



Minutes of the City of Calera Council Meeting February 7, 2022

The Council of the City of Calera met in the Council Chambers of the City Hall at 7901 Highway 31 on Monday, February 7, 2022, at 6:30 p.m., in a regular meeting. Mayor Graham presiding.

Mayor and Council Members Present:

Jon G. Graham, Mayor
Philip Busby, Council Member
Kenny Dale Cost, Council Member
Ernest Montgomery, Council Member
Calvin Morgan, Council Member
Kay Snowden Turner, Council Member
Alan Watts, Council Member

Guests:

Sean Kendrick, James Fuller, Kelly Ellison, David Hyche, Bill and Ann Davis, Bill Hilyer, Seth Gandy, Stacy Walkup, Jessica Sheffield, Jackie Batson, Stephanie Busby, and many more

Mayor Graham called the meeting to order at 6:30pm

Word of Prayer and Pledge of Allegiance:

Calvin Morgan opened the meeting with prayer and the Pledge of Allegiance.

Approval of Minutes:

Council Member Watts made a motion to approve and dispense with the reading of the following minutes:

Regular Meeting- January 18, 2022
Work Session- January 18, 2022

Council Member Morgan seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Motion Passed

Old Business:

No old Business

New Business:

Alcoholic Beverage Control Board Applications presented for Family Dollar Stores of Alabama, LLC

Trade Name: Family Dollar 21946

Applicant: Family Dollar Stores of Alabama LLC

Address: 8154 Highway 31, Calera, AL 35040

Type License: 050 – Retail Beer (Off Premises Only)

Type License: 070 – Retail Table Wine (Off Premises Only)

Council Member Montgomery made a motion to approve the Alcoholic Beverage License Application for Family Dollar Stores of Alabama, LLC.

Motion Failed to Pass due to a lack of Second

Resolution No. 2022-06- 2022 Baseball, Softball, Soccer and Coaches Apparel Bid Award

Council Member Busby moved that Resolution No. R-2022-06 is adopted. Council Member Montgomery seconded the motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYES: None

Motion Passed- Adopted this 7th day of February 2022

Resolution No. 2022-07- Request to Vacate Street/ Alley; David Comer, Janis H. Comer and Jack G. Comer (Request and map attached)

Council Member Watts moved that unanimous consent of the Council be given for immediate action upon Resolution No. R-2022-07. Council Member Busby seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

Council Member Watts moved that Resolution No. 2022-07 is adopted. Council Member Busby seconded the motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYES: None

Motion Passed- Adopted this 7th day of February 2022

Calera Main Street 2022 First Friday Events declared Special Events in the City of Calera- Events will be held March 4th, April 1st, May 6th, June 3rd, July 1st, August 5th all Friday dates.

Council Member Busby made a motion to approve the Calera Main Street First Friday dates listed above as Special Events in the City of Calera. Council Member Turner seconded said motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYS: None

City of Calera to pursue the Contracts for two properties downtown for purchase. (Amounts of 15,000 and 62,000)

Council Member Turner made a motion to approve Mayor Graham to pursue the contracts to purchase two properties downtown Calera at the said amounts of 15,000 and 62,000. Council Member Cost seconded the motion and upon vote, the results were as follows:

AYES: Busby, Cost, Graham, Montgomery, Morgan, Turner, Watts

NAYES: None

Motion Passed- Adopted this 7th day of February 2022.

Moratorium on Gas Stations for the next 6 Months

Council Member Turner made a motion to approve a Moratorium on Gas Stations for the next 6 Months. Council Member Busby seconded the said motion and upon vote, the results were as follows:

AYES: Busby, Morgan, Turner

NAYS: Cost, Graham, Montgomery, Watts

Motion Failed to Pass

Guests:

Jackie Batson and Dennis Torrealba- 1048 Pine Valley Drive (See Attached Document)

John Henderson- 2055 21 Ave (See Attached Document)

Jessica Sheffield- 170 Savannah Lane (See Attached Document)

Council Member Busby made a motion to adjourn the meeting at 8:30 p.m.

Approved this 21st day of February 2022.

Jon G. Graham, Mayor

ATTEST:

Stacy Walkup, Assistant City Clerk

To view our City Council Meeting please click the link below:

<https://www.youtube.com/watch?v=Jm8JePKk31s>



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20220113140256259

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: \$150.00 County: \$75.00

Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: \$150.00 County: \$75.00

Trade Name: FAMILY DOLLAR 21946 Filing Fee: \$100.00

Applicant: FAMILY DOLLAR STORES OF ALABAMA LLC Transfer Fee:

Location Address: 8154 HIGHWAY 31 CALERA, AL 35040

Mailing Address: 500 VOLVO PARKWAY CHESAPEAKE, VA 23320

County: SHELBY Tobacco sales: YES Tobacco Vending Machines: 0

Product Type: 01 Type Ownership:

Book, Page, or Document info: 056-230

Do you sell Draft Beer?:

Date Incorporated: 01/27/2016 State incorporated: VA County Incorporated:

Date of Authority: 02/03/2016

Federal Tax ID: 56-1234186

Alabama State Sales Tax ID: 680010495

Name:	Title:	Date and Place of Birth:	Residence Address:
HARRY R SPENCER B62122342 - VA	ASSISTANT SECRETARY	02/10/1979 CHICAGO IL	509 WOODARDS FORD ROAD CHESAPEAKE, VA 23322
DEBORAH E MILLER A62156423 - VA	VICE PRESIDENT	11/28/1957 PHILADELPHIA PA	428 58TH STREET VIRGINIA BEACH, VA 23451
PETER A BARNETT A62175451 - VA	PRESIDENT	11/20/1962 CHICAGO IL	329 CAVALIER DRIVE VIRGINIA BEACH, VA 23451

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: LICENSING DEPT

Business Phone: 205-690-9036

Fax:

Home Phone: 757-698-7582

Cell Phone:

E-mail: ab-licensing@dollartree.com

PREVIOUS LICENSE INFORMATION:

Trade Name: FAMILY DOLLAR 21946

Applicant: FAMILY DOLLAR STORES OF ALABAMA LLC

Previous License Number(s)

License 1: 990-010108958

License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20220113140256259



If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: LEASE ADMINISTRATION DEPARTMENT 757-321-6000

What is lessors primary business? REAL ESTATE

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO

Is the business used to habitually and principally provide food to the public? NO

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 10068 Display Square Footage:

Building seating capacity: 0

Does Licensed premises include a patio area? NO

License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE

Number of licenses in the vicinity: 0 Nearest: 0

Nearest school:

Nearest church:

Nearest residence: 0 blocks

Location is within: CITY LIMITS

Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)?

Name:	Violation & Date:	Arresting Agency:	Disposition:
HARRY R SPENCER	DUI APRIL 2005	VIRGINIA BEACH VA	PPAID FINE

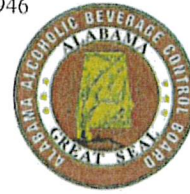


Family Dollar #21946

STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20220113140256259

Initial each

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

N/A

In reference to Special Retail or Special Events retail license, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

N/A

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

N/A

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print):

Signature of Applicant:

Notary Name (print): Jennifer Lee Tackett

Notary Signature: Jennifer Lee Tackett

JENNIFER LEE TACKETT
NOTARY PUBLIC
REGISTRATION # 7941018
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2025

Commission expires: 1/31/25

Application Taken: 1/13/2022 App. Inv. Completed:

Submitted to Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:

Receipt Confirmation Page

Receipt Confirmation Number: **20220113140256259**
 Application Payment Confirmation Number: **80742218**

Payment Summary	
Payment Item	Fee
Application Fee for License 050 and License 070	\$100.00
Total Amount to be Charged	\$100.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
050 - RETAIL BEER (OFF PREMISES ONLY)	\$75.00	\$150.00	\$225.00
070 - RETAIL TABLE WINE (OFF PREMISES ONLY)	\$75.00	\$150.00	\$225.00
Total Amount to be Charged	\$150.00	\$300.00	\$450.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 050 - RETAIL BEER (OFF PREMISES ONLY)
 License Type 2: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)
 License County: SHELBY
 Business Type:
 Trade Name: FAMILY DOLLAR 21946
 Applicant Name: FAMILY DOLLAR STORES OF ALABAMA LLC
 Location Address: 8154 HIGHWAY 31
 CALERA, AL 35040
 Mailing Address: 500 VOLVO PARKWAY
 CHESAPEAKE, VA 23320
 Contact Person: LICENSING DEPT
 Contact Home Phone: 767-698-7682
 Contact Business Phone: 205-690-9038
 Contact Fax:
 Contact Cell Phone:
 Contact Email Address:
 Contact Web Address:

Mayor Graham introduced the following Resolution:

RESOLUTION NO. R-2022-06

A RESOLUTION ACCEPTING A BID FOR 2022 CALERA YOUTH BASEBALL, SOFTBALL, SOCCER UNIFORMS AND COACHES APPAREL FOR THE CITY OF CALERA, ALABAMA.

