



PLANNING AND ZONING COMMISSION

JUNE 18, 2026

MINUTES HELENA PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 18, 2026

The Helena Planning and Zoning commission met in a regular meeting on Thursday, June 18, 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. **Brian Crumpton** led the prayer.
3. **Alex Miller** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

Absent: David Landrum, Billy Rosener and Robert Radice

Visitors: See attached list

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

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

Alex Miller made a motion to approve May 21, 2026 minutes as written, with a second by **Brian Crumpton**

The following votes were cast:

AYE: Bob Caliento, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

NAY: None

Motion carried.

6. Communication from Council

None

7. Hearing of applications

Motion carried.

Approve/Deny- Re-zone Request from B1 Neighborhood Business District to B2 General Business District -5848 Highway 17 Helena, Al Parcel 13 8 28 1 001 018.000 City of Helena request

Billy Rosener, Mayor City of Helena, was on the phone representing the City of Helena in this request. Mayor Rosener stated that he felt this would improve the consistency of zoning along the Highway 17 corridor and this would be encouraging to businesses for a variety to keep our revenue in Helena. Brooke Dodson said that there was one stipulation that there not be access from MacQueen Drive to keep traffic issues to a minimum. Mayor Rosener agreed with the stipulation. No further questions or comments from the commission. It was then opened for public comment on this application.

Public Comment:

1. Jim Ames-4342 Old Cahaba Parkway-There needs to be more research and an insistence on ingress and egress and turn lanes for any new businesses to possibly also include deceleration lanes.

Brooke Dodson stated that since this is a county road, Shelby County DOT will probably require a traffic study, and these issues can be discussed at that time. Chairman Caliento stated that there will be more time to look at all of this when it comes to site plan time.

Blair Perry and Keith Martin were asked if there were any further issues or restrictions related to this possible re-zone request and they both stated not at this time.

There being no further discussion, **Brian Crumpton** made a motion to approve with the stipulation that there was no access on MacQueen Drive with a second from **Alex Miller**.

The following votes were cast using a roll call vote:

AYE: Bob Caliento, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

NAY:None

Motion carried.

Will go to City Council on Monday, June 22, 2026.

Approve/Deny-Conditional Use 1 Environs Parkway (SDPR Special District Planned Residential)-Jeff Smith and Matthew Gregory-Request conditional use to convert existing structure into a specialized rehabilitation facility dealing with eating disorders for children adolescents.

Matthew Gregory came before the commission to present his request. He stated that they are proposing to put in an adolescent eating disorder clinic. There will be one employee per child, and it will be a safe environment. The previous applicant was going to have adults there and it was going to be a drug rehabilitation area. He stated there is not a program in this area that addresses these issues and that they would be coming from Children's Hospital with around a 6 week stay per child. This location was never a residence but was owned by a couple who were going to attempt to turn it into a residence but realized the amount of work that needed to be done. This is a gated property. Brooke Dodson asked if there is an intent to treat adults and Mr. Gregory stated no, it is just for children and adolescents. Brian Crumpton asked about changing the licensing after it has been approved and Mr. Gregory stated that is very hard to do. Chairman Caliento stated that this is a planned eating disorders clinic with 12-17-year-old girls that would sit in a residential area. There needed to be precautions taken for the safety of the residents nearby.

Fire safety issues were a big concern before, and geographic issues could be a problem as well. Alex Miller stated that the septic would also need to be updated. Bob Caliento asked what the employee to patient ratio was and Mr. Gregory said it would be 1:1. He also stated that there is a risk level being so close to other residents and it would need to be well monitored with limited access to the outside, so the patients are not roaming around the property. Alex Miller brought up the potential issue of an ambulance getting to the property and Keith Martin stated this would not be an issue, but a fire truck might have more difficulty. Blair Perry was asked about issues with this property and he stated no comment.

The public was then invited to comment.

Public Comment:

1. Jeff Revis-7 Environs Parkway-There is a hair pin curve, and this is not a good place for children with eating disorders. There is a shooting range across the street. We were told by a city employee that this would never be anything but residential.
2. Rhonda Marie-227 Moss Bend Drive- 50% of adolescents with eating disorders also have mental health issues and potentially have drug related problems. These are considered co-occurring diagnoses, and this will set a precedent for other treatment facilities.
3. Billy Ingle-3 Environs Parkway-His property marries up to this property, and he travels and is concerned about leaving his wife there without protection. There is a hairpin curve which is a wreck waiting to happen.
4. Scott-228 Moss Bend Drive-There was a discussion about using a pump to meet fire flow requirements and that is a private lake, and all residents would have to give permission to use it for that purpose.
5. 2 Environs Parkway-That is a gated community, and we would not want to give the code to people we do not know and trust. That bridge is only 21 feet 4 inches and there could be wrecks. Property values are also a concern.
6. Anna Ball-2 Environs Parkway-It is very close to the river, and her children walk home each day and share a driveway with this location. This is a concern for safety reasons.
7. Carol Ingle-3 Environs Parkway-You stated that there would be 1:1 ratio but there will also be counselors, parents and probably controlled substances onsite.

Mr. Gregory was asked if he had experience running a facility like this and he stated that while he did not, the program that they hire does have the experience. This is classified as a group home and will be treating up to 16 kids.

8. Michelle Lovelady-138 Moss Bend Drive-This is a lot of concerning information and we thought this property had been condemned. There was a notice on the door.
9. DeJay Jones-2242 Pup Run-Storm water is going to be an issue for these residents. The prior applicant had to drop the number of parking spots due to this. Thank you.

10. Robbie Dietz- They are across the lake and this not something they thought the residents would have to deal with again. We would like it to remain residential as we have a nice small community and want it to stay that way. Bob Caliento stated that he appreciated this comment but there is a qualified Building official and engineer to take a look at these issues should they arise.

It was brought up by Jeff Revis that this was never a residence and it was a glorified home office for the owners of International Expeditions. They lived close by and raised their children in the community. We would like our community to stay the way it has always been.

There being nothing further, Brian Crumpton made a motion to deny the conditional use for a specialized rehabilitation center for eating disorders at 1 Environs Parkway with a second from Bob Caliento.

The following votes were cast using a roll call vote:

AYE: Bob Caliento, Keith Martin, Alex Miller, Brian Crumpton and Brooke Dodson

NAY: None

Motion carried. T

This application will go to the City Council on Monday, July 13, 2026 with an unfavorable recommendation.

The residents of Environs and Moss Bend would like to receive notification and the city clerk stated she would send out notice to all residents

8. Unfinished Business-

None

9. Adjourn

There being no further business a motion was made by **Bob Caliento** with a second from **Brian Crumpton**. The meeting was adjourned at 7:02pm.

Next meeting scheduled for July 16, 2026

Rollan

ATTEST:


Kym Rollan
City Clerk

SIGNED:


Bob Caliento
Chairman Helena Planning Commission