

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
FEBRUARY 04, 2025– 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Ishmael Husam, Spring Overway, Jeffrey Carnahan & Don Hennings were present. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

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

The roll call was made by the Administrative Support Clerk, Jay Mitchell.

APPROVAL OF MINUTES

January 07, 2025

Motion:

A motion was made by Board Member Conte and seconded by Board Member Husam to approve the minutes of January 07, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Small Scale Comprehensive Plan Amendment
1200 Block of S. Katherine Ave.
Parcel ID: 07295-000-000**

Bill Frye, Director of Public Works reviewed the Small-Scale Comprehensive Plan Amendment.

Also mentions a conceptual drawing that was shared with him minutes before the meeting, so he has not been able to look at it to confirm everything is up to standards.

Mr. Harris, Engineer, and Mr. Napoleon, Developer, are present.

Vice-chair Dougall asks about the conceptional drawing and if the blocks are apartments or homes.

Mr. Harris states they are town homes

Board Member Husam asks how many.

Mr. Harris answers with 18.

Board Member Carnahan asks if the three back lots that are high density conform with the master plan.

Director Frye shows a better outline of where the high density and low-density areas are located.

Board Member Carnahan wants to know why staff recommends the Planning Board approve this item if it's mainly a low-density area.

Director Frye states there is no reason to not allow it.

Board Member Overway asks if a sign had been placed in the neighborhood to give notice to the change or if there has been any calls or visits.

Director Frye states the sign has been up and no one has reached out.

Vice-Chair Dougall asks if they will be owned or rented.

Mr. Napoleon provided background information, and that they will be for sale at an affordable cost, targeting military families, wanting to give back to the community.

Board Member Husam asks why townhomes and why so many in the area.

Mr. Napoleon answers saying it's more economical because of the impact it will take on the sewer and infrastructure and made more sense financially rather than the original plan of 9-10 single family homes. The switch from single family home to townhomes was primarily due to drainage impacts.

Board Member Husam asks if there is an area for kids and if there will be a retention pond. Also expresses concern of the impact with this many units.

Mr. Napoleon says a playground will be placed as it's a requirement.

Board Member Husam notes housing is needed but it's a lot of units for a low-density area.

Board Member Overway mentions if your target is military, they tend to buy houses.

Mr. Napoleon states house prices have risen and provides personal history of moving when he served.

Chairman Hagan calls for Public Participation.

Anna Pelletier – 7724 Shadow Bay Dr. – How is it less taxing on drainage to have 18 townhomes than 9 single family homes. Also, playground is not required for 2.06 acreage.

Director Frye states they have not reached the stormwater phase, Mr. Harris will have to prove stormwater works whether it's townhouses or single-family homes and meet Land Development Regulations. As of now, this acreage of single-family residential is not required to have a playground for this zone, however, if the change is approved to multifamily residential, open space will be required.

Board Member Carnahan if the new zoning gets approved and this is individually owned, who will take care of the open space.

Frye states whoever owns the property, but this issue will be part of the developmental orders and will be ironed out by then.

Board Member Husam asks if an HOA is possible
Director Frye says yes.

Teresa Langston – 6031 Lance St. – Doesn't understand how 18 townhomes are easier on drainage than 9 homes. Should stay zoned as single-family. Believes families and military don't want townhomes and that this decision was mainly driven by finances and less for the community.

Mr. Harris expresses they spent a year planning this out as single-family homes. The cost of field dirt is more for single family homes. The town homes are 2 story at 900 sq ft and single-family homes are one story at 1500 – 1800 sq ft so this route produces more green space. This route also lessens the costs for field dirt, less slab, foundation work, and less roofing material. These are 4-plex units apart from one 6-plex all with front and back yards. There will be an open space for a privately maintained park at the end of the street, could be turned into a public park if the developer wants since it's on a public road. Yes, finances are considered in this but other things like drainage is too.

Renee Major – 726 Buddy Dr. – States 4-plexes and 6-plexes look like base housing so this might as well be base housing.

Mr. Napoleon talks about his dedication to build his community.

Motion:

A motion was made by Vice-chair Dougall and seconded by Board Member Conte to approve the Small-Scale Comprehensive Plan Amendment for 1200 Block of S. Katherine Ave. The motion carried upon roll-call vote.

Chairman Hagan: Yes

Vice-Chair Dougall: Yes

Board Member Husam: Yes

Board Member Conte: Yes

Board Member Overway: No

Board Member Carnahan: No

Board Member Hennings: Yes

2. Rezoning Application

1200 Block of S. Katherine Ave.

Parcel ID: 07295-000-000

Bill Frye, Director of Public Works reviewed the Rezoning Application.

Board Member Husam asked for confirmation no mobile homes will be placed with the change.

Mr. Napoleon confirms.

Chairman Hagan calls for Public Participation; there was none.

Mr. Harris mentions townhomes will have enclosed garage and will be aesthetically appealing.

Board Member Husam states he believes townhomes are not what people want and goes into why, however, he appreciates the work being done, especially with the playground.

Mr. Napoleon will be donating 10% to a foundation of his choice recognizing service men and women and would like the park to be dedicated to a hero within Callaway of a specific ranking.

Motion:

A motion was made by Vice Chair Dougall and seconded by Board Member Husam to approve the rezoning application for 1200 Block of S. Katherine Ave. The motion carried upon roll-call vote.

Chairman Hagan: Yes

Vice-Chair Dougall: Yes

Board Member Husam: Yes

Board Member Conte: Yes

Board Member Overway: No

Board Member Carnahan: No

Board Member Hennings: Yes

ADJOURNMENT

There being no further business, the meeting adjourned at 6:31 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan