

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
SEPTEMBER 1, 2022**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Peggy Frazier Dyer

**STAFF PRESENT**

Tommy Lee, UCDD

**OTHERS PRESENT**

John Ramsey  
Megan Reagan, Herald Citizen  
Matthew White, Fire Chief  
Bob Lane, Building Inspector  
Neil Semple

**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 September 1, 2022 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF AUGUST 11, 2022 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the August 11, 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 DALE MYERS LANE AND GAINESBORO HIGHWAY (HENRY DIVISION)**

Neil Semple submitted a preliminary subdivision plat on behalf of Jackie Schubert for the purpose of subdividing 16.00 acres into forty-eight (48) proposed new lots for property located on Dale Mires Land and Gainesboro Highway. Forty-seven (47) lots will be for multi-family residential units and one (1) lot will be reserved for future development. The proposed multi-family residential lots would range in size from 0.05 acres (1,980 square feet) to 0.06 acres (2,689 square feet) and all of the proposed new lots are currently vacant. These lots would all require a lot size variance, a side setback variance and a lot width variance from the Board of Zoning Appeals and a road frontage variance from the Planning Commission. The lot reserved for future development is larger than five (5) acres and is currently vacant. The proposed new lots would be served by an existing eight (6) inch water line, an existing eight (8) sewer line and an existing fire hydrant. The proposed new lots are currently zoned R-3 (Super High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. Semple stated that this phase will consist of nine (9) buildings with a varying number of units and that each unit would be its own individual lot. Semple stated that the closest distance between each building would be twenty (20) feet and that all infrastructure is in place. Staff Planner stated that Fire Chief Matthew White should be consulted before final plat approval. Greg Phillips stated that screening should be considered for those lots that border SR-56. 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.

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 October 6, 2022.

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