10 Jack Gray Way, Helena, AL 35080
City Hall Council Chambers
November 19, 2026

Helena Planning Commission

Agenda
6:00PM

1. Meeting Called to Order
2. Prayer
3. Pledge of Allegiance
4. Roll Call
5. Approval/Correction of Minutes of October 15, 2026, meeting
6. Communication from City Council
7. Unfinished Business
8. Hearing of Applications

   Final Plat Remy's Retreat 2 Lots SDPR as part of Riverwoods PUD-Blackridge Partners II LLC

   Re-zone request-Myers Rudolph Agenf-3318 Morgan Road Bessemer, Al 35022-Request from A1 Agricultural District to B3 Mini Warehouse District

   Re-zone request-Michael Trussell-721 2nd Street Helena, Al 35080-Request fom R1 Residential District to B4 Business Renaissance District

9. Committee Reports
10. Resolutions
11. Communications and Miscellaneous Business
12. Adjourn

Next Meeting
December 17, 2026
Posted 11/15/2026

Signature HOMES

Monday, November 9, 2026

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

Attention: Kym Rollan
Reference: Remy's Retreat Final Plat

Dear Ms. Rollan,

Attached are copies of the final plat for a new subdivision containing two lots and two common area lots. 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 final plat. This plat also includes the platting of a portion of Blackridge Parkway.

This subdivision is zoned SDPR as a part of the Riverwood PUD

Very truly yours,
Blackridge Partners II, LLC

Scott Rohrer

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

REMY'S RETREAT

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" = 100' GRAPHIC SCALE OCTOBER 22, 2026

0 100' 200' 300' 500'

STATE OF ALABAMA
SHELBY COUNTY

THE UNDERSIGNED, ROBERT W. EASLEY, IV, REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, AND BLACKRIDGE PARTNERS II, LLC, 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 WERE MADE AT THE INSTANCE OF THE OWNER; THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LAND SHOWING THEREIN AND KNOWN AS OR TO BE KNOWN AS "REMY'S RETREAT", SHOWING SUBDIVISION INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS; GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER; SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS; GIVING THE LENGTH, WIDTH, AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK; ALSO SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY; AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED BY SMALL OPEN CIRCLES ON SAID PLAT OR MAP. SAID OWNER FURTHER CERTIFIES THAT THEY ARE THE OWNER OF SAID PROPERTY AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE.

"I, ROBERT W. EASLEY, IV, HEREBY CERTIFY THAT ALL PARTS OF THIS MAP OF SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

Date October 22, 2026

Robert W. Easley, IV, PLS
Surveyor License No. 38795

ALABAMA LICENSED No. 38795 PROFESSIONAL LAND SURVEYOR ROBERT W. EASLEY, IV

DO NOT RECORD - FOR CITY REVIEW

Date

Blackridge Partners II, LLC,

MAYOR, CITY OF HELENA — DATE

CITY CLERK, CITY OF HELENA — DATE

CITY ENGINEER, CITY OF HELENA — DATE

PLANNING COMMISSION, CITY OF HELENA — DATE

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley, IV, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public — My Commission Expires

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County and State hereby certify that _____, whose name as authorized representative of Blackridge Partners II, LLC, is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he as such persons and with full authority, executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2026.

Notary Public — My Commission Expires

DEVELOPER: BLACKRIDGE PARTNERS II, LLC
3545 MARKET STREET
HOOVER, ALABAMA 35226
(205) 989-5588

SURVEYOR: ALABAMA ENGINEERING COMPANY, INC.
1214 ALFORD AVENUE
HOOVER, ALABAMA 35226
(205) 803-2161

This subdivision is located in FEMA flood zone AE and X as shown on map number 01117C0192F of the FEMA Flood Insurance Rate Map for Shelby County, Alabama dated September 24, 2021.

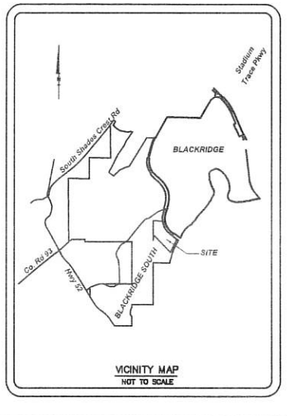
EACH LOT OWNER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO ANY FURTHER CONSTRUCTION ON THEIR LOT. SOIL OUTSIDE OF THE FOOTPRINT OF THE ORIGINAL HOUSE LOCATION MAY NOT BE SUITABLE TO SUPPORT HOUSE ADDITIONS, SWIMMING POOLS, ETC. BEFORE ANY FURTHER CONSTRUCTION IS PERFORMED, THE LOT OWNER SHOULD CONSULT A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SOILS ARE SUITABLE FOR THE PROPOSED CONSTRUCTION.

All recording information shown on this plat is based on information recorded in the Shelby County Probate Office.

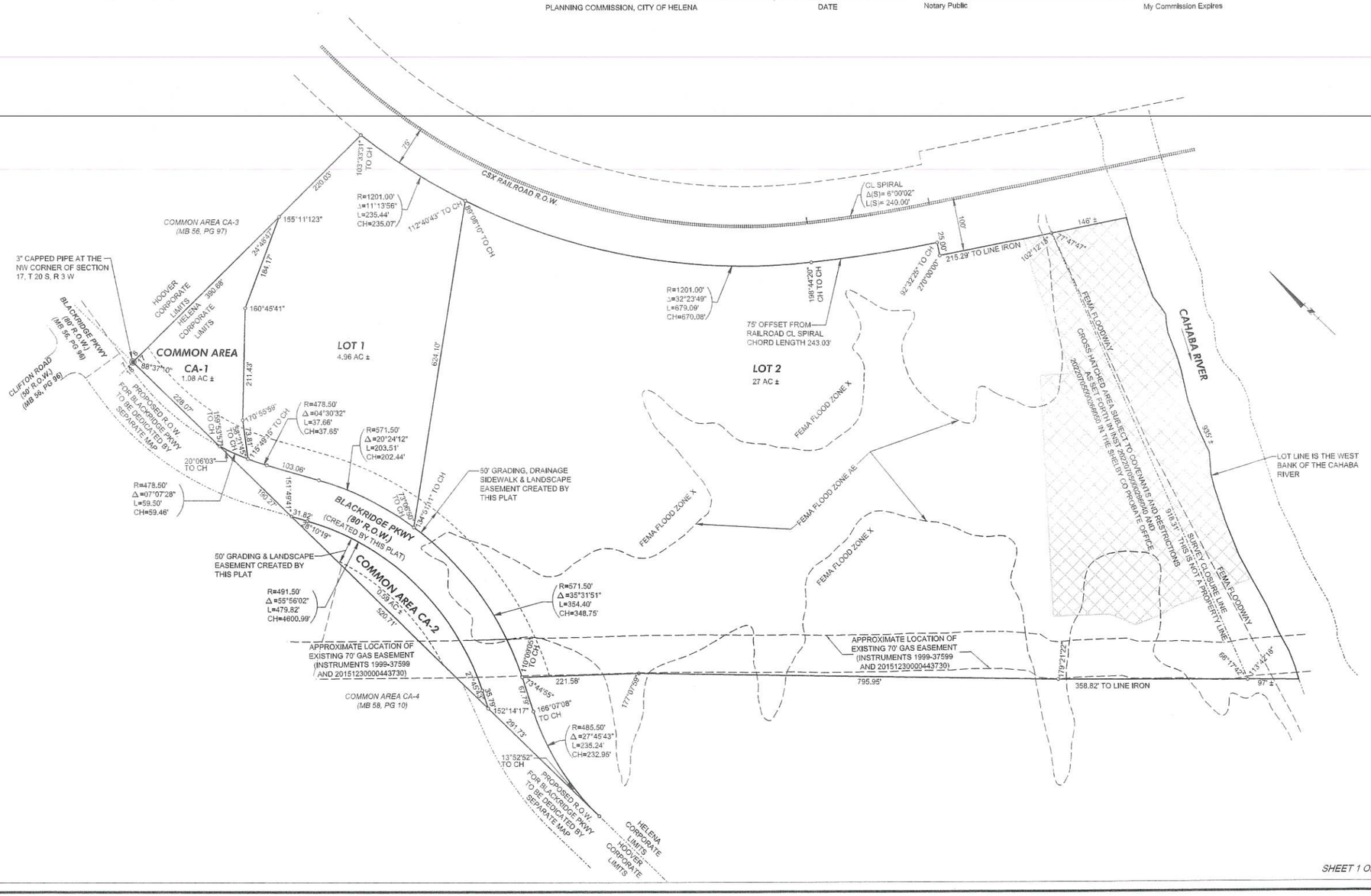
THE PURPOSE OF THIS PLAT IS TO CREATE A ROAD R.O.W. AND TWO LOTS AND TWO COMMON AREA LOTS FROM THE SUBDIVISION OF ACREAGE.

