



20231129000344670 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
11/29/2023 08:01:12 AM FILED/CERT

**CALERA PLANNING COMMISSION
RESOLUTION NO. PZ-2023-0001**

**A RESOLUTION APPROVING AN APPLICATION FOR CONDITIONAL USE
BY DAVID COMER FOR 12093 HIGHWAY 25**

WHEREAS, David Comer has applied for approval of a conditional use for property located at 12093 Highway 25, Calera, AL, Parcel # 28 5 22 0 000 005.001; and

WHEREAS, the property is zoned B-2 and the proposed use is for a recreational vehicle campground, which is a conditional use in a B-2 District; and

WHEREAS, the Planning Commission has reviewed the materials furnished with the application and held a public hearing at which comments for and against the proposed use were presented, and finds that the application satisfies the requirements of Art. 2 § 2.9 of the Calera Zoning Ordinance, with conditions as set out below;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
OF THE CITY OF CALERA AS FOLLOWS:**

Section 1. That the application for conditional use is approved and the property located at 12093 Highway 25, Calera, AL, Parcel # 28 5 22 0 000 005.001 may be used as a recreational vehicle campground, subject to the following conditions:

- A. No more than 24 spaces with two types of short-term rentals with no auto-renewal: RV spaces (2/3 of spaces) and fully set-up RVs owned by campground owner (1/3 of spaces).
- B. Interior roads and RV spaces to be paved.
- C. Landscaping to be professionally installed and maintained.
- D. Amenities to include restrooms, showers, laundry, storage, and garbage collection.
- E. Improvements to intersection of County Hwy 310 and State Hwy 25 as recommended by engineering study.
- F. No RVs over 10 years old.
- G. 14-day limit on occupancy, may return after 30 days.
- H. No loud music, generators, or other equipment or appliances.



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I. Natural buffer (trees/shrubs) along State Hwy 25.

J. Streetlight/security light at entrance.

K. Firefighting equipment of the type and quantity acceptable to the state fire marshal or local fire department to be provided.

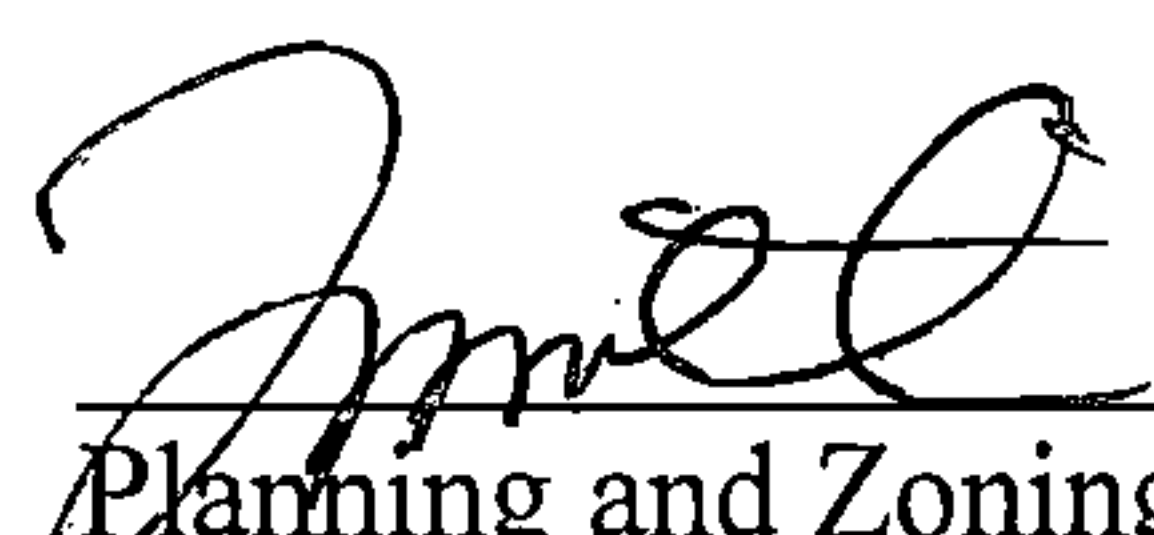
L. All sewer, water, toilet, shower, and other building standards to be met.

Section 2. This resolution shall be recorded and filed as required by the zoning ordinance.