WHEREAS, the City of Calera has solicited sealed bids as required under the Alabama bid law; and

WHEREAS, bids were opened at Calera City Hall on January 31, 2022 at 10:00 a.m.; and

WHEREAS, bids were as follows:

Company

Varsity Sports \$242.70

BSN \$262.00

WHEREAS, the Mayor and Council of the City of Calera, at the Regular Meeting on February 7, 2022 considers the recommendation of Mr. Jeff Stewart. The Mayor and Council will award the bid for the 2022 Calera Youth Baseball, Softball, Soccer Uniforms and Coaches Apparel Bid in the amount of \$242.70 to Varsity Sports.

(Copy of Mr. Jeff Stewart, Park and Recreation Field Superintendent recommendation letter attached to this Resolution)

Council Member Busby moved that Resolution No. R-2022-06 be adopted. Council Member Montgomery seconded said motion and upon vote, the results were as follows:

AYES: Cost, Morgan, Graham, Busby, Montgomery, Turner, Watts

NAYS: None

Mayor Graham declared Resolution No. R-2022-06 adopted.

Adopted this 7th day of February 2022.

Jon G. Graham, Mayor

ATTEST:

Stacy Walkup, Assistant City Clerk

2022 Youth Baseball, Softball, & Soccer Apparel Bid Recommendation

Mayor Graham,

I recommend that we accept the bid for the 2022 Youth Baseball, Softball & Soccer Apparel from Varsity Sports for \$242.70 lump sum.

There were two bidders for this bid request.

Varsity Sports - \$242.70 Lump Sum

BSN - \$262.00 Lump Sum

Thank you,

Jeff Stewart

CC: Seth Gandy

Mayor Graham introduced the following Resolution:

RESOLUTION NO. R-2022-07

WHEREAS, a declaration signed by David Comer, Janis H. Comer, and Jack G. Comer owners of the lands abutting the hereinafter described portion of streets and/or alleys situated in the City of Calera, County of Shelby, State of Alabama, vacating said streets/alleys or portion of streets/alleys, has been duly presented to the City Council of the City of Calera, Alabama, for assent and approval of said governing body, said declaration attached being hereto affixed, marked "Exhibit A," and made a part hereof; and

WHEREAS, the street or alley referred to are more particularly described as follows:

**See Attached Legal Description
Exhibit A**

WHEREAS, it appears to the City Council of the City of Calera, Alabama that the vacations of said street/alley are in order and that convenient and reasonable means of ingress and egress is afforded to all other property owners owning properties in the subdivision embraced in said map of Dunstan's Survey of the City of Calera, Alabama. Subject, however to all existing right-of-ways or easements for public utilities and to all utility facilities presently situated in said area vacated, subject to this provision.

Council Member Watts moved that unanimous consent of the Council be given for immediate action upon Resolution No. R-2022-07.

Council Member Busby seconded said motion and upon vote, the results were as follows:

AYES: Montgomery, Watts, Morgan, Graham, Cost, Busby, Turner

NAYS: None

Thereupon, the Mayor declared said motion carried and unanimous

consent given for the consideration of said Resolution.

Council Member Watts moved that Resolution No. R-2022-07 be adopted. Council Member Busby seconded said motion and upon vote, the results were as follows:

AYES: Montgomery, Watts, Morgan, Graham, Cost, Busby, Turner

NAYS: None

Mayor Graham declared Resolution No. R-2022-07 adopted.

Adopted this 7th day of February 2022.

Jon G. Graham, Mayor

ATTEST:

Stacy Walkup, Assistant City Clerk

REQUEST TO VACATE STREET/ALLEY

I, David Comer, Janis H. & Jack G. Comer do hereby request the Mayor and Council of the City of Calera, Alabama to vacate the following described alley:

**All of 2nd Avenue between the Block of 166 & 165, Also all of 3rd Avenue
between the Block of 165 & 152. All being east of Interstate 65.**

(See attached Legal Description)

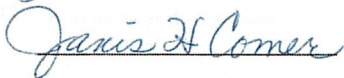
We further certify that we are the sole property owners adjacent to said street and the vacation of this street would deny ingress and egress to other property owners owning properties in subdivision embraced in said map of J.H. Dunstan's Survey of the Town of Calera.



Date:

11/18/2022

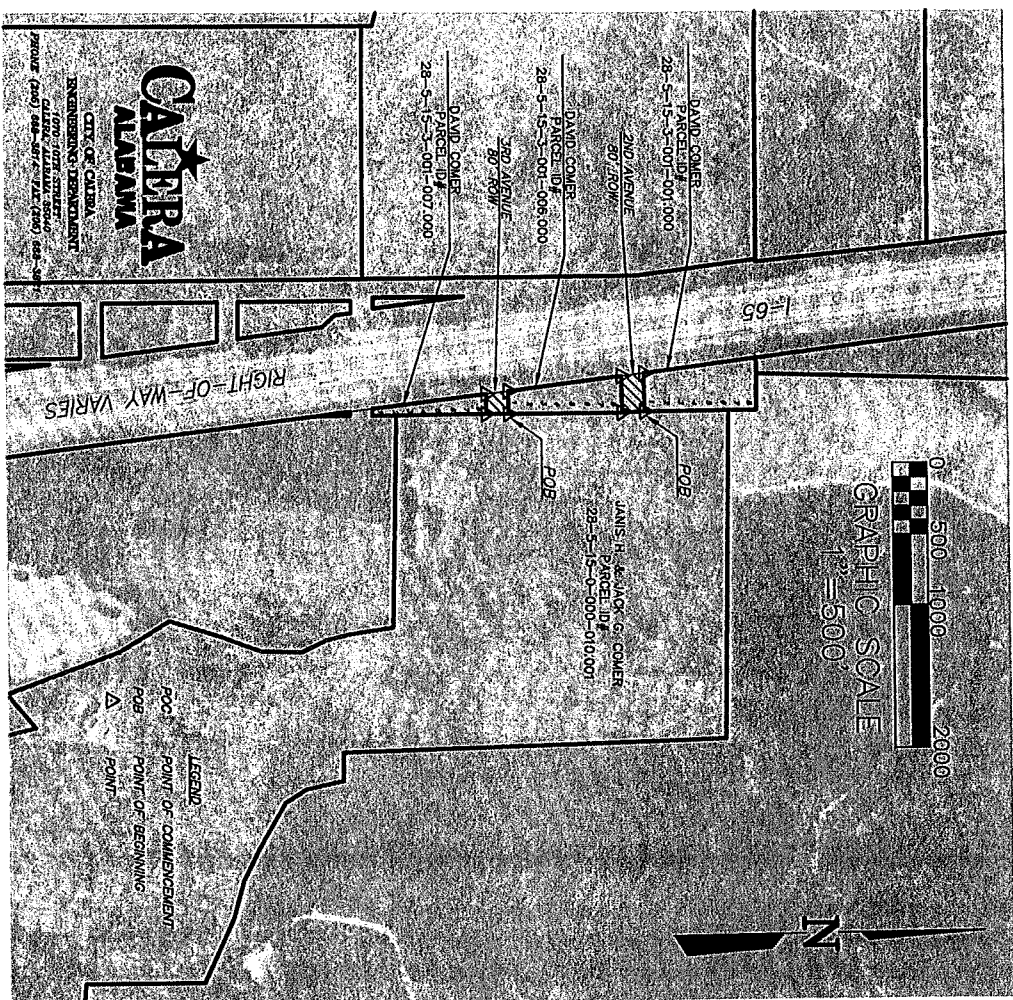
David Comer



Date:

11/18/2022

Janis H. & Jack G. Comer



STREET CLOSING
STATE OF ALABAMA
SHELBY COUNTY

All of 2nd Avenue & 3rd Avenue being in between Block 186 and Block 152 according to the J.H. Dunstan's Map of the Town of Calgary shall be closed. The aforementioned street of said Map is located in the City of Calgary. Shelby County, Alabama and is described as follows.

2nd Avenue Closing Description:

Begin of the Southeast corner of Lot 1, Block 166 of the J.H. Dunstan Map of the Town of Calver, said point also being on the north right-of-way of herein described 2nd Avenue; thence south a distance of 80 feet to the south right-of-way of said 2nd Avenue, said point also being the northeast corner of Lot 8, Block 165 of said Dunstan Map; thence west along the south right-of-way to a point on the eastern right-of-way of Interstate 65; thence north along said eastern right-of-way to a point intersecting the south boundary of Lot 1, Block 166 of said Dunstan Map, said point also being the north right-of-way of herein described 2nd Avenue; thence east along said north right-of-way to the point of Beginning.

