November 14, 2022
Work Session: 6:00
Time: 6:30 p.m.

CITY OF CALERA
PLANNING COMMISION
AGENDA

Call to Order

Approval of Minutes
October 10, 2022

Reports of Planning Commission Members:

Chairman's Report:

Development Status Report:

Public Hearing:

Regusta Whitaker/ Paula Whitaker
Hwy 213 Parcel Id 28 2 09 0 001 007.006

New Business:

Old Business:
Proposed PUD Zoning Draft

GUEST:

PUBLIC HEARING NOTICE
PLANNING COMMISSION, CITY OF CALERA, AL

NOTICE TO:

Walter & Pinnie Yarbrough
108 Huntset Lane
Pelham, Al 35124

Annette Powell
1501 Mitch Lane
Alabaster, Al 35007

Kathy D Seay
178 Gaiters Dr
Calera, Al 35040

Regusta Whitaker
15411 Cerise Ave
Gardena, CA 90249

Carrie Mae & Henry L Haynes
684 Hwy 213
Calera, Al 35040

Timothy Powell
187 Savannah Lane
Calera, Al 35040

Robert Haynes, Jr.
694 Hwy 213
Calera, Al 35040

You are hereby notified of a public hearing of the Calera Planning Commission to be held at Calera City Hall (7901 Hwy 31) at 6:30 P.M. on: November 14, 2022. The purpose of this public hearing is to receive public comments on an application submitted by: **Paula Whitaker/ Regusta Whitaker for a proposed rezoning of Parcel # 28 2 09 0 001 007.006** **See Attached Map.**
The proposal consists of rezoning from **R3 (Single Family) to B2(General Business).**

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 property owner making such protest, and only one protest shall be allowed for each separately assessed unit of property. Tammy Smith 205-668-3804

This notice is sent certified mail on October 28, 2022 which is at least seven (7) days before the fixed hearing date, to all adjacent property owners as obtained by the applicant from the most recent records of the Shelby County Tax Assessor.

_____
CALERA PLANNING COMMISSION

dotloop signature verification: dotloop.com/my/sign/page

APPLICATION FOR REZONING

PLANNING COMMISSION, CITY OF CALERA, ALABAMA

1. **Date Application filed:** 10-6-22 **Requested Hearing Date:** Nov 2022

2. **Applicant:** Paula Whitaker

   Phone: 323-719-8387

   Address: 15411 Cerise Ave. Gardena, CA. 90249

3. **Owner:** Regusta Whitaker

   Phone:

   Address: 15411 Cerise Ave Gardena CA 90249

4. **Property Location:** Calera, AL

   Tax Map Parcel Number (s): 28-2-09-0-001-007.006

5. **Acreage:** 1

6. **Existing Zoning Classification:** Residential R3 **Existing Land Use:** Residential R3

   Proposed Zoning Classification: Commercial B2 **Proposed Land Use:** Commercial B2

7. **Check all required submissions with this application:**

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

Signature of Applicant: Paula Whitaker (dotloop verified 09/15/22 4:55 PM PDT 3LRH-V1LJO-RLLS-91HO) Donna Pickett (dotloop verified 10/04/22 8:37 PM CDT XLZN-KTLU-PEGW-N9MT)

Signature of Authorization By Owner: Sharon Graves (dotloop verified 09/15/22 6:28 PM PDT 2QSF-D1PA-6423-XOFD) Bobby Whitaker (dotloop verified 09/16/22 8:20 PM PDT NMMt-E3HN-J4HD-UIYY)

FOR CITY USE ONLY: Barbara Ann Contreras (dotloop verified 09/21/22 12:13 PM PDT IN1H-NHR9-FPTL-VARC) Christine Whitaker (dotloop verified 09/15/22 8:11 PM EDT DM45-Z1CU-JKKU-UBFI)

$150.00 Administrative fee received on _____ **by receipt #** _____

Scheduled Hearing Date: Nov- 14. 2022

Application Submitted by: Paula Whitaker **on:** 10-6-2022

Tawana.vines@exprealty.com

City of Calera Zoning

10/20/2022, 7:10:43 AM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Parcel Data

Zoning

- R-3,Single Family Residential (Affordable Housing)
- A-1,Agricultural
- B-2,General Business
- M-1,Light Industrial

