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

Helena Planning and Zoning Commission **October 15, 2026**

Agenda **4:30pm**

1. **Meeting Called to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Presentation of Minutes from 8/20/2026**
6. **Communication from City Council**
7. **Unfinished Business**
8. **Hearing of Applications**
    1. **Approve/Deny Site Plan Special District with B-2 Use 2559 Helena Road Valvoline Instant Oil Change**
    2. **Approve/Deny Final Plat Barimore Phase 2 Sector 1 61 lots SDPR-Newcastle Development LLC- Will go to City Council Monday, October 26, 2026.**
9. **Adjournment**

Proper notice of the posted Agenda for the Regular Scheduled Meeting of the Helena Planning and Zoning Commission was given in advance of such a public meeting and the notice remained posted throughout the scheduled meeting. By general consent of the Commission agenda items may be considered out of order. Next Planning and Zoning Commission Meeting Date: Thursday November 19, 2026, at 6:00pm

Posted: 10/8/2026

HFA

April 30, 2026

City of Helena, AL
County Hwy-52 W,
Helena, AL 35080

RE: Site Plan Submittal
Valvoline Instant Oil Change
2559 Helena Road
Helena, AL 35080

Dear City of Helena,

On behalf of Valvoline Instant Oil Change, we are submitting the included Site Plan for review. Valvoline is interested in developing the 1.02-acre site at 2559 Helena Road with a two-bay oil change facility. This site is zoned B-2, General Business District.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive preventative maintenance services are performed, usually taking 15-20 minutes per vehicle. Vehicles enter the bay for their services, which are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. Because of this model, the parking on our site is used for the employees of the store. Valvoline will have 8 employees on maximum shift. Typical hours of operation are: Monday-Friday 8am-7pm, Saturday 8am-6pm and Sunday 9am-5pm.

We have included a site plan detailing how we propose to layout the site including access from the existing drives, parking, circulation, dumpster location, and landscaping. The proposed Valvoline will have a building footprint of approximately 1,950 SF and be 28' tall. We are proposing 9 parking spaces, and access through the back of the site. No new driveways are proposed on Helena Road. Valvoline is a low traffic producer. A typical Valvoline store handles 60 cars per day. We believe Valvoline will be a compatible use for the area, will have limited impacts, and will be a complementary, high-quality business for the Helena Road corridor.

If additional information is needed, or if questions arise associated with this request or business operations, please contact me.

Sincerely,

Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355
kelsey.kreher@hfa-ae.com

Newcastle Development, LLC
121 Bishop Circle
Pelham, AL 35124
205.326.7406
www.newcastle-homes.com

September 2, 2026

Mr. Keith Martin, Building Official
City of Helena
816 Hwy 52E
Helena, AL 35080

RE: Barimore – Phase 2 Sector 1 Final Plat

Dear Mr. Martin,

We respectfully request the City's consideration of this Final Plat submittal for the Barimore Subdivision, Phase 2, Sector 1.

The purpose of this plat is to subdivide acreage into 61 single family lots along with roads in public rights of way, Emergency Fire Access Easement, and Common area. Future development phases and sectors will remain as acreage with drainage and access easements as shown.

If you have any questions, or if you need any additional information, please do not hesitate to contact us.

Sincerely,

Brandon D. Todd, P.E.
Engineering Manager

Cc: Mr. Blair Perry, P.E., Consultant City Engineer

REAR SETBACK
10 FOOT

162' +/-

PARKING NOTE:
PER CITY, PARKING
SPACE DIMENSIONS
WILL BE 9' X 20'

Fidelis Servus Corporation
Parcel ID: 13-05-21-1-001-013.000
Inst # 20221101000408940

Lot 4, Block 1
Mullin's Addition To Helena
Map Book 3, Pg. 56

PROPOSED
ON-SITE
DETENTION
AREA

83'-8"

PER CITY,
TRASH
ENCLOSURE
WILL
REQUIRE A
ROOF

15' UTILITY EASEMENT

24'-0"

61'-2"

9'-0"

9

275' +/-

APPROXIMATE
STORM LINE
LOCATION

60'-0"

5'-6"

30'-7"

64'-0"

24'-0"

20'-0"

18'-3 1/2"

STOP

STOP

30'-8"

25'-0"

20'-0"

DO NOT ENTER

PROPOSED PYLON/
MONUMENT SIGN
LOCATION

FRONT SETBACK
10 FOOT

31'-3"

SIDE SETBACK
10 FOOT

162' +/-

HELENA ROAD (AL HWY 261)

BFP BFP

1
CSP-1

CONCEPTUAL SITE PLAN - DRAFT V3

SCALE: 1/16" = 1' - 0" 1.02 AC

DRAFT V3

NORTH

Valvoline
Instant Oil Change

Date
Revisions/Submissions
No.

