



PLANNING AND ZONING COMMISSION
August 18, 2025
STAFF REPORT

CASE NUMBER	<p>ZONING/REGULATIONS ANALYSIS</p> <p>The location is in transition. There are lots that are B-3 adjacent but past that is Agricultural and Light Industrial. The Future Land Use Plan shows the site as being an Employment Center. The Zoning of M-1 is appropriate for the Future Land Use.</p> <table border="1"> <thead> <tr> <th><i>DIRECTION</i></th> <th><i>ADJACENT LAND USE</i></th> <th><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td><i>N</i></td> <td></td> <td><i>B-3</i></td> </tr> <tr> <td><i>E</i></td> <td></td> <td><i>County</i></td> </tr> <tr> <td><i>S</i></td> <td></td> <td><i>B-3</i></td> </tr> <tr> <td><i>W</i></td> <td></td> <td><i>County</i></td> </tr> </tbody> </table> <p>NEXT STEPS IF RECOMMENDED</p> <p>Sept 8th – City Council Set Public Hearing Sept 14th – Full Advertisement Sept 21st – Synopsis Oct 13th – City Council Public Hearing</p>		<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>B-3</i>	<i>E</i>		<i>County</i>	<i>S</i>		<i>B-3</i>	<i>W</i>		<i>County</i>
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RZ-2025-0098																	
PROJECT NAME																	
800 Hwy 87																	
SITE DATA																	
- 4.54 acres																	
REQUEST																	
Rezoning																	
ZONING/DISTRICT																	
Rezone from B-3 (Community Business District) to M-1 (Light Industrial District)																	
COMP PLAN FLUM																	
Employment Center																	
Parcel ID																	
22 9 29 0 000 009.001																	
LOCATION																	
800 Hwy 87																	
ENGINEER																	
OWNER/DEVELOPER																	
A Corbin Company LLC																	
DESCRIPTION OF USE																	
We are in the process of purchasing the Corbin Farms Winery property located @ 800 Hwy 87 Calera, AL 35040. We would like to rezone the property from B-3 to M-1 to allow for us to relocate our construction company offices (Wayne Davis Construction) to this location. The																	

property is actually being purchased by JP Investment Properties.	
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