

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
AUGUST 11, 2022**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

John Ramsey
Megan Reagan, Herald Citizen
Betsy Scarisbrick, Stonecom
Bryan Henry
Cailey Webb
June Lewis
Lynn McHenry
Tony Kennedy
Jonathan Loftis
Matthew White, Fire Chief
Bob Lane, Building Inspector

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 August 11, 2022 at 5:15 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF JULY 7, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the July 7, 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 PRELIMINARY PLAT FOR PROPERTY LOCATED ON CHESTNUT STREET (HENRY DIVISION)

Bryan Henry submitted a preliminary subdivision plat for the purpose of subdividing 4.80 acres into nine (9) proposed new lots for property located on Chestnut Street. The proposed new lots would range in size from 0.27 acres to 0.65 acres and all of the proposed new lots are currently vacant. The proposed new lots would be served by a proposed six (6) inch water line, a proposed sewer line, a proposed fire hydrant and a proposed city street (Lowe Farms Lane). The proposed new lots are currently zoned R-1 (Low Density Residential) and would comply with all requirements of the zoning ordinance and subdivision regulations. Staff Planner stated that before final approval could be granted all public infrastructure must be installed to the satisfaction of the public works director and the building inspector or a surety instrument must be submitted to guarantee all infrastructure installation. Staff Planner also stated that the width of the cul-de-sac and the location of the proposed fire hydrant must be added to the plat. After discussion, Jeff Herald made a motion to approve the submitted preliminary plat. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 4: DISCUSSION REGARDING THE DEVELOPMENT OF PROPERTY LOCATED AT 330 FIRST AVENUE SOUTH (MCHENRY PROPERTY)

Lynn McHenry addressed the PC to discuss the future development of property located at 330 First Avenue South. McHenry stated that the property is 1.75 acres and that his original intent was to establish either a

commercial storefront or several townhouses however he was open to suggestions from the PC. Staff Planner stated that the parcel is zoned R-1 (Low Density Residential) so in order to establish either of the aforementioned uses would require a rezoning. Several members addressed concerns that the property is located directly across the street from Baxter Primary School and that additional traffic during the morning and afternoon could be a potential problem. Cailey Webb, an adjoining property owner had concerns about flooding and stated that if the property was developed, a stormwater runoff study should be conducted. Several members suggested that their preferred development would be a commercial storefront although it was not a consensus. After discussion, McHenry stated that he would take the input of the PC into consideration before proceeding with development.

ITEM 5: DISCUSSION REGARDING AMENDING THE SUBDIVISION REGULATIONS REGARDING ROAD FRONTAGE REQUIREMENTS

At the July 7, 2022 meeting, Staff Planner stated that after a review of the subdivision regulations, the road frontage requirements may need to be amended. Staff stated that the current regulations require one hundred (100) feet of road frontage while most jurisdictions require fifty (50) feet of road frontage. After discussion, it was the consensus of the PC that Staff Planner bring examples from other communities that address road frontage requirements. Staff Planner stated that most of the communities that he represented required a minimum fifty (50) feet of road frontage for proposed new lots. After discussion, Chairman Waller scheduled a public hearing for the October 6, 2022 meeting.

With no other business to discuss, Robert Vinson made a motion to adjourn. Richard Waller seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on September 1, 2022.

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