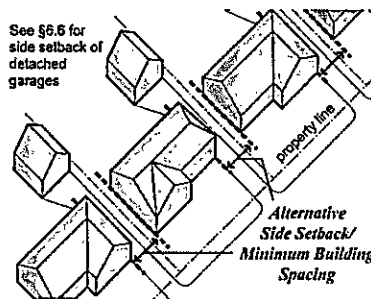


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 2,000 sf
 - b. More than one story: 1,500 sf on first floor, 2400 sf total
6. Corner Lot setbacks shall be the same on both streets.
7. Building Facades.
 - a. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of each individual exterior wall. The percent calculation shall be based on the area of each individual exterior wall, excluding openings for windows and doors.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA

NOTICE MAILED TO:

Calera Development One
17 North 20th St STE 300
Birmingham, AL 37243

Brenda & Belmont Shannon Davidson
352 19th St
Calera, AL 35040

Bobby R Turnbloom
2063 Turquoise Ln
Calera, AL 35040

Kevin Clark & Brenda Davidson
352 19th St
Calera, AL 35040

Yulondia Bonham
289 Union Station Drive
Calera, AL 35040

Adams Homes LLC
100 W Garden St 2nd FL
Pensacola, FL 32502
Parcel #28 4 17 4 009 029.000
Parcel #28 4 17 4 009 031.000
Parcel #28 4 17 4 009 032.000
Parcel #28 4 17 4 009 033.000
Parcel #28 4 17 4 009 034.000
Parcel #28 4 17 4 009 035.000
Parcel #28 4 17 4 009 036.000

James P & Tracy L Bush
PO Box 261
Calera, AL 35040

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE CALERA ZONING BOARD OF ADJUSTMENTS

To be held at 6:00 P.M. on December 18, 2025, in the City of Calera Council Chambers 7901 Hwy 31. The purpose of the hearing is to receive public comments on an application submitted by:

Calera Development One
Alan Burns
17 North 20th St STE 300
Birmingham, AL 35243

Approval for:
Variance of minimum square footage.
Located at the following address:

Parcel Id# 28 4 17 4 001 015.000, 28 4 17 4 001 015.001, 28 4 17 4 001 015.002, 28 4 17 4 001 015.003

This notice is sent at least fifteen (15) days prior to the scheduled Zoning Board of Adjustments hearing to all adjacent property owners (including those directly across a public right-a-way), as obtained by the most recent records of the Shelby County Tax Assessor. Date mailed: December 4, 2025.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: CALERA DEVELOPMENT ONE
Mailing Address: 17 NORTH 20th ST. SUITE 300
Telephone: 205-585-8488
Signature: [Handwritten Signature]

Part II. Parcel Data:

Owner of Record: SAME AS APPLICANT
Mailing Address: " " "
Address of Property: MULTIPLE
Tax Map ID#: SEE ATTACHED EXHIBIT
Existing Land Use: VACANT Existing Zoning: R-7

Part III. Request:

Section of Ordinance on which variance is requested: MINIMUM SQ. FT.
Nature of variance with reference to applicable zoning provisions:

Part IV. Enclosures (Check all required enclosures with this application):

Written Justification for the variance MINIMUM SQ FT OF HOMES CHANGED WITHOUT NOTICE OR REQUEST.
A vicinity map ATTACHED
Plot plan with variance noted or highlighted
A \$50.00 Administrative fee.

NOTICE: The completed application, including all required attachments must be filed at least twenty-one (21) days before the Calera Board of Adjustments Public Hearing. The applicant must be present at hearing.

FOR CITY USE ONLY:

Administrative fee \$50.00 plus postage fee received on: 11.14.25

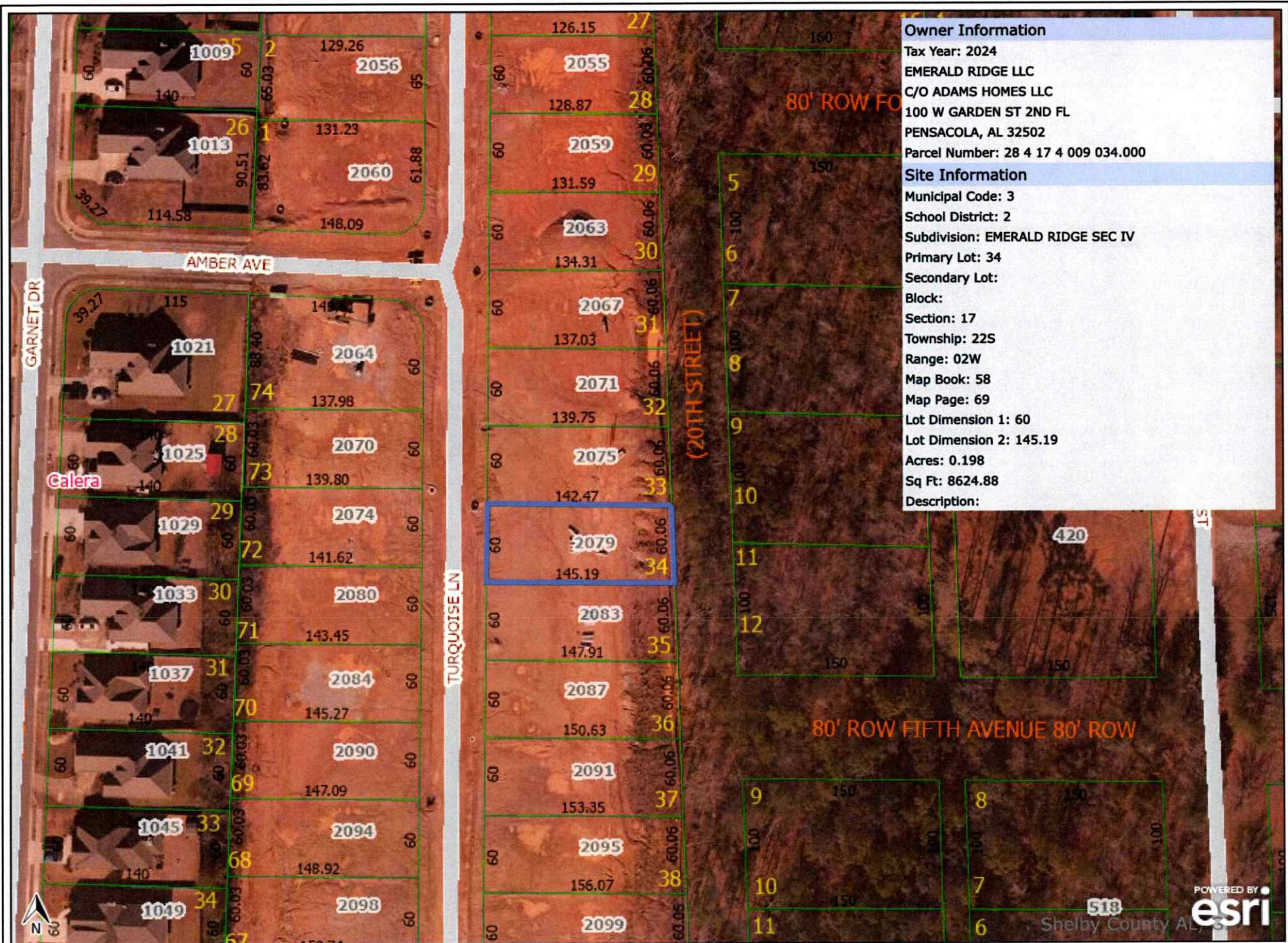
Number of Certified Letters: **Postal Rate is subject to change by postal service**
Scheduled Hearing Date: 12.9.25
Application Submitted by on:





Owner Information
 Tax Year: 2024
 EMERALD RIDGE LLC
 C/O ADAMS HOMES LLC
 100 W GARDEN ST 2ND FL
 PENSACOLA, AL 32502
 Parcel Number: 28 4 17 4 009 035.000

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: EMERALD RIDGE SEC IV
 Primary Lot: 35
 Secondary Lot:
 Block:
 Section: 17
 Township: 22S
 Range: 02W
 Map Book: 58
 Map Page: 69
 Lot Dimension 1: 60
 Lot Dimension 2: 147.91
 Acres: 0.201
 Sq Ft: 8755.56
 Description:



Owner Information
 Tax Year: 2024
 EMERALD RIDGE LLC
 C/O ADAMS HOMES LLC
 100 W GARDEN ST 2ND FL
 PENSACOLA, AL 32502
 Parcel Number: 28 4 17 4 009 034.000

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: EMERALD RIDGE SEC IV
 Primary Lot: 34
 Secondary Lot:
 Block:
 Section: 17
 Township: 22S
 Range: 02W
 Map Book: 58
 Map Page: 69
 Lot Dimension 1: 60
 Lot Dimension 2: 145.19
 Acres: 0.198
 Sq Ft: 8624.88
 Description:

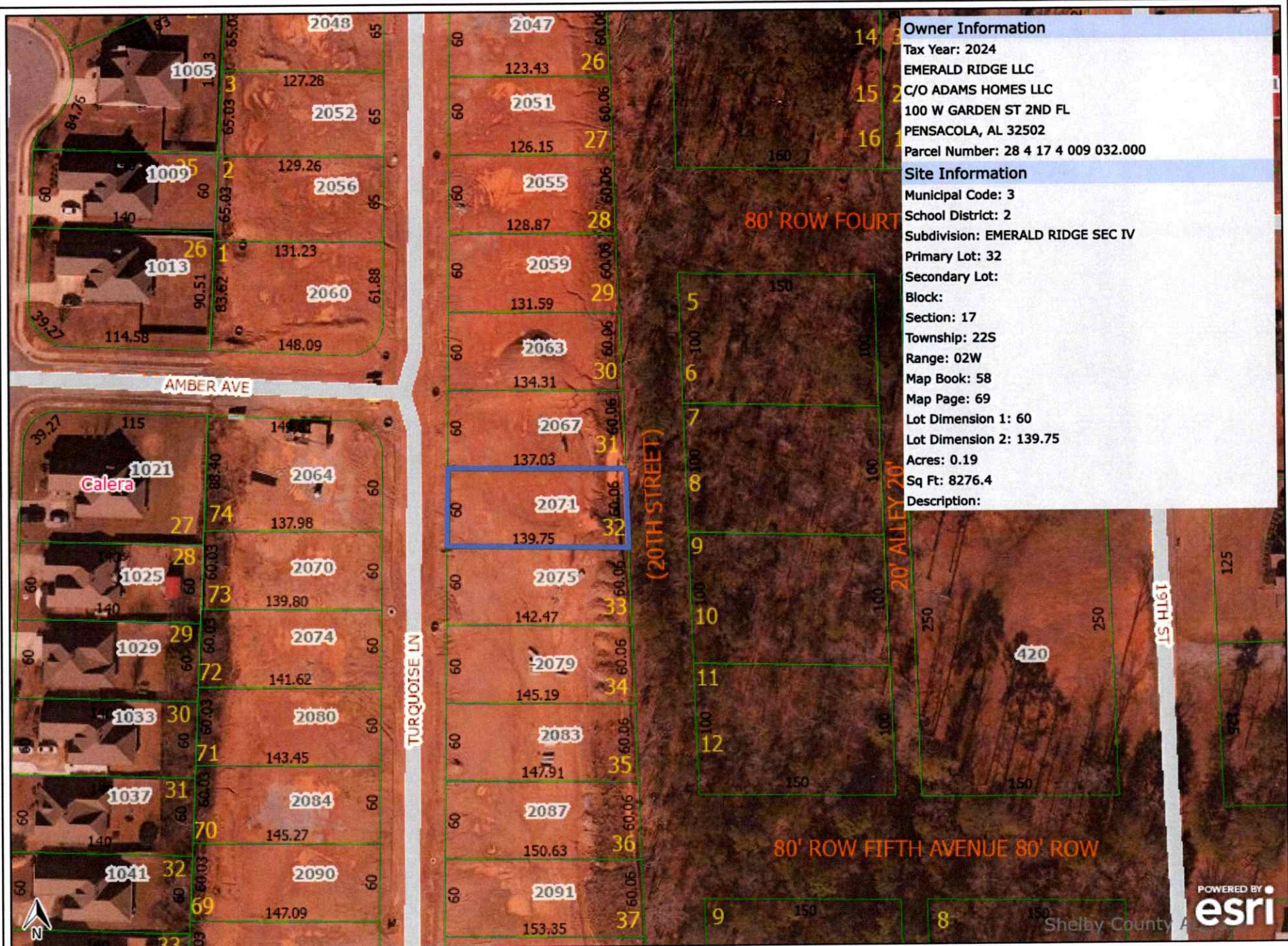


Owner Information	
Tax Year:	2024
Owner:	EMERALD RIDGE LLC
Address:	C/O ADAMS HOMES LLC 100 W GARDEN ST 2ND FL PENSACOLA, AL 32502
Parcel Number:	28 4 17 4 009 033.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	EMERALD RIDGE SEC IV
Primary Lot:	33
Secondary Lot:	
Block:	
Section:	17
Township:	22S
Range:	02W
Map Book:	58
Map Page:	69
Lot Dimension 1:	60
Lot Dimension 2:	142.47
Acres:	0.194
Sq Ft:	8450.64
Description:	

