

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
JUNE 6, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Vice-Chair and Board Members, James Dougall, Ishmael Husam, Theodore Conte and Spring Overway were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Chairman, Bob Bell and Board Member, Jeffrey Carnahan were not in attendance.

The meeting was called to order by John Hagan, followed by an invocation and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

April 4, 2023

**Motion:**

Motion was made by Board Member Conte, and seconded by Board Member Husam, to approve the minutes of April 4, 2023. Motion carried unanimously.

**NEW BUSINESS**

**Rezoning – 5311 Hwy 22, Parcel ID# 24453-000-000**

Bill Frye, Director of Public Works/Planning, reviewed the Rezoning Request and indicated it was more of a clean-up of the zoning map. The building was a daycare and was a victim of Hurricane Michael. The building lost its non-conforming status as it set vacant for more than six months. Approving rezoning to Community Commercial will allow the daycare but limits some of the outside storage in the future if it changed to something else.

Director Frye recommends approval recommending the same to the Commission.

**Motion:**

Motion was made by Board Member Dougall, and seconded by Board Member Conte/Overway, for approval of the Rezoning Request at 5311 Hwy 22, recommending same to Commission. Motion carried unanimously.

**Development Order Review – Reconstruction of Carlisle Baptist Church, 835 S. Berthe Ave., Parcel ID#'s 06946-000-000 & 06978-070-000**

Director Frye reviewed the Development Order Request to redevelop the Carlisle Baptist Church at 835 S. Berthe Avenue, which was also a victim of Hurricane Michael. He advised they lost their sanctuary and non-conforming status. Previously there was no stormwater efforts, but they have increased their impervious surface, parking lot, curbs, paving, dumpster placement and retention pond with an escape route for overflow. He advised he has no concerns of stormwater problems on this project.

Vice-Chair Hagan commented that the city is looking to put in a roundabout at the intersection, which Director Frye addressed.

**Motion:**

Motion was made by Board Member Husam, and seconded by Board Member Overway, for approval of the DO for Reconstruction of Carlisle Baptist Church, recommending same to Commission. Motion carried unanimously.

Director Frye added that the steeple will be 90 ft tall, and they will be required to obtain a variance.

Director Frye gave some updates on various projects in the city.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:11 p.m.

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Audra Boswell, ASC

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Board Chairman

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