VALVOLINE INSTANT OIL CHANGE
HIGHWAY 52
HELENA, AL 35080

Project No.	
Scale	AS NOTED
Drawn	HFA
Checked	VIOC
Date	04/06/2026

Drawing Title

CONCEPTUAL SITE PLAN

Drawing No.

CSP-3

Z:\0 Tango Sites\Ground-ups\ALL SITES\ALABAMA\040379 AL - Helena - Helena Rd near Hwy 52\6 Plans\a. Conceptual Site Plan\1 Working Files\Hwy 52 - Helena, AL P2.0, A537963

STATE OF ALABAMA
SHELBY COUNTY

The undersigned James M. Ray Licensed Professional Land Surveyor, State of Alabama and JLM BARIMORE LLC, as owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map was made at the instance of said owner, that this plat or map is a true and correct map of lands shown therein known as BARIMORE PHASE 2 - SECTOR 1, showing the sub-division into which it is proposed to divide said lands, giving the lengths and angles of each lot line and its number, showing the streets, alleys and public grounds, giving the length and width and name of each street as well as the number of each lot and showing the relation of the land to the Public Land Survey System, and that iron pins have been installed at all lot corners and curve points as shown and are designated by open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same is subject to mortgages held by Trustmark National Bank and United States Steel Corporation. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my Knowledge, Information and belief.

By: ______________ date ______________
James M. Ray PLS 18383

STATE OF ALABAMA
TALLADEGA COUNTY

I, ______________ a Notary Public in and for said County and State, do certify that James M. Ray whose name is signed to the foregoing certificate as the surveyor, and who is known to me, acknowledge before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of ______________ 2026

______________ Commission Expires ______________
Notary Public.

OWNER:

By: ______________ Date ______________
JLM BARIMORE LLC: Managing Member
J LEVI MIXON

STATE OF ALABAMA
JEFFERSON COUNTY

I, ______________ a Notary Public in and for said County and State, do certify that J LEVI MIXON whose name is signed to the foregoing certificate as the managing member of JLM BARIMORE LLC, owner, and who is known to me, acknowledge before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of ______________ 2026

______________ Commission Expires ______________
Notary Public.

MORTGAGE HOLDER:

By: ______________ Date ______________

STATE OF TEXAS
HARRIS COUNTY

I, ______________ a Notary Public in and for said County and State, do certify that Jeff Corbett whose name is signed to the foregoing certificate as mortgage , and who is known to me, acknowledge before me, on this date that after being duly informed of the contents of said certificate, does execute same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the _____ day of ______________ 2026

______________ Commission Expires ______________
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

BE IS RESOLVED, BY THE HELENA CITY COUNCIL that the assent of the body be, and the same hereby is given to the dedication of the streets, alleys and public grounds as shown on the plat or map known as BARIMORE PHASE 2 , SECTOR 1, which said plat or map is certified to have been made by Ray and Gilliland P.C as surveyor, at the instance of Newcastle Development, LLC: Managing Member, Glenn Siddle, and has been exhibited to this Board; said plat or map being further identified by a recital of the approval of this Board, signed by:

Mayor, City of Helena ______ Date

Helena City Engineer ______ Date

Helena Planning Commission ______ Date

City Clerk, City of Helena ______ Date

Easements on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and access and may be used for such purposes to serve the property both within and without the subdivision.

City of Helena is not responsible for the maintenance of any easements shown on this plat outside of the public right-of-way.

Contractor and/or developer are responsible for providing building sites free of drainage problems.

No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the City of Helena Planning Commission.