LEGEND

L	- LENGTH
R	- RADIUS
R.O.W.	- RIGHT-OF-WAY
Δ	- CENTRAL ANGLE
TAN	- TANGENT
CL	- CENTERLINE
MB	- MAP BOOK
PG	- PAGE
N.T.S.	- NOT TO SCALE
±	- MORE OR LESS



VICINITY MAP
NOT TO SCALE



September 24, 2026

City of Helena
Attn: Kym Rollan, City Clerk
10 Jack Gray Way
Helena, AL 35080

RE: Request for Rezoning - Morgan Road Storage Facility, 3318 Morgan Road Helena, AL

Dear Ms. Rollan:

We request that the City of Helena consider rezoning the property located at 3318 Morgan Road, Bessemer, AL 35022, Jefferson County Parcel 42-00-12-1-000-020.000, containing 2.90 acres more or less, from A-1 to B-3, the City's Mini Warehouses District. We also request to be on the Planning and Zoning Commission agenda for the next meeting on October 15, 2026.

The purpose of the request is to permit development of a self-storage facility consisting of four single-story buildings totaling approximately 45,470 square feet, including one climate-controlled building and three drive-up buildings, together with associated drive aisles, controlled-access gating, screening, and an engineered stormwater detention facility. A dilapidated single-family residence currently on the parcel will be demolished. The property carries an A-1 classification that was applied on annexation into the City and does not reflect its current condition or context. The parcel fronts 367 feet on Morgan Road and is bounded for its entire western length by an active railroad right-of-way, making it well suited to a low-traffic, low-occupancy, single-story commercial use of this type.

The following materials are enclosed with this request:

- Completed application and owner certification
- Legal description
- Scaled map / site plan
- Written statement
- Adjacent property owner list
- Fee payment and notice / mailing costs

Russell D. Ware, Jr., PE, with The Capstone Engineering Group, LLC will be our representative and he can be contacted at (205) 764-7593.

If you have any questions regarding this request or need any further information, please don't hesitate to let me know. Please schedule this matter for next possible rezoning hearing on October 15, 2026, as we are ready to proceed with the project. Thank you for your time and have a great day.

Sincerely,

Myers Rudolph
Applicant

LEGAL NOTICE

A rezone request change TSD4, LLC an authorized agent representing Ruby L. Biddie **from A1 Agricultural District B-3 Mini Warehouse District.**

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on November 19, 2026, at 6:00 P.M. to consider a rezone request change from **A1 Agricultural District to B-3 Mini Warehouse District.** for the following described property in the Helena Municipal Building, 10 Jack Gray Way.

(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.

Kym Rollan
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 December 14, 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 06th day of October 2026.

Kym Rollan
City Clerk

ORDINANCE # 1046-2026R

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 **B-3 Mini Warehouse District** and uses and restrictions applicable **B-3 Mini Warehouse 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"

Commence at the intersection of the North line of the Northeast ¼ of Section 12, Township 20 South, Range 4 West. Jefferson County Alabama, and the west right-of-way of Morgan Road (ROW varies); thence run N12° 26'45"E, 179.24 feet to a concrete monument, being the Point of Beginning; thence run N87°° 09'12"W, 233.37 feet to a 1" iron rod, said point lying on the east right-of-way of Norther American Rail; thence along said right-of-way N23° 09'26W, 440.18 feet to a 3" open top pipe; thence leaving said right-of-way N02° 15'24"E, 24.07 feet to a 1" iron rod; thence S79° 37'32"E, 444.99 feet to a concrete monument on the west right-of-way of Morgan Road (ROW varies); thence along said west right-of-way S10° 44'27" W, 278.34 feet to a concrete monument; thence S12° 36'17" E, 88.90 feet to the Point of Beginning, Situated in the Northeast ¼ of Section 12, Township 20 South, Range 4 West, Jefferson County, Alabama, containing 2.90 acres more or less. Subject to permanent storm drainage easement as shown on survey and recorded in Book LR201162, Page 5588.

LESS AND EXCEPT any part of subject property lying within a public road right of way

Mayor
Billy Rosener

City Clerk
Kym Rollan
Treasurer
Patti Morrow

Council Members
Cathy Hammann
Andy Healy
Dennis Wilson
Brooke Dodson
Jeff McDaniels

November 11, 2026

REF: Rezone request from **A1 Agricultural District** to **B3-Mini Warehouse District**

3318 MORGAN ROAD
BESSEMER, AL 35022, JEFFERSON COUNTY
42-00-12-1-000-020.000
Myers Rudolph Agent on behalf of Ruby L. Biddie being said owner.

Dear Adjoining Property Owner:

This letter is notification that the Planning and Zoning Commission will meet on Thursday, November 19, 2026, at 6:00pm at Helena City Hall to hold a public hearing to consider a change in zoning for the parcel referenced above. If approved, it will go before Helena City Council on Monday, December 14, 2026, at 6:00pm for a public hearing.

You have the opportunity to voice any concerns or questions about the change in zoning at that time. If you desire more information beforehand, please contact August Mustoe (Building Official) at 663-2161 ext. 221

Sincerely,

Kym Rollan
City Clerk
City of Helena
kym@cityofhelena.org

CITY OF HELENA, ALABAMA

Rezoning Application

For standard requests to change the zoning classification of property within the City of Helena

Use this form only for a basic property-owner rezoning request. Do not use for Special District, annexation, pre-zoning, or master plan requests.

Where to file	Deadline	Base fee
City Clerk's Office, City Hall	Complete packet by 4:30 p.m. at least 21 days before the requested Planning and Zoning Commission meeting.	$150 application fee, plus legal notice and certified mailing costs

What this form does

- Requests a zoning map change for property inside the City of Helena.
- Allows the Planning and Zoning Commission and City Council to review the request.
- Does not approve a building, business license, land disturbance, subdivision, sign, driveway, or occupancy permit.

Application is not complete until

- The application is filled out and signed by the owner or authorized agent.
- A legal description and map or site plan are attached.
- An adjacent property owner list is attached.
- The $150 application fee and required notice/mailing costs are paid or arranged with the City Clerk.

City review

The City may request additional information when needed to evaluate the request, protect adjoining property, confirm ordinance compliance, or prepare the item for public hearing.

Before You Start

Use this page to decide whether this simple application is the right form.

Use this simple application only if all answers below are YES or CORRECT

No.	Question	Answer
1	Is the property already inside the City of Helena?	[x] Yes
2	Is the request a standard rezoning from one zoning district to another?	[x] Yes
3	Is the request for the owner's property or filed by an authorized agent?	[x] Yes
4	This IS NOT a Special District request? (**SDPR, SD-Commercial Etc.**)	[x] Correct
5	This NOT an annexation or pre-zoning request?	[x] Correct
6	This NOT asking for subdivision approval, a development agreement, or a master plan approval?	[x] Correct
7	This NOT a large phased development or mixed-use project requiring a detailed development plan?	[x] Correct

Use the Complex Rezoning / Special District Application if any answer is NO

Complex requests may require additional review materials such as a master plan, development plan, traffic information, drainage report, phasing plan, buffering/screening plan, or development conditions.

