



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

Helena Planning and Zoning Commission

March 19, 2026

Planning and Zoning Meeting Agenda

6:00pm

- Meeting Called to Order
- Prayer
- Pledge of Allegiance
- Roll Call
- Approval/Correction of Minutes from 02/26/2026 Meeting
- Communications from City Council
- Unfinished Business
- Hearing of Applications
- Approve/Deny – Re-zone Request from E3-Single Family Estate to A1-Agricultural District – 6039 HWY 17 – Partial Parcel 13 8 33 0 000 001.001 – Danny Charles Griffin and Jamie Griffin as Owners
- Committee Reports
- Resolutions
- Communications and Miscellaneous Business
- Adjourn

Next Meeting

Thursday, April 16, 2026 at 6PM

Updated 03/11/2026

Mayor
Billy Rosener
City Clerk/Treasurer
Madison Harris



Council Members
Cathy Hammann
Andy Healy
Dennis Wilson
Brooke Dodson
Jeff McDaniels

816 Highway 52 East | P.O. Box 613 | Helena, AL 35080-0613

February 20, 2026

REF: Rezone Request from **E3-SINGLE FAMILY ESTATE to A1-AGRICULTURAL DISTRICT**

6039 HWY 17
HELENA, Alabama, 35080, SHELBY County
Parcel(s)
13 8 33 0 000 001.001
DANNY CHARLES GRIFFIN and JAMIE GRIFFIN being said owner(s).

Dear Adjoining Property Owner:

This letter is notification that the Helena Planning and Zoning Commission will meet on Thursday, March 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, March 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

LEGAL NOTICE

A rezone request change by **DANNY CHARLES GRIFFIN and JAMIE J. GRIFFIN at 6039 HWY 17** from **E3-SINGLE FAMILY ESTATE** to **A1-AGRICULTURAL DISTRICT**.

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on March 19, 2026, at 6:00 P.M. to consider a rezone request change from **E3-SINGLE FAMILY ESTATE** to **A1-AGRICULTURAL 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 March 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 20th of February 2026.

Madison Harris
City Clerk

ORDINANCE #1039-2026R

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 **A1-AGRICULTURAL DISTRICT** and uses and restrictions applicable to **A1-AGRICULTURAL DISTRICT** 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"

That part of the north 458 feet of the NE quarter of the NE corner of section 33, township 20 South, range 3 West that lies East of the East right of way of Shelby County highway no.

LESS AND EXCEPT any part of subject property lying within a public road right of way.



TITLE REPORT

Issued By
STATEWIDE TITLE SERVICES, INC.

NOTICE

IMPORTANT— READ CAREFULLY :

LIMITATIONS OF LIABILITY: YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR STATEWIDE TITLE SERVICES, INC. (HEREINAFTER REFERRED TO AS THE COMPANY) NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED. YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED ONE THOUSAND DOLLARS EVEN (\$1,000.00).

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY OR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY. YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES. THESE LIMITATIONS WILL SURVIVE THE CONTRACT.

STATEWIDE TITLE SERVICES, INC.

By:

John A. Baggett
President



Statewide Title Services, Inc.
1 Perimeter Park South
Suite 440S
Birmingham, AL 35243
Telephone (205) 803 4022 | Fax (205) 803-4322

www.Statewide-Title.com

	TITLE REPORT
	ISSUED BY Statewide Title Services, Inc.
Schedule A	1 Perimeter Park South Suite 440S Birmingham, AL 35243

File Number: E-8431

File Name: any qualified purchaser

County: Shelby

Address: 6039 Highway 17, Helena, AL 35080

Reference Number:

1. DATE OF THIS REPORT: December 17, 2025
TITLE SEARCHED FROM: August 10, 1955
TITLE SEARCHED THROUGH: December 12, 2025 at 8:00 a.m.
2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS: Fee Simple
3. RECORD TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Frank R. Griffin and Martha P. Griffin (As to 45% Interest)
D.C.G., Ltd., an Alabama Limited Liability Company (As to 55% Interest)

4. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit "A" attached hereto.

