

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
FEBRUARY 15, 2022 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Chairman, Tony Roman, Vice-Chair and Board Members Kenneth Ayers, John Hagan, Steve Woolsey, and James Dougall were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Board Member Robert Hinton was 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

February 1, 2022

Motion:

Motion was made by Board Member Woolsey, and seconded by Vice-Chairman Roman, to approve the minutes of February 1, 2022. Motion carried unanimously.

NEW BUSINESS

Small Scale Comprehensive Plan Amendment Application to changing the Future Land Use Map at 240 N. Star Avenue

Bill Frye, Director of Public Works/Planning, reviewed, and advising, the application is for 240 N. Star Avenue, just south of the Fire Department. Ron Rogers with Gulf Environmental Engineers is assisting Kenneth & Marianne Varns in changing the Future Land Use Map, which is a Small Scale Comp Plan Amendment. They are asking for a change in designation of Commercial to Public Facilities as they plan to build a church.

Chairman Bell asked question about changing zoning from commercial use. Director Frye, advised for best planning practices the ideal Future Land Use Designation they should have is Public Facilities. The plans for the church have already been submitted to the Planning Department and will come before the board on March 1st.

Board Member Dougall asked about the acreage discrepancies. Director Frye addressed that there are three different parcels, and it would be total of all three parcels.

Motion:

Motion was made by Vice-Chairman Roman, and seconded by Board Member Hagan, to approve the Small Scale Comprehensive Plan Amendment, recommending same to Commission. Motion carried unanimously.

Rezoning request at 240 N. Star Avenue

Bill Frye, Director of Public Works/Planning, reviewed, and advising, this is the same property and same property owners. He advised they want to change current zoning from Highway Commercial to Institutional Professional.

Motion:

Motion was made by Board Member Woolsey, and seconded by Vice-Chairman Roman, to approve the Rezoning request at 240 N. Star Ave., recommending same to Commission. Motion carried unanimously.

Rezoning request at 5824 Cherry Street

Bill Frye, Director of Public Works/Planning, reviewed, and advising, the Future Land Use of this property is already in line with what they want to do, but the zoning needs to be changed. They are requesting to change the zoning from R-9 Residential Single Family to Residential Multi Family High Density.

Director Frye advised it is his understanding they are wanting to put in an apartment complex, but he has not received any plans on the complex. Brief discussion ensued.

Motion:

Motion was made by Board Member Woolsey, and seconded by Vice-Chairman Roman, to approve the Rezoning request at 5824 Cherry Street, recommending same to Commission. Motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:10 p.m.

Audra Boswell, ASC

Board Chairman