Simple process overview

Step	Action	What happens
1	**Talk with staff**	Applicant may discuss the request with City staff before filing.
2	**File complete application**	Applicant files this form, required attachments, and fees with the City Clerk.
3	**City review**	Staff checks for completeness and prepares the item for public hearing.
4	**P&Z review**	Planning and Zoning Commission reviews and makes a recommendation.
5	**Council hearing**	City Council holds the required public hearing and takes final action by ordinance if approved.

1. Property and Rezoning Request

Fill in the property information one time.

Requested P&Z meeting date	Thursday, October 15, 2026	**Date submitted**	Thursday, September 24, 2026
Project / case name	Morgan Road Storage Facility	**City case no.**	City use only
Property address	3318 Morgan Road, Bessemer, AL 35022	**Parcel ID(s)**	42-00-12-1-000-020.000
County	[ ] Shelby [x] Jefferson	**Acres**	2.90 acres ± (126,478.21 SF) (entire parcel)
Current zoning	A-1	**Requested zoning**	B-3 Mini Warehouses District
Current use of property	Vacant land with a dilapidated single-family residence	**Proposed use of property**	Self-storage facility
Future Land Use designation, if known	n/a	**Is property developed?**	[ ] Yes [x] No
Existing structures?	[x] Yes [ ] No	**Site plan or map attached?**	[x] Yes [ ] No

Basic site questions

Nearest major road	Morgan Road	**Access points / driveways**	Morgan Road
Water provider	Central Alabama Water	**Sewer provider or septic**	n/a
In floodplain?	[x] No [ ] Yes [ ] Unknown	**Known drainage issue?**	[x] No [ ] Yes [ ] Unknown
Fire hydrants nearby?	[ ] Yes [x] No [ ] Unknown	**Stormwater shown on map?**	[ ] Yes [ ] No [x] N/A

Intended result

Briefly describe the rezoning request and intended use.

Example: Rezone from R-1 to B-1 for future neighborhood business use. Do not list a use unless it is actually planned or expected.

TSD4, LLC requests rezoning of a 2.90 acre parcel at 3318 Morgan Road from A-1 to B-3 to permit development of a self-storage facility. The proposed development consists of four single-story buildings totaling approximately 45,470 square feet: one 270-foot by 105-foot climate-controlled building and three drive-up buildings. A dilapidated single-family residence currently on the parcel will be demolished. The site will be fully fenced and gated with controlled access, served by a single driveway on Morgan Road, with an engineered stormwater detention facility. The property has 367 feet of frontage on Morgan Road and is bounded on the west for its entire length by a railroad right-of-way. The A-1 classification carried over when the parcel was annexed into the City of Helena and does not reflect the property's condition, context, or realistic use.

2. Applicant, Owner, and Signature

The owner must sign, or an authorized agent must have owner authorization.

Applicant / agent contact

Applicant name	Myers Rudolph	**Company**	TSD4, LLC
Mailing address	3014 Dauphine St, Ste A #46443	**City/State/ZIP**	New Orleans, LA 70117
Phone	985-373-2642	**Email**	myers@rudolphcos.com
Role	[ ] Owner [x] Agent [ ] Engineer [ ] Attorney [ ] Other	**Preferred contact**	[ ] Phone [x] Email

Owner of record

Owner name	Ruby L. Biddie	**Company/Trust**	n/a
Mailing address	3178 Lindsey Loop Road	**City/State/ZIP**	Bessemer, AL 35022
Phone	unknown	**Email**	unknown

Owner authorization and certification

I/we certify that I/we are the owner(s) of the property described in this application, or that I/we have legal authority to act on behalf of the owner(s). I/we authorize this rezoning request and certify that the information submitted is true and correct to the best of my/our knowledge.

I/we understand that rezoning approval does not by itself authorize construction, land disturbance, subdivision, signage, business operation, or occupancy. Separate permits and approvals may be required.

Owner printed name		**Owner signature**	
Date		**Phone / email**	
Owner printed name		**Owner signature**	
Date		**Phone / email**	

Agent authorization, if applicant is not the owner

Authorized agent	Myers Rudolph	**Company**	TSD4, LLC
Phone	985-373-2642	**Email**	myers@rudolphcos.com
Owner signature		**Date**	9/24/2026

3. Short Rezoning Statement

Answer in plain language. Attach extra pages only if needed.

1. Why are you requesting this rezoning?

Explain why the current zoning is not suitable and why the requested zoning is appropriate.

The subject property carries an A-1 Agricultural classification that was applied on annexation into the City of Helena and does not reflect the property's current condition, its surroundings, or its realistic use. The parcel is not in agricultural production and is not economically viable for agricultural use. The only improvement on the 2.90 acre tract is an aging single-family residence with a county improvement value of approximately $10,100, which will be removed as part of the proposed development. A-1 is functioning here as a holding classification rather than a planning decision.

The property is also poorly suited to continued residential use. It is bounded for its entire western length by an active railroad right-of-way and fronts 367 feet on Morgan Road. A parcel squeezed between a rail corridor and a through road is a difficult site for housing and a natural one for a quiet, low-occupancy commercial use.

The requested B-3 classification is appropriate because B-3 is the City's Mini Warehouses District, established under Article XXI-A specifically for this use. The proposed development is exactly what the district contemplates: a group of single-story structures partitioned for the leasing of individual storage spaces, with no retail or wholesale trade conducted on the premises. The use is also among the lowest-impact commercial uses available to the City. A self-storage facility generates very little traffic relative to its building area, concentrated in daytime and weekend hours with no shift peaks. It has no students, adds no demand on schools or public recreation, requires minimal water, produces no noise, odor, or emissions, and operates with no staff. Site lighting will be directed downward and screened at the property lines, and the facility will be fully enclosed and gated, which improves security along this stretch of Morgan Road compared to the current condition.

The use also functions well as a transition. Self-storage is quiet at the property line, is closed at night, and places a well-maintained, screened building mass between the rail corridor and adjoining lower-intensity property, a role a residential use on this parcel could not perform. Demand for the use is driven by residential growth, and continued household growth in Helena and the surrounding Jefferson and Shelby County submarkets supports a facility of this type in this location.

Finally, the request is consistent with the City's long-term development pattern for this area and with the Future Land Use Map designation for the parcel. The rezoning would align the zoning classification with the property's actual context while committing the site to a use that is durable, low-traffic, well-maintained, and unlikely to change character over time.

2. What use or development is planned or expected?

If no specific project is planned yet, say that. Rezoning does not approve a building or business by itself.

The proposed development consists of four single-story buildings totaling approximately 45,470 square feet: one 270-foot by 105-foot climate-controlled building and three drive-up buildings. The site will be fully fenced and gated with controlled access, served by a single driveway on Morgan Road, with an engineered stormwater detention facility. The property has 367 feet of frontage on Morgan Road and is bounded on the west for its entire length by a railroad right-of-way.

3. How does the request fit the surrounding area?

Mention nearby zoning, nearby uses, neighborhoods, commercial corridors, schools, parks, or public facilities as applicable.

The property fronts Morgan Road, an established public roadway carrying through traffic, and is bounded on the west for its entire length by a railroad right-of-way. It sits between two transportation corridors rather than within a residential block. A low-traffic, low-occupancy, single-story use is well suited to that position. Self-storage generates no noise, odor, emissions, or vibration of its own, is closed at night, and is unaffected by rail activity that would be a nuisance to residential occupancy on the same parcel.