Statewide Title Services, Inc.
1 Perimeter Park South
Suite 440S
Birmingham, AL 35243

By: _____

John A. Baggett
John A. Baggett
Authorized Officer

	TITLE REPORT
	ISSUED BY Statewide Title Services, Inc.
Schedule B-I	1 Perimeter Park South Suite 440S Birmingham, AL 35243

File Number: E-8431

File Name: any qualified purchaser

County: Shelby

Address: 6039 Highway 17, Helena, AL 35080

Reference Number:

1. OPEN MORTGAGES AND ENCUMBRANCES FOUND OF RECORD:

A) None found within the time period searched

2. OPEN JUDGMENTS AND OTHER LIENS OF RECORD

A) None found within the time period searched

3. POSSIBLE DEFECTS OR TITLE ISSUES

A) None found or apparent within the time period searched

4. PROPERTY TAX INFORMATION

Property Assessed by: **Frank R. Griffin and Martha P. Griffin**

Parcel ID Number: **13-8-33-0-000-001.001**

Amount of Taxes: **\$350.84**

2025 Tax Status: **unpaid**

	TITLE REPORT
	ISSUED BY Statewide Title Services, Inc.
Schedule B-II	1 Perimeter Park South Suite 440S Birmingham, AL 35243

File Number: E-8431

File Name: any qualified purchaser

County: Shelby

Address: 6039 Highway 17, Helena, AL 35080

Reference Number:

Exceptions

THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Record or outside of the time period searched or not indexed properly in the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Report, not shown by the Public Records.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
8. Any restrictions, right of ways and easements of record.
9. Any loss, claim or damages which may arise due to the vagueness or inaccuracy of the legal description shown in Schedule A herein.
10. Right of way to Alabama Power Company recorded in Deed Book 284, Page 111 in the Probate Office of Shelby County, Alabama.
11. Easement for ingress and egress as recorded in Instrument 1999-18870 and Instrument No. 1999-4649 in the Probate Office of Shelby County, Alabama.
12. Lease as recorded in Deed Book 214, Page 409 in the Probate Office of Shelby County, Alabama.

	TITLE REPORT
	ISSUED BY Statewide Title Services, Inc.
EXHIBIT "A"	1 Perimeter Park South Suite 440S Birmingham, AL 35243

File Number: E-8431

File Name: any qualified purchaser

County: Shelby

Address: 6039 Highway 17, Helena, AL 35080

Reference Number:

Legal Description

The North 458.00 feet of the Northeast Quarter of the Northeast Quarter of Section 33, Township 20 South, Range 3 West that lies east of the east right of way of Shelby County Highway No. 17.

Chain of Title

File Number: E-8431

File Name: any qualified purchaser

County: Shelby

Address: 6039 Highway 17, Helena, AL 35080

Reference Number:

1. Warranty Deed from: Frank R. Griffin and Martha P. Griffin to D.C.G., Ltd., an Alabama Limited Partnership (45% Interest), dated February 2, 1999, filed for record April 8, 1999 and recorded in Instrument #1999-14966, in the Probate Office of Shelby County, Alabama.
2. Warranty Deed from: Danny C. Griffin to D.C.G., Ltd., an Alabama Limited Partnership (10% Interest), dated February 2, 1999, filed for record April 8, 1999 and recorded in Instrument #1999-14965, in the Probate Office of Shelby County, Alabama.
3. Warranty Deed from: Frank R. Griffin and Martha P. Griffin to Danny C. Griffin (5% Interest), dated January 29, 1999, filed for record March 3, 1999 and recorded in Instrument #1999-08835, in the Probate Office of Shelby County, Alabama.
4. Warranty Deed from: Frank R. Griffin and Martha P. Griffin to Danny C. Griffin (5% Interest), dated December 30, 1998, filed for record February 24, 1999 and recorded in Instrument #1999-07761, in the Probate Office of Shelby County, Alabama.
5. Warranty Deed from: Frank Griffin and Martha O. Griffin to Frank Griffin and Martha O. Griffin, dated February 16, 1970, filed for record February 16, 1970 and recorded in Book 261, Page 268, in the Probate Office of Shelby County, Alabama.
6. Warranty Deed from: Bertie Wyatt Griffin to Frank Griffin and Martha O. Griffin, dated December 4, 1961, filed for record December 13, 1961 and recorded in Book 218, Page 555, in the Probate Office of Shelby County, Alabama.

PETITION FOR REZONE OF PROPERTY TO A-1 AGRICULTURE

I, Danny Charles Griffin the undersigned property owners, being owner of all the land described as follows:

Petition for Rezoning of Property:

Exhibit A

That part of the north 458 feet of the NE quarter of the NE corner of section 33, township 20 South, range 3 West that lies East of the East right of way of Shelby County highway no. 17.

