



10 Jack Gray Way, Helena, AL 35080
City Hall Council Chambers
June 18, 2026
6:00PM

**Helena Planning and Zoning Commission
Agenda**

Meeting Called to Order

Prayer

Pledge of Allegiance

Roll Call

Approval/Correction of Minutes of May 21, 2026, meeting

Communication from City Council

Unfinished Business

Hearing of Applications

Approve/Deny Re-zone Request from B1 Neighborhood Business District to B2-General Business District-5248 Highway 17-Parcel 13 8 28 1 001 018.000-City of Helena request

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

Committee Reports

Resolutions

Communications and Miscellaneous Business

Adjourn

Next Meeting

July 16, 2026

Posted 06/15/2026

May 27, 2026

Honorable Members of the Helena City Council and Planning and Zoning Committee,

Subject: Submission of Application Packet for Proposed Rehabilitation Facility at 1 Environs Parkway (Special District Planned Residential)

Please accept this letter and the attached packet for consideration by the Planning and Zoning Committee at the upcoming meeting on June 18, 2026, at 6 PM.

This application is submitted on behalf of the property owners, Jeff Smith and Matthew Gregory , regarding the recently purchased property located at 1 Environs Parkway in Helena.

Overview and Summary of Proposed Use

Mr. Smith & Mr. Gregory intend to convert the existing house at 1 Environs Parkway into a specialized rehabilitation facility. The proposed facility will provide care for children and adolescents dealing with eating disorders

The primary purpose of this facility is to function as a transitional space, working in collaboration with Children's Hospital, for patients who have been discharged but are not yet ready to return to their homes. We are requesting a review for this proposed use under the guidelines for a Special District Planned Residential zone.

We are prepared to attend the June 18th meeting to provide a presentation to the board members and answer any questions regarding the project.

Thank you for your time and consideration of this application.

Sincerely,



Jeff Smith & Matthew Gregory
205-585-8488

THE RESERVE AT ENVIRONS

A Proposed Adolescent Eating Disorder Treatment Residence
Helena, Alabama



Creating a peaceful, highly supervised healing environment for adolescent girls.

Project Overview

The Reserve at Environs is a proposed adolescent residential wellness program focused specifically on helping young girls struggling with eating disorders, anxiety, depression, and related emotional health challenges.

The vision for the property is to create a peaceful, highly supervised, low-density healing environment emphasizing structure, emotional wellness, nutrition restoration, and compassionate care.

The proposed program is intended to provide structured schedules, therapeutic support, emotional wellness programming, family involvement, and professional supervision within a residential-style setting.

Existing Property Conditions

The existing property already provides a secluded wooded setting, controlled access drive, private lake environment, and significant natural buffers.



Aerial Site Context

AERIAL SITE CONTEXT



THE RESERVE AT ENVIRONS | HELENA, ALABAMA



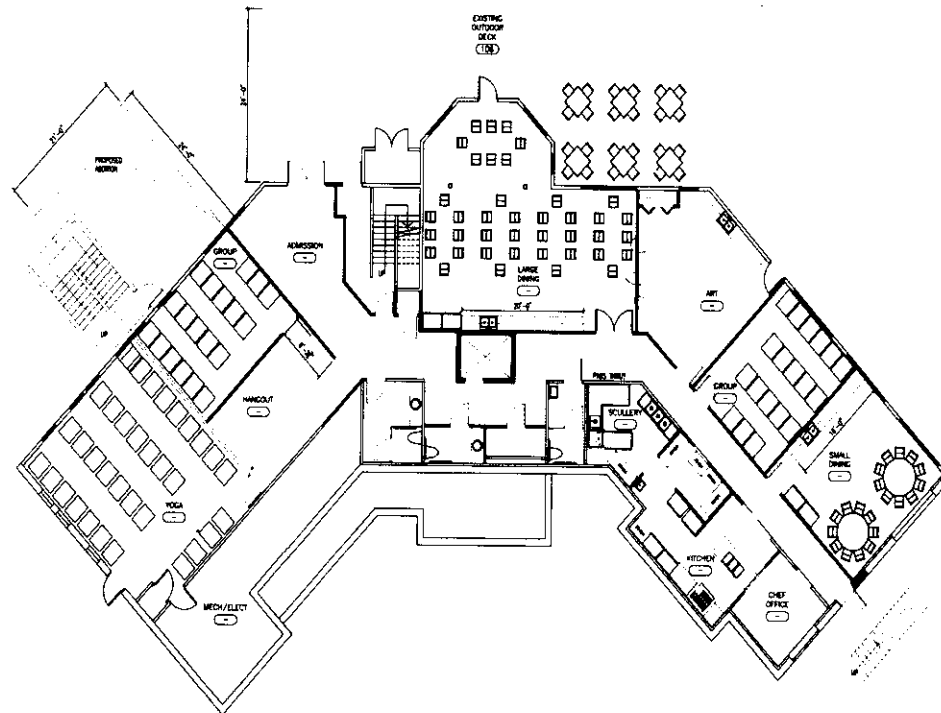
Controlled Access • Private Lake • Wooded Buffers • Low-Density Setting

Why This Setting Works

The site layout intentionally preserves significant wooded buffers and maintains a low-density, visually protected environment focused on privacy, supervision, controlled access, and minimal surrounding impact.

