

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
FEBRUARY 1, 2022 – 6:00 P.M.

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

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

APPROVAL OF MINUTES

January 18, 2022

Motion:

Motion was made by Board Member Hagan, and seconded by Board Member Woolsey, to approve the minutes of January 18, 2022. Motion carried unanimously.

NEW BUSINESS

Development Order Review for Callaway Bayou Townhomes

Bill Frye, Director of Public Works/Planning, reviewed, and advising the Engineer of record, Chris Short with Callaway Bayou Landings, LLC, for Callaway Bayou Townhomes was present to address any questions or concerns. He advised that as of 1:00 pm this afternoon they changed the plans just a little, however they are still not complete, but are close to completion. The Fire Department did not want one way in or one way out, so they are having to extend the entrance road which is going to be Hugh Thomas Rd. Director Frye did present a map at what this will look like. He advised that they are having to lose a few units, for the betterment of the development altogether. The numbers have changed a little, but not substantial deviations. It is not affecting the infrastructure, water, or sewer, but will affect the stormwater as they have to design stormwater around the additional road service. Some of that is still being worked out.

Board Member Hinton asked if they are widening State HWY 22. Director Frye addressed they are and will wind up putting in acceleration and deceleration lanes. That will be an FDOT issue because they permit that through FDOT.

Director Frye presented the plan map and went over the new changes they are making.

Board Member Hinton asked how large the lots are going to be. Chris Short addressed these are townhomes and he went over the lot widths for the interior and end units in each block of townhomes. Brief discussion ensued.

Chairman Bell inquired about ownership of the property as the owner is listed as Callaway Bayou Landing, LLC, but the applicant on the DO is Mt. Olive Investments, LLC. Chris Short advised that the sale just happened very recently, and he has provided Director Frye with the Special Warranty Deed transferring property to Mt. Olive

Investments, LLC. They have an Operating Agreement that identifies Mr. Brett Clark who signs the application as an officer of Mt. Olive Investments, LLC, and then a Letter of Authorization giving them capability of representing them.

Chairman Bell asked why on the request it only mentions three lots, but in the diagram, it shows a fourth lot not on there and was this in error. Chris Short stated that was additional property that they own, that is past the wetlands, and because of issues crossing the wetlands they will not be doing anything at this time.

Board Member Hinton asked what the setbacks and easements are on these lots. Chris Short advised that the front yard setbacks for these lots is 10ft, and the side yard is 5ft, and the rear yard setback is 5ft purposed. Brief discussion ensued.

Chairman Bell asked if there would be a stop sign or a traffic light coming out of Hugh Thomas Dr. for Hwy 22. Director Frye advised; it will be a stop sign. This was a determination made by FDOT and they make the decision as to whether it requires a light.

Board Member Hinton asked about parking and Chris Short advised that every unit will have its own parking accommodation.

Motion:

Motion was made by Board Member Woolsey, and seconded by Board Member Hagan, to approve the DO of Callaway Bayou Townhomes, recommending same to Commission. Motion carried 4-1, with Board Member Hinton voting in opposition.

Development Order Review for Alexandria's Park

Bill Frye, Director of Public Works/Planning, reviewed, and advising Doug Crook was present for questions. The Fire Department did not like the one way in and one way out, so the engineers, property owners and planning are working to get this taken care of. The city is going to try to help them with funding on this. City Manager will be asking DEO for a grant to help with funding on this, as they have helped Bay County with the same type of funding in the past.

Director Frye advised, other than the one way in and one way out, everything checked out with all Departments and recommends the Board recommend approval to the Commission for the DO of Alexandria's Park.

Board Member Hagan asked about the additional entry. Director Frye addressed that they will be using the same entrance and exits for this subdivision.

Board Member Dougall asked about stormwater. Director Frye advised they have large retention ponds for the stormwater.

Board Member Hinton asked about the lot sizes. Doug Crook addressed it will be a mix of 50 & 60 ft wide lots.

Director Frye advised that there will be a pedestrian entry into the ballpark and a 12ft gate with driveway for emergency vehicles to come in and out. The pedestrian gate will be opened and closed daily by our city.

Motion:

Motion was made by Board Member Woolsey, and seconded by Board Member Hagan, to approve the DO, recommending same to Commission. Motion carried unanimously.

Updates

Director Frye gave update on projects underway for Burger King, Slim Chickens, Whataburger, Car Wash and Cefco Gas Station.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:23 p.m.

Audra Boswell, ASC

Board Chairman