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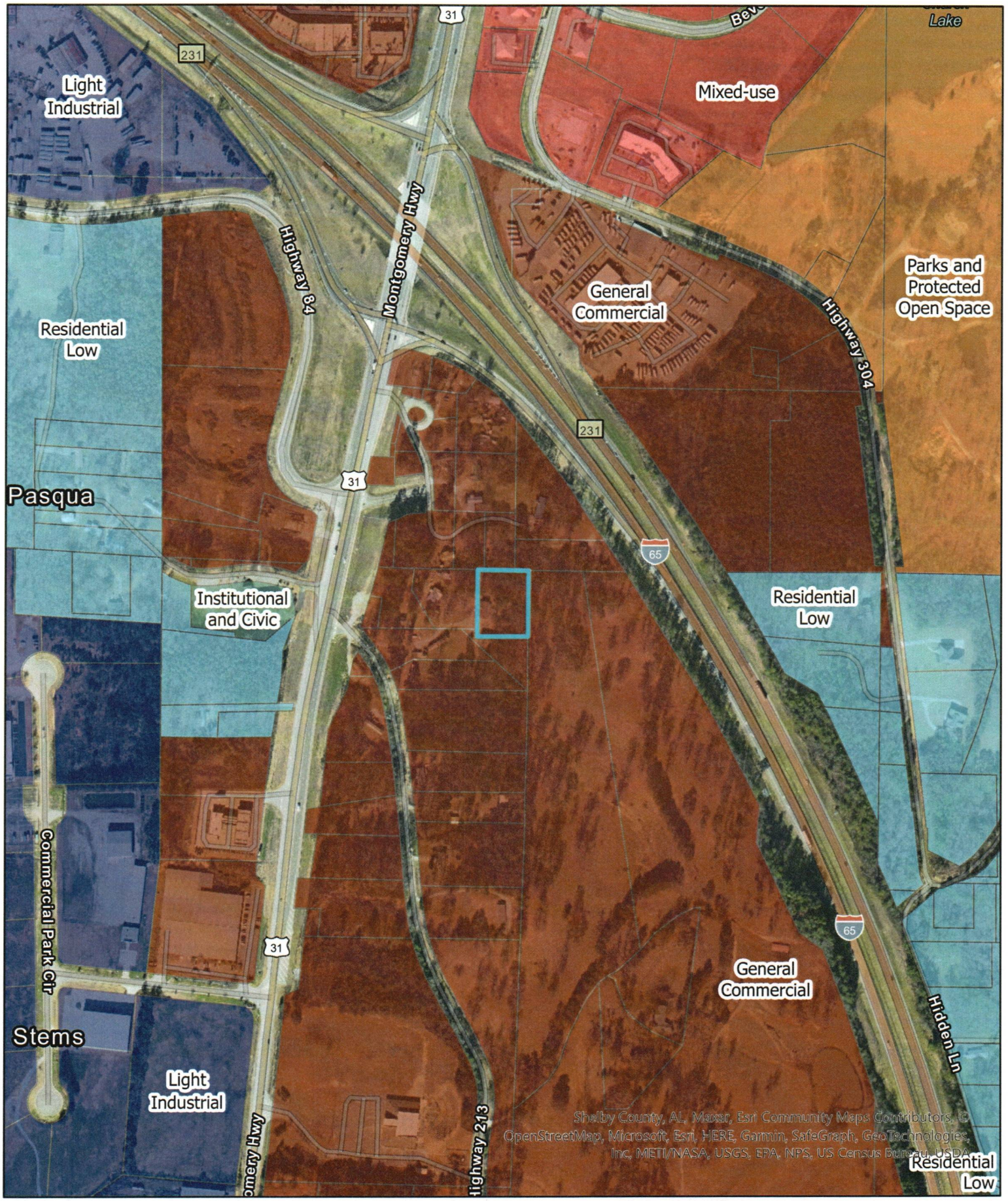


Calera Comprehensive Plan

Future Land Use

- General Commercial
- Institutional and Civic
- Light Industrial
- Mixed-use
- Parks and Protected Open Space
- Residential Low

N
W E
S

b. No multi-tenant development may exceed 15,000 sf of GFA.

c. Permitted institutional uses shall be limited to those of Low or Medium Intensity as defined in §3.5.3.

5.13.3. Additional Regulations (When Applicable)

1. All buildings shall maintain a public entrance, accessible by sidewalk, along the street on which the building fronts.
2. Drive-through facilities shall be located to the side or rear of the building only.
3. All vehicle and outdoor storage areas, other than accessory parking, shall be located behind the front building line and screened, as necessary, from public view.
4. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.

§5.14. B-2 General Business District

Intent. To establish and preserve a retail business district convenient to the public and attractive for a wide range of retail and service uses usually found along major thoroughfares.

5.14.1. Use Regulations. Refer to Table 5.2.

5.14.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall apply (see also §4.12 General Regulations for Non-Residential Districts):

1. Minimum Yard Setbacks:
   a. Front: Thirty-five (35) ft
   b. Rear: fifteen (15) ft
   c. Side: 0 ft and/or as required by the Building and Fire Codes
   d. Rear and/or side yard setbacks shall be increased to include a Buffer if required by §9.2 Buffers.
2. Maximum Building Height: Sixty-five (65) ft or 5 stories
3. Corner Lot setbacks shall be the same on both streets.

5.14.3. Additional Regulations (When Applicable)

1. All vehicle and outdoor storage areas, other than accessory parking, shall be located behind the front building line and screened, as necessary, from public view.
2. All repair services, including any permitted vehicular repair, shall be within an enclosed building or within a side or rear yard screened in accordance with §9.4.

§5.15. B-3 Downtown District

Intent. This district is intended to promote the development and redevelopment of downtown Calera with a diverse mix of land uses that are consistent and compatible with the unique elements of the downtown area. The district regulations are designed to encourage the rehabilitation and re-use of existing historic and/or older buildings and structures to allow upper-story dwellings in mixed-use buildings.

5.15.1. Use Regulations. Refer to Table 5.3 Permitted Uses for B-3 and MXD Districts and the provisions herein:

1. Any existing single-family dwellings shall be permitted and may be altered or expanded though no new single-family dwellings shall be permitted.
2. Bed and breakfasts may be permitted in an existing dwelling.

5.15.2. Area and Dimensional Regulations. Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall apply (see also §4.12 General Regulations for Non-Residential Districts):

1. Minimum Yard Setbacks.
   a. Front: All commercial and mixed-use buildings shall be located within ten (10) ft of the front lot line, with the exception of subsection 4 below.

Table 5.2 Permitted Uses for Non-Residential Districts

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

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

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

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

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

A blank cell indicates that the use is not permitted.

Table continued on following page

	A-1	O&I	B-1	B-2	B-3	M-1	M-2	M-3
Commercial Uses (cont.)								
Personal Services		Y	Y	Y	Y			
Pet Services	Y		SE	Y	SE	Y	Y	
Printing Establishment, Minor				Y	Y			
Restaurants, Fast Food, §7.5				Y	SE			
Restaurants, Fast Food, with no drive-thru					Y			
Restaurants, Standard				Y	Y			
Seasonal Sales, §7.14			Y	Y	Y			
Shopping Centers, §7.3			Y	Y	Y			
Studios		C		Y	Y			
Truck Stops				C				
Vehicle Repair, Major				SE	C	Y		
Vehicle Repair, Minor			Y	Y	Y	Y		
Vehicle Sales or Rental				Y	C			
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	Y		
Penal Institutions	C							
Places of Assembly	SE	SE	SE	SE	SE	SE		
Public Buildings, §7.16	Y	Y	Y	Y	Y	Y		
Public Utility Facilities	SE	Y		Y	SE	Y	Y	Y
Public Utility Services	Y	Y	Y	Y		Y	Y	Y
Schools	Y	Y	C		Y			
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	Y
Transmission Towers (Commercial), §7.13	SE			SE	SE	SE	SE	SE
Wireless Facilities, §7.11	Y	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.

