



10 Jack Gray Way, Helena, AL 35080
City Hall Council Chambers

Helena Planning and Zoning Commission

May 21, 2026

Planning and Zoning Meeting Agenda

6:00pm

- Meeting Called to Order
- Prayer
- Pledge of Allegiance
- Roll Call
- Approval/Correction of Minutes from 04/16/2026 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 – Preliminary Plat – Signature Homes – Blackridge South-Helena Sector – 30.1 acres, 46 single family lots – SDPR as part of the Riverwood PUD, tabled from the November 20, 2025 meeting
- Committee Reports
- Resolutions
- Communications and Miscellaneous Business
- Adjourn

Next Meeting

Thursday, June 18, 2026 at 6PM

Updated 05/15/2026

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 3/8" rebar on the Southeastern 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, 0.858 acres more or less.

Sincerely,

Daniel Rasmussen



Daniel Rasmussen

2698 Helena Road Helena, AL 35080



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.

THE PURPOSE OF THIS PLAN IS TO RESURVEY 2 LOTS INTO 2 LOTS FOR COMMERCIAL USE AND DEDICATE ROAD RIGHT OF WAY.

GRAPHIC SCALE

1 inch = 40 ft.

SURVEY CAUTION

THE BASES OF THE CONDUITS ARE LOCATED BY ALUMINUM PIPES DRIVEN INTO THE GROUND AT 10' INTERVALS. THE CONDUITS ARE LOCATED BY THE ALUMINUM PIPES DRIVEN INTO THE GROUND AT 10' INTERVALS.

STUDIED IN THE NORTHEAST QUARTER OF SECTION 21.

THE UNDERSIGNED, JAMES E. KENNEDY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, ACCORDING TO MAPS PREPARED BY HIMSELF AND BY OTHERS, CERTAINLY HAS AND KNOWS THE TRUTH OF THE FOREGOING STATEMENTS, AND IN WITNESS WHEREOF, HE HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE, AT THE CITY OF MOBILE, ALABAMA, THIS 12TH DAY OF JANUARY, 1998.

DATE: 2-24-2015
 BY: [Signature]
 TITLE: [Signature]
 NAME: DAVID H. BOWDICE
 ADDRESS: 11001 KENNEDY AVENUE
 CITY: NEWTON, MASSACHUSETTS 02459
 PHONE: 617-552-3000
 FAX: 617-552-3000
 E-MAIL: [Signature]
 COMMENTS: [Signature]

MONTGOMERY WELLS FIDELITY SEC SERVICES BANK
 BY [Signature]
 OR SWP
 DATE: 2/21/05

QUANTA UTILITY SERVICE CORPORATION, INC.
 BY [Signature]
 DATE: 2/21/05

STATE OF ALABAMA
SHELBY COUNTY

1-20-2027
Meredith Dine

STATE OF ALABAMA
SHERIFF

North Star, an insurance company, has been ordered to pay \$100,000 in damages to a woman who was injured by a car accident. The court found that the insurance company had acted negligently in not providing adequate coverage for the accident. The woman, who was a passenger in the car, was injured when the car was involved in a collision with another vehicle. The court found that the insurance company had failed to provide adequate coverage for the accident, and therefore ordered it to pay damages to the woman. The damages include medical expenses, lost wages, and pain and suffering. The court also ordered the insurance company to pay the woman's legal fees. The insurance company has appealed the court's decision, but the appeal is still pending.

OTHER UNDER MY HAND AND SEAL THIS 21 DAY OF February 2007

Monell Dine

1-20-2007
 BY: JACQUELINE L. WOODS

ARRINGTON ENGINEERING
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS

4400 N. W. 16th Ave.
Miami, FL 33150
Tel: 305-586-1500
Fax: 305-586-1501

NAME: JILL PROSECUTION BRINGS CHARGE OF CONSPIRACY TO ENFORCE CIVIL RIGHTS ACT AND CONVICTION FOR RECIDIVITY	INVESTIGATION BY PROSECUTOR INVESTIGATION BY THE PROSECUTOR OF CONVICTION IN 1970, CONVICTION IN 1975, INVESTIGATION BY THE PROSECUTOR, INVESTIGATION BY THE PROSECUTOR
--	---

[illegible][illegible][illegible]

NOTES

- [illegible]

ALL RIGHTS ARE HEREBY RESERVED & NO PART MAY BE REPRODUCED WITHOUT PERMISSION

[illegible]

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

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"

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 2/8" rebar on the Southeastern Right of Way of Helena Road; thence along said Right of Way N 38°08'28" E a distance of 99.55 feet to a 6" concrete monument; thence leaving said Right of Way S 51°50'44" E a distance of 288.98 feet to the point of beginning.
Having an area of 28854.22 square feet, 0.658 acres more or less.