ADOPTED AND APPROVED THIS 9th DAY OF OCTOBER 2023.

By: 
Its: Chairman

ATTEST:


Planning and Zoning Clerk

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
CR Equities, LLC
309 Hwy 310
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

20181102000389920 1/2 \$93.00
Shelby Cnty Judge of Probate, AL
11/02/2018 01:02:19 PM FILED/CERT

That in consideration of SEVENTY FIVE THOUSAND and 00/100 Dollars (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, KERMIT H. ROBERSON, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto CR EQUITIES, LLC., an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1B, according to a Resurvey of Lot 1 of Roberson Subdivision as recorded in Map Book 43, Page 9, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mining Rights leased, granted or retained by prior owners;
4. Current Zoning Classification and Use Restrictions.

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

This property constitutes no part of the homestead of the Grantor(s), or of his/her/their respective spouses.

Kermit H. Roberson is the surviving grantee of Deed recorded in Real Book 339, Page 73, in the Probate Office of Shelby County, Alabama. The other grantee, Mary C. Roberson, having died on or about the 25th day of October, 1996.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantor does for himself and for his heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

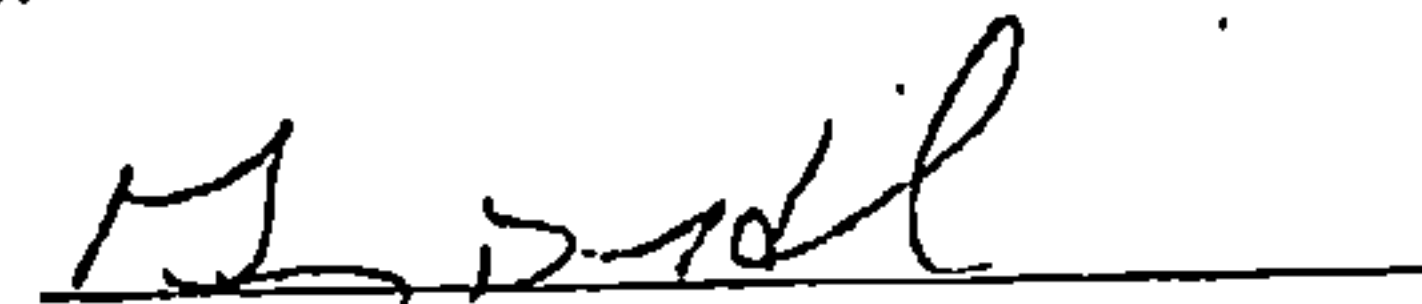
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 31st day of October, 2018.


Kermit H. Roberson

STATE OF ALABAMA)
COUNTY OF SHELBY)

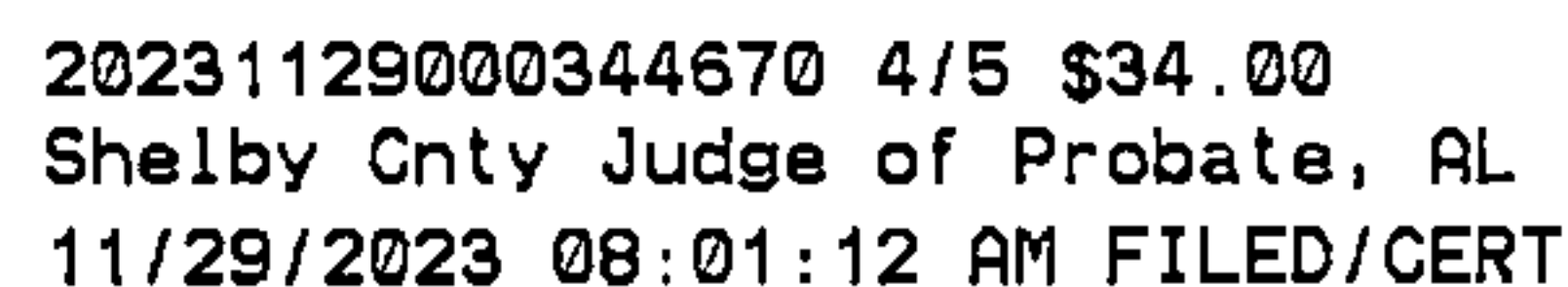
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kermit H. Roberson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand, this 31st day of October, 2018.