The immediate neighbors are a single parcel to the north and a single parcel to the south, with a mix of residential property and an institutional use across Morgan Road. Self-storage places no demand on schools, parks, or public recreation facilities. Unlike retail or restaurant uses that would also be permitted in a commercial district, it draws no evening or late-night activity and creates no parking spillover.

The site layout has been designed with compatibility in mind. The largest building mass, the 270-foot climate-controlled building, is placed along the northern edge of the developed area, where it acts as a screen rather than fronting the roadway. The three drive-up buildings are set interior to the site. The perimeter retains existing vegetation and grade. All buildings are single story, keeping the facility's visual profile low against adjacent property.

The facility will be fully fenced and gated with controlled access and downward-directed, shielded lighting. A secured, monitored, actively maintained site is a material improvement over the parcel's current condition.

4. Traffic, access, utilities, drainage, or neighborhood concerns

Briefly note expected traffic, driveway/access points, available utilities, known drainage issues, buffering, screening, lighting, or other concerns.

The proposed facility contains approximately 45,470 square feet of gross building area in four single-story buildings: one 270-foot by 105-foot climate-controlled building and three drive-up buildings of 40' x 184', 40' x 174', and 40' x 70'.

Self-storage is among the lowest trip-generating uses in the ITE manual. Applying ITE Land Use Code 151 (Mini-Warehouse) at approximately 1.45 average weekday trips per 1,000 square feet of gross floor area, the facility is expected to generate roughly 66 vehicle trips per day, counting both entering and exiting movements. Peak hour volumes are correspondingly low: approximately 5 trips in the AM peak hour and 8 trips in the PM peak hour, or about one vehicle every seven to eight minutes at the busiest point of the day.

Traffic is spread across daylight hours rather than concentrated in commuter peaks, with the heaviest use on weekends. Truck traffic is limited to occasional tenant-operated rental moving trucks; the facility generates no regular freight, delivery, or shift-change traffic.

Site access is proposed via a single full-access driveway on Morgan Road, within the 367 feet of frontage, designed with adequate throat depth and turning radii to allow vehicles to clear the roadway before reaching the gate. Internal drive aisles are 24 feet wide, sufficient for two-way circulation and emergency apparatus access. Morgan Road is a Jefferson County roadway, and the applicant will obtain a Jefferson County access permit for the proposed driveway.

The site is served by existing utilities along the Morgan Road corridor and is already improved with a residence, confirming service availability at the frontage. Water service will be provided by Central Alabama Water. Sanitary sewer service will not be needed at this facility.

Utility demand from the proposed use is minimal and is lower in several respects than the existing residential use. The facility is unstaffed, with no residential occupancy and no process water use. Water demand is limited to fire protection service and irrigation. Electric service will be provided by Alabama Power and is limited to lighting, gate operation, security systems, and HVAC for the climate-controlled building. Natural gas is not required. Broadband service for security monitoring and gate access will be provided by AT&T.

Fire protection will be provided in accordance with the requirements of the City of Helena Fire Marshal, including hydrant location and spacing as shown on the site plan.

4. Required Attachments

Attach only what is needed for a standard rezoning request.

Applicant checklist

Done	Required item	Notes
[x]	**Completed Simple Rezoning Application**	All applicable blanks filled in and signed.
[x]	**Owner Authorization**	Required if applicant is not the owner. All owners should sign when applicable.
[x]	**Legal Description**	Attach deed or survey legal description suitable for publication and ordinance preparation.
[x]	**Map or Site Plan**	Show property boundary, road access, existing structures, and general site location. Staff may require a scaled or engineered plan when needed.
[x]	**Adjacent Property Owner List**	Names and mailing addresses of all adjacent property owners of record.
[x]	**Current Deed or Proof of Ownership**	Attach deed or other documentation showing ownership or legal authority.
[x]	**Fee and Notice Costs**	$150 base application fee plus legal notice and certified mailing costs as calculated by the City Clerk.
[x]	**Electronic Copy**	Provide PDF copies of plans and application materials if requested by staff.

Map or site plan minimum information

For a simple rezoning, the map should be clear enough for the City and public to identify the property and understand the request. Existing residential property may use a Shelby County or Jefferson County GIS printed map for initial review when staff determines that is acceptable.

- Property boundary, parcel ID, street address, and location map
- Public right-of-way, easements, access points, and nearby streets
- Existing buildings or structures on the subject property
- Existing or proposed drainage information, if known
- Buffers, screening, or site issues needed to protect adjoining property, if known

Legal description

Attach the full legal description. It should match the deed or survey and be suitable for publication and preparation of an ordinance.

Commence at the intersection of the North line of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 4 West, Jefferson County, Alabama, and the west right-of-way of Morgan Road (ROW varies); thence run N12°26'45"E, 179.24 feet to a concrete monument, being the Point of Beginning; thence run N87°09'12"W, 233.37 feet to a 1" iron rod, said point lying on the east right-of-way of North American Rail; thence along said right-of-way N23°09'26"W, 440.18 feet to a 3" open top pipe; thence leaving said right-of-way N02°15'24"E, 24.07 feet to a 1" iron rod; thence S79°37'32"E, 444.99 feet to a concrete monument on the west right-of-way of Morgan Road (ROW varies); thence along said west right-of-way S10°44'27"W, 278.34 feet to a concrete monument; thence S12°36'17"E, 88.90 feet to the Point of Beginning. Situated in the Northeast 1/4 of Section 12, Township 20 South, Range 4 West, Jefferson County, Alabama, containing 2.90 acres more or less. Subject to a permanent storm drainage easement as shown on survey and recorded in Book LR201162, Page 5588.

5. Adjacent Property Owner List

Provide names and mailing addresses of all adjacent property owners of record.

The City Clerk uses this list for certified mailing as required. Attach additional pages if needed.

No.	Parcel ID	Owner name	Mailing address	County source/date
1	42 00 12 1 000 002.003	Smith Danny & Smith Carle E & Smith David & Winslett Jennifer & Jason	323 Brooke Ct, Panama City, FL 32404	*Jefferson County parcel cards, pulled 09/15/2026*
2	42 00 12 1 000 019.000	Marie Rhonda	PO Box 831, Helena, AL 35080-0831	*Jefferson County parcel cards, pulled 09/15/2026*
3	42 00 12 1 000 021.000	Rice Creek LLC	8673 Lake Dr, Bessemer, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
4	42 00 12 1 000 022.000	Rice Creek LLC	8673 Lake Dr, Bessemer, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
5	42 00 12 1 000 022.001	Sikh Temple of Alabama Inc	3335 Morgan Rd, Bessemer, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
6	42 00 12 1 000 023.000	Cook Oqua Lashun	3323 Morgan Rd, Bessemer, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
7	42 00 12 1 000 020.001	Carranza Silvia Toledo	2709 Oak Leaf Cir, Helena, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
8	42 00 12 1 000 017.000	Lopez Cirilo	2345 Dalton Dr, Pelham, AL 35124	*Jefferson County parcel cards, pulled 09/15/2026*
9	42 00 12 1 000 003.000	Ethridge Ethan	240 Seales Rd, Bessemer, AL 35022	*Jefferson County parcel cards, pulled 09/15/2026*
10	42 00 12 1 000 018.000	Weaver Agency of Bessemer Inc	PO Box 556, Bessemer, AL 35021-0556	*Jefferson County parcel cards, pulled 09/15/2026*
11	42 00 12 1 000 011.000	Jeronimo-Gonzalez Alan	120 Portsouth Ln, Alabaster, AL 35007	*Jefferson County parcel cards, pulled 09/15/2026*
12				
13				
14				

Reminder: Staff may request additional information when needed to evaluate the request or prepare the matter for public hearing.



