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Regular Planning and Zoning Meeting and Work Session  
Council Chambers - 7901 Highway 31 Calera, Alabama  
Monday, March 9, 2026  
Planning and Zoning Meeting Time: 6:00 PM  
Work Session Time: 5:30 PM

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

Development Status Report

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

**CITY OF CALERA - PLANNING COMMISSION AGENDA**

**Approval of Minutes**

Minutes from February 9, 2026 Meeting

**Reports of Planning Commission Members**

**Chairman's Report**

**Old Business**

**New Business**

Public Hearing - Daniel Hidalgo  
Rezoning multiple properties from E1 & B2 to M2



## **Minutes of the City of Planning Commission Meeting February 9, 2026**

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, February 9, 2026, at 6:00 p.m. Commission Chairman Greg Harper presiding.

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

Donny Cook, Commission Member  
Ryan Tallie, Commission Member  
Tammy Smith, Commission Member  
Bill Davis, Commission Member  
Chris Bunn, Commission Member  
George Marling, Commission Member  
Brienne Gilliland, Vice Chairman  
Greg Harper, Chairman  
Sandy Roberson, Commission Member

### **Absent:**

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

Kevin Shirey  
Brandy Cost  
Grace Graham – City Attorney

### **Guests:**

Justin Jones  
Debbie & Richard Byers  
Sam Lawson  
Jacob Martin

**Chairman Greg Harper called the meeting to order at 6:00 p.m.**

**Chairman's Report:**

**Approval of Minutes**

Commission Member Davis made a motion to approve the minutes for January 12, 2026. Commission Member Marling seconded said motion and upon vote, the results were as follows:

Ayes: Marling, Cook, Harper, Davis, Gilliland, Tallie, Smith, Bunn, Roberson

Nays: None

Abstain: None

**New Business:**

**Mill Point Phase 2 – Preliminary Plat**

Commission Member Smith made a motion to approve the preliminary plat for Mill Point Phase 2.

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

Ayes: Marling, Harper, Davis, Gilliland, Tallie, Smith, Bunn, Roberson

Nays: None

Abstain: Cook

**Timberline Phase 7B – Final Plat**

Commission Member Roberson made a motion to approve the final plat for Timberline Phase 7B.

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

Ayes: Marling, Harper, Davis, Gilliland, Tallie, Smith, Bunn, Roberson

Nays: None

Abstain: Cook

Commission Member Gilliland made a motion to adjourn the meeting at 6:17 pm.

The meeting was adjourned at 6:17 p.m.

Approved this 9th day of March 2026

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Brandy Cost

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

**NOTICE TO:**

K C K LLC  
1080 Timberline ridge  
Calera, AL 35040

City of Calera  
7901 Hwy 31  
Calera, AL 35040

Larry & Jeannie Cost  
3012 Long Branch Dr  
Calera, AL 35040

Lawler Specialties Inc  
7027 Hwy 25  
Calera, AL 35040

Rosalyn S Lucas  
336 Green Acres  
Calera, AL 35040

Lou Jac Properties LLC  
P o box 4369  
Gadsden, AL 35902

Mark & Dana Andrews  
300 Green Acres Rd  
Calera, AL 35040

International J A D E Group Inc  
9170 Hwy 25  
Calera, AL 35040

Stephen M Mitchell  
146 Green Acres  
Calera, AL 35040

Daniel Hidalgo  
9240 Hwy 25  
Calera, AL 35040

Bonnie M Moody  
3300 Hwy 20  
Calera, AL 35040

35 2 04 0 001 007.003  
35 2 04 1 001 007.002  
35 2 04 1 001 007.004  
35 2 04 1 001 007.005

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:00 P.M. on March 9, 2026. The purpose of this public hearing is to receive public comments on an application submitted by:

**Daniel Hidalgo  
9240 Hwy 25  
Calera, AL 35040**

for a proposed rezoning of Parcel #35 2 04 1 001 005.000, 35 2 04 10 001 006.000, 35 2 04 1 001 007.000, 35 2 04 1 001 007.001, 9170 Hwy 25. See attached Map. The proposal consists of rezoning from E-1 (Single Family Residential Estate District) and B-2 (General Business) To M-2 (Heavy Industrial District).

A written protest of the proposed amendment may be filed with the Secretary of the Planning Commission of the City of Calera one (1) day prior to the proposed date of the public hearing for the consideration of the rezoning request. The protest must be signed by the property owner making such a protest, and only one protest shall be allowed for each separately assessed unit of property. Brandy Cost 205-668-3807

This notice is sent certified mail on February 17, 2026, at least (21) 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: 1-27-26 Requested Hearing Date: \_\_\_\_\_

2. Applicant: Daniel Hidalgo

Phone: 205-830-4113

Address: 9240 Hwy 25, Calera

3. Owner: Daniel Hidalgo

Phone: 205-830-4113

Address: 9240 Hwy 25, Calera

4. Property Location: 9170 Hwy 25, Calera

Tax Map Parcel Number (s): 352041001005.000, 006.000, 007.001, 007.000

5. Acreage: 3

6. Existing Zoning Classification: E1-B2 Existing Land Use: N/A

Proposed Zoning Classification: M-7 Proposed Land Use: M2

7. Check all required submissions with this application: Concret Ready Mix Plant

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

Signature of Applicant: [Signature]

Signature of Authorization By Owner: Daniel Hidalgo

FOR CITY USE ONLY:

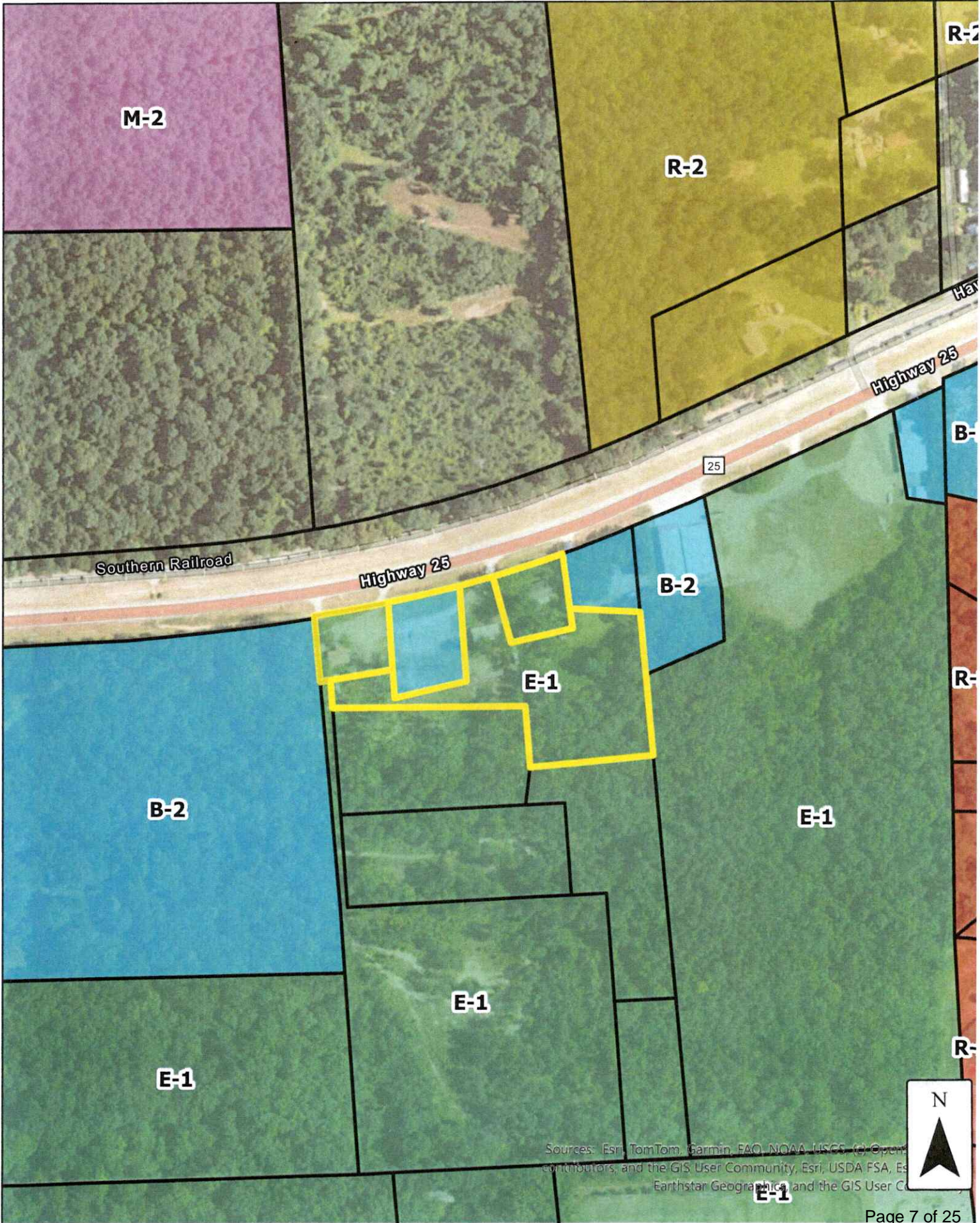
Administrative fee \$150.00 plus postage fee received on: 1.27.26

