

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
JUNE 2, 2022**

MEMBERS PRESENT

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

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

John Ramsey
Megan Reagan, Herald Citizen
Matt Davidson

MEMBERS ABSENT

Jeff Herald

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 June 2, 2022 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF MAY 5, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the May 5, 2022 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL PLAT FOR PROPERTY LOCATED ON OLAN MAXWELL ROAD (MEADOWS DIVISION)

Staff Planner submitted a final subdivision plat on behalf of Donnie Meadows for the purpose of subdividing 4.05 acres into three (3) proposed new lots for property located on Olan Maxwell Road. Lot 1 would consist of 2.66 acres, Lot 2 would consist of 0.71 acres, Lot 3 would consist of 0.68 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing six (6) inch water line and an existing sewer line. The proposed new lots are currently zoned C-2 (General Commercial) but Lot 1 has been requested to be rezoned R-3 (Super High Density Residential). After discussion, Danny Holmes made a motion to approve the submitted final plat pending that all required signatures be obtained. Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF ZONING AMENDMENT TO ALLOW MULTI-FAMILY RESIDENTIAL USES AS A SPECIAL EXCEPTION IN THE C-2 (GENERAL COMMERCIAL) ZONE.

Staff Planner stated that due to the increase in demand in multi-family residential development, it was his opinion that the zoning ordinance should be amended to allow multi-family residential uses in the C-2 (General Commercial) district as a special exception. Mayor John Martin stated that he agreed with the Staff Planner in his assessment. After discussion, Robert Vinson made a motion to recommend to the Board of Mayor and Alderman that the zoning ordinance be amended to allow multi-family residential uses in the C-2 (General Commercial) district as a special exception. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 5: STAFF REPORT

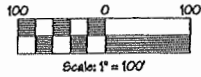
Staff Planner presented one (1) subdivision plat that had been administratively approved since the last PC meeting. The administratively approved plat is as follows:

Maxwell Division—Final

James Maxwell submitted a final subdivision plat for the purpose of subdividing 4.95 acres into two (2) proposed new lots located on 1st Avenue South and 4th Avenue South. Lot 1 would consist of 1.20 acres, an existing residential structure and three (3) existing accessory structures. Lot 1 would front 1st Avenue South. Lot 2 would consist of 3.75 acres and existing structure. Lot 2 would front 4th Avenue South.

With no other business to discuss, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on July 7, 2022.

CTL



Scale: 1" = 100'

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0995D.

Dated: 05/16/2007

Check One:

- : No areas of the subject property depicted on this plat are in a SFHA
 : All of the subject property depicted on this plat is in a SFHA
 : Shaded area(s) of the subject property depicted on this plat are in a SFHA

GPS CERTIFICATION

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.03 feet
- (c) Date of Survey: 12 July 2016
- (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TROT CORS Network
- (f) Grid Model: Geoid8
- (g) Combined grid factor(s): 0.99999496

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any estate of facts that a current accurate title search will reveal.

