



Regular Zoning Board of Adjustments Meeting
Council Chambers - 7901 Highway 31 Calera, Alabama
July 14, 2026
Meeting Time: 6:00 PM

Zoning Board of Adjustments Meeting Time: 6:00 PM

Approval of Minutes

Minutes from June 9, 2026 Meeting

Reports of Board Members

Chairman's Report

Old Business

New Business

Richard Maranville
12970 Hwy 25

Special Exception Request for Construction Services for Office Use Only

Guests:

Motion to Adjourn - Time



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

June 9, 2026

June 9, 2026, the Zoning Board of Adjustments met to hear 1 case.

In attendance on this night representing the Board of Adjustments were presiding Chairman Tip Edwards, Greg Harper, Jessica Sheffield, Elaine Carroll and Richard Byers. Brandy Cost were present representing the City of Calera.

Absent:

Russell Davis

Guests:

Debbie Byers

Billy & Jane Graham

Bob Stone

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

Approval of minutes of April 13, 2026, meeting

Motion: Carroll

2nd: Sheffield

Ayes: Edwards, Sheffield, Harper, Carroll, Byers

Nays: None

Chairman's Report:

Chairman Tip Edwards to elect Greg Harper as the Vice Chairman.

Motion: Edwards

2nd: Carroll

Ayes: Edwards, Sheffield, Harper, Carroll, Byers

Nays: None

The case presented was Bob Stone asking for a special exception to remove/add a mobile home. Elaine Carroll made a motion to pass the special exception to remove/add a mobile home. Richard Byers seconded the motion. A vote was taken with the motion passing.

Motion: Carroll

2nd: Byers

Ayes: Edwards, Sheffield, Harper, Carroll, Byers

Nays:

There being no further business to come before the Board, Jessica Sheffield made a motion for the meeting to be adjourned, seconded by Elaine Carroll. The meeting was duly adjourned at 6:08 pm.

PUBLIC NOTICE

**The Zoning Board of Adjustments will
hold a meeting on:**

Tuesday, July 14, 2026, at 6:00 p.m.

The purpose of the meeting is to:

To Hear a Special Exception Request from

Richard Maranville

for the following property:

12970 Hwy 25

Parcel ID 28 6 14 0 000 012.000 & 28 6 14 0 000 011.001

Request for construction services for office use only

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: July 14, 2026. The purpose of this public hearing is for construction services for office use only. **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:

Richard Maranville
185 Raleigh Way
Huntsville, AL 35811
28 6 14 0 000 012.000
28 6 14 0 000 011.001

City of Calera
7901 Hwy 31
Calera, AL 35040

Jorge A Zapata
100 Stonebriar Dr
Calera, AL 35040

Jesse Ty & Stacy Higginbotham
13021 Hwy 25
Calera, AL 35040

David Lee Beasley
14823 Hwy 25
Calera, AL 35040

Westervelt Realty Inc
PO Box 48999
Tuscaloosa, AL 35404

Chris & Renae Bice
12896 Hwy 25
Calera, AL 35040

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

To be held at 6:00 P.M. on July 14, 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:

Richard Maranville
185 Raleigh Way
Huntsville, AL 35811

Special Exception
Construction services for office use only.
Located at the following address:
12970 Hwy 25
28 6 14 0 000 012.000 & 28 6 14 0 000 011.001

This notice is sent at least fifteen (7) 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: June 18, 2026.

6pm 7/

APPLICATION FOR SPECIAL EXCEPTION USE

CITY OF CALERA, ALABAMA

Part I. Applicant Form:

Name of Applicant: Richard Maraville
Mailing Address: 185 Raleigh Way Huntsville, AL 35811
Telephone: 256-975-4971
Signature: [Signature]

Part II. Parcel Data:

Owner of Record: Rafael Cabello
Mailing Address: 387 Hughes Rd. Columbiana, AL 35051
Tax Map ID#: 28614000012.000 / 28614000011.001
Existing Land Use: B-2

Part III. Request:

Type of Special Exception Use Requested: Construction Services
for office use only

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: 6.9.26

Number of Certified Letters: 4 **Postal Rate is subject to change by postal service**

