



Regular Planning and Zoning Meeting and Work Session
Council Chambers - 7901 Highway 31 Calera, Alabama
Monday, July 13, 2026
Planning and Zoning Meeting Time: 6:00 PM
Work Session Time: 5:30 PM

Work Session Time: 5:30 p.m.

Development Status Report

Planning Commission Meeting Time: 6:00 PM

Approval of Minutes

Minutes from June 8, 2026 Meeting

Old Business

New Business

Public Hearing — Vote on New District, Economic Development District

Public Hearing — Amend Zoning Ordinance; Section 7.11 Wireless Facilities in Use Specifics Regulations

Timberline Phase 7C Final Plat

Guests:

Motion to Adjourn - Time



Minutes of the City of Planning Commission Meeting June 8, 2026

The Planning Commission of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, June 8, 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
Greg Harper, Chairman
Arthur Teele, Commission Member
Brianne Gilliland, Vice Chairman

Absent:

Sandy Roberson, Commission Member

Planning and Zoning Team Members:

Kevin Shirey
Brandy Cost
Grace Graham – City Attorney

Guests:

Richard & Debbie Byers
Calvin Morgan
Ann Davis
Kenny & Dawn Cost
Tom Hardy

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 May 11, 2026. Commission Member Tallie seconded said motion and upon vote, the results were as follows:

Ayes: Cook, Harper, Davis, Tallie, Smith, Bunn, Teele, Gilliland

Nays: None

Abstain: None

New Business:

Aberdeen Phase 2 Preliminary Plat Extension

Commission Member Tallie made a motion to approve the Aberdeen Phase 2 Preliminary Plat Extension.

Commission Member Smith seconded said motion and upon vote, the results were as follows:

Ayes: Cook, Harper, Davis, Tallie, Smith, Bunn, Teele

Nays: Gilliland

Abstain: None

Commission Member Gilliland made a motion to adjourn the meeting at 6:21 pm.

The meeting was adjourned at 6:21 p.m.

Approved this 13th day of July 2026

Brandy Cost

PUBLIC NOTICE

**The Planning Commission will
hold a meeting on:**

Monday, July 13, 2026, at 6:00 p.m.

The purpose of the meeting is to:

**To vote on the ordinance for the new District,
Economic Development District**

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

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: July 13, 2026. The purpose of this public hearing is vote on the ordinance for the new District, Economic Development District.

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

§5.23. ECONOMIC DEVELOPMENT DISTRICT

Intent.

The Economic Development District is a method of development which permits more than one use to be developed on a tract of land, in part or whole, in accordance with an approved master development plan, the intent of which is to:

- Permit flexibility and consequently more creative and imaginative design to accommodate planned associations of uses developed as integral land use units such as industrial or office parks or complexes, commercial uses, service centers, residential developments of multiple or mixed housing, including multi-family dwellings, attached and detached single-family dwellings, or any appropriate combination of uses which may be planned, developed or operated as integral land use units;
- Permit higher densities of land in conjunction with provisions for functional open space and community services;
- Promote the efficient use of land to facilitate a more economic arrangement of uses, buildings, circulation systems and utilities;
- Combine and coordinate uses, building forms, building relationship, and architectural styles within an Economic Development District;
- Promote the preservation and enhancement of existing natural landscape features, their scenic qualities and amenities to the greatest extent possible, and utilize such features in a harmonious fashion;
- Except a development from the conventional zoning regulations regarding setbacks, minimum yard size, minimum greenbelts, off-street parking regulations, minimum floor areas, and other regulations so as to achieve the intent described herein;
- Provide the Commission and the Council the flexibility to negotiate and plan with the Developer multiple residential lot size categories and subsequent varying home sizes;
- Support economic development by allowing flexibility in parking standards and residential density, which shall be defined within the approved Master Development Plan and Planning Criteria, tailored to the specific land uses, market conditions, and community goals of each development.

§5.23.0. Applicability and Definition.

The Economic Development District provisions set forth throughout this §5.23 apply to any application for the Economic Development District where the applicant demonstrates, to the satisfaction of the Commission, that the proposed development meets three (3) or more of the following criteria:

- The project creates significant employment opportunities within the City of Calera, including but not limited to commercial, industrial, office, mixed-use, or live-work developments projected to employ a material number of full-time equivalent workers. The applicant shall provide two (2), five (5), and ten (10) year projection numbers for these full-time equivalent workers;
- The project generates substantial capital investment that will expand the City's tax base, including major commercial, industrial, office campus, or mixed-use developments. The applicant shall provide two (2), five (5), and ten (10) year projection numbers for this capital investment;
- The project involves adaptive reuse, redevelopment, or infill of underutilized or blighted property that promotes economic revitalization of the area;
- The project includes uses identified in the City's adopted Comprehensive Plan or Economic Development Strategy as priority economic development uses.

Economic Development District — Parking and Density: In an Economic Development District, parking requirements and residential density standards shall not be governed by the fixed standards otherwise applicable under this Ordinance. Instead, parking ratios, layout, shared parking arrangements, and residential density (dwelling units per acre) shall be defined, negotiated, and approved as part of the Master Development Plan and Planning Criteria pursuant to §5.23.1. The applicant shall submit a parking demand analysis and density justification with the application demonstrating that the proposed standards are adequate to serve the development and compatible with surrounding uses. For non-residential and mixed-use portions of the development, the applicant shall also submit a parking demand analysis demonstrating that proposed parking standards are adequate to serve the development and compatible with surrounding uses. A parking demand analysis shall not be required for purely residential uses (PR-1 or PR-2 districts) within the Economic Development District.

Where an applicant seeks the Economic Development District, the application shall include a written Economic Development Statement as part of the Planning Criteria required by §5.23.1.3.e, demonstrating how the project meets the applicable criteria above and quantifying projected economic benefits to the City.