Outlook

Re: 2698 Helena Road - Continuance of Helena AL Planning and Zoning Meeting 2/26/26

From Andrew Wilson <acwdevelopment@gmail.com>

Date Mon 3/16/2026 9:27 AM

To Madison Harris <MHarris@cityofhelena.org>

Cc Billy Rosener <brosener@cityofhelena.org>; Dan Rasmussen <drasmussen1910@gmail.com>; Kymberley Rollan <kym@cityofhelena.org>

Madison,

Please move 2698 Helena Road rezone to the May 21st meeting.

Please keep 5248 Highway 17 on the April 16th meeting agenda.

Please confirm receipt. Thank you for all your help.

Andrew Wilson
ACW Development LLC
acwdevelopment@gmail.com
205-568-9608

On Mar 13, 2026, at 8:33 AM, Madison Harris <MHarris@cityofhelena.org> wrote:

Hi Andrew,

We do still have time to move the 2698 Helena Road rezone to May if that's what y'all prefer to do. I had on my schedule to get the legal ads submitted for both properties next week. Those legal ads for Hwy 17 should run either the weeks of March 22 and 29, or March 29 and April 5 for the April meeting.

I'll just need confirmation that you want to schedule the Hwy 17 for the April 16 meeting, and confirmation that you guys want to wait and schedule the Helena Road rezone to the May 21 meeting. We have already received the rezone application fee for Hwy 17, so nothing additional is needed at this time.

As per the conversation with Mayor Rosener, you guys would be paying for the Helena Road reschedule, but only the costs of the legal ads/certified letters/rezone signs, and those reimbursement costs would be sent out closer to that meeting.

If y'all have any other questions, please let me know.

Thank you,

Madison Harris
City Clerk/Treasurer

City of Helena
816 Highway 52 East
Helena, AL 35080
(205) 663-2161 ext. 111
mharris@cityofhelena.org

<Outlook-luhmo14v.png>

CONFIDENTIALITY NOTICE:

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution, taking of any action in reliance on the contents of this information or use of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender immediately by return e-mail message or telephone and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

From: Andrew Wilson <acwdevelopment@gmail.com>

Sent: Thursday, March 12, 2026 12:35 PM

To: Madison Harris <MHarris@cityofhelena.org>

Cc: Billy Rosener <brosener@cityofhelena.org>; Dan Rasmussen <drasmussen1910@gmail.com>; Kymberley Rollan <kym@cityofhelena.org>

Subject: Re: 2698 Helena Road - Continuance of Helena AL Planning and Zoning Meeting 2/26/26

Madison,

Dan wants to know the timeline of commitment for the 2698 Helena Road Property (when ads run for notice)? we would like to move the 2698 to the May meeting so that we do not have two rezones in one meeting. We need to know when the Highway 17 property ads will run. I am sorry for the confusion, but with the Frances Hines rezoning we obviously need to have more time set aside for that meeting. we believe doing the Highway 17 property in April and the 2698 Helena Road property in May is the appropriate way to handle the rezoning requests. Please advise on the best way to handle these requests. Thank you for all your help.

Andrew Wilson
ACW Development LLC
acwdevelopment@gmail.com
205-568-9608

On Mar 9, 2026, at 9:30 AM, Madison Harris <MHarris@cityofhelena.org> wrote:

Hi Dan and Andrew,

I understand that the Mayor has already spoken with you about this rescheduled rezone hearing. Per our City Attorney, we will have to rerun legal ads, certified mail, and repost signs with the new meeting date; and since we do not have time to satisfy all of those requirements for the March meeting, this will also fall on the April meeting with your other rezone request.

At this time, I don't need anything further from you and I will keep you posted on the legal ads, and all associated reimbursements you would be responsible for.

Since you will have two rezone applications set for April, if it is easier to wait and bring those reimbursement funds to that P&Z meeting, that is perfectly fine. I will make sure to send all of that out to you in plenty of time before that meeting on April 16th.

I understand having this date pushed multiple times is frustrating, so I thank you for working with us to ensure we go about everything the best way we can.

Madison Harris
City Clerk/Treasurer

City of Helena
816 Highway 52 East
Helena, AL 35080
(205) 663-2161 ext. 111
mharris@cityofhelena.org

<Outlook-n5q1dhd5.png>

CONFIDENTIALITY NOTICE:

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution, taking of any action in reliance on the contents of this information or use of this communication is **STRICTLY PROHIBITED**. If you have received this communication in error, please notify the sender immediately by return e-mail message or telephone and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

From: Andrew Wilson <acwdevelopment@gmail.com>

Sent: Thursday, February 26, 2026 12:53 PM

To: Billy Rosener <brosener@cityofhelena.org>

Cc: Madison Harris <MHarris@cityofhelena.org>; Dan Rasmussen <drasmussen1910@gmail.com>; Kymberley Rollan <kym@cityofhelena.org>

Subject: 2698 Helena Road - Continuance of Helena AL Planning and Zoning Meeting 2/26/26

Dear Mr. Rosener,

Dan asked that I send an email to request a continuance of the Store Growth & Development LLC zoning change request. We would like to be added to the March meeting agenda. We are sorry for the inconvenience.