Dated this 9th day of January, 2026.

Parcel # & Address:

13 8 33 0 000 001.001

6039 HWY 17

HELENA AL 35080

Name & Telephone number:

Danny Charles Griffin

(205) 966-5106

Contact:

Jamie Griffin

205-296-2236

Re: Griffin Rezoning Request

From Jamie Griffin <jamiejgriffin@yahoo.com>

Date Fri 1/30/2026 2:37 PM

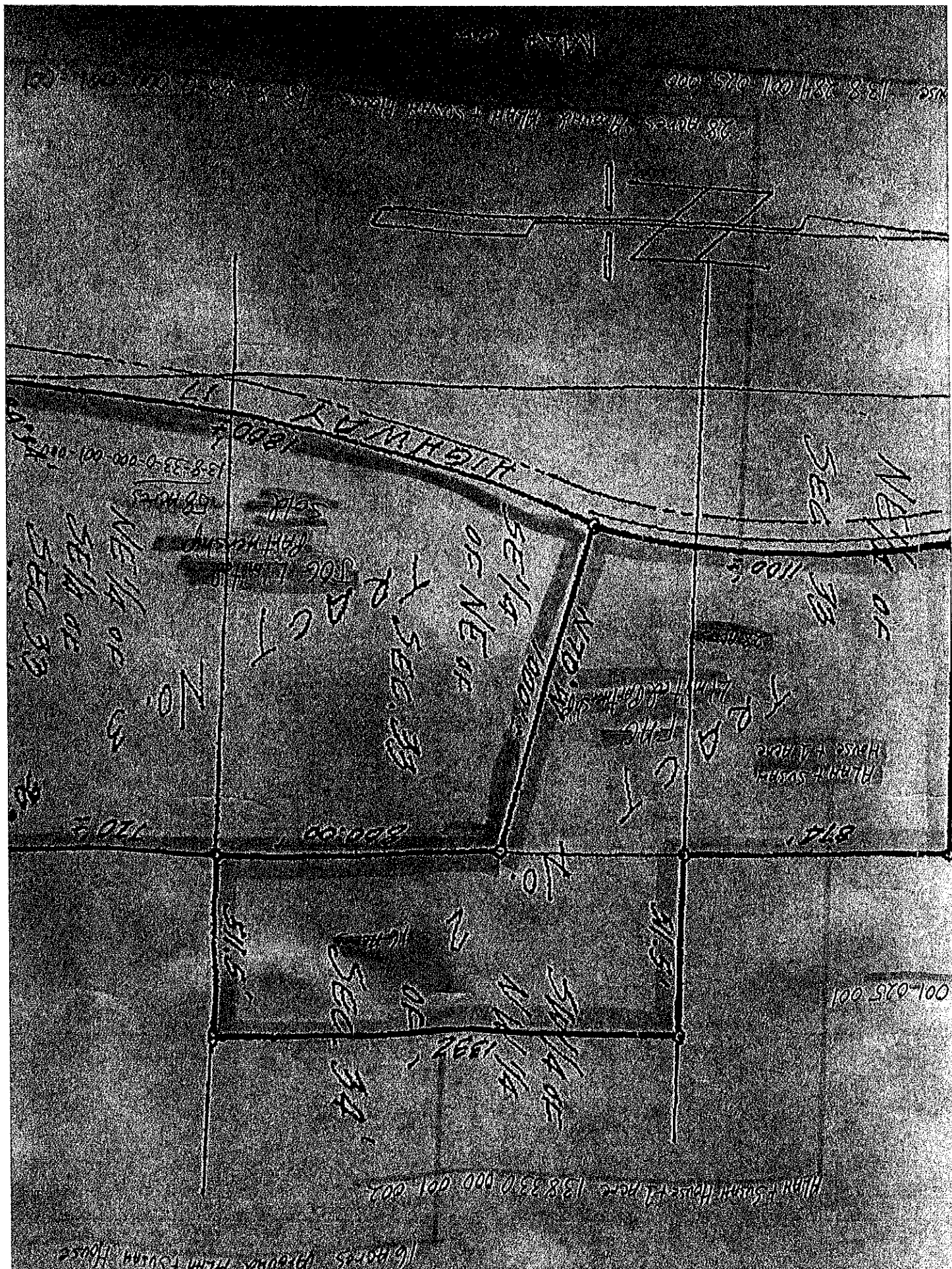
To Madison Harris <MHarris@cityofhelena.org>

