



Helena Planning and Zoning Commission Meeting

May 16, 2024, 6pm

The Helena Planning and Zoning Commission met in a regular meeting on Thursday, May 16, 2024, at 6:00P.M. in the Helena Municipal Building, regular place, and time for holding said meetings.

1. Bob Caliento called the meeting to order at 6:00P.M.

2. Tim Honeycutt led prayer.

3. David Landrum led the Pledge of Allegiance.

4. Roll Call Present:

Members: Robert Radice, Bob Caliento, Brooke Dodson, Laura Joseph, Brian Crumpton, Darrel Howard, David Landrum, Tim Honeycutt, Jack Gray

Absent: None

Visitors: Chief Chris Miller, Fire Marshal K. Martin, DeJay Jones and others (see attached list)

5. Approval/Correction of Minutes from the April 18, 2024, meeting.

Bob Caliento made a motion to approve the minutes as written with a second from **Brooke Dodson**.

The following votes were cast:

AYE: Robert Radice, Bob Caliento, Brooke Dodson, Laura Joseph, Brian Crumpton, Darrel Howard, David Landrum, Tim Honeycutt, Jack Gray

NAY: None

Motion Carried

6. Communications from the City Council – None

7. Unfinished Business-None to report

8. Hearing Applications

9. Approve/Deny: Prezone Request-Ordinance 993-2024R-Valley Land and Timber-Parcel ID(s) 24 2 04 0 000 001.001 and 24 2 09 0 000 001.003-A-1 Agricultural District to Special District Residential. Council Meeting will be held on June 10, 2024 (Due to holiday and no meeting held on May 27, 2024).

Andrew Vanzant-Land Acquisition Manager for DR Horton and Wade Lowery Engineer Design Group represented the applicants.

They presented a slide show that had a conceptualized master plan (attached to minutes). They would like to pre-zone this property to SDPR and then annex it onto the city limits to develop controlled single-family development with a total of 439 acres of which 170 acres will be some type of green space. They would like to lay it out to minimize the impact to Highway 13 by adding turn lanes etc. There is also a portion of the property that has been set aside for a future fire station which is needed in this area.

They have spent months of design time putting this all together and know that they will be working with the Corp of Engineers and ADEM on this project. This development will be done in 5 phases with a build out time spanning years. There will be an onsite sewer system and potable water is not available at this time but hopefully they will have water available to this area by working with the Helena Utilities Department.

Bob Caliento stated that he is not opposed to growth, but the density of this proposal is not right for Helena. Brooke Dodson and Robert Radice stated that the most recent comprehensive plan with input from the residents of the City of Helena shows estate lost in this area of Helena.

Brian Crumpton mentioned that we have an ordinance that lays out the number of entrances and exits and this conceptualized plan does not meet that minimum.

Tim Honeycutt reminded the commission that this is just a pre-zone request and nothing else.

Jack Gray asked why the lots were so small and about the possibility of an additional fire station fee.

Laura Joseph asked the questions of why they were looking at Helena and not the county and why SDPR instead of R-1, R-2 and R-3.

Wade Lowery commented that by zoning it SDPR, they can have a variety of home sizes and price ranges to accommodate people at different points in their lives.

Andrew Vanzant (DR Horton) stated that DR Horton is excited to partner with the City of Helena and they have 100 local employees who live locally and have been in business for a long time.

Bob Caliento then opened the meeting for visitors to state their concerns and opinions on this possible pre-zone. (All addresses and names are attached to the record)

The concerns that were shared with the commission were traffic, home sizes, access points, decreased home values for the homeowners with estate size lots, smart growth vs. larger density growth, strain on city resources and overcrowding schools. Public safety was addressed as well. Infrastructure issues and the amount of traffic increase due to the larger population using Highway 13 were also a major concern. There being no further discussion there was discussion of entertaining a motion.

Wade Lowery requested that the pre-zone request be tabled at this time.

Brian Crumpton made a motion to table this request with a second from **Bob Caliento**

The following votes were cast:

AYE: Robert Radice, Bob Caliento, Brooke Dodson, Laura Joseph, Brian Crumpton, Darrel Howard, David Landrum, Tim Honeycutt, and Jack Gray

NAY: None

Motion Carried

10. Committee Reports

11. Resolutions-None

12. Communications and Miscellaneous Business-None

The next scheduled Planning and Zoning meeting to be held on Thursday, June 20, 2024, at 6:00P.M.

There being no further business to attend, **Bob Caliento** entertained a motion to adjourn with a second by **Tim Honeycutt**.

The meeting was adjourned at 7:25PM.

Meeting attended and minutes taken by Kym Rollan.

Attest:

Amanda C. Traywick
City Clerk

Robert Caliento
Chairman, Helena Planning Commission