Andrew Wilson
ACW Development LLC
acwdevelopment@gmail.com
205-568-9608

April 15, 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, May 21, 2026, @ 6pm at the Helena Municipal Building to consider the above-mentioned request. If approved, it will go before Helena City Council on Monday, June 8, 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 the Building Official at 663-2161 x 221.

Sincerely,

Madison Harris
City Clerk

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 May 21, 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 June 8, 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 16th day of April 2026.

Madison Harris
City Clerk

ORDINANCE #1035-2026R

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 **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"

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.



Wednesday October 22, 2025

City of Helena
816 Highway 52 East,
Helena, Alabama 35080

Attention: Kym Rollan
Reference: Blackridge South – Helena Sector

Dear Ms. Rollan,

Attached are copies of the vicinity map and preliminary plat for a new subdivision containing approximately 30.1 acres of land with 46 single family lots and common area. By this letter we are requesting to be added to the next possible agenda for the City of Helena Planning Commission for approval of the preliminary plat.

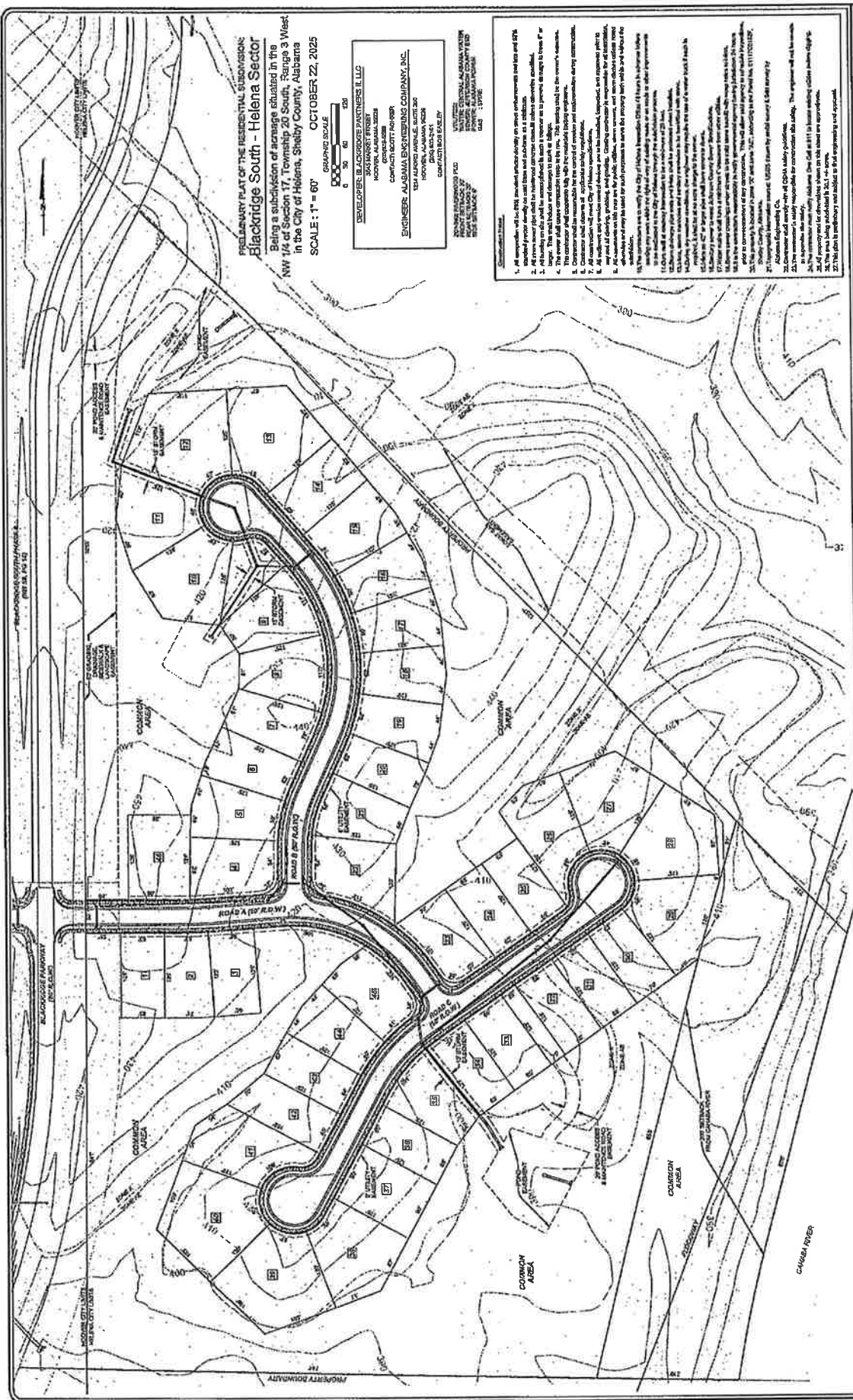
This subdivision is zoned SDPR as a part of the Riverwood PUD and will have access to Blackridge Parkway.