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

Scheduled Hearing Date: 3.9.26

Application Submitted by Daniel Hidalgo on: 1.27.26

# Proposed Rezoning Property



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) Open contributors, and the GIS User Community, Esri, USDA FSA, Esri, Earthstar Geographics, and the GIS User Community

**5.16.3. Additional Regulations (When Applicable)**

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

**§5.17. M-2 Heavy Industrial District**

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

**5.17.1. Use Regulations. Refer to Table 5.2.****5.17.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required (see also §4.12 General Regulations for Non-Residential Districts):**

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

**§5.18. M-3 Heavy Industrial District**

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

**5.18.1. Use Regulations. Refer to Table 5.2.****5.18.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall be required (see also §4.12 General Regulations for Non-Residential Districts):**

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

Table 5.2 Permitted Uses for Non-Residential Districts

	A-1	O&I	B-1	B-2	M-1	M-2	M-3
<i>Agricultural Uses</i>							
Farms, §7.1	Y						
Farm Support Business	SE				Y		
Hobby Farms, §7.2	Y						
Livestock Sales and Auctions	SE						
Stables	Y						
<i>Residential Uses</i>							
Family Day Care Homes, §7.21	Y						
Home Occupations, §7.9	Y						
Live-Work/Upper Story Dwellings, §7.22			Y				
Manufactured, Modular Homes	SE						
Single-Family Detached Dwellings	Y						
<i>Commercial Uses</i>							
Airports	C				C		
Bakeries, Major					Y		
Bakeries, Minor				Y			
Banks or Financial Services		Y	Y	Y			
Bed and Breakfasts, §7.18	Y						
Broadcast Studio		Y					
Businesses or Professional Offices		Y	Y	Y	Y		
Business Support Services		Y	Y	Y	Y		
Campgrounds	Y			C			
Car Washes				Y			
Clinics		Y	Y	Y			
Commercial Parking		Y		Y			
Commercial Schools		Y		Y			
Convenience Stores			Y	Y			
Day Care Centers, §7.21		Y	Y	Y			
Entertainment, Indoor				Y			
Entertainment, Outdoor	C						
Funeral Homes		Y		Y			
Garages, Repair					Y		
Garden Centers or Nurseries				Y			
Gasoline Service Stations, §7.4			Y	Y	Y		
General Retail, Enclosed			Y	Y			
General Retail, Unenclosed				Y			
Grocery Stores / Supermarket				Y			
Home Improvement Centers				Y	Y		
Hotels				Y			
Inns			Y				
Kennels	SE				Y	Y	
Liquor Lounges				Y			
Manufactured Home Sales				C			
Medical Support Services				Y			
Mini-warehouses, §7.10					Y		
Motels				Y			

Y – The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to §2.6 Interpretation of Uses and §2.7 Unclassified Uses.

SE – Special Exception Use, requires approval by ZBA (see §2.8). May also be subject to district limitations.

C – Conditional Use, requires approval by the Commission (see §2.9). May also be subject to district limitations.

A use followed by a numeric cross-reference is also subject to the regulations referenced.

A blank cell indicates that the use is not permitted.

	A-1	O&I	B-1	B-2	M-1	M-2	M-3
<i>Commercial Uses (cont.)</i>							
Personal Services		Y	Y	Y			
Pet Services	Y		SE	Y	Y	Y	
Printing Establishment, Minor				Y			
Restaurants, Fast Food, §7.5				Y			
Restaurants, Fast Food, with no drive-thru							
Restaurants, Standard				Y			
Seasonal Sales, §7.14			Y	Y			
Shopping Centers, §7.3			Y	Y			
Studios		C		Y			
Truck Stops				C			
Vehicle Repair, Major				SE	Y		
Vehicle Repair, Minor			Y	Y	Y		
Vehicle Sales or Rental				Y			
<i>Institutional Uses</i>							
Animal Shelters	Y				Y	Y	
Cemeteries, §7.8	Y						
Clubs	Y						
Country Clubs	Y						
Hospitals, §7.6		C					
Military Installations	C				C		
Nursing Care Facilities, §7.7		Y					
Parks	Y	Y	Y	Y	Y		
Penal Institutions	C						
Places of Assembly	SE	SE	SE	SE	SE		
Public Buildings, §7.16	Y	Y	Y	Y	Y		
Public Utility Facilities	SE	Y		Y	Y	Y	Y
Public Utility Services	Y	Y	Y	Y	Y	Y	Y
Schools	Y	Y	C				
<i>Industrial Uses</i>							
Construction Services				SE	Y	Y	Y
Industrial Uses, General						Y	Y
Heavy Industries						Y	Y
Industrial Parks, §7.12					Y	Y	Y
Maintenance Services					Y		
Manufacturing, Heavy						Y	Y
Manufacturing, Light					Y	Y	Y
Outdoor Storage						SE	SE
Warehousing, wholesaling and distribution					Y	Y	Y
Quarters for a watchman or custodian					Y	Y	Y
Recycling Plants						C	Y
Research Laboratory					Y		
Resource Extraction and Processing						Y	Y
Salvage Yards						C	Y
Sanitary Landfills						C	C
Truck Terminal					Y		
Vehicle and Equipment Sales, Major					Y		
Wrecker Service				SE	SE	Y	Y
<i>Telecommunications Uses</i>							
Satellite Dish Antennas, §6.7	Y	Y	Y	Y	Y	Y	Y
Transmission Towers (Commercial), §7.13	SE			SE	SE	SE	SE
Wireless Facilities, §7.11	Y	Y	Y	Y	Y	Y	Y
<p>Y – The use is permitted by right subject to any limitations of the applicable district. Similar uses to those listed may also be permitted subject to §2.6 Interpretation of Uses and §2.7 Unclassified Uses.</p> <p>SE – Special Exception Use, requires approval by ZBA (see §2.8). May also be subject to district limitations.</p> <p>C – Conditional Use, requires approval by the Commission (see §2.9). May also be subject to district limitations.</p> <p>A use followed by a numeric cross-reference is also subject to the regulations referenced.</p> <p>A blank cell indicates that the use is not permitted.</p>							



