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Regular Zoning Board of Adjustments Meeting  
Council Chambers - 7901 Highway 31 Calera, Alabama  
January 13, 2026  
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**

**Old Business**

**New Business**

**Application for Variance - Variance for setbacks and house size**

Parcel ID #: 28 4 17 4 001 010.000 & 28 4 17 4 001 010.001  
500 Block of 19th Street  
L&L Property Enterprises

**Application for Variance - Variance for house size**

Submittal for Two-Story House Plans that do not meet the minimum 1st Floor or Total Square Footage  
Mill Point Subdivision - Hwy 70  
Lot # 1-4, 83-86, 95-99 (13 Total Lots)  
Forestar Real Estate Group

**Application for Special Exception - Manufactured Home**

Parcel ID #: 28 5 22 3 001 035.001  
189 Sumner Circle  
Teresa Hughes

**PUBLIC HEARING NOTICE  
ZONING BOARD OF ADJUSTMENTS, CITY OF  
CALERA, AL**

**NOTICE :**

You are hereby notified of a public hearing of the Calera Zoning Board of Adjustments to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: January 13, 2026. The purpose of this public hearing is for a variance for house size and setbacks.

**Please see attached.**

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the person making such protest, and only one protest shall be allowed for each separately assessed unit of property.

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CALERA PLANNING COMMISSION  
Brandy Cost 205-668-3807

Posted:

Calera City Hall  
Sav Mor  
Calera Public Library  
Calera Post Office

# PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA

## NOTICE MAILED TO:

Calera Development One  
PO Box 430223  
Birmingham, AL 35243  
Parcel #28 4 17 4 001 014.003  
Parcel #28 4 17 4 001 014.002  
Parcel #28 4 17 4 001 014.001  
Parcel #28 4 17 4 001 014.000  
Parcel #28 4 17 4 001 015.000  
Parcel #28 4 17 4 001 015.001  
Parcel #28 4 17 4 001 015.002  
Parcel #28 4 17 4 001 015.003

Kevin B & Andrea T Lackey  
544 19<sup>th</sup> St  
Calera, AL 35040

Carlton & Patricia West  
415 19<sup>th</sup> St  
Calera, AL 35040

Yulondia Bonham  
289 Union Station Drive  
Calera, AL 35040

Clarissa & Alberto Cortes  
1296 Kensington Blvd  
Calera, AL 35040

Dale A Glass  
PO Box 1745  
Calera, AL 35040

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

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

To be held at 6:00 P.M. on January 13, 2026, 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:

L & L Property Enterprises  
PO Box 1726  
Pelham, AL 35124

Approval for:  
Variance for setbacks and house size.  
Located at the following address:

Parcel Id# 28 4 17 4 001 010.000 & 28 4 17 4 001 010.001

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 15, 2025.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: Luis Murcia
Mailing Address: P.O. Box 1726 Pelham AL 35124
Telephone: 205-542-5202
Signature: [Handwritten Signature]

Part II. Parcel Data:

Owner of Record: Land L Property Enterprise
Mailing Address: P.O. Box 1726 Pelham AL 35124
Address of Property: 490 and 518 19th st
Tax Map ID#: 28 4 17 4 001 010.000, 28 4 17 4 001 010.001
Existing Land Use: Existing Zoning:

Part III. Request:

Section of Ordinance on which variance is requested:
Nature of variance with reference to applicable zoning provisions: Set backs, House size

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

- Written Justification for the variance
A vicinity map
Plot plan with variance noted or highlighted
A \$50.00 Administrative fee.

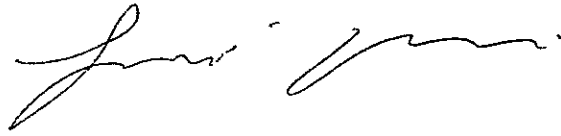
NOTICE: The completed application, including all required attachments must be filed at least twenty-one (21) days before the Calera Board of Adjustments Public Hearing. The applicant must be present at hearing.

FOR CITY USE ONLY:

Administrative fee \$50.00 plus postage fee received on: 12.5.25
Number of Certified Letters: 7 \*\*Postal Rate is subject to change by postal service\*\*
Scheduled Hearing Date: 1.13.25
Application Submitted by Luis Murcia on: 12.5.25

for setbacks I will Be Behind the Existing homes.

For house size because of the Existing houses Are smaller than 2,000 sq ft  
In that area

A handwritten signature in cursive script, appearing to read "John J. [unclear]".

# City of Calera Zoning



12/8/2025, 2:48:53 PM

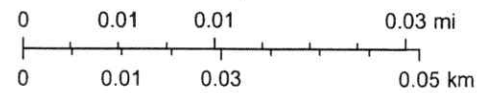
1:1,128

○ Address Points

Zoning

■ R-1, Single Family Residential

□ Parcel Data

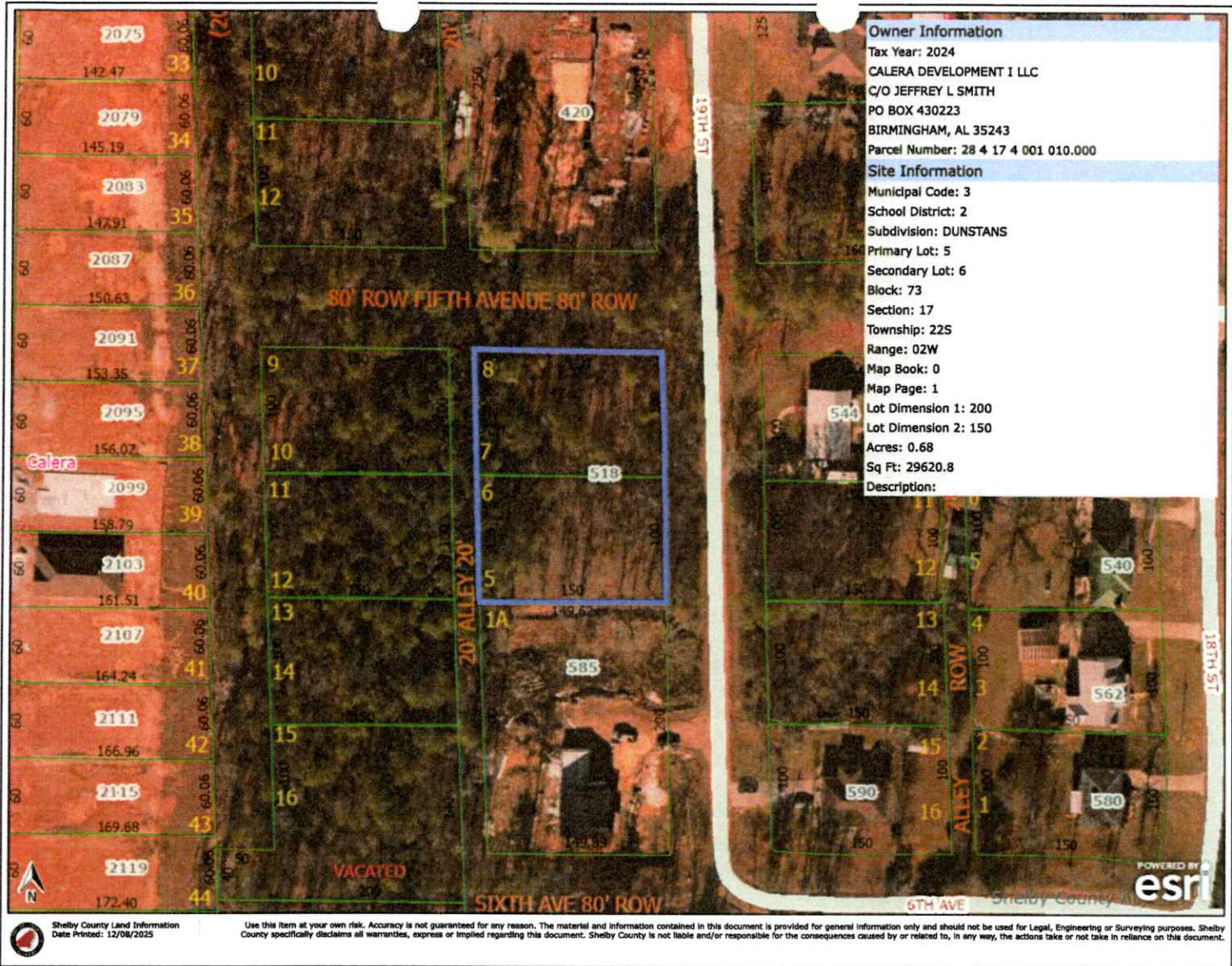


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, G-Squared LLC, Microsoft, Vantor