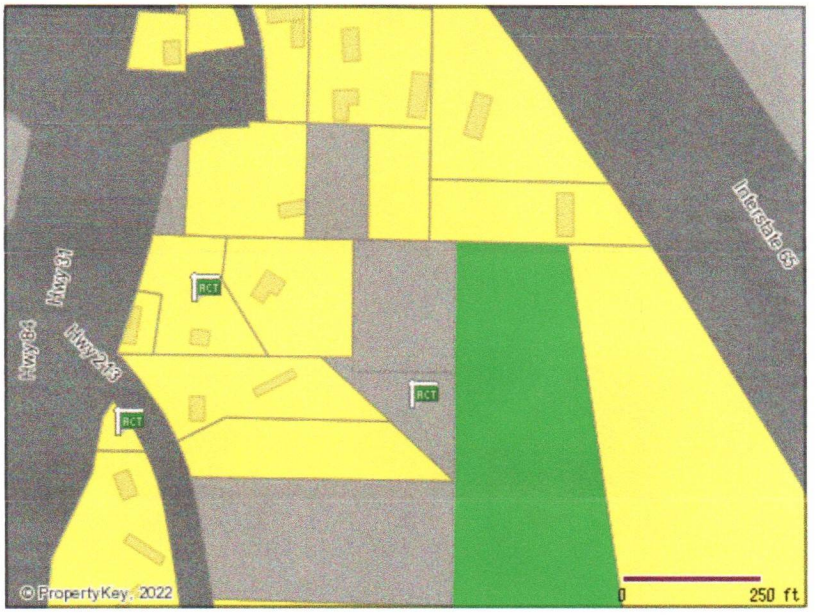
Greater Alabama MLS - IMAPP

Shelby County Tax Report - CALERA, AL 35040

Property Information

PID # 28-2-09-0-001-007.006
Property Type: Commercial
Property Address:
CALERA, AL 35040
Current Owner:
REGUSTA WHITAKER
Tax Mailing Address:
15411 CERISE AVE
GARDENA, CA 90249-4415
Land Areas:
1. COMMERCIAL, VACANT / 915
Lot Size: 1 acres / 43,560 sf
Frontage: 185 ft
Depth: 235 ft
Tax District:
Subdivision:

Twn: 22S / **Rng:** 02W / **Sec:** 09
Block: / **Lot:**
Legal Description:
- BEG NE COR NW1/4 NE1/4 W ALG SEC LN 185.32 S235.46 E185.32 N235.46 TO POB
Plat Book: 00 / **Plat Page:** 000
Census Tract: 030502 / **Block:** 1033
Lat: 33.138638 **Lon:** -86.748603



ACT Active | SLD Sold | PND Pending | W Withdrawn | C Cancelled | X Expired

Residential | Agricultural | Government | Water
Commercial | Industrial | Other | Condo

based on general land use classification not zoning

Value Information

	2017	2018	2019	2020	2021
Building Value:			$0		$0
Extra Feature Value:					
Land Value:	$130,680	$130,680	$130,680	$130,680	$130,680
Total Assessed Value:	$130,680	$130,680	$130,680	$130,680	$130,680
Percent Change:	- n/a -	0%	0%	0%	0%
Total Exemptions:					
Taxable Value:	$26,140	$26,140	$26,140	$26,136	$26,140
Tax Amount:	$1,411.56	$1,411.56	$1,411.56	$1,411.56	$1,411.56

Sales Information

There are no sales for this property in our database.

Building Information

No buildings on this property.

Flood Zone Details

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	01117C0413E	02/20/2013

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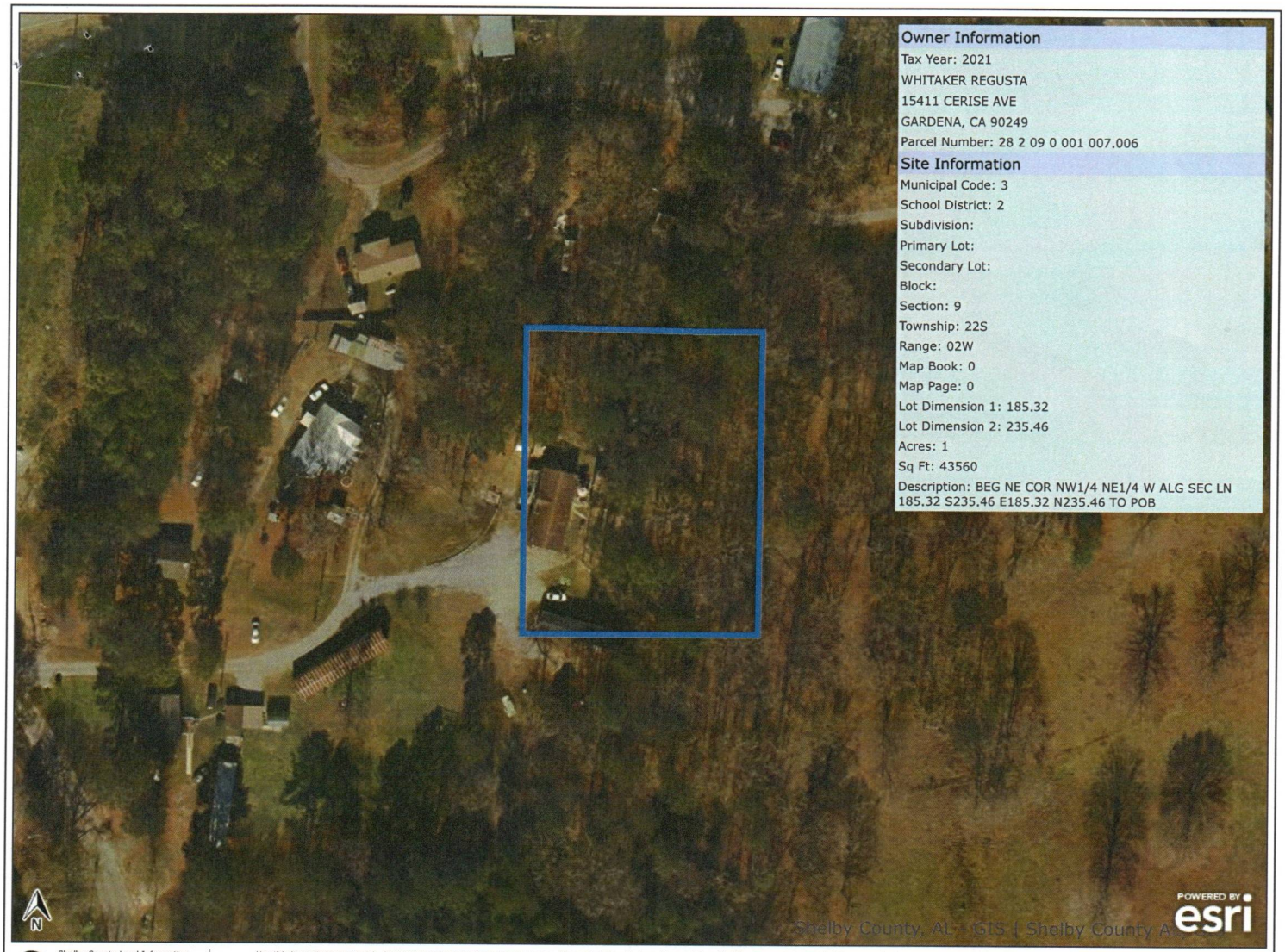
Whitaker Rezoning Supporting information

