



Sign Permit Committee Meeting
Council Chambers - 7901 Highway 31 Calera, Alabama
June 2, 2026
Meeting Time: 4:30 PM

New Business

Setback Variance for Sign

Pediatric Dental Associates
206 Co Rd 304 Calera, AL 35040

PUBLIC NOTICE

The Sign Permit Review Committee will hold a meeting on June 2, 2026 at 4:30pm at Calera City Hall. The purpose of this meeting is to review a sign permit application submitted by Pediatric Dental Associates.

APPLICATION FOR VARIANCE

CITY OF CALERA, ALABAMA

PART I. APPLICANT FORM:

Name of Applicant: DAVID BRANDT

Mailing Address of Applicant: FRAVERT SERVICES - 133 W. PARK DRIVE
BIRMINGHAM,
AL 35211

Telephone Number: (205) 966-0970

Signature of Applicant: [Signature]

PART II. PARCEL DATA:

Owner of Record: PEDIATRIC DENTAL ASSOC. / PDDA CALERA PROPERTIES LLC

Mailing Address: # 206 CO RD. 304, CALERA, AL 35040

Address of Property for which Variance is requested: 206 CO RD 304, CALERA, AL 35040

Tax Map ID #: _____

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: _____

REQUESTING A 5' AND 10' SETBACK VARIANCE FOR PROPOSED

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

PYLON SIGN

- 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: _____ Received By: _____

Scheduled Public Hearing Date: _____



To: City of Calera Planning & Zoning

From: David Brandt, Permit Division, Fravert Services

Re: Sign variance for Pediatric Dental Associates (206 CO Rd. 304, Calera, AL 35040)

To Whom It May Concern:

We are requesting a setback variance for a proposed pylon sign at the aforementioned address.

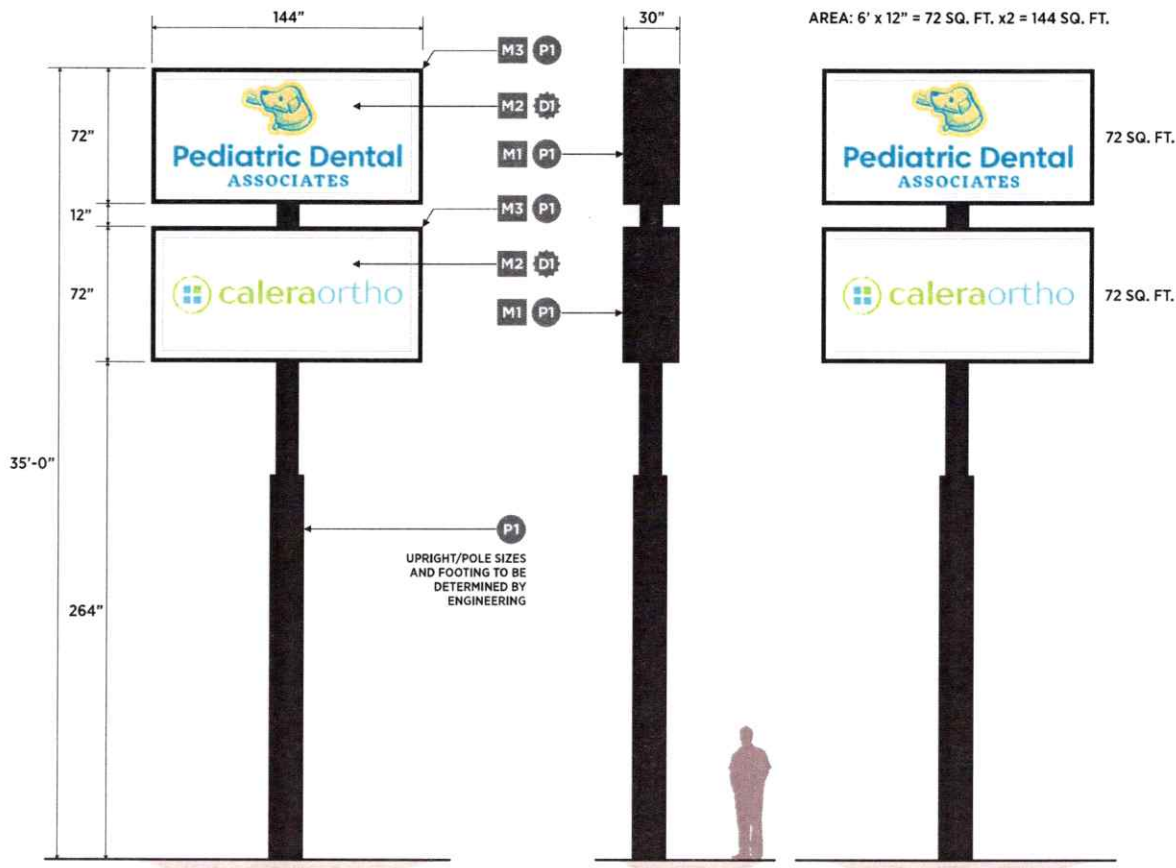
City of Calera sign code indicates that a freestanding sign at this location needs to be placed 15' away from all property lines. However, due to the limited space available to place this sign on the property, we would need to place it at the NW corner of the property, such that it is 10' and 5' away from respective property lines.