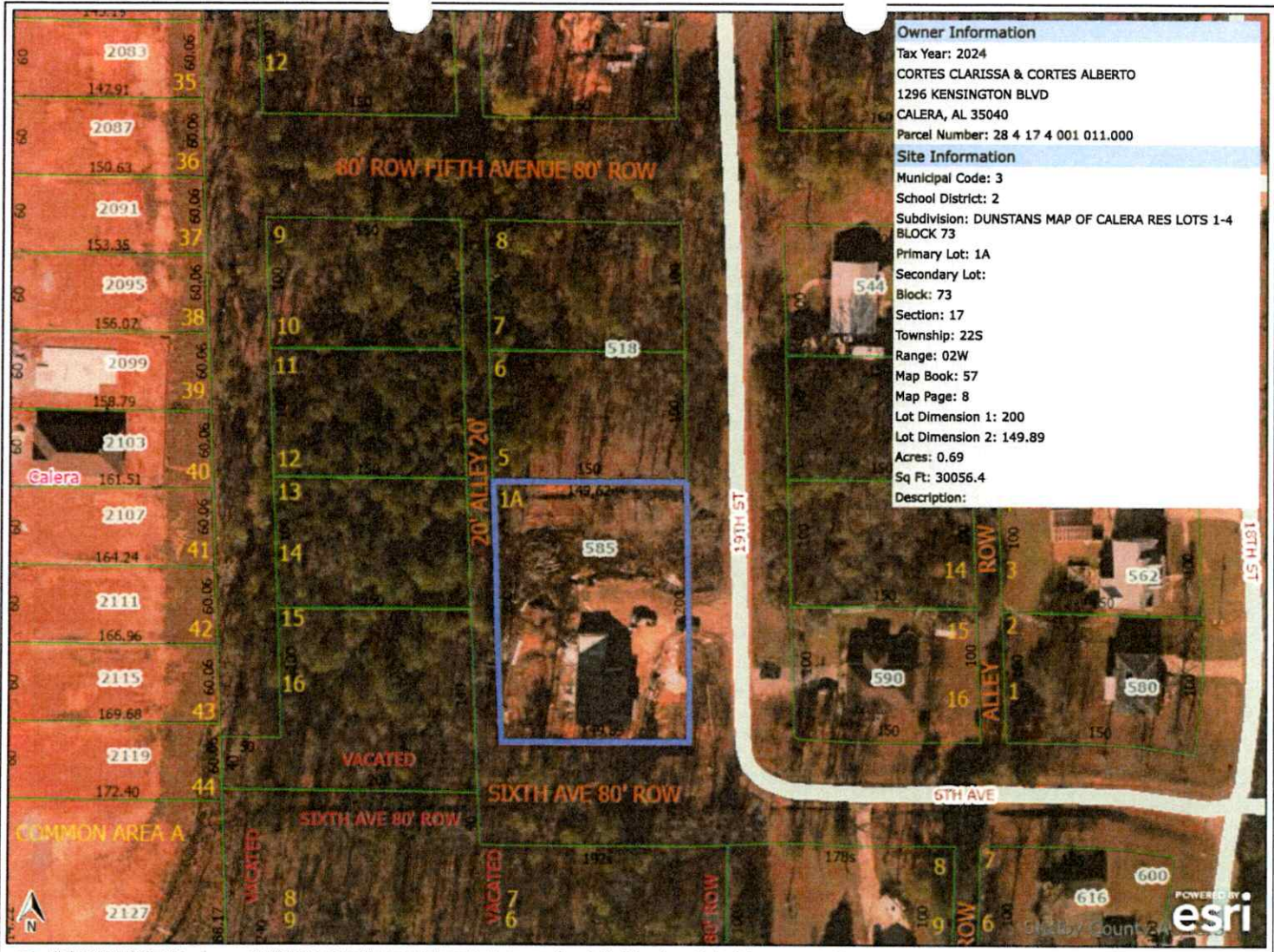
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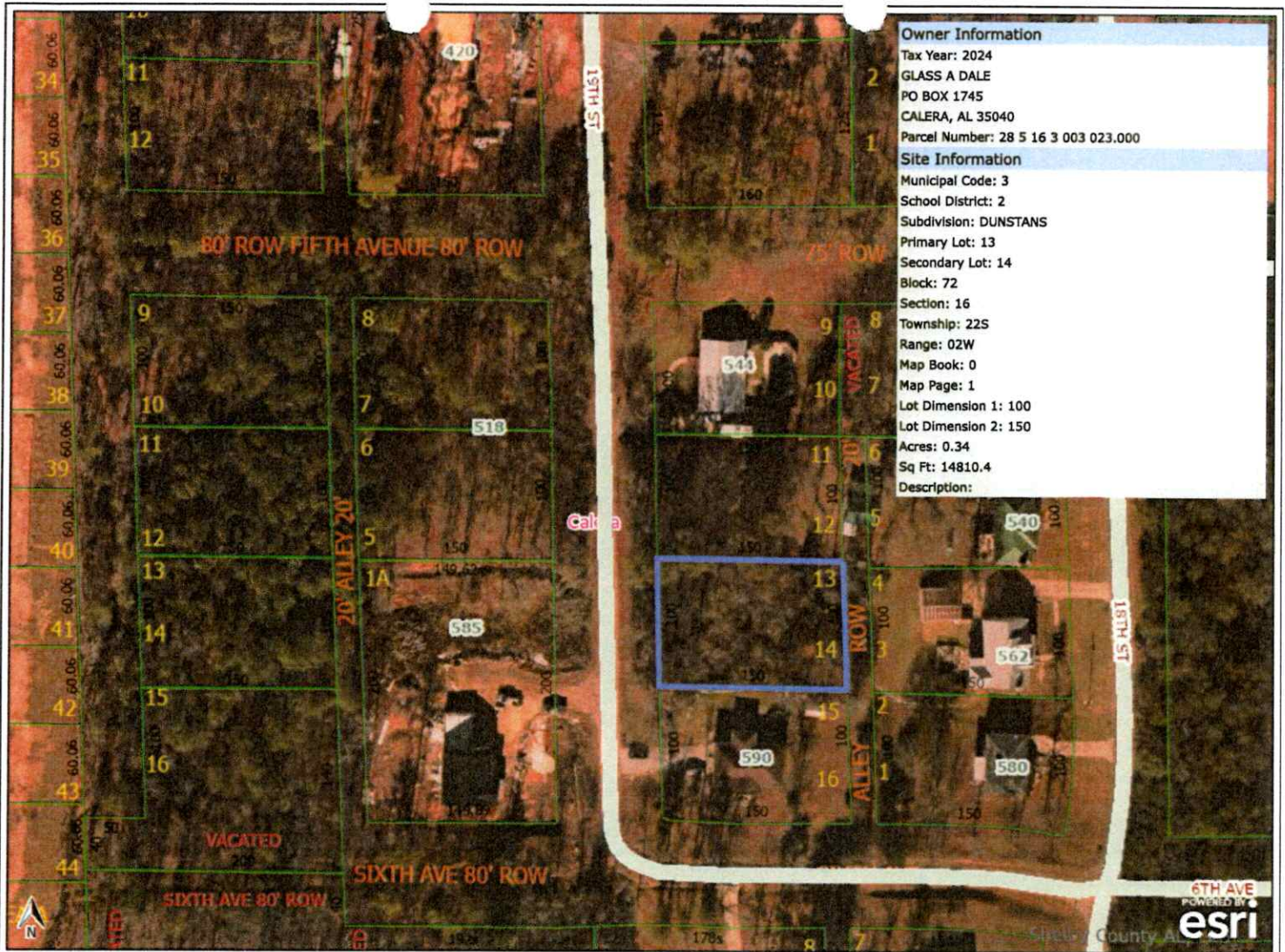
Shelby County Land Information  
Date Printed: 12/08/2025

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Owner Information	
Tax Year:	2024
Owner:	GLASS A DALE
Address:	PO BOX 1745 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: 12/08/2025