REVISIONS

NO.	DATE	REMARKS

THE CAPSTONE ENGINEERING GROUP
P.O. BOX 20603
Tuscaloosa, AL 35402
Phone: (205) 764-7593
www.thecapstoneeg.com

MORGAN ROAD STORAGE FACILITY

OWNER/DEVELOPER:
TSD4, L.L.C.
3014 Dauphine Street Ste #46443
New Orleans, LA 70117

HELENA, AL
SEPTEMBER 2026

Sheet Title:
SITE LAYOUT

Sheet No.:
2

LEGAL DESCRIPTION - AS MEASURED:

Commence at the intersection of North line of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 4 West, Jefferson County, Alabama, and the west right-of-way of Morgan Road (ROW varies); thence thence run N12°26'45"E, 179.24 feet to a concrete monument, being the Point of Beginning; thence run N87°09'12"W, 233.37 feet to a 1" iron rod; said point lies on the east right-of-way of North American Rail; thence along said right-of-way N23°09'26"W, 440.18 feet to a 3" open top pipe; thence leaving said right-of-way N02°15'24"E, 24.07 feet to a 1" iron rod; thence S79°37'32"E, 444.99 feet to a concrete monument on the west right-of-way of Morgan Road (ROW varies); thence along the west right-of-way of Morgan Road S10°44'27"W, 278.34 feet to a concrete monument; thence S12°36'17"E, 88.90 feet to the Point of Beginning.

Situated in the Northeast 1/4 of Section 12, Township 20 South, Range 4 West, Jefferson County, Alabama containing 2.90 acres +/-.

Subject to permanent storm drainage easement as shown hereon and recorded in Bk: LR201162, Pg: 5588.

NOTES:

1. Field work for this survey was completed on 03/17/2026.
2. Easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence, zoning setbacks or any other facts that an accurate and current title search may disclose.
3. The bearing base for this survey is based on Alabama State Plane Coordinate System West Zone as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

James D. Monk, PLS
Alabama Reg. No. 34763
Dated: 03/17/2026

ALABAMA LICENSE No.34763 PROFESSIONAL LAND SURVEYOR JAMES D. MONK

PROJECT: 26-0055

Alabama Land Surveyors, Inc.
P.O. Box 681911, Prattville, AL 36068
334-264-0266
www.alabamalandsurveyorsinc.com

SHEET TITLE: RETRACEMENT SURVEY

SHEET NUMBER: 01 (01 OF 01)

SURVEY END DATE: 03/09/2026

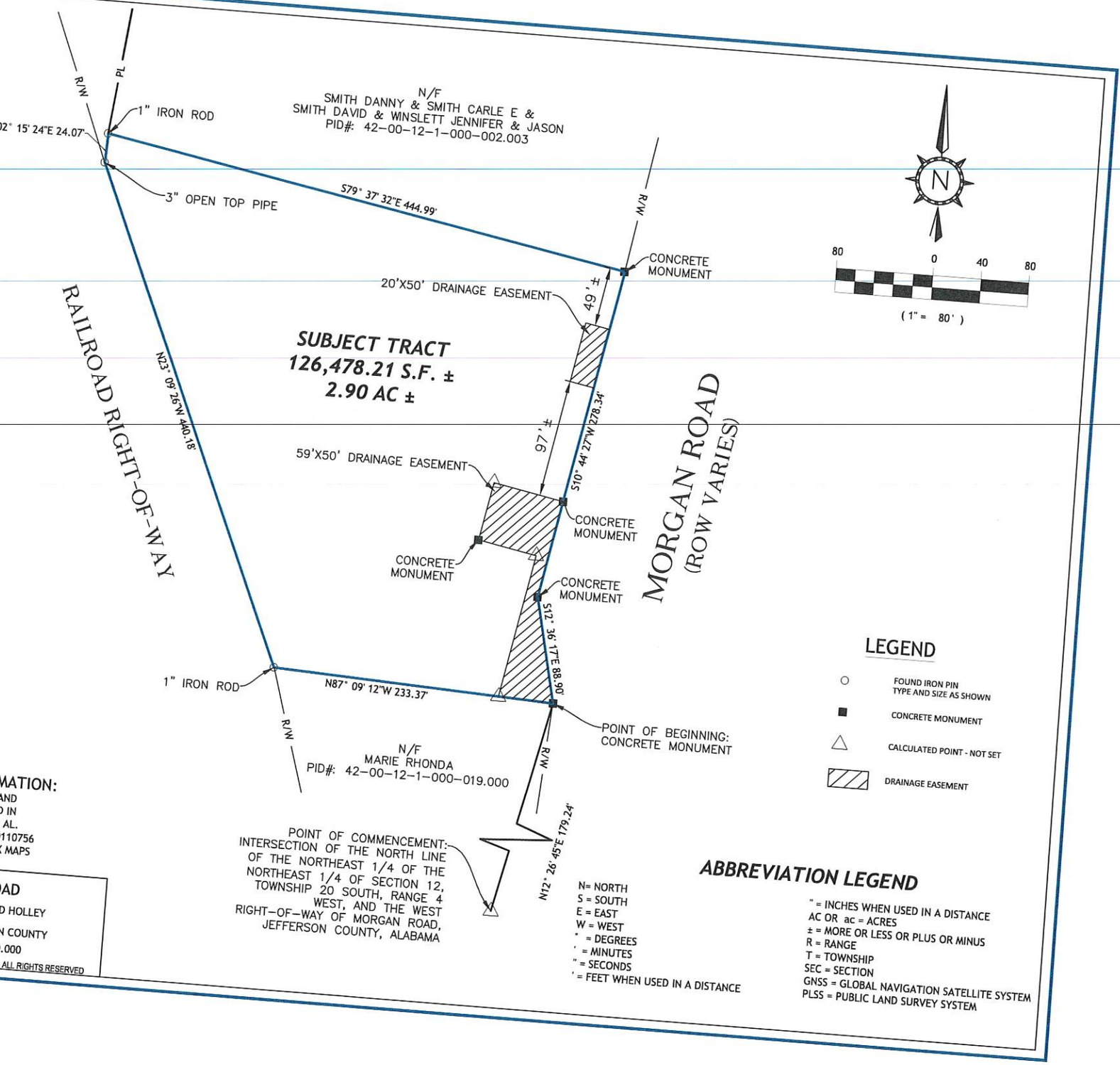
DRAWING SCALE: 1" = 80'

DRAWING END DATE: 03/17/2026

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN JEFFERSON COUNTY, AL.
DEED BOOK: 201512- 300110756
JEFFERSON COUNTY TAX MAPS

3318 MORGAN ROAD
HOLLEY PROPERTIES LLC - TODD HOLLEY
BESSEMER, ALABAMA, JEFFERSON COUNTY
TAX ID: 42-00-12-1-000-020.000

ALABAMA LAND SURVEYOR'S, INC. COPYRIGHT© 2026, ALL RIGHTS RESERVED



LEGEND

- FOUND IRON PIN TYPE AND SIZE AS SHOWN
- CONCRETE MONUMENT
- CALCULATED POINT - NOT SET
- DRAINAGE EASEMENT

ABBREVIATION LEGEND

N= NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREES
' = MINUTES
" = SECONDS
' = FEET WHEN USED IN A DISTANCE

" = INCHES WHEN USED IN A DISTANCE
AC OR ac = ACRES
± = MORE OR LESS OR PLUS OR MINUS
R = RANGE
T = TOWNSHIP
SEC = SECTION
GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM
PLSS = PUBLIC LAND SURVEY SYSTEM

Z:\Projects\2026 Project Files\26-0055\05_WorkinProgress\26-0055 TI.dwg Mar 20, 2026 - 1:47pm James Monk


Storage Unit
Storage Unit
Storage Unit
Storage Unit
Climate Controlled Storage
Climate Controlled Storage
Morgan Road
Proposed 8' Black Chain Link Fence
Proposed 8' Black Chain Link Fence
Proposed Trees
Proposed Trees
Proposed Trees

Mayor
Billy Rosener

City Clerk
Kym Rollan
Treasurer
Patti Morrow

Council Members
Cathy Hammann
Andy Healy
Dennis Wilson
Brooke Dodson
Jeff McDaniels

November 11, 2026

REF: Rezone request from **R1-Residential District** to **B4-Business Renaissance District**

721 2ND STREET
HELENA, AL 35080, SHELBY COUNTY
13 5 15 3 006 011.001
MICHAEL A. TRUSSELL being said owner.

