



816 Hwy 52 East, Helena, AL 35080
City Hall Council Chambers

Helena Planning and Zoning Commission

February 26, 2026

Planning and Zoning Meeting Agenda

6:00pm

- Meeting Called to Order
- Prayer
- Pledge of Allegiance
- Roll Call
- Approval/Correction of Minutes from 01/15/2026 Meeting
- Communications from City Council
- Unfinished Business
- Hearing of Applications
- Approve/Deny – Re-zone Request from B1-Neighborhood Business District to B2-General Business District – 2698 Helena Road – Store Growth & Development LLC
- Approve/Deny – Re-zone Request from R1-Single Family Residential to B2-General Business District – 5164 HWY 17 – Maxus Construction
- Committee Reports
- Resolutions
- Communications and Miscellaneous Business
- Adjourn

Next Meeting

Thursday, March 19, 2026 at 6PM

Updated 02/17/2026

Dear City of Helena,

- My name is Daniel Rasmussen. I own the property located at 2698 Helena Road Helena, Alabama 35080. It is my desire to rezone my property from B-1 to B-2.
- Use of the property has not been determined.
- All utilities are available at the site or in the right of way along Helena Road.
- A rezone to B-2 would be contiguous with the surrounding zoning. This is the only property within the corridor that is zoned B-1.

LEGAL DESCRIPTION (INSTRUMENT 20141205000383910)

Lot 11, Block 2, according to the map of Mullins Addition to Helena, as recorded in map book 3 page 56, in the Probate Office of Shelby County, Alabama. Subject to taxes, restrictions, right-of-way, exceptions, conditions, covenants and easements of record.

LEGAL DESCRIPTION (AS-SURVEYED)

Lot 11, Block 2, according to the map of Mullins Addition to Helena, as recorded in map book 3 page 56, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Beginning at a 1" rebar found at the Eastern most corner said Lot 11, a corner common to Lot 11 & Lot 12; thence S 38°38'35" W a distance of 100.38 feet to a 1" crimped pipe; thence N 51°42'02" W a distance of 286.04 feet to a set 5/8" rebar on the Southeasterly Right of Way of Helena Road; thence along said Right of Way N 38°06'26" E a distance of 99.65 feet to a 6" concrete monument; thence leaving said Right of Way S 51°50'44" E a distance of 286.98 feet to the point of beginning. Having an area of 28654.22 square feet, 0.658 acres more or less.

Sincerely,

Daniel Rasmussen



Daniel Rasmussen

2698 Helena Road Helena, AL 35080

[REDACTED]

Adjoining Property Owners:

1. Sarah Frances Hines – 2744 Helena Road
2. Joel D Henderson- 832 King
3. Mccullough Snappy Service Oil Co Inc – 2644 Helena Road

I am not sure if we need to add any properties across the street.

LEGAL NOTICE

A rezone request change by **STORE GROWTH AND DEVELOPMENT LLC at 2698 HELENA ROAD** from **B1-NEIGHBORHOOD BUSINESS DISTRICT** to **B2-GENERAL BUSINESS DISTRICT**.

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on February 19, 2026, at 6:00 P.M. to consider a rezone request change from **B1-NEIGHBORHOOD BUSINESS DISTRICT** to **B2-GENERAL BUSINESS DISTRICT** for the following described property in the Helena Municipal Building, 816 Highway 52 East.

(SEE EXHIBIT "A")
(Property Description)

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such change.

Madison Harris
City Clerk

Notice is hereby given that provisions of the proposed attached Ordinance, amending the Zoning Ordinance of the City of Helena, Alabama will be considered by the Helena City Council at a Public Hearing to be held on February 23, 2026, at 6:00 PM at the Helena Municipal Building at which time opposition to or in favor of such Ordinance or any provisions will be heard.

Witness my hand and seal on this 21st day of January 2026.

Madison Harris
City Clerk

ORDINANCE #1035-2025R

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF HELENA

Be it ordained by the City Council of the City of Helena; Alabama AS FOLLOWS:

Section 1. That the Zoning Map of the City of Helena as adopted as a part of the Zoning Ordinance of the City of Helena, Alabama as heretofore amended be and the same is amended as follows:

"That the property described on the "Exhibit A" attached hereto and made a part hereof, located in the City of Helena, Alabama be from and after the enactment hereof said property shall be zoned **B2-GENERAL BUSINESS DISTRICT** and uses and restrictions applicable **B2-GENERAL BUSINESS DISTRICT** to as set out in the Zoning Ordinance of said City as amended shall govern and control the uses of and permitted in said property."