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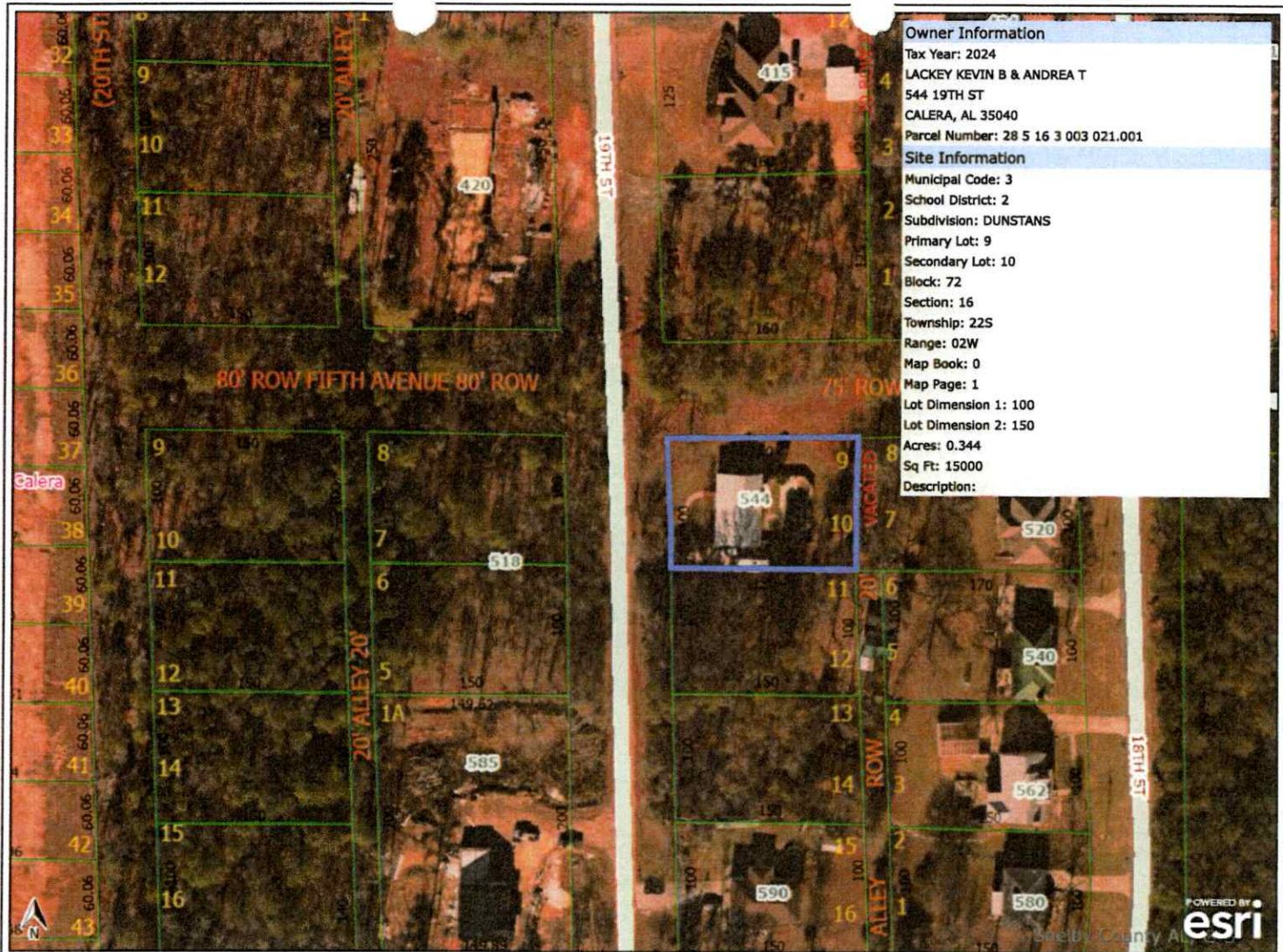


**Owner Information**  
 Tax Year: 2024  
 HARLESS DONNA DEAN & MATTILYN LOUISE  
 1409 SWALLOW LANE  
 BIRMINGHAM, AL 35213  
 Parcel Number: 28 5 16 3 003 022.000

**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  
 Date Printed: 12/08/2025

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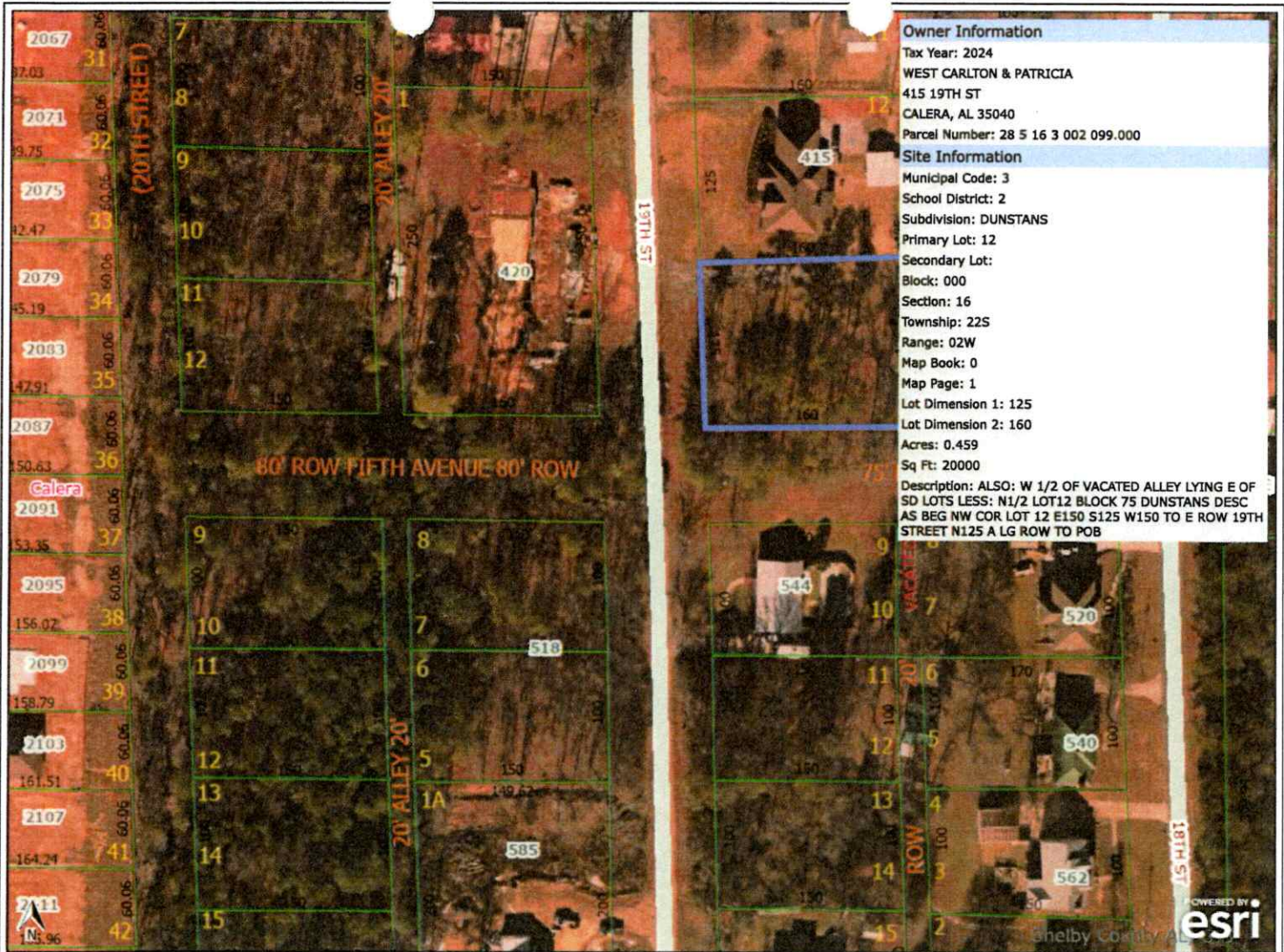


Owner Information	
Tax Year:	2024
Owner:	LACKEY KEVIN B & ANDREA T
Address:	544 19TH ST CALERA, AL 35040
Parcel Number:	28 5 16 3 003 021.001
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	9
Secondary Lot:	10
Block:	72
Section:	16
Township:	22S
Range:	02W
Map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

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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 Name:	BONHAM YULONDIA
Address:	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:	

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**Owner Information**  
 Tax Year: 2024  
 CALERA DEVELOPMENT I LLC  
 C/O JEFFREY L SMITH  
 PO BOX 430223  
 BIRMINGHAM, AL 35243  
 Parcel Number: 28 4 17 4 001 014.000

**Site Information**  
 Municipal Code: 3  
 School District: 2  
 Subdivision: DUNSTANS  
 Primary Lot: 9  
 Secondary Lot: 10  
 Block: 73  
 Section: 17  
 Township: 22S  
 Range: 02W  
 Map Book: 0  
 Map Page: 1  
 Lot Dimension 1: 400  
 Lot Dimension 2: 150  
 Acres: 1.37  
 Sq Ft: 59677.2  
 Description: ALSO: PART OF VACATED 20TH ST & 6TH AVE  
 RESOLUTION R-2021-03 & R-2021-06

Shelby County Land Information  
 Date Printed: 12/08/2025

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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.