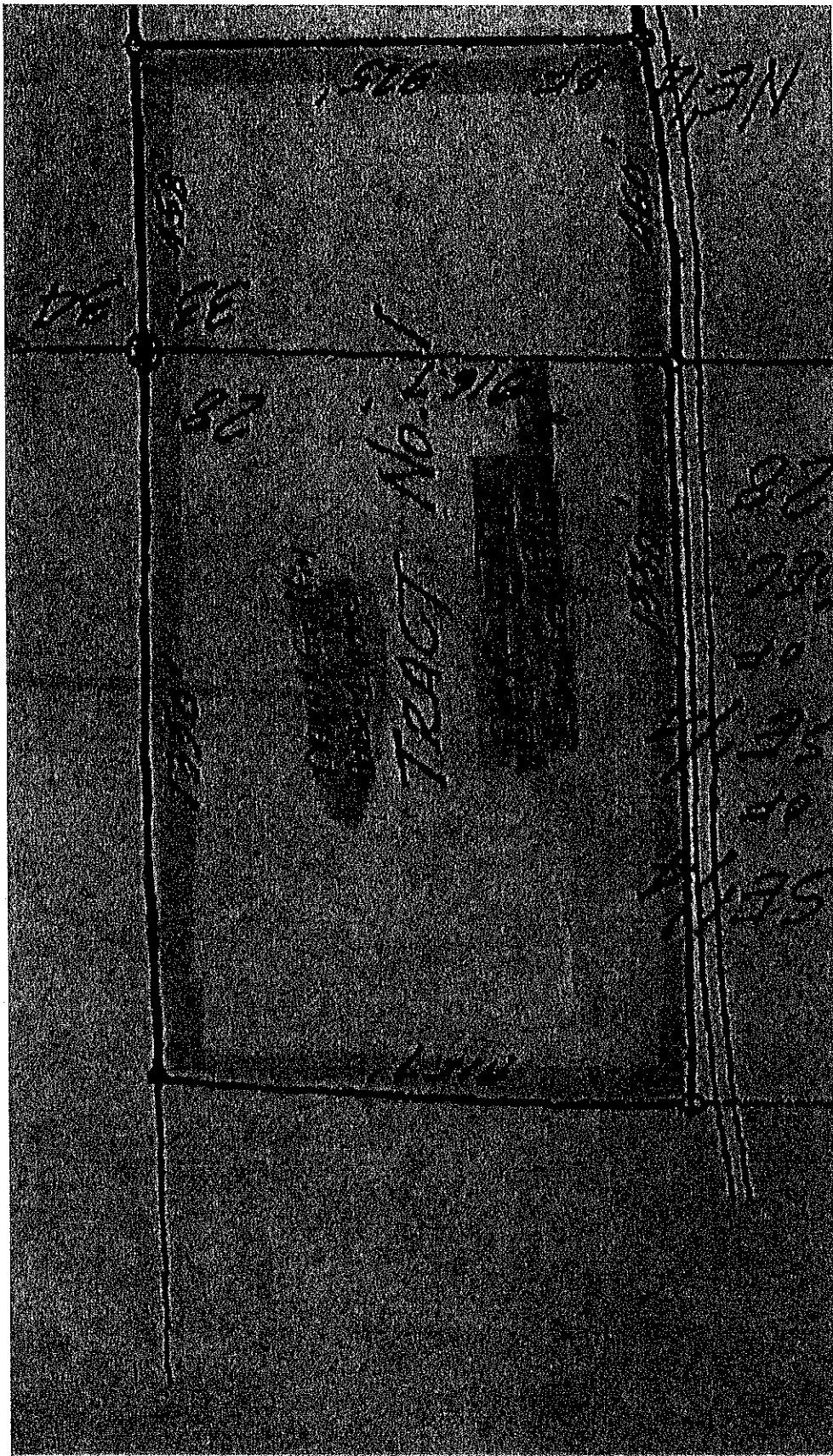
 1 attachment (6 KB)

exb.ico;

It is not the full parcel but just the legal description that is in my request document.

That part of the north 458 feet of the NE quarter of the NE corner of section 33, township 20 South, range 3 West that lies East of the East right of way of Shelby County highway no.





Shelby County Alabama Property Tax
Commissioner Parcel Viewer
ptc.shelbyal.com

Addresses:
Griffin Frank R & Martha O