

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
OCTOBER 6, 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  
Betsy Scarisbrick, Stonecom  
Matthew White, Fire Chief  
Bob Lane, Building Inspector  
Neil Semple  
Jackie Schubert  
Ronnie Lawson

**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 October 6, 2022 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF SEPTEMBER 1, 2022 MINUTES**

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the September 1, 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 DALE MYERS LANE AND GAINESBORO HIGHWAY (SCHUBERT DIVISION)**

At the September 1, 2022, 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. At the October 6, 2022 meeting, Schubert presented a final subdivision plat for the PC to review. Fire Chief Matthew White stated that the fire hydrant shown on the plat would need to be relocated and White

also stated that another fire hydrant would need to be added. Staff Planner stated that the proposed new lots would all need lot size variances, lot width variances and side setback variances from the Board of Zoning Appeals. After discussion, Danny Holmes made a motion to approve the presented final plat pending that all required signatures be obtained, pending the aforementioned variances by the BZA and pending that the plat be amended to comply with the recommendations of the fire chief. Jeff Herald seconded and the motion passed with a vote of all ayes.

**ITEM 4: CONSIDERATION OF ANNEXATION REQUEST FOR PROPERTY LOCATED AT DALE MYERS LAND AND GAINESBORO HIGHWAY, FURTHER DESCRIBED AS MAP 063, PARCEL 030.00 AND TO ZONE THE PROPERTY AS R-3 (SUPER HIGH DENSITY RESIDENTIAL) (CONEX LLC REQUEST).**

Staff Planner presented an annexation request on behalf of Conex LLC to annex property located at Dale Myers Lane and Gainesboro Highway, further described as Map 063, Parcel 030.00, into the corporate limits of Baxter. Staff Planner stated that if approved, the first reading by the Board of Mayor and Aldermen (BOMA) would take place on October 6, 2022. Staff then stated that if approved on first reading, the public hearing and second reading for the property would most likely take place on November 3, 2022. Staff Planner also stated that Conex LLC has requested that the property be zoned R-3 (Super High Density Residential). After discussion, Jeff Herald made a motion to recommend to the BOMA that the aforementioned parcel be annexed into the Baxter corporate limits and zoned R-3. Greg Phillips seconded and the motion passed with a vote of all ayes.

**ITEM 5: CONSIDERATION OF ANNEXATION REQUEST FOR PROPERTY LOCATED AT COON HUNT ROAD, FURTHER DESCRIBED AS MAP 063, PARCEL 034.03 AND TO ZONE THE PROPERTY AS R-3 (SUPER HIGH DENSITY RESIDENTIAL) (MCTASNEY REQUEST).**

Staff Planner presented an annexation request on behalf of Kay McTasney to annex property located at Coon Hunt Road, further described as Map 063, Parcel 034.03, into the corporate limits of Baxter. Staff Planner stated that if approved, the first reading by the Board of Mayor and Aldermen (BOMA) would take place on October 6, 2022. Staff then stated that if approved on first reading, the public hearing and second reading for the property would most likely take place on November 3, 2022. Staff Planner also stated that McTasney has requested that the property be zoned R-3 (Super High Density Residential). After discussion, Danny Holmes made a motion to recommend to the BOMA that the aforementioned parcel be annexed into the Baxter corporate limits and zoned R-3. Robert Vinson seconded and the motion passed with a vote of all ayes.

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 November 3, 2022.

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