Dear Adjoining Property Owner:

This letter is notification that the Planning and Zoning Commission will meet on Thursday, November 19, 2026, at 6:00pm at Helena City Hall to hold a public hearing to consider a change in zoning for the parcel referenced above. If approved, it will go before Helena City Council on Monday, December 14, 2026, at 6:00pm for a public hearing.

You have the opportunity to voice any concerns or questions about the change in zoning at that time. If you desire more information beforehand, please contact August Mustoe (Building Official) at 663-2161 ext. 221

Sincerely,

Kym Rollan
City Clerk
City of Helena
kym@cityofhelena.org

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

CITY OF HELENA, ALABAMA

Rezoning Application

For standard requests to change the zoning classification of property within the City of Helena

Use this form only for a basic property-owner rezoning request. Do not use for Special District, annexation, pre-zoning, or master plan requests.

Where to file	Deadline	Base fee
City Clerk's Office, City Hall	Complete packet by 4:30 p.m. at least 21 days before the requested Planning and Zoning Commission meeting.	$150 application fee, plus legal notice and certified mailing costs

What this form does

- Requests a zoning map change for property inside the City of Helena.
- Allows the Planning and Zoning Commission and City Council to review the request.
- Does not approve a building, business license, land disturbance, subdivision, sign, driveway, or occupancy permit.

Application is not complete until

- The application is filled out and signed by the owner or authorized agent.
- A legal description and map or site plan are attached.
- An adjacent property owner list is attached.
- The $150 application fee and required notice/mailing costs are paid or arranged with the City Clerk.

City review

The City may request additional information when needed to evaluate the request, protect adjoining property, confirm ordinance compliance, or prepare the item for public hearing.

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

Before You Start

Use this page to decide whether this simple application is the right form.

Use this simple application only if all answers below are YES or CORRECT

No.	Question	Answer
1	Is the property already inside the City of Helena?	[x] Yes
2	Is the request a standard rezoning from one zoning district to another?	[x] Yes
3	Is the request for the owner's property or filed by an authorized agent?	[x] Yes
4	This IS NOT a Special District request? (**SDPR, SD-Commercial Etc.**)	[x] Correct
5	This NOT an annexation or pre-zoning request?	[x] Correct
6	This NOT asking for subdivision approval, a development agreement, or a master plan approval?	[x] Correct
7	This NOT a large phased development or mixed-use project requiring a detailed development plan?	[x] Correct

Use the Complex Rezoning / Special District Application if any answer is NO

Complex requests may require additional review materials such as a master plan, development plan, traffic information, drainage report, phasing plan, buffering/screening plan, or development conditions.

Simple process overview

Step	Action	What happens
1	**Talk with staff**	Applicant may discuss the request with City staff before filing.
2	**File complete application**	Applicant files this form, required attachments, and fees with the City Clerk.
3	**City review**	Staff checks for completeness and prepares the item for public hearing.
4	**P&Z review**	Planning and Zoning Commission reviews and makes a recommendation.
5	**Council hearing**	City Council holds the required public hearing and takes final action by ordinance if approved.

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

1. Property and Rezoning Request

Fill in the property information one time.

Requested P&Z meeting date	19/11/2026	**Date submitted**	10/27/2026
Project / case name	721 2nd St – Convert to B4	**City case no.**	City use only
Property address	721 2nd St, Helena, Al,35080	**Parcel ID(s)**	135153006011.001
County	[ ] Shelby [ ] Shelby	**Acres**	0.35
Current zoning	R1-Residential	**Requested zoning**	B4-Commercial
Current use of property	R1-Residential	**Proposed use of property**	B4-Commercial
Future Land Use designation, if known	B4-Commercial	**Is property developed?**	[x] Yes [ ] No
Existing structures?	[x] Yes [ ] No	**Site plan or map attached?**	[x] Yes [ ] No

Basic site questions

Nearest major road	Helena Road	**Access points / driveways**	Yes
Water provider	City Water	**Sewer provider or septic**	Sewer
In floodplain?	[x] No [ ] Yes [ ] Unknown	**Known drainage issue?**	[X] No [ ] Yes [ ] Unknown
Fire hydrants nearby?	[X] Yes [ ] No [ ] Unknown	**Storm water shown on map?**	[X] Yes [ ] No [ ] N/A

Intended result

Briefly describe the rezoning request and intended use.

Example: Rezone from R-1 to B-1 for future neighborhood business use. Do not list a use unless it is actually planned or expected.

Rezone from R1 Residential property to B4 commercial for future business use in the historic district.

2. Applicant, Owner, and Signature

The owner must sign, or an authorized agent must have owner authorization.

Applicant / agent contact

Applicant name	Michael A Trussell	**Company**	Cahaba Building Group LLC
Mailing address	130 Cottage Lane	**City/State/ZIP**	Helena, Al, 35080
Phone	205-337-5566	**Email**	mike@cahababuildinggroup.com
Role	[x] Owner [ ] Agent [ ] Engineer [ ] Attorney [ ] Other	**Preferred contact**	[x] Phone [x] Email

Owner of record

Owner name	Michael A Trussell	**Company/Trust**	Cahaba Building Group LLC
Mailing address	130 Cottage Lane	**City/State/ZIP**	Helena, Al, 35080
Phone	205-337-5566	**Email**	mike@cahababuildinggroup.com

Owner authorization and certification

I/we certify that I/we are the owner(s) of the property described in this application, or that I/we have legal authority to act on behalf of the owner(s). I/we authorize this rezoning request and certify that the information submitted is true and correct to the best of my/our knowledge.

I/we understand that rezoning approval does not by itself authorize construction, land disturbance, subdivision, signage, business operation, or occupancy. Separate permits and approvals may be required.

Owner printed name	Michael A Trussell	**Owner signature**	Authentisign Michael Trussell
Date	10/27/2026	**Phone / email**	205-337-5566 / mike@cahababuildinggroup.com
Owner printed name	Michael A Trussell	**Owner signature**	
Date	10/27/2026	**Phone / email**	205-337-5566 / mike@cahababuildinggroup.com

Agent authorization, if applicant is not the owner

Authorized agent		**Company**	
Phone		**Email**	
Owner signature		**Date**	

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

3. Short Rezoning Statement

Answer in plain language. Attach extra pages only if needed.

1. Why are you requesting this rezoning?

Explain why the current zoning is not suitable and why the requested zoning is appropriate.

The property's current R-1 residential zoning does not fully reflect its location, unique characteristics, and potential within Helena's historic district. Given its proximity to and shared boundaries with existing commercial properties, rezoning to B-4 commercial would provide a natural and appropriate transition that complements the surrounding area.

The proposed rezoning would also create opportunities for economic growth, generate additional tax revenue, attract business investment, and contribute to the continued revitalization and development of Helena's historic district.

We believe this zoning change would be a valuable addition to the community, supporting the city's long-term economic development while preserving and enhancing the character and appeal of the historic area.

2. What use or development is planned or expected?

If no specific project is planned yet, say that. Rezoning does not approve a building or business by itself.

Commercial sale or lease

3. How does the request fit the surrounding area?

Mention nearby zoning, nearby uses, neighborhoods, commercial corridors, schools, parks, or public facilities as applicable.

The property is ideally situated within Helena's historic downtown district, surrounded by established commercial businesses, including professional offices and retail shops, with Helena Elementary School located directly behind the property.

