



**Regular City Council Meeting and Work Session
Council Chambers — 7901 Highway 31 Calera, Alabama**

August 3, 2026

Council Work Session Time 6:00 PM

Council Meeting Time 6:30 PM

Department Head Meeting Time: 4:30 PM

CALL TO ORDER - WORK SESSION / PRE-COUNCIL 6:00 PM

City Attorney

Grace Graham

Mayor's Report

Kenny Dale Cost, Mayor

Council President's Report

Drew Bradshaw

Council Member Reports

Chris Bunn, Councilmember

Debbie Byers, Council President Pro Tem

Henry Davis, Councilmember

Calvin Morgan, Councilmember

Kay Snowden Turner, Councilmember

CALL TO ORDER (REGULAR CITY COUNCIL MEETING 6:30 PM)

Word of Prayer & Pledge of Allegiance

John Mooney, Good Hope Global Methodist Church

Approval of Agenda

Approval of Minutes

Minutes from Regular Meeting and Work Session on July 20th, 2026

Old Business

New Business

The Honorable April Weaver
Alabama State Senator, District 14

Jonathan Stanton, City Engineer
ADEM Storm Water Designation

Drew Charcandy, Park and Rec Director
Restructuring Senior Center Positions
Supervisor of Operations
Recreation Coordinator

Meeting Date Change
October 19, 2026, Council Meeting will be moved to October 26, 2026

State of Alabama Alcoholic Beverage Control Board
Alcohol License Application

Type License: 050 Retail Beer (Off Premises Only)
070 Retail Table Wine (Off Premises Only)
Trade Name: Dollar General Store 31617
Applicant: Dolgencorp LLC
Address: 12215 Hwy 25 Calera, AL 35040

Resolution No. 2026-46
Resolution Establishing a Temporary Moratorium of Municipal Approvals Related to Consumable Hemp Products Pending Development of Review Procedures

Resolution No. 2026-47
A Resolution Authorizing the Mayor to Execute A Professional Services Agreement with GMC for Planning and Design Services Related to Oliver Park and Eagle Drive

Resolution No. 2026-48
A Resolution Authorizing the Mayor to Execute A Professional Services Agreement with GMC for Planning and Design Services Related to the Rolling Hills Master Plan

Public Hearing

Ordinance No. 2026-10
An Ordinance Amending the City of Calera Zoning Ordinance to Adopt a New Zoning District, Article 5.23, Economic Development District

Ordinance No. 2026-11
Annexation Request - David and Rhoda Hasenbein
155 Linda Lane Montevallo, AL 35115

Ordinance No. 2026-12
An Ordinance updating the Building Code Regulations

Guests:

Main Street Updates & Recognition

Public Comments

Motion to Adjourn - Time



Minutes of the City of Calera City Council Meeting

The Council of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on July 20, 2026, at 6:30 p.m. in a regular meeting. Council President Drew Bradshaw presiding.

CALL TO ORDER- DEPARTMENT HEAD MEETING/WORK SESSION/ PRE-COUNCIL

The Department Head meeting was called to order at 4:30 pm, Mayor Kenny Dale Cost presiding.

The Work Session was called to order at 6:00 pm with Council President Drew Bradshaw presiding.

ROLL CALL

Kenny Dale Cost, Mayor

Councilmembers' Present:

Calvin Morgan, Council Member
Chris Bunn, Council Member
Debbie Byers, Council President Pro-Tem
Drew Bradshaw, Council President
Henry Davis, Council Member
Kay Snowden Turner, Council Member

Report of City Attorney- Grace Graham

Report of Department Heads

Drew Bradshaw, Rachel Henderson, Debbie Byers, Kay Turner, James Fuller, Kenny Dale Cost, David Hyche, Kevin Shirey, Jonathan Stanton, Drew Charcandy, Kelly Ellison, Shannon Sisco, Sean Kendrick, Calvin Morgan, Roger Smith, Rachel Vesely, Tabitha Anderson, Chris Bunn, Henry Davis, Alec Etheredge

Council President Report

Drew Bradshaw

Report of Council Members

Drew Bradshaw, Council President
Debbie Byers, Council President Pro-Tem

Henry Davis, Council Member
Calvin Morgan, Council Member
Chris Bunn, Council Member
Kay Snowden Turner, Council Member

CALL TO ORDER REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was called to order at 6:30 PM with Drew Bradshaw presiding.