Scheduled Hearing Date: 7.14.26

Application Submitted by: Richard M. on: 6.9.26

City of Calera Zoning



6/17/2026, 2:48:42 PM

○ Address Points

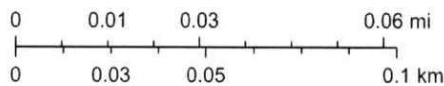
Zoning

RG, Garden Home Residential

B-2, General Business

Parcel Data

1:2,257



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



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 064.000		Assessment Year: 2025		T22S R02W Sec14	
Owner Name CALERA CITY OF		Owner Name			
Address 7901 HWY 31		Address		City, State Zip CALERA AL 35040	
Site Information					
Subdivision Name: STONEBRIAR PH 1 RES		Primary Lot: DETENTI		Secondary Lot:	
Block:		Map Book: 38		Map Page: 61	
Lot Dimension 1: 9.76		Lot Dimension 2: 475.42		Acres: 1.15	
Municipality: Calera					
Description					
Remarks					
Document Links					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20210106000010070=&indexName=details&templateName=Details__SN&Iq=20210106000010070					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20170419000132380=&indexName=details&templateName=Details__SN&Iq=20170419000132380					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20170418000131650=&indexName=details&templateName=Details__SN&Iq=20170418000131650					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20150223000054790=&indexName=details&templateName=Details__SN&Iq=20150223000054790					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20150203000035960=&indexName=details&templateName=Details__SN&Iq=20150203000035960					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20110112000012090=&indexName=details&templateName=Details__SN&Iq=20110112000012090					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20070320000126850=&indexName=details&templateName=Details__SN&Iq=20070320000126850					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20060913000455240=&indexName=details&templateName=Details__SN&Iq=20060913000455240					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20040202000053170=&indexName=details&templateName=Details__SN&Iq=20040202000053170					



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 032.000		Assessment Year: 2025		T22S R02W Sec14	
Owner Name		Owner Name			
ZAPATA JORGE A					
Address		Address		City, State Zip	
100 STONEBRIAR DR				CALERA, AL 35040	
Site Information					
Subdivision Name: STONEBRIAR PH 1 RES		Primary Lot: 1A		Secondary Lot:	
Block:		Map Book: 38		Map Page: 61	
Lot Dimension 1: 94.36		Lot Dimension 2: 110.04		Acres: 0.195	
Municipality: Calera					
Description					
Remarks					
Document Links					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20190722000259170=&indexName=details&templateName=Details_SN&Iq=20190722000259170					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20070406000158580=&indexName=details&templateName=Details_SN&Iq=20070406000158580					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20061229000635630=&indexName=details&templateName=Details_SN&Iq=20061229000635630					



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 015.000 Assessment Year: 2025 T22S R02W Sec14

Owner Name
HIGGINBOTHAM JESSE TY & STACY Owner Name

Address
13021 HWY 25 Address City, State Zip
CALERA, AL 35040

Site Information
Subdivision Name: CALERIANA FARMS Primary Lot: 15 Secondary Lot:
Block: 000 Map Book: 3 Map Page: 12
Lot Dimension 1: 0 Lot Dimension 2: 0 Acres: 5.6
Municipality: Unincorporated