Find address or place



Enhanced Search

By Shape

By Owner/Sub

Results

Features selected: 1

Parcel Num: 35 2 04 0 001 001.000

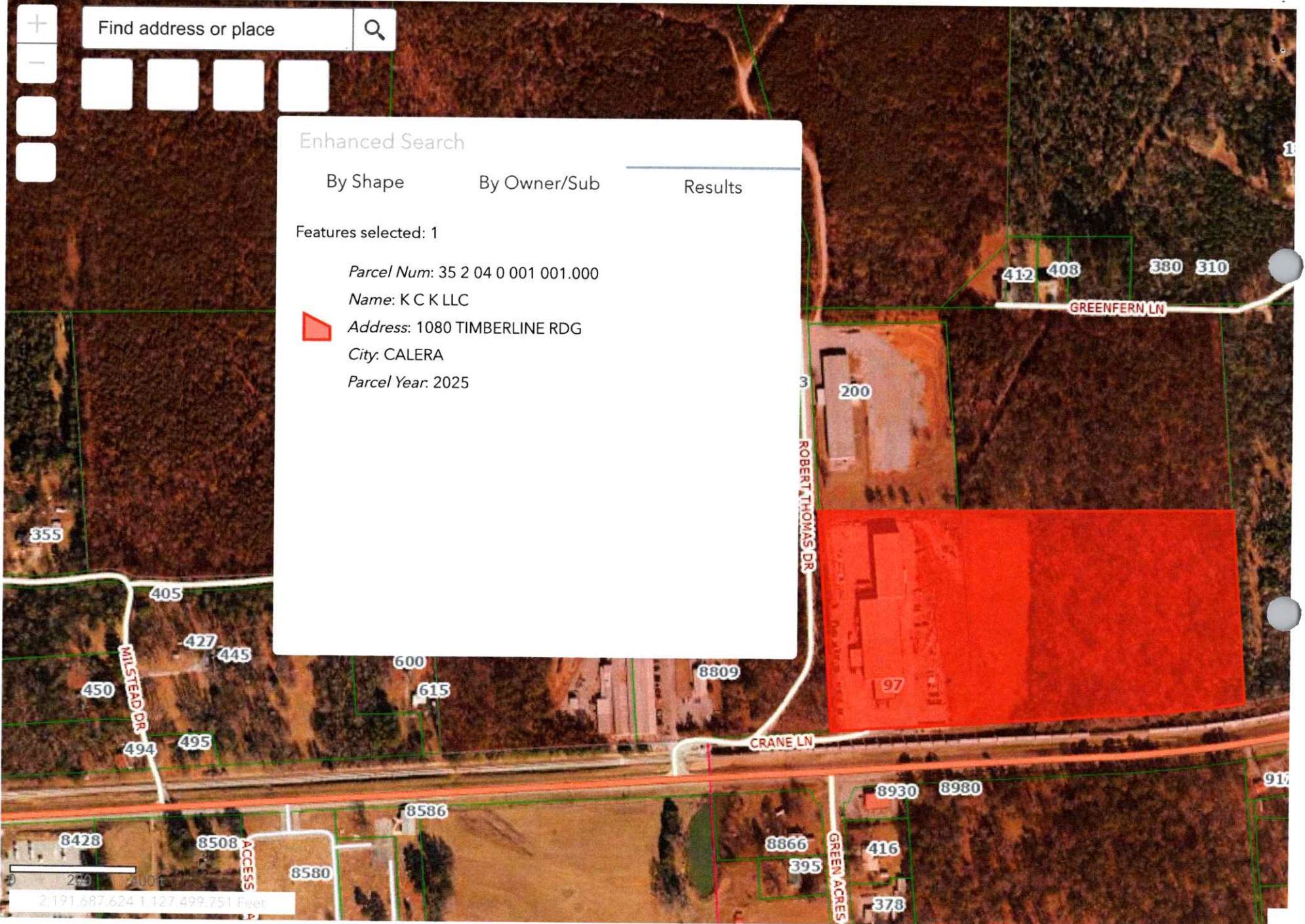
Name: K C K LLC



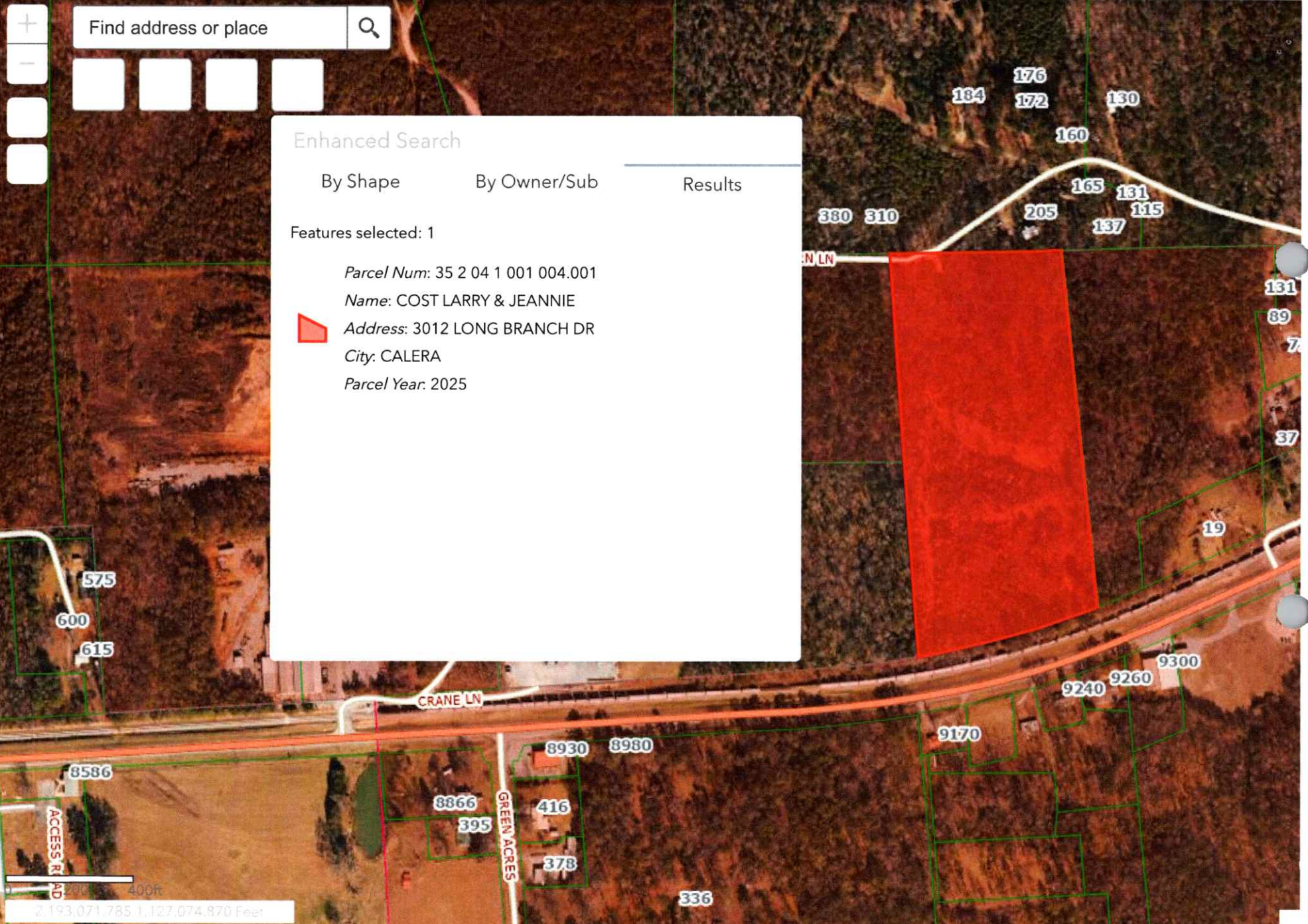
Address: 1080 TIMBERLINE RDG

City: CALERA

Parcel Year: 2025



200 200  
2,191,687.624 1,127,499.751 Feet



Find address or place



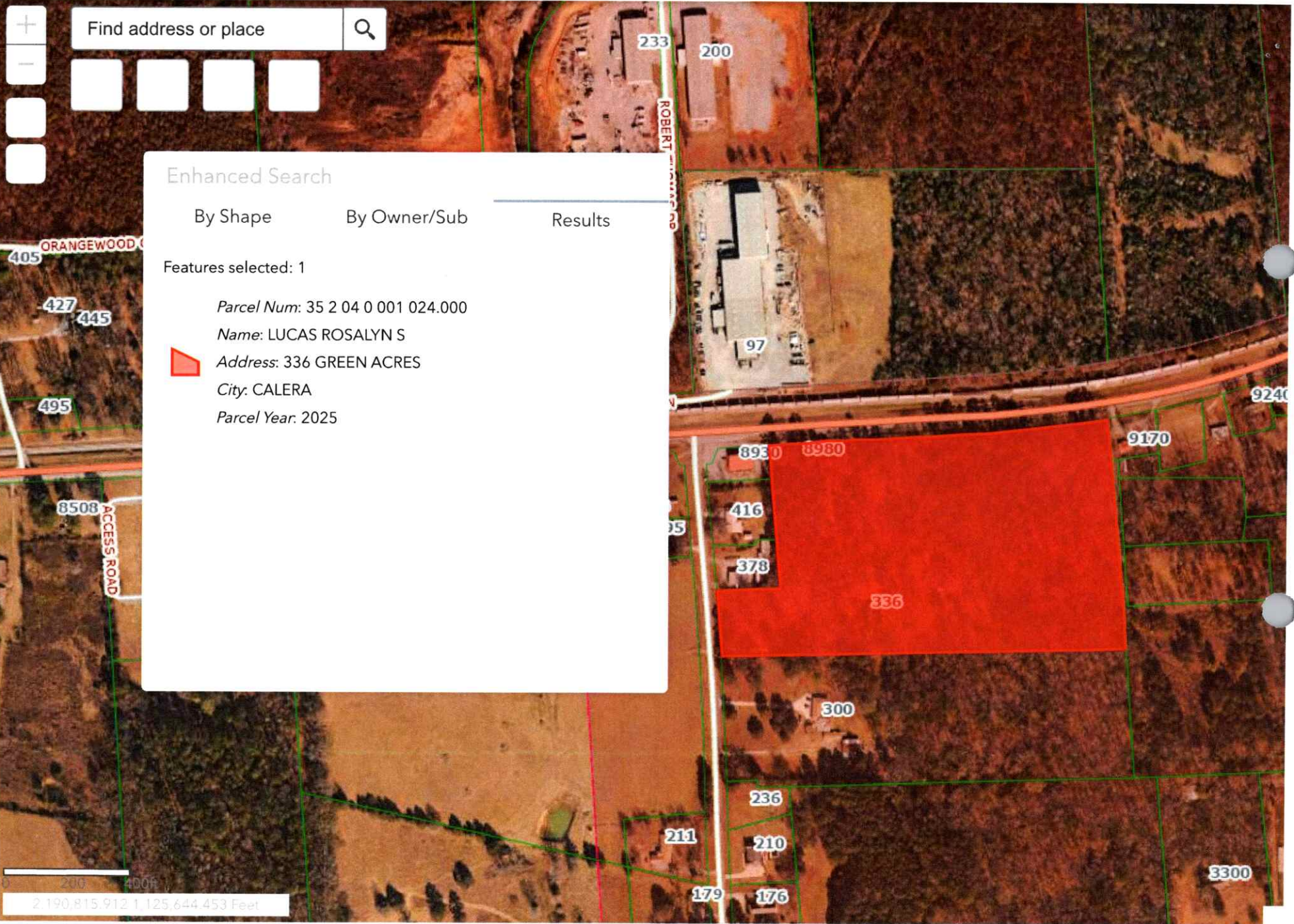
Enhanced Search

By Shape      By Owner/Sub      Results

Features selected: 1

*Parcel Num:* 35 2 04 1 001 004.001  
*Name:* COST LARRY & JEANNIE  
*Address:* 3012 LONG BRANCH DR  
*City:* CALERA  
*Parcel Year:* 2025

400ft  
2,193,071.785 1,127,074.870 Feet



Find address or place

Enhanced Search

By Shape      By Owner/Sub      Results

Features selected: 1

Parcel Num: 35 2 04 0 001 024.000  
 Name: LUCAS ROSALYN S  
 Address: 336 GREEN ACRES  
 City: CALERA  
 Parcel Year: 2025