1. **Reason for request:** Owners are seeking to change zoning classification in line with other properties in the area that have been approved for commercial classification and would like approval to classify the subject properties as commercial as well. The main objective is to list the property in the near future in line with the development and growth being realized in the Calera area.

2. The parcel is: **28-2-09-0-001-007.006 – 1 Acres**

3. **Legal Description of Subject Property (Seeking approval for commercial classification is):**
   a. BEG NE COR NW1/4 NE1/4 W ALG SEC LN 185.32 S235.46 E185.32 N235.46 TO POB

4. **Vicinity Map:** See enclosed IMAPP
5. **Site Plan**: No site plan available. Objective is to sell to buyer seeking to use for commercial purposes.



Owner Information

Tax Year: 2021
WHITAKER REGUSTA
15411 CERISE AVE
GARDENA, CA 90249
Parcel Number: 28 2 09 0 001 007.006

Site Information

Municipal Code: 3
School District: 2
Subdivision:
Primary Lot:
Secondary Lot:
Block:
Section: 9
Township: 22S
Range: 02W
Map Book: 0
Map Page: 0
Lot Dimension 1: 185.32
Lot Dimension 2: 235.46
Acres: 1
Sq Ft: 43560
Description: BEG NE COR NW1/4 NE1/4 W ALG SEC LN 185.32 S235.46 E185.32 N235.46 TO POB

Shelby County Land Information
Date Printed:

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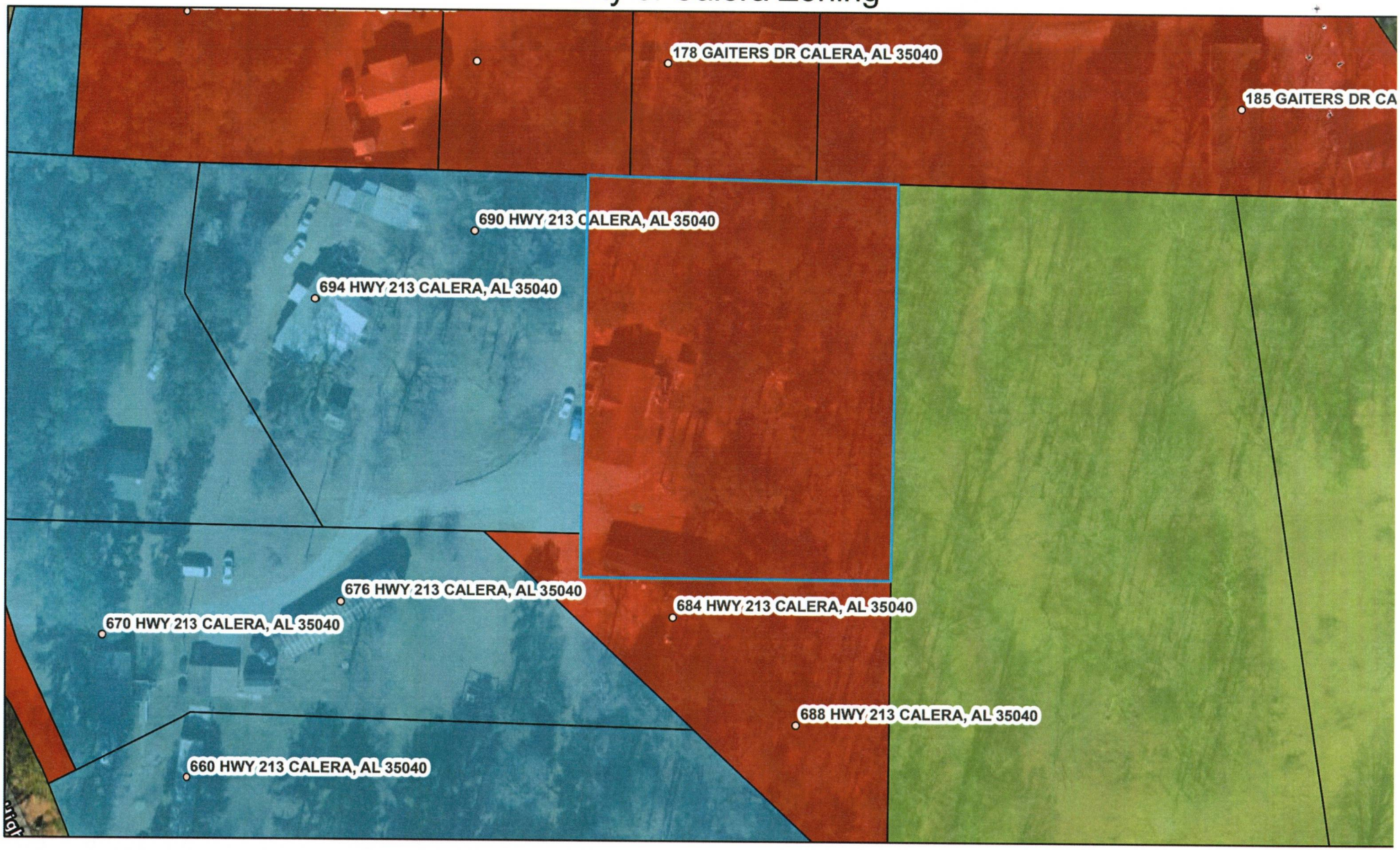
City of Calera Zoning



