



Helena Planning and Zoning Commission Meeting

June 20, 2024, 6pm

The Helena Planning and Zoning Commission met in a regular meeting on Thursday, June 20, 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. Robert Radice led the Pledge of Allegiance.

4. Roll Call Present:

Members: Robert Radice, Bob Caliento, Brooke Dodson, Laura Joseph, Tim Honeycutt, Brian Crumpton, and Jack Gray

Absent: David Landrum, and Darrel Howard

Visitors: (See attached list) and Chief Chris Miller, Fire Marshal K. Martin, Building Official DeJay Jones

5. Approval/Correction of Minutes from the May 16, 2024, meeting.

Tim Honeycutt made a motion to approve the minutes as written with a second from **Laura Joseph**.

The following votes were cast:

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

NAY: None

Motion Carried

6. Approval/Correction of Work Session Minutes from the June 4, 2024, meeting.

Brian Crumpton made a motion to approve the minutes as written with a second from **Robert Radice**.

The following votes were cast:

AYE: Robert Radice, Bob Caliento, Brooke Dodson, Tim Honeycutt, Brian Crumpton, and Jack Gray

NAY: None

ABSTAIN: Laura Joseph

Motion Carried

7. Communications from the City Council-None currently

8. Unfinished Business-None to report

9. Hearing Applications

10. Approve/Deny: Calesia Smith-PromoXpress Store-4094A Helena Road-Request for Conditional Use- Calesia Smith was present and stated that this would be a packing and shipping business with custom gifts sold as well. She told the commission that she would like to open as soon as possible. Jack Gray stated that this is a compatible use and should not go to the City Council.

Jack Gray made a motion to approve with a second by **Tim Honeycutt**.

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

NAY: None

Motion Carried

11. Approve/Deny Chris Pappas-Rasco Warehouse-Metrock Circle-Site Plan

Chris Pappas was present to answer any questions related to this request. The commission asked Building Official DeJay Jones if everything was compatible with the zoning, and he stated that it was. Brooke Dodson asked about the green belt and the abutment to the residential property per the site plan. Mr. Pappas stated that there would be a buffer left there for the residential property. He explained that it is a wholesale business for baby products and there would only be a few employees working at the warehouse and parking would not

be an issue. Chief Miller was asked about the building and stated that from a fire safety perspective there was no issue. There continued to be further discussion.

Tim Honeycutt made a motion to approve with a second by **Robert Radice**.

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

NAY: None

Motion Carried

12. Approve/Deny: KADRE Engineering -Preliminary Plat for Hillsboro-Sector 6

Caleb Martin was present representing the Engineering firm to answer questions from the commission. He stated that these would be basement homes due to the topography of the land which is approximately 65 acres and does include common area. There will be a connecting access road to Coalmont/Highway 91. Pedestrian connectivity was also discussed. Jack Gray asked if there would be broadband available and that was unable to be confirmed at this time. Blair Perry was asked if it met our zoning and subdivision regulations and he stated that the cul de sacs are smaller than what is required, and Caleb Martin assured the commission that they would be made regulation. Brook Dodson, Laura Joseph and Robert Radice asked about the grading process and how many trees would remain on the lots. Caleb Martin assured the commission that there would be trees remaining due to the topography. Dejay Jones also stated that there would be a 20-foot buffer around the subdivision. Laura Joseph asked if there was anything else that Mr. Martin would like to share with the commission regarding the potential homes and he stated no. There being no further discussion.

Tim Honeycutt made a motion to approve with a second by **Robert Radice**.

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

NAY: None

Motion Carried

13. Committee Reports

14. Resolutions-None

15. Communications and Miscellaneous Business-None

The next scheduled Planning and Zoning meeting to be held on Thursday, July 18, 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 6:25P.M.

Meeting attended and minutes taken by Kym Rollan.

Attest:

Amanda C. Traywick
City Clerk

Robert Caliento
Chairman, Helena Planning Commission