0 200 400 Feet  
2,190,815.912 1,125,644.453 Feet



Find address or place

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By Owner/Sub

Results

Features selected: 1

Parcel Num: 35 2 04 0 001 025.000

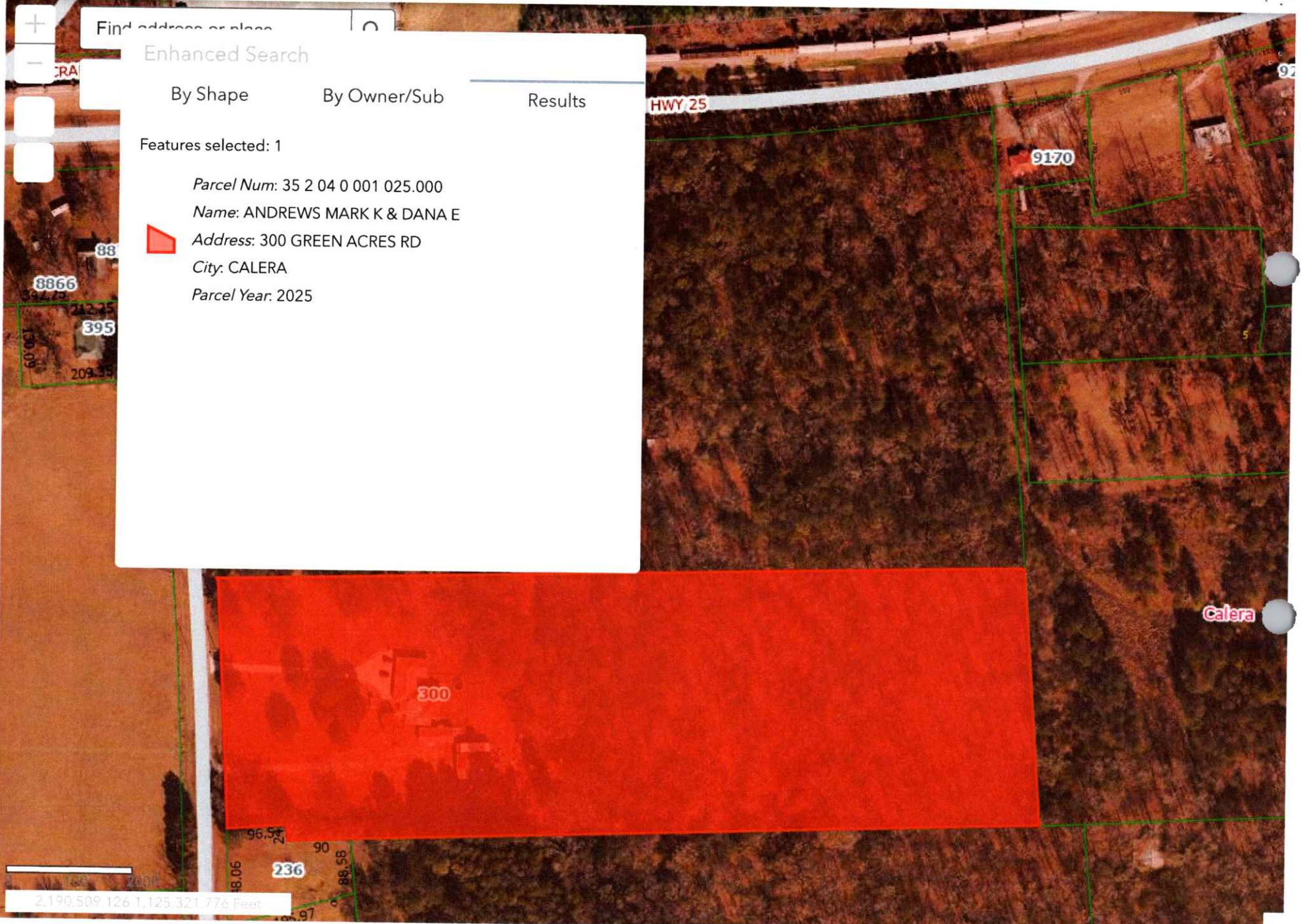
Name: ANDREWS MARK K & DANA E



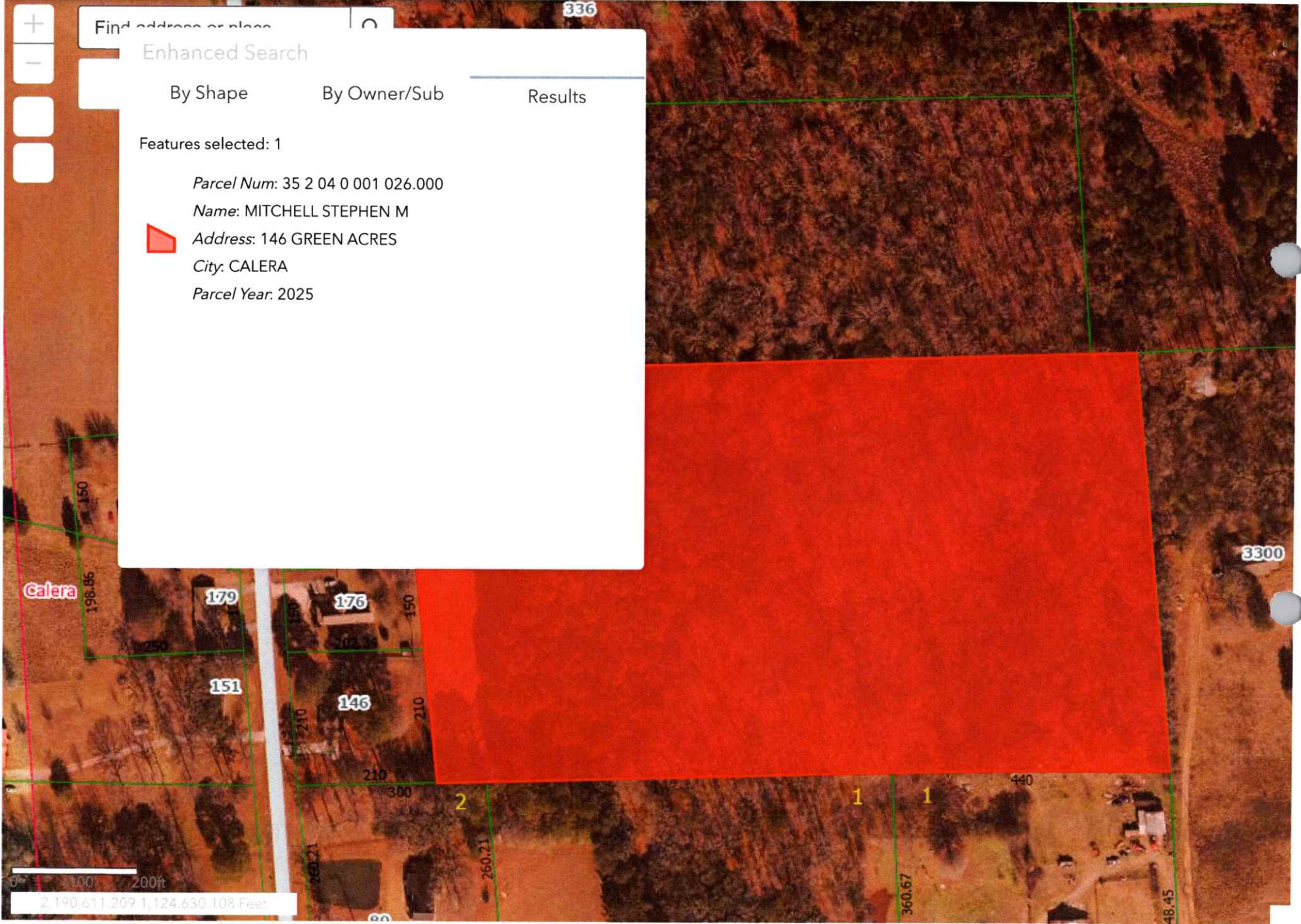
Address: 300 GREEN ACRES RD

City: CALERA

Parcel Year: 2025



Calera



Find address or place

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Results

Features selected: 1

Parcel Num: 35 2 04 0 001 026.000

Name: MITCHELL STEPHEN M



Address: 146 GREEN ACRES

City: CALERA

Parcel Year: 2025

336

3300

Calera

179

176

151

146

2

1

1

440

0 100 200ft  
2,190,611.209 1,124,630.108 Feet



Find address or place



Enhanced Search

By Shape      By Owner/Sub      Results

Features selected: 1

*Parcel Num:* 35 2 04 4 001 004.000  
*Name:* MOODY LEIGHTON JOE & BONNIE MARIE  
*Address:* 3300 HWY 20  
*City:* CALERA  
*Parcel Year:* 2025