This entire property is located in Flood Zone x as shown on the latest Federal Insurance Rate Maps (Panel Number01117C0213E), dated February 20, 2013.
Maintenance of detention ponds and all associated structures and appurtenances are the responsibility of the Homeowners Association.

The Homeowners Association will be responsible for the maintenance of detention ponds and other post construction BMP'S

PROPERTY ZONED: SPECIAL DISTRICT
PLANNED RESIDENTIAL
ALL LOTS: FRONT YARD SETBACK - 15'
REAR YARD SETBACK - 5'
SIDE YARD SETBACK - 5'

BARIMORE PHASE 2 – SECTOR 1

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN
SECTION 28 TOWNSHIP 20 SOUTH RANGE 3 WEST
SHELBY COUNTY
CITY OF HELENA AL

TYPICAL EASEMENTS:

ALONG 50' RIGHTS OF WAY
2.5' SANITARY SEWER EASEMENT
7.5' UTILITY EASEMENT

ALONG 20' ALLEYWAYS
8' UTILITY EASEMENT

EASEMENT LINE TABLE

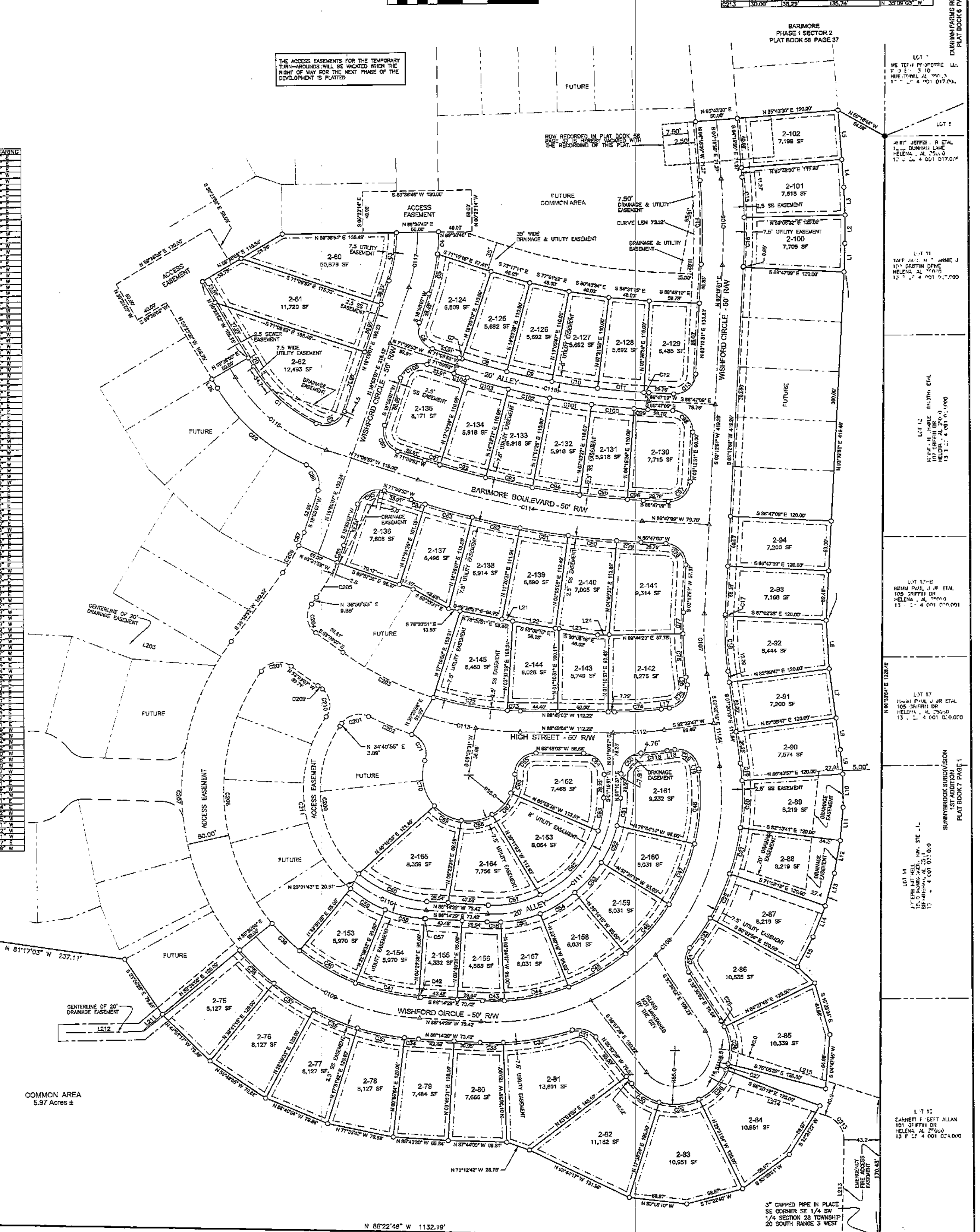
LINE	BEARING	DISTANCE
L200	S 29°17'56" W	65.08'
L201	S 73°46'27" W	55.34'
L202	S 37°37'49" W	72.45'
L203	N 74°48'40" W	185.03'
L204	S 37°33'42" W	70.65'
L205	N 71°51'03" W	88.84'
L206	N 45°09'07" W	78.65'
L207	S 42°14'51" W	30.91'
L208	N 45°09'07" W	1.88'
L209	S 80°59'01" W	84.54'
L210	S 74°48'40" W	4.53'
L211	S 50°36'08" W	32.00'
L212	S 89°34'43" W	89.59'
L213	N 01°34'48" E	119.08'
L214	N 71°42'54" W	133.95'
L215	N 71°42'54" W	188.44'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C200	135.00'	195.43'	178.80'	N 05°48'41" W
C201	25.00'	40.02'	35.88'	N 80°59'05" E
C202	415.00'	55.96'	55.92'	S 66°50'41" E
C203	355.00'	121.63'	121.12'	N 82°42'09" W
C204	25.00'	39.27'	35.36'	N 08°09'07" W
C205	225.00'	48.62'	48.53'	S 30°39'27" W
C206	175.00'	37.82'	37.72'	S 30°39'27" W
C207	300.00'	399.40'	370.55'	S 01°15'29" E
C208	250.00'	325.15'	302.71'	S 02°08'17" E
C209	415.00'	6.57'	6.57'	N 53°38'19" E
C210	25.00'	37.06'	33.76'	S 07°47'38" E
C211	155.00'	229.33'	208.98'	S 07°41'25" E
C212	30.00'	38.29'	35.74'	S 35°09'03" E
C213	30.00'	38.29'	35.74'	N 35°09'03" W