10/5/2022, 2:46:45 PM

Address Points

Parcels

Zoning

R-3,Single Family Residential (Affordable Housing)

A-1,Agricultural

B-2,General Business

1:1,128

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0 0.01 0.03 0.05

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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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Shelby County Land Information
Date Printed: 10/20/2022 (300' scale)

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Shelby County, AL Property Record Information

PIN#: 28 2 09 0 001 007.000	Assessment Year: 2021	T22S R02W Sec9

Owner Name	Owner Name
HAYNES CARRIE MAE & HAYNES HENRY LEE & W	

Address	Address	City, State Zip
684 HWY 213		CALERA, AL 35040

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 411.46	Lot Dimension 2: 185.32	Acres: 0.48
Municipality: Calera		

Description

COM NE COR NW1/4 NE1/4 S235.46 TO POB CONT S176 NW323.47 E58.5 S26.89 E185.32 TO POB

Remarks

DB 294 PG 409;

Document Links

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20161222000467600=&indexName=details&templateName=Details_SN&lq=20161222000467600

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https://probaterecords.shelbyal.com/shelby/search.do?dmy=19980106000002651=&indexName=details&templateName=Details_SN&lq=19980106000002651

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Date: 10-20-2022

Shelby County, AL Property Record Information

PIN#: 28 2 09 0 001 007.006	Assessment Year: 2021	T22S R02W Sec9

Owner Name	Owner Name
WHITAKER REGUSTA	

Address	Address	City, State Zip
15411 CERISE AVE		GARDENA, CA 90249

Site Information

Subdivision Name:	Primary Lot:	Secondary Lot:
Block:	Map Book: 0	Map Page: 0
Lot Dimension 1: 185.32	Lot Dimension 2: 235.46	Acres: 1
Municipality: Calera		

Description

BEG NE COR NW1/4 NE1/4 W ALG SEC LN 185.32 S235.46 E185.32 N235.46 TO POB

Remarks

Document Links

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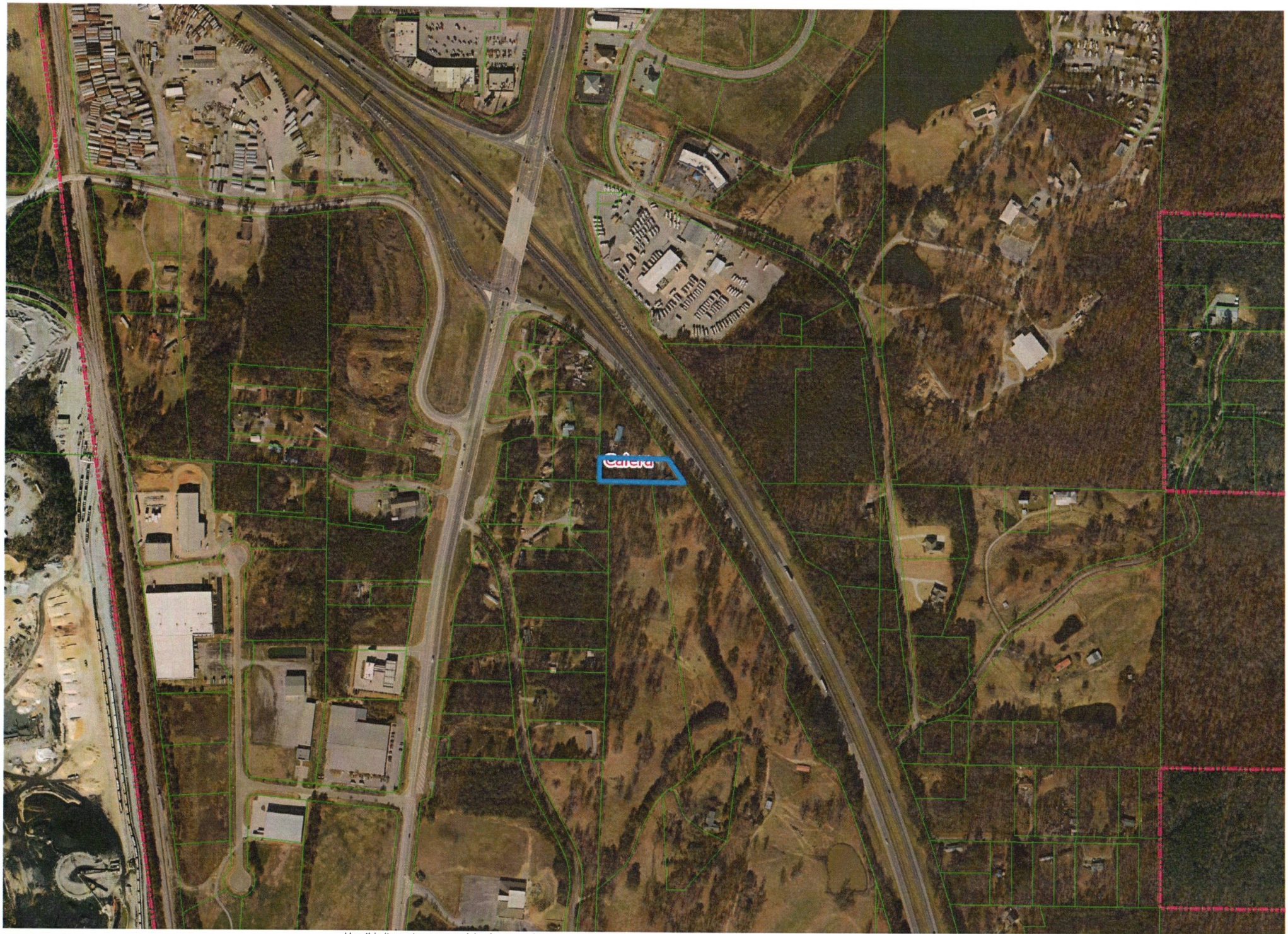

