



Helena Planning and Zoning Commission Work Session June 4, 2024

The Helena Planning and Zoning Commission met in a special called work session meeting on Tuesday, June 4, 2024, at 5:00P.M. In the Helena Municipal Building, regular place, and time for holding said meetings.

1. Jack Gray called the meeting to order at 5:07 P.M.

2. Brooke Dodson led prayer.

3. David Landrum led the Pledge of Allegiance.

4. Roll Call Present:

Members: Bob Caliento, Robert Radice, Jack Gray, David Landrum, Brooke Dodson, and Darrel Howard

Absent: Brian Crumpton, Tim Honeycutt, and Laura Joseph

Visitors: (See attached list) Keith Martin, Blair Perry, and DJ Jones

A quorum was declared present, and the meeting opened for business.

5. Discussion at the request of Haven at Cahaba in regard to-Pre-zone Request-Ord 993-2024R-Valley Land and Timber-Parcel ID(s) 24 2 04 0 000 001.001 and 24 2 09 0 000 001.003-A1 Agricultural District to Special District-Residential.

Wade Lowery, David Stovall, and Andrew VanZandt were present to speak on the property.

Lowery advised that the property features 439 acres entirely, with 170+/- acres being undisturbed and 1032 lots are currently showing on the conceptualized master plan.

Planning and Zoning members did have questions/concerns about the entrances as nothing had changed since the last planning and zoning meeting held on May 18, 2024. The plan currently shows 2 entrances off of Hwy 13 and it was indicated they would request a variance once those phases came to planning and zoning to be granted due to the hardship of the property being the shape it is as deep property and not a lot of highway frontage to include 4 separate entrances.

Other discussions concerning sewers, storm water and the actual water line needed were addressed. The developer is willing to help support a water line being run on Hwy 13, and the sewer would be constructed by developer and managed by one the few management teams that ADEM oversees.

Public concerns were the amount of traffic this development would bring, and decreased home values with the estate size lots already on Hwy 13.

There being no further business to attend, the meeting was adjourned at 6:31P.M.

Attest:

Amanda C. Traywick
City Clerk

Robert Caliento
Chairman
Helena Planning Commission