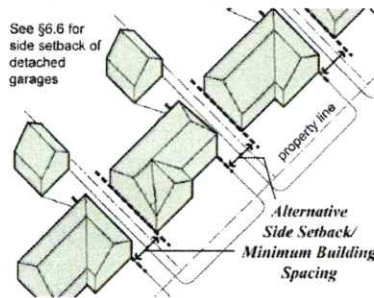


Figure 5-2: Alternative Side Setback/Minimum Building Spacing

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.

**PUBLIC HEARING NOTICE  
ZONING BOARD OF ADJUSTMENTS, CITY OF  
CALERA, AL**

**NOTICE :**

You are hereby notified of a public hearing of the Calera Zoning Board of Adjustments to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: January 13, 2026. The purpose of this public hearing is for a variance for house size.

**Please see attached.**

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the person making such protest, and only one protest shall be allowed for each separately assessed unit of property.

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CALERA PLANNING COMMISSION  
Brandy Cost 205-668-3807

Posted:

Calera City Hall  
Sav Mor  
Calera Public Library  
Calera Post Office

# **PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA**

## **NOTICE MAILED TO:**

Forestar (USA) Real Estate Group Inc  
1 Chase Corporate Dr  
Hoover, AL 35244

Waterford LLC  
96 Spring Rd  
Birmingham, AL 35242

David & Sara C Martin  
1225 Willow Creek Pl  
Alabaster, AL 35007

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

To be held at 6:00 P.M. on January 13, 2026, 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:

Forestar (USA) Real Estate Group Inc  
1 Chase Corporate Dr  
Hoover, AL 35244

Approval for:  
Variance for house size.  
Located at the following address:

Lot 1,2,3,4,83,84,85,86,95,96,97,98 & 99

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 15, 2025.

APPLICATION FOR VARIANCE  
CITY OF CALERA, ALABAMA

PART I. APPLICANT FORM:

Name of Applicant: Jacob Martin (Forestar)  
Mailing Address of Applicant: 1 Chase Corporate Dr. Hoover, AL 35244  
Telephone Number: [REDACTED]  
Signature of Applicant: Jacob Martin

PART II. PARCEL DATA:

Owner of Record: Forestar (USA) Real Estate Group Inc.  
Mailing Address: \_\_\_\_\_  
Address of Property for which Variance is requested: Lots 1-4, 83-86, 95-99 of Ph. 2 of Mill Point (13 total lots) (addresses attached)  
Tax Map ID #: \_\_\_\_\_  
Existing Land Use: Single family residential Existing Zoning: \_\_\_\_\_

PART III. REQUEST:

Section of Ordinance on which Variance is requested: 5.3.2.5. b  
Nature of variance with reference to applicable zoning provisions: submittal for 2-story house plans that do not meet either the 1st floor or ~~total~~ total sq. ft. min. req's.

PART IV. ENCLOSURES: (Check all required enclosures with this application)

- \_\_\_\_\_ Written Justification for a variance
- \_\_\_\_\_ Vicinity Map
- \_\_\_\_\_ Plot Plan with variance noted or highlighted
- \_\_\_\_\_ Public hearing notices
- \_\_\_\_\_ Stamped legal-size envelopes addressed to adjacent property owners
- A \$50.00 Administrative fee

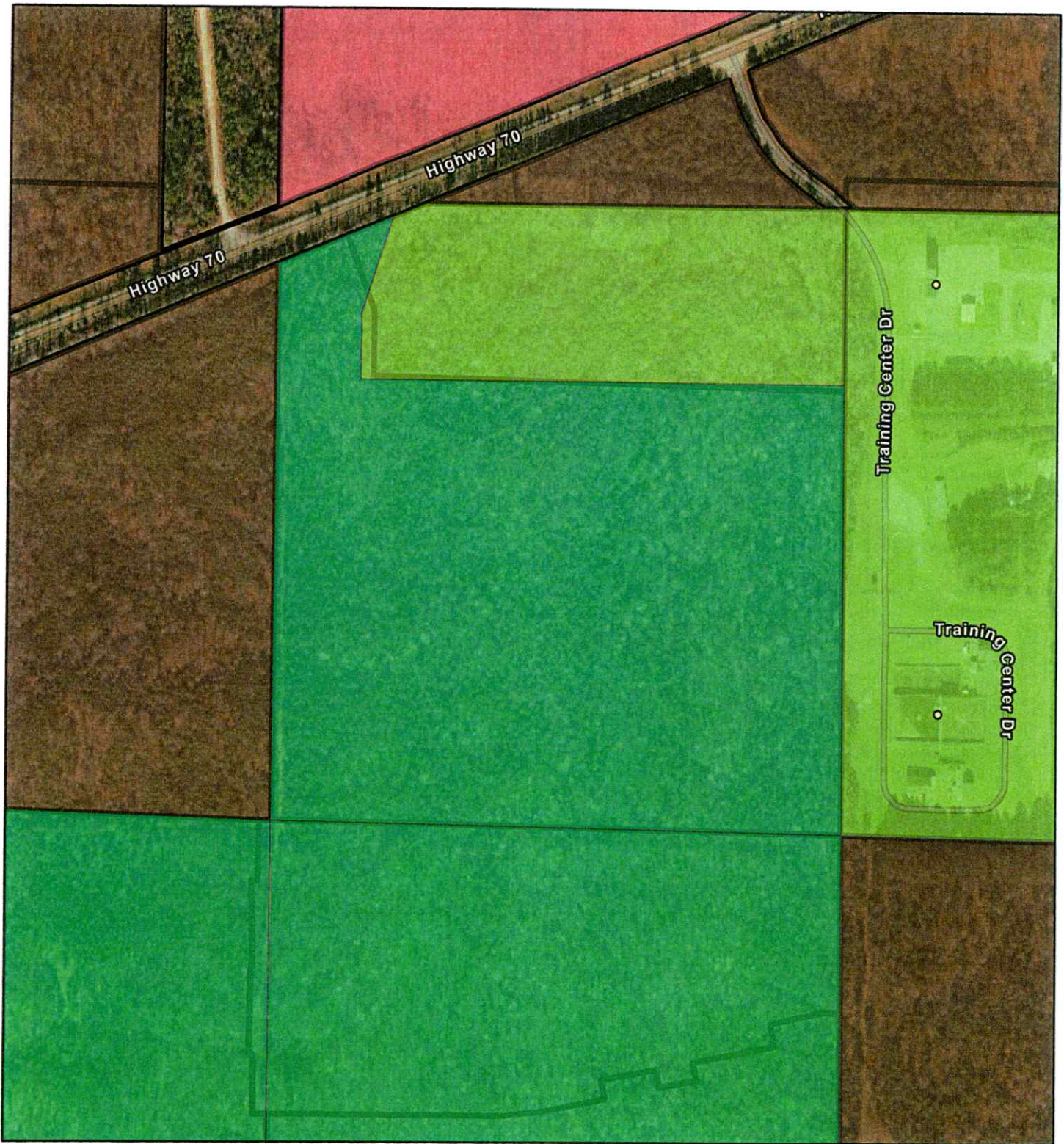
NOTICE: The completed application, including all required attachments, must be filed at least thirty (30) days before the Zoning Board of Adjustment hearing. The applicant must be present at hearings.