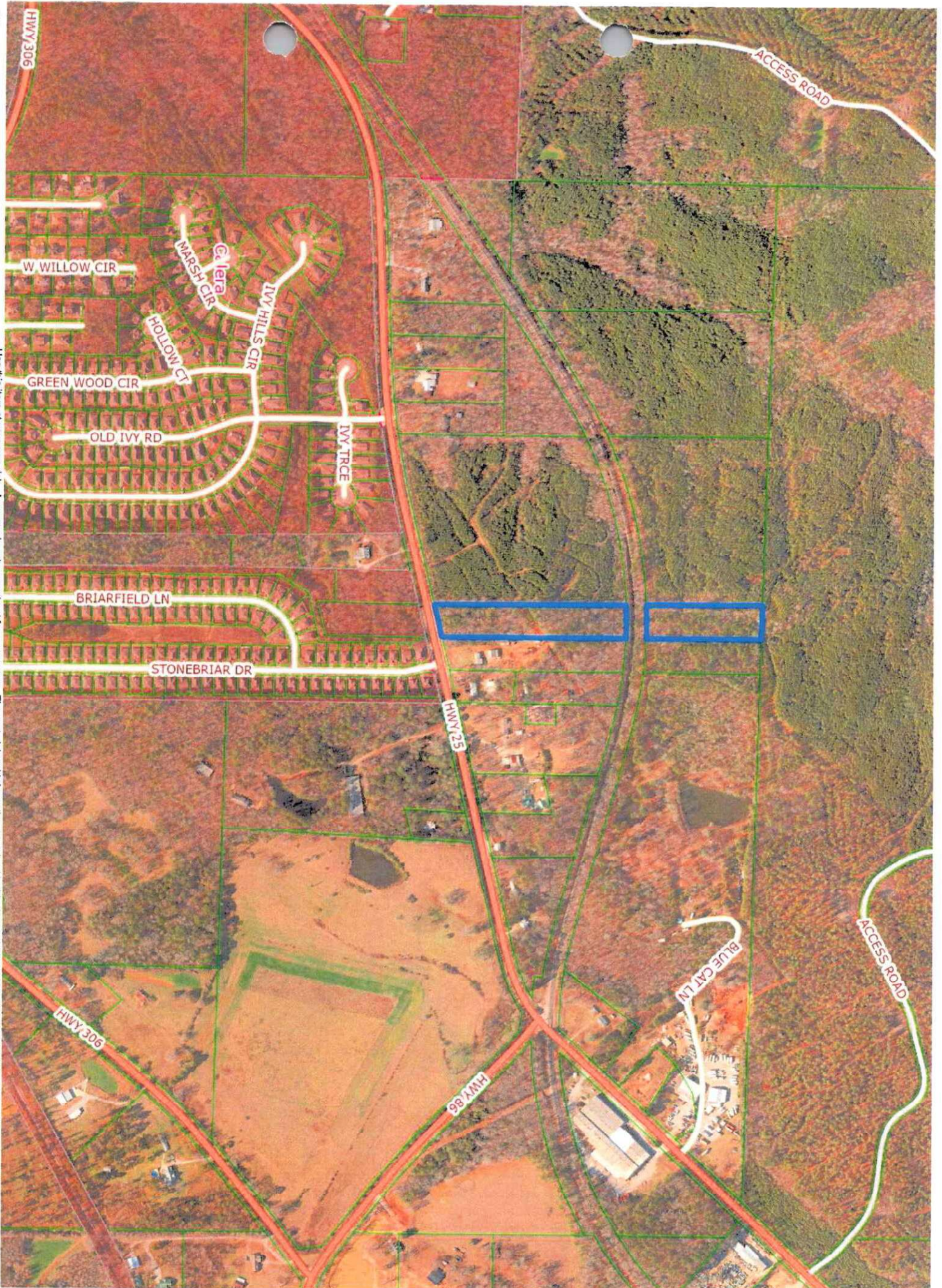
Description

Remarks
DB 297 PG 877;DB 338 PG 436;RB 192 P 344;RB 298 P 150;

Document Links
https://probatarecords.shelbyal.com/shelby/search.do?dmy=20180510000161270=&indexName=details&templateName=Details_SN&Iq=20180510000161270



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 015.002

Assessment Year: 2025

T22S R02W Sec14

Owner Name

BEASLEY DAVID LEE

Owner Name

Address

14823 HWY 25

Address

City, State Zip

CALERA, AL 35040

Site Information

Subdivision Name: CALERIANA FARMS

Primary Lot: 14

Secondary Lot:

