MINUTES HELENA CITY COUNCIL
REGULAR MEETING
AUGUST 21,2025

The Helena Planning and Zoning commission met in a regular meeting on Thursday, August 21, 2025, at 6:00PM in the Helena Municipal Building, regular time, and place for holding said meetings.

1.**Bob Caliento** called the meeting to order at 6:07 P.M.
2.**Bob Caliento** led the prayer.
3. **Robert Radice** led the Pledge of Allegiance.

4.Roll Call
Present:
Members: Bob Caliento, Robert Radice, , Laura Joseph, Brooke Dodson, Brian Puckett, John Earley and Alex Miller
Absent: Brian Crumpton and David Landrum
Visitors: Dejay Jones, Blair Perry, Brian Hayes and others (see attached list).

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

Bob Caliento welcomed Alex Miller to the planning commission and that sentiment was shared by other members.

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

Brian Puckett made a motion to approve the July 17, 2025, minutes as written, with a second by **Bob Caliento**

The following votes were cast:

AYE: Bob Caliento, Robert Radice, , Laura Joseph, Brooke Dodson, Brian Puckett, John Earley and Alex Miller

NAY: None
ABSTAIN:

Motion carried.

6. Communication from Council

No communications from City Council at this time.

7. Hearing of applications

1. ***Approve/Deny preliminary plat to subdivide the subject site 10.68 acres located at 478-487 Riverwoods Court Helena, Al 35080 (South one-half of Section 17, Township 20 South, Range 03 West Shelby County Alabama) The proposed residential subdivision consists of 30 lots.***

Nathan Spence-Foresite Group LLC representing Harris Doyle was available to answer questions from the commission. He stated that his request was on behalf of Harris Doyle to approve the preliminary plat to subdivide this property for a 30-lot subdivision.
Brooks Harris with Harris Doyle then spoke of the project and how it would connect sectors 10 and 11 and be a cohesive plan to tie them all together with the commercial for an aesthetically pleasing look. These lots are the

same size as those in sectors 10 and 11 with recessed garages. The building lots would be 70 feet and the building line would be the same. He also indicated that the Right of Way would stay the same.
Brooke Dodson stated that our zoning ordinance states a minimum lot width of 75 feet for Special District and these are under that guideline.
Brooke asked what the front rear and side setbacks would be in this section of Riverwoods. Brooks Harris stated that the front and rear set backs would be 15 feet with an offset side setback so the houses are at least 10 feet apart.
Laura Joseph stated that it needs to be walkable with sidewalks on both sides to connect the residential to the commercial property for the residents.
Robert Radice brought up lot 9 and that the size could be an issue.
Nathan Spence and Brooks Harris stated that the frontage would be 70 feet, and this was standard with sectors 10 and 11.
Bob Caliento asked about the original plan for this section was for commercial and that the commission had already turned down mini storage and approved the fit people twice. Bob Caliento stated that he felt the density was too much and the lot size does not meet our zoning requirements. There was a discussion about this property originally being zoned Special District Commercial and that zoning no longer exists in our ordinance.
Kendall Zettler stood up and stated that he had a letter from the City from 2008 that stated regardless of the plat map this property is zoned Special District Planned Residential. He also went on to state that Riverwoods was originally approved for over 2000 homes and to date there are only 586 units.

The meeting was then opened for public comment.

1. Trish Rushing-155 River Oaks Drive-She stated that she is not opposed to the development they are proposing but she would like to see this section integrated into the rest of the community with sidewalks. She would also like to see Mr. Zettler sign over the HOA to the residents of Riverwoods.
2. Brett Winford-723 Wadsworth Cove-He stated that he moved to Helena in 1977 and is responsible for several of the homes that were built in Riverwoods (approx. 100) over the years. He is a builder and stated that this development makes sense and Harris Doyle homes were built well and are aesthetically pleasing to the front of the neighborhood.
3. Thomas Zito-1008 Crestview Ridge-He lives in a Harris Doyle home and feels like it is great for the Riverwoods community.
4. Jim Evans-720 Wadsworth Cove-He has lived in the community for 4 years and the location of the guard shack at the entrance of the neighborhood is a safety concern with this new section of Riverwoods being built. The site line could be a potential issue with people coming out of Riverwoods Court. He stated if that issue was addressed, he would not be opposed to the development.
5. Brett Theis-181 West Trestle Way-He stated that he owns 4 lots in Riverwoods, and it is an investment for him. He feels like this is the best plan for all the residents in Riverwoods.
6. Russ Powers-167 Riverridge Drive-Stated that the guard shack is a safety issue but a right turn only would help with the traffic issues in the neighborhood. He stated that he would like to see a buffer to make it look like the rest of the neighborhood and that he likes a Harris Doyle built home as he lived in one prior to building his home. He also stated that it would be nice if there was more connectivity to the Hillsboro Trail and Cahaba Lily Park.
7. Christy Sanford-142 Park Lake Trace- She stated that she has lived in Riverwoods for approximately 18 years and her biggest concern is having a voice for the residents within the HOA. It would also be beneficial if there was a traffic light at that entrance that will make getting out onto Highway 52 easier.
8. Robert Hamman-2728 Rosebay Lane-The right turn only would assist with traffic and safety concerns. Looking at lots 1,2,3 and 9 there is a concern with the depth of those lots.