The wooded surroundings, private lake, and controlled access drive help create a calm and peaceful therapeutic atmosphere intentionally designed for emotional wellness and recovery.

Ground Floor Plan

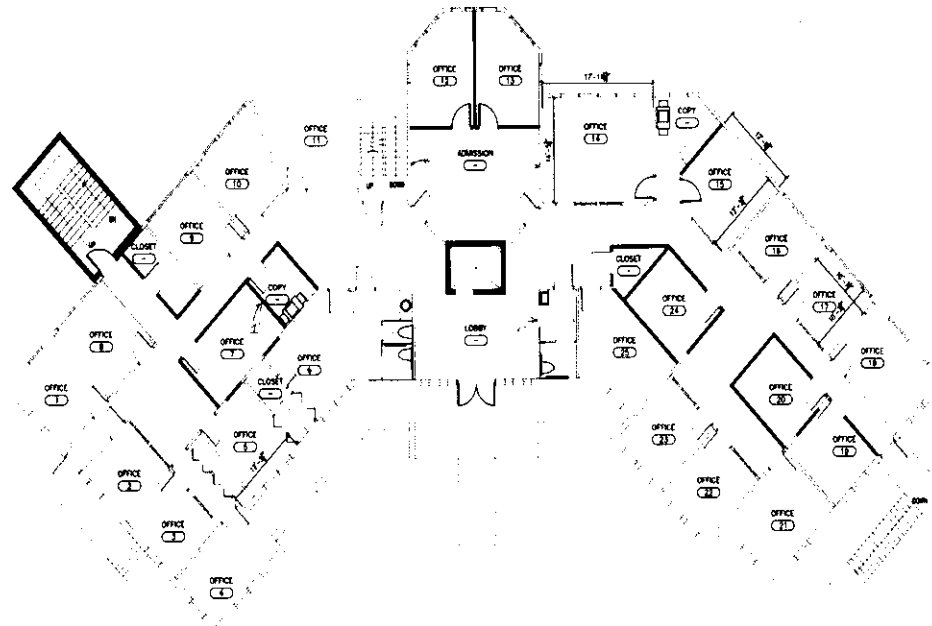


Ground Floor Plan

1/8" = 1'-0"

Dining, activity room, art, wellness gathering, and therapy spaces.

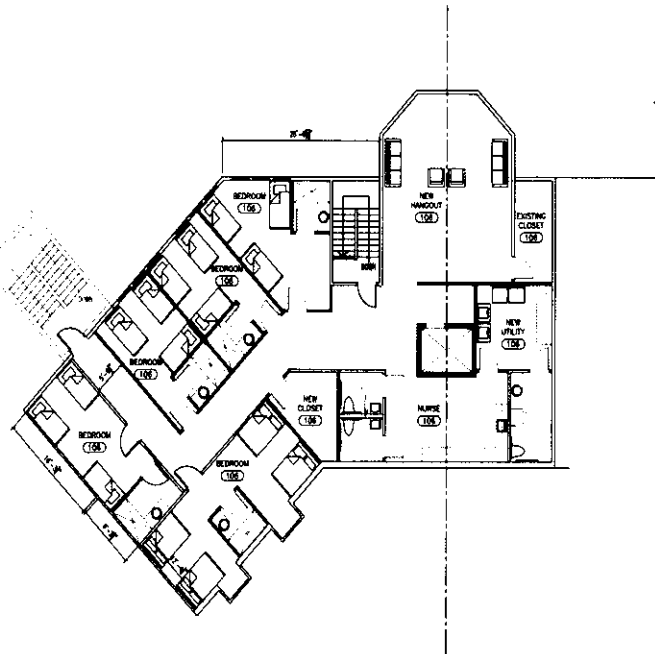
First Floor Plan



First Floor Plan
 $\frac{1}{8"} = 1'-0"$

Administrative offices, admissions, and operational support areas.

Second Floor Plan



Second Floor Plan
1/8" = 1'-0"

Resident bedrooms, nurse station, and supervised residential spaces.

Operations & Supervision

- 24/7 staffing and supervision
- Structured schedules and accountability
- Professional therapeutic oversight
- Controlled property access
- Low resident count and low-density operations
- Strong emphasis on safety, professionalism, and emotional wellness

Frequently Asked Questions

Will this increase traffic?

Minimal traffic is anticipated compared to many commercial uses.

Is this a drug rehabilitation facility?

No. The proposed use focuses specifically on adolescent eating disorders and emotional wellness.

Are residents supervised?

Yes. The program is designed around structured schedules and 24/7 supervision.

Will the property remain visually attractive?