Section 2. That all Ordinances or parts of Ordinances, contrary to the provisions hereof are repealed.

Section 3. That if any part, provision, or section of this Ordinance is declared to be unconstitutional or invalid, by any court of Competent Jurisdiction, such holding shall not thereby be affected.

Section 4. That this Ordinance shall become effective immediately upon its passage and approval by the Council and the Mayor of the City of Helena, Alabama.

Billy Rosener
Mayor

EXHIBIT "A"

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Having an area of 28854.22 square feet, 0.658 acres more or less.

January 22, 2026

REF: Rezone Request from **B1-NEIGHBORHOOD BUSINESS DISTRICT to B2-GENERAL
BUSINESS DISTRICT**

2698 HELENA ROAD

HELENA, Alabama, 35080, SHELBY County

Parcel(s)

13 5 21 1 001 026.000

STORE GROWTH AND DEVELOPMENT, LLC being said authorized agent(s).

Dear Adjoining Property Owner:

This letter is notification that the Helena Planning and Zoning Commission will meet on Thursday, February 19, 2026, @ 6pm at the Helena Municipal Building to consider the above-mentioned request. If approved, it will go before Helena City Council on Monday, February 23, 2026, @ 6pm.

You will have the opportunity to voice any concerns and/or questions about the rezone request at that time. If you desire more information beforehand, please contact DeJay Jones (Building Official) at 663-2161 x 221.

Sincerely,

Madison Harris
City Clerk

SARAH FRANCES HINDS
2744 HELENA ROAD
HELENA, AL 35080

JOEL D HENDERSON
832 KING STREET
HELENA, AL 35080

MCCULLOUGH SNAPPY SERVICE OIL CO
7415 GADSDEN HWY
TRUSSVILLE, AL 35173

SUDS LANDLORD, LLC
115 EAST MAIN STREET
THOMASTON, GA 30286

SARAH FRANCES HINDS
2744 HELENA ROAD
HELENA, AL 35080

JOEL D HENDERSON
832 KING STREET
HELENA, AL 35080

MCCULLOUGH SNAPPY SERVICE OIL CO
7415 GADSDEN HWY
TRUSSVILLE, AL 35173

SUDS LANDLORD, LLC
115 EAST MAIN STREET
THOMASTON, GA 30286



January 7, 2026

Helena City Clerk
816 Hwy 52 W
Helena, AL 350850

RE: Rezoning Request

To Whom it May Concern:

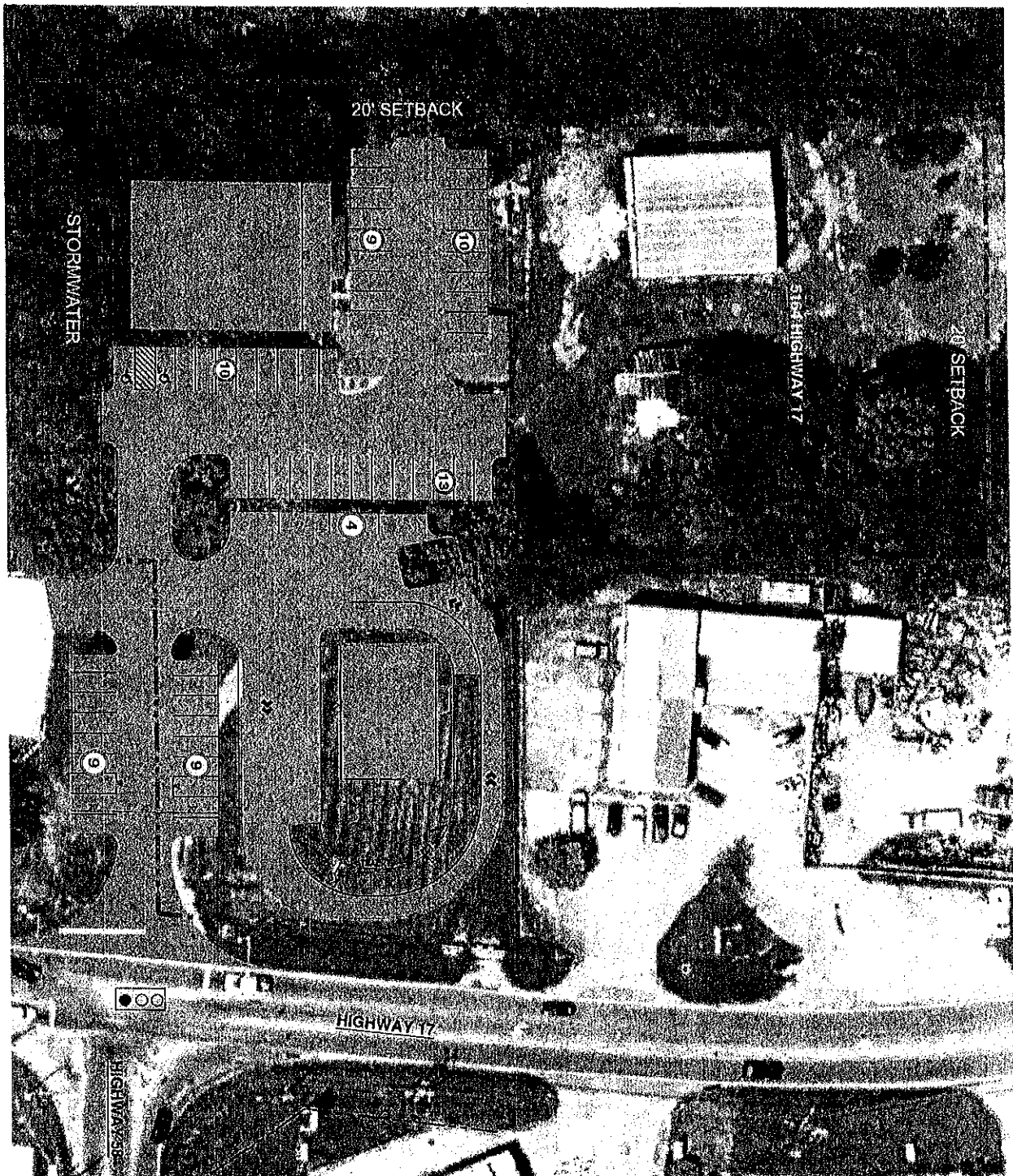
We would like to formally request that the addresses listed below be re-zoned to a B-2 classification. The purpose of this request is to allow the construction of a veterinarian clinic on the property. Attached, you will find the property information, expected traffic impact, site layout, and adjacent property's zoning information. We will be sending the fee via check that will be put in the mail.

5164 Highway 17, Helena, AL 35080

Sincerely,
Bentley Windle

A handwritten signature in black ink, appearing to be "Bentley Windle", written over a horizontal line.

