

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
JANUARY 18, 2022 – 6:00 P.M.

The Callaway Planning Board met in regular session with Board Members Kenneth Ayers, John Hagan, Robert Hinton, Tony Roman, and James Dougall present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Board Chairman Woolsey and Board Vice-Chairman Bell were not present.

The meeting was called to order by Board Member Roman, followed by a moment of silence and the Pledge of Allegiance.

**Chair & Vice-Chairman Appointments**

Audra Boswell, ASC, advised Vice-Chairman Bell would automatically become Chairman for a two-year appointment and the board would need to recommend a Vice-Chairman to be ratified by Commission.

She further advised the board members eligible to be nominated for Vice-Chair must have 2 years left on their appointment and included Board Members Tony Roman and Steve Woolsey.

**Motion:**

Motion was made by Board Member Hagan, and seconded by Board Member Ayers to appoint Tony Roman as Vice-Chairman. Motion carried unanimously.

**APPROVAL OF MINUTES**

December 7, 2021

**Motion:**

Motion was made by Board Member Ayers, and seconded by Board Member Hagan, to approve the minutes of December 7, 2021. Motion carried unanimously.

**NEW BUSINESS**

**Small Scale Comprehensive Plan Amendment, Amending the Future Land Use Map. Hwy. 22 just East of Callaway Bayou, Parcel ID #06617-020-000**

Bill Frye, Director of Public Works/Planning, advised that this is the same property, owner, and consultant from the past. It is for the property on Hwy 22 just East of Callaway Bayou. Some years ago, they rezoned the property to commercial and they have decided to rezone once again and change the Future Land Use Map back to residential.

Director Frye introduced Mr. Ray Greer, Consultant representing Callaway Bayou Landing, LLC, to help answer any questions. Mr. Greer advised that the owner has tried several times to get the commercial zoning to work on this site. However, they have not been successful with the commercial. They are here to change 6.7 acres from commercial to residential.

Board Member Roman asked for the record who is the owner of the property. Ray Greer addressed that was Lloyd Blue.

**Motion:**

Motion was made by Board Member Hinton, and seconded by Board Member Ayers, to approve the SSCP Amendment, recommending same to Commission. Motion carried unanimously.

**Rezoning of property Hwy. 22 just East of Callaway Bayou, Parcel ID #06617-020-000**

Bill Frye, Director of Public Works/Planning, reviewed the requested Rezoning Application of property Hwy. 22 just East of Callaway Bayou. Same property owner and same consultant.

Jessie Jordan, 282 Hugh Thomas Drive, expressed concerns with the increase in traffic, and trying to make a left turn. Director Frye addressed a left turn will go in and the road will be widened, but at this time it doesn't call for a traffic light. Ray Greer also advised that a traffic light warrant was done to see if a light was justified and there was not enough traffic for a light.

Board Member Dougall made comment that he has noticed in the last year that the traffic going East on Hwy 22 across from City Hall can get very heavy in the afternoon. Director Frye advised that we do have the widening of Hwy 22 coming with DOT. Brief discussion ensued.

Board Member Roman made comment that he understands the public's concern of the traffic. Consultant, Ray Greer advised that the turning lanes will help with traffic. Brief discussion ensued.

Board Member Hinton asked where the intersections will be located. Director Frye and Ray Greer addressed.

**Motion:**

Motion was made by Board Member Ayers, and seconded by Board Member Hagan, to approve the Rezoning Application, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:16 p.m.

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Audra Boswell, ASC

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Board Chairman