Word of Prayer & Pledge of Allegiance

Deacon Paul Delbridge, First Baptist Church of Calera

Agenda

Councilmember Byers made a motion to approve the agenda, seconded by Councilmember Turner and the results were as follows:

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Approval of Minutes

Regular Meeting on July 20, 2026

Work Session- July 20, 2026

Councilmember Morgan made a motion to dispense of the reading of the minutes and to approve the minutes, seconded by Councilmember Davis.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Drew Charcandy, Park and Recreation Director

Community Program Manager Position

Councilmember Byers made a motion to add a second Community Program Manager Position, seconded by Councilmember Morgan.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Resolution No. 2026-30

A Resolution to Participate in the One-Time Longevity Bonus for Eligible ERS Retirees Pursuant to Act No. 2026-608

Councilmember Byers made a motion to approve the resolution, seconded by Councilmember Turner.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Resolution No. 2026-42

A Resolution Declaring Certain City Owned Library Property as Surplus and Authorizing the Disposal of Certain Library Property

Councilmember Turner made a motion to approve the resolution, seconded by Councilmember Morgan.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Resolution No. 2026-43

A Resolution Authorizing the Use of Weapon Detectors at the City Facilities When Deemed Necessary for Public Safety

Councilmember Turner made a motion to approve the resolution, seconded by Councilmember Davis.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Resolution No. 2026-45

Community Development Block Grant Entitlement Program Shelby Urban County

Councilmember Turner made a motion to approve the resolution, seconded by Councilmember Byers.

AYES: Byers, Davis, Morgan, Bunn, Turner, Bradshaw

NAYS: None

Motion Passed

Ordinance 2026-08

An Ordinance Amending Ordinance No. 2025-02 and Section 10-8 of the Code of Ordinances of the City of Calera, Alabama, to Authorize the City Council to Declare Council-Approved Special Events and to Permit Alcoholic Beverages at such events on City Property, including City Parks and Other City Facilities, and to provide for severability, repealer, and an effective date.

Council Member Byers moved that unanimous consent from the Council be given for immediate action upon Ordinance No. 2026-08, Council Member Morgan second said motion and upon vote, the results were as follows:

AYES: Bradshaw, Bunn, Byers, Davis, Morgan, Turner

NAYS: None

Motion for unanimous consent passed

Council President declared said motion carried and unanimous consent given for the consideration of said Ordinance.

Council Member Turner moved that Ordinance No. 2026-08 be adopted. Council Member Morgan second said motion and upon vote, the results were as follows:

AYES: Bradshaw, Bunn, Byers, Davis, Morgan, Turner

NAYS: None

Motion to adopt Ordinance No. 2026-08 passed.

Guests:

Motion to Adjourn- Time

Council Member Byers made a motion to adjourn the meeting. Seconded by Bunn at 6:40 pm

Kenny Dale Cost, Mayor

Drew Bradshaw, Council President

ATTEST:

Tabitha Anderson, Asst. City Clerk

CITY OF CALERA JOB DESCRIPTION

Job Title: Senior Center Supervisor of Operations
Department: Parks and Recreation
Reports to: Parks and Recreation Director
Direct Reports: Recreation Coordinator
Employment Status: Full-Time/Non-Exempt
Grade:
Approved:



GENERAL DESCRIPTION:

Manage the daily operations Calera Senior Center including supervising staff, managing department facility rentals and reservations, overseeing memberships and the software used to manage department operations.