Shelby County Land Information
Date Printed: 12/03/2025

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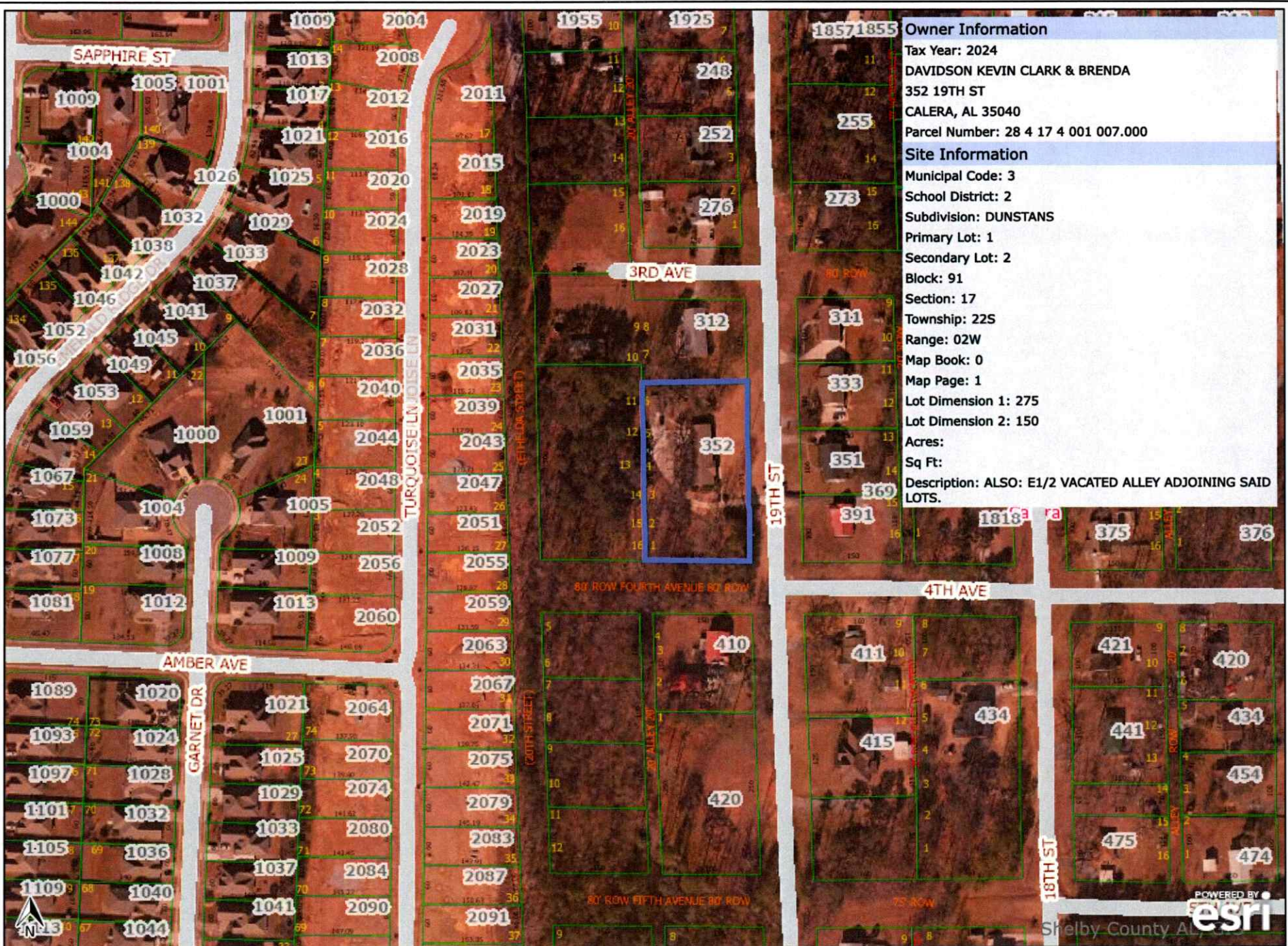
Owner Information	
Tax Year:	2024
Owner:	EMERALD RIDGE LLC C/O ADAMS HOMES LLC
Address:	100 W GARDEN ST 2ND FL PENSACOLA, AL 32502
Parcel Number:	28 4 17 4 009 031.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	EMERALD RIDGE SEC IV
Primary Lot:	31
Secondary Lot:	
Block:	
Section:	17
Township:	22S
Range:	02W
Map Book:	58
Map Page:	69
Lot Dimension 1:	60
Lot Dimension 2:	137.03
Acres:	0.186
Sq Ft:	8102.16
Description:	



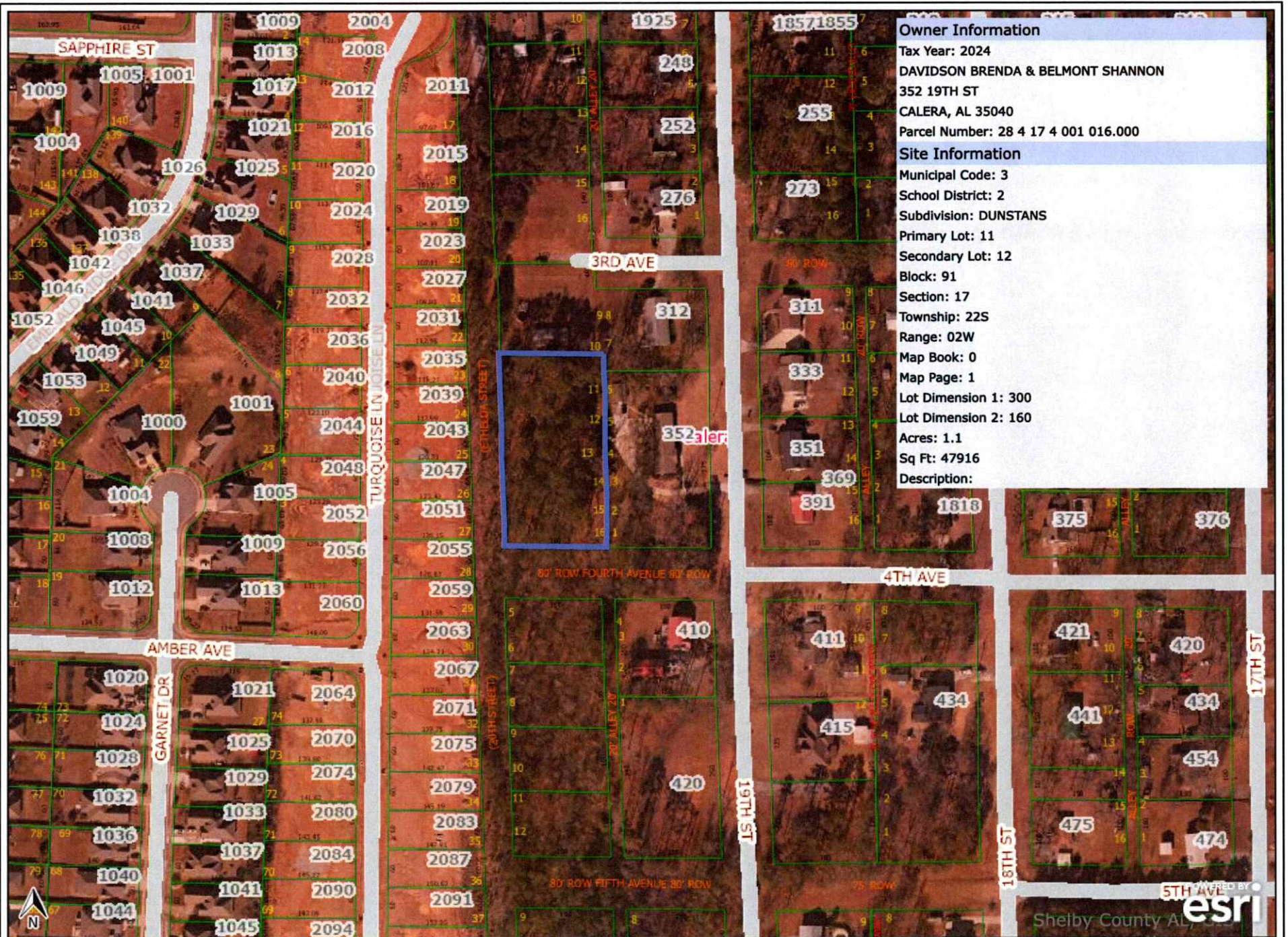
Owner Information
 Tax Year: 2024
 EMERALD RIDGE LLC
 C/O ADAMS HOMES LLC
 100 W GARDEN ST 2ND FL
 PENSACOLA, AL 32502
 Parcel Number: 28 4 17 4 009 029.000

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: EMERALD RIDGE SEC IV
 Primary Lot: 29
 Secondary Lot:
 Block:
 Section: 17
 Township: 22S
 Range: 02W
 Map Book: 58
 Map Page: 69
 Lot Dimension 1: 60
 Lot Dimension 2: 131.59
 Acres: 0.179
 Sq Ft: 7797.24
 Description:

