

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
JANUARY 3, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Chairman and John Hagan, Vice-Chair and Board Members James Dougall, Kevin Marshall, Jeffrey Carnahan and Ishmael Husam were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk.

The meeting was called to order by Bob Bell, followed by a moment of silence and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

December 6, 2022

**Motion:**

Motion was made by Vice-Chairman Hagan, and seconded by Board Member Carnahan, to approve the minutes of December 6, 2022. Motion carried unanimously.

**NEW BUSINESS**

**Small Scale Comprehensive Plan Amendment (Future Land Use Map) – 317 Leila Avenue, Parcel ID 24327-000-000**

Bill Frye, Director of Public Works/Planning, reviewed the SSCP Amendment requested by property owner Mr. Arthur Carnard to change the Future Land Use Map designation at 317 Leila Ave, from Low Density to Commercial Land Use. Director Frye advised Mr. Carnard wants to use the existing mobile home for a commercial office for the car lot, and that he was present to answer questions. The Planning Department has found that it meets the requirements of the area and recommended the Board submit a recommendation of approval.

Brief discussion ensued about the existing mobile homes, property designation and rezoning.

**Motion:**

Motion was made by Vice-Chairman Hagan, and seconded by Board Member Dougall, for approval of amending the SSCPA at 317 Leila Avenue, recommending same to Commission. Motion carried unanimously.

**Rezoning – 317 Leila Avenue, Parcel ID 24327-000-000**

Director Frye reviewed the zoning request related to the previous item, requesting rezoning from its current designation to Commercial. The Planning Department has reviewed, and staff is recommending approval.

**Motion:**

Motion was made by Board Member Marshall, and seconded by Vice-Chairman Hagan, for approval of Rezoning at 317 Leila Avenue recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:07 p.m.

---

Audra Boswell, ASC

---

Board Chairman

DRAFT