ESSENTIAL DUTIES:

- Supervises operations recreation coordinator – senior center by assigning work, directing staff in their duties, monitoring progress of work, providing feedback and training at Calera Senior Center in regard to management of the facility.
- Creates, implements and enforces facility policies regarding safety, facility rentals and reservations.
- Manages all membership account forms and solves any membership issues.
- Works with internal and external departments/organizations on rental space.
- Coordinates facilities/outdoor space reservations and assesses, plans, and evaluates maintenance of the facility.
- Participates in the budget development process; responsible for procurement of supplies and equipment; monitors expenditures. Makes purchases as necessary.
- Responsible for the daily deposits for the senior center.
- Establishes and maintains contracts with service and equipment vendors.
- Assist director and assistant director in conducting market research and develop short-term and long-term goals and objectives.
- May perform work duties and responsibilities of the Assistant Director in his/her absence.
- Communicates regularly with citizens and participants via e-mail, phone, calendars, newsletters, and program schedules.
- Purchases equipment, supplies and services from outside vendors. Manages and oversees building and facility operations such as repairs, janitorial maintenance, security and safety issues. Reports needs for repairs and tracks requests.

- Recruits and manages contract fitness and dance instructors, coordinating and evaluating classes.
- Establishes and maintains effective work relationships with others.
- Plans, schedules, implements and evaluates activities, events, trips, and programs for active adults age 55+.
- Assists with community special events. Serves on committees as assigned.
- Assists the director with assigned project management and implementation from concept to ribbon cutting.
- Complies with all applicable government regulations.
- Other duties as assigned.

Supervisory Responsibilities:

- Directly supervises employees. Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include interviewing and training employees; planning, assigning, and directing work; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems.

KNOWLEDGE, SKILLS, AND ABILITIES:

To perform the job successfully, an individual should demonstrate the following competencies:

Problem Solving - Identifies and resolves problems in a timely manner;

Customer Service - Manages difficult or emotional customer situations; Responds promptly to customer needs;

Team Work - Exhibits objectivity and openness to others' views; Contributes to building a positive team spirit;

Leadership - Inspires respect and trust;

Ethics - Works with integrity and ethically; Upholds organizational values;

Organizational Support - Follows policies and procedures;

Accountability - Takes responsibility for own actions;

Professionalism - Treats others with respect and consideration regardless of their status or position;

Quality - Looks for ways to improve and promote quality.

MINIMUM QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Ability to learn specific Recreation Program(s) to perform daily duties. Must be able to work days, evenings and weekends. Individual will need to be on call and fill in for other employees as needed and be on call and respond to alarm calls 7 days a week/24 hour a day.

Education/Experience:

Bachelor's degree in Parks and Recreation or related field preferred plus three years related experience and/or training with managing personnel and recreation programs; or equivalent combination of education and experience.

Certificates and Licenses:

Valid Driver License

Certified Parks and Recreation Professional preferred.

Language Ability:

Ability to read and interpret documents such as safety rules, operating and maintenance instructions, and procedure manuals. Ability to write routine reports and correspondence. Ability to speak effectively before groups of customers or employees of organization.

Reasoning Ability:

Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form. Ability to deal with problems involving several concrete variables in standardized situations.

Computer Skills:

To perform this job successfully, an individual should have knowledge of Word Processing software and department specific software. Experience with recreation and facility based software is preferred.

ENVIRONMENTAL WORKING CONDITIONS:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is occasionally exposed to outdoor weather conditions. The noise level in the work environment is usually moderate.

