

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
FEBRUARY 7, 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, Ishmael Husam and Theodore Conte 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**

January 3, 2023

**Motion:**

Motion was made by Vice-Chair Hagan, and seconded by Board Member Marshall, to approve the minutes of January 3, 2023. Motion carried unanimously.

**NEW BUSINESS**

**Rezoning Request -154 N. Comet Avenue, Parcel ID # 06031-000-000**

Bill Frye, Director of Public Works/Planning, reviewed the Rezoning request submitted by Brisk Builders, LLC for 154 N. Comet Avenue, from R-6M Residential Single family to Multi Family High Density. The Future Land Use is already in line so there is no SSCPA, representation is present from Brisk Builders.

**Motion:**

Motion was made by Vice-Chair Hagan, and seconded by Board Member Marshall, for approval of Rezoning 154 N. Comet Avenue, recommending same to Commission. Motion carried unanimously.

**Small Scale Comprehensive Plan Amendment (Future Land Use Map) - 500 block of Anita Drive, Parcel ID # 06258-010-000**

Director Frye reviewed the SSCPA request submitted by Robert Carrol of McNeil Carrol Engineering on behalf of F&P Capital Properties to amend Future Land Use Map from Commercial to High Density Residential, this property does not have an address. Staff recommends approval.

Vice-Chair Hagan asked about the property location and Mr. Carrol addressed.

**Motion:**

Motion was made by Board Member Marshall, and seconded by Vice-Chair Hagan, for approval of SSCPA recommending same to Commission. Motion carried unanimously.

**Rezoning Request -500 block of Anita Drive, Parcel ID # 06258-010-000**

Director Frye reviewed the Rezoning request from same property owner as on the SSCPA, requesting to go from Highway Commercial to Multi Family High Density. Staff recommends approval.

**Motion:**

Motion was made by Vice-Chair Hagan, and seconded by Board Member Dougall, for approval of Rezoning request, recommending same to Commission. Motion carried unanimously.

**Development Order Review - Tyndall Parkway Apartments, 1117 S. Tyndall Parkway, Parcel ID # 07208-000-000 & 07204-000-000**

Director Frye reviewed the DO submitted by Engineer, Robert Carrol to develop a 160-unit apartment complex at 1117 S. Tyndall Parkway. Staff have reviewed the plans and have no issues or concerns, and the plans meet the requirements of the LDR and Comprehensive Plan. He states there are no stormwater issues.

Owners, Jeffrey Schottler, Hersh Rai, Nicholas Vu and Erik Bates, all were present by phone at the meeting if any questions needed to be addressed.

Chairman Bell asked about ownership. Owner Hersh Rai and Director Frye addressed regarding POA. Brief discussion ensued and Director advised he will check with City Attorney to find out if POA is sufficient.

Board Member Conte asked about height of complex. Director Frye addressed.

Frank Dechellis, 1128 S. Gay Avenue, commented on his concerns on the height of complex and lift station ability.

**Motion:**

Motion was made by Vice-Chair Hagan, and seconded by Board Member Marshall, for approval of DO for Tyndall Parkway Apartments ensuring ownership of property is correct, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:17 p.m.

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Audra Boswell, ASC

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Board Chairman