§5.23.1. Application and Requirements for an Economic Development District

1. Submission of Application. In lieu of the provisions of §2.9.3 Petition for Amendment herein, the owner (or the owner's duly appointed representative) of a tract of land shall submit an application for approval of an Economic Development District to the Zoning Administrator a minimum of twenty-one (21) days prior to a regularly scheduled Commission meeting. At the time of submission of the application, a \$500 fee shall be paid by the applicant to defray the cost of processing the application.

2. Area Requirements. Any tract of land to be zoned Economic Development District shall have a minimum of 50 acres.

3. Contents of Application. The application submitted in accordance with this §5.23.1 shall contain the following:

- a. Name and address of the applicant.
- b. Current zoning of the property under consideration.
- c. List of owners of the property together with disclosure of name(s) and address(es) of the applicant(s) and owner(s):
 - (1) If corporation, principal officers and members of the Board of Directors;
 - (2) If partnership, general and managing partners; and
 - (3) Any material change to the above shall be submitted within 60 days of such changes.
- d. A Master Development Plan of the Economic Development District and any maps necessary to show the following minimum information:
 - (1) The direction of North, exact location of the site in relation to the vicinity in which it is located, appropriate scale and topography (in not greater than 5 ft contour intervals) water ways, and forest cover.
 - (2) The location of the various land uses by Economic Development District land use districts as listed in §5.23.4.
 - (3) Location of any existing streets and general outlines of the interior roadway system, greenbelts, natural or man-made open spaces, schools, parks and community service areas within and adjacent to the project area.
- e. The Planning Criteria of the Economic Development District. The application shall include the following written statements and other matters:
 - (1) A legal description of the total site proposed for the Economic Development District.
 - (2) A general description identifying the area within 500' of the proposed Economic Development District, including current zoning and/or land uses.
 - (3) A statement of planning objectives to be achieved by the Economic Development District through the particular approach proposed by the applicant and how they are consistent with the City's Comprehensive Plan.
 - (4) If the development is to be staged, a general indication of how the staging is to proceed, including an estimated date when construction of the Economic Development District will begin.
 - (5) Delineation of the various land use districts, indicating for each such area its general extent, size and composition in terms of total number of acres. In residential use districts the total number of dwelling units and approximate percentage allocation by dwelling unit type shall be provided, and for non-residential use districts, the gross square footage of non-residential uses.
 - (6) A calculation of the total acreage for the proposed Economic Development District and a calculation of the residential density in dwelling units per gross acre including interior roadways,

including maximum density in units per acre. In an Economic Development District, proposed residential density shall be defined and justified in the Planning Criteria pursuant to §5.23.0 in lieu of a fixed maximum density standard.

(7) Development criteria which shall include setbacks or other location methods, minimum finished floor areas, sign criteria, loading areas, greenbelts, buffers, and off-street parking requirements for each land use district proposed, and/or any other development criteria which the owner/developer may propose. In an Economic Development District, parking standards shall be defined in the Planning Criteria pursuant to §5.23.0 in lieu of any fixed off-street parking requirement.

(8) The interior open space system.

(9) Principal ties to the community at large with respect to transportation, water supply and sewage disposal.

(10) General statement as to how common open space is to be owned and maintained.

(11) Protective and/or restrictive covenants, homeowner or business associations and architectural review committees and their function.

(12) A general statement concerning any planned street/subdivision sign designs, including street, traffic and informational signs or other standards.

(13) Any planned interim uses.

(14) A traffic study shall be required.

(15) Landscaping criteria.

(16) Economic Development Statement. Where the applicant seeks designation as an Economic Development District pursuant to §5.23.0, the Planning Criteria shall include a written Economic Development Statement demonstrating eligibility under §5.23.0, projected employment or capital investment figures, and a proposed parking demand analysis for any non-residential or mixed-use portions of the development and proposed residential density justification(if applicable).

4. 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. Facade materials shall be specified in the Economic Development District Master Development Plan and Planning Criteria pursuant to §5.23.0 and §5.23.1.3.e.

5. Parking Standards.

Parking standards including location, layout, quantity, shared parking, and access shall be defined in the Economic Development District Master Development Plan and Planning Criteria pursuant to §5.23.0, accompanied by a parking demand analysis submitted with the application.

6. Townhomes.

Any proposed townhomes within an Economic Development District development shall conform to the standards set forth in Section 5.10, except that minimum finished floor area standards shall be governed by the Master Development Plan and Planning Criteria pursuant to §5.23.0.

§5.23.2. Other Regulations not Applicable.

It is the intent of this §5.23 that the Economic Development District application shall set forth development criteria applicable to the property and that flexibility be allowed in the construction of improvements thereon. Accordingly, subject to the terms herein, Articles 6, 7, 8 and 9 shall apply to development within an Economic Development District unless such standards are addressed and modified in the approved Master Development Plan and Planning Criteria.

The development criteria submitted with the application for the Economic Development District shall set forth sign, off-street parking and loading requirements, and supplemental regulations (including standards for specific uses as provided in Article 7). In an Economic Development District, parking and density standards shall be governed exclusively by the approved Master Development Plan and Planning Criteria pursuant to §5.23.0 and shall not be subject to the parking or density requirements of Articles 6, 7, 8 or 9.

§5.23.3. Review Procedure.

1. **General.** The Economic Development District Application and any application for major change shall be reviewed by the Commission in the same manner as provided in §2.9 for review of a Conditional Use.

2. **Approval.** Approval of the application for the Economic Development District by the Council shall be an approval of the Master Development Plan and Planning Criteria of the application (the "Plan"). Approval of the application for major change by the Council shall be an approval of an amendment to the Plan. Upon receipt of such approval, the developer of the Economic Development District may proceed with the development of the property in accordance with the Plan or amended Plan, and no further approvals shall be required, except as set forth in §5.23.5 and §5.23.6.

3. **Special Exceptions not Applicable.** §2.8.3 Special Exception Uses shall not apply within areas having an Economic Development District designation as provided in this §5.23. Special exception uses may be submitted as part of the original application and be reviewed by the Commission, and a recommendation issued and approved by the Council without being heard by the ZBA.

§5.23.4. Economic Development District Land Use Districts.

It is intended that the flexibility of the Economic Development District will allow, in appropriate circumstances, mixed uses on any particular parcel within the Economic Development District, taking into consideration the compatibility of the intended uses with the surrounding use(s). "Mixed Use", as used herein, shall be defined as a combination of principal permitted use(s) and special

exception use(s) and shall be considered as a "special exception use" under each land use district. For the purposes of this §5.23, §4.4 Joint Occupancy shall not apply. The following Economic Development District land use districts shall apply to all or part of an Economic Development District:

1. Planned Single-Family (PR-1)

a. Intent. To provide flexibility in the development of single family residences and to coordinate with appropriate community services;

b. Permitted Uses. Uses shall be permitted as shown in Table 5.23;

c. Maximum Building Height. Buildings in the PR-1 District shall not exceed three (3) stories in height and shall conform to the City Building Code, Fire Code and Fire Prevention Code;

d. In an Economic Development District, residential density for the PR-1 district shall be defined and approved as part of the Master Development Plan and Planning Criteria pursuant to §5.23.0, accompanied by a density justification;

e. Common open space provisions for PR-1 developments shall be addressed in the Master Development Plan and Planning Criteria pursuant to §5.23.1.

f. Buffer Regulations. All uses shall provide a buffer which is at least fifty (50) feet wide along all rear and side property lines which abut an existing subdivision/neighborhood. The minimum buffer shall not be considered "common open space" under §5.23.8.2.d;

g. In an Economic Development District, lot widths and minimum lot sizes shall be defined in the Master Development Plan and Planning Criteria pursuant to §5.23.0;

h. When a proposed Economic Development District abuts an existing subdivision/neighborhood, whether inside the city limits or not, the section of the proposed Economic Development District that is adjacent to said existing subdivision/neighborhood shall, at a minimum, match the existing subdivision/neighborhood with a like residential zoning.

2. Planned Multi-Family (PR-2)

a. Intent. To provide flexibility in the development of multi-family residences and to coordinate with appropriate community services.

b. Permitted Uses. Uses shall be permitted as shown in Table 5.23.

c. Maximum Building Height. When a building is within 300 ft of a single family residential district boundary, said building shall not exceed three (3) stories in height. When a building is more than 500 ft from a residential district boundary, said building shall not exceed six (6) stories in height, unless approved as a special exception use. All buildings shall conform to the City Building Code, Fire Code and Fire Prevention Code.

d. Common open space provisions for PR-2 developments, if any, shall be addressed in the Master Development Plan and Planning Criteria pursuant to §5.23.1.

e. Buffer Regulations. All uses shall provide a buffer which is at least fifty (50) feet wide along all rear and side property lines which abut an existing subdivision/neighborhood. The minimum buffer shall not be considered "common open space" under §5.23.4.2.d.

3. Planned Office (PO)

a. Intent. To provide flexibility in the development of areas for coordinated employment activity, services and compatible residential uses which do not materially detract from nearby residential areas.

b. Permitted Principal Uses. Uses shall be permitted as shown in Table 5.23. In addition, offices used exclusively for office purposes shall be permitted in structures, wherein retail or wholesale trade or business is not conducted, together with usual related support businesses (such as, but not limited to, restaurants and food service restaurants, drug stores, barber shops, beauty parlors, and like uses), provided that such related support uses are physically located inside the structures devoted to the permitted principal uses set forth above.

c. Maximum Building Height. When a building is within 300 ft of a single family residential district boundary, said building shall not exceed three (3) stories in height. When a building is more than 500 ft from a single family residential district boundary, said building shall not exceed six stories in height, unless approved as a special exception use. All buildings shall conform to the City Building Code, Fire Code and Fire Prevention Code.

4. Planned Commercial (PC)

a. Intent. To provide flexibility in the development of retail business districts and other compatible uses.

b. Permitted Uses. Uses shall be permitted as shown in Table 5.23. On-premise and off-premise sale of alcoholic beverages, including private clubs, night clubs; liquor stores and lounges is allowed only upon approval by the Council.

c. Maximum Building Height. When a building is within 300 ft of a single family residential district boundary, said building shall not exceed three (3) stories in height. When a building is more than 500 ft from a single family residential district boundary, said building shall not exceed six (6) stories in height, unless approved as a special exception use. All buildings shall conform to the City Building Code, Fire Code and Fire Prevention Code.

5. Planned Business (PB)

a. Intent. To provide flexibility in the establishment of areas compatible with the office, commercial and limited light industrial uses which are performed inside buildings with limited outside storage or operations that may be adjacent to residential districts.

b. Permitted Uses. Uses shall be permitted as shown in Table 5.23.

c. Maximum Building Height. When a building is within 300 ft of a single family residential district boundary, said building shall not exceed three (3) stories in height. When a building is more than 500 ft from a single family residential district boundary, said building shall not exceed six (6) stories in height, unless approved as a special exception use. All buildings shall conform to the City Building Code, Fire Code and Fire Prevention Code.

6. Planned Light Industrial (PI)

a. Intent. To provide flexibility in the establishment of areas compatible with commercial and light industrial uses.

b. Permitted Uses. Uses shall be permitted as shown in Table 5.23.

c. Maximum Building Height. When a building is within 300 ft of a single family residential district boundary, said building shall not exceed three (3) stories in height. When a building is more than 500 ft from a single family residential district boundary, said building shall not exceed six (6) stories in height, unless approved as a special exception use. All buildings shall conform to the City Building Code, Fire Code and Fire Prevention Code.

§5.23.5. Building Permit.

1. General. The developer of the Economic Development District shall proceed with the development of the property in accordance with the plan and no further approvals shall be required except as set forth in this §5.23.5. If plans are submitted for the construction of improvements on any particular parcel within the Economic Development District, a Building Permit shall be approved or denied according to the procedure set forth in this §5.23.5.

2. Issuance of Permits for Permitted Principal Uses. Upon application for a Building Permit for the construction of improvements on any parcel within the Economic Development District, if the Building Official shall determine that the intended use of the improvements is a "principal permitted use" within the applicable land use district of the Economic Development District, then a Building Permit shall be issued in accordance with the provisions of §2.2.

3. Subdivision Plats and Roads. Nothing in this §5.23 shall be construed to require a Building Permit for approval of subdivision plats or road designs. The construction of roads within the Economic Development District requires approval of preliminary and final subdivision plats and all required design drawings according to the Subdivision Regulations of the City to build roads and infrastructure.

4. Tree Preservation Plan.

a. A Tree Preservation Plan shall be prepared and submitted as part of the engineering and permitting process, prior to the issuance of any land disturbance, grading, or building permit for the subject property or any phase thereof.

b. The Tree Preservation Plan submitted during the engineering and permitting phase shall include: (i) a scaled plan of the site identifying all deciduous trees of eighteen (18) inches or greater at diameter breast height 4.5 feet above ground level ("DBH"); (ii) identification of trees proposed for removal and those proposed for preservation; and (iii) a replacement schedule

providing that no healthy deciduous tree of eighteen (18) inches DBH or greater shall be removed without replacement, with replacement trees having a minimum caliper of three (3) inches measured six (6) inches from the ground, and total replacement caliper equaling or exceeding total removed caliper. Trees may be removed without replacement within road construction limits, stormwater management structure footprints, utility easements, building footprints, within twenty (20) feet of a structure foundation, and within ten (10) feet of driveway perimeters.

c. The Tree Preservation Plan shall be reviewed and approved by the Zoning Administrator as part of the engineering and permitting review process. No land disturbance, grading, or construction activity shall commence until the Tree Preservation Plan has been approved. Replacement trees required under this section shall be in addition to any other landscaping requirements applicable to the development.

§5.23.6. Amendment to the Plan.

1. Intent. It is the intent of this §5.23 to provide for flexibility in the development of the property submitted for the Economic Development District, and to approve minor changes administratively. Accordingly, additional approvals shall be required only for major changes as defined in §5.23.6.2.

2. Major Change. A "major change" in the plan shall be defined as an increase in the number of lots or parcels within the approved Economic Development District, the decrease in size of any lot or parcel in the approved Economic Development District, the decrease in the square footage of common open space in the approved Economic Development District, any decrease in the amount or form of buffer within the approved Economic Development District, a change in the boundaries of any land use district reflected on the master development plan, and/or any changes in the planning criteria submitted with the master development plan, including a change in an approved use from one that is permitted to one that is categorized as a "special exception" within the applicable Economic Development District land use district, and for Economic Development Districts, any material change to the approved parking demand analysis or density justification submitted pursuant to §5.23.0. No segment, tract, lot or parcel of land within the approved Economic Development District shall be processed for a change of land use districts to other Economic Development District land use district or conventional zoning districts unless the total Economic Development District is submitted along with the rezoning request. Any other changes shall be considered "minor changes" and shall not require any additional approvals, other than the plat approval which shall be obtained through the typical plat approval procedures of the City.

3. Approval of Major Changes. A major change is not permitted unless it receives review by the Commission and additional approval by the Council. The developer shall file an application for major change with the Commission which shall be reviewed in accordance with the provisions of §5.23.3.

§5.23.7. Time Limit for Development of the Plan.

The development shall meet the following time limit schedule beginning from the date (herein referred to as the Economic Development District Effective Date) that the City Council approves the Economic Development District's Master Development Plan and Planning Criteria:

1. Engineering shall begin within six (6) months of the Economic Development District Effective Date;
2. Initial Preliminary Plat submittal within twelve (12) months of the Economic Development District Effective Date;
3. Begin physical construction (i.e. clearing and grubbing, grading, utilities, road work, storm drainage, etc.) of the approved Preliminary Plat within eighteen (18) months of the Economic Development District Effective Date;

If the preceding time schedule is not met, the Economic Development District Master Development Plan and Planning Criteria approval shall lapse and be of no further effect. The Planning and Zoning Commission, upon showing of good cause by the developer, may extend the individual parts of the schedule for period(s) not to exceed three (3) months upon written request by the Developer/Applicant.

If an Economic Development District goes for a period of three (3) calendar years without the continuation of development activity (development activity being defined as issuing building permits and/or submitting preliminary plat and/or submitting final plat) then the Economic Development District Master Development Plan and Planning Criteria approval shall lapse and be of no further effect.

§5.23.8. Definitions.

1. Intent. The intent of this §5.23.8 is to clarify terms of this §5.23.

2. Definitions.

a. ATTACHED SINGLE FAMILY DWELLING — Those buildings so designed and arranged to provide separate sleeping, cooking, and kitchen accommodations and toilet facilities for occupancy of two or more families whereby the living units are built for sale, fee simple, including condominiums and townhouses.

b. DETACHED SINGLE FAMILY DWELLING — A detached building so designed and arranged to provide sleeping, cooking, and kitchen accommodations and toilet facilities for occupancy by one family only, and is built for sale, fee simple.

c. MULTI-FAMILY DWELLINGS — A structure designed or used for residential occupancy by more than two families, with or without common or separate kitchen facilities or dining facilities, and which is leased in part or whole, including apartment houses, apartment hotels, rooming houses, boarding houses, fraternities, sororities, dormitories, or similar housing types, but not including hotels, motels, hospitals, or nursing homes.

d. INTERIM USES — Any temporary use of land in any area of an Economic Development District, which has been approved as a part of the Economic Development District development plan and criteria.

e. ECONOMIC DEVELOPMENT DISTRICT — A development that qualifies under §5.23.0 as an Economic Development District, entitling the applicant to define parking standards and residential density within the approved Master Development Plan and Planning Criteria, in lieu of the fixed standards otherwise applicable under this Ordinance.

f. PARKING DEMAND ANALYSIS — A technical study, required for Economic Development Districts for non-residential and mixed-use portions of the development, that evaluates the projected parking needs based on proposed uses, anticipated occupancy, shared parking opportunities, proximity to transit or pedestrian infrastructure, and applicable industry standards, submitted as part of the Planning Criteria pursuant to §5.23.0 and §5.23.1.3.e(17).

§5.23.9. Changes to Zoning Ordinances.

No amendment or modifications of this Zoning Ordinance shall be effective as to any Economic Development District approval issued prior to such amendment or modification, it being intended that the Economic Development District shall continue to be developed in accordance with the Zoning Ordinance in effect at the time of such prior approval.

§5.23.10. Repealer.

All ordinances or parts of ordinances previously adopted by the City Council of the City of Calera, Alabama which are inconsistent with the provisions of this Ordinance are hereby expressly repealed.

§5.23.11. Severability.

If any part, Section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

§5.23.12. Effective Date.

This ordinance shall become effective immediately upon adoption and publication as provided by law.

Table 5.23 Economic Development Land Use District Table of Permitted Uses

	PR-1	PR-2	PO	PC	PB	PI
<i>Agricultural Uses</i>						
Farm machinery and farm supply sales						P
<i>Residential Uses</i>						
Accessory Dwellings	Y	Y				
Attached single-family dwellings (condominiums and townhouses)	Y	SE	SE			
Detached single-family dwellings (including garden homes)	Y	SE				
Semi-detached single-family dwellings	Y	SE				
Duplexes	Y	SE				
Live-Work/Upper Story dwellings		SE	SE	SE	SE	
Multi-family dwellings		Y	SE	SE	SE	
Residential accessory structures and buildings	Y	Y				
<i>Institutional Uses</i>						
Assisted living care facilities		SE	SE	Y	SE	SE
Child day-care centers	SE	SE	SE	Y	SE	SE
Places of Assembly	SE	SE	SE	SE	SE	SE
Libraries, museums and art galleries	SE	SE	SE	SE	SE	SE
Nursing homes		SE	SE	Y	Y	
Public buildings			Y	Y	Y	Y
Public and Private schools (not providing residential accommodations)	SE	SE	SE	Y	Y	Y
<i>Commercial Uses</i>						
Animal kennels, Domestic						Y
Appliance and small engine repair				Y	Y	Y
Art supply and frame shops				Y	Y	Y
Audio/video stores				Y	Y	Y
Auto dealerships				Y	Y	Y
Auto parts stores				Y	Y	Y
Auto repair/renovation facilities (not housed with auto sales establishment)						Y
Bakeries (for baked goods sold at retail on-premises only)				Y	Y	Y
Banks and other lending institutions			Y	Y	Y	Y
Bicycle shops (including repair)				Y	Y	Y
Building materials sales (no outside storage yards)				Y	Y	Y
Building materials sales (with outside storage yards) and lumber yards						Y
Card, gift and florist shops and drug stores				Y	Y	Y
Convenience commercial uses	SE	SE	SE	Y	Y	Y
Craft and hobby shops, toy and sporting goods stores				Y	Y	Y
Dance studios				Y	Y	Y
Department and jewelry stores				Y	Y	Y
Duplicating and copying services				Y	Y	Y
Furniture and interior decorating stores				Y	Y	Y
Gasoline service establishments (including muffler, tire, battery, brake and transmission services) and car washes				Y	Y	Y
Grocery and health food stores				Y	Y	Y
Hardware stores and domestic equipment rental				Y	Y	Y
Heavy equipment sales and service						Y
Home occupations	SE	SE	SE			
Hotels, inns and motels				Y	Y	Y
Y – The use is permitted by right. SE – Special Exception Use, requires approval pursuant to §5.23.3. A blank cell indicates that the use is not permitted.						
Table continued on following page						

**Table 5.23 Economic Development Land Use District Table of
Permitted Uses cont.**

	PR-1	PR-2	PO	PC	PB	PI
Commercial Uses (cont.)						
Indoor sports facilities (bowling, health club or spa, racquet club, skating rink)				Y	Y	Y
Indoor recreational and amusement uses				SE	SE	SE
Medical clinics and opticians				Y	Y	Y
Motion picture theaters				Y	Y	Y
Neighborhood service facilities				Y	Y	Y
Personal services (barber and beauty shops, cosmetic studios, dry cleaning outlets and coin-op laundromats, tanning salons, shoe repair, etc.)				Y	Y	Y
Photographic studios				Y	Y	Y
Pet Services (with no outside runs)				Y	Y	Y
Radio and TV stations (no antennae)				Y	Y	Y
Research laboratories					Y	Y
Residential information offices	SE	SE	SE			
Restaurants				Y	Y	Y
Sales showrooms for appliances, furniture, carpet, lighting fixtures, medical and office equipment				Y	Y	Y
Shopping centers, factory outlet stores				Y	Y	Y
Industrial Uses						
Bakeries						Y
Bottling plants						Y
(Bulk) Distribution facilities					Y	Y
Clothing, textile or dyeing plant						Y
Cold storage and ice plants						Y
Construction yards, highway maintenance yards and buildings						Y
Janitorial and maintenance services					Y	Y
Laundry and dry cleaning plants						Y
Light industrial, fabricating, processing assembling and manufacturing uses					Y	Y
Plumbing, heating and cooling, electrical and other supply and service facilities					Y	Y
Printing establishments						Y
Recycling collection point						Y
Sanitary sewage treatment facilities						Y
Truck or bus terminals						Y
Warehouses (including mini-warehouses, self-storage facilities and office/warehouses)					Y	Y
Water or liquid storage tanks						Y
Woodworking shops					Y	Y
Recreational and Open Space Uses						
Recreational facilities operated on a non-profit basis	SE	SE	SE	SE	SE	SE
Golf courses	SE	SE	SE	SE	SE	SE
Golf courses (if shown on Master Development Plan)	Y	SE	SE	SE	SE	SE
Open spaces	Y	SE	SE	SE	SE	SE
Outdoor amusements and recreation facilities (carpet golf, par-3 golf, go-carts, batting cages, bumper boats, water slides, etc.)				Y	Y	Y
Parks (playgrounds, tot-lots, ball fields, picnic areas, etc.)	SE	SE	SE	SE	SE	SE
Swimming pools and tennis courts	SE	SE	SE	SE	SE	SE
Y – The use is permitted by right. SE – Special Exception Use, requires approval pursuant to §5.23.3. A blank cell indicates that the use is not permitted.						