Project Executive



EXH-1

DATE	REVISIONS

DATE	REVISIONS

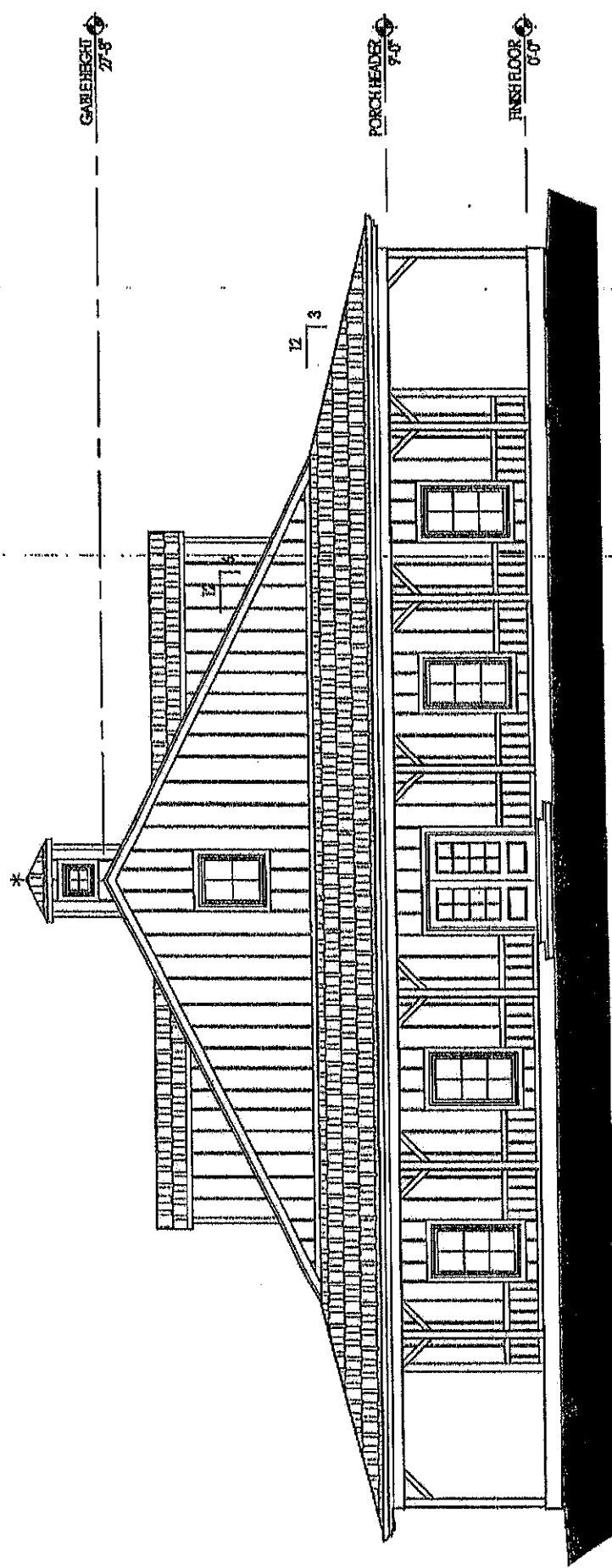
DATE	REVISIONS

DATE	REVISIONS

ZONING EXHIBIT
VET CLINIC
 HIGHWAY 17
 HELENA, ALABAMA
DR. HODGES
 HELENA, ALABAMA



MTR
ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 3 RIVERCHASE RIDGE, HOOVER, AL 36044
 TELEPHONE (205) 320-0114