Yes. Landscaping and preservation of the natural environment are major priorities.

A PLACE OF HOPE

A FUTURE OF HEALING

A COMMUNITY WE ARE PROUD TO JOIN

Additional Community Safety FAQ

Will the facility accept dangerous individuals or criminal populations?

No. The proposed program is designed specifically for adolescent girls struggling with eating disorders and related emotional health challenges. This is not a drug rehabilitation center, halfway house, or correctional facility.

All residents would undergo clinical screening prior to admission. The program would not serve violent individuals, adult criminal populations, or registered sex offenders. Safety, supervision, and maintaining a peaceful therapeutic environment remain top priorities for both residents and the surrounding community.

A PLACE OF HOPE • A FUTURE OF HEALING



Rezoning Application Packet

Clayton Bailey Properties Addition to Helena - Lot 2

Request: B-1 Neighborhood Business District to B-2 General Business District

Requested P&Z Meeting

June 18, 2026

Application summary

Project / case name	Clayton Bailey Properties Addition - Lot 2 Rezoning
Property location	Lot 2, Clayton Bailey Properties Addition to Helena, Shelby County Highway 17 near Macqueen Drive, Helena, Alabama
Parcel ID(s)	13 8 28 1 001 018.000
Acreage	2.526 acres / 110,032 sq. ft. per recorded plat
Current zoning	B-1 Neighborhood Business District
Requested zoning	B-2 General Business District
Future Land Use	Commercial
Applicant / initiating party	Billy Rosner, Mayor, City of Helena
Owner of record	CLAYTON-BAILEY PROPERTIES LLC



Rezoning Application Packet

Planning & Zoning Agenda Intake

Requested P&Z meeting date	June 18, 2026
Date submitted	June 12, 2026
Project / case name	Clayton Bailey Properties Addition - Lot 2 Rezoning
City case no.	2026-06-18- Lot 2 Rezoning
Property address	Lot 2, Clayton Bailey Properties Addition to Helena, Hwy 17 near Macqueen Drive
Parcel ID(s)	Lot 2: 13 8 28 1 001 018.000; Lot 1: 13 8 28 1 001 011.000;
County	☒ Shelby ☐ Jefferson
Acres	2.526 acres per recorded plat
Current zoning	B-1 Neighborhood Business District
Requested zoning	B-2 General Business District
Current use	Existing residential structures on Lot 2. Adjacent Lot 1 contains existing commercial uses, including mini-storage/outdoor storage and office/medical office uses.
Proposed use	Future commercial redevelopment consistent with B-2 General Business District uses, subject to required site plan, access, drainage, building, fire, parking, landscaping, buffering, screening, and permitting requirements.
Future Land Use designation	Commercial
Special District?	☒ No ☐ Yes

Applicant / agent contact

Applicant name	Billy Rosner, Mayor
Company	City of Helena
Mailing address	10 Jack Gray Way
City/State/ZIP	Helena, AL 35080
Phone	205-663-2161
Email	brosner@cityofhelena.org
Role	☐ Owner ☐ Agent ☐ Engineer ☐ Attorney ☒ Other - City / Mayor
Preferred contact	☒ Phone ☒ Email

Owner of record

Owner name	Clayton Bailey Properties
Company/Trust	Clayton Bailey Properties
Mailing address	5324 Highway 17 S
City/State/ZIP	Hoover, AL 35244
Phone	205-663-0130
Email	Not provided

Request summary

The City of Helena requests consideration of rezoning Lot 2, Clayton Bailey Properties Addition to Helena, from B-1 Neighborhood Business District to B-2 General Business District. The request is intended to align Lot 2 with the existing Highway 17 commercial corridor, the adjoining B-2 Lot 1, and nearby Special District Commercial / B-2 use across Highway 17. The goal is to improve the property's redevelopment potential, broaden appropriate commercial opportunities, support future tax and business-license revenue, and allow future site redevelopment to address the current access, traffic, drainage, buffering, and neighborhood-protection issues through later site-plan review.



Rezoning Application Packet

Rezoning Application Form

1. Zoning request

Rezone from	B-1 Neighborhood Business District
Rezone to	B-2 General Business District
Current use of property	Existing residential structures on Lot 2; adjacent Lot 1 existing commercial uses exist.
Proposed use of property	Future redevelopment consistent with B-2 uses, subject to full site-plan and permitting review.
Is property developed?	☒ Yes ☐ No
Existing structures?	☒ Yes ☐ No
Will new buildings be proposed?	☒ Yes ☐ No Future redevelopment anticipated; no specific site plan approved by this request.
Site plan attached?	☒ Yes ☐ No Recorded plat and GIS exhibit attached as request exhibits; engineered redevelopment plan to follow when a project is proposed.
Subdivision or plat required?	☐ Yes ☒ No ☐ Unknown Existing recorded plat identifies Lot 2.
Annexation/pre-zoning involved?	☐ Yes ☒ No

