

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
MARCH 18, 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, Spring Overway, Jeffery Carnahan, & Don Hennings were present. Board Member Ishmael Husam was not in attendance. 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

February 18, 2025

Motion:

A motion was made by Board Member Carnahan and seconded by Board Member Overway to approve the minutes of February 18, 2025. The motion carried unanimously.

NEW BUSINESS

1. Petition for Voluntary Annexation

760 N. Fox Ave

Parcel ID 06006-030-000

Bill Frye, Director of Public Works reviewed the Petition for Voluntary Annexation.

Board Member Carnahan asked if these are within the city limits and if it would create an island?

Vice-Chair Dougall and Chairman Hagan corrected, stating it's an enclave.

Director Frye stated this has tried to be annexed in before but previously an enclave was illegal at the time but since then changes have been made making this a legal annexation.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Conte and seconded by Vice-Chair Dougall to approve the Petition for Voluntary Annexation. The motion carried unanimously upon roll-call vote.

2. Small Scale Comprehensive Plan Amendment

760 N. Fox Ave

Parcel ID 06006-030-000

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

States drawing on the map are conceptual and have not been approved.

Vice-Chair Dougall asked if the density will be same on the North and South

Director Frye states they have not gotten there yet.

Engineer, Scott Bolo, states it will be the slightest bit lower

Board Member Carnahan believed if they do Phase 2 there was going to be some recreational plan which he does not see in the conceptual drawing,

Director Frye states that is why the drawing is conceptual and it will meet the LDR prior to coming to this board for approval of a Development Order.

Chairman Hagan calls for Public Participation, there was none.

Motion:

No motion was made.

3. Rezoning Application

760 N. Fox Ave

Parcel ID 06006-030-000

Bill Frye, Director of Public Works reviewed the Rezoning Application

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the rezoning application. The motion carried unanimously upon roll-call vote.

4. Petition for Voluntary Annexation

235 Hill Drive

Parcel ID 06109-000-000

Bill Frye, Director of Public Works reviewed the Petition for Voluntary Annexation.

Christine Smallwood, lawyer who represents one of the homeowners, goes into reasoning for requesting annexation.

Board Member Carnahan asked what the rezoning will be.

Director Frye states they have not applied for that.

Vice-Chair Dougall asks if a certain spot if a certain spot will be annexed in

Director Frye addresses sign concern.

Chairman Hagan calls for Public Participation.

Teresa Langston – 6031 Lance St – Concerned with once this is annexed, will it get zoned to Commercial. Also concerned with sign placement of this meeting in the neighborhood.

Chairman Hagan informs if the property owners wanted to rezone, it would come before the board.

Vice-Chair Dougall asks for confirmation the trailer in black will not be included in the annexation.

Director Frye confirms.

Vice-Chair Dougall asks whose utilities is being used, Callaway or the County.

Director Frye believes water and sewer is with Callaway.

Director Frye explains how the reasoning for sign placement.

Anna Pelletier – 7724 Shadow Bay Dr. – Wonders what the zoning of the property is in Bay County and will that carry over to Callaway when annexed in.

Chairman Hagan states it will have to follow City of Callaway Zoning Regulations.

Director Frye believes Future Land Use Map change will have to be made if annexed in, which must be applied for.

Motion:

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Petition for Voluntary Annexation. The motion carried unanimously upon roll-call vote.

5. Development Order Review- Tyndall Parkway Coffee Shop
271 N. Tyndall Parkway
Parcel ID 24460-000-000

Bill Frye, Director of Public Works reviewed the Development Order Review.

Board Member Hennings asked why there is no turn lane
Director Frye states that is a DOT question.

Garrett, a Representative, said they submitted a request to DOT and they do not want a turn lane there because to meet code, the turn lane would have to go up to 22 and that brings up a lot of utility issues?

Director Frye gives history of the area.

Board Member Hennings asked when DOT does a flyover, will that affect anything.

Director Frye responds.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Carnahan to approve the Development Order Review. The motion carried unanimously upon roll-call vote.

ADJOURNMENT

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


Board Chairman Hagan


Jay Mitchell, Administrative Support Clerk