Front Elevation

R-1
179

R-1
1720

R-1

R-1

R-1

R-1
60

R-1

R-1

R-1

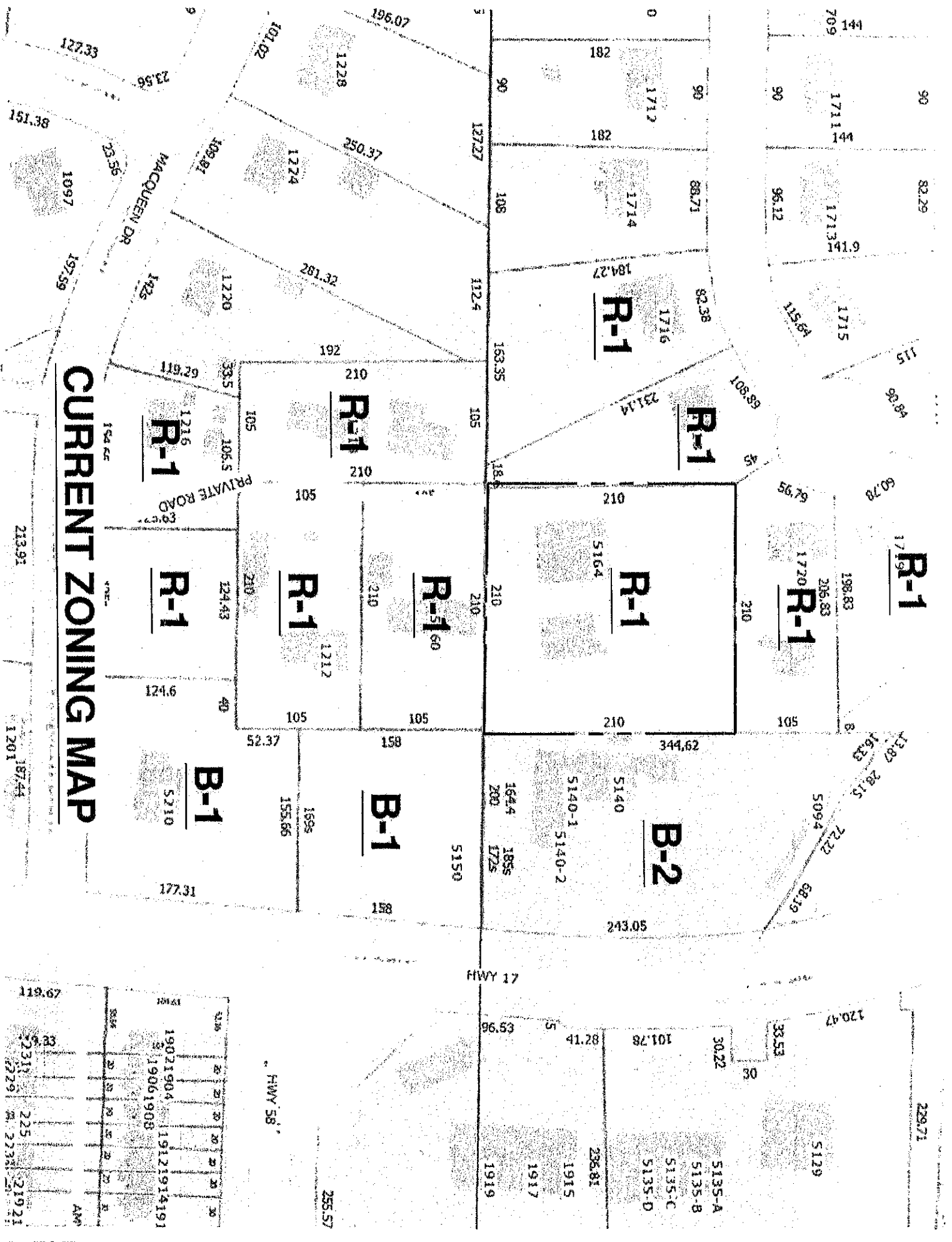
R-1

B-1

B-1

B-2

CURRENT ZONING MAP



LocalLook

Thursday, August 28, 2025

LOCATION

Property Address

5164 Highway 17
Helena, AL 35080

Subdivision

County

Shelby County, AL

PROPERTY SUMMARY

Property Type

Commercial

Land Use

Undeveloped Land

Improvement Type

Service Shop Low Partition

Square Feet

3000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID

13-5-21-4-001-003.001

Alternate Parcel ID

Municipality

Helena

District/Ward

Opportunity Zones

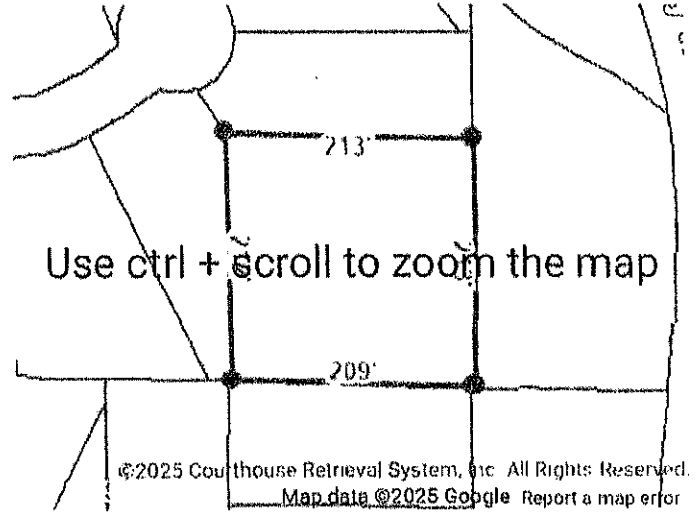
No

2020 Census Tract/Blk

303.36/1

Assessor Roll Year

2024



CURRENT OWNER

Name

Duffey Peggy Ruth

Mailing Address

5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$26,250
Appraised Improvements	\$81,990
Total Tax Appraisal	\$108,240

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$10,840
Exempt Amount	\$10,840

Exempt Reason
Joins 10Y Or 30
(Joins Over 65
Exemption)

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$54.20	\$81.30	\$531.16
2023	\$50.00	\$75.00	\$490.00
2022	\$45.50	\$68.25	\$445.90
2021	\$42.80	\$64.20	\$419.44
2020	\$42.90	\$64.35	\$420.42
2017	\$38.40	\$337.92	\$376.32
2016	\$37.40	\$329.12	\$366.52
2015	\$36.90	\$324.72	\$361.62
2014	\$36.30	\$319.44	\$355.74
2012	\$36.50	\$321.20	\$357.70