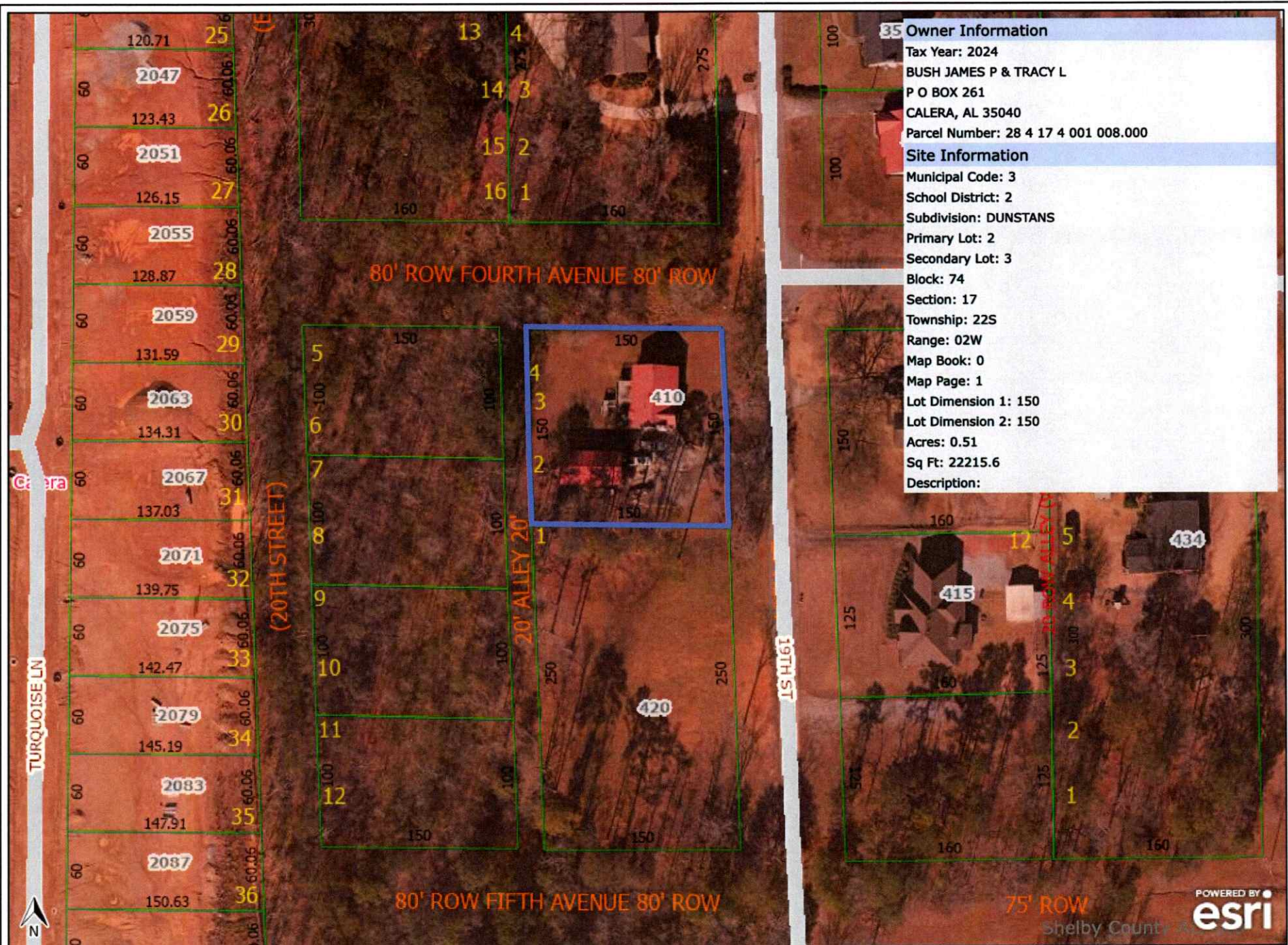


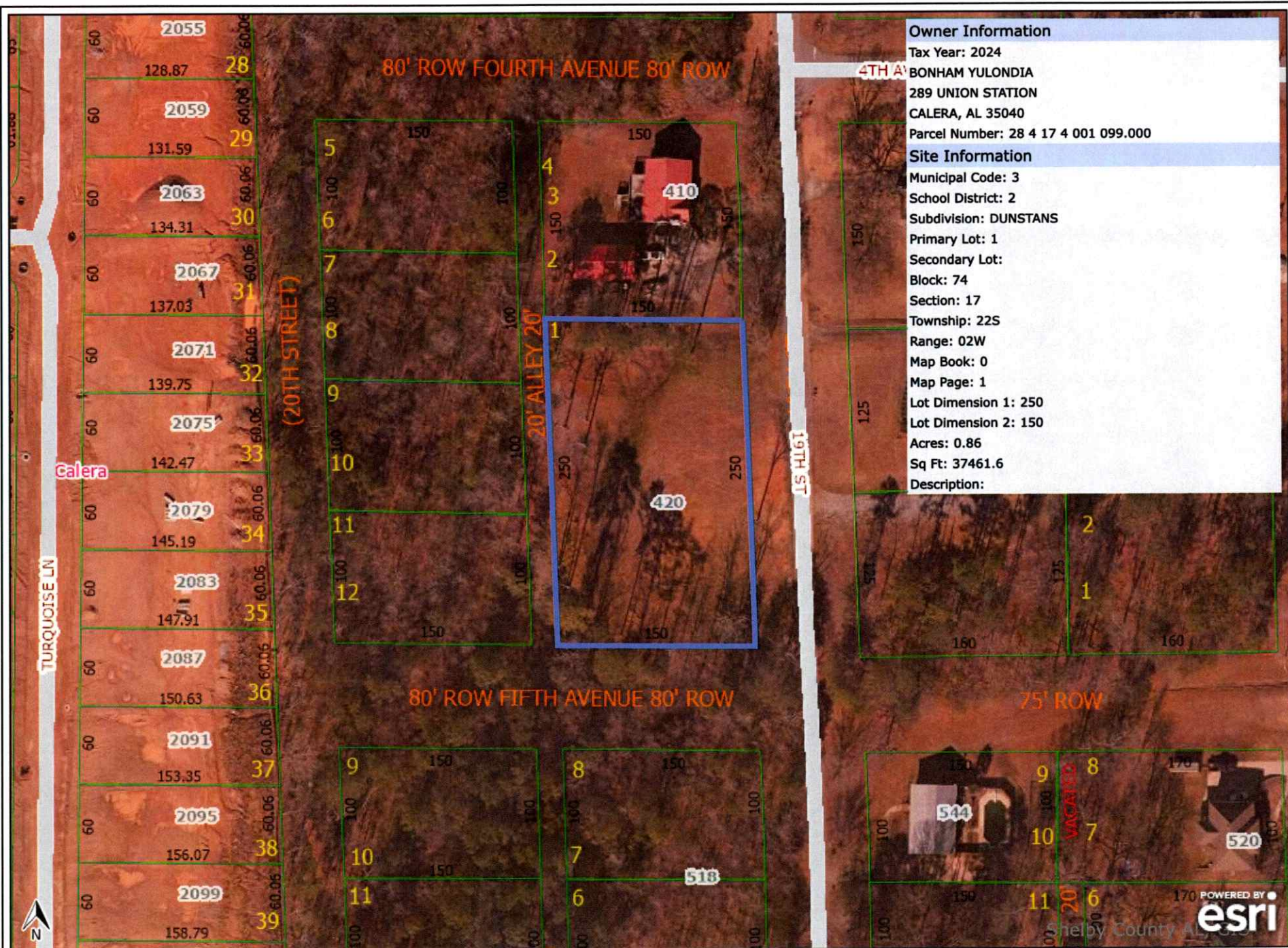


Owner Information	
Tax Year:	2024
Owner:	DAVIDSON KEVIN CLARK & BRENDA
Address:	352 19TH ST
City/State/Zip:	CALERA, AL 35040
Parcel Number:	28 4 17 4 001 007.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	1
Secondary Lot:	2
Block:	91
Section:	17
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	275
Lot Dimension 2:	150
Acres:	
Sq Ft:	
Description:	ALSO: E1/2 VACATED ALLEY ADJOINING SAID LOTS.



Owner Information	
Tax Year:	2024
Owner:	DAVIDSON BRENDA & BELMONT SHANNON
Address:	352 19TH ST
City/State/Zip:	CALERA, AL 35040
Parcel Number:	28 4 17 4 001 016.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	11
Secondary Lot:	12
Block:	91
Section:	17
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	300
Lot Dimension 2:	160
Acres:	1.1
Sq Ft:	47916
Description:	





Owner Information	
Tax Year: 2024	BONHAM YULONDIA
	289 UNION STATION
	CALERA, AL 35040
	Parcel Number: 28 4 17 4 001 099.000
Site Information	
Municipal Code: 3	
School District: 2	
Subdivision: DUNSTANS	
Primary Lot: 1	
Secondary Lot:	
Block: 74	
Section: 17	
Township: 22S	
Range: 02W	
Map Book: 0	
Map Page: 1	
Lot Dimension 1: 250	
Lot Dimension 2: 150	
Acres: 0.86	
Sq Ft: 37461.6	
Description:	

Shelby County Land Information
Date Printed: 12/03/2025

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Owner Information	
Tax Year:	2024
Owner:	EMERALD RIDGE LLC C/O TURNBLOOM BOBBY R & BARRY & ELLISON
Address:	2063 TURQUOISE LN CALERA, AL 35040
Parcel Number:	28 4 17 4 009 030.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	EMERALD RIDGE SEC IV
Primary Lot:	30
Secondary Lot:	
Block:	
Section:	17
Township:	22S
Range:	02W
Map Book:	58
Map Page:	69
Lot Dimension 1:	60
Lot Dimension 2:	134.31
Acres:	0.183
Sq Ft:	7971.48
Description:	

§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 20,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
 - a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
 - d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

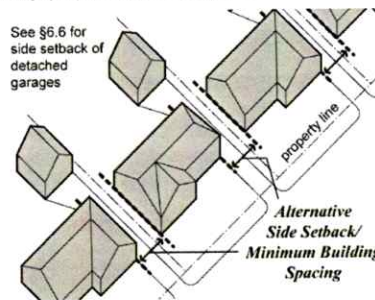


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 2,000 sf
 - b. More than one story: 1,500 sf on first floor, 2400 sf total
6. Corner Lot setbacks shall be the same on both streets.
7. Building Facades.
 - a. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of **each individual** exterior wall. The percent calculation shall be based on the area of **each individual** exterior wall, excluding openings for windows and doors.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA

NOTICE MAILED TO:

Calera Development One
17 North 20th St STE 300
Birmingham, AL 37243

Matthew R Lampton
1515 5th Ave
Calera, AL 35040

Donald Phillips
445 Co Rd 724
Calera, AL 35040

Jeffery N & Mary B Lucas
8043 Madison Ave
Helena, AL 35080

Pagaya Smartresi FI Fund Property Owner
1950 Greyhound Pass STE 18-355
Carmel, IN 46033

Michael R & Brittany I Bonin
1555 6th Ave
Calera, AL 35040

Gene & Inez & Larry Eugene & Amy E Hamby
PO Box 228
Calera, AL 35040

Jeffery W & Lindsey Fulton
217 Meadowood Ln
Montevallo, AL 35115

Angel Rivera
194 Flagstone Ln
Calera, AL 35040

Kevin & Vinita Ratliff
540 15th St
Calera, AL 35040

~~YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE CALERA ZONING BOARD OF ADJUSTMENTS~~

~~To be held at 6:00 P.M. on December 18, 2025, in the City of Calera Council Chambers 7901 Hwy 31. The purpose of the
hearing is to receive public comments on an application submitted by:~~

Calera Development One
Alan Burns
17 North 20th St STE 300
Birmingham, AL 35243

Approval for:
Variance of minimum square footage.
Located at the following address:

Parcel Id# 28 5 16 3 003 015.000, 28 5 16 3 003 015.002, 28 5 16 3 003 015.003

This notice is sent at least fifteen (15) days prior to the scheduled Zoning Board of Adjustments hearing to all adjacent property owners (including those directly across a public right-a-way), as obtained by the most recent records of the Shelby County Tax Assessor. Date mailed: December 4, 2025.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: CALERA DEVELOPMENT ONE
Mailing Address: 17 NORTH 20th ST. SUITE 300
Telephone: 205-585-8488
Signature: [Handwritten Signature]

Part II. Parcel Data:

Owner of Record: SAME AS APPLICANT
Mailing Address: " " "
Address of Property: MULTIPLE
Tax Map ID#: SEE ATTACHED EXHIBIT
Existing Land Use: VACANT Existing Zoning: R-1

Part III. Request:

Section of Ordinance on which variance is requested: MINIMUM SQ. FT.
Nature of variance with reference to applicable zoning provisions:

Part IV. Enclosures (Check all required enclosures with this application):

Written Justification for the variance MINIMUM SQ FT OF HOMES CHANGED WITHOUT NOTICE OR REQUEST.
A vicinity map ATTACHED
Plot plan with variance noted or highlighted
A \$50.00 Administrative fee.

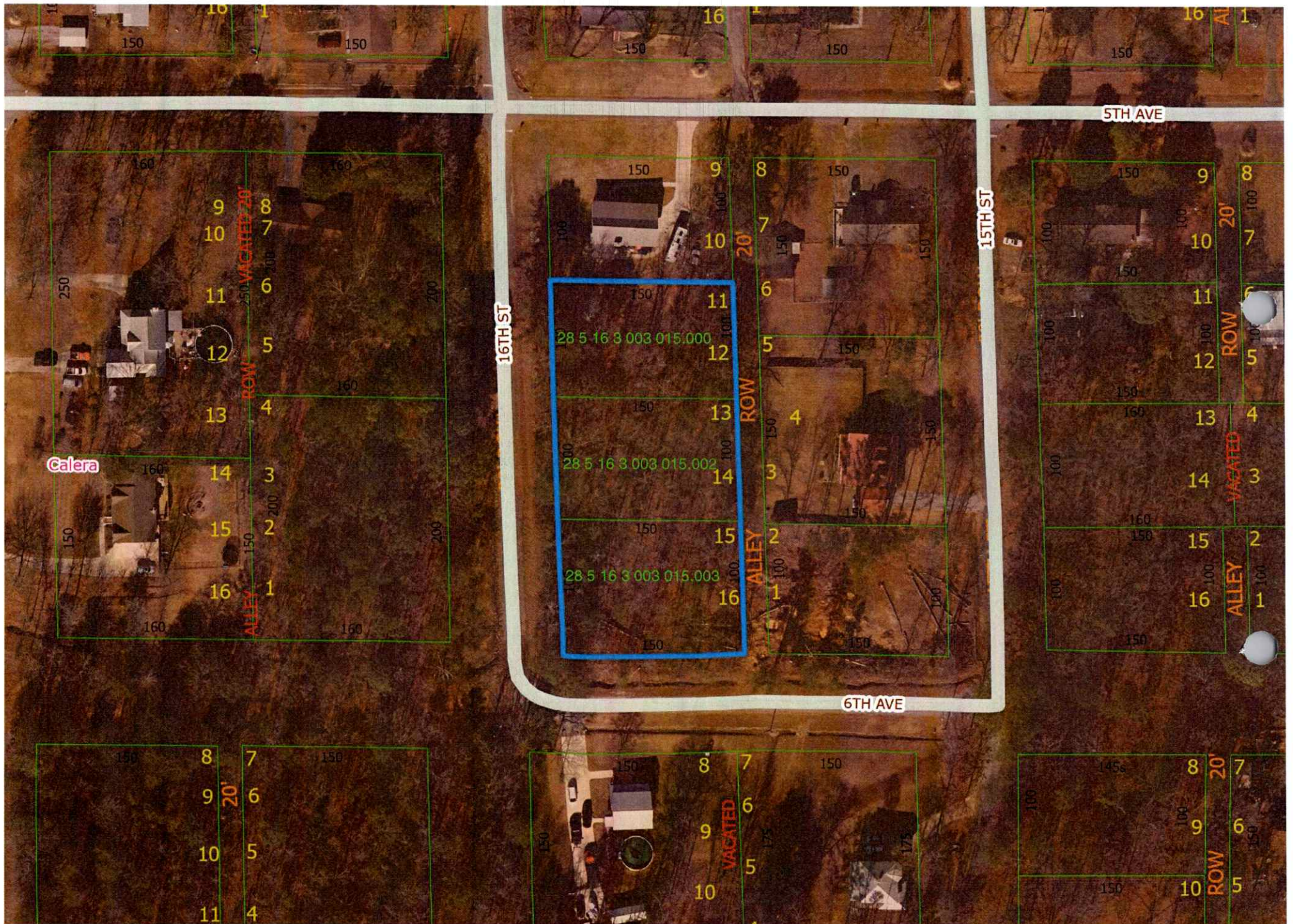
NOTICE: The completed application, including all required attachments must be filed at least twenty-one (21) days before the Calera Board of Adjustments Public Hearing. The applicant must be present at hearing.