3rd Avenue Closing Description:

Begining of the Southeast corner of Lot 1, Block 165 of the J.H. Dunstan Map of the Town of Calera, said point also being on the north right-of-way of herein described 3rd Avenue; thence south a distance of 80 feet to the south right-of-way of said 3rd Avenue, said point also being the northeast corner of Lot 8, Block 152 of said Dunstan Map; thence west along the south right-of-way to a point on the eastern right-of-way of Interstate 65; thence north along said eastern right-of-way to a point intersecting the south boundary of Lot 1, Block 165 of said Dunstan Map, said point also being the north right-of-way of herein described 3rd Avenue; thence east along said north right-of-way to the Point of Beginning.



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

(Must be made no later than 5:00 p.m. on the Wednesday prior to the council meeting)

Date of Request: 2-2-2022

Meeting Date: 2-7-2022

Speaker's Name: Jessica Sheffield _____

Speaker's Address: 170 Savannah Lane

Speaker's Telephone Number: 352-872-2530

Please give a brief description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request. Your remarks will be limited to five minutes.

Gas stations and Liquor stores: I will have stats on the crime and economic effect of gas stations and liquor stores from other cities. I'd like council members to carefully study these numbers before quickly brushing me off again with a hasty NO vote

Traffic: A left turn traffic light arrow is still needed at the 87/12 intersection. Also, I'd like to address council members with what I was told by county commission regarding Calera roads

Growth verbiage: I would like to see some type of statute created limiting the percentage of 'build-to-rent' homes in subdivisions or apply hefty taxes (5-10% of their monthly rate) on these properties and that money be directed to our struggling schools

Amendment: Council please note (will bring this issue to the water board Feb 21, 2021) Water pressure: The project to correct the lack of water pressure in North Calera and lack of water in South Calera needs to be expedited and should be prioritized above new growth. Not only is a new water tower needed but the water supply mains need to be replaced. Can the main replacement project begin while we wait on the land procurement and water tower engineering process? Lack of water can create a "life or death" situation.



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

Form must be completed and returned to the City Clerk cpayton@calera.org
no later than 5:00 p.m. on the Wednesday prior to the council meeting

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Council must complete the request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to five (5) minutes. For groups of individuals that wish to address the Council on the same topic, they will be limited to three (3) minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.

Date of Request: 1/28/22

Meeting Date: 2/7/22

Speaker's Name: Jackie Batson and Dennis Torrealba

Speaker's Address: 1048 Pine Valley Drive

Speaker's Telephone Number: 404-268-4102

Please give your description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request.

Calera Main Street update



REQUEST TO BE ADDED TO THE CITY COUNCIL AGENDA

Form must be completed and returned to the City Clerk grayton@calera.org
no later than 5:00 p.m. on the Wednesday prior to the council meeting

SPEAKING POLICY REQUIREMENTS

1. All individuals wishing to address the Council must complete the request form.
2. Verbal comments and interruptions from the floor will not be allowed.
3. Each speaker will be limited to five (5) minutes. For groups of individuals that wish to address the Council on the same topic, they will be limited to three (3) minutes per speaker. In cases where there are multiple speakers on the same topic, speakers are encouraged not to repeat the same information presented by previous speakers.

Date of Request: 1/31/2022

Meeting Date: 2/7/2022

Speaker's Name: John Henderson

Speaker's Address: 2055 21st Ave

Speaker's Telephone Number: 205-283-9395

Please give your description of the subject(s) you wish to address. You will not be able to discuss matters that are not listed on your request.

New Zoning Restrictions for R-1



Dear Calera Main Street Supporter,

While the last two years have been unprecedented in any way, I am proud of what we were still able to accomplish for Downtown Calera. Our enclosed Impact Report provides a brief recap of our work this past year.

Since our inception in late 2019, we have helped launch eight new businesses, providing 24 new jobs. We have seen 23 property improvements completed; 24 properties changed hands, and our vacancy rate downtown has been reduced from 65% to 31%!

We also completed a Downtown Master Plan which pairs the vision for Downtown Calera with strategic steps to implement, in order to reach our goal of becoming a thriving revitalized downtown district that will include new parking, shopping, dining, and entertainment options for our community.

We could not make any of these improvements without the generous support of our donors. We hope you will consider supporting us, as we continue to move forward in our efforts to make Downtown Calera a destination to Eat, Drink, Shop and Explore!

Thank you for your investment in Calera Main Street!

Warmest regards,

Jackie Batson
Executive Director
404-268-4102
jackie@downtowncalera.org

#connectingcalera

10874 Hwy 25 • Calera, AL 35040 • www.downtowncalera.org



Partner with us to revitalize Calera's historic downtown business district to become the heart of our community once again!

Thank you for considering an investment in Calera Main Street. We are a local nonprofit organization focused on revitalization with an emphasis on economic development to bring jobs, dollars, and people to Calera's historic downtown. Your tax-deductible investment helps to improve the places we live, work, and play.

Sponsorship Opportunities

☐ **FRIEND of Downtown Calera: \$100 to \$249**

- Receive a Friend of Downtown Calera sticker
- Name listed on CMS website

☐ **PATRON: \$250 to \$499**

- Listing and link on CMS website
- Access to available Main Street discounts
- Company sales, specials and promotions shared on CMS social media
- Opportunity to participate in Small Business Saturday
- Opportunities for group advertising rates (CMS Merchants)
- Eligible for assistance with business events and promotions

☐ **ADVOCATE: \$500 to \$999**

- *Benefits listed above, plus:*
- Logo with link on CMS website
- Two social media sponsor posts annually
- Eligible to serve on board of directors or as a committee chair
- Advocacy on your behalf for questions or needs regarding Downtown
- Receive business referrals from CMS inquiries
- Eligible to participate in CMS grant programs

☐ **PARTNER: \$1,000 to \$2,499**

- *Benefits listed above, plus:*
- Opportunity to promote your business at CMS events
- Logo on First Friday event banner
- Included in "Downtown Digital Advertising" program
- One social media "Sponsor Spotlight" story annually
- Unique promotions with coordination assistance from the director
- Advanced notice of upcoming events and partnership opportunities

☐ **STAKEHOLDER: \$2,500 to \$9,999**

- *Benefits listed above, plus:*
- Logo featured on landing page of website
- Ability to network with other investors, merchants, and city leaders
- Named sponsor of all annual events and included in all paid advertising
- Business name and logo displayed at all CMS events

☐ **FOUNDER: \$10,000+**

- All benefits, plus public recognition at all CMS major events
- Highest priority placement in all advertising
- Main Street Advisor

Business/Organization Name: _____ Date: _____

Address: _____

Contact Name: _____ Phone: _____

Email Address: _____

Donations to Calera Main Street are tax deductible to the fullest extent allowed by law. Calera Main Street is a registered 501c3 non-profit. For more information, contact Jackie Batson at 404-268-4102 or jackie@downtowncalera.org. Please send a vector-based logo to jackie@downtowncalera.org for advertising purposes.

Checks may be made payable to: **Calera Main Street**
Mailing Address: Calera Main Street, ATTN: Jackie Batson, 10874 AL-25, Calera, AL 35040

 Sponsor Benefits	FOUNDER \$10,000 +	STAKEHOLDER \$2,500-9,999	PARTNER \$1000-2,499	ADVOCATE \$500-999	PATRON \$250-499	FRIEND \$100-249
Highest priority placement in all advertising	✖					
Main Street Advisor	✖					
Logo featured on landing page of website	✖	✖				
Ability to network with other investors, merchants, and city leaders	✖	✖				
Named sponsor of all annual events and included in all paid advertising	✖	✖				
Business name and logo displayed at all CMS events	✖	✖				
Opportunity to promote your business at CMS events	✖	✖	✖			
Logo on First Friday event banner	✖	✖	✖			
Included in "Downtown Digital Advertising" program	✖	✖	✖			
One social media "Sponsor Spotlight" story annually	✖	✖	✖			
Unique promotions with assistance from the director	✖	✖	✖			
Advanced notice of upcoming events and partnership opportunities	✖	✖	✖			
Logo with link on CMS website	✖	✖	✖	✖		
Two social media sponsor posts annually	✖	✖	✖	✖		
Eligible to serve on board of directors or as a committee chair	✖	✖	✖	✖		
Advocacy on your behalf for questions or needs regarding Downtown	✖	✖	✖	✖		
Receive business referrals from inquiries made to CMS	✖	✖	✖	✖		
Eligible to participate in CMS grant programs	✖	✖	✖	✖		
Access to available Main Street discounts	✖	✖	✖	✖	✖	
Company specials and promotions shared on CMS social media	✖	✖	✖	✖	✖	
Opportunity to participate in Small Business Saturday	✖	✖	✖	✖	✖	
Opportunities for group advertising rates (CMS Merchants)	✖	✖	✖	✖	✖	
Eligible for assistance with business events and promotions	✖	✖	✖	✖	✖	
Listing and link on CMS website					✖	
Receive a Friend of Downtown Calera sticker						✖
Name listed on CMS website						✖