Please see the provided drawings and location/survey map for specific details.

Please let me know if you have any questions. We look forward to working with the City of Calera as community partners on this project.

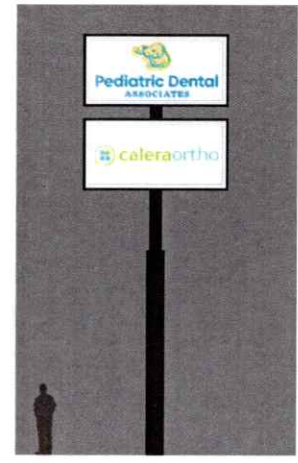
Regards,

David Brandt



AREA: 6' x 12" = 72 SQ. FT. x2 = 144 SQ. FT.

Vector art required prior to production



OVERVIEW
Internally-illuminated pole sign with pan-formed faces.
Double-sided.

- MATERIALS / FINISHES**
- M1** Fabricated Aluminum
 - M2** Pan Formed Face
 - M3** 2" Aluminum Retainer
 - M4** White LEDs
 - P1** Black
 - D1** Digital Print

INSTALLATION
Steel pole in footing.

ELECTRICAL
Dedicated Circuit - 120 VAC / 20 Amp

STATUS
■ Client Review

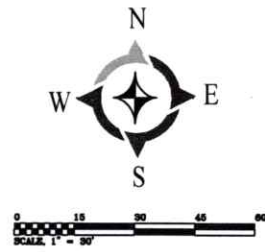
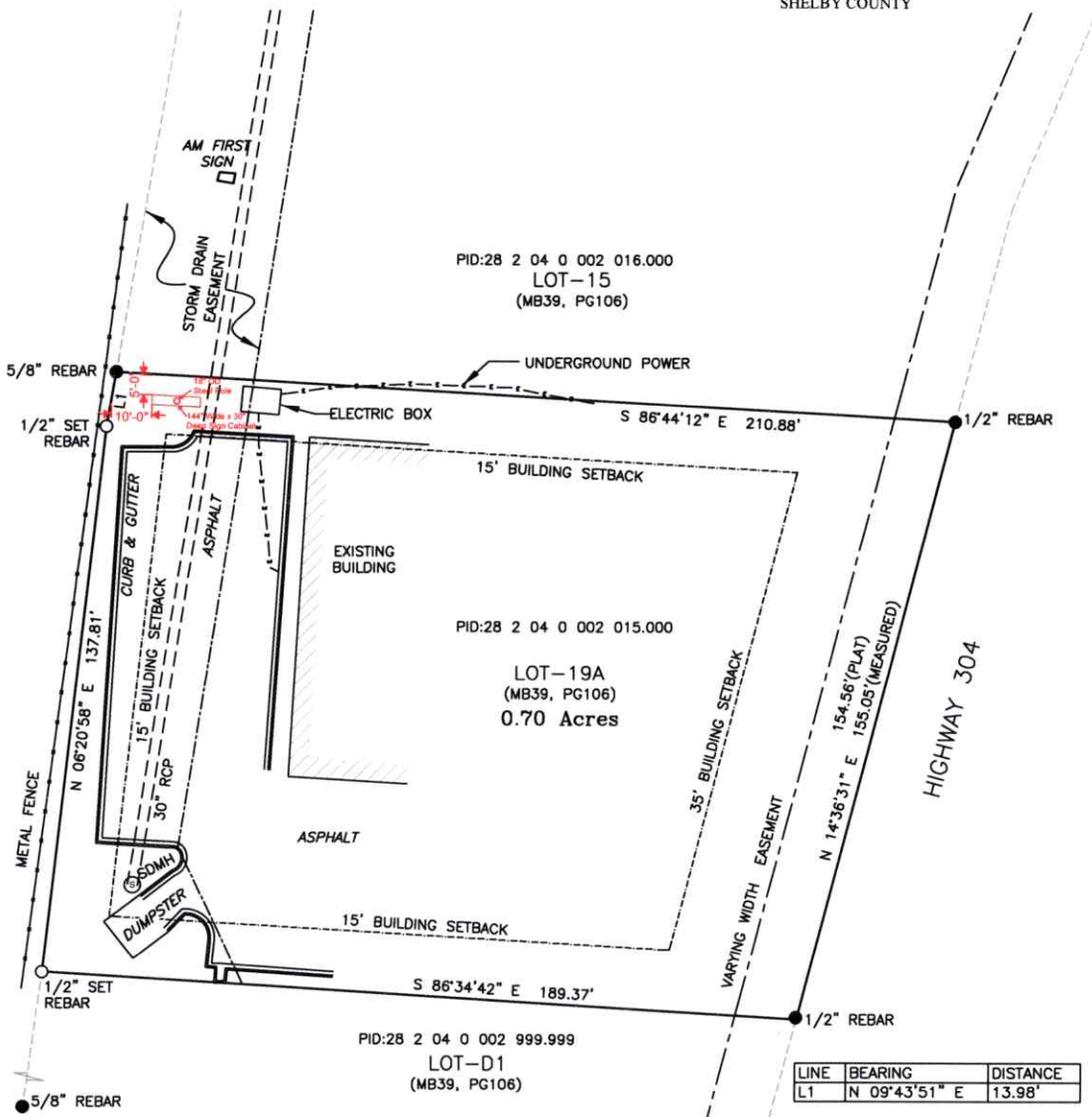
1 FRONT SCALE: 3/16" = 1'

SIDE

BACK

UPRIGHT/POLE SIZES AND FOOTING TO BE DETERMINED BY ENGINEERING

SPECIAL PURPOSE SURVEY
 SITUATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 2 WEST
 LIMESTONE MARKETPLACE
 SHELBY COUNTY



SURVEYOR'S NOTES

1. Type of Survey - This is a Special Purpose Survey of the "Subject Property," made on the ground under the supervision of an Alabama Registered Land Surveyor. This survey was conducted for the purpose of a Special Purpose Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. The "Subject Property" refers to the property described hereon. Boundary corners have been found or set as indicated hereon.
2. Bearings and Datum - Bearings are based on "Grid North," in accordance with the State Plane Coordinates for the State of Alabama, Zone West, from the North American Datum of 1983 (NAD83).
3. Boundary Notes - All corners for subject property said to be found or set per this survey. Lot 15-A is deemed access to US HWY 31 (MB39, PG106)
4. Dates, Signature and Seal - The date of field survey, (below), is the last time that either field or office personnel were on the site and the last direct knowledge that this surveyor has of site conditions. Date of plat preparation (below) and date of signature (below), have no relationship to actual site conditions as depicted on this map. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED OR "BLUE" SEAL OF A LICENSED LAND SURVEYOR.

