

***Chelsea Planning Commission Meeting***  
**February 28, 2022**  
**6:00 P.M.**  
***Minutes***

**I. Call to Order: 6:01 P.M.**

- Invocation by: Billy Sanders
- Pledge Allegiance: Scott Weygand

**II. Roll Call:**

	<b>Present:</b>	<b>Absent:</b>
Cole Williams, Chairman		X
Crystal Etheredge	X	
Tom Holcombe	X	
Mark Lindsay	X	
Matt Lyons	X	
Tony Picklesimer	X	
Billy Sanders	X	
Bert Seitz	X	
Scott Weygand	X	

**III. Approval of Minutes:** Approval of the January 24, 2022 Planning Commission Minutes. A motion to approve the minutes as written was made by Matt Lyons and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

**IV. Commission Business:**

- **PUBLIC HEARING – Residential Rental Clarification of the Zoning Ordinance – (Case No. 2022-02-28-001ZOC)** – Mayor Picklesimer has requested consideration of amending the zoning ordinance regulations as it pertains to residential rentals (short-term or nightly rentals in residential districts). Opened Hearing @6:03PM No one signed up to speak initially; however, Haley Handley spoke briefly about the issue affecting them at Oak Tree Drive and present the Planning Commission with a petition from the property owners supporting the legislation of Short-Term Rentals in the City of Chelsea. Closed Hearing @ 6:06PM.
- **Residential Rental Clarification of the Zoning Ordinance – (Case No. 2022-02-28-001ZOC)** – Amendments to the zoning ordinance regulations as it pertains to residential rentals (short-term or nightly rentals in residential districts). A definition of short-term rental shall be added to include rentals of a lease period of less than three months of continuous duration. Additionally, update the Table 6.1 under Residential to add a use titled Short- Term Rental and depict as "N" (Not allowed) for each district (AR, RR, E1, R1, R2, PRD, & PMD. A motion to enact the proposed changes, subject to the city engineer's recommendation letter dated February 24, 2022, was made by Billy Sanders and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

- Chelsea Park (Sector 21 – Phase I) Final Plat – (Case No. 2022-02-28-002FP) submitted by Chelsea Park Holding, LLC for property located at the end of Chelsea Park Trail (Parcel #: 16 3 06 0 000 006.028) containing 26.67 acres. A motion to approve the final plat, subject to the city engineer’s recommendation letter dated February 25, 2022, was made by Scott Weygand and seconded by Tony Picklesimer. A voice vote was taken and it was a unanimous, “Yes”.
- Chelsea Park (Sector 1 – Phase V) Final Plat – (Case No. 2022-02-28-003FP) submitted by Chelsea Park Holding, LLC for property located at the end of Dunsmore Drive (Parcel #: 08-9-30-3-001-002.002) containing 8.58 acres. A motion to approve the final plat, subject to the city engineer’s recommendation letter dated February 25, 2022, was made by Billy Sanders and seconded by Matt Lyons. A voice vote was taken and it was a unanimous, “Yes”.
- GMQ Tops Site Plan/Overlay District Review – (Case No. 2022-2-28-004SPR) – submitted by GMQ Tops, LLC for property located at 16145 Highway 280 (Parcel #09-7-26-0-002-018.003) to be used as a countertop retail space containing +/- 4.44 acres. A motion to approve the site plan, subject to the following stipulations: (1) the city engineer’s recommendation letter dated February 25, 2022, (2) clarification on the fence planned, and (3) an appropriate plan for gravel, landscaping, & paving, was made by Tom Holcombe and seconded by Billy Sanders. A voice vote was taken and it was a unanimous, “Yes”.
- Holcombe Carport Zoning Verification Approval – (Case No. 2022-02-28-005ZVA) submitted by Tom Holcombe for property located at 72 Liberty Road, Chelsea, Alabama (Parcel #: 09-8-34-0-001.034.001) containing .22 acres and zoned as E-1. Planning Commission member Tom Holcombe recused from this case. A motion to approve this zoning verification was made by Billy Sanders and seconded by Bert Seitz. A voice vote was taken and it was a unanimous, “Yes”.

**V. Adjournment:** There being no further business, a motion to adjourn was made by Tony Picklesimer and seconded by Billy Sanders. A voice vote was taken and it was a unanimous “Yes”.

**Time: 6:57 p.m.**

Approval Date: 4-25-22  
 Certification: Crystal Etheredge  
 Crystal Etheredge, City Clerk