PUBLIC NOTICE

**The Planning Commission will
hold a meeting on:**

Monday, July 13, 2026, at 6:00 p.m.

The purpose of the meeting is to:

**To amend the zoning ordinance; Section 7.11
Wireless Facilities in Use Specifics Regulations**

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

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: July 13, 2026. The purpose of this public hearing is for the amendment to the zoning ordinance; Section 7.11 Wireless Facilities in Use Specifics Regulations. 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

retail sales operations or activities. However, this shall not include periodic auctions which are held on the premises to dispose of items which have been abandoned and/or for which the lease time has expired.

4. A minimum lot size of three (3) acres shall be required for a mini-warehouse development.
5. Screen fencing shall be installed around the perimeter of the development. Said fencing shall be a minimum of eight (8) ft in height. The points of access to the facility shall be provided with gates which shall be locked when the facility is not open for business.
6. All outdoor lighting shall be shielded to direct light and glare only onto the mini-warehouse premises and may be of sufficient intensity to discourage vandalism and theft. The said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
7. A limit of thirty (30) mini-warehouses or 15,000 sf of mini-warehouse floor area per acre is required.

7.10.2. A site development plan is required, which provides for:

A preliminary plan or engineering feasibility report which addresses site grading, storm drainage, water run-off, the availability of required utilities, and the identification of areas to be buffered. A buffer shall be provided as required in §9.2 Buffers.

§7.11. Wireless Facilities

7.11.1. General Requirements. Applications for wireless facilities shall include the following:

1. A network design plan for all of the service provider's existing and planned sites in the City and surrounding jurisdictions. The network design plan shall indicate the location of existing and proposed facilities and the service area covered by each site.
2. A qualified electrical engineer licensed by the state of Alabama shall prepare an evaluation of the radio frequency (RF) field exposure conditions of the facility demonstrating that the radiation levels generated by the facility meet Federal standards and that interference to consumer electronic products is unlikely to occur.
3. Visual representations sufficient to accurately show the appearance of the proposed facility, such as photomontages, mock-ups, and story poles.
4. The City may require a co-location agreement binding the applicant and property owner to make the facility available in the future for the installation of additional communication equipment by other wireless communication providers.
5. If the facility is abandoned in the future, the applicant shall be required to remove the wireless antennae and equipment from the site within 180 days.
6. Wireless facilities and all equipment shall be designed to be in compliance with the City noise ordinance.
7. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.
8. No transmissions from a wireless facility shall interfere with any existing public safety communications.

7.11.2. Design Requirements. The following specific design requirements shall apply to each type of wireless facility:

1. General Design Standards.
 - a. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated.
 - b. No signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.
 - c. All wireless facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two additional service providers.

- d. In considering a wireless facility for approval by Special Exception, the ZBA shall have the authority to impose conditions on the placement and/or concealment of the facility as necessary to achieve the intents of the regulations herein.
- 2. Building-Mounted Facilities.
 - a. Building-mounted wireless facilities shall not exceed ten (10) feet above the building surface on which they are located. An additional one (1) foot of height may be added for every ten (10) feet the antenna is set back from the building parapet. Distributed, repeater, or microcell antenna systems mounted on buildings within non-residential districts shall conform to the height limit of the applicable zoning district.
 - b. Building mounted antennae shall be integrated with the building design so as to be visually unobtrusive.
 - c. Building mounted antenna equipment shall be screened from public view.
- 3. Structure-Mounted Facilities. Wireless facilities, including distributed, repeater and microcell antenna systems, mounted on a utility pole/structure shall be subject to the following:
 - a. An antenna system mounted on a structure within the public right-of-way shall be limited in height to the height of that particular structure.
 - b. Antenna systems shall be located and designed to minimize their visibility on utility poles or other structures.
 - c. Antenna systems' equipment shall be screened from public view.
 - d. If proposed to be located in a district in which above-ground utilities are prohibited, the ZBA may approve such installation by Special Exception provided the structure on which it is to be mounted may be located out of public view, such as within an alley or wooded area.

§7.12. Industrial Parks

Where permitted, Industrial Parks shall comply with the following requirements:

- 7.12.1. An Industrial Park shall, for the purpose of this Ordinance, include all land forty (40) acres or more in size, subdivided and platted into two (2) or more parcels, and used or intended to be used for predominately industrial or commercial purposes of an Industrial character.
- 7.12.2. A site development plan shall be required for each Industrial Park which provides the following:
 - 1. Access to an Industrial Park shall be by way of a major thoroughfare.
 - 2. All streets within an Industrial Park shall have a minimum right-of-way width of seventy (70) ft, a maximum gradient of five (5) percent and shall conform to the City standards for commercial streets or as otherwise approved by the reviewing authority.
 - 3. Off-street parking and loading shall be provided in accordance with Article 8.
 - 4. Outdoor storage in an Industrial Park shall be permitted only when accessory to a permitted principal use and only when storage areas are suitably screened by either landscaping, fences or walls, and are located at least 100 ft from any property line and at least 150 ft from any street lines. Such storage areas shall not cover more than fifteen (15) percent of the site areas. The reviewing authority shall approve plans for the location and screening of all outdoor storage areas before a Building Permit shall be issued for their construction.
 - 5. Buffers shall be provided as required in §9.2 Buffers.
 - 6. Cul-de-sac streets shall not be permitted in Industrial Parks. Dead end streets; however, are permitted when no more than 500 ft in length, as measured from the terminal point of the dead-end street to the closest intersection, and when such terminal point is provided with a paved vehicle turnaround area having a minimum right-of-way radius of seventy (70) ft.
 - 7. Street lighting shall be provided in accordance with the City street lighting standards with the location of street lights in conformance with Alabama Power Company recommendations.
 - 8. The vehicular approach to an Industrial Park site from a public street shall be so designed that uncontrolled left hand turns from the street shall be eliminated or reduced either by a frontage roadway or other suitable means deemed adequate by the reviewing authority.