2. Site context

North adjacent zoning/use	B-1 / nearby residential and commercial-transition area near Macqueen Drive; verify exact zoning in GIS before filing.
South adjacent zoning/use	B-2 / Lot 1 of Clayton Bailey Properties Addition; existing commercial uses including mini-storage/outdoor RV/boat storage and office/medical office uses.
East adjacent zoning/use	Shelby County Highway 17 / SDPR and SDC with B-2 Use
West adjacent zoning/use	Established residential neighborhood / Chateau Drive area west of subject property; R-1
Nearest major road	Shelby County Highway 17
Access points proposed	Future redevelopment will require access-management review, driveway permits, traffic review, emergency access review, and coordination with Shelby County DOT or other applicable roadway authority. Potential access improvements could include access consolidation, driveway alignment, turn-lane/acceleration/deceleration improvements, or other measures.
In floodplain?	☒ No ☐ Yes ☐ Unknown
CRBC overlay?	☒ No ☐ Yes ☐ Unknown
Water provider	Helena Utilities
Sewer provider / septic	Helena Utilities
Power / gas / broadband	Alabama Power, Spire, and available fiber/broadband providers in the area; final service to be coordinated by developer.
Fire hydrants shown?	☐ Yes ☐ No ☒ N/A for rezoning packet. Future site plan must show fire hydrants/flow as required.
Stormwater shown?	☒ Yes ☐ No ☐ N/A Recorded plat shows drainage/easement conditions. Future redevelopment requires engineered stormwater plan.

City-initiated request

Initiating official / applicant	Billy Rosner, Mayor, City of Helena
Signature	On file with email notice
Date	
Phone / email	205-663-2161 / brosnr@cityofhelena.org



Rezoning Application Packet

Written Statement Worksheet

Required by Helena Zoning Ordinance Article III, Section 12.1.3.

1. Reason for the rezoning request

The applicant requests rezoning of Lot 2, Clayton Bailey Properties Addition to Helena, from B-1 Neighborhood Business District to B-2 General Business District. The purpose of the request is to make the zoning of Lot 2 more consistent with the established commercial character of this Highway 17 corridor and the adjoining Lot 1, which is zoned B-2 and contains existing commercial uses. Across Highway 17, there is also Special District Commercial with B-2 use, further supporting the commercial land-use pattern in the immediate area.

The current B-1 zoning limits the range of businesses that may locate on the property. Rezoning to B-2 would allow a broader range of commercial opportunities and make the property more attractive for future private investment, redevelopment, and business recruitment. Under Helena Zoning Ordinance Article XXI, B-2 allows uses permitted in the Office and Institutional and B-1 Neighborhood Business Districts, plus additional general business uses including automobile/manufactured home dealerships, auto parts stores, bakeries, building material sales, cafeterias, department stores, drug stores, furniture stores, fast food restaurants, grocery stores, retail stores/shops, shopping centers, nursing homes, commercial recreation/amusement facilities, and other uses deemed compatible by the Planning Commission.

The requested rezoning does not approve a specific building, site plan, driveway, stormwater plan, sign, or use. Any future development would still be required to comply with the Helena Zoning Ordinance, subdivision regulations, parking requirements, drainage requirements, building and fire codes, and any applicable roadway access requirements.

2. Expected traffic volumes

No specific end user or final development plan is proposed at this time; therefore, exact traffic volumes cannot be determined until a site plan and proposed use are submitted. The rezoning itself does not construct a building or generate traffic. However, B-2 zoning may allow a wider range of commercial uses, and future traffic volumes will depend on the eventual use, building size, hours of operation, driveway design, and site layout.

The site is located along Shelby County Highway 17, a major commercial corridor. There is an established neighborhood behind and near the subject property, and residents currently experience difficulty exiting the neighborhood at certain times of day, especially when attempting left turns. One goal of encouraging redevelopment is to allow future site and access improvements that may improve traffic function, internal circulation, driveway alignment, and potentially support improvements such as access consolidation, turn-lane improvements, acceleration/deceleration improvements, or other measures if warranted and approved by the appropriate roadway authority.

Future development should be reviewed for safe ingress/egress, stacking, turning movements, pedestrian safety, emergency access, and impacts to the adjacent residential area. Future traffic review should also evaluate whether any access adjustment can help nearby neighborhood traffic reach the Highway 17 corridor more safely and efficiently without overwhelming existing residents.

3. Availability of required utilities

The area is served by Helena Utilities, Alabama Power, Spire, and various fiber/broadband networks. Water and sanitary sewer availability are understood to be present in the general Highway 17 corridor, but final service availability, capacity, tap requirements, fire flow, and any needed utility extension must be confirmed by the applicable providers before site-plan approval or permitting.

Any future development will be required to show water service, sanitary sewer service or approved sewage disposal, electrical service, gas/broadband coordination as applicable, fire hydrant locations, and fire-flow information before permits are issued. No utility capacity approval is granted by this rezoning request.