Very truly yours,
Blackridge Partners II, LLC

A handwritten signature in black ink, appearing to read "Scott Rohrer".

Scott Rohrer

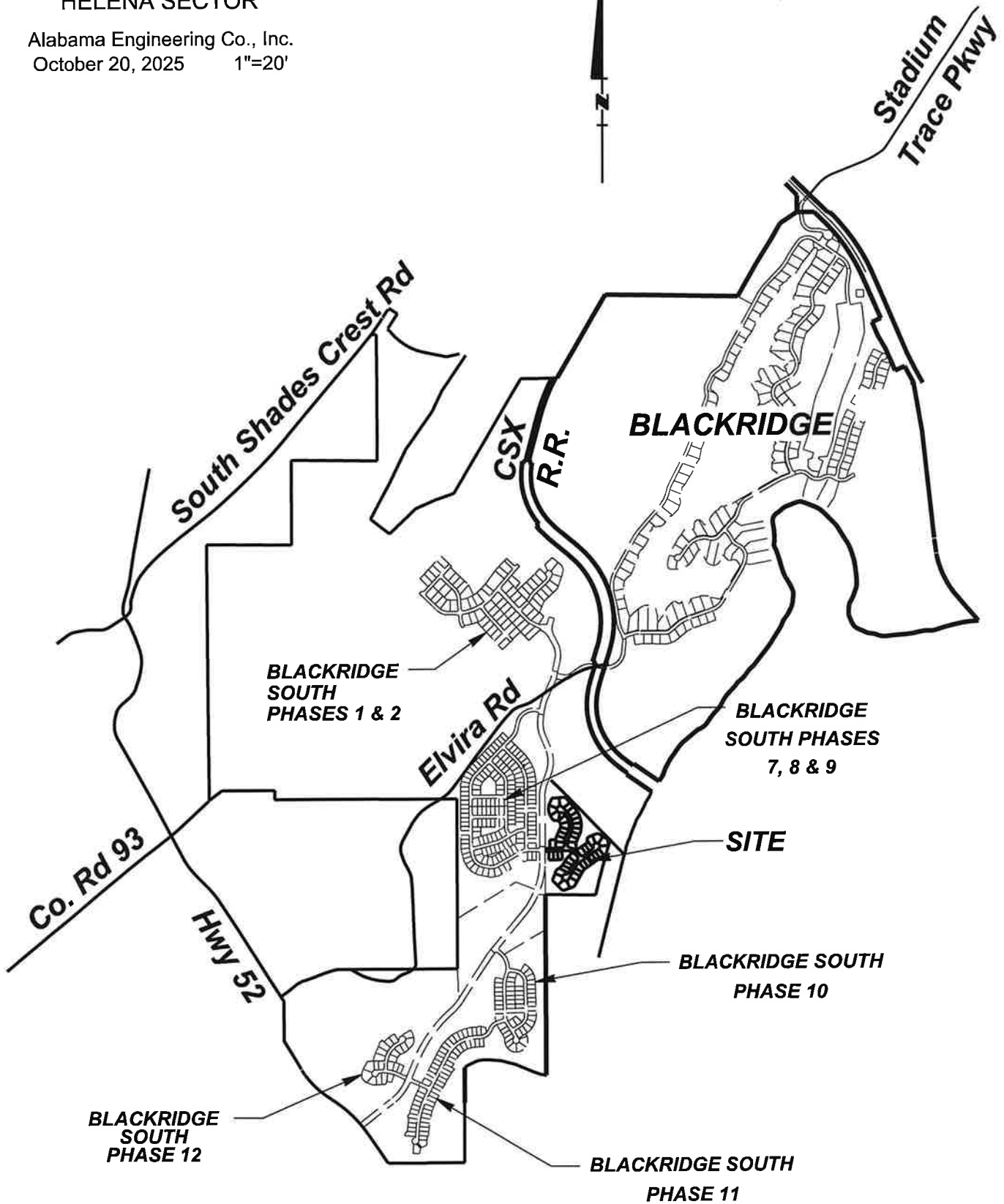
3545 Market Street
Hoover, AL 35226
(205) 989-5588
www.e-signaturehomes.com