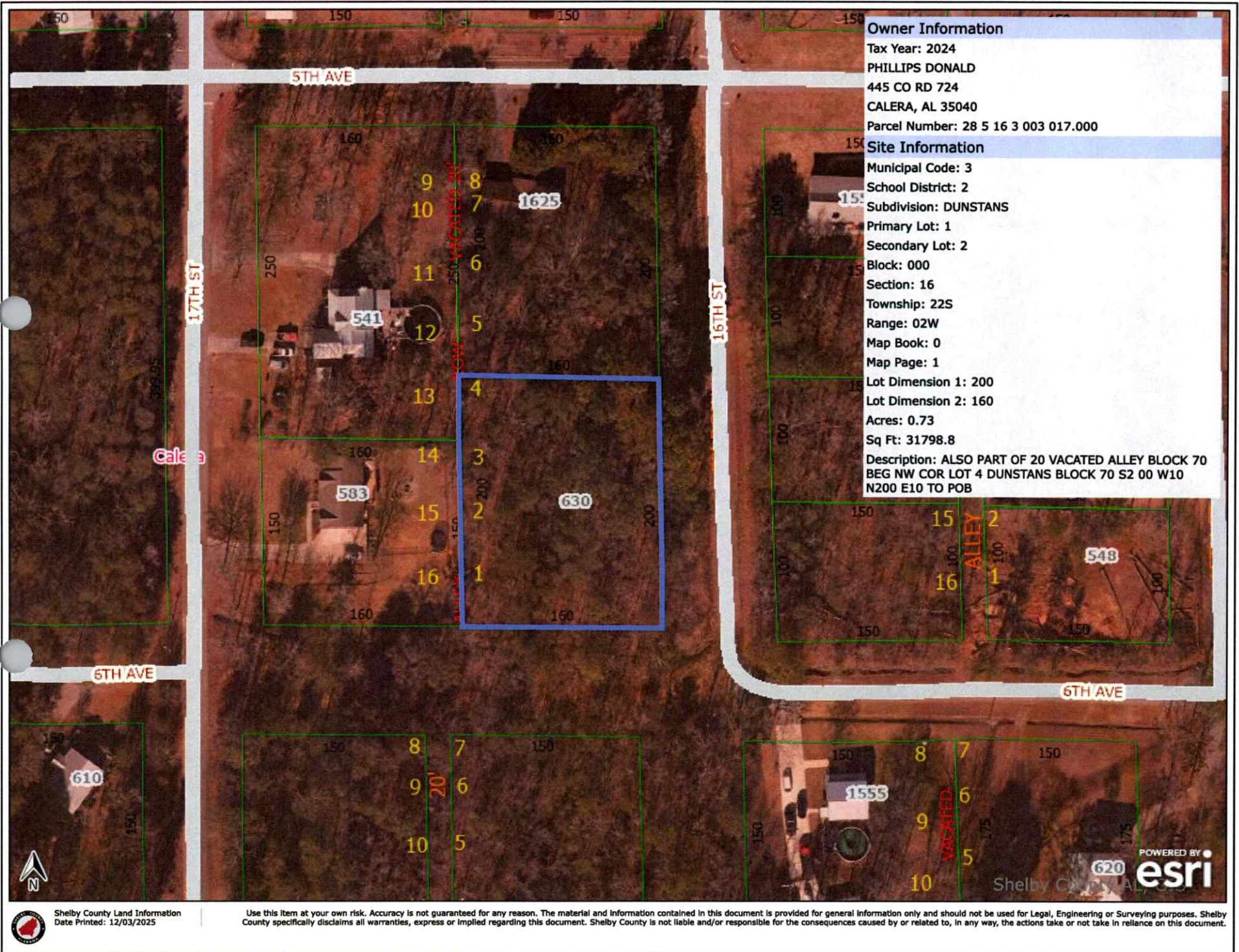
FOR CITY USE ONLY:

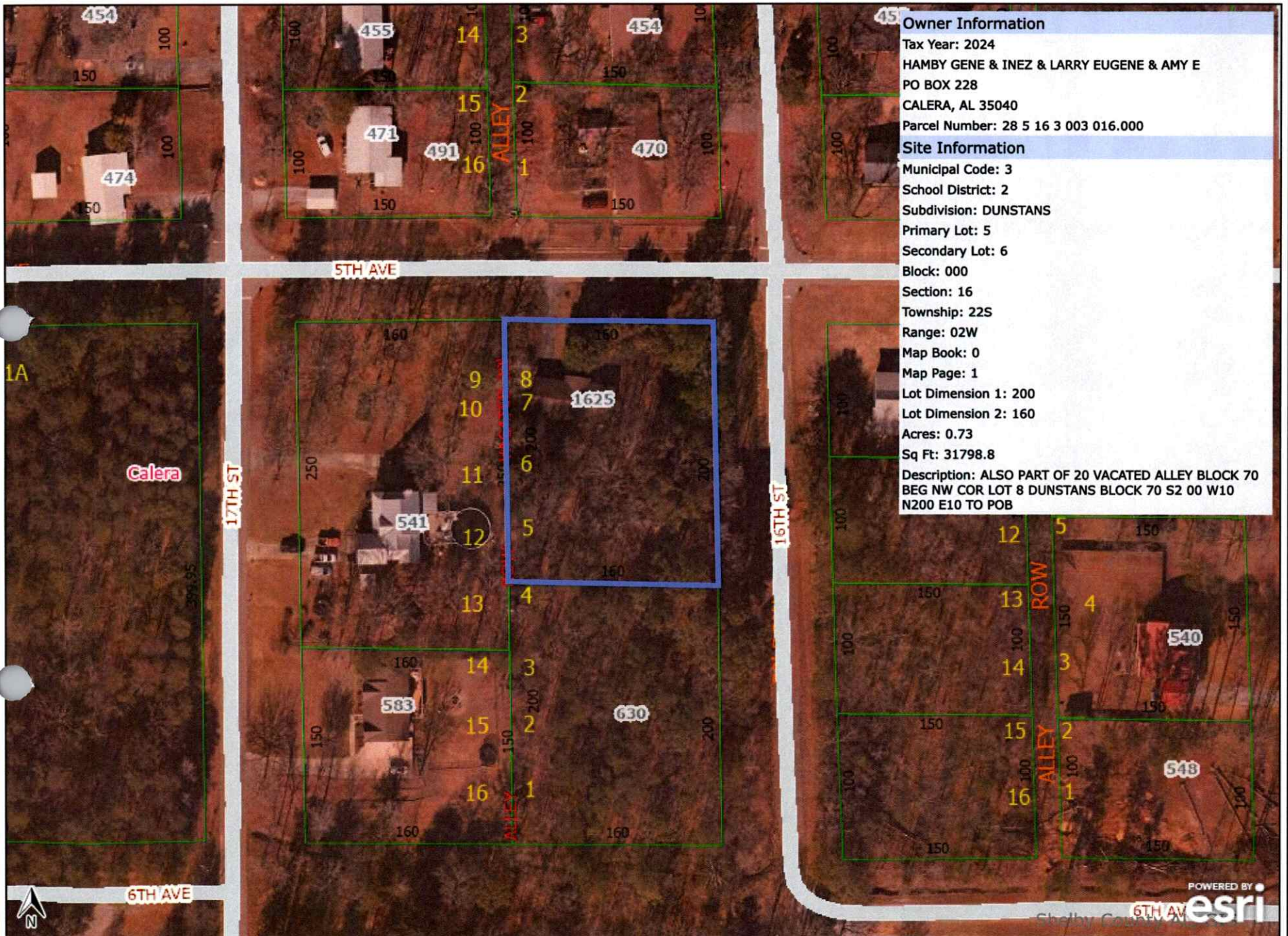
Administrative fee \$50.00 plus postage fee received on: 11.14.25
Number of Certified Letters: **Postal Rate is subject to change by postal service**
Scheduled Hearing Date: 12.9.25
Application Submitted by on:

EXHIBIT CALERA Dev. ONE









Owner Information
 Tax Year: 2024
 HAMBY GENE & INEZ & LARRY EUGENE & AMY E
 PO BOX 228
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 016.000

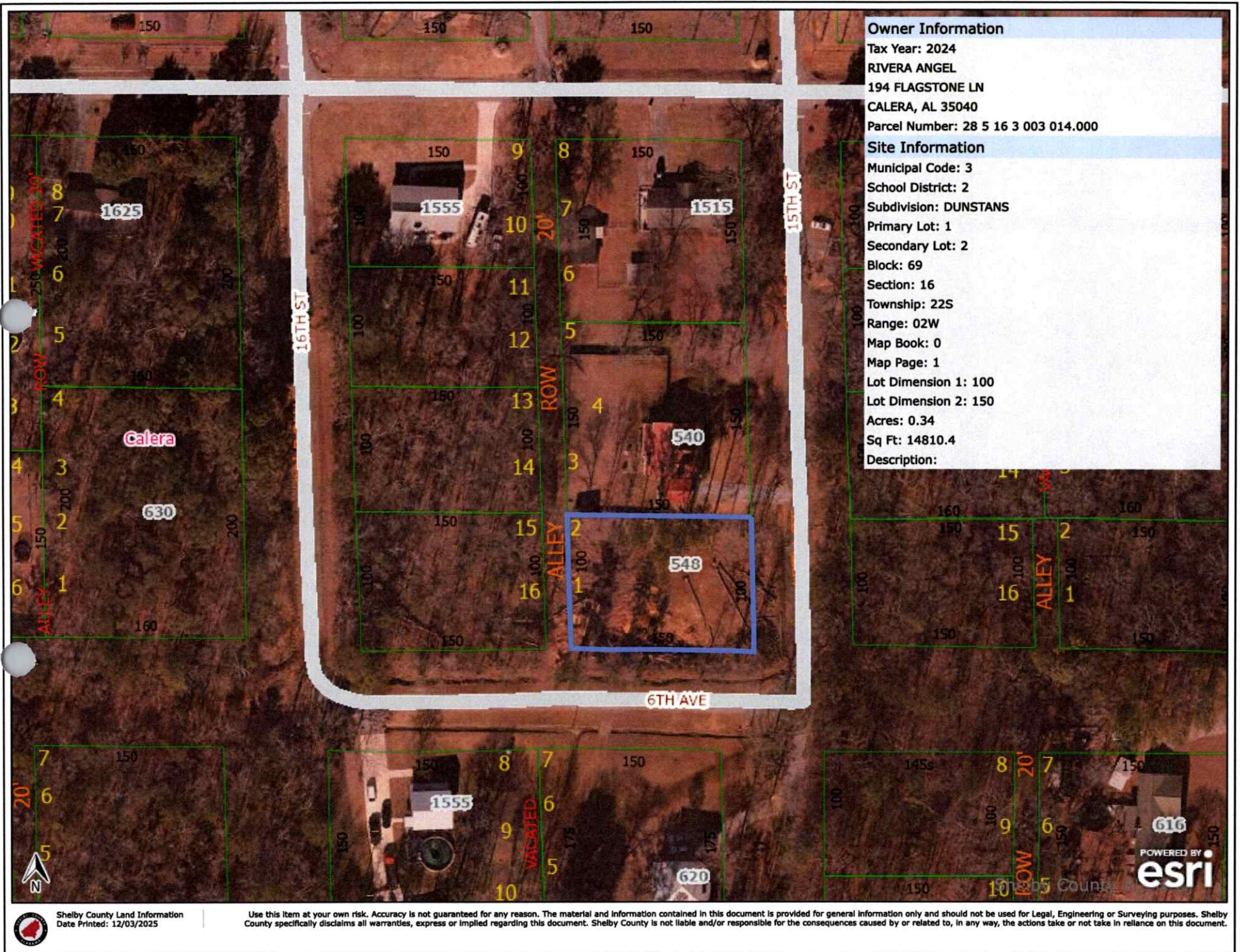
Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 5
 Secondary Lot: 6
 Block: 000
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 200
 Lot Dimension 2: 160
 Acres: 0.73
 Sq Ft: 31798.8
 Description: ALSO PART OF 20 VACATED ALLEY BLOCK 70
 BEG NW COR LOT 8 DUNSTANS BLOCK 70 S2 00 W10
 N200 E10 TO POB