ESSENTIAL PHYSICAL REQUIREMENTS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

CITY OF CALERA JOB DESCRIPTION

Job Title: Senior Center Recreation Coordinator
Department: Parks and Recreation
Reports to: Senior Center Operations Supervisor
Direct Reports: None
Employment Status: Full-Time/Non-Exempt
Grade:
Approved:



GENERAL DESCRIPTION:

Assists in the developing, planning, scheduling, organizing, implementing, and evaluating all Senior Center activities, events, and programs. Contributes to the departmental mission by assisting with the implementation of special events, facility management, and project development

ESSENTIAL DUTIES:

- Assists Operation Supervisor – Senior Center in conducting market research and developing short and long range community recreation goals and objectives for the Senior Center.
- Assists in the planning scheduling, organizing, implementing, and evaluating all recreation activities, events, and programs for active adults age 55+.
- Assists in determining the material, equipment, facility, supervision or instruction needs for each activity or program and coordinates with other staff members.
- Communicates with citizens and participants via e-mails, phone, monthly calendars, newsletters, and program schedules.
- Assists in purchasing equipment and services from outside vendors.
- Assists with community special events. Serves on committees as assigned.
- Assists director with assigned project management and implementation from concept to ribbon cutting.
- Assists in budget development process. Responsible for procurement of supplies and equipment and monitoring of expenditures.
- Works with internal and external development/organizations regarding rental space.
- Complies with all applicable government regulations.
- Must be able to work flexible schedule to include days, some evenings and weekends, occasionally on short notice.
- Responsible for planning events, scheduling speakers, providing entertaining activities, and driving seniors on a 15 passenger bus and/or city vehicles to different activities.
- Establishes and maintains effective relationships with others including staff, volunteers, other recreation providers in the community as well as contract providers.

KNOWLEDGE, SKILLS, AND ABILITIES:

To perform the job successfully, an individual should demonstrate the following competencies:

- Problem Solving - Identifies and resolves problems in a timely manner;
- Customer Service - Manages difficult or emotional customer situations; Responds promptly to customer needs;
- Team Work - Exhibits objectivity and openness to others' views; Contributes to building a positive team spirit;
- Leadership - Inspires respect and trust;
- Ethics - Works with integrity and ethically; Upholds organizational values;
- Organizational Support - Follows policies and procedures;
- Accountability - Takes responsibility for own actions;
- Professionalism - Treats others with respect and consideration regardless of their status or position;
- Quality - Looks for ways to improve and promote quality.

MINIMUM QUALIFICATIONS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Must be able to work flexible schedule to include days, some evenings and weekends, occasionally on short notice.

Education/Experience:

Bachelor's degree in Parks and Recreation preferred or a related field plus two years related experience and/or training with managing personnel and recreation programs; or equivalent combination of education and experience.

Certificates and Licenses: (Preferred)

- Certified Parks and Recreation Professional Certificate
- Commercial Driver's License - Passenger (CDLP)

Language Ability:

Ability to read and interpret documents such as safety rules, operating and maintenance instructions, and procedure manuals. Ability to write routine reports and correspondence. Ability to speak effectively before groups of customers or employees of organization.

Computer Skills:

To perform this job successfully, an individual should have knowledge of Word Processing software and department specific software. Experience with recreation and facility based software is preferred.

ENVIRONMENTAL WORKING CONDITIONS:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. The noise level in the work environment is usually moderate.

ESSENTIAL PHYSICAL REQUIREMENTS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The employee must occasionally lift and/or move up to 10 pounds. Specific vision abilities required by this job include close vision, distance vision, peripheral vision and depth perception. While performing the duties of this job, the employee is regularly required to sit and talk or hear. The employee is frequently required to stand and walk.

Council President Bradshaw introduced the following Resolution:

RESOLUTION NO. R-2026-46
A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON
MUNICIPAL APPROVALS RELATED TO CONSUMABLE HEMP PRODUCTS
PENDING DEVELOPMENT OF A PROCEDURAL REVIEW PROCESS

WHEREAS, the City Council of the City of Calera, Alabama, desires to protect the public health, safety, and welfare of its citizens; and

WHEREAS, Act 2025-385 established state regulation of consumable hemp products under Code of Alabama 1975, Title 28, Chapter 12; and

WHEREAS, the City may receive requests for municipal business licenses, permits, zoning approvals, certificates of occupancy, inspections, or other municipal authorizations related to the retail sale, distribution, manufacture, dispensing, or other commercial handling of consumable hemp products; and