SCALE 1"=60'
BEARING ARE STATE PLANE
AL WEST ZONE NAD 83

THE ACCESS EASEMENTS FOR THE TEMPORARY TURN-AROUNDS WILL BE VACATED WHEN THE RIGHT OF WAY FOR THE NEXT PHASE OF THE DEVELOPMENT IS PLATTED



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	102.39'	100.94'	S 47°09'35" E
C2	25.00'	42.43'	37.52'	N 67°27'24" E
C3	175.00'	58.71'	58.44'	N 09°13'27" E
C4	225.00'	26.53'	26.51'	S 02°59'28" W
C5	225.00'	48.96'	48.88'	S 12°38'07" W
C6	25.00'	39.27'	35.36'	S 26°09'53" E
C7	845.00'	3.68'	3.68'	S 71°17'22" E
C8	845.00'	55.23'	55.22'	S 73°17'11" E
C9	845.00'	55.23'	55.22'	S 77°01'52" E
C10	845.00'	55.23'	55.22'	S 80°46'34" E
C11	845.00'	55.23'	55.22'	S 84°31'15" E
C12	845.00'	5.79'	5.79'	S 86°55'23" E
C13	25.00'	39.27'	35.36'	N 48°12'51" E
C14	775.00'	101.30'	101.23'	N 00°31'50" W
C15	825.00'	48.73'	48.72'	S 02°34'59" E
C16	825.00'	59.11'	59.10'	S 01°09'42" W
C17	375.00'	1.69'	1.69'	S 03°05'06" W
C18	375.00'	87.37'	87.28'	S 02°11'26" E
C19	295.00'	20.70'	20.69'	S 05°19'38" E
C20	295.00'	57.10'	57.01'	S 02°13'38" W
C21	295.00'	57.10'	57.01'	S 13°19'01" W
C22	295.00'	57.10'	57.01'	S 24°24'23" W
C23	295.00'	43.43'	43.38'	S 34°10'08" W
C24	25.00'	30.98'	29.04'	S 02°53'10" W
C25	65.00'	8.03'	8.02'	S 29°04'33" E
C26	65.00'	45.88'	44.94'	S 05°18'54" E
C27	65.00'	7.68'	7.68'	S 18°17'06" W
C28	65.00'	48.75'	47.62'	S 43°08'57" W
C29	65.00'	48.75'	47.62'	S 86°07'15" W
C30	65.00'	40.20'	39.58'	N 54°40'32" W
C31	25.00'	30.98'	29.04'	N 72°27'48" W
C32	295.00'	84.23'	83.94'	S 80°12'38" W
C33	295.00'	27.64'	27.63'	N 85°55'33" W
C34	300.00'	16.70'	16.70'	N 84°38'46" W
C35	300.00'	57.14'	57.06'	N 77°35'42" W
C36	300.00'	57.14'	57.06'	N 66°40'54" W
C37	300.00'	57.14'	57.06'	N 55°46'05" W
C38	300.00'	57.14'	57.06'	N 44°51'17" W
C39	250.00'	46.59'	46.53'	S 44°44'14" E
C40	250.00'	77.59'	77.28'	S 58°58'02" E
C41	250.00'	77.59'	77.28'	S 76°44'55" E
C42	250.00'	2.63'	2.63'	S 85°56'25" E
C43	245.00'	26.35'	26.34'	S 89°19'23" E
C44	245.00'	78.75'	78.41'	N 78°23'14" E
C45	245.00'	78.75'	78.41'	N 59°58'14" E
C46	245.00'	78.75'	78.41'	N 41°33'15" E
C47	245.00'	78.75'	78.41'	N 23°08'15" E
C48	245.00'	90.94'	90.42'	N 03°17'46" E
C49	25.00'	39.27'	35.36'	N 52°20'13" W
C50	25.00'	37.39'	34.00'	S 44°01'54" W
C51	150.00'	33.37'	33.30'	S 07°33'21" W
C52	150.00'	48.21'	48.01'	S 23°08'15" W
C53	150.00'	48.21'	48.01'	S 41°33'15" W
C54	150.00'	48.21'	48.01'	S 59°58'14" W
C55	150.00'	48.21'	48.01'	S 78°23'14" W
C56	150.00'	16.14'	16.13'	N 89°19'23" W
C57	155.00'	1.63'	1.63'	S 85°56'25" E