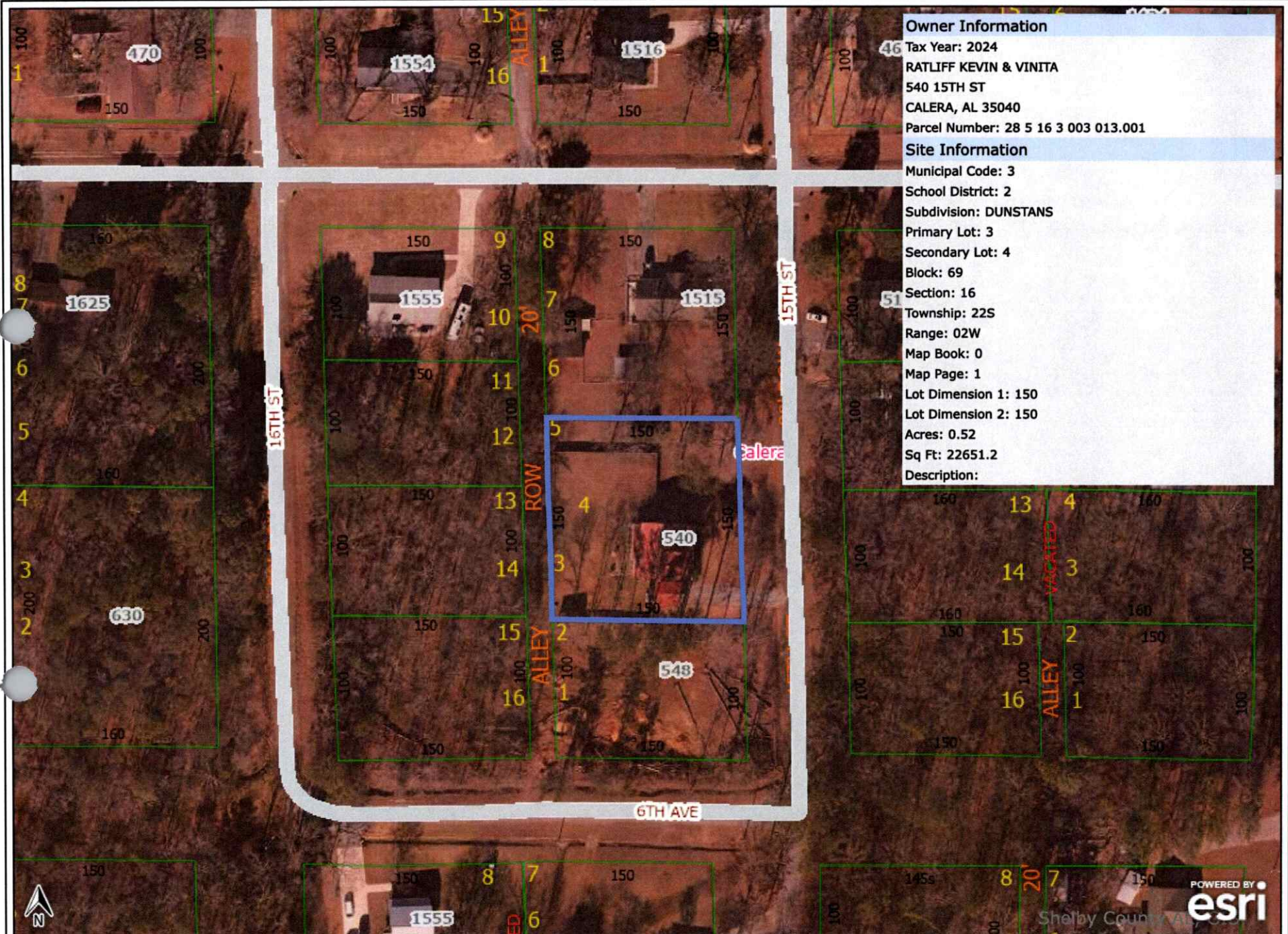
1A
 Calera
 17TH ST
 6TH AVE

POWERED BY
 esri

Shelby County Land Information
 Date Printed: 12/03/2025

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Owner Information	
Tax Year:	2024
Owner:	RATLIFF KEVIN & VINITA
Address:	540 15TH ST
City/State/Zip:	CALERA, AL 35040
Parcel Number:	28 5 16 3 003 013.001
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	3
Secondary Lot:	4
Block:	69
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	150
Lot Dimension 2:	150
Acres:	0.52
Sq Ft:	22651.2
Description:	



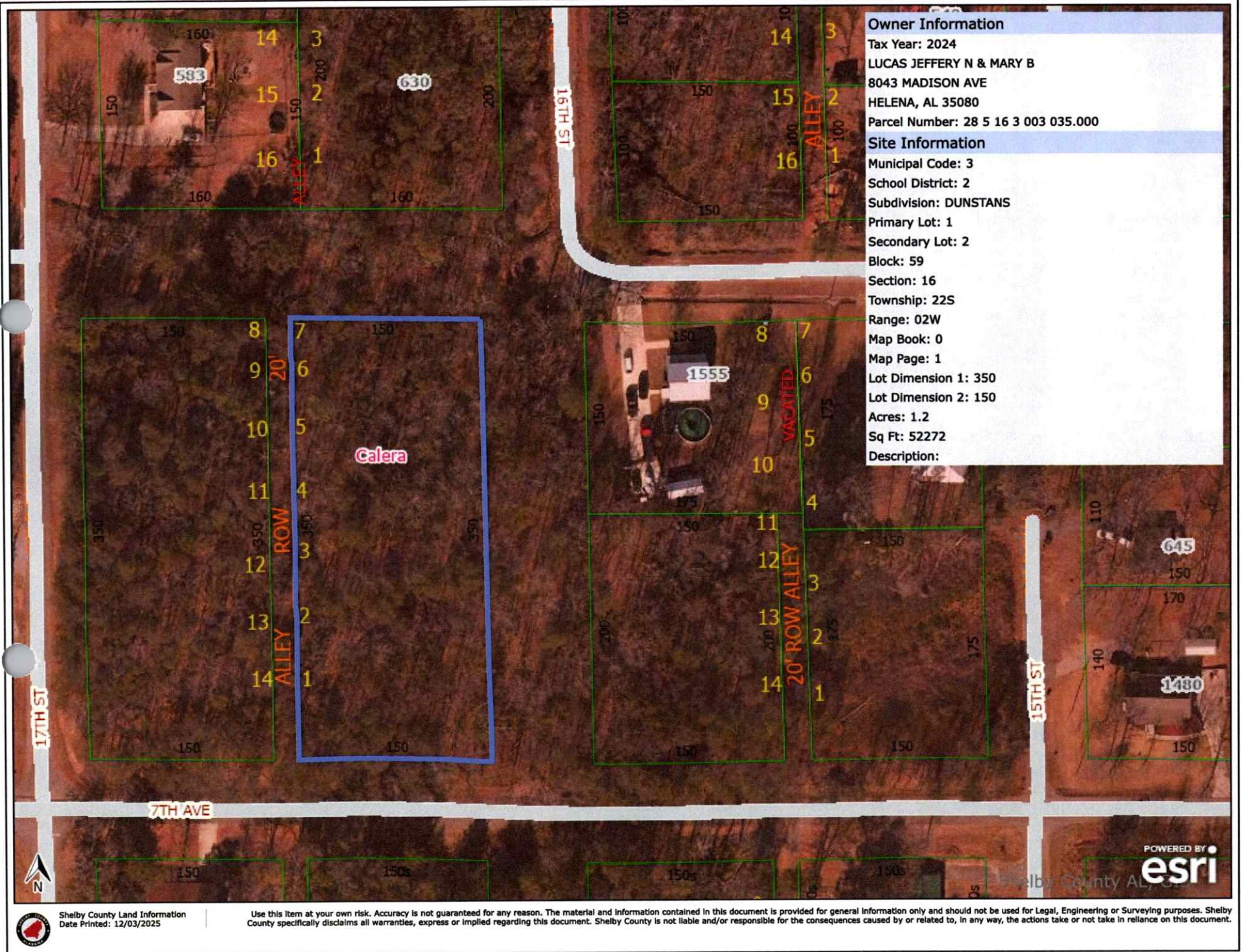
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Date Printed: 12/03/2025

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Owner Information	
Tax Year:	2024
Owner Name:	LAMPTON MATTHEW R
Address:	1515 5TH AVE
City/State/Zip:	CALERA, AL 35040
Parcel Number:	28 5 16 3 003 013.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	6
Secondary Lot:	7
Block:	69
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	150
Lot Dimension 2:	150
Acres:	0.52
Sq Ft:	22651.2
Description:	



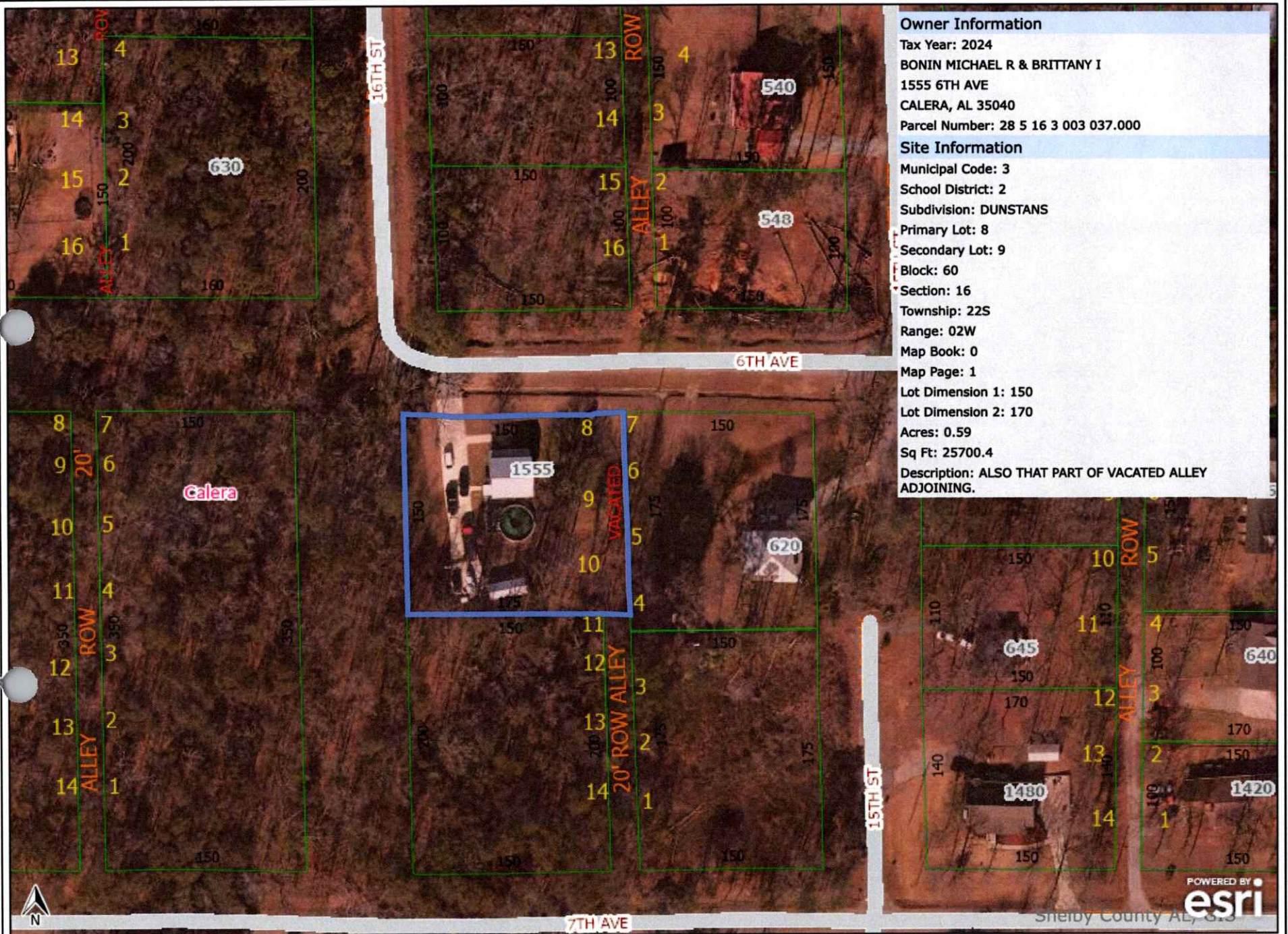
Owner Information	
Tax Year:	2024
Owner:	LUCAS JEFFERY N & MARY B
Address:	8043 MADISON AVE HELENA, AL 35080
Parcel Number:	28 5 16 3 003 035.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	1
Secondary Lot:	2
Block:	59
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	350
Lot Dimension 2:	150
Acres:	1.2
Sq Ft:	52272
Description:	



Shelby County Land Information
Date Printed: 12/03/2025

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Owner Information
 Tax Year: 2024
 BONIN MICHAEL R & BRITTANY I
 1555 6TH AVE
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 037.000

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 8
 Secondary Lot: 9
 Block: 60
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 150
 Lot Dimension 2: 170
 Acres: 0.59
 Sq Ft: 25700.4
 Description: ALSO THAT PART OF VACATED ALLEY ADJOINING.