30  
Calera

20

Click to add point

2,190.735 900 1,124 428.340 Feet



Find address or place

+

-


Enhanced Search

By Shape      By Owner/Sub      Results

Features selected: 1

*Parcel Num:* 35 2 04 4 001 001.000

*Name:* CITY OF CALERA

 *Address:* 7901 HWY 31

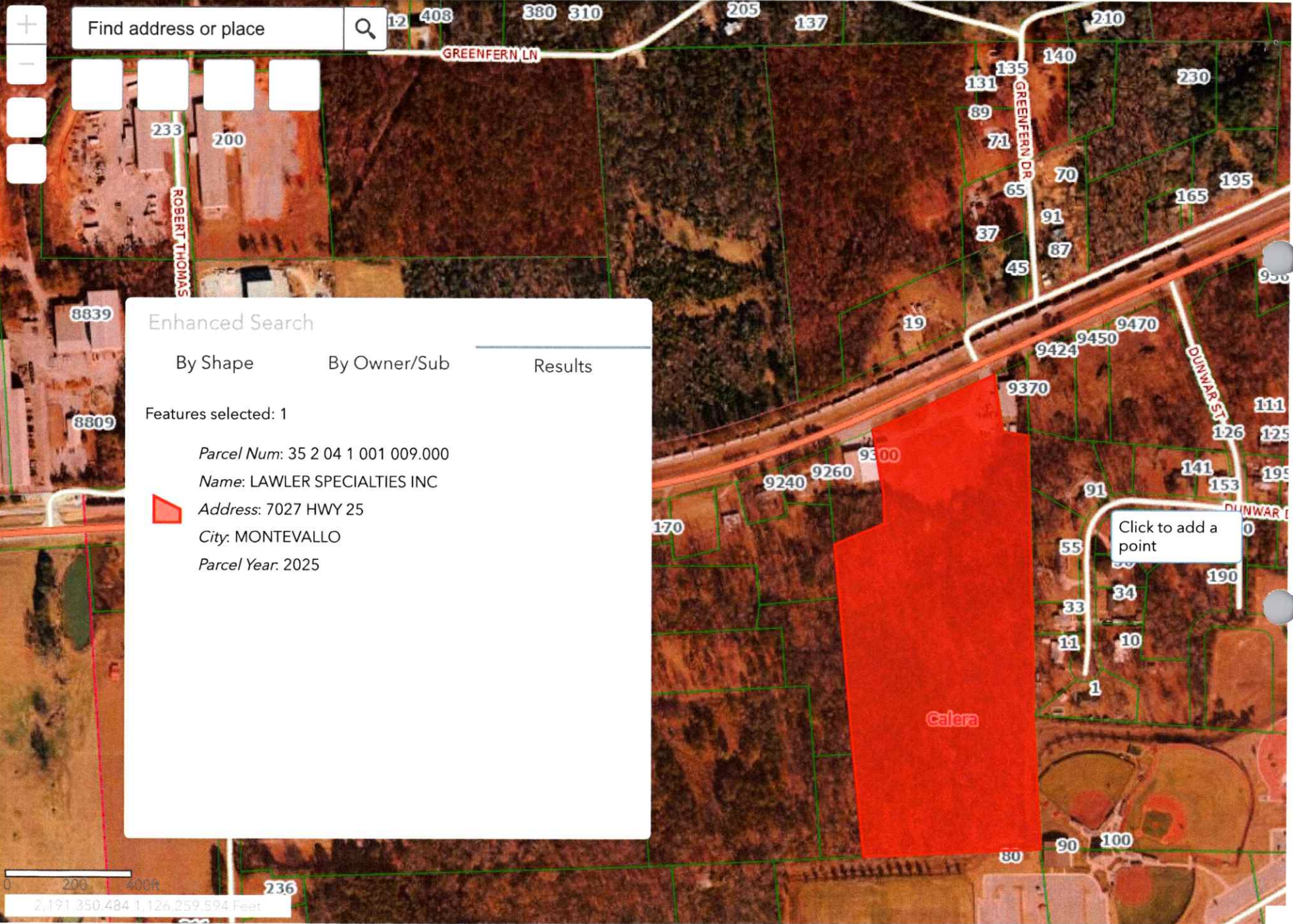
*City:* CALERA

*Parcel Year:* 2025

0 100 200 440

2,190,817.150 1,124,492.924 Feet

Click to add a point



Find address or place



Enhanced Search

By Shape

By Owner/Sub

Results

Features selected: 1

Parcel Num: 35 2 04 1 001 009.000

Name: LAWLER SPECIALTIES INC

Address: 7027 HWY 25

City: MONTEVALLO

Parcel Year: 2025


Click to add a point

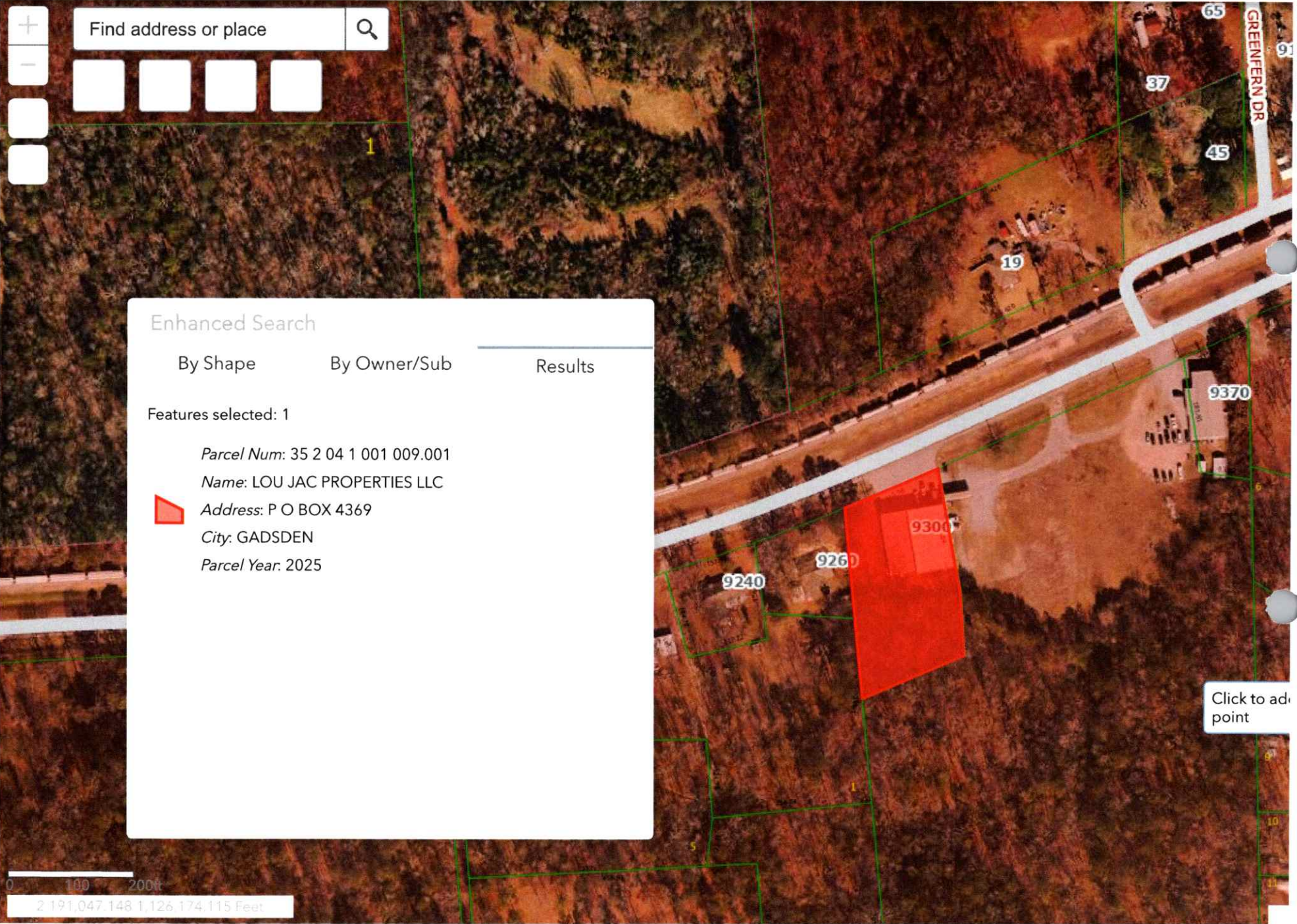
0 200 400ft  
2,191 350.484 1,126,259 594 Feet



### Enhanced Search

Features selected: 1

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*Name:* LOU JAC PROPERTIES LLC  
 *Address:* P O BOX 4369  
*City:* GADSDEN  
*Parcel Year:* 2025