LEGAL DESCRIPTION

Lot 19-A, according to the Resurvey of Lots 15 and 19 of a Resurvey of Lot 2, Limestone Marketplace Subdivision, as recorded in Map Book 39, page 106, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
 COUNTY OF SHELBY

I, J. CLAYTON LYNCH, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF

J. Clayton Lynch

J. Clayton Lynch, P.L.S.
 AL. Reg. No. 34331
 DATED: 5-18-2026

PROJECT No.	26915
OWNER	PDOA CALERA PROPERTIES LLC
CHECKED BY:	JCL
ADDRESS	206 COUNTY ROAD 304, CALERA, AL 35040
SCALE:	1"=30'
DATE:	5/18/2026
DRAWN BY:	JCL
PROJECT No.	26915
OWNER	PDOA CALERA PROPERTIES LLC
CHECKED BY:	JCL
ADDRESS	206 COUNTY ROAD 304, CALERA, AL 35040
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FIELD WORK: 5/14/2026

Southern Cross Surveying, LLC
 PO BOX 53
 Columbiana, AL 35051
 Phone: 205-685-5300



Table 2: Permitted General Business Sign Types and Conditions	
Awning Sign	Shall be flat against the surface of the awning Shall not be backlit
Bulletin Board	Max. no: 1 per premises Max. display area: 24 sf Max. height: 6 ft
Directory Sign	Max. no: 1 per building Shall be a ground, suspended, facade, or window sign subject to all conditions for such sign types and of Master Sign Plan, if applicable
Door Sign	Max. display area: 20% of the door area
Façade Signs	
General conditions in B-3 District	Max. no: 1 per façade per premises; for identification of ground floor uses, tenants and activities only Shall not extend more than 12 inches beyond façade surface Max. display area on side façade: 10% of façade area Max. display area on rear façade: 20 sf Shall not extend higher than 2/3 of the distance between the top of the ground floor window and the bottom of the sill of the second floor window, if applicable. On any 1-story commercial building fronting directly on the street and attached to other buildings of similar height, proportions, and display window-area, a facade sign shall be placed only within the traditional signage area above the door and windows Max. height of letters, logos, symbols, and other elements: 16 inches
Ground Signs, See also §1.10.3.1	
General conditions in B-3 District fronting on and visible from US Hwy. 31 or I-65 fronting on and visible from State Route 25 or State Route 70 for business uses on other streets and all institutional uses	Max. no: 1 per building Max. display area: 15 sf Max. height: 6 ft Min. setback: 3 ft from all property lines, curb face or public sidewalk, whichever is more restrictive Shall not be internally illuminated Max. display area: 150 sf Max. height: 35 ft Min. setback: 15 ft from all property lines Max. display area: 100 sf Max. height: 20 ft Min. setback: 10 ft from all property lines Max. display area: 64 sf Max. height: 10 ft Min. setback: 10 ft from all property lines
Projecting Sign (Permitted only in integrated business centers and in B-3 District)	Max. no: 1 per establishment Shall be appropriately fit to and compatible with the architecture of the building Shall not extend more than 3 ft beyond façade surface Shall not extend vertically beyond the bottom of a window sill of the second story of a multi-story building, nor more than 3 ft above the facade of a 1-story building
Roof Sign	See §1.10.3.2
Suspended Sign	Permitted only in integrated business centers and in B-3 District Max. no: 1 per establishment
Window Sign	Max. display area: 20% of the window area (not counted toward maximum aggregate display area)