4. Relationship to surrounding land use pattern

The proposed B-2 zone is compatible with the existing commercial pattern along Highway 17. Lot 1, directly adjacent to Lot 2, is zoned B-2 and contains established commercial uses. Across Highway 17, property is shown as Special District Commercial with B-2 use. The requested zoning would create a more consistent commercial zoning pattern for this portion of the corridor.

At the same time, the property is near an established residential neighborhood, so future development should be designed to protect nearby residents. Any future B-2 use should include appropriate buffering, screening, lighting control, stormwater management, service-yard screening, and access management. The B-2 district requires protection where it abuts residential, office, or agricultural zoning, including a minimum 20-foot greenbelt or a 6-foot-high wood fence, and no paving closer than 20 feet from the property line.

The intent is to allow commercial growth in a controlled manner while protecting existing citizens and neighborhoods from being overwhelmed by incompatible site design, unmanaged traffic, or unmanaged drainage.



Rezoning Application Packet

5. Relationship to the Comprehensive Plan / Future Land Use Map

The requested rezoning supports the Comprehensive Plan's goals of encouraging quality redevelopment, broadening commercial opportunities, strengthening employment and activity centers, and increasing local revenue. The Comprehensive Plan recognizes that Helena can be selective and set strong expectations for new development and redevelopment, and that commercial development can help address sales-tax leakage, congestion, and community amenities.

The request also aligns with the plan's development principles that new development and redevelopment should pay for itself over the long term, that varied development types can help capture additional sales-tax revenue, and that creating employment opportunities within the community can reduce commuting and support local businesses.

The request should be viewed as a zoning-map change that creates an opportunity for better redevelopment, not as approval of a specific project. Future development should be held to the City's standards for access, drainage, buffering, parking, building design, and neighborhood protection.

6. Drainage, stormwater, and environmental conditions

The recorded plat shows existing drainage conditions/easements on or near the property, and any future redevelopment must account for those conditions. Future development should be required to submit a drainage and stormwater plan showing how runoff will be collected, detained, conveyed, and discharged without creating adverse impacts to adjacent properties or the nearby residential neighborhood.

Rezoning the property may create an opportunity for redevelopment that improves existing drainage conditions by requiring engineered stormwater design, detention/retention facilities if needed, water-quality measures, stabilized outfalls, and compliance with all City stormwater and development requirements. No grading, land disturbance, or stormwater modification is approved by this rezoning request.



Rezoning Application Packet

Letter of Request

Date: June 10, 2026

To: City Clerk, City of Helena, Alabama

Re: Request for Rezoning - Clayton Bailey Properties Addition to Helena, Lot 2

The City of Helena requests that the Planning and Zoning Commission consider rezoning Lot 2 of Clayton Bailey Properties Addition to Helena, located along Shelby County Highway 17 near Macqueen Drive, Helena, Alabama. The parcel IDs shown on the recorded plat include Lot 2: 13-8-28-1-001-018.000.

The request is to rezone the property from B-1 Neighborhood Business District to B-2 General Business District. The requested Planning and Zoning Commission meeting date is June 18, 2026.

The purpose of this request is to allow Lot 2 to be considered for a broader range of commercial uses consistent with the surrounding Highway 17 commercial corridor. The adjoining Lot 1 is zoned B-2 and contains existing commercial uses, and property across Highway 17 includes Special District Commercial with B-2 use. Rezoning Lot 2 to B-2 would create a more consistent zoning pattern, improve the property's redevelopment potential, attract additional businesses, and support future sales-tax and business-license revenue for the City of Helena.

The request is not intended to approve a specific site plan, building, driveway, sign, or land-disturbance activity. Any future development will remain subject to all City review requirements, including access, traffic, drainage, utilities, fire protection, parking, buffering, screening, building permits, and any applicable roadway access approvals. Because an established residential neighborhood is located nearby, future development should be reviewed carefully to ensure that commercial growth occurs in a manner that protects existing residents and does not overwhelm the neighborhood.

The following materials are enclosed with this request: completed application, legal description / recorded plat reference, scaled map/site exhibit, written statement, adjacent property owner verification worksheet, and supporting GIS/plat exhibits.

Applicant / Initiating official signature

Date

Printed name

Phone / email

Billy Rosner, Mayor, City of Helena

205-663-2161 / brosner@cityofhelena.org



Rezoning Application Packet

Map / Site Plan Checklist

Minimum information for review. The recorded plat and GIS/zoning context exhibit are included as support for the rezoning request. A final engineered site plan is not approved by this rezoning and will be required before future redevelopment.

