

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

**I. Call to Order:**

- Invocation by:
- Pledge Allegiance:

**II. Roll Call:**

**Present:**

**Absent:**

Cole Williams, Chairman  
Crystal Etheredge  
Tom Holcombe  
Mark Lindsay  
Matt Lyons  
Tony Picklesimer  
Billy Sanders  
Bert Seitz  
Scott Weygand

**III. Approval of Minutes:** Approval of the January 24th, 2022 Planning Commission Minutes

**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).
- 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).
- 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.
- Chelsea Park (Sector 1 – Phase IV) 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.

- 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.
- 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.
- **Adjournment:**

**Time:**