

Chelsea Planning Commission Meeting

May 22nd, 2023

6:00 P.M.

Minutes

I. Call to Order: 6:00 P.M.

- Invocation by: Tony Picklesimer
- Pledge Allegiance: Scott Weygand

II. Roll Call:

	Present:	Absent:
Cole Williams, Chairman	X	
Crystal Etheredge	X	
Arthur Fisher	X	
Tom Holcombe	X	
Matt Lyons		X
Tony Picklesimer	X	
Billy Sanders		X
Bert Seitz	X	
Scott Weygand	X	

III. Approval of Minutes: Approval of the April 24th, 2023 Planning Commission Minutes. A motion to approve the minutes as written was made by Bert Seitz and seconded by Tom Holcombe. A voice vote was taken and it was a unanimous, "Yes".

IV. Commission Business:

- **PUBLIC HEARING – OMRI Sports Rezone Request** – (Case No. 2023-04-24-001RZ) submitted by Andrew Hill (OMRI Sports) for property located at 9271 Old Highway 280, Chelsea, Alabama (Parcel #: 09 7 26 0 001 022.000) containing +/- 2 acres from A-R to .5 acres to R-1 & 1.5 acres to B-2. The Public Hearing was opened at 6:02PM. No one from the public signed up to speak. At 6:04PM, a motion was made by Tony Picklesimer to close the public hearing which was seconded by Scott Weygand. A voice vote was taken and it was a unanimous, "Yes".
- **OMRI Sports Rezone Request** – (Case No. 2023-04-24-001RZ) – Rezone request submitted by Andrew Hill (OMRI Sports) for property located at 9271 Old Highway 280, Chelsea, Alabama (Parcel #: 09 7 26 0 001 022.000) containing +/- 2 acres from A-R to .5 acres to R-1 & 1.5 acres to B-2. A motion to recommend approval of the rezone request, subject to the City Engineer's recommendation letter dated May 17th, 2023, was made by Scott Weygand and seconded by Tony Picklesimer. A voice vote was taken and it was a unanimous, "Yes".
- **Shaw Resurvey** - (Case No. 2023-05-22-001RS) –submitted by Patricia Vanegas (Knight Homes, LLC) for property Shaw Subdivision located at 167 Shaw Drive, Chelsea, Alabama (Parcel #: 14 1 12 0 000 028.000) containing +/- 2 acres. A motion was made by Tony Picklesimer and seconded by Tom Holcombe to continue this

case to allow owners time to gather additional information about utilities, fire protection, and the adjacent property owner and to update their plat to reflect the new information. A voice vote to continue the case to the June 26th, 2023 Planning Commission meeting was taken and it was a unanimous, "Yes".

- Fast Pace Medical Chelsea Crossroads Overlay & Site Plan Review – (Case No. 2023-05-22-002SPR) submitted by Evan Halkias (ECS Development, LLC) for property located at 361 Chelsea Crossroads – Lot #7, Chelsea, Alabama (Parcel #: 09-7-26-0-001-038.004) containing 1 lot and +/- .876 acres. A motion to approve the site plan, subject to the City Engineer's recommendation letter dated May 17th, 2023, was made by Bert Seitz and seconded by Arthur Fisher. A voice vote was taken and it was a unanimous, "Yes".
- Melrose Landing Phase 1 (Lots 140 & 141) Final Plat – (Case No. 2023-05-22-003FP) submitted by Brandon Todd (Newcastle Construction, LLC) for property located at the corner of Atlantic Lane and Dunnavant Valley Road, Chelsea, Alabama (Parcel #: 09-4-17-0-001-031.000) containing 2 lots and +/- .53 acres. A motion to approve the final plat, subject to the City Engineer's recommendation letter dated May 17th, 2023 and contingent upon verification of additional deeded/recorded right of way and accepted by the Shelby County Highway Department, was made by Cole Williams and seconded by Bert Seitz. A voice vote was taken and it was a unanimous, "Yes".
- Chelsea Acres - Sector 1 (Phase 1B) Final Plat – (Case No. 2023-05-22-004FP) submitted by Del Clayton (TCG Chelsea Acres, LLC) for property located at 440 Liberty Road, Chelsea, Alabama (Parcel #: 09-7-35-0-004-006.002; 09-7-35-0-004-019.000; & 09-7-35-0-004-010.001;) containing 72 lots and +/- 34.34 acres. A motion to approve the final plat, subject to the City Engineer's recommendation letter dated May 17th, 2023, was made by Scott Weygand and seconded by Tom Holcombe. 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 Bert Seitz. A voice vote was taken and it was a unanimous "Yes".

Time: 7:01 p.m.

Approval Date: 6-26-23

Certification: Crystal Etheredge
Crystal Etheredge, City Clerk