PRELIMINARY PLAT OF THE RESIDENTIAL SUBDIVISION:
Blackbridge South - Helena Sector
 Being a subdivision of acreage situated in the
 NW 1/4 of Section 17, Township 20 South, Range 3 West
 in the City of Helena, Shelby County, Alabama
 SCALE: 1" = 60' OCTOBER 22, 2025
 GRAPHIC SCALE
 0 60 120 180 240 300 360 420 480 540 600 660 720 780 840 900 960 1020 1080 1140 1200 1260 1320 1380 1440 1500 1560 1620 1680 1740 1800 1860 1920 1980 2040 2100 2160 2220 2280 2340 2400 2460 2520 2580 2640 2700 2760 2820 2880 2940 3000 3060 3120 3180 3240 3300 3360 3420 3480 3540 3600 3660 3720 3780 3840 3900 3960 4020 4080 4140 4200 4260 4320 4380 4440 4500 4560 4620 4680 4740 4800 4860 4920 4980 5040 5100 5160 5220 5280 5340 5400 5460 5520 5580 5640 5700 5760 5820 5880 5940 6000 6060 6120 6180 6240 6300 6360 6420 6480 6540 6600 6660 6720 6780 6840 6900 6960 7020 7080 7140 7200 7260 7320 7380 7440 7500 7560 7620 7680 7740 7800 7860 7920 7980 8040 8100 8160 8220 8280 8340 8400 8460 8520 8580 8640 8700 8760 8820 8880 8940 9000 9060 9120 9180 9240 9300 9360 9420 9480 9540 9600 9660 9720 9780 9840 9900 9960 10020 10080 10140 10200 10260 10320 10380 10440 10500 10560 10620 10680 10740 10800 10860 10920 10980 11040 11100 11160 11220 11280 11340 11400 11460 11520 11580 11640 11700 11760 11820 11880 11940 12000 12060 12120 12180 12240 12300 12360 12420 12480 12540 12600 12660 12720 12780 12840 12900 12960 13020 13080 13140 13200 13260 13320 13380 13440 13500 13560 13620 13680 13740 13800 13860 13920 13980 14040 14100 14160 14220 14280 14340 14400 14460 14520 14580 14640 14700 14760 14820 14880 14940 15000 15060 15120 15180 15240 15300 15360 15420 15480 15540 15600 15660 15720 15780 15840 15900 15960 16020 16080 16140 16200 16260 16320 16380 16440 16500 16560 16620 16680 16740 16800 16860 16920 16980 17040 17100 17160 17220 17280 17340 17400 17460 17520 17580 17640 17700 17760 17820 17880 17940 18000 18060 18120 18180 18240 18300 18360 18420 18480 18540 18600 18660 18720 18780 18840 18900 18960 19020 19080 19140 19200 19260 19320 19380 19440 19500 19560 19620 19680 19740 19800 19860 19920 19980 20040 20100 20160 20220 20280 20340 20400 20460 20520 20580 20640 20700 20760 20820 20880 20940 21000 21060 21120 21180 21240 21300 21360 21420 21480 21540 21600 21660 21720 21780 21840 21900 21960 22020 22080 22140 22200 22260 22320 22380 22440 22500 22560 22620 22680 22740 22800 22860 22920 22980 23040 23100 23160 23220 23280 23340 23400 23460 23520 23580 23640 23700 23760 23820 23880 23940 24000 24060 24120 24180 24240 24300 24360 24420 24480 24540 24600 24660 24720 24780 24840 24900 24960 25020 25080 25140 25200 25260 25320 25380 25440 25500 25560 25620 25680 25740 25800 25860 25920 25980 26040 26100 26160 26220 26280 26340 26400 26460 26520 26580 26640 26700 26760 26820 26880 26940 27000 27060 27120 27180 27240 27300 27360 27420 27480 27540 27600 27660 27720 27780 27840 27900 27960 28020 28080 28140 28200 28260 28320 28380 28440 28500 28560 28620 28680 28740 28800 28860 28920 28980 29040 29100 29160 29220 29280 29340 29400 29460 29520 29580 29640 29700 29760 29820 29880 29940 30000 30060 30120 30180 30240 30300 30360 30420 30480 30540 30600 30660 30720 30780 30840 30900 30960 31020 31080 31140 31200 31260 31320 31380 31440 31500 31560 31620 31680 31740 31800 31860 31920 31980 32040 32100 32160 32220 32280 32340 32400 32460 32520 32580 32640 32700 32760 32820 32880 32940 33000 33060 33120 33180 33240 33300 33360 33420 33480 33540 33600 33660 33720 33780 33840 33900 33960 34020 34080 34140 34200 34260 34320 34380 34440 34500 34560 34620 34680 34740 34800 34860 34920 34980 35040 35100 35160 35220 35280 35340 35400 35460 35520 35580 35640 35700 35760 35820 35880 35940 36000 36060 36120 36180 36240 36300 36360 36420 36480 36540 36600 36660 36720 36780 36840 36900 36960 37020 37080 37140 37200 37260 37320 37380 37440 37500 37560 37620 37680 37740 37800 37860 37920 37980 38040 38100 38160 38220 38280 38340 38400 38460 38520 38580 38640 38700 38760 38820 38880 38940 39000 39060 39120 39180 39240 39300 39360 39420 39480 39540 39600 39660 39720 39780 39840 39900 39960 40020 40080 40140 