Click to add point



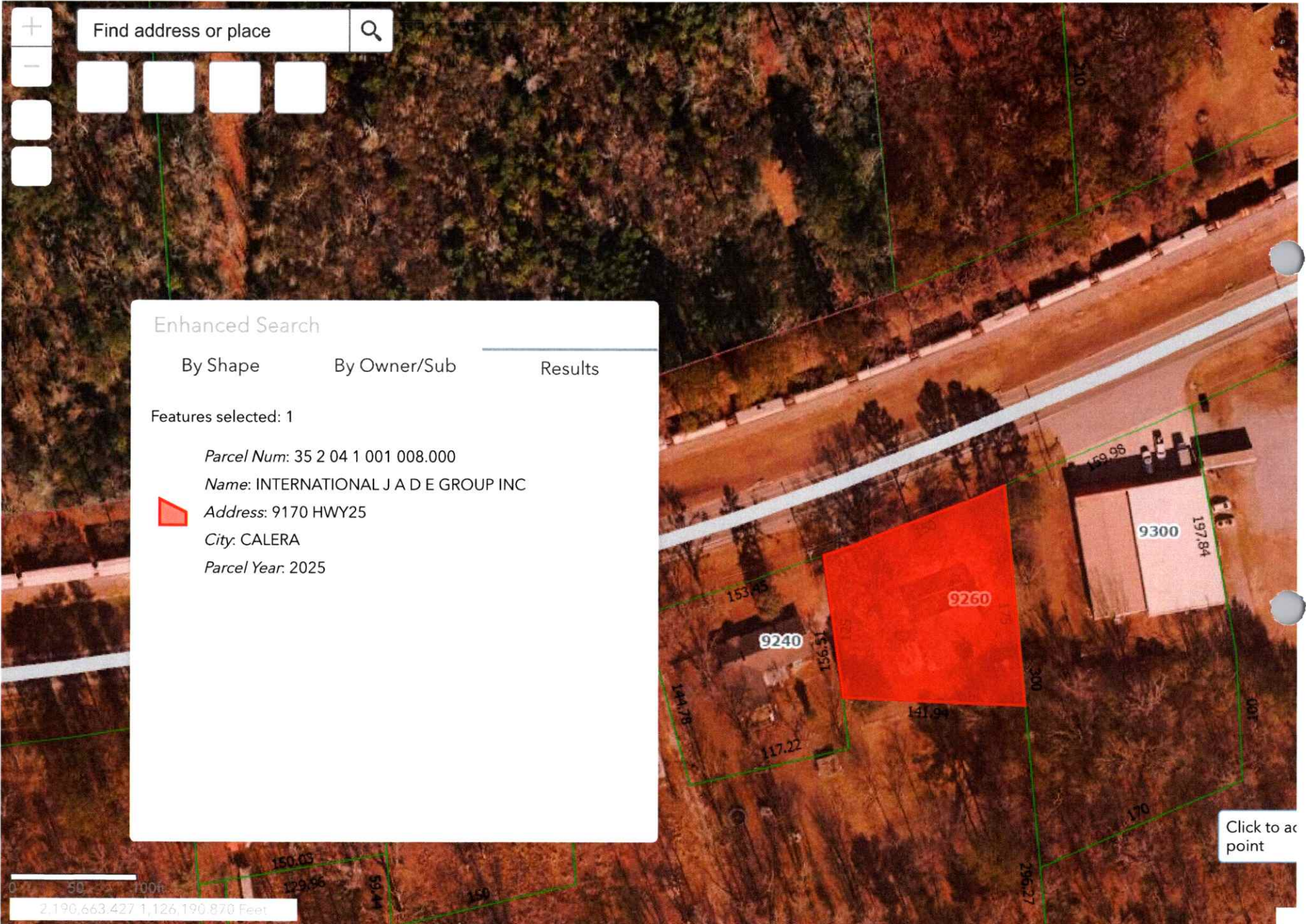
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By Shape
  By Owner/Sub
  Results

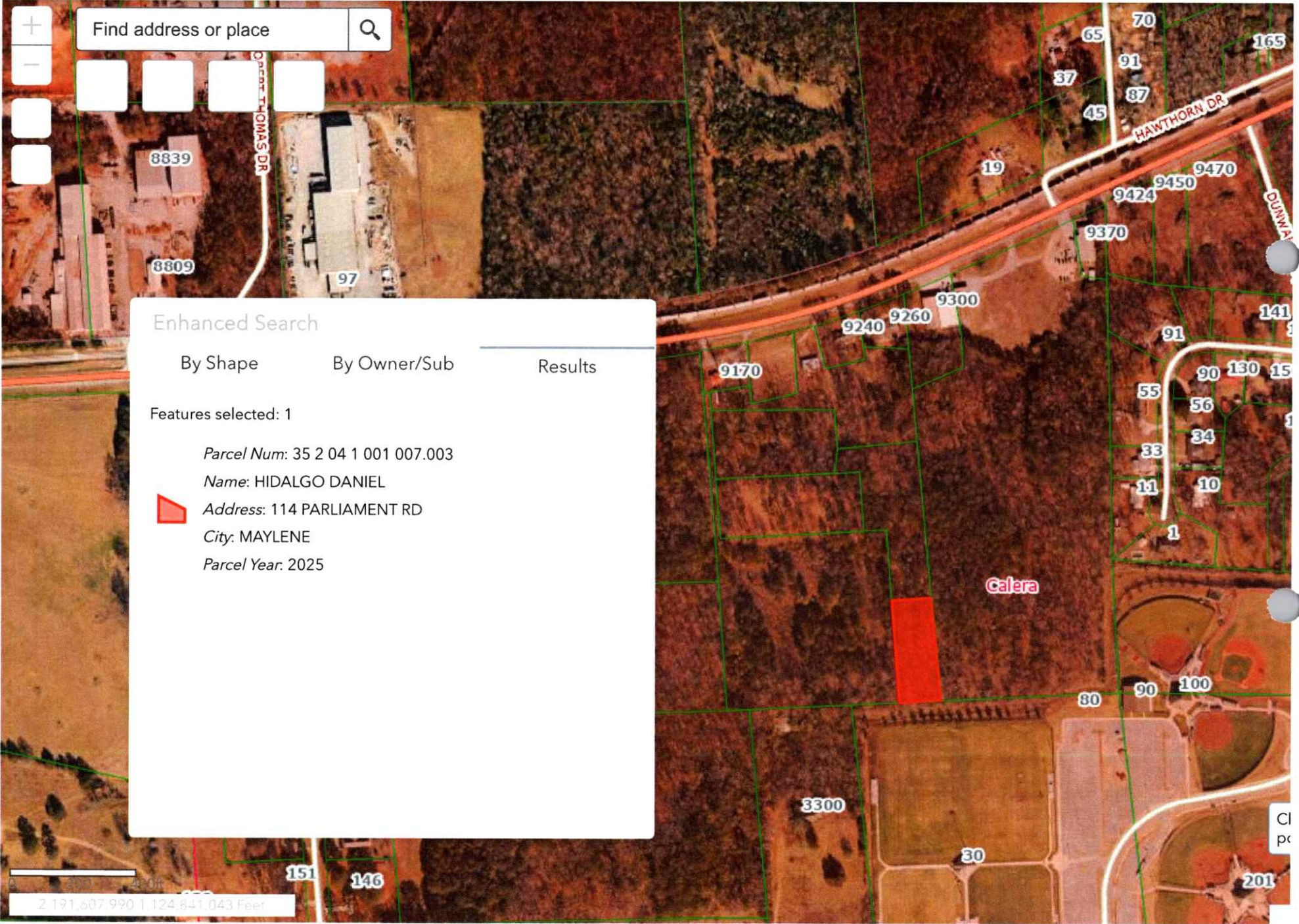
Features selected: 1

*Parcel Num:* 35 2 04 1 001 008.000  
*Name:* INTERNATIONAL J A D E GROUP INC  
 *Address:* 9170 HWY25  
*City:* CALERA  
*Parcel Year:* 2025