Owner Information
 Tax Year: 2024
 FULTON JEFFERY W & LINDSEY
 217 MEADOWOOD LN
 MONTEVALLO, AL 35115
 Parcel Number: 28 5 16 3 003 037.002

Site Information
 Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 5
 Secondary Lot: 6
 Block: 60
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 150
 Lot Dimension 2: 175
 Acres: 0.6
 Sq Ft: 26136
 Description:



§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 20,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
 - a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
 - d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

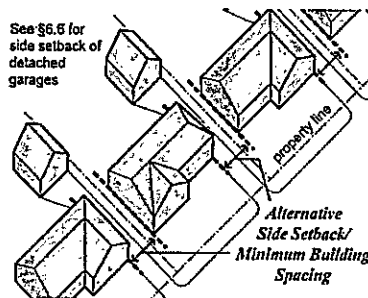


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 2,000 sf
 - b. More than one story: 1,500 sf on first floor, 2400 sf total
6. Corner Lot setbacks shall be the same on both streets.
7. Building Facades.
 - a. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of each individual exterior wall. The percent calculation shall be based on the area of each individual exterior wall, excluding openings for windows and doors.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA

NOTICE MAILED TO:

Calera Development One
17 North 20th St STE 300
Birmingham, AL 37243

Dorothy Downs Schroeder & David P Downs
12 Country Club Drive
Calera, AL 35040

William M & Dorothy D Schroeder IRREVO
PO Box 180
Calera, AL 35040

Edward B & Cynthia G Vinson
534 14th St
Calera, AL 35040

Liann & John M Farmer
535 15th St
Calera, AL 35040

C Todd & Amelia M Killingsworth
616 14th Street
Calera, AL 35040

Maggie Pearl Crawford
C/O Katie Cox
3870 Ross Park Dr
Hoover, AL 35226

Douglas & Cindy Scurlock
515 14th Street
Calera, AL 35040

Kevin & Vinita Ratliff
540 15th St
Calera, AL 35040

Angel Rivera
194 Flagstone Ln
Calera, AL 35040

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE CALERA ZONING BOARD OF ADJUSTMENTS

To be held at 6:00 P.M. on December 18, 2025, in the City of Calera Council Chambers 7901 Hwy 31. The purpose of the hearing is to receive public comments on an application submitted by:

Calera Development One
Alan Burns
17 North 20th St STE 300
Birmingham, AL 35243

Approval for:
Variance of minimum square footage.
Located at the following address:

Parcel Id# 28 5 16 3 003 009.000, 28 5 16 3 003 009.001, 28 5 16 3 003 009.002

This notice is sent at least fifteen (15) days prior to the scheduled Zoning Board of Adjustments hearing to all adjacent property owners (Including those directly across a public right-a-way), as obtained by the most recent records of the Shelby County Tax Assessor. Date mailed: December 4, 2025.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant:

CALERA DEVELOPMENT ONE

Mailing Address:

17 NORTH 20th ST. SUITE 300

Telephone:

205-585-8488

Signature:

[Handwritten Signature]

Part II. Parcel Data:

Owner of Record:

SAME AS APPLICANT

Mailing Address:

" " "

Address of Property:

MULTIPLE

Tax Map ID#:

SEE ATTACHED EXHIBIT

Existing Land Use:

VACANT Existing Zoning: R-7

Part III. Request:

Section of Ordinance on which variance is requested: MINIMUM SQ. FT.

Nature of variance with reference to applicable zoning provisions:

Part IV. Enclosures (Check all required enclosures with this application):

Written Justification for the variance MINIMUM SQ FT OF HOMES CHANGED WITHOUT NOTICE OR REQUEST.

A vicinity map

ATTACHED Plot plan with variance noted or highlighted

A \$50.00 Administrative fee.

NOTICE: The completed application, including all required attachments must be filed at least twenty-one (21) days before the Calera Board of Adjustments Public Hearing. The applicant must be present at hearing.

FOR CITY USE ONLY:

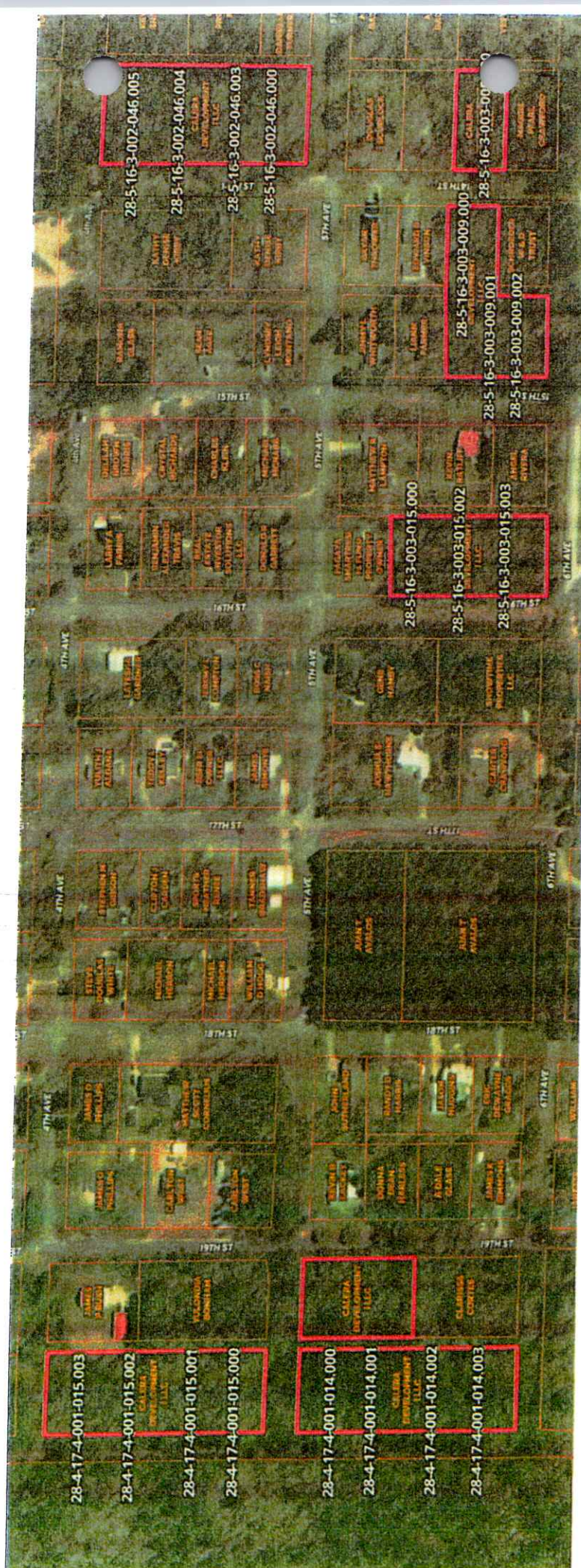
Administrative fee \$50.00 plus postage fee received on: 11.14.25

Number of Certified Letters: **Postal Rate is subject to change by postal service**