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Service Shop Low Partition	Condition	70	Units	
Year Built	2007	Effective Year	2007	Stories	1
BRs		Baths	1	Rooms	
Total Sq. Ft.	3,000				

Building Square Feet (Living Space)**Building Square Feet (Other)**

Base Area 3000

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Concrete On Grade
Foundation	Slab	Interior Finish	Not Applicable
Floor System		Air Conditioning	
Exterior Wall	Metal Corrugated	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl Floor No Door	432		
Carport Metal Prefab Floor Low Cost	360		

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped Land	Lot Dimensions	210.00 X 210.00
Block/Lot		Lot Square Feet	44,791
Latitude/Longitude	33.274437°/-86.852882°	Acreage	1.03

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	School District
Zoning Code	Gm
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	/000
Block/Lot	District/Ward	
Description	S 210' Of E 210' Of Sw1/4 Of Se1/4 Sec21 T20s R3w	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BPE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

Adjacent Property Owners
5164 Highway 17
Helena, AL 35080

Property Location

5140 Highway 17 Ste 1
Helena, AL 35080-3576

5160 Highway 17
Helena, AL 35080-3513

5150 Highway 17
Helena, AL 35080

1214 MacQueen Drive
Helena, AL 35080-3553

1718 Fieldstone Circle
Helena, AL 35080-3551

1720 Fieldstone Circle
Helena, AL 35080-3551

Owner

Oak Mtn Const Co - Ricky Ray
P. O. Box 825
Helena, AL 35080-0825

Peggy R Duffey
5160 Highway 17
Helena, AL 35080-3513

Thompson-Williams Ventures LLC
c/o James D Mill
View Drive
Birmingham, AL 35223

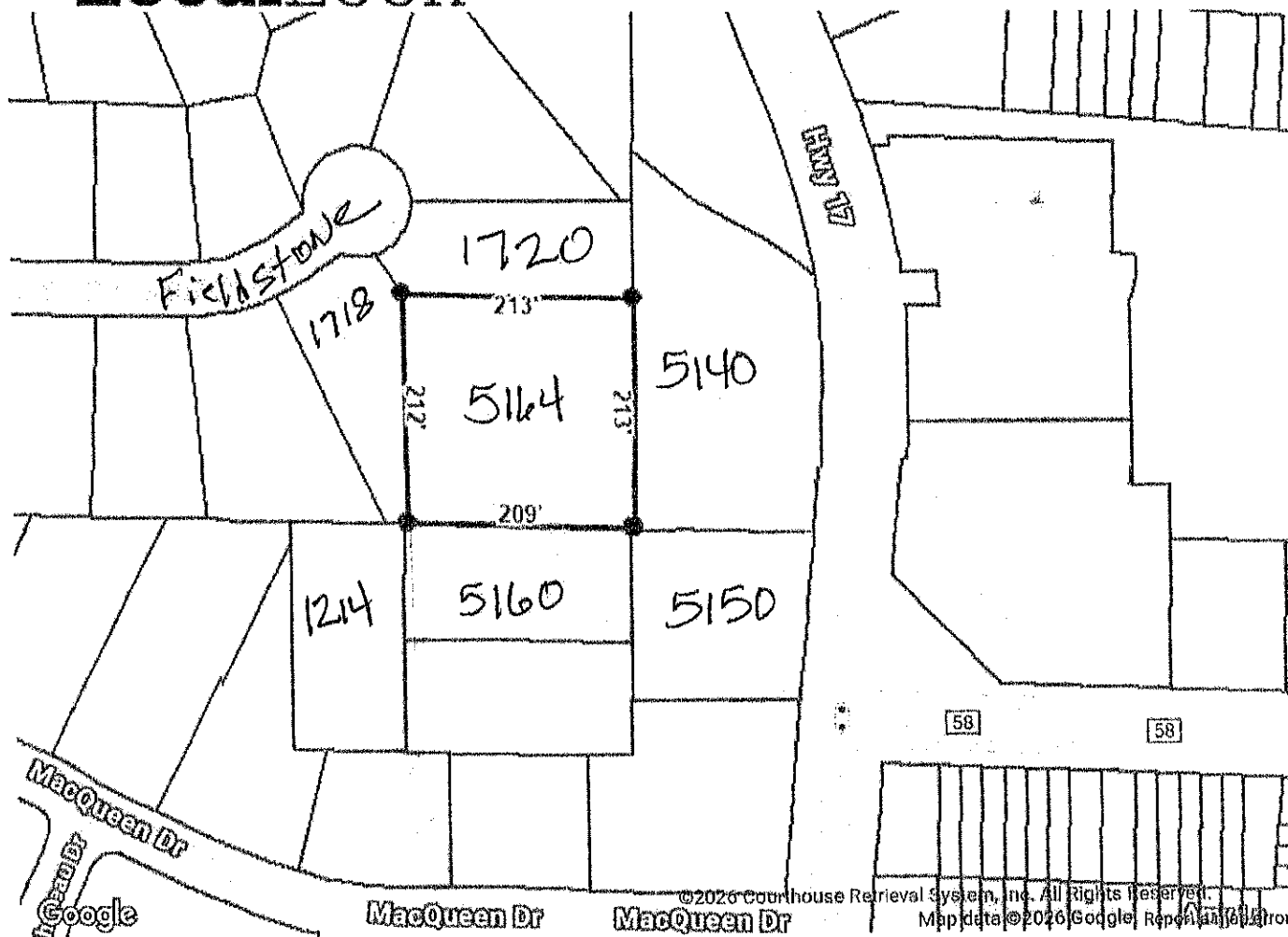
Albert W. Vernon
P. O. Box 184
Helena, AL 35080-0184