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8. No transmissions from a wireless facility shall interfere with any existing public safety communications.
9. No tower, including the highest point of an antenna array or lighting may exceed two hundred (200) feet in height. Towers in or within one thousand (1000) feet of areas of special aesthetic concerns such as commercial revitalization areas, historic districts and scenic corridors, shall not exceed one hundred (100) feet in height.
10. Towers over one hundred (100) feet in height shall not be located within one mile from any existing tower that is over one hundred (100) feet in height, unless the applicant has shown to the satisfaction of the City that there are no reasonable suitable alternative sites in the required geographic area which can meet the applicant's needs.
11. No tower shall be located closer than one thousand feet (1,000') to the nearest residence.

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The City of Calera Final Plat Application For All Subdivisions Excluding Minor Subdivisions



Project Information

Subdivision Name: Timberline - Phase 7C

Final Plat Name: Timberline Phase 7C

Site Address/Location: INTERSECTION OF TURNBERRY TRAIL AND MEDINAH DRIVE

Current Zoning: PUD-1

Preliminary Plat Approval Date: _____

Number of Lots: 54

Final Plat Review Fee Calculation:

\$50 per lot = \$ 2700

Owner/Developer Information

Name: Timberline Development, LLC

Address: P.O. Box 602

City Helena State AL Zip 35080

Phone: (205) 369-7683 Fax: _____

E-mail: DelClayton@creedgroup.com

Applicant Information

Name: InSite Engineering, LLC.

Address: 5800 Feldspar Way

City Hoover State AL Zip 35244

Phone: (205) 733-9696

Fax: _____

E-mail: jjett@insiteengineering.org

Engineer of Record or Land Surveyor Information

Name: InSite Engineering, LLC.

Address: 5800 Feldspar Way

City Hoover State AL Zip 35244

Phone: (205) 733-9696

Fax: _____

E-mail: jjett@insiteengineering.org

THIS SECTION TO BE COMPLETED BY CITY PERSONNEL

Date Application Received: _____

☐ Mylar Received ☐ Sureties Received ☐ Plat Sent to 911 for Addresses

☐ Final Plat Added to the Planning Commission Agenda

Date Added to the Agenda: _____

☐ HOA Creation Recorded ☐ Covenants and Restrictions Recorded

Note: The Final Plat shall not be added to the agenda for approval until all City Staff Approvals are attained. No Building Permits shall be granted until the HOA and Covenants/Restrictions have been recorded

The Zoning Department shall notify each department when the Developer is ready for final inspection. Each Department has 7 calendar days to provide the zoning department with any issues to be addressed. Comments shall be in written format on Department Letterhead.