Shown	Site plan item	Comments
[X]	Scale, north arrow, date, preparer name, and revision date	Shown on recorded plat.
[X]	Property boundary, dimensions, acreage, and exact location in relation to the vicinity	Shown on recorded plat / GIS exhibit.
[X]	Street address, parcel ID, and location map	Lot 2, Hwy 17 near Macqueen Drive; parcel IDs listed; vicinity map on plat.
[X]	All public rights-of-way, easements, and access points	Shown on recorded plat; future access changes require review.
[X]	Existing and proposed buildings and structures on the subject site	Existing structures shown on plat/GIS. No specific proposed building approved.
[X]	Existing and proposed buildings and structures on adjacent sites, where known	Existing adjacent commercial/residential context shown on GIS/plat.
[X]	Existing and proposed facilities for disposal of stormwater drainage	Existing drainage/easement information shown on plat; future facilities require engineered plan.
[]	Streams, wetlands, floodplain, floodway, CRBC overlay, buffers, steep slopes	To be verified by staff/GIS. No floodplain/CRBC indicated by applicants at this stage.
[]	Existing and proposed parking, loading, drive aisles, sidewalks, trails, internal circulation	Future redevelopment item; not approved or denied by rezoning.
[]	Building setbacks, greenbelts, buffers, screening, landscaping, fences	Future redevelopment item; B-2 greenbelt/screening requirements apply where adjacent to residential/office/agricultural zoning.
[]	Utility locations and availability, including water, sewer, fire hydrants, power, gas, broadband	Utility availability described generally; final utility plan required with development.
N/A	Proposed signage locations if part of development concept	No signage approved by this rezoning, sign ordinance in affect at time will regulate signage conditions.
N/A	Phasing plan if development will occur in phases	No specific development/phasing proposed.

Plan format note

The recorded plat is suitable as a location and legal reference exhibit for rezoning review. Future construction or redevelopment should provide engineered plans on 11 x 17 or larger sheets and PDF format for staff review.



Rezoning Application Packet

Part H - Adjacent Property Owner List

No.	Parcel / area to verify	Owner name / mailing address / source-date
1	Lot 1, Clayton Bailey Properties Addition, south/adjoining B-2 parcel	Bailey, Warren / Clayton Bailey Properties - verify current mailing address in Shelby County records.
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Data used for final list: Shelby County GIS / Revenue Records, contiguous property owner. Certified mailing prepared by City Clerk: ☒ Yes ☐ No.



Rezoning Application Packet

Notice, Mailing, and Property Posting

Certified mailing and publication: The applicant is responsible for the \$150 application fee, legal notice cost, and certified mailing cost to adjacent property owners. The City Clerk coordinates notices according to the zoning ordinance and applicable law. Costs must be paid before the item is finalized for hearing unless otherwise authorized by the City.

Property posting: Staff should provide required sign language, posting locations, and deadlines if property posting is required. The applicant or staff should document the date and location of posted signs with photographs.

Posting affidavit

Applicant / owner	City of Helena / Billy Rosner, Mayor; Owner of record: Bailey, Warren / Clayton Bailey Properties
Case name	Clayton Bailey Properties Addition - Lot 2 Rezoning
Property address	Lot 2, Clayton Bailey Properties Addition to Helena, Hwy 17 near Macqueen Drive
Parcel ID	13 8 28 1 001 018.000
Date signs posted	Posted May 19 th , left posted for this application
Number of signs posted	4
Posted by	Keith Martin
Phone/email	kmartin@cityofhelena.org

I certify that the required notice sign(s), if required by City staff, were posted on the subject property in a visible location and will be maintained until the public hearing or removed as directed by the City.

Signature	<i>Keith Martin</i>
Date	June 10 2026

Photo documentation: Attach photos showing the posted sign(s) and location(s).