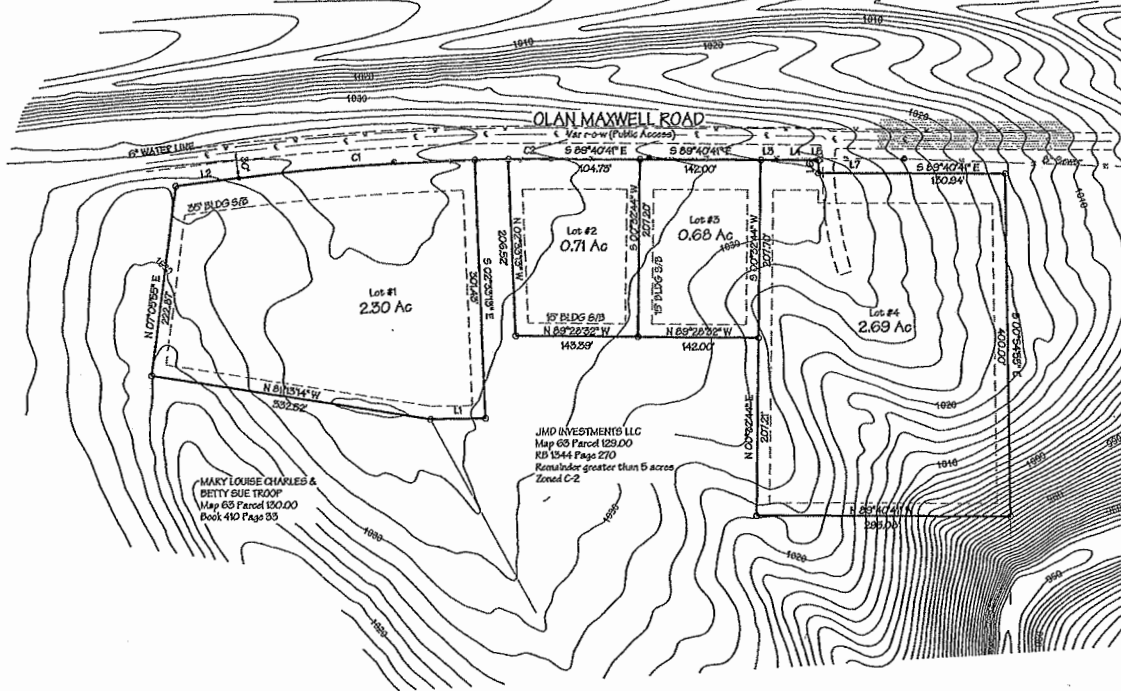
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluelines, painted lines, roads, lakes, ponds, indents of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-way.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No: 15-239-4 4 LOT 5/D



ZONED C-2
GENERAL COMMERCIAL DISTRICT

SETBACKS
FRONT - 25'
SIDE - 15'
REAR - 15'

LEGEND

- 1/2" PIPE (est)
- ROAD
- ⊗ MANHOLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2853.07	270.50'	N 89°42'37" E	270.32'
C2	2853.07	46.25'	N 89°46'51" E	46.25'

LINE	BEARING	DISTANCE
L1	S 89°08'02" W	64.54'
L2	N 89°04'33" E	75.19'
L3	S 89°40'41" E	77.34'
L4	S 89°40'41" E	46.82'
L5	S 89°40'41" E	3.82'
L6	S 00°19'19" W	15.00'
L7	S 89°40'41" E	65.82'

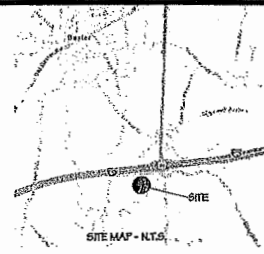
Christopher M. Vick, KLS #2164
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 38512-1286

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date _____ Owner _____

Owner _____



CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown hereon.

Date _____ Director Putnam County E-911 _____

CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date _____ Water Department _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Baxter Municipal Planning Commission with the exception of such variances, if any, as are noted in the Minutes of the Minutes of the Baxter Planning Commission, and that said plat has been approved for recording in the office of the Register of Deeds of Putnam County, Tennessee.

Date _____ Secretary, Baxter Municipal Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Baxter Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Suburban as established by the Tennessee Board of Examiners for Land Surveyors. I also certify that the monuments and pins have been placed as shown hereon, to the specifications of the Baxter Planning Commission.

Date _____ Licensed Surveyor _____

16TH CIVIL DISTRICT
 FINAL PLAT
 FOR
280 EXCHANGE

PRESENTED TO
 BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: **DONNY MEADOWS**
 ADDRESS: **135 SOUTH MADISON AVENUE**
COOKEVILLE, TN 38501
 TELEPHONE: **931-525-6090**

SURVEYOR: **CHRISTOPHER M. VICK**
 ADDRESS: **2772 Hidden Cove Road**
COOKEVILLE, TN. 38506
 TELEPHONE: **931-372-1286**

ENGINEER: **BOB VICK**
 ADDRESS: **P.O. BOX 2244**
COOKEVILLE, TN 38502
 TELEPHONE: **931-310-6291**

OWNER: **JMD INVESTMENTS LLC**
 ADDRESS: **124 SOUTH DIXIE AVENUE**
COOKEVILLE, TN 38501
 TELEPHONE: **931-525-6090**

ACREAGE SUBDIVIDED: **0.38** LOTS: **4** TAX MAP: **03** PARCEL NO: **129.00**
 DEED BOOK REFERENCE: **RB 885 PAGE 142** SCALE: **1"=100'-0"** DATE: **19 JULY 2016**