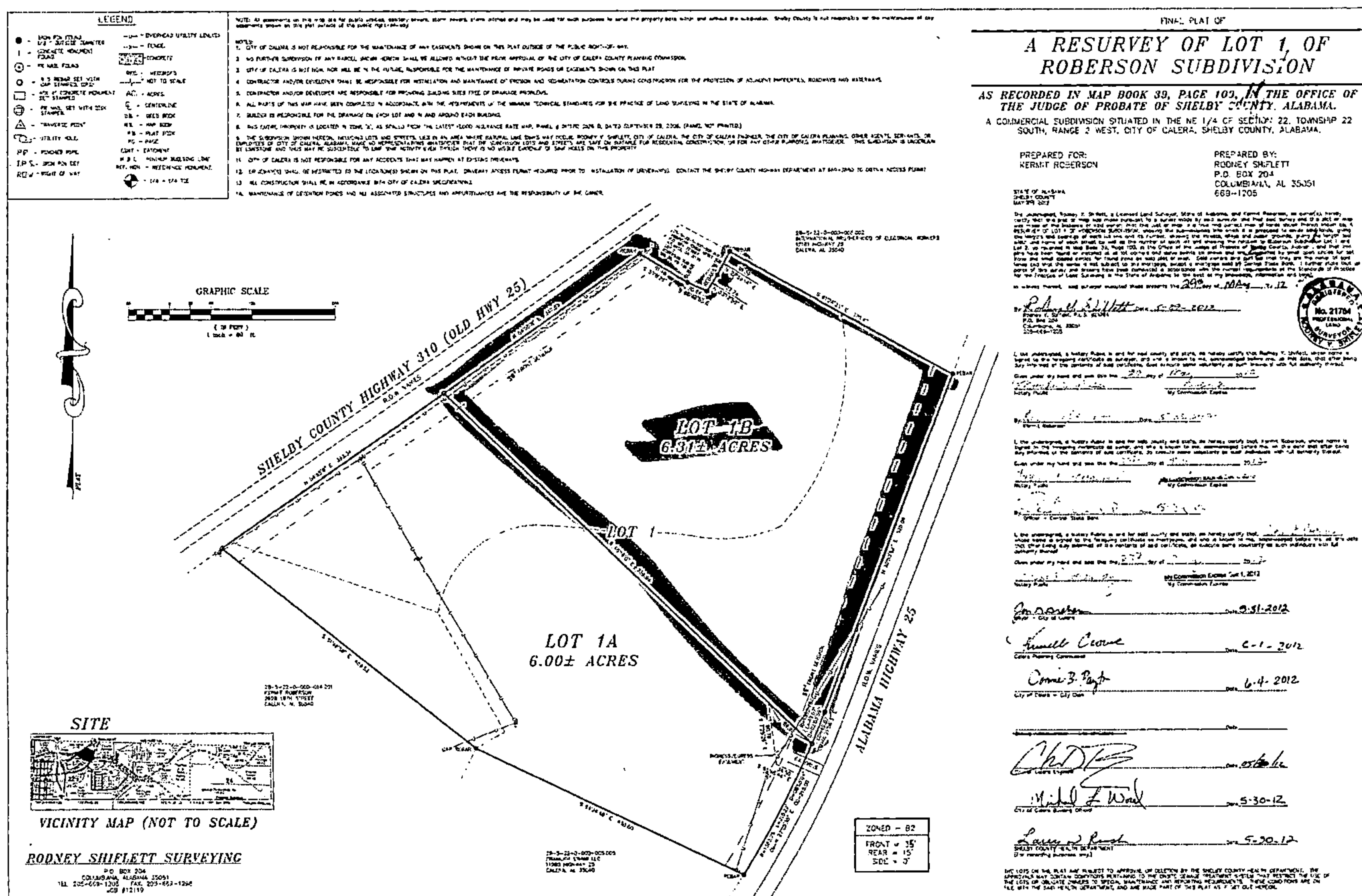

NOTARY PUBLIC

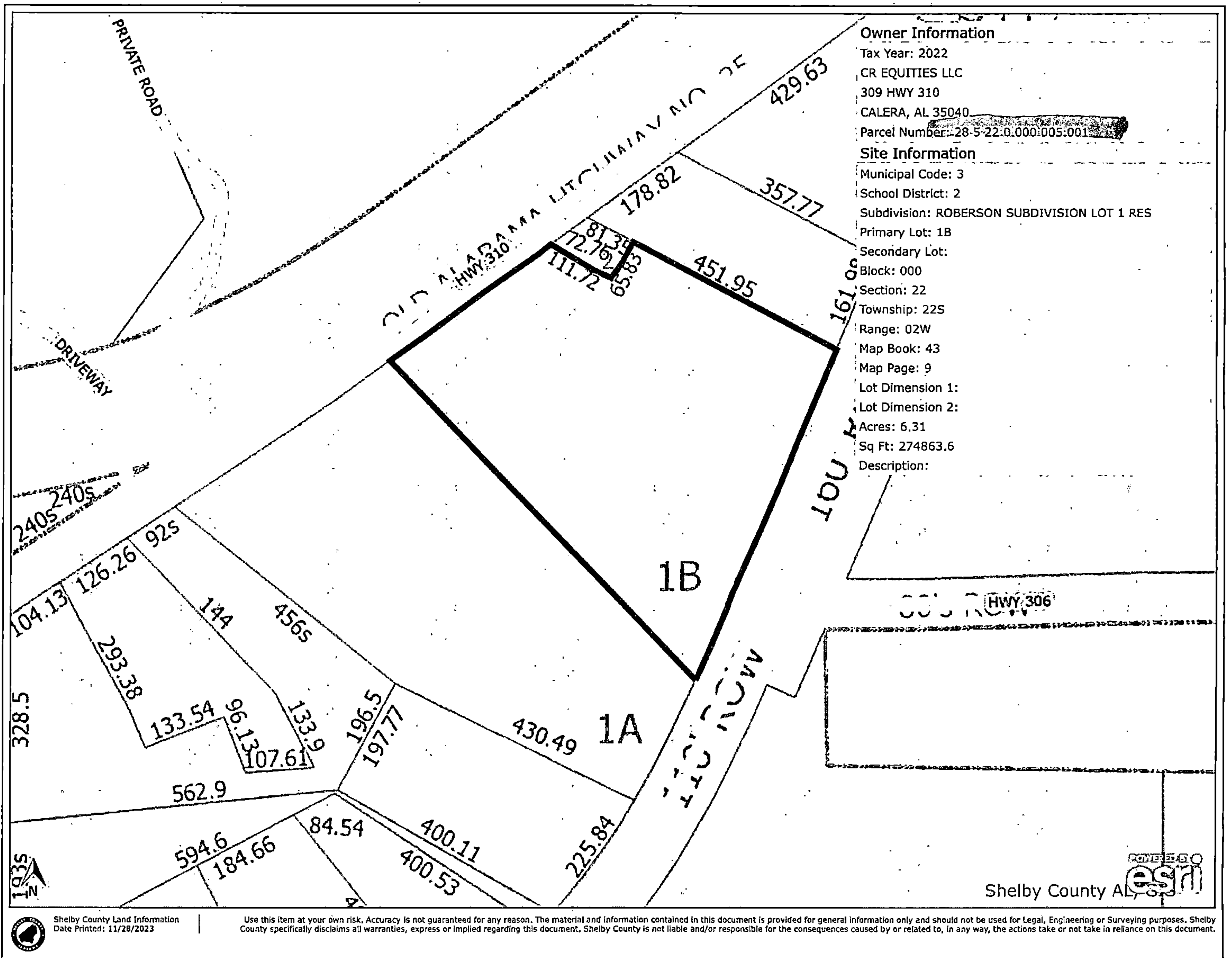
My Commission Expires: 8-25-19

Shelby County, AL 11/02/2018
State of Alabama
Deed Tax: \$75.00



2025 RELEASE UNDER E.O. 14176





Owner Information

Tax Year: 2022

CR EQUITIES LLC

309 HWY 310

CALERA, AL 35040

Parcel Number: 28-5-22-0-000-005-001

Site Information

Municipal Code: 3

School District: 2

Subdivision: ROBERSON SUBDIVISION LOT 1 RES

Primary Lot: 1B

Secondary Lot:

Block: 000

Section: 22

Township: 22S

Range: 02W

Map Book: 43

Map Page: 9

Lot Dimension 1:

Lot Dimension 2:

Acres: 6.31

Sq Ft: 274863.6

Description:

ALABAMA HIGHWAY 306



Shelby County AL



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