Kendall Zettler Riverwoods Properties stated that he would agree to turn over the HOA to the residents upon the completion of the sale of this property to Harris Doyle. He stated that the common areas would have to be deeded to the association. Kendall stated that the guard house can be removed as the city owns it and the ROW when the roads were turned over to them.
A suggestion was made that when the equipment was brought in to do the land clearing for the new development then potentially the guard shack could be taken down and landscape could be put in place to match the existing aesthetic.

9. Jimmy Jordan-Old Tuscaloosa Road-Stated that if you are worried about traffic then it is a little too late for that. You missed that boat about 10 years ago.
10. Jeff McDaniels-190 River Valley Road-He stated that there is a safety concern regarding the additional traffic but he would like to see the applicants bring in an economic plan that will show the benefit of building the homes and adding the additional residents in writing in order for the planning commission to see with the application.

Brooke Dodson asked a question about lot 18 which backs up to the commercial property the Husky Mart and can some time of landscaping be added that would separate the commercial property from the residential property. Kendall Zettler stated that there was supposed to be a planted buffer when the Husky Mart was built to ensure that separation but that the city never enforced that prior to completion.
Brian Puckett summarized that the residents seemed to be for the new development and then asked Kendall Zettler if he was willing to turn over the HOA to the residents of Riverwoods.
Kendall stated that he was willing to do so once the sale of this property was completed and would turn over all aspects of the HOA to the residents.
Alex Miller then asked about the drainage easement at lot 21 and how that would impact the setbacks. Nathan Spence and Brooks Harris stated that this would all be cleaned up prior to the submittal of the preliminary plat. There being no further discussion Bob Caliento entertained a motion.
Brian Puckett made a motion to modify to accept the preliminary plat as stated which mirror s sector s 10 and 11 which includes sidewalks on all frontage roads to connect to existing lots and have a planted buffer to prior to any building, the HOA will be turned over the the residents of Riverwoods with Harris Doyle maintaining ARC during the building process. As a part of the motion there was an agreement that there be a right turn only coming out of Riverwoods Court onto Riverwoods Parkway with a second from **Bob Caliento**.

The following votes were cast in a roll call vote:

AYE: Bob Caliento, Robert Radice, , Laura Joseph, Brooke Dodson, Brian Puckett, John Earley and Alex Miller
NAY: None
ABSTAIN:

Motion carried.

2. ***Kadre Engineering represented by Dave Arrington, Arrington Engineering-Final Plat Approval-Hillsboro Town Center-5 lot commercial subdivision located along Hillsboro Parkway.***
3.

Dave Arrington was present to represent Kadre Engineering and to answer any questions by the commission or residents in attendance. Dave Arrington stated that the ROW was approved to include to tail and the common area (Lot F) was for storm water. These lot are commercial but no information about what will be coming in at this point. There are two owners of all this property which are USS and The City of Helena.
Caleb Martin stated that there are 5 lots and 4 are developable which include A. B D and G. They showed a colored map to help decipher the lot areas and where the Municipal area was located on the map. USS owns the green shaded areas, and the City of Helena owns the orange shaded areas. Will ask for map to become a part of the minutes.
Brooke Dodson asked about access to lot A as that could potentially be an issue. There is access along the front part close to Highway 52 according to city engineer Blair Perry.
Robert Radice asked Blair Perry if the city was ok with this proposal and he state that everything looks good to him.
Dejay Jones building official stated that everything was in order per his department.
There being no further discussion Bob Caliento entertained a motion. **Brian Puckett** made a motion to approve the final plat with a second from **Bob Caliento**.

The following votes were cast using a roll call vote:

AYE: Bob Caliento, Robert Radice, , Laura Joseph, Brooke Dodson, Brian Puckett, John Earley and Alex Miller
NAY: None
ABSTAIN:

Motion carried.

8. **Unfinished Business**- No unfinished business was brought up at this time.

9. **Adjourn**

There being no further business a motion was made by **Brian Puckett** with a second from **Robert Radice**. The meeting was adjourned at 7:32pm

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:
Madison Harris
City Clerk

SIGNED:
Bob Caliento
Chairman Helena Planning Commission