0 50 100ft  
 2,190,663.427 1,126,190.870 Feet



Click to a point



Find address or place

Enhanced Search

By Shape

By Owner/Sub

Results

Features selected: 1

Parcel Num: 35 2 04 1 001 007.003

Name: HIDALGO DANIEL



Address: 114 PARLIAMENT RD

City: MAYLENE

Parcel Year: 2025

Calera

2,191,607.990 1,124,841.043 Feet



Find address or place



### Enhanced Search

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Results

Features selected: 1

Parcel Num: 35 2 04 1 001 007.002

Name: HIDALGO DANIEL



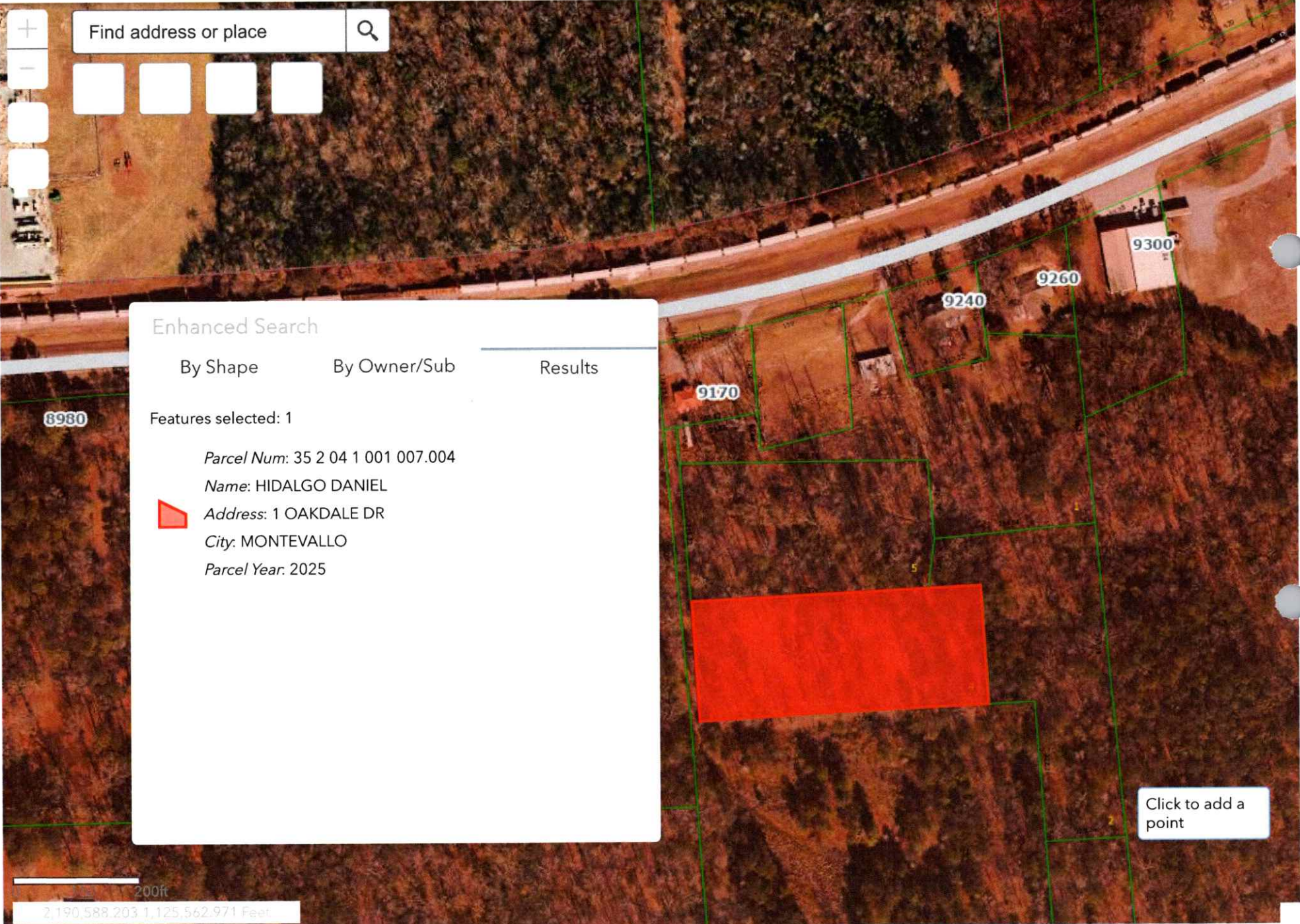
Address: 3480 CO RD 54

City: MONTEVALLO

Parcel Year: 2025

0 100 200ft

2,190,881.502 1,125,450.194 Feet



Find address or place



Enhanced Search

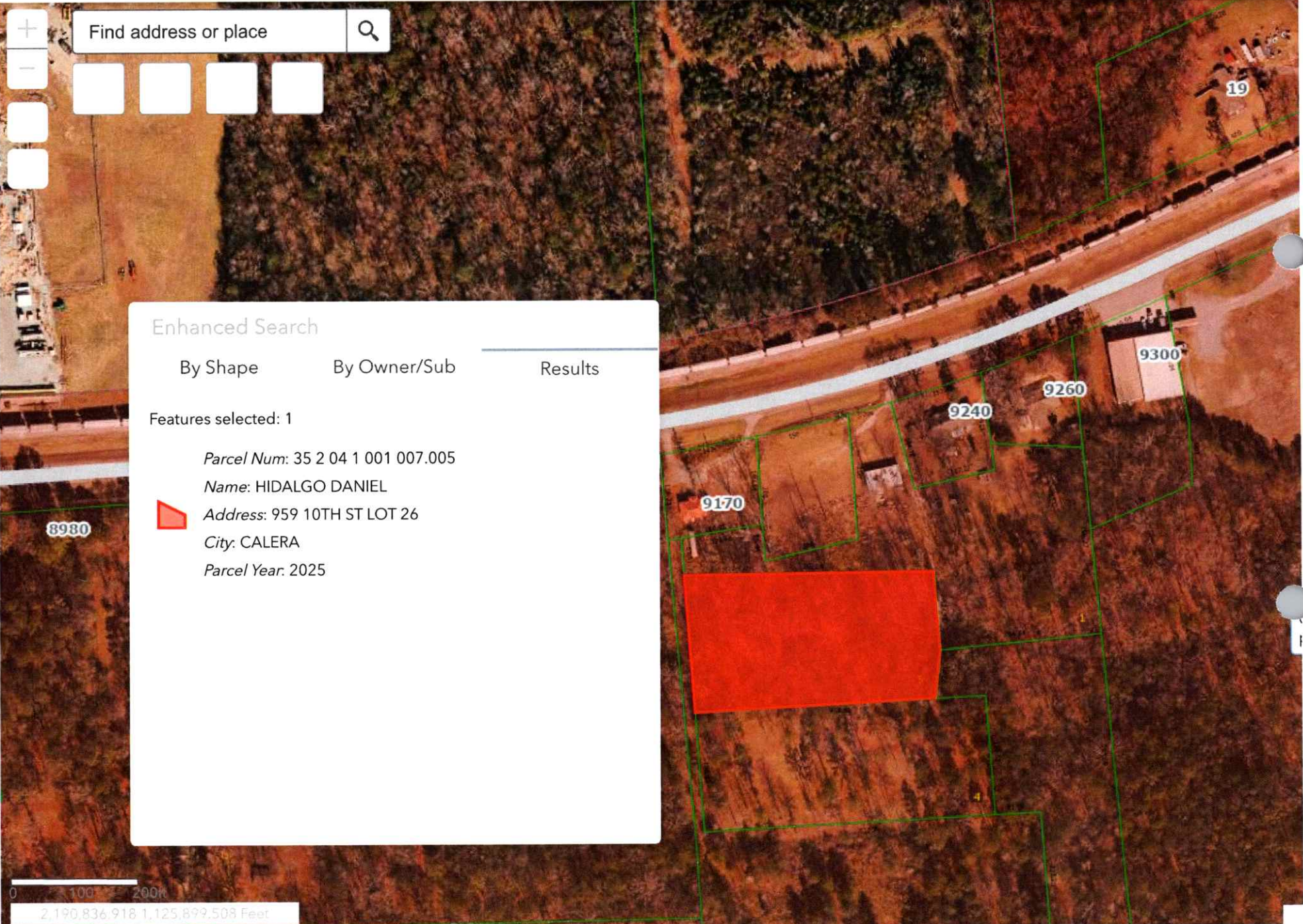
By Shape      By Owner/Sub      Results

Features selected: 1

*Parcel Num:* 35 2 04 1 001 007.004  
*Name:* HIDALGO DANIEL  
*Address:* 1 OAKDALE DR  
*City:* MONTEVALLO  
*Parcel Year:* 2025

Click to add a point

200ft  
2,190,588.203 1,125,562.971 Feet



Find address or place



Enhanced Search











By Shape      By Owner/Sub      Results

Features selected: 1

*Parcel Num:* 35 2 04 1 001 007.005  
*Name:* HIDALGO DANIEL  
*Address:* 959 10TH ST LOT 26  
*City:* CALERA  
*Parcel Year:* 2025

0 100 200ft  
 2,190,836.918 1,125,877.508 Feet



-  Manhole
-  Sewer Force Main
-  Water Valves
-  Meter
-  Pressurized Water Main
-  Service Lines
-  Gas Vent Pipe
-  Gas Meter
-  Gas Farm Tap
-  Gas Service Lines
-  Gas Main Line
-  ParProp PJ