FOR OFFICE USE ONLY:

Case # \_\_\_\_\_ Date Received: 12.2.25 Received By: Jacob Martin  
Scheduled Public Hearing Date: 1.13.26

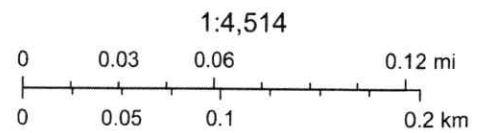
2 letters

# City of Calera Zoning

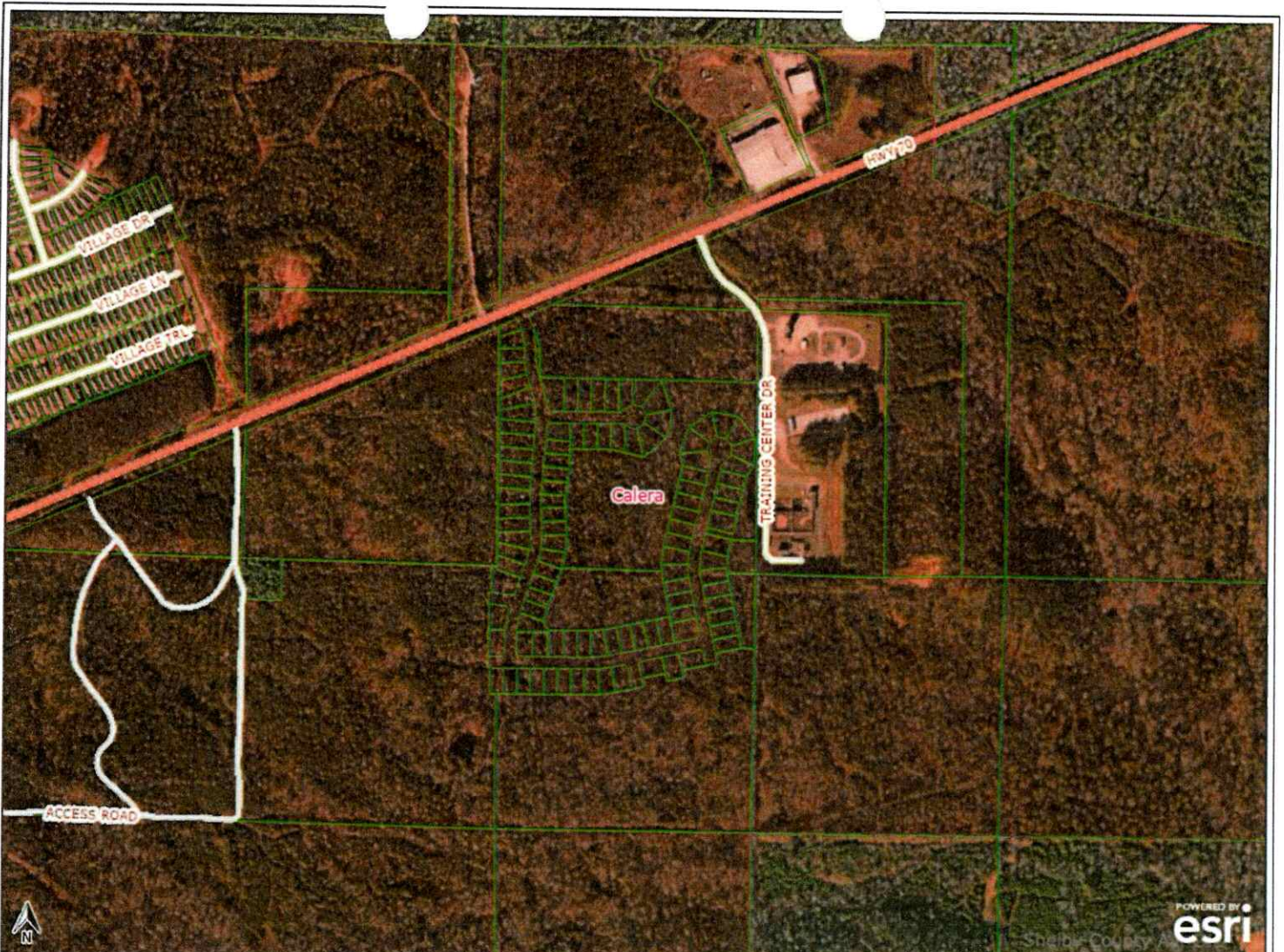


12/8/2025, 3:01:10 PM

- Address Points
- Zoning
  - M-1, Light Industrial
  - PUD, Planned Unit Development
  - RG, Garden Home Residential
  - A-1, Agricultural
- ▭ Parcel Data

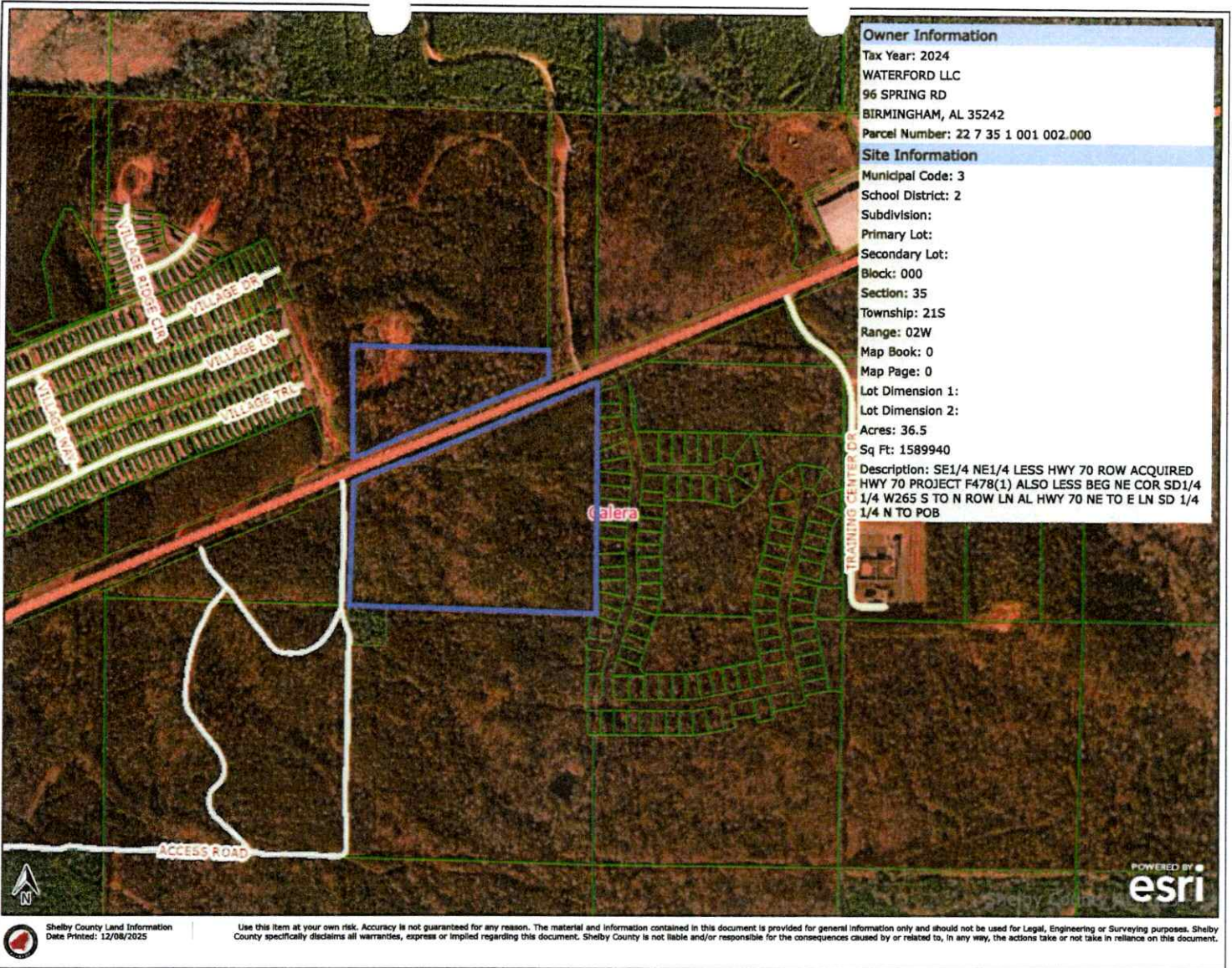


G-Squared LLC, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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Date Printed: 12/08/2025

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- (1) Front: Twenty-five (25) ft
- (2) Rear: Thirty (30) ft
- (3) Side: Ten (10) ft

#### 5.8.3. Additional Regulations

1. For multi-family complexes and any other permitted use with multiple buildings, A Site Development Plan is required, which provides for:
  - a. Convenient vehicular servicing of the buildings, satisfactory circulation of traffic in the parking areas, and no undue interference with through traffic in gaining ingress and egress from the proposed site
  - b. A preliminary plan or engineering report providing for the site grading, storm drainage, sanitary sewerage and water supply prepared by a Registered Engineer
  - c. Suitable entrance and exit points adjoining public streets serving the proposed development, which shall be properly illuminated to reduce traffic safety hazards
  - d. Garbage and refuse collection facilities shall be the responsibility of apartment management and shall be screened as required in §9.4 Screening.
2. 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.