40200 40260 40320 40380 40440 40500 40560 40620 40680 40740 40800 40860 40920 40980 41040 41100 41160 41220 41280 41340 41400 41460 41520 41580 41640 41700 41760 41820 41880 41940 42000 42060 42120 42180 42240 42300 42360 42420 42480 42540 42600 42660 42720 42780 42840 42900 42960 43020 43080 43140 43200 43260 43320 43380 43440 43500 43560 43620 43680 43740 43800 43860 43920 43980 44040 44100 44160 44220 44280 44340 44400 44460 44520 44580 44640 44700 44760 44820 44880 44940 45000 45060 45120 45180 45240 45300 45360 45420 45480 45540 45600 45660 45720 45780 45840 45900 45960 46020 46080 46140 46200 46260 46320 46380 46440 46500 46560 46620 46680 46740 46800 46860 46920 46980 47040 47100 47160 47220 47280 47340 47400 47460 47520 47580 47640 47700 47760 47820 47880 47940 48000 48060 48120 48180 48240 48300 48360 48420 48480 48540 48600 48660 48720 48780 48840 48900 48960 49020 49080 49140 49200 49260 49320 49380 49440 49500 49560 49620 49680 49740 49800 49860 49920 49980 50040 50100 50160 50220 50280 50340 50400 50460 50520 50580 50640 50700 50760 50820 50880 50940 51000 51060 51120 51180 51240 51300 51360 51420 51480 51540 51600 51660 51720 51780 51840 51900 51960 52020 52080 52140 52200 52260 52320 52380 52440 52500 52560 52620 52680 52740 52800 52860 52920 52980 53040 53100 53160 53220 53280 53340 53400 53460 53520 53580 53640 53700 53760 53820 53880 53940 54000 54060 54120 54180 54240 54300 54360 54420 54480 54540 54600 54660 54720 54780 54840 54900 54960 55020 55080 55140 55200 55260 55320 55380 55440 55500 55560 55620 55680 55740 55800 55860 55920 55980 56040 56100 56160 56220 56280 56340 56400 56460 56520 56580 56640 56700 56760 56820 56880 56940 57000 57060 57120 57180 57240 57300 57360 57420 57480 57540 57600 57660 57720 57780 57840 57900 57960 58020 58080 58140 58200 58260 58320 58380 58440 58500 58560 58620 58680 58740 58800 58860 58920 58980 59040 59100 59160 59220 59280 59340 59400 59460 59520 59580 59640 59700 59760 59820 59880 59940 60000 60060 60120 60180 60240 60300 60360 60420 60480 60540 60600 60660 60720 60780 60840 60900 60960 61020 61080 61140 61200 61260 61320 61380 61440 61500 61560 61620 61680 61740 61800 61860 61920 61980 62040 62100 62160 62220 62280 62340 62400 62460 62520 62580 62640 62700 62760 62820 62880 62940 63000 63060 63120 63180 63240 63300 63360 63420 63480 63540 63600 63660 63720 63780 63840 63900 63960 64020 64080 64140 64200 64260 64320 64380 64440 64500 64560 64620 64680 64740 64800 64860 64920 64980 65040 65100 65160 65220 65280 65340 65400 65460 65520 65580 65640 65700 65760 65820 65880 65940 66000 66060 66120 66180 66240 66300 66360 66420 66480 66540 66600 66660 66720 66780 66840 66900 66960 67020 67080 67140 67200 67260 67320 67380 67440 67500 67560 67620 67680 67740 67800 67860 67920 67980 68040 68100 68160 68220 68280 68340 68400 68460 68520 68580 68640 68700 68760 68820 68880 68940 69000 69060 69120 69180 69240 69300 69360 69420 69480 69540 69600 69660 69720 69780 69840 69900 69960 70020 70080 70140 70200 70260 70320 70380 70440 70500 70560 70620 70680 70740 70800 70860 70920 70980 71040 71100 71160 71220 71280 71340 71400 71460 71520 71580 71640 71700 71760 71820 71880 71940 72000 72060 72120 72180 72240 72300 72360 72420 72480 72540 72600 72660 72720 72780 72840 72900 72960 73020 73080 73140 73200 73260 73320 73380 73440 73500 73560 73620 73680 73740 73800 73860 73920 73980 74040 74100 74160 74220 74280 74340 74400 74460 74520 74580 74640 74700 74760 74820 74880 74940 75000 75060 75120 75180 75240 75300 75360 75420 75480 75540 75600 75660 75720 75780 75840 75900 75960 76020 76080 76140 76200 76260 76320 76380 76440 76500 76560 76620 76680 76740 76800 76860 76920 76980 77040 77100 77160 77220 77280 77340 77400 77460 77520 77580 77640 77700 77760 77820 77880 77940 78000 78060 78120 78180 78240 78300 78360 78420 78480 78540 78600 78660 78720 78780 78840 78900 78960 79020 79080 79140 79200 79260 79320 79380 79440 79500 79560 79620 79680 79740 79800 79860 79920 79980 80040 80100 80160 80220 80280 80340 80400 80460 80520 80580 80640 80700 80760 80820 80880 80940 81000 81060 81120 81180 81240 81300 81360 