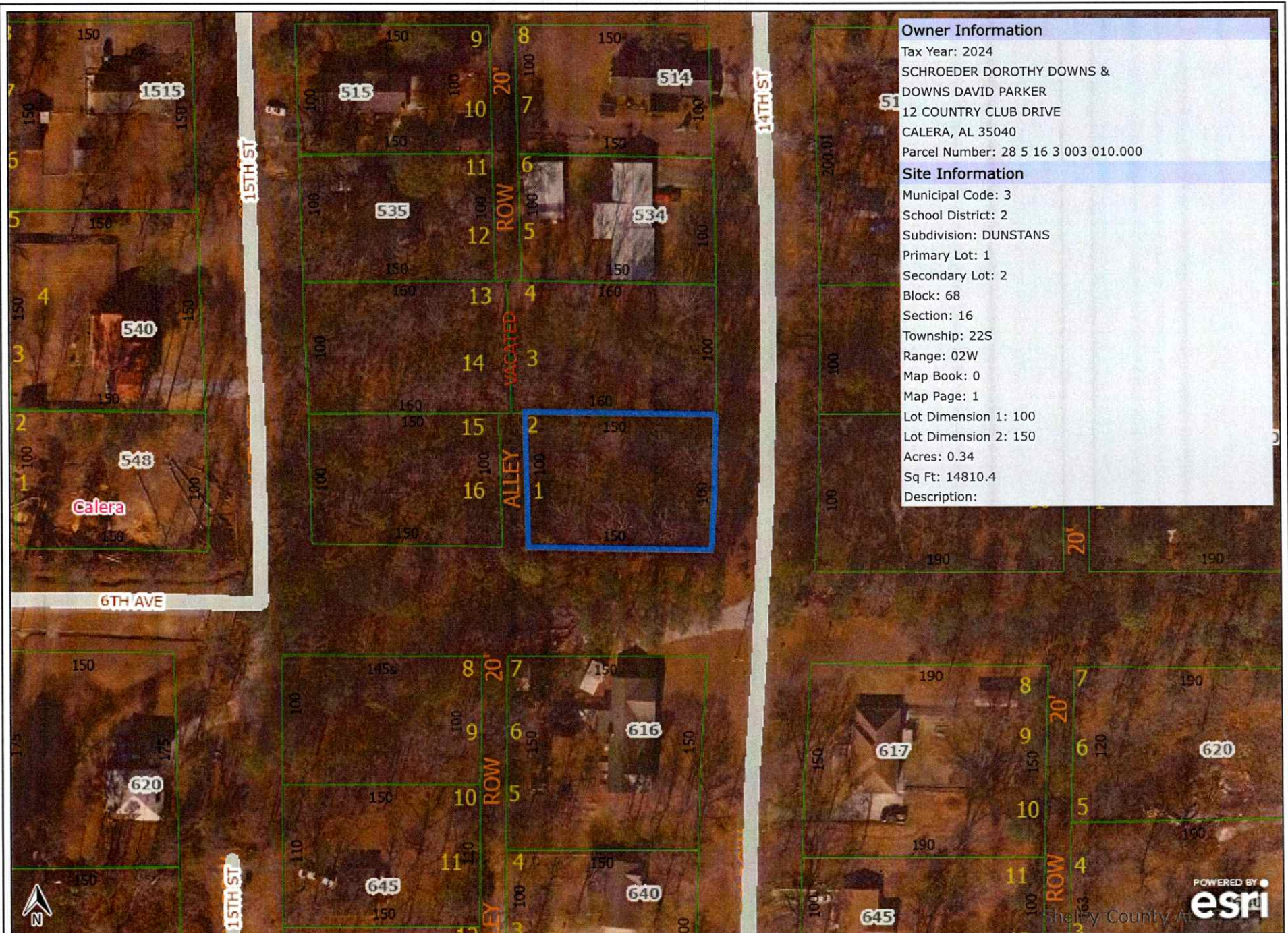
Scheduled Hearing Date: 12.9.25

Application Submitted by _____ on: _____

EXHIBIT CALERA Dev. ONE

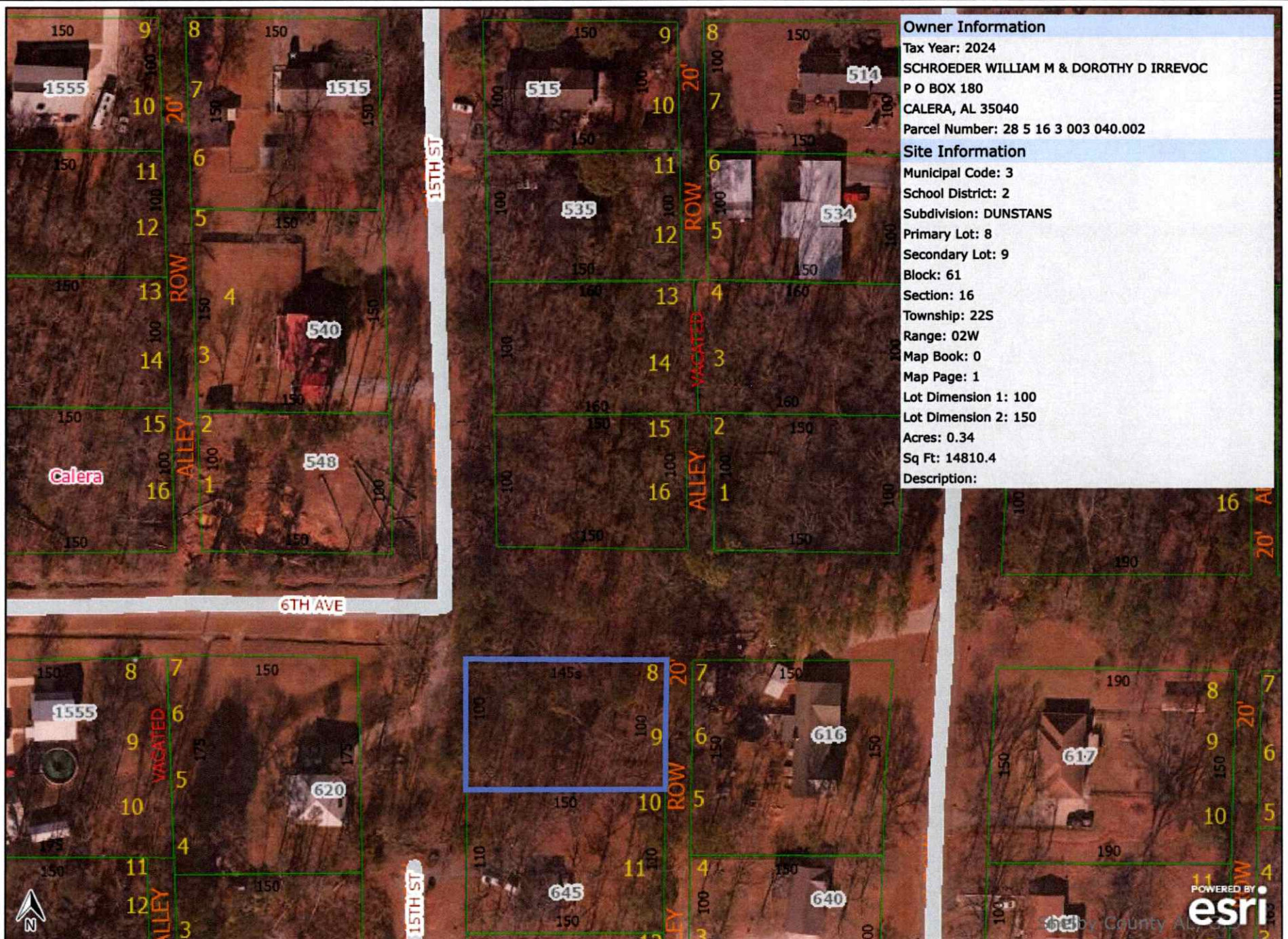






Owner Information	
Tax Year:	2024
SCHROEDER DOROTHY DOWNS & DOWNS DAVID PARKER 12 COUNTRY CLUB DRIVE CALERA, AL 35040 Parcel Number: 28 5 16 3 003 010.000	
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	1
Secondary Lot:	2
Block:	68
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.34
Sq Ft:	14810.4
Description:	





Owner Information	
Tax Year:	2024
Owner:	SCHROEDER WILLIAM M & DOROTHY D IRREVOC
Address:	P O BOX 180 CALERA, AL 35040
Parcel Number:	28 5 16 3 003 040.002
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	8
Secondary Lot:	9
Block:	61
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.34
Sq Ft:	14810.4
Description:	

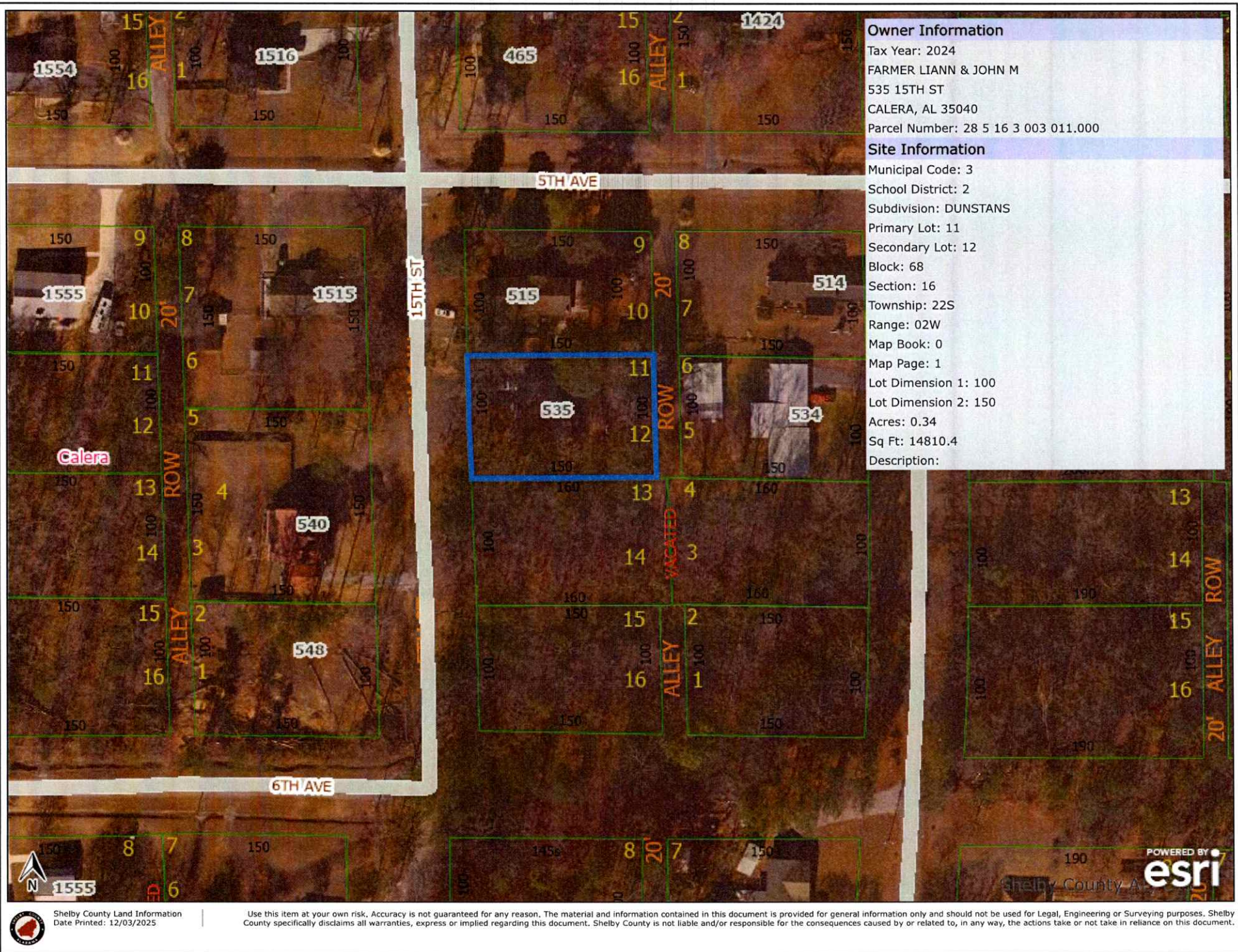


Owner Information

Tax Year: 2024
 VINSON EDWARD B & CYNTHIA G
 534 14TH ST
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 008.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 5
 Secondary Lot: 6
 Block: 68
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 100
 Lot Dimension 2: 150
 Acres: 0.34
 Sq Ft: 14810.4
 Description:



Owner Information

Tax Year: 2024
 FARMER LIANN & JOHN M
 535 15TH ST
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 011.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 11
 Secondary Lot: 12
 Block: 68
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 100
 Lot Dimension 2: 150
 Acres: 0.34
 Sq Ft: 14810.4
 Description:



Shelby County Land Information
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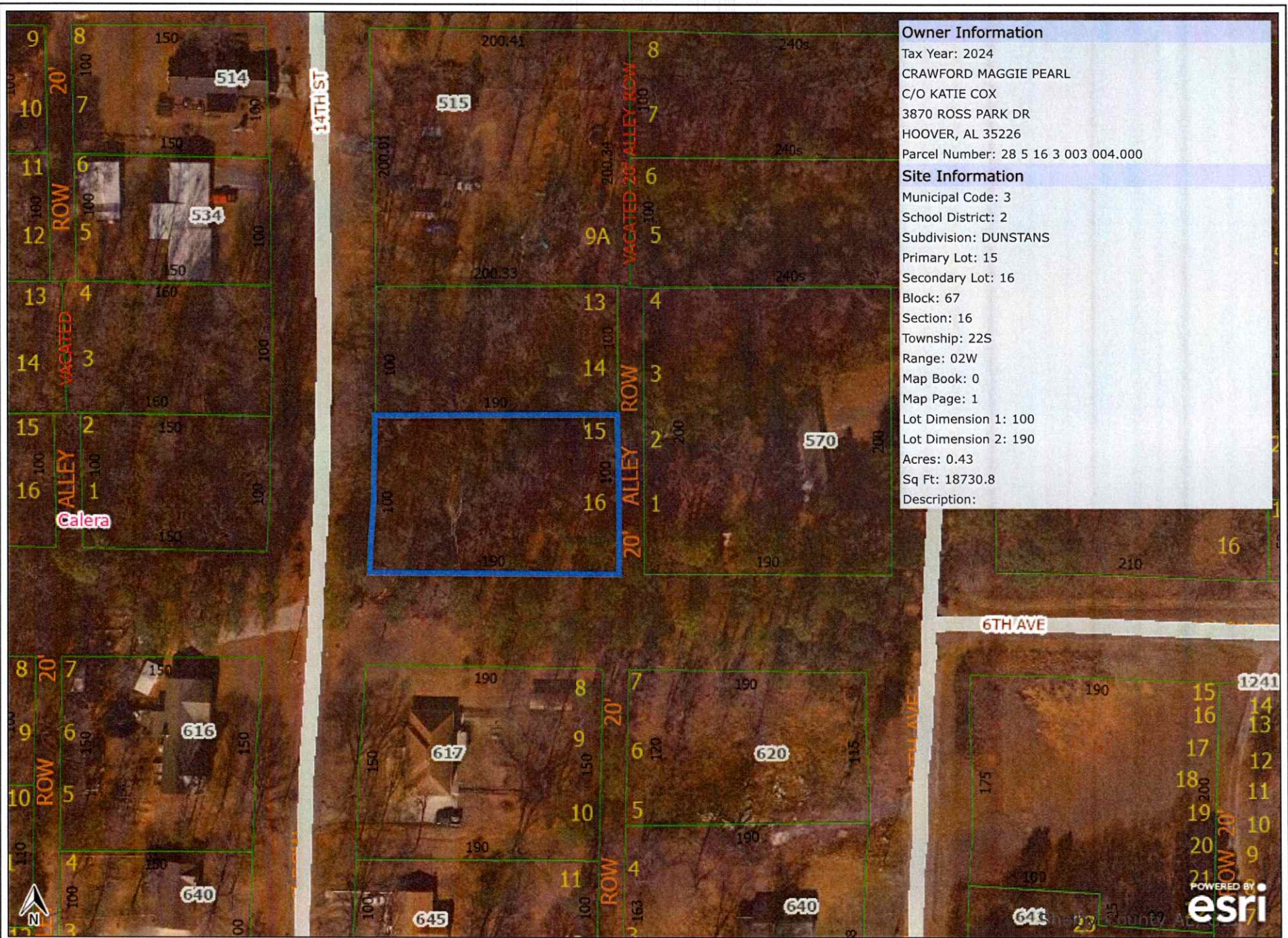


Owner Information

Tax Year: 2024
 KILLINGSWORTH C TODD & AMELIA M
 616 14TH STREET
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 040.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision:
 Primary Lot:
 Secondary Lot:
 Block: 61
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 0
 Lot Dimension 1: 150
 Lot Dimension 2: 150
 Acres:
 Sq Ft:
 Description: DUNSTANS 5 6 7 BLK 61 S16 T22 R2W DD
 150X150 DB 327 P 170 6/24/1980 RB272 P916 12/29/89

