



**PLANNING AND ZONING COMMISSION**

**AUGUST 15, 2024**

**MINUTES HELENA CITY COUNCIL  
REGULAR MEETING  
AUGUST 15, 2024**

The Helena Planning and Zoning commission met in a regular meeting on Thursday, August 15, 2024, at 6:00PM in the Helena Municipal Building, regular time and place for holding said meetings.

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

**2. Brian Crumpton** led the prayer.

**3. Robert Radice** led the Pledge of Allegiance.

**4. Roll Call**

**Present:**

Members: Bob Caliento, Robert Radice, Darrell Howard, Brian Crumpton, Brooke Dodson and Jack Gray.

Absent: Laura Joseph, Tim Honeycutt, and David Landrum

Visitors: Dejay Jones, Chris Miller, Josh Arnold, and others (list attached)

There was a quorum, and the meeting was open for business.

**5. Minutes Approved/Corrected from Prior Meeting(s)**

**Brian Crumpton** made a motion to approve the July 18, 2024, minutes, with a second by **Robert Radice**.

**The following votes were cast:**

AYE: Bob Caliento, Robert Radice, Darrell Howard, Brian Crumpton, Brooke Dodson and Jack Gray.

NAY:

Motion carried.

**6 Approve/Deny: Hillsboro School-869 Co Road 52-Conditional Use in B-1.**

A representative from Hillsboro school was available to answer questions from the commission regarding this request. A letter from the Church was provided to the commission stating that Hillsboro School had permission to seek conditional use to build a school building on the property owned by Grace Christian Church. The school was originally going to build down Elvira Road but this property gave them an opportunity to build. There being no further discussion Jack Gray made a motion to approve conditional use with a second from Bob Caliento. The following votes were cast:

**Roll Call Vote:**

Bob Caliento Aye, Robert Radice Aye, Brooke Dodson Aye, Brian Crumpton Aye, Darrel Howard Aye and Jack Gray present.

Motion carried.

**7. Approve/Deny: To Take off the table from the- Planning and Zoning Meeting from the May 16, 2024, Meeting for -, Approve/Deny: Prezone 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.**

Bob Caliento and Robert Radice stated this had been done at the July 18, 2024 meeting and was not required to vote to table it again.

**8. Approve/Deny: Prezone 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 Engineering Design Group spoke to the commission and audience regarding the changes and plan that they had been working on for DR Horton. He stated that they met with Shelby County to discuss Highway 13 and that given the size of the potential development, there would be a requirement for right and left turn lanes. He stated that they also would require a traffic consultant to conduct a traffic corridor study along Highway 13 and Highway 52. Mr. Lowery stated that there would be improvements made to Highway 13 that would be required and the developer would be the person to enforce anything that was required by the traffic study.

He stated that there were jurisdictional and topography issues that would dictate how the development was laid out. They would do so to minimize the impact on the streams and other environmental issues. There would be a private onsite wastewater collection site as well as amenities spread throughout the development. He admitted that there was not currently water available but that the city was working on a project to provide water down Highway 13.

He acknowledged that storm water and run off would be an issue that would have to be addressed once the development was in the initial stages. ADEM and the city engineer would work closely with the developer and EDG.

**Darrell Howard** asked Wade Lowery about the traffic study and how quickly these issues would be addressed. He also stated that he did not feel that what the commission recommended had been taken very seriously based on the fact that there are still so many potential homes in this development without proper planning.

**Brooke Dodson** asked about Highway 1 and the RR crossing that runs diagonally past this development. Wade Lowery stated that if the traffic study indicated a barrier at this crossing, then that would be addressed at that time. He stated that he did not feel that EDG nor DR Horton listened to what the commission told them in the last two meetings and that this was not what either Helena or Shelby County Comprehensive plans suggested in this area. Wade Lowery stated that this would be addressed during the traffic study.

**Robert Radice** read a letter from Shelby County (which he requested be a part of the minutes) stating that the density is an issue and they recommended approximately 400 homes. He also read from Shelby County's Comprehensive Plan and they stated Estate size lots and homes for that area. He stated that there is no indication that this type of development is what either the county or city wanted in this area.

**Brian Crumpton** stated that it appeared that they had only dropped the home count around 100 and that is nowhere close to what the comprehensive plan indicates.

**Bob Caliento** stated that the negative with the potential development far outweighs the positive.

There were then comments/statements from the audience regarding traffic, overcrowding of schools, the issues with the onsite treatment collection and smell that is already an issue in the Creekview subdivision. Other issues brought up by residents were related to the impact and cost of fire and police protection, the Cahaba River watershed and an endangered species the oblong rock snail which was thought to be extinct but was found in 2011 in the Cahaba River and access to Southern Lane which is a private road was also discussed by the residents. (see attached list of residents who spoke).

Mason with DR Horton then presented the types of homes and amenities that would be available in this development using a slide show presentation.

Wade Lowery then stood back up and addressed the issues that he could with the audience. He stated that any issues related to concerns that could not be addressed at this time would be researched and brought forward when/if this development is approved.

There being no further discussion, **Brian Crumpton** made a motion to deny 993-2024R the pre-zone request with a second from **Brooke Dodson**. The following votes were cast:

Roll Call Vote:

Bob Caliento Aye, Robert Radice Aye, Brooke Dodson Aye, Brian Crumpton Aye, Darrell Howard Aye and Jack Gray present.

Motion carried.

It will now go to the City Council on Monday, August 26, 2024 with a recommendation to deny the pre-zone per the planning commission.

### 15. Adjourn

There being no further business meeting was adjourned at 7:20 pm.

The meeting was attended and minutes taken by Kym Rollan

ATTEST:



Amanda C. Traywick  
City Clerk

SIGNED:



Bob Caliento  
Chairman Helena Planning Commission