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Shelby County, AL Property Record Information

PIN#: 28 2 04 0 001 037.001	Assessment Year: 2021	T22S R02W Sec4

Owner Name	Owner Name
SEAY KATHY D	

Address	Address	City, State Zip
178 GAITERS DR		CALERA, AL 35040

Site Information

Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 130	Lot Dimension 2: 405	Acres: 0.99
Municipality: Calera		

Description

130'X405'IRR BEG @ INT OF W R/W I65 & S LINE SEC4 T22S R2W TH W 405' N 105' E 330' SELY 130' TO POB

Remarks

DB 310 PG 510;

Document Links

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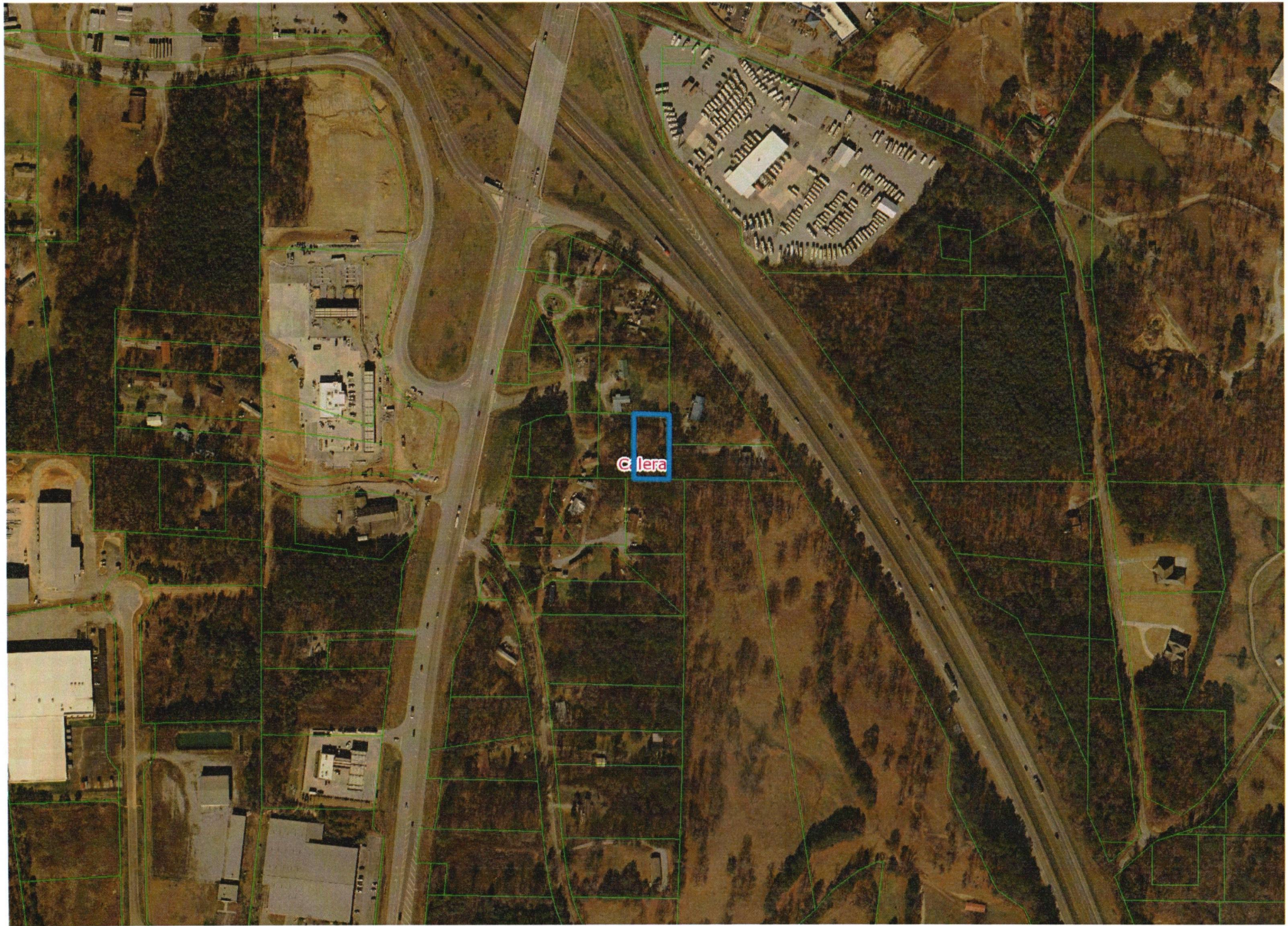

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Date: 10-21-2022

Shelby County, AL Property Record Information

PIN#: 28 2 04 0 001 032.003	Assessment Year: 2021	T22S R02W Sec4

Owner Name	Owner Name
POWELL ANNETTE	

Address	Address	City, State Zip
1501 MITCH LN		ALABASTER, AL 35007

Site Information

Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 105	Lot Dimension 2: 210	Acres: 0.5
Municipality: Calera		