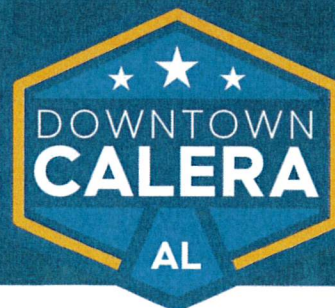
First FRIDAY

CALERA MAIN STREET

5-8PM • First Fridays • March through August
Calera Courtyard - 1120 17th Avenue



#connectingcalera
www.downtowncalera.org





Calera Main Street 2022 Work Plan:

Organization/Board: Purpose/Overarching Goal: Funding the program, recruiting, training & rewarding volunteers, and public relations – promoting the program. **Markus Snowden, Chair**

- Oversee the budget and accounting
- Partnership Development; sponsorship opportunities
 - Local businesses
 - Seek corporate partners: AC Legg, Argo, Miss Lime, Lhoist, Sysco, etc
- Identify grants and apply
- Volunteer recruitment/training and recognition
- Fundraising (work with Promotion goals)
 - Collectable Christmas Ornament Fundraiser
 - "Round up for Main Street" program
- Promote Main Street through all media outlets
 - Stories of new developments, restorations, events, etc.
 - New businesses and other promotions
 - District promotion video
- D&O Insurance Review

Design: Purpose/Overarching Goal: Enhancing the visual quality of the district through education, design advice, guiding future growth, identifying incentives for projects. **Jackie Batson, Chair**

- West Parking Lot and Calera Courtyard
 - Work with TurnerBatson to choose design elements, colors and materials
 - Plan next steps for Courtyard
 - Work with CSX for sidewalk around end units on 25
 - Bury utilities, grade and cover ground
 - Playground equipment & privacy fence by railroad
 - Rear facades, seating areas, beautification around trash and utilities
- Create an Art Walk – mural plans and priorities
 - Welcome to Downtown Calera
 - Revive Coke mural
 - Historical collage
 - Calera Eagles – all sports teams
- Design and build out the alleyway
 - Metal archway "Welcome to Calera Courtyard" sign designed and installed
 - String lights, Pavers, Benches, and planters
 - Funding

Economic Vitality: Purpose/Overarching Goal: Understanding the market, strengthening existing businesses, finding new uses for vacant or underutilized buildings & encouraging investments in the district. **Dennis Torrealba, Chair**

- Work with 58 Inc. to promote vacant properties
 - Add restaurants!
- Strengthen existing businesses
- Establish incentives for businesses/property owners
 - Develop a façade grant program
 - Utility tap discounts for historic properties
- Maintain business inventory and economic reporting
- Establish Entertainment District
 - "...must have not fewer than four licensees holding a retail liquor license in that area, and each district may not exceed one-half mile by one—half mile in area, but may be irregularly shaped." From alabcboard.gov
- Open 3 new businesses in 2022!

Promotion: Purpose/Overarching Goal: Marketing the district's unique characteristics to shoppers, investors & visitors through special events, image building activities, and retail events. **Andrea Huff, Chair**

- Maintain social media and launch NEW website
- First Friday Events
 - Find new artisans and vendors for events
 - Work with Merchants Group to maximize opportunities
 - Grow volunteer base and sponsor engagements
- Grow Small Business Saturday
- Collaborate with Parks and Rec for
 - Merchant summer series
 - Explore new community events at the Event Center
- Christmas decorating downtown; Window competition
- Develop Calera specific merchandise/swag
- Create before and after videos for all renovated properties
- Design "What to Do in Downtown Calera" marketing piece. (A tool for visitors.)
 - Print and distribute all over Calera and with county tourism partners

2021 Impact Report



- Downtown Vision Plan Completed
- Added more planters downtown
- Valentine's At Home Gift Box Fundraiser
- Monthly Merchant Collaboration
- Held Numerous Main Street Events:
 - **10 First Friday Festivals:** Feb through Nov
 - **1st Annual July 4th FIREWORKS**
 - **Summer Series with Parks and Rec**
 - **Fuzzy Buttz Ribbon Cutting** – August 12
 - **National Night Out** – October 19
 - **3rd Annual Trunk or Treat** – October 28
 - **Decorated Downtown for Christmas**
 - **2nd Annual Small Business Saturday** – November 27
 - **Christmas Village and Parade** – December 4
 - **Collectivus Church and Event Center Grand Opening** – Dec 5
- Shelby Living Small Biz Award Winners:
 - **Plant:** Best Gift Shop, Best Garden Center, Best for Home Decor
 - **Creations Galore & Moore:** Best New Business, Best Bakery
 - **Collectivus Church:** Best Place to Worship
 - **The Garage Kickboxing:** Best Business for Weight Loss
- Multiple video promotions on *Calera Living*
- Multiple articles in Shelby County Reporter
- Speaking engagements with Chamber and Women's Business Council
- Participated in Career Corps Program
- Sold Second Annual Calera Collectible Ornament
- Attended State Main Street Conference in Gadsden
- State Recognition for Excellence in Public/Private Partnerships
- New Branding Package for Downtown Calera and Calera Main Street
- **Economic Impact since 2019**
 - **Private investment:** \$1,811,740
 - **Public investment:** \$1,307,400
 - **Raised \$32,700 in sponsorships/grants**
 - **Volunteer hours:** 4195
 - **8 net new businesses in Downtown Calera!**



GAS STATION STATISTICS

1. National Averages

- a.** There are approximately 267,000,000 registered vehicles in the US
- b.** There are approximately 168,000 gas station in the US
 - i.** 1 gas station per 1590 vehicles

2. Calera Averages

- a.** There are approximately 16,000 residents in Calera
- b.** Gas Stations in Calera: 18 standing, 2 under construction and 2 proposed
 - i.** 1 gas station per 727 residents (more than double the national average)

In summary, a 2016 study of "SLUP6" businesses (auto-repair shops, convenience store/gas station, fast-food, liquor store, pawn shop and check cashing outlet) shows the negative impact these businesses have on public safety, public health, and economic development in Dekalb County Georgia. The crime rates in the census tracts with higher number of gas stations had 13.2% more crime than those census tracts with fewer gas stations. The 2016 study also showed that the presence of these SLUP6 businesses decreased residential property values by an average of \$13,519.00. The presence of a full-service restaurant, grocery store or bank increased property values by \$10,000.00.

Speaking of Crime: **MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME**

1 IN 60

in Calera

1 IN 225

in Alabama

Please take a serious look in at this information and do what you were elected to do. Keep Calera safe, healthy and profitable; today and for many years to come!!!

<https://www.fueleconomy.gov/feg/quizzes/answerquiz16.shtml>

<https://www.statista.com/statistics/183505/number-of-vehicles-in-the-united-states-since-1990/>

<https://www.neighborhoodscout.com/al/calera/crime#:~:text=With%20a%20crime%20rate%20of,here%20is%20one%20in%2026.>

PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN

**SUBMITTED BY VERNON REAL ESTATE, LLC
TO
THE CITY OF CALERA**

DATE: APRIL 19TH, 2013

Planned Unit Development Zoning Application and Development Plan

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Planned Unit Development Zoning Application and Development Plan

Exhibit A - Legal Description of Property

Exhibit B - Topographic Map

Exhibit C - Master Plan

Exhibit D - Development Criteria for Planned Single-Family (PR-1) Districts

PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN

**PLANNED UNIT DEVELOPMENT ZONING APPLICATION
AND DEVELOPMENT PLAN**

THIS PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN (this Development Plan) dated April 19th, 2013 is submitted by EMBASSY HOMES, LLC, an Alabama limited liability corporation (Developer), to the CITY OF CALERA, ALABAMA, an Alabama municipal corporation (the City).

RECITALS:

Developer is the owner of that certain real property (the Property) situated in the City of Calera in Shelby County, Alabama, which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

Developer desires to develop the Property for mixed uses which will include detached and attached single-family residential housing and a swim facility. The Property comprises approximately 225 total acres, more or less, of land.

Developer desires that all of the Property be zoned as a Planned Unit Development (PUD) pursuant to the terms and provisions of Article VI Section 18 of the Zoning Ordinance of the City (the Zoning Ordinance).

In accordance with the requirements of Article VI of the Zoning Ordinance, Developer does hereby submit the following to the City for its approval:

A. **SUBMISSION OF APPLICATION.** In accordance with Article III, Section 6 & Article VI, Section 18 of the Zoning Ordinance, Developer has contemporaneously herewith submitted to the City all pertinent applications.

B. **AREA REQUIREMENTS.** In accordance with Article VI, Section 18.02B Property is in excess of the 200 Ac. Minimum for a PUD.