Lisa D and Michael Palestini
1718 Fieldstone Circle
Helena, AL 35080-3551

Della C and David M Montgomery
c/o Melvin Susan
1720 Fieldstone Circle
Helena, AL 35080-3551

Map for Parcel Address: 5164 Highway 17 Helena, AL 35080 Parcel ID: 13-5-21-4-001-003.001

LocalLook



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Information Deemed Reliable But Not Guaranteed.

R-1

R-1

R-1

R-1

R-1

R-1

R-1

R-1

R-1

B-1

B-2

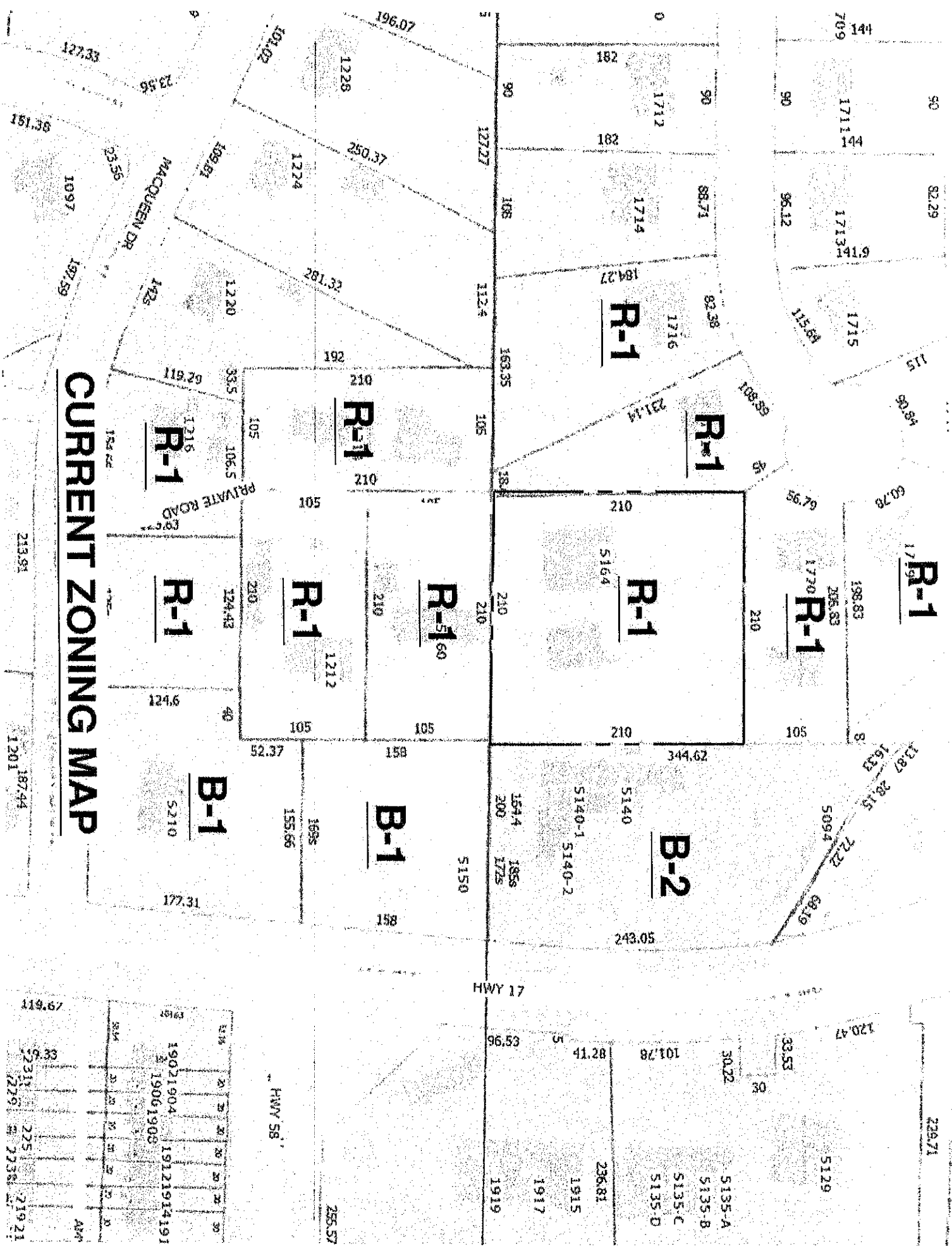
B-1

CURRENT ZONING MAP

HWY 17

HWY 58

1902	1904	1912	1914	191
1906	1908	1910	1912	1914
1916	1918	1920	1922	1924
1926	1928	1930	1932	1934
1936	1938	1940	1942	1944
1946	1948	1950	1952	1954
1956	1958	1960	1962	1964
1966	1968	1970	1972	1974
1976	1978	1980	1982	1984
1986	1988	1990	1992	1994



LEGAL NOTICE

A rezone request change by **MAXUS CONSTRUCTION at 5164 HWY 17** from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT**.

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on February 19, 2026, at 6:00 P.M. to consider a rezone request change from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT** for the following described property in the Helena Municipal Building, 816 Highway 52 East.

(SEE EXHIBIT "A")
(Property Description)

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such change.

Madison Harris
City Clerk

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Witness my hand and seal on this 21st day of January 2026.

Madison Harris
City Clerk