#### §5.9. RG Residential Garden Home District

Intent. To provide areas suitable for the development of residential garden homes along with selected institutional and commercial uses which are integrally related to residential neighborhoods.

##### 5.9.1. Use Regulations. Refer to Table 5.1.

##### 5.9.2. 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: 7,000 sf
2. Minimum Lot Width: seventy (70) ft
3. Yard Setbacks:
  - a. Front: Twenty-five (25) ft minimum, thirty-five (35) ft maximum
  - b. Rear: Twenty-five (25) ft
  - c. Side: Ten (10) ft one side, twenty (20) ft to accommodate a driveway. **The side setback may be reduced to five (5) ft provided that a minimum of twenty (20) ft is maintained between adjacent structures. The builder must show all adjacent structures on the plot plan with dimensions indicating that the minimum twenty (20) ft separation is maintained. The twenty (20) ft dimension shall be measured perpendicular the side lot line.**
  - d. Corner Lots shall have the same setbacks on both streets.
  - e. No building in an RG District shall be located less than twenty-five (25) ft from any boundary of the RG Development abutting single family residential zoning districts.
  - f. Alternative setback provisions for new subdivisions: When required parking is provided within a detached 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 5-2.
4. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
5. Minimum Livable Floor Area:
  - a. One story: 1,500 sf
  - b. More than one story: 1,500 sf on first floor, 2,200 total
6. Building Facades.

- a. All buildings shall maintain a public entrance, accessible by public sidewalk along the street on which the building fronts. Additional entries are permitted, as necessary.
- b. 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.

5.9.3. Parking Standards.

1. Parking shall be located to the side or rear of the unit. Vehicle should use an alley for access where available.
2. There shall be four (4) paved, off-street parking spaces for each unit. Spaces in garages do not count toward this requirement. Parking spaces shall be located off the public right of way and shall have a minimum space of 200 sq. ft. per space (10'x20').

5.9.4. Common Open Space Requirements.

1. The following uses are permitted:
  - a. Environmental Corridors/ greenways
  - b. Pocket parks
  - c. Neighborhood parks
  - d. Playgrounds
  - e. Storm water retention/detention facilities (where incorporated into one of the above)
2. No less than fifteen (15) percent of the site area shall be improved and maintained as Common Open Space for the recreational use of tenants. Such space shall be no less than forty (40) ft in width along its narrowest dimension. Shade must be provided for 1/3 of the area at minimum.
3. Common Open space must be built when the final plat is approved. Amenities provided within the open space, such as benches, planters, art, and water features will be maintained by the owner for the life of the project in accordance with §6.11 Ownership and Management of Common Open Spaces and Facilities.
4. Common open space and other permitted uses may require additional parking, beyond the required number of parking spaces per unit as determined by the City Engineer.
5. The Common Open Space shall not include steep grades, areas with poor drainage or other constraints to its recreational use.

5.9.5. Additional Regulations (When Applicable)

1. No fence shall be permitted forward of the front corner of the house.
2. No Garden Home site shall share the same block frontage with detached single-family dwellings or duplexes unless separated by an alley, watercourse or buffer.
3. All utilities shall be placed underground or in an alley for rear-loaded lots.
4. All lots shall be served by water and sewer.
5. Customary accessory buildings or structures, one (1) per parcel or lot, shall not exceed 200 sf. That portion of a detached accessory structure devoted to required parking shall not be counted against this allowance.

**§5.10. RT Residential Townhouse District**

Intent. To provide areas suitable for Townhouse Residential Dwellings

5.10.1. Use Regulations. Refer to Table 5.1.

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

1. Maximum Density: Eight (8) units per gross tract acre, including common area
2. Minimum Lot Width: Twenty-four (24) ft for townhouses; otherwise the minimum lot width shall be as necessary to provide fire separation in accordance with the Fire/Building Code

**PUBLIC HEARING NOTICE  
ZONING BOARD OF ADJUSTMENTS, CITY OF  
CALERA, AL**

**NOTICE :**

You are hereby notified of a public hearing of the Calera Zoning Board of Adjustments to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on: January 13, 2026. The purpose of this public hearing is for a special exception – mobile home.

**Please see attached.**

A written protest of the proposed amendment may be filed with the Secretary to the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the person making such protest, and only one protest shall be allowed for each separately assessed unit of property.

---

CALERA PLANNING COMMISSION  
Brandy Cost 205-668-3807

Posted:

Calera City Hall  
Sav Mor  
Calera Public Library  
Calera Post Office

# **PUBLIC HEARING NOTICE CITY OF CALERA, ALABAMA**

## **NOTICE MAILED TO:**

Larry Ray Sr & Teresa Hughes  
189 Sumner Circle  
Calera, AL 35040

Joseph Allen & Sharon Hughes  
200 Sumner Circle  
Calera, AL 35040

Arthur Timothy Pilgreen & Denise T Doud  
PO Box 446  
Calera, AL 35040

Howard Hill & Kevin Nicholas Cannady  
2105 22<sup>nd</sup> St  
Calera, AL 35040

McWane Plant & Industrial LLC  
Attn: William D McWane  
2900 Hwy 280 STE 300  
Birmingham, AL 35223

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

To be held at 6:00 P.M. on January 13, 2026, 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:

Teresa Hughes  
189 Sumner Circle  
Calera, AL 35040

**Special Exception**  
A manufacturer mobile home  
Located at the following address:  
189 Sumner Circle  
28 5 22 3 001 035.001

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 15, 2026.

APPLICATION FOR SPECIAL EXCEPTION USE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: Cherise Hughes  
Mailing Address: 189 SUMMER CIRCLE CALERA, AL. 35040  
Telephone: [REDACTED]  
Signature: Cherise Hughes

Part II. Parcel Data:

Owner of Record: Cherise Hughes  
Mailing Address: 189 SUMMER CIRCLE CALERA, AL. 35040  
Tax Map ID#: 28-5-22-3-001-035-001  
Existing Land Use: \_\_\_\_\_

Part III. Request:

Type of Special Exception Use Requested: SPECIAL EXCEPTION TO LOCATE A MANUFACTURED HOME AS AN ACCEPTED USE IN A-1 DISTRICT

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

A vicinity map showing location of property.

Plot plan, drawn to scale and dimensioned, showing property boundaries and proposed development layout.

A \$75.00 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 \$75.00 plus postage fee received on: 12.1.25

Number of Certified Letters: 5 \*\*Postal Rate is subject to change by postal service\*\* \$57.15

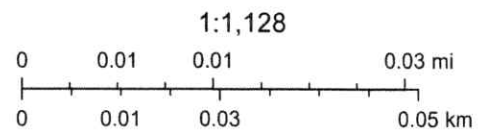
Scheduled Hearing Date: 1.13.25  
Application Submitted by: Allen Hughes on: 12.1.25