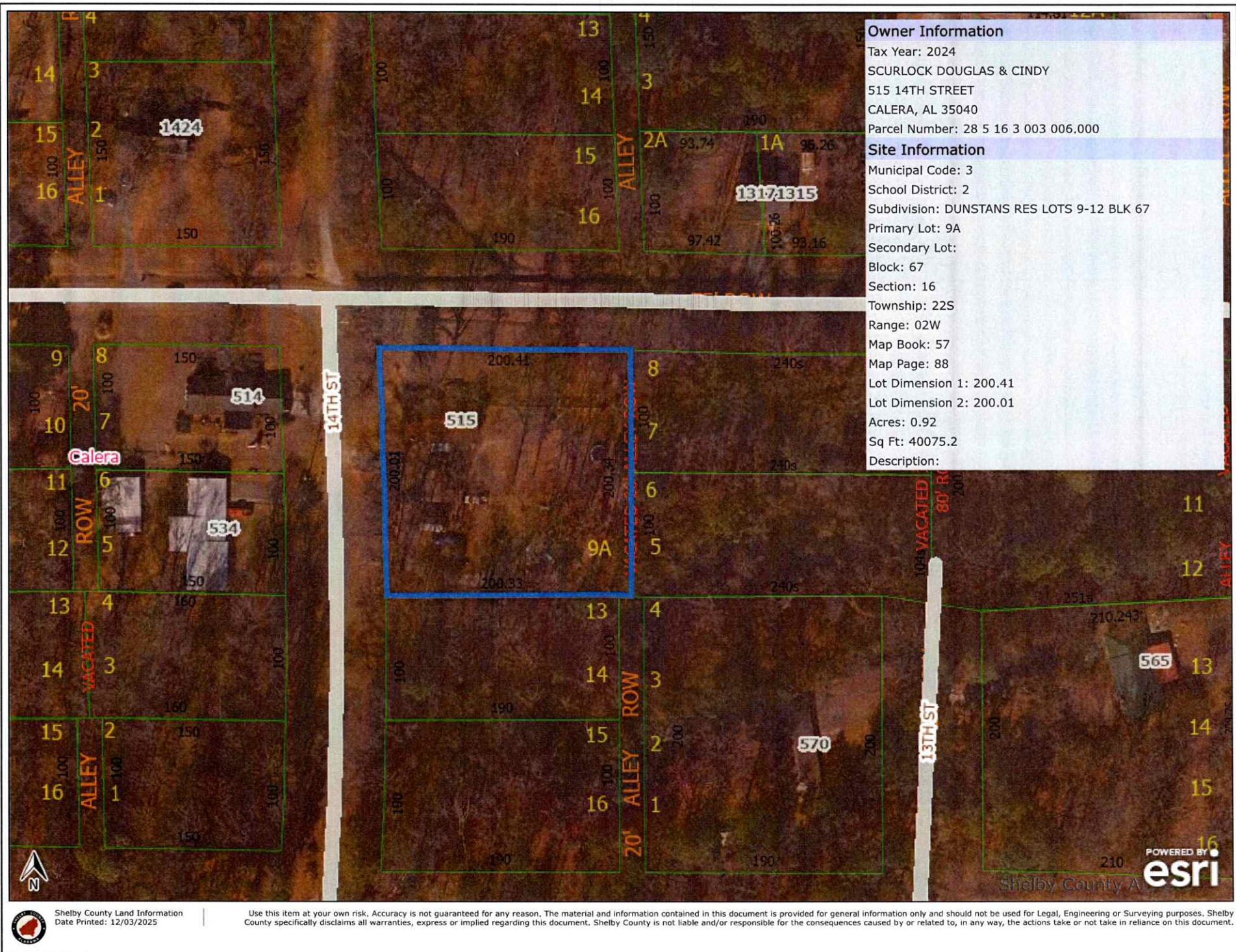


Owner Information

Tax Year: 2024
 CRAWFORD MAGGIE PEARL
 C/O KATIE COX
 3870 ROSS PARK DR
 HOOVER, AL 35226
 Parcel Number: 28 5 16 3 003 004.000

Site Information

Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS
 Primary Lot: 15
 Secondary Lot: 16
 Block: 67
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 0
 Map Page: 1
 Lot Dimension 1: 100
 Lot Dimension 2: 190
 Acres: 0.43
 Sq Ft: 18730.8
 Description:

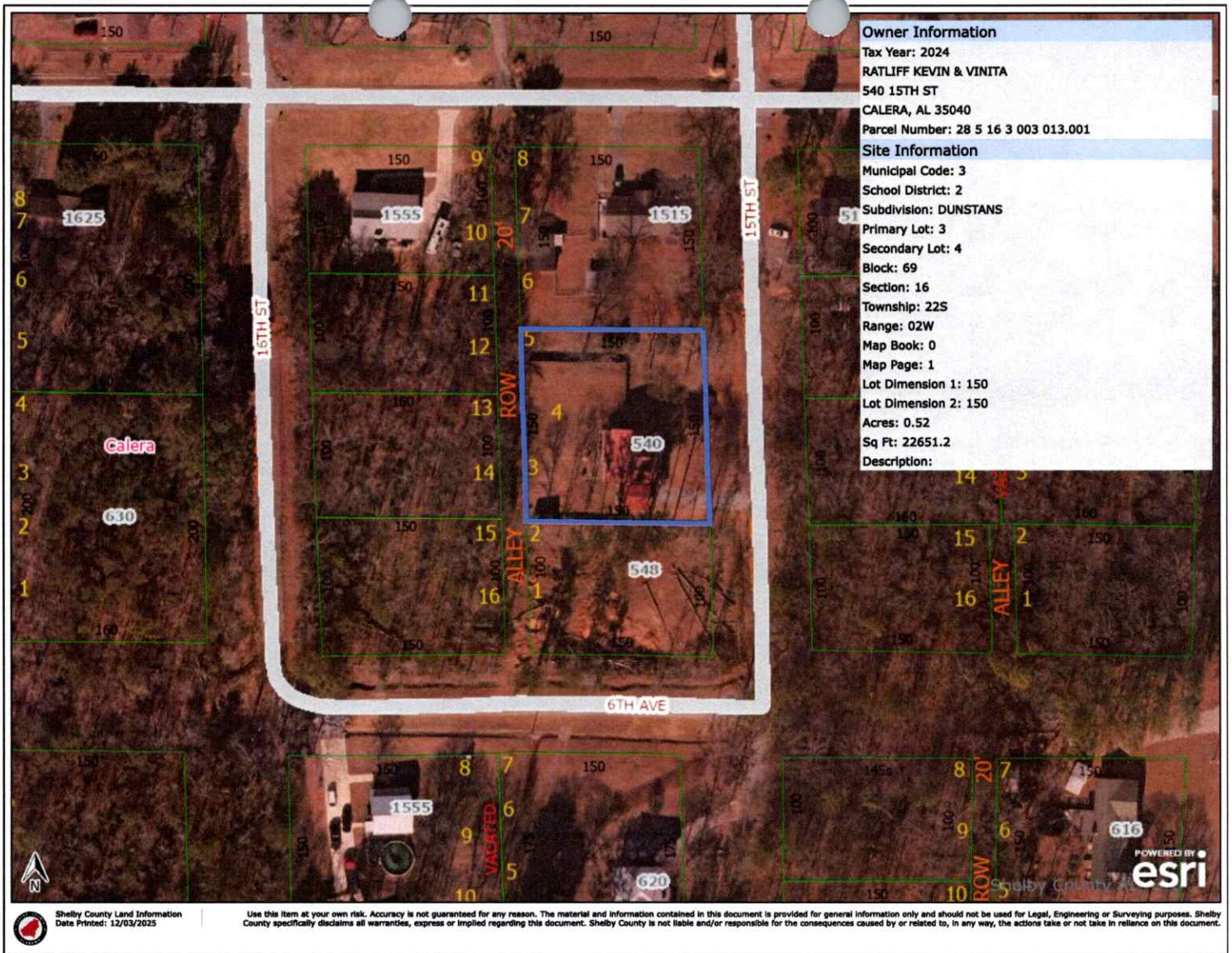


Owner Information

Tax Year: 2024
 SCURLOCK DOUGLAS & CINDY
 515 14TH STREET
 CALERA, AL 35040
 Parcel Number: 28 5 16 3 003 006.000

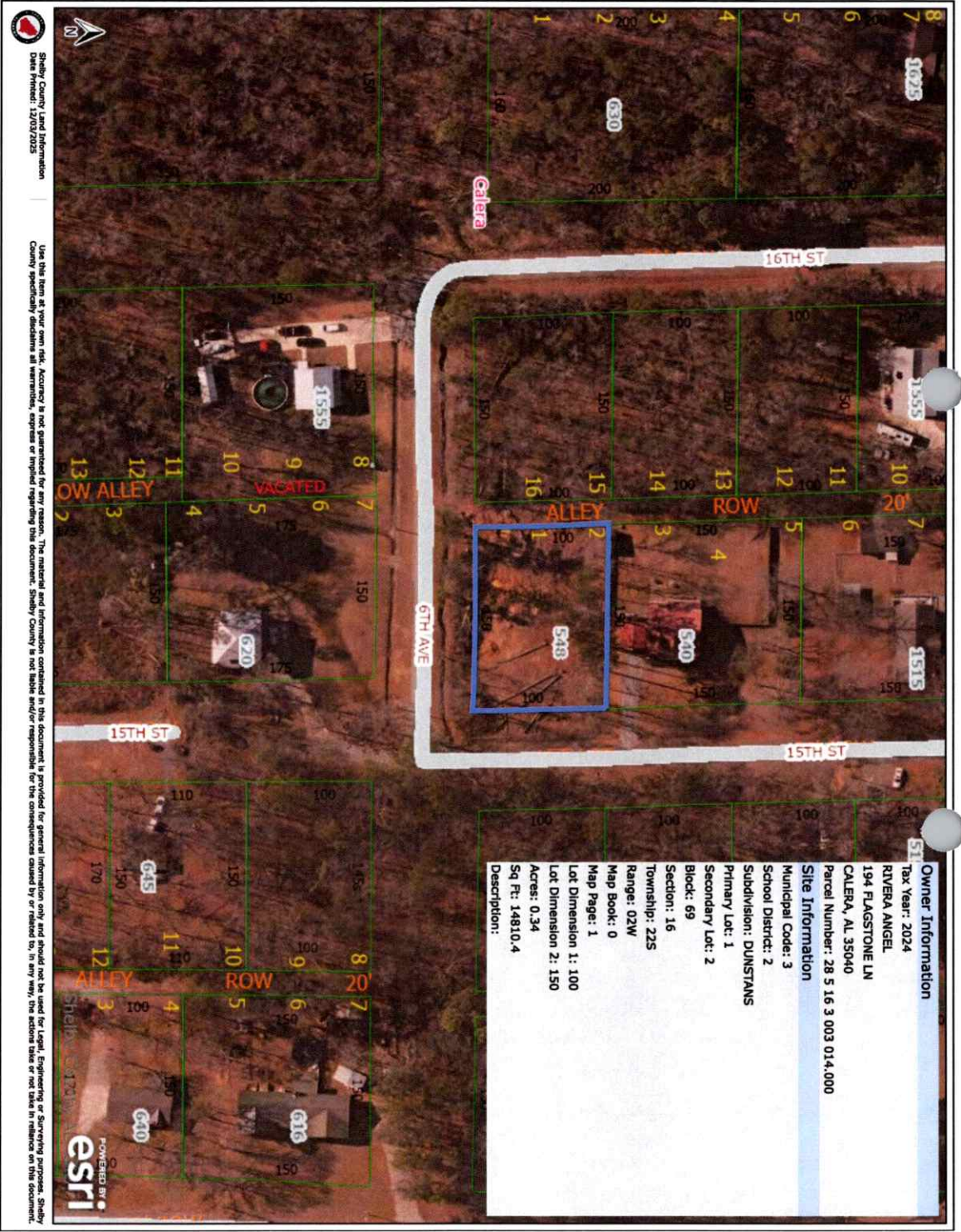
Site Information

Municipal Code: 3
 School District: 2
 Subdivision: DUNSTANS RES LOTS 9-12 BLK 67
 Primary Lot: 9A
 Secondary Lot:
 Block: 67
 Section: 16
 Township: 22S
 Range: 02W
 Map Book: 57
 Map Page: 88
 Lot Dimension 1: 200.41
 Lot Dimension 2: 200.01
 Acres: 0.92
 Sq Ft: 40075.2
 Description:



Shelby County Land Information
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Owner Information	
Tax Year:	2024
RIVERA ANGEL	
194 FLAGSTONE LN	
CALERA, AL 35040	
Parcel Number:	28 5 16 3 003 014.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	1
Secondary Lot:	2
Block:	69
Section:	16
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	100
Lot Dimension 2:	150
Acres:	0.34
Sq Ft:	14810.4
Description:	

Shelby County Land Information
 Date Printed: 12/03/2023

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§5.2. R-1 Single family Residential District

Intent. To provide areas for medium density detached single family residences, along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.2.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.

5.2.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required:

1. Minimum Lot Area: 20,000 sf
2. Minimum Lot Width: 100 ft
3. Minimum Yard Size:
 - a. Front: Fifty (50) ft, or if fronting on undedicated road: Sixty (60) ft from the centerline
 - b. Rear: Fifty (50) ft
 - c. Side: Fifteen (15) ft
 - d. Alternative setback provisions for new subdivisions: When required parking is provided within a structure to the rear of the dwelling, the front yard setback may be reduced by five (5) ft. In such cases and when front-loaded, a minimum building spacing of twenty (20) ft shall be required instead of a side yard setback. See figure below.

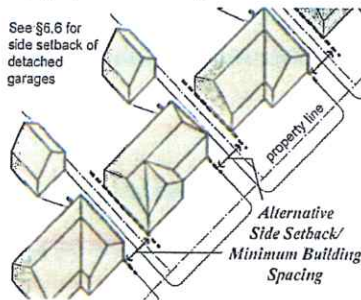


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
 - a. One story: 2,000 sf
 - b. More than one story: 1,500 sf on first floor, 2400 sf total
6. Corner Lot setbacks shall be the same on both streets.
7. Building Facades.
 - a. Building facades must use durable materials. Durable materials include brick, stucco (EIFS is not permitted within 36 inches of finished grade), heavy timber, wood, slate, metal, and tile roofing. Vinyl and cementitious siding may be used as an accent material and shall be limited to thirty percent (30%) of each individual exterior wall. The percent calculation shall be based on the area of each individual exterior wall, excluding openings for windows and doors.

§5.3. R-2 Single family Residential District

Intent. To provide areas for medium density single family residences along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

5.3.1. Use Regulations. Refer to Table 5.1 and the provisions herein:

1. Those institutional uses listed as permitted or as Special Exception Uses shall be limited to low intensity as provided in §3.5.3 unless approved by the Commission as a Conditional Use.