Rezoning Application Packet

Recommended staff conditions

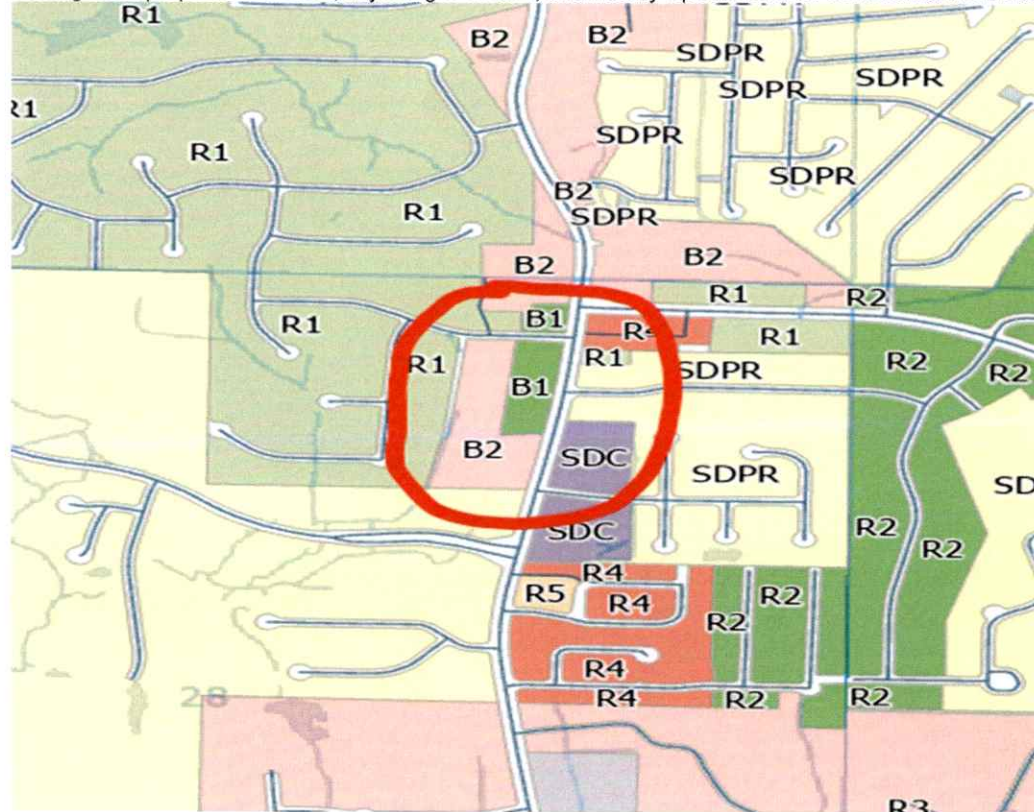
1. Approval of rezoning should not be interpreted as approval of any existing nonconforming use on Lot 1 or approval of mini-warehouse/outdoor storage on Lot 2 unless separately allowed by ordinance.
2. Future redevelopment should require full site-plan review, stormwater review, access/driveway review, parking and loading review, fire access review, landscaping/buffering review, lighting review, and signage review.
3. Due to the adjacent residential neighborhood, pay special attention to screening, lighting spillover, noise, service areas, drainage, and traffic circulation.
4. Any roadway improvement, acceleration/deceleration lane, turn lane, access consolidation, driveway relocation, or signal coordination should be reviewed with Shelby County DOT or the appropriate roadway authority.



Rezoning Application Packet

Exhibit A - GIS / Zoning Context Map

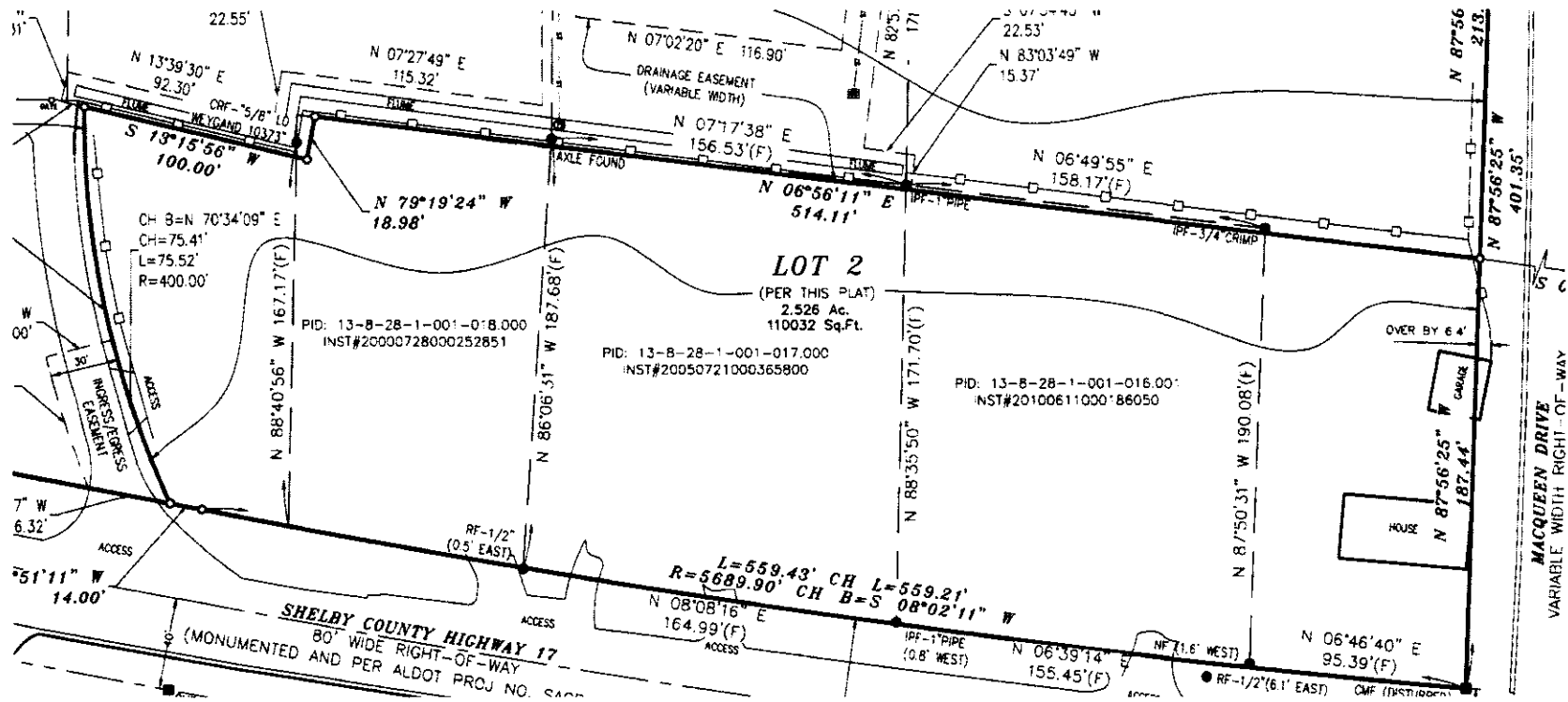
Applicant mark-up showing Lot 2 proposed B-2 area, adjoining B-2 Lot 1, and nearby Special District Commercial / B-2 use across Highway 17.