81420 81480 81540 81600 81660 81720 81780 81840 81900 81960 82020 82080 82140 82200 82260 82320 82380 82440 82500 82560 82620 82680 82740 82800 82860 82920 82980 83040 83100 83160 83220 83280 83340 83400 83460 83520 83580 83640 83700 83760 83820 83880 83940 84000 84060 84120 84180 84240 84300 84360 84420 84480 84540 84600 84660 84720 84780 84840 84900 84960 85020 85080 85140 85200 85260 85320 85380 85440 85500 85560 85620 85680 85740 85800 85860 85920 85980 86040 86100 86160 86220 86280 86340 86400 86460 86520 86580 86640 86700 86760 86820 86880 86940 87000 87060 87120 87180 87240 87300 87360 87420 87480 87540 87600 87660 87720 87780 87840 87900 87960 88020 88080 88140 88200 88260 88320 88380 88440 88500 88560 88620 88680 88740 88800 88860 88920 88980 89040 89100 89160 89220 89280 89340 89400 89460 89520 89580 89640 89700 89760 89820 89880 89940 90000 90060 90120 90180 90240 90300 90360 90420 90480 90540 90600 90660 90720 90780 90840 90900 90960 91020 91080 91140 91200 91260 91320 91380 91440 91500 91560 91620 91680 91740 91800 91860 91920 91980 92040 92100 92160 92220 92280 92340 92400 92460 92520 92580 92640 92700 92760 92820 92880 92940 93000 93060 93120 93180 93240 93300 93360 93420 93480 93540 93600 93660 93720 93780 93840 93900 93960 94020 94080 94140 94200 94260 94320 94380 94440 94500 94560 94620 94680 94740 94800 94860 94920 94980 95040 95100 95160 95220 95280 95340 95400 95460 95520 95580 95640 95700 95760 95820 95880 95940 96000 96060 96120 96180 96240 96300 96360 96420 96480 96540 96600 96660 96720 96780 96840 96900 96960 97020 97080 97140 97200 97260 97320 97380 97440 97500 97560 97620 97680 97740 97800 97860 97920 97980 98040 98100 98160 98220 98280 98340 98400 98460 98520 98580 98640 98700 98760 98820 98880 98940 99000 99060 99120 99180 99240 99300 99360 99420 99480 99540 99600 99660 99720 99780 99840 99900 99960 100020 100080 100140 100200 100260 100320 100380 100440 100500 100560 100620 100680 100740 100800 100860 100920 100980 101040 101100 101160 101220 101280 101340 101400 101460 101520 101580 101640 101700 101760 101820 101880 101940 102000 102060 102120 102180 102240 102300 102360 102420 102480 102540 102600 102660 102720 102780 102840 102900 102960 103020 103080 103140 103200 103260 103320 103380 103440 103500 103560 103620 103680 103740 103800 103860 103920 103980 104040 104100 104160 104220 104280 104340 104400 104460 104520 104580 104640 104700 104760 104820 104880 104940 105000 105060 105120 105180 105240 105300 105360 105420 105480 105540 105600 105660 105720 105780 105840 105900 105960 106020 106080 106140 106200 106260 106320 106380 106440 106500 106560 106620 106680 106740 106800 106860 106920 106980 107040 107100 107160 107220 107280 107340 107400 107460 107520 107580 107640 107700 107760 107820 107880 107940 108000 108060 108120 108180 108240 108300 108360 108420 108480 108540 108600 108660 108720 108780 108840 108900 108960 109020 109080 109140 109200 109260 109320 109380 109440 109500 109560 109620 109680 109740 109800 109860 109920 109980 110040 110100 110160 110220 110280 110340 110400 110460 110520 110580 110640 110700 110760 110820 110880 110940 111000 111060 111120 111180 111240 111300 111360 111420 111480 111540 111600 111660 111720 111780 111840 111900 111960 112020 112080 112140 112200 112260 112320 112380 112440 112500 112560 112620 112680 112740 112800 112860 112920 112980 113040 113100 113160 113220 113280 113340 113400 113460 113520 113580 113640 113700 113760 113820 113880 113940 114000 114060 114120 114180 114240 114300 114360 114420 114480 114540 114600 114660 114720 114780 114840 114900 114960 115020 115080 115140 115200 115260 115320 115380 115440 115500 115560 115620 115680 115740 115800 115860 115920 115980 116040 116100 116160 116220 116280 116340 116400 116460 116520 116580 116640 116700 116760 116820 116880 116940 117000 117060 117120 117180 117240 117300 117360 117420 117480 117540 117600 117660 117720 117780 117840 117900 117960 118020 118080 118140 118200 118260 118320 118380 118440 118500 118560 118620 118680 118740 118800 118860 118920 118980 119040 119100 119160 119220 119280 119