WHEREAS, the City Council recognizes that Section 28-12-40 of the Code of Alabama 1975 provides for state licensing of retailers of consumable hemp products by the Alabama Alcoholic Beverage Control Board; and

WHEREAS, the City Council finds that time is needed for City staff and the City Attorney to review applicable laws and develop a clear procedural process for reviewing municipal requests related to consumable hemp products; and

WHEREAS, a temporary moratorium is necessary to preserve the status quo while the City evaluates appropriate application, licensing, zoning, inspection, and enforcement procedures within the City's lawful municipal authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALERA, ALABAMA, AS FOLLOWS:

1. A temporary moratorium is hereby established on the acceptance, processing, approval, or issuance of any new City business license, permit, zoning approval, certificate of occupancy, inspection approval, or other municipal authorization for any new business or activity involving the retail sale, distribution, manufacture, dispensing, or other commercial handling of consumable hemp products, as regulated under Code of Alabama 1975, Title 28, Chapter 12, including but not limited to Section 28-12-40, to the extent such authorization is within the City's lawful municipal authority."Ala. Code § 28-12-40"
2. For purposes of this Resolution, the City adopts the definition of a "consumable hemp product" as stated in Ala. Code § 28-12-1, et.seq.

3. During the moratorium, City staff, in consultation with the City Attorney, shall develop a recommended procedural process for the review, approval, denial, inspection, and enforcement of municipal applications or authorizations related to consumable hemp products.

4. This moratorium shall not automatically revoke any valid City license, certificate of occupancy, permit, approval, or other municipal authorization lawfully issued before the effective date of this Resolution.

5. The Moratorium shall be effective immediately upon adoption and shall remain in effect for ninety days, unless extended, modified, or terminated by further action of the City Council.

6. This Resolution shall be effective immediately upon adoption and shall remain in effect for ninety days from the date of adoption, unless extended, modified, or terminated by further action of the City Council.

Council Member _____ moved that Resolution No. R-2026-46 is adopted. Council Member _____ seconded said motion and upon vote, the results were as follows:

AYES:

NAYS:

Council President Bradshaw declared Resolution No. R-2026-46 adopted.

Adopted this ____ day of _____ 2026.

Kenny Dale Cost, Mayor

Drew Bradshaw, Council President

Attest:

Stacy Walkup, City Clerk

Certification

I, Stacy Walkup, City Clerk, City of Calera, hereby certify that the foregoing is a true and correct copy of Resolution passed on this ____ day of _____ 2026.

Stacy Walkup, City Clerk

Council President Bradshaw introduced the following Resolution:

RESOLUTION NO. R-2026-47

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GMC FOR PLANNING AND DESIGN SERVICES RELATED TO OLIVER PARK AND EAGLE DRIVE

WHEREAS, the City of Calera has received a proposal dated July 27, 2026, from Goodwyn Mills Cawood, LLC, also known as GMC, for professional planning and design services related to Oliver Park and Eagle Drive; and

WHEREAS, the proposed services include site assessment, stakeholder input, preliminary concept planning, architectural space planning, master plan graphics, planning-level cost estimating, and priority park and site feature renderings; and

WHEREAS, the proposed scope includes planning and budgeting for potential improvements at Oliver Park, including but not limited to synthetic turf conversion, scoreboard controls, shade structures, concessions/restroom facilities, splash pad, event pavilion, batting cages, and potential parking expansion; and

WHEREAS, the proposed scope also includes planning and budgeting for potential improvements at Eagle Drive, including but not limited to a covered practice facility, enclosed training/rehab facility space, and study of potential land acquisitions; and

WHEREAS, the City Council finds it to be in the best interest of the City to engage GMC for said professional planning and design services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALERA, ALABAMA, AS FOLLOWS:

1. The Mayor is hereby authorized to execute the Professional Services Agreement with GMC for planning and design services related to Oliver Park and Eagle Drive, substantially consistent with the proposal dated July 27, 2026.
2. The basic services fee for the scope described in the proposal shall be a lump sum amount of \$30,000.00.
3. Reimbursable expenses and any additional services shall be subject to the terms of the agreement and shall require approval in accordance with applicable City procedures.
4. The appropriate City officials are authorized to take all actions necessary to carry out the intent of this Resolution.