C. **CONTENTS OF APPLICATION.**

1. This application has been submitted to the City for Developer by:
Walter Schoel Engineering Co., Inc.
1001 22nd Street South
Birmingham, Alabama 35205
2. Current property zoning is PUD
3. Property is owned by
Vernon Real Estate, LLC
612 Spring Break Terrace
Birmingham, AL 35242

Corporation Members:
Jeff Vernon
Chris Vernon

4. **MASTER DEVELOPMENT PLAN.** In accordance with the provisions of Section 18.02C4 of Article VI of the Zoning Ordinance, a master development plan (the Master Plan) for the Property is attached hereto as Exhibit C and incorporated herein by reference.

5. **PLANNING CRITERIA OF THE PUD**

a. **LEGAL DESCRIPTION.** The legal description of the property is attached hereto as Exhibit A.

b. **GENERAL DESCRIPTION OF SURROUNDING AREA AND CURRENT ZONING.** The Property is located directly adjacent to Shelby County Highway 22 in the City of Calera, Shelby County, Alabama. The Property is contiguous to real property that is located within the corporate limits of the City. The Property is currently zoned PUD (Planned Unit Development) under the City of Calera, Alabama zoning ordinance.

c. **PLANNING OBJECTIVES.** The utilization of PUD zoning for the Property will (a) allow for the control of a mixed-use development for all of the Property; (b) permit concentrated land use densities in certain areas of the Property while maintaining land used densities under an overall basis which are comparable or even less than the densities permitted under conventional zoning classifications; and (c) allow and promote a an efficient land use that progresses through individual and distinct areas of a large neighborhood.

The proposed development will consist of a single-family residential development consisting of a mix of attached and detached residential dwelling units. Incorporated within the development will be a neighborhood swim facility. Although different types of single-family attached and detached residential development may occur on the Property, the Property will be limited, as a whole, to a maximum of 670 total single-family residential units.

d. **DEVELOPMENT SCHEDULE.** Development of the Property should commence immediately following the approval of this Development Plan by the City. It is contemplated that complete build out of the project will occur within ten (10) years following approval of this Development Plan. Market conditions will impact overall development schedule and may lengthen or shorten the development period.

e, f, g, h. **QUANTITATIVE DATA.**

(a) The only land use district planned for the Property is Planned Single-Family (PR-1), which will be the zoning district for the entire approximately 225 acres, more or less, comprising the Property. Within the PR-1 land use districts of the Property, approximately (i) 206 acres of the Property will be developed for single-family detached residential uses, (ii) 2 acres will be utilized for a neighborhood swim facility and (iii) approximately 17 acres will remain as common areas.

(b) The development criteria to be utilized for the Property, including such matters as minimum/maximum land use densities, setbacks, floor areas and other criteria, is set forth in Exhibit D attached hereto and incorporated herein by reference.

i. **PRINCIPAL TIES TO THE COMMUNITY.** The following utilities are available to serve the Property (through existing service lines situated on or in close proximity to the boundaries of the Property) or shall be available to serve the Property in the future:

<u>Type of Utility</u>	<u>Utility Provider</u>
Electricity	Alabama Power Company
Telephone	BellSouth Telephone Company
Water	Calera Water Board
Sanitary Sewer	Calera Public Works
Natural Gas	Calera Gas or ALAGASCO

j. **COMMON AREAS, OPEN SPACE.** The Homeowners Association will be in control of any common open space that exists for the benefit of the residents. This association will be responsible for the proper maintenance and control of the common open spaces.

k. **COVENANTS, CONDITIONS AND RESTRICTIONS, HOMEOWNERS ASSOCIATION, AND ARCHITECTURAL REVIEW COMMITTEE.**

The restrictive covenants for the Property shall be recorded contemporaneously with or after the recording of the first Subdivision Record Plat of the Property. The Architectural Review Committee and The Homeowners Association shall be established under the restrictive covenants. In the event of any conflict between the terms and provisions set forth in this Development Plan and any of the terms and provisions of the restrictive covenants then the more restrictive provisions shall at all times control.

l. **PLANNED STREET/SUBDIVISION DESIGNS.**

(1) The street/subdivision design standards and regulations for the property shall be the same as the subdivision regulations for the City. However, Developer may request that the City consider road design variations that may differ from the current City Subdivision Regulations. The Master Plan contemplates using alleys to provide access to certain lots for better traffic control, safety and aesthetics.

(2) The Master Plan is also a preliminary development plan for the Property, which is submitted with this Development Plan and, to the extent this Development Plan is approved by the City, such preliminary development plan shall be

deemed to be approved by the City and may be implemented for the Property. As shown in on the Master Plan, the proposed scheme of development for the Property will utilize cul-de-sacs. No vehicular access will be permitted between the Property and the adjacent properties, except as shown on the Master Plan.

(3) Street lighting may be utilized within the rights-of-way of any of the public streets within the Property; provided, however, that the cost of operating and maintaining the same, including the payment of all utility bills with respect thereto, shall be paid by the individual property owners of the Property (or any owners' associations for the respective portions of the Property served by such street lights).

(4) Informational signage which may identify the name of the proposed development for the Property and directional signage for the same shall be allowed to be erected within public or private road rights-of-way, including any medians thereto; provided, however, the City shall have no obligation to maintain any such informational signage located within any road rights-of-way.

(5) All storm sewers, lines, pipes, drains and conduit within the Property shall be constructed in accordance with the then applicable requirements of the City, shall be subject to inspection by the City and, to the extent located upon or within with rights-of-way of any public roads or storm easements which have been dedicated to the City, shall be maintained by the City.

(6) Building permits will be issued by the City only if the architectural review committee established under the applicable restrictive covenants for the Property has approved the plans and specifications for the proposed improvements.

m. **INTERIM USES.** The Property may be used for any of the following interim uses: for construction trailers and temporary parking to be utilized only during the development of the Property; utilization of the Property for cut and fill areas in connection with land mass grading operations; the temporary storage of construction materials, equipment and machinery in connection with the development of the Property; model homes utilized in connection with the sale of residential dwelling units within the Property; temporary signage advertising the Property for sale.

n. **LANDSCAPING CRITERIA.** Each residential lot within the Property shall have a minimum of one (1) large deciduous tree, which is either planted or retained in the front yard of each such residential lot. Areas of trees will be saved as will be allowed by the development of the property.

o. **ADDITIONAL OR SUBSEQUENT GOVERNMENT REQUIREMENTS.** Except as otherwise specifically provided to the contrary in this Development Plan, Developer and its successors and assigns shall comply with all existing ordinances, statutes, rules, regulations and requirements of the City (collectively, the Governmental Requirements), as the same may be amended from time to time; provided, however, that in the event (a) any conflict or ambiguity arises

between the terms and provisions set forth in this Development Plan and the terms and provisions set forth in any existing or future Governmental Requirements of the City, then the terms and provisions of this Development Plan shall at all times control and (b) the provisions of any existing Governmental Requirements of the City are amended or modified in any manner so as to impose more stringent requirements on the Development or use of any portion of the Property, then such increased or additional requirement shall not be effective as applied to the Property unless such change is mutually agreed upon by the City and all of the then present Owners (including Developer) of those portions of the Property to which such additional requirements shall apply.

p. **MUNICIPAL SERVICES.** The City agrees that all municipal services, rights and privileges afforded to residents of and properties within the corporate limits of the City, including, without limitation, fire and police protection, emergency medical and garbage and trash pick-up and removal services, shall be extended and provided to the Property on the same basis as such services are provided to all other residence and other properties within the corporate limits of the City.

q. **MISCELLANEOUS PROVISIONS.** Each exhibit which is referenced and attached to this Development Plan is incorporated herein as if set out fully in the body hereof. The captions or headings use herein are included for convenience and general reference only and shall not be construed to describe, define or limit the scope, intent or construction of this Development Plan. Neither this Development Plan nor any provision thereof may be waived, modified or amended, except by written instrument signed by the party against whom the enforcement of such waiver, modification or amendment is sought and then only to the extent specifically set forth in such instrument. This Development Plan shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The rights and interests of Developer set forth herein may be transferred and assigned to any subsequent owner of any portion of the Property. This Development Plan shall be governed by, and construed in accordance with, the laws of the State of Alabama. This Development Plan constitutes the entire and complete agreement between the parties hereto and supersedes any and all oral or written agreements or understandings between the parties with respect to the subject matter hereof. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions set forth herein. If any term or provision of this Development Plan or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Development Plan or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, Developer has caused this Development Plan to be executed as of the day and year first above written.

Vernon Real Estate, LLC, an Alabama
limited liability corporation

By: _____
Name: _____
Its: _____

APPROVAL OF APPLICATION

The foregoing Planned Unit Development Zoning Application and Development Plan April 19th, 2013 is hereby approved.

**THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CALERA, ALABAMA**

By: _____
Its Chairman

**CITY COUNCIL OF THE CITY OF CALERA,
ALABAMA**

By: _____
Its Council President

By: _____
Its Mayor

Exhibit A

Legal Description of Property

A parcel of land being located in the South half of Section 31, Township 21 South, Range 2 West, and the East half of the West half of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, also being portions of those properties described in Book 345, Page 695; Instrument No. 1993-08838 and Book 345, Page 704; being more particularly described as follows with a bearing basis being the Right of Way for Shelby County Highway 22:

Commence and begin at a 3/4 inch rebar found at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 2°59'41" East 1364.37 feet to a 1/2 inch rebar found; thence South 3°29'39" East 1329.29 feet to a 1/2 inch rebar set (all set with a "CAE 00010" imprinted on a yellow cap); thence South 89°11'38" West 1346.74 feet to "K B Weygand" iron pin found; thence South 4°16'44" East 664.29 feet to a capped rebar found; thence North 89°04'15" East 72.79 feet to a 1/2 inch rebar set; thence South 3°09'12" East 663.08 feet along an agreed upon fence line per Case No. CV 96-577 to a 1/2 inch rebar set; thence South 88°31'47" West 14.23 feet; thence South 5°35'11" East 566.02 feet to a point established by W.M. Varnon in February of 2005; thence South 84°24'51" West 386.53 feet to a point established by W. M. Varnon in February of 2005; thence South 36°57'15" West 325.72 feet to a point established by W. M. Varnon in February of 2005; thence South 5°03'24" East 490.00 feet to a point established by W. M. Varnon in February of 2005; thence South 72°15'31" West 146.04 feet to a 1 inch crimp iron found; thence South 30°07'08" West 188.92 feet to a 1/2 inch crimp iron found; thence South 44°12'35" West 244.64 feet along the North line of Instrument 1994-15035 to a 1/4 inch rebar found; thence South 39°48'44" East 344.29 feet to a 1/4 inch rebar found on the North right of way line of Shelby County Highway 22; thence South 50°10'00" West 163.67 feet along the North right of way line of Shelby County Highway 22 to a iron pin capped "JAR"; thence North 39°16'12" West 300.00 feet along the East line of Instrument No. 1999-46404 to an iron pin capped "JAR"; thence South 50°07'18" West 119.86 feet to an iron pin capped "JAR"; thence North 39°14'30" West 27.66 feet to a 1/4 inch rebar found at the Northeast corner of Book 329, Page 485; thence South 50°45'16" West 232.27 feet to a pipe found on the East line of Instrument No. 1995-09796; thence North 2°59'06" West 701.20 feet to an iron pin capped "JAR" being the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 6, Township 22 South, Range 2 West; thence North 89°39'37" East 45.47 feet to a 1/2 inch crimp iron found at an agreed upon property line shown on the Albright Baker Survey as recorded in Map Book 6, Page 104 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 3°45'09" West 1591.42 feet along said agreed upon property line to a 1/2 inch crimp found at the Northeast corner of the Albright Baker Survey, also being at the Southeast corner of the Albright Estate Distribution recorded in Instrument No. 1992-16870; thence North 3°49'08" West 2172.44 feet along said East line of the Albright Estate to a 1 inch pipe found; thence North 3°34'33" West 1610.59 feet to an iron pin capped "K B Weygand" at the Southwest corner of Savannah Pointe Sector VI as recorded in Map Book 30, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 88°57'40" East 1316.08 feet to an iron pin capped "K B Weygand"; thence North 88°58'06" East 1218.74 feet along the South line of Savannah Pointe Sector III, Phase I as recorded in Map Book 25, Page 113 in the Office of the Judge of Probate of Shelby County, Alabama to a point on a curve to the right, concave Southerly with a radius of 280.00 feet, a central angle of 26°27'13", a chord bearing of North 75°27'20" East and a chord of 128.15 feet; thence run Northeasterly, then Easterly 129.28 feet along the arc of said curve to a 1/2 inch rebar found; thence South 3°56'14" East 30.00 feet to the point of beginning.

LESS AND EXCEPT: the Amended Map of Savannah Pointe Sector IX as recorded in Map Book 37, Page 51 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: All that part lying in the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West more particularly described as Parcel No. 28-3-06-0-001-002.001.

Situated in Shelby County, Alabama.

EXHIBIT D
DEVELOPMENT CRITERIA FOR PLANNED SINGLE-FAMILY (PR-1)
DISTRICTS

A. **Minimum/Maximum Land Use Density.** The Master Plan for the Property indicates that the Property consists of approximately 225 total acres, more or less, of land, which will be developed or utilized for the following purposes:

Single Family Detached Dwellings	206 acres
Common Areas	17 acres
<u>Swim Facility</u>	<u>2 acres</u>
Total Approximate Acreage	225 acres

All of the Property is zoned PR-1, which would allow, as a conditional use, the swim facility.

The maximum number of single-family dwelling units which may be constructed within the Property shall not exceed 675 dwelling units.

B. **Setbacks/Yards.** The following minimum building setback requirements shall be applicable to the Single Family Detached dwellings:

Front Setback	15 feet
Rear Setback*	20 feet
Side Setback	5 feet with 20 foot minimum requirement between dwellings

- * Homes constructed with rear loaded, attached garage units will have a 10' rear setback. Additionally, the rear setback will be reduced to 5' in the event that the garage units are detached from the home.

The following minimum building setback requirements shall be applicable to the swim facility:

Front Setback	20 feet
Rear Setback	20 feet
Side Setback	20 feet

Any parking areas or parking lots on the swim facility shall be located a minimum of ten (10) feet from the property lines of the adjoining single family lots.

C. **Floor Areas.**

The minimum floor area for any single-family detached residential dwellings constructed on the Property shall be 1,200 square feet with respect to one-story dwellings, 1,400 square feet for one and one-half story dwellings and 1,600 gross square feet of heated and cooled areas for two-story dwellings.

The minimum floor area for any townhome dwellings constructed on the Property shall be 1,000 square feet with respect to one (1) story dwellings, one and a half (1-1/2) or two (2) story townhome shall have a minimum of 500 square feet on the first floor with a total minimum square footage for the townhome of 1000 square feet.

D. **Minimum Lot Size.** The minimum lot size for any Lot within the Property for a single family detached dwelling shall be not less than 6,000 gross square feet in area for a 60' wide lot, 6,500 gross square feet in area for a 65' wide lot, and 7,000 gross square feet in area for a 70' wide lot. Each dwelling unit constructed on the Property must be located on an individual lot and more than one (1) dwelling per lot is prohibited.

E. **Maximum Building Height.** No dwellings or buildings constructed on the Property shall exceed two (2) stories in height (excluding basements).

F. **Off-Street Parking.** Each single-family residential dwelling unit within the Property shall provide for off-street parking for at least two (2) vehicles (which may be either in a garage, basement, carport, driveway or other off-street parking area).

G. **Signage.** All street and traffic signage for the Property shall at all times comply with the minimum standards of the City. The restrictive covenants for the Property may adopt standards for mailboxes and other signage, such as for sale and for rent signage, utilized within the Property as well as other guidelines and architectural standards for any other signage to be utilized within the Property.

H. **Greenbelt and Open Spaces.** No specific greenbelt or open spaces shall be required for any of the Property.

I. **Exterior Lighting.** Exterior light fixtures on any dwelling within the Property shall not be installed higher than the eaves of such dwellings. Freestanding streetlights shall be allowed within any of the areas of the Property. Additional lighting standards and regulations may be provided in the restrictive covenants for the Property.

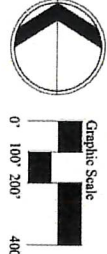
J. **Conditional Uses.** Any portion of the Property may be utilized for any of the conditional uses authorized in PR-1 Districts under the City's PUD Zoning Ordinance.



Lot Legend

- 60'x120' MINIMUM LOT SIZE
- 70'x120' MINIMUM LOT SIZE

DISCLAIMER: THIS MASTER PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
DATE: NOVEMBER 10, 2020



CONCEPT MASTER PLAN CHARLESTON PLACE CITY OF CALERA SHELBY COUNTY, ALABAMA

drapac
capital partners

ST. BOURKE
1123 Zoukoff Road NE, Suite 30
Atlanta, GA 30306
678.853.2510 | info@stb.com



PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN

**SUBMITTED BY SAVANNAH POINT, LLC
TO
THE CITY OF CALERA**

DATE: MAY 27TH, 2005

REVISED: JULY 7TH, 2005

**Planned Unit Development
Zoning Application and Development Plan**

INDEX

Planned Unit Development Zoning Application and Development Plan

Exhibit A - Legal Description of Property

Exhibit B - Topographic Map

Exhibit C - Master Plan

Exhibit D - Development Criteria for Planned Single-Family (PR-1) Districts

PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN

**PLANNED UNIT DEVELOPMENT ZONING APPLICATION
AND DEVELOPMENT PLAN**

THIS PLANNED UNIT DEVELOPMENT ZONING APPLICATION AND DEVELOPMENT PLAN (this Development Plan) dated May 27th, 2005 is submitted by SAVANNAH POINT, LLC, an Alabama limited liability corporation (Developer), to the CITY OF CALERA, ALABAMA, an Alabama municipal corporation (the City).

