



PLANNING AND ZONING COMMISSION

MAY 21, 2026

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
MAY 21, 2026**

The Helena Planning and Zoning commission met in a regular meeting on Thursday, May 21, 2026, 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 6:00 P.M.

2. Brooke Dodson led the prayer.

3. Robert Radice led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Robert Radice, Billy Rosener, John Early, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

Absent: David Landrum

Visitors: See attached list

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

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

Bob Caliento made a motion to approve April 16, 2026 minutes as written, with a second by **Billy Rosener**

The following votes were cast:

Motion carried.

6. Communication from Council

None

7. Hearing of applications

Alex Miller made a motion to swap the order of the applications allowing Signature Homes to be presented first with a second from **Billy Rosener**.

The following votes were cast:

AYE: Bob Caliento, Robert Radice, Billy Rosener, John Early, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

NAY: None

Motion carried.

Approve/Deny- Preliminary Plat-Signature Homes-Blackridge South-Helena Sector-30.1 acres, 46 single family lots-SDPR as a part of Riverwoods PUD, tabled from the November 20, 2025, meeting.

Billy Rosener asked the commission and all participants to please speak into the microphone when possible. Bob Early, with Engineering Design Group representative for Signature Homes, was present to present the request and answer any questions related to the application. The request was tabled in November 2025, and they are working on final connection of Blackridge Parkway extension with Shelby County DOT (Department of Transportation). We provided a letter from Shelby County DOT pending completion (letter part of packet and will become a part of minutes). We are planning for an extension and turn lanes at Highway 52. There will be one entrance with 3 cul-de-sacs for this sector. Bob Caliento asked how close they were to receiving approval from Shelby County and he re-iterated that there is currently no access. Bob Early referenced the letter from Shelby County and that they have completed everything and the only outstanding item is the bond. Robert Radice then asked about the list of items that Blair Perry (City Engineer)

sent over. See attached list as it will be a part of the minutes. Bob Early stated that all had been addressed with Blair and the LOMAR for flood has been completed as well. Alex Miller asked if the road would be turned over and compact testing done. Mr. Early stated that it would be and all proof rolls are walked by the City of Helena. Billy Rosener stated that this must also be approved by the City of Hoover. There were no public comments at this time.

There being no further discussion, **Billy Rosener** made a motion to approve with the condition that it is also approved by Hoover, the list from city engineer is completed, the 500 feet waived and approval from Shelby County with a second from Jeff Earley.

The following votes were cast using a roll call vote:

AYE: Bob Caliento, Robert Radice, Billy Rosener, John Early, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson
NAY: None

Motion carried.

Approve/Deny-Re-zone request from B-1 Neighborhood Business District to B-2 General Business District-2698 Helena Road-Store Growth & Development LLC

Frank Galloway representing Store Growth & Development asked at the outset if he has permission to circulate a document and ask questions and he did circulate a section of our zoning ordinance which will become a part of the minutes.

He then stated that there is a court reporter and that the chairman of the commission was notified ahead of time. He also made the point that there had been prior litigation and all parties involved must adhere to the strict confidentiality clause provision.

The section that Mr. Galloway referred to in the zoning ordinance was page 83 the greenbelt regulations adjacent to residential zones and the 20-foot buffer. Bob Caliento stated that we try to stick to rationale of protecting Old Helena and this applies to B-1 and B-2. Mr. Galloway stated that his client's lot is 28,400 square feet with the front being 107 feet, the sides 286 and 100 feet along the rear. He stated that there was a conveyance made that the triangle square of property between Shell station and his client is already zoned B-2. This property is the only property zoned B-1, and it is too restrictive as all other properties around his client's lot are B-2 including the property directly across the street (Tidal Wave) which touches residential zones.

The predecessors re-zone request with its conditions is crippling his client, with the 30-foot buffer and the privacy fence. The appropriate zoning is B-2 not B-1. Mr. Galloway wanted to make clear that they are willing to only access the property off Sarah Lane, will not put in a gas station or convenience store, auto dealership, hospital or nursing home. We are willing to accept the fencing agreement with the B-1 and are willing to put up a 10-foot fence and maintain that fence for the duration. Mr. Galloway stated that this is not common due to the restrictive nature of and they are asking for fair use. This request is not inconsistent with 7Brew across the street from this lot.

The owner is trying to carve out use, and this is considered a fair request. The request was then opened to the commission who did not have any questions at that time. Bob Caliento then opened the meeting up for public comments stating the 3 minute rule will be in place and to please make sure that if one resident gets up to speak on the subject that you do not come up and say the same thing and let their statement stand.

Public Comments

1. Jenny Farrell-Frances Hinds daughter-This re-zone should be for Special District with B-2 use and not just B-2 use. The 30-foot buffer was original to this project in 2007 with the fence. The applicant was aware of these stipulations and restrictions when he purchased the property.
2. Tom Stanbury-146 Cedar Bend Drive-The restrictions that the applicant has given you do not address light, noise and smell. Hardship is a self-made one and Old Town residents need to be protected.
3. Cooper Johnson-3302 Old Cahaba Trail-The community needs to be aware of what is trying to be done and there should be a transitional buffer between commercial and residential property. Alabama is a buyer beware state. This community has a strong family core, and we need to protect that.
4. Tracy Hinds-Frances Hinds daughter-in-law-120 Old Tuscaloosa Road- There are already traffic issues and lack of green space, dirt, dust and a loss of privacy that Ms. Hinds is dealing with. You need to help the resident and protect her from potential issues if the zoning is allowed.
5. Kathy Hinds-Frances Hinds daughter- Mr. Rasmussen purchased the property knowing the zoning and so you understood what the restrictions are. Traffic could be an issue.

6. Frances Hinds-2698 Helena Road-Long time resident since 1960 and we have been before the commission before. I only beg for mercy. Thank you.

There being no further discussion **Keith Martin** made a motion to deny the re-zone request with a second from **Robert Radice**.

The following votes were cast using a roll call vote:

AYE: Bob Caliento, Robert Radice, John Early, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

ABSTAIN: Billy Rosener

Motion carried.

This application will go to the City Council on Monday, June 8, 2026.

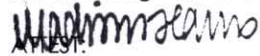
8. Unfinished Business-

None

9. Adjourn

There being no further business a motion was made by **Brian Crumpton** with a second from **Billy Rosener**. The meeting was adjourned at 6:50pm.

The meeting was attended, and minutes taken by Kym Rollan


Madison Harris

City Clerk

SIGNED:



Bob Caliento
Chairman Helena Planning Commission