5. This Resolution shall become effective immediately upon its adoption.

Council Member _____ moved that Resolution No. R-2026-47 is adopted. Council Member _____ seconded said motion and upon vote, the results were as follows:

AYES:

NAYS:

Council President Bradshaw declared Resolution No. R-2026-47 adopted.

Adopted this ____ day of _____ 2026.

Kenny Dale Cost, Mayor

Drew Bradshaw, Council President

Attest:

Stacy Walkup, City Clerk

Council President Bradshaw introduced the following Resolution:

RESOLUTION NO. R-2026-48

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GMC FOR PLANNING AND DESIGN SERVICES RELATED TO THE ROLLING HILLS MASTER PLAN

WHEREAS, the City of Calera has received a proposal dated July 27, 2026, from Goodwyn Mills Cawood, LLC, also known as GMC, for professional planning and design services related to the Rolling Hills Master Plan; and

WHEREAS, the City of Calera has identified the Rolling Hills project site as a resource for potential improvements to the park area around the lake, the addition of a senior center and recreation center, and improvements to campground facilities; and

WHEREAS, the proposed services include site assessment, stakeholder input, preliminary concept planning, architectural space planning, master plan graphics, planning-level cost estimating, and priority park and site feature renderings; and

WHEREAS, the proposed scope includes site master planning and building floor plan space planning for the Rolling Hills Park and Campground site, including planning for park areas, walking trails, recreation facilities, senior center and recreation center space planning, campground improvements, parking, utilities, and connectivity to adjacent neighborhoods, community amenities, businesses, and other points of interest; and

WHEREAS, the City Council finds it to be in the best interest of the City to engage GMC for said professional planning and design services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALERA, ALABAMA, AS FOLLOWS:

1. The Mayor is hereby authorized to execute the Professional Services Agreement with GMC for planning and design services related to the Rolling Hills Master Plan, substantially consistent with the proposal dated July 27, 2026.
2. The basic services fee for the scope described in the proposal shall be a lump sum amount of \$43,600.00.
3. Reimbursable expenses and any additional services shall be subject to the terms of the agreement and shall require approval in accordance with applicable City procedures.

4. The appropriate City officials are authorized to take all actions necessary to carry out the intent of this Resolution.

5. This Resolution shall become effective immediately upon its adoption.

Council Member _____ moved that Resolution No. R-2026-48 is adopted. Council Member _____ seconded said motion and upon vote, the results were as follows:

AYES:

NAYS:

Council President Bradshaw declared Resolution No. R-2026-48 adopted.

Adopted this ____ day of _____ 2026.

Kenny Dale Cost, Mayor

Drew Bradshaw, Council President

Attest:

Stacy Walkup, City Clerk

Council President Bradshaw introduced the following Ordinance:

ORDINANCE No. 2026-10

AN ORDINANCE AMENDING THE CITY OF CALERA ZONING ORDINANCE TO ADOPT A NEW ZONING DISTRICT, ARTICLE 5.23, ECONOMIC DEVELOPMENT DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CALERA, ALABAMA, AS FOLLOWS:

Section 1. Findings.

The City Council of the City of Calera, Alabama, finds and declares as follows:

- A. The City of Calera has adopted and maintains a Zoning Ordinance regulating the use and development of property within the City.
- B. The City desires to amend the City of Calera Zoning Ordinance to create and adopt a new zoning district known as Article 5.23, Economic Development District.
- C. The proposed amendment was reviewed by the City of Calera Planning Commission, and the Planning Commission recommended approval of the proposed amendment.
- D. Notice of the proposed amendment and public hearing was provided as required by law.
- E. The City Council held a public hearing on the proposed amendment on the ____ day of _____, 2026, at which all persons desiring to be heard were given an opportunity to speak in favor of or in opposition to the proposed amendment.
- F. The City Council finds that the adoption of Article 5.23, Economic Development District, is in the best interest of the City and promotes the public health, safety, morals, convenience, order, prosperity, and general welfare of the City.