RECITALS:

Developer is the owner of that certain real property (the Property) situated in the City of Calera in Shelby County, Alabama, which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

Developer desires to develop the Property for mixed uses which will include detached and attached single-family residential housing and a swim facility. The Property comprises approximately 225 total acres, more or less, of land.

Developer desires that all of the Property be zoned as a Planned Unit Development (PUD) pursuant to the terms and provisions of Article VI Section 18 of the Zoning Ordinance of the City (the Zoning Ordinance).

In accordance with the requirements of Article VI of the Zoning Ordinance, Developer does hereby submit the following to the City for its approval:

A. **SUBMISSION OF APPLICATION.** In accordance with Article III, Section 6 & Article VI, Section 18 of the Zoning Ordinance, Developer has contemporaneously herewith submitted to the City all pertinent applications.

B. **AREA REQUIREMENTS.** In accordance with Article VI, Section 18.02B Property is in excess of the 200 Ac. Minimum for a PUD.

C. **CONTENTS OF APPLICATION.**

1. This application has been submitted to the City for Developer by:
Walter Schoel Engineering Co., Inc.
1001 22nd Street South
Birmingham, Alabama 35205
2. Current property zoning is A-1, Agricultural District
3. Property is owned by
Savannah Point, LLC
2236 Cahaba Valley Drive
Birmingham, Alabama 35242

Corporation Members:
Alan Howard
Clark Parker
Curtis Harper

4. **MASTER DEVELOPMENT PLAN.** In accordance with the provisions of Section 18.02C4 of Article VI of the Zoning Ordinance, a master development plan (the Master Plan) for the Property is attached hereto as Exhibit B and incorporated herein by reference.

5. **PLANNING CRITERIA OF THE PUD**

a. **LEGAL DESCRIPTION.** The legal description of the property is attached hereto as Exhibit A.

b. **GENERAL DESCRIPTION OF SURROUNDING AREA AND CURRENT ZONING.**
The Property is located directly adjacent to Shelby County Highway 22 in the City of Calera, Shelby County, Alabama. The Property is contiguous to real property that is located within the corporate limits of the City. The Property is currently zoned MR (Municipal Reserve District) under the City of Calera, Alabama zoning ordinance.

c. **PLANNING OBJECTIVES.** The utilization of PUD zoning for the Property will (a) allow for the control of a mixed-use development for all of the Property; (b) permit concentrated land use densities in certain areas of the Property while maintaining land use densities under an overall basis which are comparable or even less than the densities permitted under conventional zoning classifications; and (c) allow and promote a an efficient land use that progresses through individual and distinct areas of a large neighborhood.

The proposed development will consist of a single-family residential development consisting of a mix of attached and detached residential dwelling units. Incorporated within the development will be a neighborhood swim facility. Although different types of single-family attached and detached residential development may occur on the Property, the Property will be limited, as a whole, to a maximum of 929 total single-family residential units.

d. **DEVELOPMENT SCHEDULE.** Development of the Property should commence immediately following the approval of this Development Plan by the City. It is contemplated that complete build out of the project will occur within ten (10) years following approval of this Development Plan. Market conditions will impact overall development schedule and may lengthen or shorten the development period.

e, f, g, h. **QUANTITATIVE DATA.**

(a) The only land use district planned for the Property is Planned Single-Family (PR-1), which will be the zoning district for the entire approximately 225 acres, more or less, comprising the Property. Within the PR-1 land use districts of the Property, approximately (i) 181 acres of the Property will be developed for single-family detached residential uses, (ii) 27 acres will be developed for townhomes (iii) 3 acres will be

utilized for a neighborhood swim facility and (iv) approximately 14 acres will remain as common areas.

(b) The development criteria to be utilized for the Property, including such matters as minimum/maximum land use densities, setbacks, floor areas and other criteria, is set forth in Exhibit D attached hereto and incorporated herein by reference.

i. **PRINCIPAL TIES TO THE COMMUNITY.** The following utilities are available to serve the Property (through existing service lines situated on or in close proximity to the boundaries of the Property) or shall be available to serve the Property in the future:

<u>Type of Utility</u>	<u>Utility Provider</u>
Electricity	Alabama Power Company
Telephone	BellSouth Telephone Company
Water	Calera Water Board
Sanitary Sewer	Calera Public Works
Natural Gas	Calera Natural Gas

j. **COMMON AREAS, OPEN SPACE.** The Homeowners Association will be in control of any common open space that exists for the benefit of the residents. This association will be responsible for the proper maintenance and control of the common open spaces.

k. **COVENANTS, CONDITIONS AND RESTRICTIONS, HOMEOWNERS ASSOCIATION, AND ARCHITECTURAL REVIEW COMMITTEE.**

The restrictive covenants for the Property shall be recorded contemporaneously with or after the recording of the first Subdivision Record Plat of the Property. The Architectural Review Committee and The Homeowners Association shall be established under the restrictive covenants. In the event of any conflict between the terms and provisions set forth in this Development Plan and any of the terms and provisions of the restrictive covenants then the more restrictive provisions shall at all times control.

l. **PLANNED STREET/SUBDIVISION DESIGNS.**

(1) The street/subdivision design standards and regulations for the property shall be the same as the subdivision regulations for the City. However, Developer may request that the City consider road design variations that may differ from the current City Subdivision Regulations. The Master Plan contemplates using alleys to provide access to certain lots for better traffic control, safety and aesthetics.

(2) The Master Plan is also a preliminary development plan for the Property, which is submitted with this Development Plan and, to the extent this

Development Plan is approved by the City, such preliminary development plan shall be deemed to be approved by the City and may be implemented for the Property. As shown in on the Master Plan, the proposed scheme of development for the Property will utilize cul-de-sacs. No vehicular access will be permitted between the Property and the adjacent properties, except as shown on the Master Plan.

(3) Street lighting may be utilized within the rights-of-way of any of the public streets within the Property; provided, however, that the cost of operating and maintaining the same, including the payment of all utility bills with respect thereto, shall be paid by the individual property owners of the Property (or any owners' associations for the respective portions of the Property served by such street lights).

(4) Informational signage which may identify the name of the proposed development for the Property and directional signage for the same shall be allowed to be erected within public or private road rights-of-way, including any medians thereto; provided, however, the City shall have no obligation to maintain any such informational signage located within any road rights-of-way.

(5) All storm sewers, lines, pipes, drains and conduit within the Property shall be constructed in accordance with the then applicable requirements of the City, shall be subject to inspection by the City and, to the extent located upon or within with rights-of-way of any public roads or storm easements which have been dedicated to the City, shall be maintained by the City.

(6) Building permits will be issued by the City only if the architectural review committee established under the applicable restrictive covenants for the Property has approved the plans and specifications for the proposed improvements.

m. INTERIM USES. The Property may be used for any of the following interim uses: for construction trailers and temporary parking to be utilized only during the development of the Property; utilization of the Property for cut and fill areas in connection with land mass grading operations; the temporary storage of construction materials, equipment and machinery in connection with the development of the Property; model homes utilized in connection with the sale of residential dwelling units within the Property; temporary signage advertising the Property for sale.

n. LANDSCAPING CRITERIA. Each residential lot within the Property shall have a minimum of one (1) large deciduous tree, which is either planted or retained in the front yard of each such residential lot. Areas of trees will be saved as will be allowed by the development of the property.

o. ADDITIONAL OR SUBSEQUENT GOVERNMENT REQUIREMENTS. Except as otherwise specifically provided to the contrary in this Development Plan, Developer and its successors and assigns shall comply with all existing ordinances, statutes, rules, regulations and requirements of the City (collectively, the Governmental Requirements), as the same may be amended from time to time; provided, however, that in the event (a) any conflict or ambiguity arises between the terms and provisions set forth in this Development Plan and the terms and provisions set forth in any existing or future

Governmental Requirements of the City, then the terms and provisions of this Development Plan shall at all times control and (b) the provisions of any existing Governmental Requirements of the City are amended or modified in any manner so as to impose more stringent requirements on the Development or use of any portion of the Property, then such increased or additional requirement shall not be effective as applied to the Property unless such change is mutually agreed upon by the City and all of the then present Owners (including Developer) of those portions of the Property to which such additional requirements shall apply.

p. **MUNICIPAL SERVICES.** The City agrees that all municipal services, rights and privileges afforded to residents of and properties within the corporate limits of the City, including, without limitation, fire and police protection, emergency medical and garbage and trash pick-up and removal services, shall be extended and provided to the Property on the same basis as such services are provided to all other residence and other properties within the corporate limits of the City.

q. **MISCELLANEOUS PROVISIONS.** Each exhibit which is referenced and attached to this Development Plan is incorporated herein as if set out fully in the body hereof. The captions or headings use herein are included for convenience and general reference only and shall not be construed to describe, define or limit the scope, intent or construction of this Development Plan. Neither this Development Plan nor any provision thereof may be waived, modified or amended, except by written instrument signed by the party against whom the enforcement of such waiver, modification or amendment is sought and then only to the extent specifically set forth in such instrument. This Development Plan shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The rights and interests of Developer set forth herein may be transferred and assigned to any subsequent owner of any portion of the Property. This Development Plan shall be governed by, and construed in accordance with, the laws of the State of Alabama. This Development Plan constitutes the entire and complete agreement between the parties hereto and supersedes any and all oral or written agreements or understandings between the parties with respect to the subject matter hereof. It is expressly agreed that there are no verbal understandings or agreements which in any way change the terms, covenants and conditions set forth herein. If any term or provision of this Development Plan or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Development Plan or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, Developer has caused this Development Plan to be executed as of the day and year first above written.