Rezoning Application Packet

Exhibit B - Recorded Plat / Lot 2 Excerpt

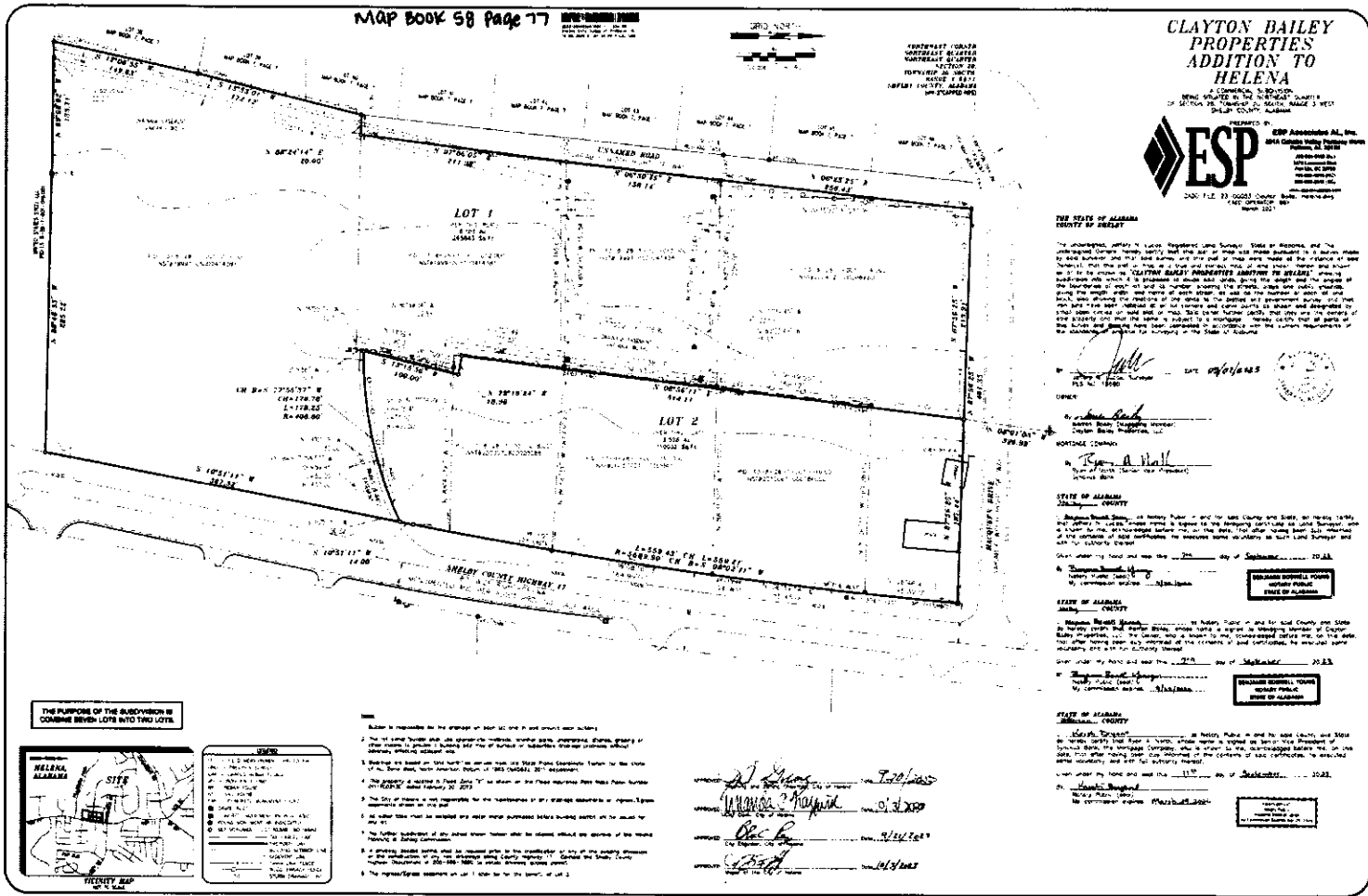


Lot 2 excerpt from Clayton Bailey Properties Addition to Helena recorded plat.



Rezoning Application Packet

Exhibit C - Recorded Plat



Clayton Bailey Properties Addition to Helena, Map Book 58, Page 77.