Section 2. Amendment to Zoning Ordinance.

The City of Calera Zoning Ordinance is hereby amended to adopt and add a new zoning district, Article 5.23, Economic Development District.

Section 3. Adoption of Article 5.23, Economic Development District.

Article 5.23, Economic Development District, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted as part of the City of Calera Zoning Ordinance.

Section 4. Codification.

The Mayor, City Clerk, City Engineer, Chief Information Officer, Building Official, or other appropriate City officials are authorized and directed to incorporate Article 5.23, Economic Development District, into the official City of Calera Zoning Ordinance.

Section 5. No Rezoning of Specific Property.

This Ordinance creates and adopts a new zoning district classification, i.e., the Economic Development District, within the City of Calera Zoning Ordinance. This Ordinance does not rezone any specific parcel of property to such District.

Section 6. Authority.

This Ordinance is adopted pursuant to the zoning authority granted to municipalities under the laws of the State of Alabama, including but not limited to Code of Alabama 1975, Sections 11-52-70 through 11-52-84, as amended.

Section 7. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Ordinance.

Section 8. Repealer.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 9. Effective Date.

This Ordinance shall become effective upon its adoption and publication as required by law.

This Ordinance and Amendment shall become effective on _____, 2026.

Council Member _____ moved that unanimous consent of the Council be given for the immediate action upon said Ordinance. Council Member _____ seconded said motion and upon vote the results were:

AYES:

NAYS:

Council Member _____ moved that Ordinance No. 2026-10 be adopted. Council Member _____ seconded said motion and upon vote the results were as follows:

AYES:

NAYS:

The roll call vote on said motion was as follows:

Drew Bradshaw, Council President: _____

Kay Snowden Turner, Council Member: _____

Chris Bunn, Council Member: _____

Calvin Morgan, Council Member: _____

Henry Davis, Council Member: _____

Debbie Byers, Council President Pro Tem: _____

ADOPTED AND APPROVED this ____ day of _____ 2026.

Drew Bradshaw, Council President

Debbie Byers, Council President Pro Tem

Chris Bunn, Council Member

Henry Davis, Council Member

Calvin Morgan, Council Member

Kay Snowden Turner, Council Member

Attest:

Stacy Walkup, City Clerk

Kenny Dale Cost, Mayor

§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.						

Code of Alabama

Section: 11-52-70

Catchline: Establishment, Etc., of Business, Industrial and Residential Districts and Provision as to Type, Use, Etc., of Structures and Improvements to Be Erected Therein, Etc., Authorized Generally.

Each municipal corporation in the State of Alabama may divide the territory within its corporate limits into business, industrial and residential zones or districts and may provide the kind, character and use of structures and improvements that may be erected or made within the several zones or districts established and may, from time to time, rearrange or alter the boundaries of such zones or districts and may also adopt such ordinances as necessary to carry into effect and make effective the provisions of this article.

History: (Acts 1923, No. 443, p. 590; Code 1923, §1878; Code 1940, T. 37, §772.)

Council President Drew Bradshaw introduced the following Ordinance:

ORDINANCE NO. 2026-11

WHEREAS, on or about the 7th day of July 2026 David and Rhoda Hasenbein owners of the located property at 155 Linda Lane, Montevallo Al 35115 filed a petition with the City Clerk of the City of Calera, Alabama as required by §§ 11-42-20 and 11-42-21, Code of Alabama 1975, as amended, petitioning and requesting that the property hereinafter described be annexed to the municipality of the City of Calera, Alabama, which petition contained an accurate description of the property proposed to be annexed together with a map of the said property showing its relationship to the corporate limits of the City of Calera, Alabama, and the signature of the owner of the property described were signed thereto;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CALERA, AS FOLLOWS:

1. That the City of Calera, Alabama does adopt this Ordinance assenting to the annexation of the property owned by the above referenced property owner, as described in:
Exhibit A

to the municipality of the City of Calera, Alabama.