Additionally, the property shares boundaries with existing commercial properties, making the proposed B-4 zoning a natural and compatible transition that aligns with the surrounding land uses. This rezoning would complement the existing downtown environment, encourage economic growth, and support the continued revitalization of Helena's historic district while maintaining its unique character and charm

4. Traffic, access, utilities, drainage, or neighborhood concerns

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

Briefly note expected traffic, driveway/access points, available utilities, known drainage issues, buffering, screening, lighting, or other concerns.

Given the property's location within Helena's established downtown area, the proposed rezoning is expected to complement the existing commercial environment. Any future development or commercial use would take into consideration traffic flow, safe access, parking, and pedestrian safety, particularly due to the proximity of Helena Elementary School.

Appropriate measures would also be considered to address drainage, utilities, lighting, and compatibility with neighboring properties, as applicable. The goal is to encourage responsible commercial growth while preserving the safety, accessibility, and historic character of the surrounding community

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

4. Required Attachments

Attach only what is needed for a standard rezoning request.

Applicant checklist

Done	Required item	Notes
[x]	**Completed Simple Rezoning Application**	All applicable blanks filled in and signed.
[x]	**Owner Authorization**	Required if applicant is not the owner. All owners should sign when applicable.
[x]	**Legal Description**	Attach deed or survey legal description suitable for publication and ordinance preparation.
[x]	**Map or Site Plan**	Show property boundary, road access, existing structures, and general site location. Staff may require a scaled or engineered plan when needed.
[x]	**Adjacent Property Owner List**	Names and mailing addresses of all adjacent property owners of record.
[x]	**Current Deed or Proof of Ownership**	Attach deed or other documentation showing ownership or legal authority.
[x]	**Fee and Notice Costs**	$150 base application fee plus legal notice and certified mailing costs as calculated by the City Clerk.
[x]	**Electronic Copy**	Provide PDF copies of plans and application materials if requested by staff.

Map or site plan minimum information

For a simple rezoning, the map should be clear enough for the City and public to identify the property and understand the request. Existing residential property may use a Shelby County or Jefferson County GIS printed map for initial review when staff determines that is acceptable.

- Property boundary, parcel ID, street address, and location map
- Public right-of-way, easements, access points, and nearby streets
- Existing buildings or structures on the subject property
- Existing or proposed drainage information, if known
- Buffers, screening, or site issues needed to protect adjoining property, if known

Legal description

Attach the full legal description. It should match the deed or survey and be suitable for publication and preparation of an ordinance.

Lot DD According to a Resurvey of Lots C and D, Block 16, of Joseph Squires Map of Helena as recorded at Map Book 61 Page 13 in the Probate Office of Shelby County, Alabama.

Authentisign ID: 9313C9D3-2FD2-F111-BF5B-000D3A4FF82A

5. Adjacent Property Owner List

Provide names and mailing addresses of all adjacent property owners of record.

The City Clerk uses this list for certified mailing as required. Attach additional pages if needed.

No.	Parcel ID	Owner name	Mailing address	County source/date
1	135153006011.000	Zack and Gina Brannon	170 3rd St, Helena, AL 35080	
2	135153006010.000	Donald Mathis	180 3rd St, Helena, AL 35080 (PO BOX 761, Helena)	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

Reminder: Staff may request additional information when needed to evaluate the request or prepare the matter for public hearing.

20230425000120660 1/3 $84.50
Shelby Cnty Judge of Probate, AL
04/25/2023 03:30:31 PM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Michael Andrew Trussell
725 2nd Street
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One ($1.00) Dollar and other good consideration, the Grantor, **Yevette L. Trussell, an unmarried woman,** (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Michael Andrew Trussell**, (hereinafter called Grantee whether one or more), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS "C" AND "D" IN BLOCK 16, IN THE TOWN OF HELENA, ALABAMA, THE SAME BEING IN THE SW ¼ OF SW ¼ OF SECTION 15, TOWNSHIP 20, RANGE 3 WEST, AND LOCATED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST SIDE OF THIRD STREET, SAID POINT BEING NORTHERLY 606.5 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 16; THENCE SOUTH 69 DEG. AND 15 MIN. EAST 288.5 FEET TO THE WEST EDGE OF SECOND STREET; THENCE NORTH 100 FEET TO THE NORTHEAST CORNER OF LOT "C"; THENCE NORTH 89 DEG. AND 15 MIN. WEST 323.4 FEET; TO THE EAST EDGE OF THIRD STREET; THENCE SOUTH 100 FEET TO THE POINT OF COMMENCEMENT, SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

SIGNATURES APPEAR ON THE FOLLOWING PAGE.

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax:$56.50

20230425000120660 2/3 $84.50
Shelby Cnty Judge of Probate, AL
04/25/2023 03:30:31 PM FILED/CERT

IN WITNESS WHEREOF I sign my hand, this the 24th day of April, 2023.

X _____
Yevette L. Trussell

STATE OF Alabama
COUNTY OF Shelby } ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Yevette L. Trussell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of April, 2023.

_____
Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

20230425000120660 3/3 $84.50
Shelby Cnty Judge of Probate, AL
04/25/2023 03:30:31 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Yevette L. Trussell

Mailing Address 725 2nd Street
Helena, AL 35080

Property Address 721 2nd Street
Helena, AL 35080

Grantee's Name Michael Andrew Trussell

Mailing Address 725 2nd Street
Helena, Al 35080

Date of Sale 4/24, 2023

Total Purchase Price $ _____

Or

Actual Value $ _____

Or

Assessor's Market Value $56,050.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
___ Sales Contract
____ Closing Statement
_____ Appraisal
__X__ Other: Full Tax Assessor's Value – $56,050.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 24, 2023

Print: Yevette L. Trussell

_____ Unattested

_____ (verified by)

Sign: Yevette L. Trussell

(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1

LEGAL NOTICE

A rezone request change Michael A. Trussell owner 721 2nd Street Helena, Alabama 35080 parcel # 13 5 15 3 006 011.000 from **R-1 Single Family Residential District to B-4 Business Renaissance District.**

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on November 19, 2026, at 6:00 P.M. to consider a rezone request change **from R-1 Single Family Residential District to B-4 Business Renaissance District.**
for the following described property in the Helena Municipal Building, 10 Jack Gray Way Helena, Al 35080

(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.

Kym Rollan
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 December 14, 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 28th day of October 2026.

Kym Rollan
City Clerk

ORDINANCE # 1047-2026R

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 **B-4 Business Renaissance District** and uses and restrictions applicable **B-4 Business Renaissance 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"

Lot DD According to a Resurvey of Lots C and D, Block 16 of Joseph Squires Map of Helena as recorded at Map Book 61 Page 13 in the Probate Office of Shelby County, Alabama

LESS AND EXCEPT any part of subject property lying within a public road right of way

Map Book 61 Page 13

20250203000023570 1/1 $34.00
Shelby Cnty Judge of Probate, AL
02/03/2025 11:17:39 AM FILED/CERT