ORDINANCE #1036-2025R

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Be it ordained by the City Council of the City of Helena; Alabama AS FOLLOWS:

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Billy Rosener
Mayor

EXHIBIT "A"

S 210' OF E 210' OF SW1/4 OF SE1/4 SEC 21 T20S R3W

January 23, 2026

REF: Rezone Request from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT**

5164 HIGHWAY 17
HELENA, Alabama, 35080, SHELBY County
Parcel(s)
13 5 21 4 001 003.001
MAXUS CONSTRUCTION being said authorized agent(s).

Dear Adjoining Property Owner:

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Sincerely,

Madison Harris
City Clerk

JAK MTN CONST CO – RICKY RAY
PO BOX 825
HELENA, AL 35080

LISA D AND MICHAEL PALESTINI
1718 FIELDSTONE CIRCLE
HELENA, AL 35080

PEGGY R DUFFEY
5160 HIGHWAY 17
HELENA, AL 35080

DELLA C AND DAVID M MONTGOMERY
c/o MELVIN SUSAN
1720 FIELDSTONE CIRCLE
HELENA, AL 35080

THOMPSON-WILLIAMS VENTURES LLC
c/o JAMES D MILL
VIEW DRIVE
BIRMINGHAM, AL 35223

ALBERT W. VERNON
PO BOX 184
HELENA, AL 35080

LISA D AND MICHAEL PALESTINI
1718 FIELDSTONE CIRCLE
HELENA, AL 35080

DELLA C AND DAVID M MONTGOMERY
c/o MELVIN SUSAN
1720 FIELDSTONE CIRCLE
HELENA, AL 35080

JAK MTN CONST CO – RICKY RAY
PO BOX 825
HELENA, AL 35080

PEGGY R DUFFEY
5160 HIGHWAY 17
HELENA, AL 35080

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c/o JAMES D MILL
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PO BOX 184
HELENA, AL 35080