2. That the corporate limits of the City of Calera, Alabama, be extended and rearranged so as to embrace and include such property and such property shall become a part of the corporate area of such municipality upon the date of publication or posting of this Ordinance, as provided for in the Code of Alabama as cited above.

3. That the City Clerk be and she is hereby authorized and directed to file a copy of this ordinance, including an accurate description of the property being annexed, together with a map of the said property showing its relationship to the corporate limits of the City of Calera, Alabama, to which said property is being annexed in the office of the Judge of Probate of Shelby County, Alabama.

4. That the Zoning Map of the City of Calera, Alabama and any other official maps or surveys of the City shall be amended to reflect the annexation of the above described property, and that a copy of this Ordinance be transmitted to the City Planning Commission and the Zoning Administrator.

Council Member _____ moved unanimous consent of the Council is given for immediate action upon said Ordinance. Council Member _____ seconded said motion and upon vote the results was as follows:

AYES:

NAYS:

The Council President Bradshaw declared said motion carried and unanimous consent given.

Council Member _____ moved that Ordinance No. 2026-11 be adopted. Council Member _____ seconded said motion and upon vote the results was as follows:

AYES:

NAYS:

Adopted this _____ day of August 3, 2026.

Council President Bradshaw declared Ordinance No. 2026-11 adopted.

Drew Bradshaw, Council President

Attest:

Stacy Walkup, City Clerk

Kenny Dale Cost, Mayor

Council President Bradshaw introduced the following Ordinance:

ORDINANCE 2026-12

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALERA, ALABAMA:

WHEREAS, Chapter 4, Building, Construction and Related Activities, Section 4-1, Adoption of standard codes; designated official, Subsection (a) of the Code of Ordinances of the City of Calera, Alabama is hereby amended to read as follows:

Sec. 4-1. Adoption of standard codes; designated official.

(a) The following codes are hereby adopted by reference, as though they were copied herein fully:

1. International Building Code, **2024 Edition**
2. International Residential Code, **2024 Edition**, including Appendix A, B, C, G, & J
3. International Fuel Gas Code, **2024 Edition**
4. International Plumbing Code, **2024 Edition**
5. International Mechanical Code, **2024 Edition**
6. International Energy Conservation Code, **2024 Edition**
7. International Existing Building Code, **2024 Edition**
8. International Property Maintenance Code, **2024 Edition**
9. International Fire Code, **2024 Edition**, including Appendix B, C, D, E, and F
10. National Electrical Code, **2023 Edition**

11. Associated codes and standards

This Ordinance and Amendment shall become effective on _____, 2026.

Council Member _____ moved that unanimous consent of the Council be given for the immediate action upon said Ordinance. Council Member _____ seconded said motion and upon vote the results were:

AYES:

NAYS:

Council Member _____ moved that Ordinance No. 2026-12 be adopted. Council Member _____ seconded said motion and upon vote the results were as follows:

AYES:

NAYS:

The roll call vote on said motion was as follows:

Drew Bradshaw, Council President: _____

Kay Snowden Turner, Council Member: _____

Chris Bunn, Council Member: _____

Calvin Morgan, Council Member: _____

Henry Davis, Council Member: _____

Debbie Byers, Council President Pro Tem: _____

ADOPTED AND APPROVED this ____ day of _____ 2026.

Drew Bradshaw, Council President

Debbie Byers, Council President Pro Tem

Chris Bunn, Council Member

Henry Davis, Council Member

Calvin Morgan, Council Member

Kay Snowden Turner, Council Member

Attest:

Stacy Walkup, City Clerk

Kenny Dale Cost, Mayor