

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
APRIL 20, 2021 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Vice-Chair and Board Members Kenneth Ayers, Wayne Hagan, Robert Hinton and Tony Roman were present. Also present were Eddie Cook, City Manager and Janice L. Peters, City Clerk. Steve Woolsey, Chairman and Board Member John Hagan was not in attendance.

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

**APPROVAL OF MINUTES**

April 6, 2021

**Motion:**

Motion was made by Board Member Hinton and seconded by Board Member Roman for approval of the minutes. Motion carried unanimously.

**NEW BUSINESS**

**Park Place Preliminary Plat (Hwy. 22 across from the City Water Tank)**

City Manager Cook advised that Jason Scarborough, on behalf of St. Joe Company, has submitted a Preliminary Plat of Park Place, Phase 1-B. It has been reviewed by the Public Works and Fire Departments and no outstanding issues or concerns were found. The plans meet the requirements of the LDR and Comprehensive Plan. The survey has been reviewed and approved by an independent surveyor, County Wide Surveying, Inc.

Jason Scarborough was present to answer any questions. Vice-Chair Bell asked who does the traffic analysis, Mr. Scarborough explained that the Civil Engineer will be Dewberry due to it being a master plan for a larger area.

Discussion ensued about traffic in the area, during which City Manager Cook advised there is a project in the works to widen Highway 22.

Board member Hinton asked about covenants. Mr. Scarbrough advised it is a master plan community and that they can view the 1<sup>st</sup> Phase (51 Lots) with the County Clerk. City Manager Cook explained that the City does not enforce any covenants, which falls under the Homeowner's Association (HOA).

Staff recommended approval.

**Motion:**

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

## **Callaway Cove Development Order Review – 8307 Highway 22**

City Manager Cook indicated that Scott Harbolt, Developer & Barrett Crook, Professional Engineer have submitted an application to construct a new apartment complex. It has been reviewed by the Public Works and Fire Departments and no outstanding issues or concerns were found. The plans meet the requirements of the LDR and Comprehensive Plan. Stormwater concerns have been addressed.

Scott Harbolt was present and advised that the Development is 4.6 acres and that DOT permits have been obtained and DEP permits will be filed after approval of the Development Order.

Board Member Ayers asked if the landlines are hard wired or wireless. Mr. Harbolt advised optics will be installed to the property and fiber to each unit.

Vice-Chair Bell, referencing Page 5 of 6 the City's regulations references 2017. City Manager Cook advised that would be updated.

### **Motion:**

Motion made by Board Member Roman, and seconded by Board Member Ayers, to approve the Development Order, recommending same to Commission. Motion carried unanimously.

## **Sunflowers at Seneca Development Order Review – Highway 22 and Seneca Avenue**

City Manager Cook advised Derwin White and Associates of HABO Development, LLC, & Kim Bottomy, Professional Engineer have submitted an application for a Development Order to construct a new townhome subdivision. The property is approximately 4.2 acres and the current zoning is Multi Family High Density.

He advised the Callaway Planning Department has reviewed the DO and finds that all of the information given is true and accurate to the best of its knowledge. It has also been reviewed by the Public Works and Fire Departments and no outstanding issues or concerns were found. The plans meet the requirements of the LDR and Comprehensive Plan.

Greg Wilson was present.

Board Member Hinton questioned the 1½ in. asphalt. City Manager Cook advised he will check and advised the City will have to maintain it. Discussion continued of city requirements, which is set forth in the City's LDR. It was noted that the Developer pays for all testing on their respective projects, however, full inspections are done by the City for water, sewer, stormwater, etc.

### **Motion:**

Motion made by Board Member Roman, and seconded by Board Member Ayers, to approved, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:21 p.m.

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Amanda Hopkins, Deputy City Clerk

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Board Chairman

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