Block: 000

Map Book: 3

Map Page: 12

Lot Dimension 1: 0

Lot Dimension 2: 0

Acres: 5.7

Municipality: Unincorporated

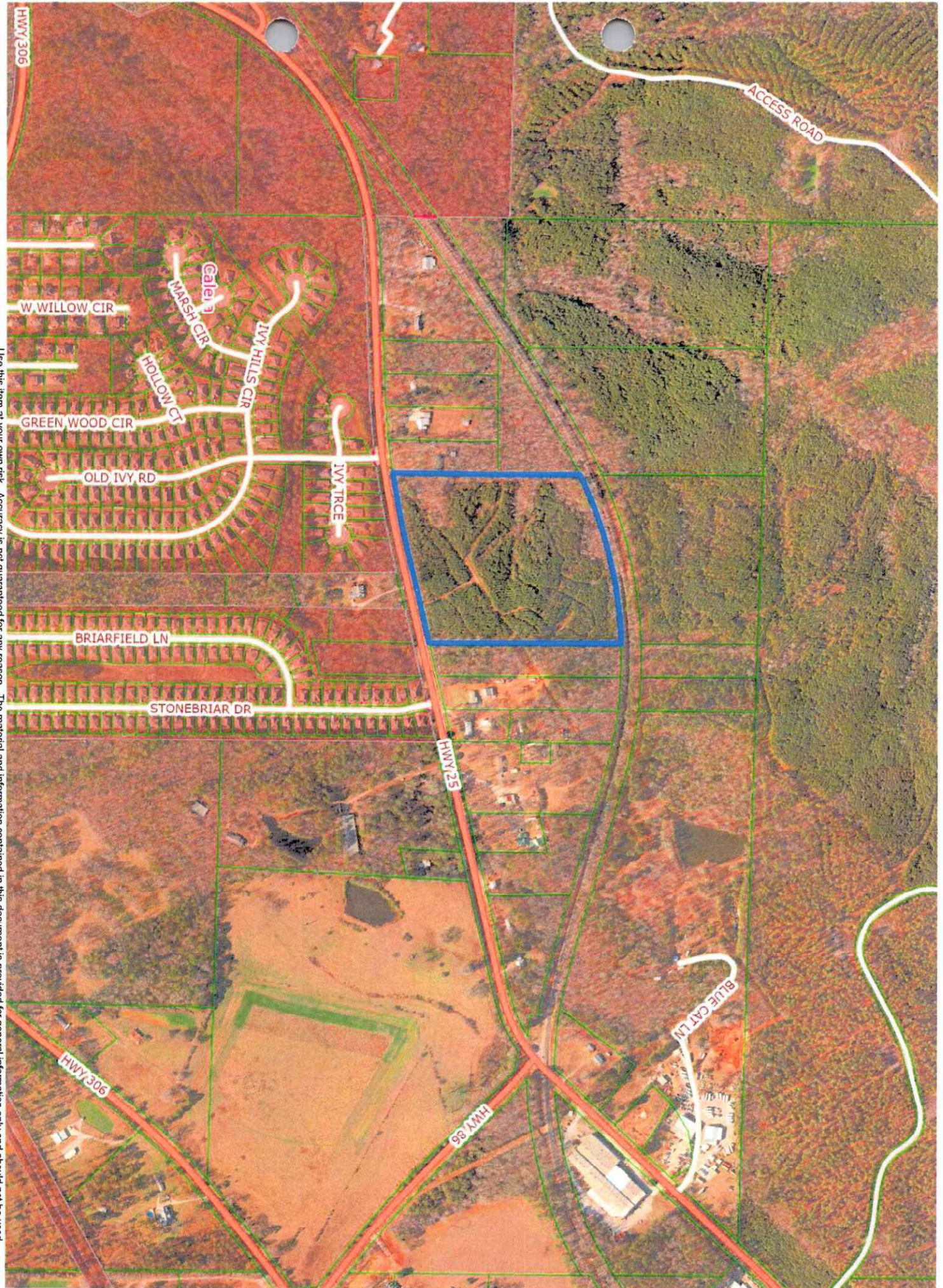
Description

Remarks

DB 324 P 668;RB 279 P 294;

Document Links

https://probatarecords.shelbyal.com/shelby/search.do?dmy=202109300000477020=&indexName=details&templateName=Details_SN&Iq=202109300000477020



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 003.001

Assessment Year: 2025

T22S R02W Sec14

Owner Name

WESTERVELT REALTY INC

Owner Name

Address

P O BOX 48999

Address

City, State Zip

TUSCALOOSA, AL 35404

Site Information

Subdivision Name: TRACT 51 SUBDIVISION

Primary Lot: A

Secondary Lot:

Block: 000

Map Book: 11

Map Page: 26

Lot Dimension 1: 0

Lot Dimension 2: 0

Acres: 17.83

Municipality: Unincorporated

Description

Remarks

RB 177 P 102;PER ARTICLES OF MERGER-2002

Document Links

No Document Links



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Date: 06-17-2026

Shelby County, AL Property Record Information

Page: 1

PIN#: 28 6 14 0 000 010.000		Assessment Year: 2025		T22S R02W Sec14	
Owner Name		Owner Name			
BICE CHRIS & RENAE					
Address		Address		City, State Zip	
12896 HWY 25				CALERA, AL 35040	
Site Information					
Subdivision Name: CALERIANA FARMS		Primary Lot: 21		Secondary Lot:	
Block:		Map Book: 3		Map Page: 12	
Lot Dimension 1: 165		Lot Dimension 2: 528		Acres: 2	
Municipality: Unincorporated					
Description					
Remarks					
DB 242 P 252;RB 339 P 566;					
Document Links					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20040514000258310=&indexName=details&templateName=Details_SN&Iq=20040514000258310					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=20040927000533700=&indexName=details&templateName=Details_SN&Iq=20040927000533700					
https://probatererecords.shelbyal.com/shelby/search.do?dmy=19950901000242701=&indexName=details&templateName=Details_SN&Iq=19950901000242701					

Article 5 Establishment of Districts

	A-1	O&I	B-1	B-2	M-1	M-2	M-3
Commercial Uses (cont.)							
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			
Institutional Uses							
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				
Industrial Uses							
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
Telecommunications Uses							
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
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.							