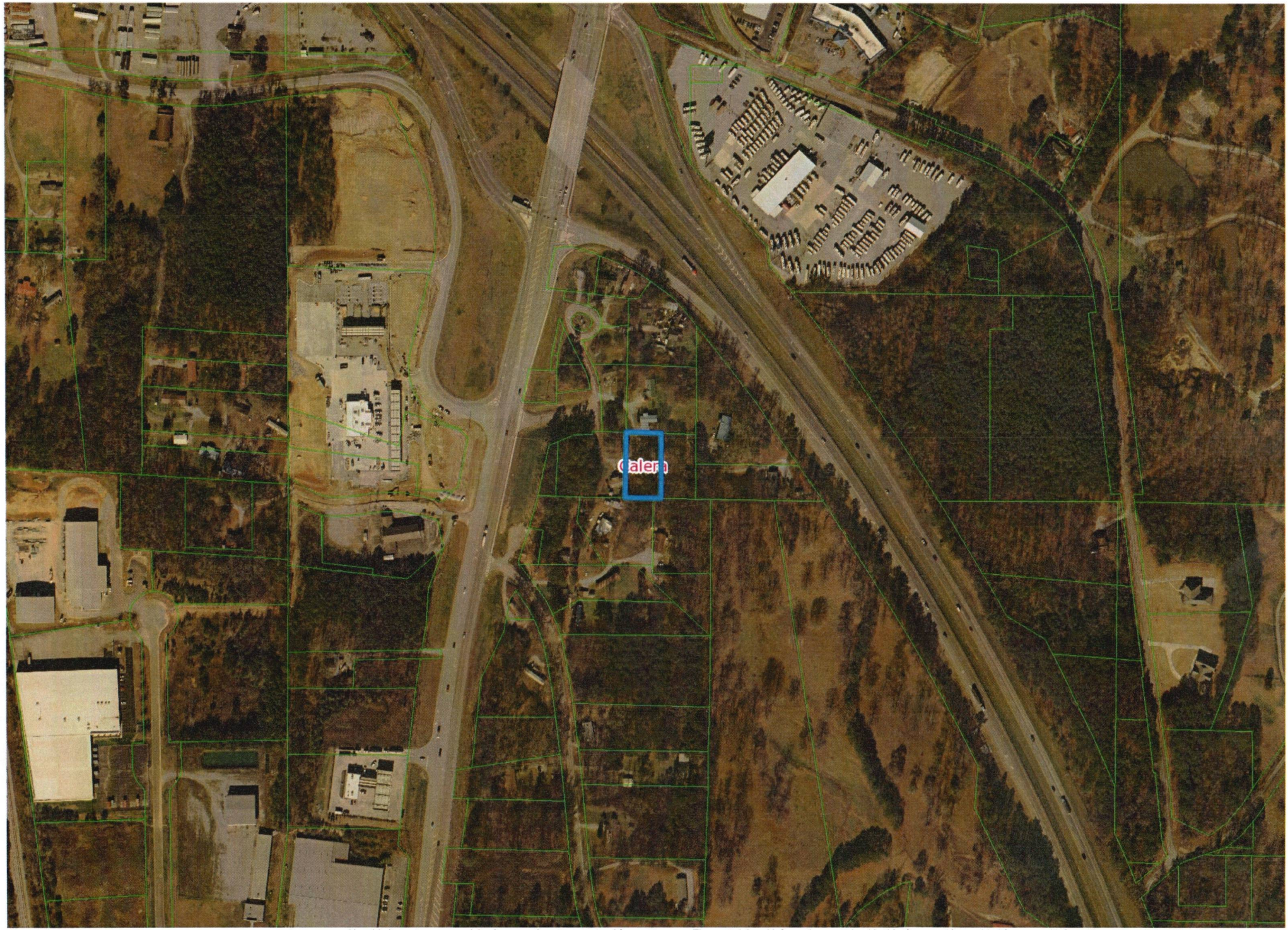
Description

BEG SE COR SW1/4 SE1/4 N210 W105 S210 E105 TO POB

Remarks

Document Links

https://probaterecords.shelbyal.com/shelby/search.do?dmy=19930427000117341=&indexName=details&templateName=Details_SN&lq=19930427000117341



Shelby County Land Information
Date Printed: 10/21/2022 (200' scale)

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Date: 10-21-2022

Shelby County, AL Property Record Information

PIN#: 28 2 04 0 001 032.002	Assessment Year: 2021	T22S R02W Sec4

Owner Name	Owner Name
POWELL TIMOTHY	

Address	Address	City, State Zip
187 SAVANNAH LANE		CALERA, AL 35040

Site Information

Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 105	Lot Dimension 2: 210	Acres: 0.5
Municipality: Calera		

Description

COM SE COR SW1/4 SE1/4 N210 W105 TO POB CON W105 S210 E105 N210 TO POB

Remarks

DB 212 P 227;

Document Links

https://probaterecords.shelbyal.com/shelby/search.do?dmy=19930427000117361=&indexName=details&templateName=Details_SN&lq=19930427000117361

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Date: 10-21-2022

Shelby County, AL Property Record Information

PIN#: 28 2 09 0 001 007.001	Assessment Year: 2021	T22S R02W Sec9

Owner Name	Owner Name
HAYNES ROBERT JR	

Address	Address	City, State Zip
694 HWY 213		CALERA, AL 35040

Site Information

Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 151.59	Lot Dimension 2: 208.57	Acres: 1
Municipality: Calera		

Description

COM AT NE COR NW1/4 NE1/4 W ALG SEC LN 185.22 TO POB W ALG SEC LN 231.04 S77.58 SE156.15 E151.59 N208.57 TO POB

Remarks

DB 327 PG 330;RB 98 P 569;RB 118 PG 875;RB 303 P 904;