BLACKRIDGE SOUTH -
HELENA SECTOR

Alabama Engineering Co., Inc.
October 20, 2025 1"=20'



VICINITY MAP

NOT TO SCALE



PLANNING AND ZONING COMMISSION

NOVEMBER 20, 2025

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
NOVEMBER 20, 2025**

The Helena Planning and Zoning commission met in a regular meeting on Tuesday, November 20, 2025, at 6:00PM in the Helena Municipal Building, regular time and place for holding said meetings.

1. **Robert Radice** called the meeting to order at 6:00 P.M.
2. **Brooke Dodson** led the prayer.
3. **Robert Radice** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

Absent: Bob Caliento, David Landrum and Alex Miller

Visitors: Blair Perry and others (see attached list).

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

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

Billy Rosener made a motion to approve the October 16, 2025, minutes with correction, with a second by **Brian Crumpton**

The following votes were cast:

AYE: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

NAY: None

ABSTAIN:

Motion carried.

6. Communication from Council

Brooke Dodson stated that there was no communication from City Council at this time.

7. Unfinished Business

None at this time.

8. Hearing of applications

1. Approve/Deny- Signature Homes-Blackridge South-Helena Sector-Preliminary Plact (30.1 acres 45 lots) zoned SDPR (Special District Planned Residential) as a part of Riverwoods planned development.

Brooke Dodson opened the discussion by asking if the representatives from Signature were in attendance and they were not. Terry Habshey with Habsjack Properties stated that they were here to hear this application and see if they were able to get water and sewer to his property which adjoins the Blackridge sector.

Brian Crumpton and Billy Rosener stated that was not something that this commission was able to assist with and they would have to discuss with Signature Homes.

Terry Habshey stated that they came before the commission twice regarding this request and the prior Mayor promised that they would be able to get water and sewer and would provide a letter stating this.

Mr. Habshey said that they were provided with one, but it was not what they were promised in the prior meetings. Brooke Dodson and Billy Rosener told Mr. Habshey that they would go back and take a look at the previous minutes to see what exactly was said during those meetings and would get back to them regarding this.

Brooke Dodson, Dejay Jones and Blair Perry brought up the application on the floor and stated that the access road from Helena to Hoover needs resolution prior to the commission voting to approve this development. There was discussion from them regarding this access and that it had not been released by Hoover. There was then a general discussion about tabling this application and there being no further discussion Robert Radice made a motion to table this application with a second from John Early and the following votes were cast:

AYE: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

NAY: None

ABSTAIN:

Motion carried.

9. Adjourn

The meeting was adjourned at 6:11pm.

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:

Madison Harris
City Clerk



SIGNED:

Bob Caliento
Chairman Helena Planning Commission



R. RADICE



SHELBY COUNTY HIGHWAY DEPARTMENT

506 HIGHWAY 70
COLUMBIANA, ALABAMA 35051
(205) 669-3880
www.ShelbyAL.com

March 17, 2026

Robert Easley
Alabama Engineering Company
1214 Alford Avenue
Hoover, Alabama 35226

RE: Blackridge Parkway Access to County Road 52
Case No. R25-011

Dear Mr. Easley,

The Shelby County Highway Department has completed a review of the above referenced proposed access plans (plans dated 2-12-26). These plans are not approved at this time. The following comments must be satisfactorily addressed to receive Shelby County Highway Department approval.

1. Provide plan view exhibit and legal description exhibit for the proposed right-of-way dedication. Please note, right-of-way dedication is required prior to Shelby County Highway Department's access approval. Once the exhibits are approved, we will add them to the appropriate dedication document and returned to you for execution and recording.
2. Provide Geotechnical Analysis and support for any proposed slopes which are steeper than 2:1 and located within the Shelby County right-of-way.
3. Provide 25-year Pre and Post hydraulic storm drainage information at each off-site discharge location for review and consideration (at Highway 52 cross drains located at stations 91+40 and 102+40).
4. The design engineer of record must submit a letter stating there will be no adverse effects to downstream and/or adjacent properties or drainage structures due to the drainage from the development.
5. Submit a detailed cost estimate for all proposed work within the Highway 52 right-of-way for bonding purposes. Estimate must also include the design and construction cost for the anticipated signal. Please note: once a cost estimate is finalized and accepted, an appropriate bond must be posted with the Shelby County Development Services Department (Regina Ashmore at 205-620-6650) prior to Highway Department approval.

If there are any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "John Slaughter".

John Slaughter
Professional Engineer

Chad Scroggins
County Manager
(205) 670-6500

David D. Willingham, PE
County Engineer
(205) 669-3880