

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
MAY 7, 2019 – 6:00 P.M.

The Callaway Planning Board met in regular session with, Steve Woolsey, Vice-Chair and Board Members Bob Bell, Wayne Hagan, Jerry Kennedy, and Frank Mancinelli present. Also present were Bill Frye, Planning & Zoning and Janice L. Peters, City Clerk. Ed Williams, Chairman and Kevin Matthews were not in attendance.

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

APPROVAL OF MINUTES

April 16, 2019

Motion:

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

NEW BUSINESS

Rezoning Application – 5012 E. 4th Street

Bill Frye, Planning and Zoning, advised this is a request by Jerry Woods for a rezoning of the property located at 5012 E. 4th Street, approximately .877 acres, from R-6M to Highway Commercial. He stated the requested rezoning would be in line with the current mixture of uses in this vicinity of Hwy. 22 and indicated that the underlying Future Land Use is Commercial. The current property use is for storage sheds and the owner wishes to add more storage sheds to the back. Mr. Frye advised this property is within the Central Corridors Overlay District, which prohibits storage sheds. If approved, a request for a Variance within the CCOD to allow for storage sheds will need to be submitted. Planning Board would review. Discussion ensued of ingress/egress, which would not be impacted.

Mr. Frye advised staff recommendation is that that Board approve the Rezoning and convey a recommendation of approval to the City Commission.

Motion:

Motion was made by Board Member Hagan and seconded by Board Member Kennedy to approve the rezoning, conveying the same to Commission. Motion carried unanimously.

Rezoning Application – 257 N. Hwy. 22A

Mr. Frye advised this is a request by Erica Gissendanner for a rezoning of the property at 257 N. Hwy. 22A, .276 acres, from Residential R-6M to Commercial. He stated the requested rezoning would be in line with the current mixture of uses in this vicinity of

Hwy. 22 and Hwy. 22A. It is in line with current uses in the area and is already zoned Commercial in the Future Land Use. It was his opinion that the property should have always been zoned Commercial as it has always been a Daycare.

He advised staff recommendation is that that Board approve the Rezoning and convey a recommendation of approval to the City Commission.

Motion:

Motion was made by Board Member Hagan and seconded by Board Member Kennedy to approve the rezoning, conveying the same to Commission. Motion carried unanimously.

Request for Variance – 5628 Hwy. 22

Mr. Frye indicated the applicant, Hayden Crabtree for Tucker Capital Group, has requested a Variance/Exemption from the City’s Land Development Regulations, Section 15.562.1(c)(2). He stated the property currently has storage buildings on it that have been there for many years. The applicant plans to rehabilitate the property and build additional storage buildings behind the existing buildings. The property is within the Central Corridors Urban Design Overlay District, Sub District #1, Town Center, prohibits self-storage.

Mr. Frye advised Tucker Capital Group is a potential buyer and the transaction is contingent on the approval of this variance. Board Member Bell asked how a “potential” buyer is able to request a variance and advised the Property Appraiser’s Office lists the property in the County. Mr. Frye advised the current property owner is in agreement with the request for the variance and will make sure a letter of authorization is received prior to approval of Commission. He indicated the property was voluntarily annexed via Ordinance 256.

He advised staff recommendation is that that Board approve the Variance/Exemption to allow for additional self-storage buildings and convey a recommendation of approval to the City Commission.

Motion:

Motion was made by Board Member Bell and seconded by Board Member Mancinelli to approve the rezoning, conveying the same to Commission, contingent upon a letter from the current owner consenting approval of the rezoning. Motion carried unanimously.

Review of Fence Ordinance

Mr. Frye reviewed the current code regarding fences for discussion. He advised fences are not permitted because they are not considered permanent structures but the City does regulate them. Certain subdivisions have restrictions and covenants that are stricter than the City’s. For back yards, the fence may not exceed 8’ with the finished side facing a public access. Front yards have a 3’ height restriction with 50% opaqueness. Mr. Frye advised fence placement is reviewed on a case-by-case basis.

A majority of the board present felt fences should not be allowed in the front, past the façade of homes at all, as well as chain link. Hedge requirements were reviewed.

Mr. Frye added that there will be additional Planning Board meetings forthcoming.

Board Member Bell asked when Code Enforcement will start reviewing the properties on Tyndall Parkway for violations. Mr. Frye indicated Code Enforcement has a list of specifics for each properties. Some come down to asbestos testing and/or they are waiting on insurance.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 p.m.

Board Chair

Janice L. Peters, City Clerk