Document Links

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20020605000263480=&indexName=details&templateName=Details_SN&lq=20020605000263480

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20030226000118670=&indexName=details&templateName=Details_SN&lq=20030226000118670

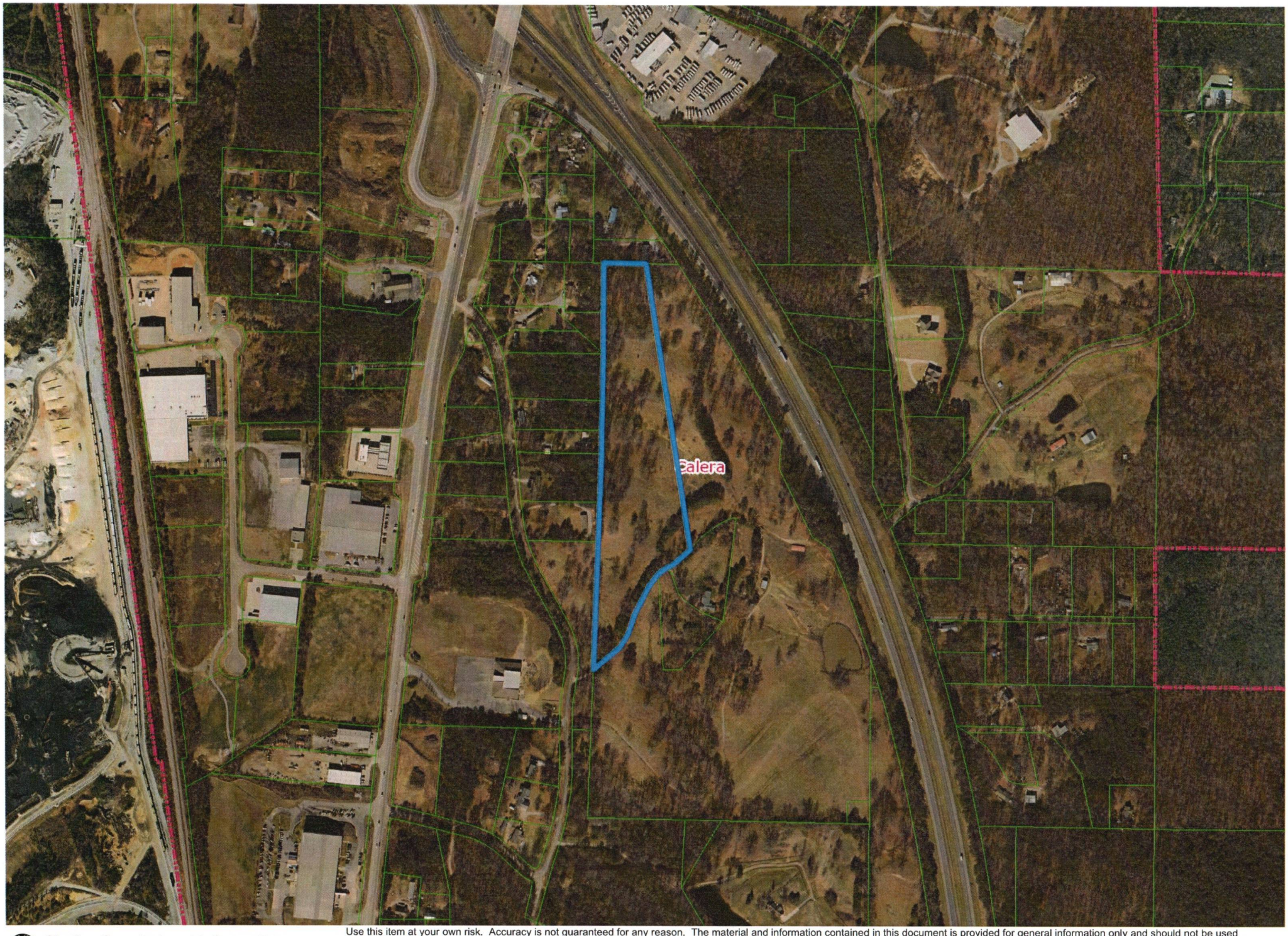
https://probaterecords.shelbyal.com/shelby/search.do?dmy=20010814000345061=&indexName=details&templateName=Details_SN&lq=20010814000345061

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20010814000345071=&indexName=details&templateName=Details_SN&lq=20010814000345071

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20010808000334691=&indexName=details&templateName=Details_SN&lq=20010808000334691

https://probaterecords.shelbyal.com/shelby/search.do?dmy=20010720000302261=&indexName=details&templateName=Details_SN&lq=20010720000302261

https://probaterecords.shelbyal.com/shelby/search.do?dmy=19941216000367931=&indexName=details&templateName=Details_SN&lq=19941216000367931



Shelby County Land Information
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Date: 10-20-2022

Shelby County, AL Property Record Information

PIN#: 28 2 09 0 001 004.003	Assessment Year: 2021	T22S R02W Sec9

Owner Name	Owner Name
YARBROUGH WALTER E & PINNIE T (1/3 INT)	

Address	Address	City, State Zip
108 HUNSET MILL LN		PELHAM, AL 35124

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block:	Map Book: 0	Map Page: 0
Lot Dimension 1: 0	Lot Dimension 2: 0	Acres: 12.1
Municipality: Calera		

Description
COM SW COR SE1/4 NE1/4 N710.51 TO POB N TO N LN SEC E187.36 SE1357.74 SWLY TO POB

Remarks

Document Links
https://probaterecords.shelbyal.com/shelby/search.do?dmy=20130627000262540=&indexName=details&templateName=Details_SN&lq=20130627000262540
https://probaterecords.shelbyal.com/shelby/search.do?dmy=20130513000195810=&indexName=details&templateName=Details_SN&lq=20130513000195810
https://probaterecords.shelbyal.com/shelby/search.do?dmy=20130226000080970=&indexName=details&templateName=Details_SN&lq=20130226000080970