C58	155.00'	48.10'	47.91'	S 76°44'55" E
C59	155.00'	48.10'	47.91'	S 58°58'02" E
C60	135.00'	89.44'	87.81'	S 67°15'42" E
C61	130.00'	63.42'	62.79'	N 79°46'58" E
C62	130.00'	106.29'	103.35'	N 42°23'05" E
C63	130.00'	40.34'	40.18'	N 10°04'20" E
C64	25.00'	39.27'	35.36'	N 43°49'03" W
C65	25.00'	40.07'	35.92'	S 45°16'01" W
C66	55.00'	23.67'	23.48'	N 11°40'44" E
C67	55.00'	34.37'	33.82'	N 41°54'40" E
C68	55.00'	37.99'	37.24'	N 79°36'14" E
C69	55.00'	37.37'	36.66'	S 61°08'27" E
C70	55.00'	58.15'	55.48'	S 11°23'04" E
C71	25.00'	39.10'	35.24'	N 25°54'06" W
C72	365.00'	90.00'	89.77'	S 79°19'00" E
C73	365.00'	15.52'	15.52'	S 87°35'57" E
C74	375.00'	55.76'	55.71'	N 86°55'21" E
C75	25.00'	39.27'	35.36'	N 37°39'47" E
C76	425.00'	52.49'	52.46'	N 03°47'55" W
C77	425.00'	25.77'	25.77'	N 01°26'37" E
C78	25.00'	39.27'	35.36'	N 41°47'09" W
C79	1025.00'	28.85'	28.84'	N 85°58'47" W
C80	1025.00'	58.29'	58.29'	N 83°32'39" W
C81	1025.00'	58.29'	58.29'	N 80°17'09" W
C82	1025.00'	58.29'	58.29'	N 77°01'38" W
C83	1025.00'	58.29'	58.29'	N 73°46'07" W
C84	1025.00'	17.44'	17.44'	N 71°39'07" W
C85	25.00'	39.27'	35.36'	S 63°50'07" W
C86	225.00'	22.12'	22.11'	S 21°39'04" W
C87	175.00'	17.20'	17.19'	N 21°39'04" E
C88	25.00'	37.38'	33.99'	N 23°59'44" W
C89	225.00'	143.05'	140.66'	N 46°36'44" W
C90	25.00'	39.27'	35.36'	S 26°09'53" E
C91	975.00'	18.88'	18.88'	S 71°43'10" E
C92	975.00'	57.02'	57.01'	S 73°56'58" E
C93	975.00'	57.02'	57.01'	S 77°18'00" E
C94	975.00'	57.02'	57.01'	S 80°39'02" E
C95	975.00'	57.02'	57.01'	S 84°00'04" E
C96	975.00'	18.88'	18.88'	S 86°13'52" E
C97	25.00'	39.27'	35.36'	N 48°12'51" E
C98	25.00'	39.27'	35.36'	N 41°47'09" W
C99	865.00'	16.75'	16.75'	N 86°13'52" W
C100	865.00'	50.58'	50.58'	N 84°00'04" W
C101	865.00'	50.58'	50.58'	N 80°39'02" W
C102	865.00'	50.58'	50.58'	N 77°18'00" W
C103	865.00'	50.58'	50.58'	N 73°56'58" W
C104	865.00'	16.75'	16.75'	N 71°43'10" W
C105	25.00'	39.27'	35.36'	S 63°50'07" W
C106	800.00'	104.57'	104.49'	S 00°31'50" E
C107	400.00'	73.66'	73.56'	S 02°03'41" E
C108	270.00'	476.40'	416.86'	S 43°12'39" W
C109	275.00'	224.83'	218.62'	N 62°49'11" W
C110	145.00'	93.87'	92.01'	S 67°44'31" E
C111	140.00'	226.21'	202.39'	N 47°28'14" E
C112	400.00'	59.48'	59.42'	S 86°55'22" E
C113	390.00'	118.36'	117.90'	N 80°07'25" W
C114	1000.00'	272.64'	271.80'	N 78°58'31" W
C115	200.00'	142.30'	139.32'	N 50°46'52" W
C116	855.00'	233.11'	232.39'	N 78°58'31" W
C117	200.00'	67.10'	66.78'	N 09°13'27" E
C118	425.00'	31.29'	31.28'	S 84°46'19" W

