

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
APRIL 7, 2022**

MEMBERS PRESENT

Jeff Herald
Robert Vinson
Danny Holmes
John Martin, Mayor
Greg Phillips
Richard Waller
Peggy Frazier Dyer

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Bob Lane, Codes Enforcement Officer
Megan Reagan, Herald Citizen
John Ramsey
Lance Roach
Jackie Schubert
Chad Gilbert
Matt White
Matt Davidson

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Municipal Planning Commission (PC) meeting was called to order by Chairman Richard Waller on Thursday April 7, 2022 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF MARCH 31, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the March 31, 2022 meeting. Robert Vinson made a motion to approve the minutes as presented and to dispense with the reading. Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL PLAT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON NASHVILLE HIGHWAY (IRONCLAD LLC DIVISION)

Chad Gilbert submitted a final subdivision plat on behalf of Ironclad LLC for the purpose of creating thirty-nine (39) residential lots and one (1) common lot from 8.35 acres located on Nashville Highway. The proposed residential lots will consist of 0.06 acres (2,433 square feet) to 0.08 acres (4,005 square feet) with the common lot consisting of 5.51 acres. The proposed residential lots will require a lot size variance and a setback variance from the Board of Zoning Appeals. The proposed new lots will be served by an existing six (6) inch water line, an existing eight (8) inch sewer line, two (2) proposed fire hydrants and a proposed city street (Baylor Court). The proposed new lots would comply with all other requirements of the zoning ordinance and subdivision regulations. This plat was granted preliminary approval at the March 31, 2022 PC meeting. The plat received lot size and setback variances from the Board of Zoning Appeals at the April 7, 2022 meeting. After discussion, Jeff Herald made a motion to approve the submitted final plat. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL PLAT FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON NASHVILLE HIGHWAY (IRONCLAD LLC DIVISION)

Lance Roach submitted a final site plan on behalf of Fiesta Cancun for the purpose of establishing a restaurant on Olan Maxwell Road. Staff Planner stated that the site plan complied with the zoning ordinance. Codes Enforcement Officer Bob Lane stated that the drainage plan and parking spaces complied with the zoning ordinance. After discussion, Jeff Herald made a motion to approve the submitted site plan. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

Staff Planner presented a staff report to the PC for review. The following plat had been granted administrative approval since the last meeting:

Chaffin Division—Final

Dennis Chaffin submitted a final subdivision plat for the purpose of subdividing 0.63 acres into two (2) proposed new lots for property located on Peach Street and Highland Avenue. Lot 1 would consist of 0.31 acres and is currently vacant. Lot 2 would consist of 0.31 acres and two (2) existing structures. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with the requirements of the subdivision regulations and the zoning ordinance.

Service Division—Final

Rose Service submitted a final subdivision plat for the purpose of subdividing 0.58 acres into two (2) proposed new lots for property located on Buffalo Valley Road and 5th Avenue South. Lot 1 would consist of 0.22 acres and is currently vacant. Lot 2 would consist of 0.36 acres and an existing residential structure. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing eight (8) inch water line, an existing sewer line and would comply with the requirements of the subdivision regulations and the zoning ordinance.

ITEM 6: OTHER BUSINESS AS NECESSARY

Jackie Schubert addressed the PC regarding a four (4) phase development which will have both residential and commercial elements located at the end of Dale Myers Lane. Schubert stated that Phase 1 will consist of commercial uses while Phases 2, 3, and 4 will consist of multi-family housing. Schubert stated that Phases 2, 3, and 4 must be annexed and rezoned. Schubert stated that he would request annexation at the next PC meeting.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on May 5, 2022.

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