LEGEND

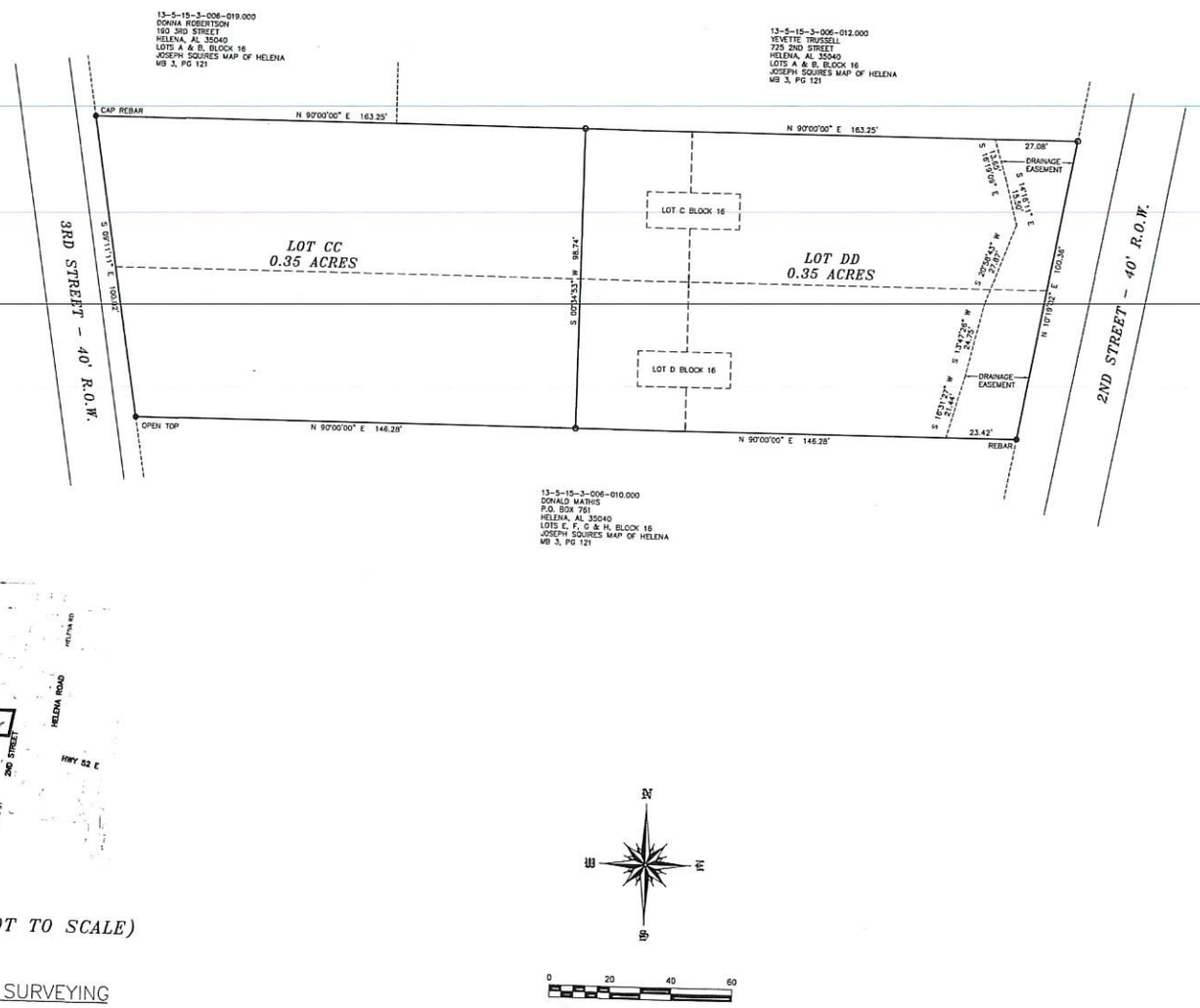
- ● – IRON PIN FOUND, 1/2" OUTSIDE DIAMETER
- O – #5 REBAR SET WITH CAP STAMPED. (IPS)
- – UTILITY POLE.
- I.P.S. – IRON PIN SET
- ROW – RIGHT OF WAY.
- – 1/4 – 1/4 TIE
- –E– – OVERHEAD UTILITY LINE(S).
- –X– – FENCE.
- CONC. – CONCRETE.
- REC. – RECORDED
- –/– – NOT TO SCALE.
- AC. – ACRES.
- ℄ – CENTERLINE
- D.B. – DEED BOOK.
- M.B. – MAP BOOK
- P.B. – PLAT BOOK
- PG. – PAGE.
- ESMT – EASEMENT.
- M B L – MINIMUM BUILDING LINE

1. ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWER, STORM SEWERS, STORM DITCHES AND MAYBE 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.

2. CONTRACTOR AND/OR DEVELOPER ARE RESPONSIBLE FOR PROVIDING BUILDING SITES FREE OF DRAINAGE PROBLEMS.

3. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN HEREON SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE CITY OF HELENA PLANNING COMMISSION.

4. THIS ENTIRE PROPERTY IS LOCATED IN FLOOD ZONE 'X', AS SHOWN ON THE LATEST FEDERAL INSURANCE RATE MAPS, PANEL # 01117C 0211 F, DATED SEPTEMBER 24, 2021.





VICINITY MAP (NOT TO SCALE)

SCALE: 1" = 20'

RODNEY SHIFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB #23080

FINAL PLAT OF

A RESURVEY OF LOTS C & D, BLOCK 16, OF JOSEPH SQUIRES MAP OF HELENA

AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A MINOR SUBDIVISION SITUATED IN THE SW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, CITY OF HELENA, SHELBY COUNTY, ALABAMA.

0.70 TOTAL ACREAGE OF SUBJECT PROPERTY

PREPARED FOR:
CAHABA BUILDING GROUP, LLC
1704 HIGH GOLD CIRCLE
HELENA, AL 35080

PREPARED BY:
RODNEY SHIFLETT
P.O. BOX 204
COLUMBIANA, AL 35051
669-1205

STATE OF ALABAMA
SHELBY COUNTY
JANUARY 23, 2025

The undersigned, Rodney Shiflett, a Licensed Land Surveyor, State of Alabama, and Cahaba Building Group, LLC, as owner(s), 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, A RESURVEY OF LOTS C & D, BLOCK 16, OF JOSEPH SQUIRES MAP OF HELENA, showing the sub-divisions into which it is proposed to divide said lands, giving the lengths and bearings 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 to Joseph Squires Map of Helena, as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, and that iron pins have been found or installed at all lot corners and curve points as shown and are designated by small open circles for set irons and small closed circles for found irons on said plat or map. Said owners also certifies that they are the owner of said lands and that the same is not subject to any mortgage, except a mortgage held by Central State Bank. I further state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

In witness thereof, said surveyor executed these presents this 23RD day of JANUARY 20 25.

By: Rodney Shiflett Date: 1/23/24
Rodney Shiflett, P.L.S. #21784
P.O. Box 204
Columbiana, AL 35051
205-669-1205

ALABAMA LICENSED PROFESSIONAL No. 21784 LAND SURVEYOR RODNEY SHIFLETT

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Rodney Shiflett, whose name is signed to the foregoing certificate as surveyor, and who is known to me, acknowledged 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 23RD day of JANUARY 20 25.

Heather Letts
Notary Public
10/17/27
My Commission Expires

HEATHER LETTS NOTARY PUBLIC ALABAMA STATE AT LARGE

By: Michael Trussell – President Date: 1-31-25
Cahaba Building Group, LLC

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that, Michael Trussell, whose name is signed to the foregoing certificate as president, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 31st day of January 20 25.

Kaleigh Wyatt
Notary Public
10/04/2027
My Commission Expires

KELEIGH WYATT NOTARY PUBLIC ALABAMA STATE AT LARGE

By: DD Coer Date: 1/23/2025
Officer – Central State Bank
11025 Highway 25, Calera, AL 35040

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that David Comer whose name is signed to the foregoing certificate as mortgagee, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute same voluntarily as such individuals with full authority thereof.

Given under my hand and seal this the 23 day of January 20 25.

Holly Brownell Holmes
Notary Public
MY COMMISSION EXPIRES DECEMBER 27 2027
My Commission Expires

HOLLY BROWNELL HOLMES NOTARY PUBLIC ALABAMA STATE AT LARGE

Robert S. Calvis
Planning & Zoning Chairman Date 01/29/2025

William Sears
City Clerk Date 01/27/2025

Blair C. Ley
City Engineer Date 1/24/2025

Mayor of the City of Helena Date 1-29-2025