# City of Calera Zoning

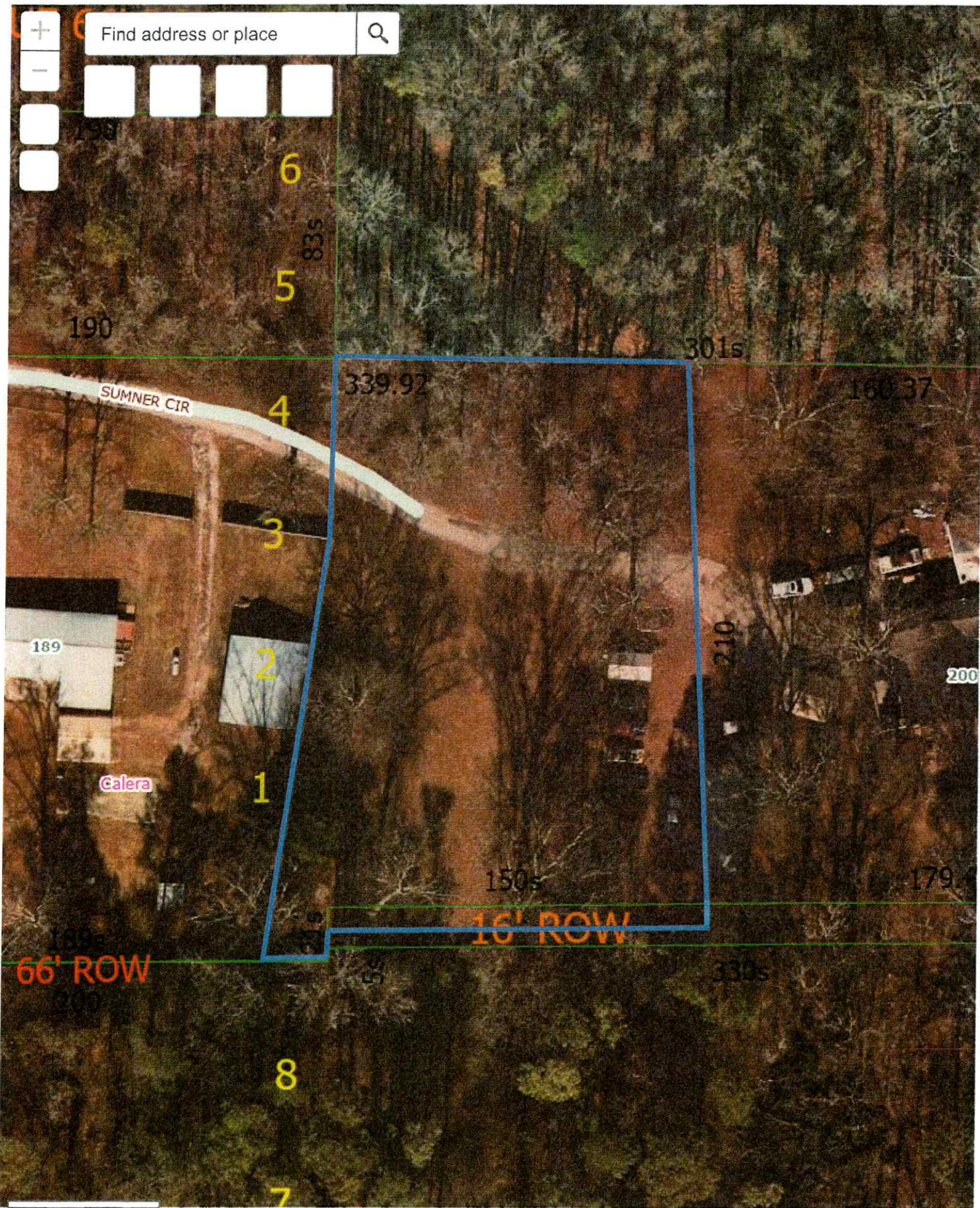


12/8/2025, 2:59:08 PM

- Address Points
- Zoning
  - M-2, Heavy Industrial
  - MR, Municipal Reserve
  - A-1, Agricultural
- Parcel Data



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





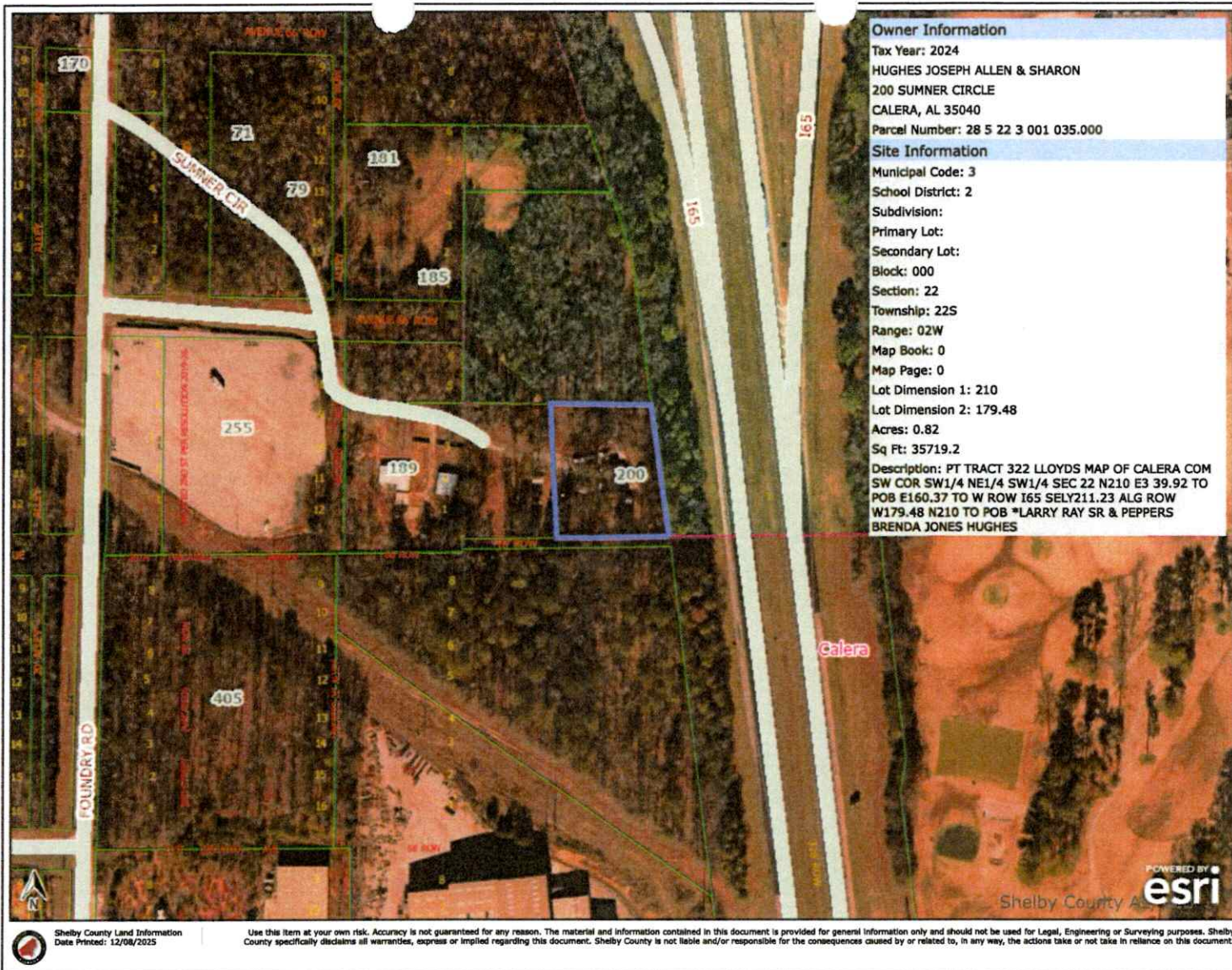


**Owner Information**  
 Tax Year: 2024  
 HUGHES LARRY RAY SR & TERESA  
 189 SUMNER CIR  
 CALERA, AL 35040  
 Parcel Number: 28 5 22 3 001 035.001

**Site Information**  
 Municipal Code: 3  
 School District: 2  
 Subdivision:  
 Primary Lot:  
 Secondary Lot:  
 Block:  
 Section: 22  
 Township: 22S  
 Range: 02W  
 Map Book: 0  
 Map Page: 0  
 Lot Dimension 1: 339.92  
 Lot Dimension 2: 210  
 Acres: 1.64  
 Sq Ft: 71438.4  
 Description: PT TRACT 322 LLOYDS MAP OF CALERA BEG SW COR SW1/4 NE1/4 SW1/4 SEC 22 N210 E3 39.92 S210 TO S LN 1/4 1/4 1/4 W339.92 TO POB