LINE	BEARING	DISTANCE
L1	N 02°13'40" E	34.30'
L2	N 00°08'55" E	34.30'
L3	N 01°54'28" W	33.54'
L4	N 03°58'30" W	33.54'
L5	N 04°12'39" W	60.00'
L6	N 03°20'54" W	59.00'
L7	S 07°20'13" E	60.00'
L8	S 07°20'27" E	28.25'
L9	S 05°19'20" E	29.11'
L10	S 00°32'55" E	40.15'
L11	S 05°00'12" W	40.15'
L12	S 10°32'27" W	40.15'
L13	S 16°05'34" W	40.15'
L14	S 21°37'49" W	40.15'
L15	S 27°10'57" W	40.15'
L16	S 45°00'02" E	28.34'
L17	S 82°39'47" W	9.46'
L18	S 82°39'47" W	9.46'
L19	N 07°20'13" W	2.03'
L20	N 30°23'52" W	12.72'
L21	S 78°26'51" E	13.01'
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	N 89°44'23" E	13.92'
L25	N 07°20'13" W	9.51'
L26	N 30°23'52" W	12.72'

FUTURE
COMMON AREA

SURVEYOR		ENGINEER	OWNER
RAY & GILLILAND, P.C.		INSITE ENGINEERING 5800 FELDSPAR WAY HOOVER, AL 35244	NEWCASTLE HOMES 121 BISHOP CIRCLE PELHAM ALABAMA 35124
122 NORTH CALHOUN STREET P.O. BOX 1163 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: BARIMORE PH 2 SEC		
DRAWN BY: GLJ	SCALE: 1" = 60' APRIL 2026		