SAVANNAH POINT, LLC, an Alabama
limited liability corporation

By: _____

Name: _____

Its: _____

APPROVAL OF APPLICATION

The foregoing Planned Unit Development Zoning Application and Development Plan revised July 7, 2005 is hereby approved.

**THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CALERA, ALABAMA**

By: _____
Its Chairman

**CITY COUNCIL OF THE CITY OF CALERA,
ALABAMA**

By: _____
Its Council President

By: _____
Its Mayor

Exhibit A

Legal Description of Property

A parcel of land containing 224.93 acres, more or less, being located in the South half of Section 31, Township 21 South, Range 2 West and the East half of the West half of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, also being portions of those properties described in Book 345, Page 695; Instrument No. 1993-08838 and Book 345, Page 704; being more particularly described as follows with a bearing basis being the Right of Way for Shelby County Highway 22:

Commence at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South 2°59'41" East 1225.45 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue South 2°59'41" East 138.92 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 31; thence South 3°29'39" East 1329.29 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 31; thence South 89°11'38" West 1346.74 feet to the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 31; thence South 04°16'44" East 664.29 feet to a point; thence North 89°04'15" East 72.79 feet to a point; thence South 3°09'12" East 663.08 feet along an agreed upon fence line per Case No. CV 96-577 to a point; thence South 88°31'47" West 14.23 feet; thence South 05°35'11" East 566.02 feet to a point; thence South 84°24'51" West 386.53 feet to a point; thence South 36°57'15" West 325.72 feet to a point; thence South 05°03'24" East 490.00 feet (Record) South 05°04'01" East 497.71 feet (Calc.) to a point; thence South 72°15'31" West 146.04 feet to a point; thence South 30°07'08" West 188.92 feet to a point; thence South 44°12'35" West 244.64 feet along the North line of Instrument 1994-15035 to a point; thence South 39°48'44" East 344.29 feet to a point on the North right-of-way line of Shelby County Highway 22; thence South 50°10'00" West 163.67 feet along the North right of way line of Shelby County Highway 22 to a point; thence North 39°16'12" West 300.00 feet along the East line of Instrument No. 1999-46404 to a point; thence South 50°07'18" West 119.86 feet along the North line of Instrument No. 1999-46404 to a point; thence North 39°14'30" West 27.66 feet along the East line of Book 329, Page 485 to a point at the Northeast Corner of Book 329, Page 485; thence South 50°45'16" West 232.27 feet along the North line of Book 329, Page 485 and Book 318, Page 459 to a point on the East line of Instrument No. 1995-09796; thence North 2°59'06" West 701.20 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89°39'37" East 45.47 feet to a point at an agreed upon property line shown on the Albright Baker Survey as recorded in Map Book 6, Page 104 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 3°45'09" West 1591.42 feet along said agreed upon property line to the Northeast corner of the Albright Baker Survey, also being at the Southeast Corner of the Albright Estate Distribution recorded in Instrument No. 1992-16870; thence North 3°49'08" West 2172.44 feet along said East line of the Albright Estate to a point; thence North 3°34'33" West 1610.59 feet to the Southwest Corner of Savannah Pointe Sector VI as recorded in Map Book 30, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 31; thence North 88°57'40" East 1316.08 feet along the South line of said Savannah Pointe Sector VI and the North line of the Northeast Quarter of the Southwest Quarter of said Section 31 to the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 31; thence North 88°58'06" East 296.04 feet along the South line of Savannah Pointe Sector VI, the South line of Savannah Pointe Sector III, Phase I as recorded in Map Book 25, Page 113 in the Office of the Judge of Probate of Shelby County, Alabama and the North line of the Northwest Quarter of the Southeast Quarter of said Section 31 to a point; thence South 15°21'26" East 248.59 feet to a point; thence South 5°27'01" West 100.69 feet to a point; thence South 5°50'00 East 125.49 feet to a point; thence South 27°45'04" East 136.95 feet to a point; thence South 57°10'49" East 82.38 feet to a point; thence South 73°52'35" East 206.72 feet to a point; thence South 38°39'03" East 169.19 feet to a point; thence South 71°40'09" East 75.33 feet to a point; thence South 78°43'50" East 233.15 feet to a point; thence South 55°17'46" East 100.84 feet to a point; thence South 20°56'11" East 79.03 feet to a point; thence South 33°56'05" East 57.11 feet to a point; thence South 47°00'00" East 36.74 feet to a point; thence South 56°56'08" East 68.48 feet to a point; thence South 46°41'07" East 108.47 feet to the Point of Beginning.

EXHIBIT D
DEVELOPMENT CRITERIA FOR PLANNED SINGLE-FAMILY (PR-1)
DISTRICTS

A. **Minimum/Maximum Land Use Density.** The Master Plan for the Property indicates that the Property consists of approximately 225 total acres, more or less, of land, which will be developed or utilized for the following purposes:

Single Family Detached Dwellings	181 acres
Townhomes	27 acres
Common Areas	14 acres
Swim Facility	3 acres
Total Approximate Acreage	225 acres

All of the Property is zoned PR-1, which would allow, as a conditional use, the swim facility.

The maximum number of single-family dwelling units which may be constructed within the Property shall not exceed 929 dwelling units.

B. **Setbacks/Yards.** The following minimum building setback requirements shall be applicable to the Single Family Detached dwellings:

Front Setback	10 feet
Rear Setback*	10 feet
Side Setback	10 feet between dwellings

The following minimum building setback requirements shall be applicable to the townhomes:

Front Setback	10 feet
Rear Setback*	10 feet
Side Setback	0 feet

* Where a lot abuts an alley the rear setback may be reduced to 5 feet.

The following minimum building setback requirements shall be applicable to the swim facility:

Front Setback	20 feet
Rear Setback	20 feet
Side Setback	20 feet

Any parking areas or parking lots on the swim facility shall be located a minimum of ten (10) feet from the property lines of the adjoining single family lots.

C. **Floor Areas.**

The minimum floor area for any single-family detached residential dwellings constructed on the Property shall be 1,200 square feet with respect to one-story dwellings, 1,400 square feet for one and one-half story dwellings and 1,600 gross square feet of heated and cooled areas for two-story dwellings.

The minimum floor area for any townhome dwellings constructed on the Property shall be 1,000 square feet with respect to one (1) story dwellings, one and a half (1-1/2) or two (2) story townhome shall have a minimum of 500 square feet on the first floor with a total minimum square footage for the townhome of 1000 square feet.

D. **Minimum Lot Size.** The minimum lot size for any Lot within the Property for a single family detached dwelling shall be not less than 4,000 gross square feet in area for a 40' wide lot, 5,000 gross square feet in area for a 50' wide lot, 5,300 gross square feet in area for a 53' wide lot, and 6,000 gross square feet in area for a 60' wide lot. Townhome lots shall be a minimum of 18' wide at the building line. Each dwelling unit constructed on the Property must be located on an individual lot and more than one (1) dwelling per lot is prohibited.

E. **Maximum Building Height.** No dwellings or buildings constructed on the Property shall exceed two (2) stories in height (excluding basements).

F. **Off-Street Parking.** Each single-family residential dwelling unit within the Property shall provide for off-street parking for at least two (2) vehicles (which may be either in a garage, basement, carport, driveway or other off-street parking area).

G. **Signage.** All street and traffic signage for the Property shall at all times comply with the minimum standards of the City. The restrictive covenants for the Property may adopt standards for mailboxes and other signage, such as for sale and for rent signage, utilized within the Property as well as other guidelines and architectural standards for any other signage to be utilized within the Property.

H. **Greenbelt and Open Spaces.** No specific greenbelt or open spaces shall be required for any of the Property.

I. **Exterior Lighting.** Exterior light fixtures on any dwelling within the Property shall not be installed higher than the eaves of such dwellings. Freestanding streetlights shall be allowed within any of the areas of the Property. Additional lighting standards and regulations may be provided in the restrictive covenants for the Property.

J. **Conditional Uses.** Any portion of the Property may be utilized for any of the conditional uses authorized in PR-1 Districts under the City's PUD Zoning Ordinance.