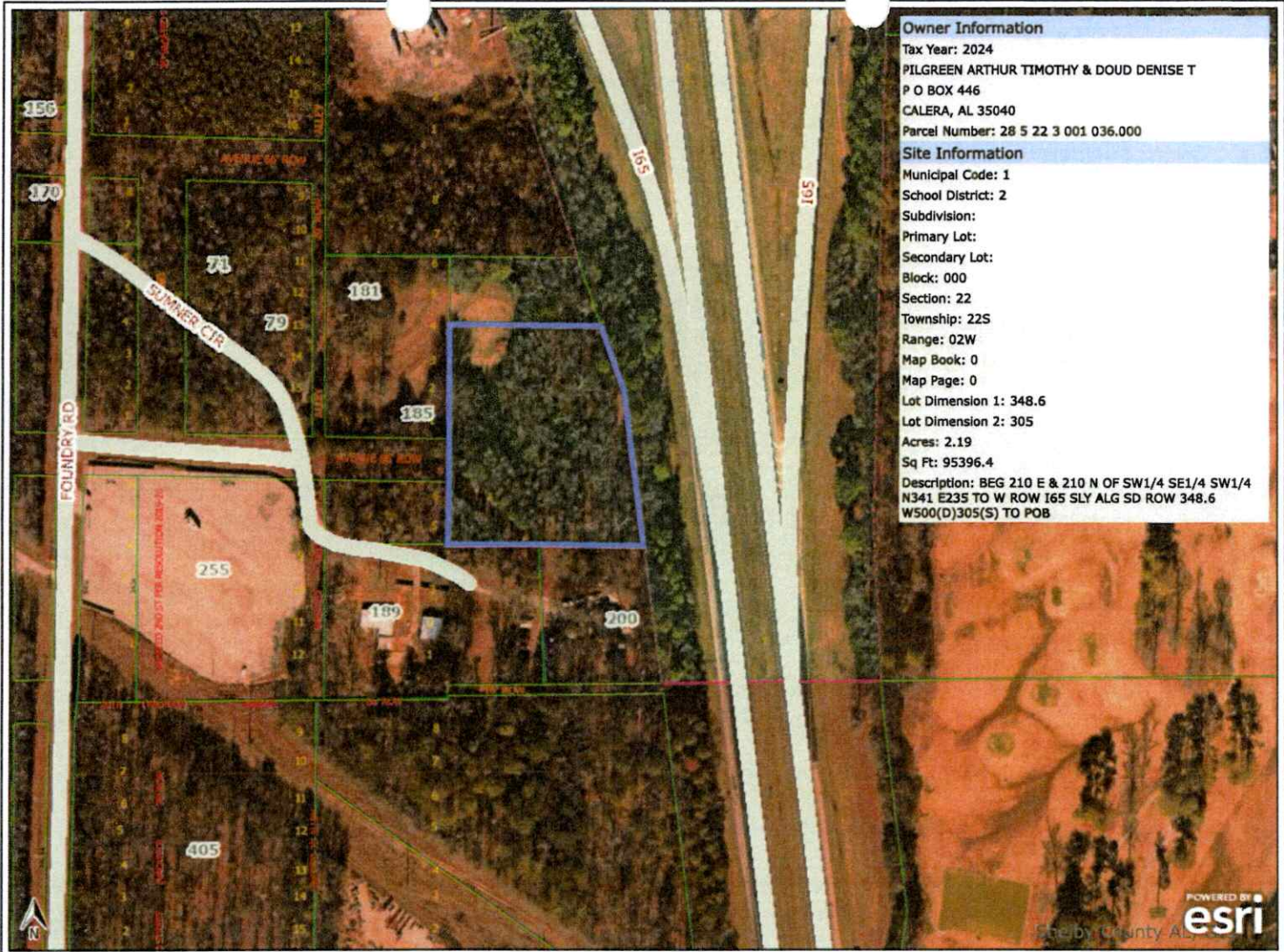
Shelby County Land Information  
 Date Printed: 12/08/2025

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Shelby County Land Information  
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**Owner Information**  
 Tax Year: 2024  
 PILGREEN ARTHUR TIMOTHY & DOUD DENISE T  
 P O BOX 446  
 CALERA, AL 35040  
 Parcel Number: 28 5 22 3 001 036.000

**Site Information**  
 Municipal Code: 1  
 School District: 2  
 Subdivision:  
 Primary Lot:  
 Secondary Lot:  
 Block: 000  
 Section: 22  
 Township: 22S  
 Range: 02W  
 Map Book: 0  
 Map Page: 0  
 Lot Dimension 1: 348.6  
 Lot Dimension 2: 305  
 Acres: 2.19  
 Sq Ft: 95396.4  
 Description: BEG 210 E & 210 N OF SW1/4 SE1/4 SW1/4 N341 E235 TO W ROW 165 SLY ALG SD ROW 348.6 W500(D)305(S) TO POB

Shelby County Land Information  
 Date Printed: 12/08/2025

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Owner Information	
Tax Year:	2024
Owner:	CANNADY HOWARD HILL & KEVIN NICHOLAS
Address:	2105 22ND ST CALERA, AL 35040
Parcel Number:	28 5 22 3 001 033.000
Site Information	
Municipal Code:	3
School District:	2
Subdivision:	DUNSTANS
Primary Lot:	4
Secondary Lot:	
Block:	223
Section:	22
Township:	22S
Range:	02W
Map Book:	0
Map Page:	1
Lot Dimension 1:	320.67
Lot Dimension 2:	479
Acres:	2.1
Sq Ft:	91476
Description:	VACATED 2ND ST PER CALERA RESOLUTION R-2019-26

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**Owner Information**  
 Tax Year: 2024  
 MCWANE PLANT & INDUSTRIAL LLC  
 ATTN WILLIAM D MCWANE  
 2900 HWY 280 STE 300  
 BIRMINGHAM, AL 35223  
 Parcel Number: 35 1 02 1 001 001.000

**Site Information**  
 Municipal Code: 3  
 School District: 2  
 Subdivision: DUNSTANS  
 Primary Lot: 4  
 Secondary Lot: 5  
 Block: 224  
 Section: 2  
 Township: 24N  
 Range: 13E  
 Map Book: 0  
 Map Page: 1  
 Lot Dimension 1: 330  
 Lot Dimension 2: 565  
 Acres: 4.1  
 Sq Ft: 178596  
 Description: ALSO: COM INT OF W R/W HWY I-65 & N BDY LN NE1/4 TH SLY ALG W R/W 16.1 TO POB CONT SLY ALG R/W 565 TO CL AL POWER CO TRANS LN NWLY ALG CL 475 TO E CALERA LIMITS TH NLY ALG SD LIMITS 278 ELY 330(S) TO POB

Shelby County Land Information  
 Data Printed: 12/08/2025

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**§5.11. A-1 Agricultural District**

Intent. This district consists primarily of undeveloped lands where agricultural and related pursuits may occur within the City and where agriculture support centers may serve outlying areas beyond the City. Further, the intent of the A-1 District is to preserve these areas in agriculture, forestry, rural residential and other limited, yet compatible land uses until such time as a higher density development pattern may be desired and City services can be expanded to accommodate this development.

5.11.1. Use Regulations. Refer to Table 5.2 and the provisions herein.

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

5.11.2. 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 Size: 3 acres
2. Minimum Yard Setback:
  - a. Front: Fifty (50) ft
  - b. Rear: Fifty (50) ft
  - c. Side: Fifteen (15) ft
3. Maximum Height: Thirty-five (35) ft or 2-1/2 stories
4. Minimum Livable Floor Area:
  - a. One story: 1,500 sf
  - b. More than one story: 1,500 sf on first floor, 2,200 sf total
5. In the A-1 Agricultural District, no structure housing livestock or fowl of any kind shall be located any closer than 100 ft from any property line of a district other than an A-1 Agricultural District. In any event, no such structure shall be located any closer than 300 ft from the nearest then existing residence other than that of the owner of the property.

**6. Regulations for Manufactured Homes. Manufactured homes shall be permitted subject to the following requirements:**

- a. All manufactured homes, as located on the proposed site, shall be at least seventy-five (75) ft from the nearest residential structure, excluding another such home.
- b. Water and sanitary facilities must be approved by the City, as well as the County Health Department.

**c. Site Requirements:**

- (1) Minimum Lot Width: 100 ft
- (2) Minimum Lot Area: 15,000 sfYard

Requirements:

- (3) Front: Thirty-five (35) ft
- (4) Undedicated street: Sixty (60) ft from centerline
- d. Side: Fifteen (15) ft
- e. Rear: Thirty-five (35) ft
- f. Parcel and adjacent property, under the same ownership, will allow the following:
  - (1) One (1) home: 15,000 sf
  - (2) Two (2) homes: One (1) acre minimum
- g. Only two additional homes, three including the principal structure, shall be permitted.

**§5.12. O&I Office and Institutional District**

Intent. To provide areas suitable for office and professional buildings, along with selected institutional and commercial uses which are deemed compatible with the professional office environment.

5.12.1. Use Regulations. Refer to Table 5.2.

5.12.2. Area and Dimensional Requirements. 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):