City Staff Approvals



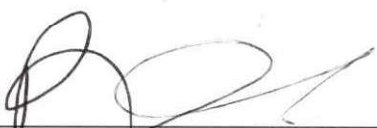
ZONING ADMINISTRATOR Date: 6/8/26



CITY ENGINEER Date: 7/7/26



BUILDING OFFICIAL Date: 7-7-2026



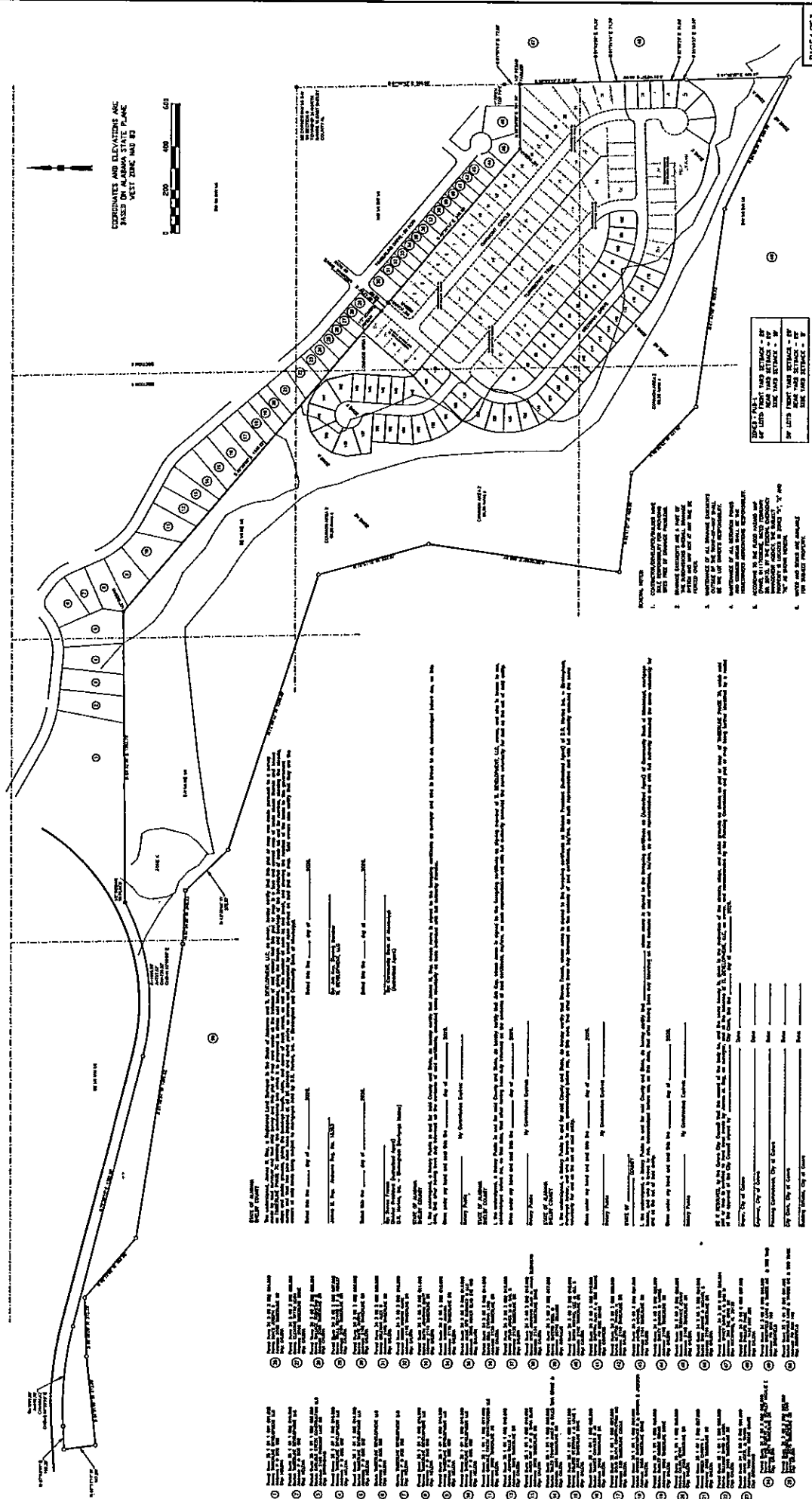
PUBLIC WORKS DIRECTOR Date: 6/12/24

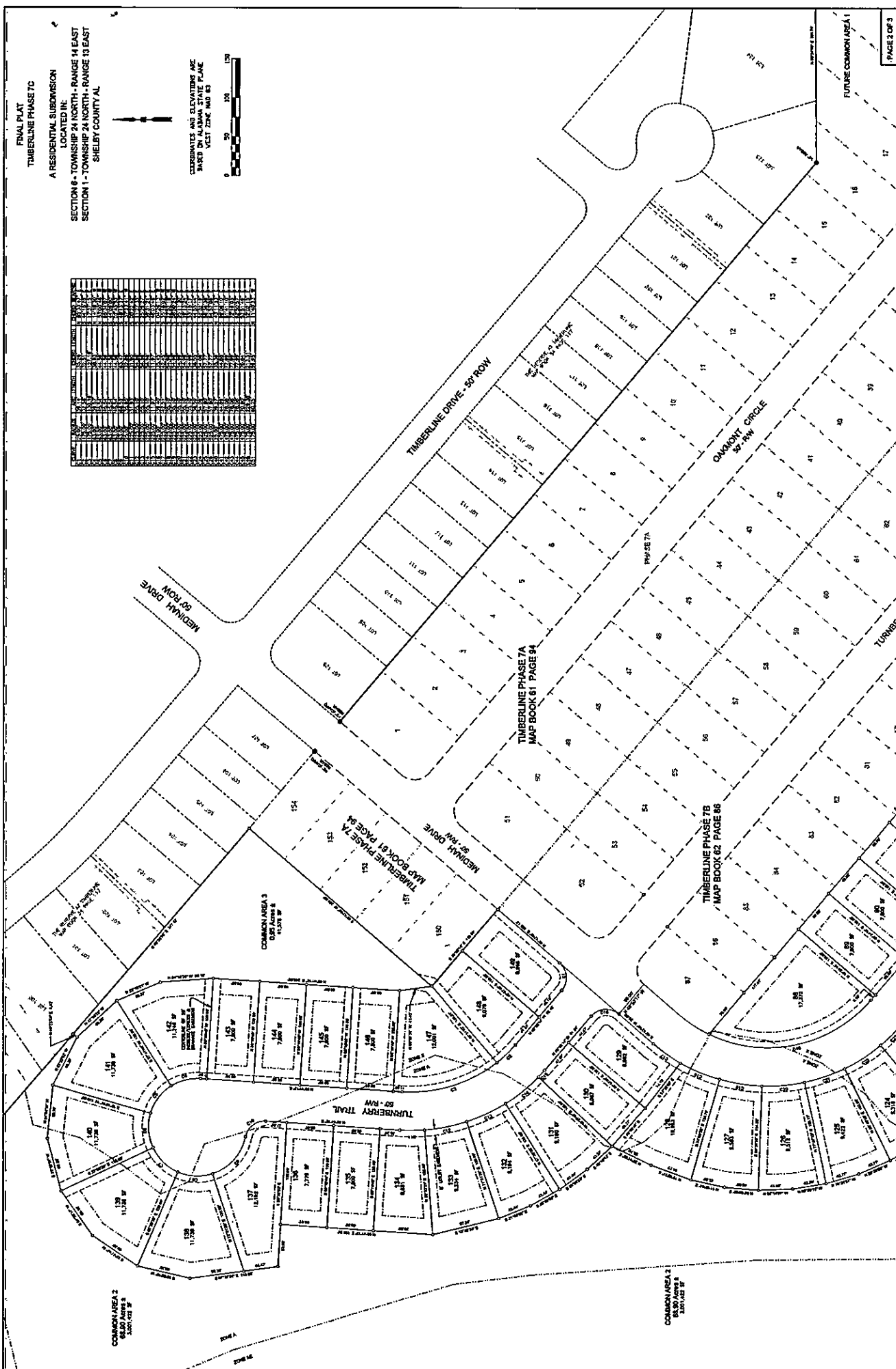


FIRE CHIEF or FIRE MARSHALL Date: 6/8/24

POLICE CHIEF or DEPUTY CHIEF Date: _____

LOCATED IN:
SECTION 6 - TOWNSHIP 24 NORTH - RANGE 14 EAST
SECTION 1 - TOWNSHIP 24 NORTH - RANGE 13 EAST
SHELBY COUNTY AL

[illegible]



FINAL PLAT
TIMBERLINE PHASE 7C
A RESIDENTIAL SUBDIVISION
LOCATED IN:
SECTION 6 - TOWNSHIP 24 NORTH - RANGE 14 EAST
SECTION 11 - TOWNSHIP 24 NORTH - RANGE 13 EAST
SHELBY COUNTY, AL

