

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
DECEMBER 15, 2022**

MEMBERS PRESENT

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

MEMBERS ABSENT

Peggy Huddleston

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

John Ramsey
Bob Lane, Building Inspector
Matthew White, Fire Chief
Bob Vick
Jackie Schubert

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 December 15, 2022 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF NOVEMBER 9, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the November 9, 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 (SCHUBERT DIVISION)

Jackie Schubert submitted a preliminary subdivision plat for the purpose of subdividing 16.00 acres into sixty-one (61) proposed new lots for property located on Dale Myers Lane and Gainesboro Highway. Sixty (60) 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 0.04 acres (1,820 square feet) to 0.05 acres (1,920 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 six (6) inch water line, an existing eight (8) sewer line, a proposed six (6) inch water line, a proposed eight (8) inch sewer line, three (3) proposed new fire hydrants and a proposed extension of Dale Myers Lane. 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. It was the consensus of the PC, that Schubert must consult with both the public works department and the fire department before final approval can be granted. After discussion, Danny Holmes made a motion to approve the submitted preliminary plat. Jeff Herald 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)

Donnie Meadows submitted a final subdivision plat for the purpose of subdividing 2.30 acres into sixteen (16) proposed new lots for property located on Olan Maxwell Road. The proposed new lots would range

in size from 0.086 acres (3,671 square feet) to 0.18 acres (which will be dedicated as common space) 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 two (2) proposed city streets (Laura Lane and Vera K Court). The proposed new lots are currently zoned R-3 (Super High Density Residential). This plat was granted preliminary approval at the July 7, 2022 meeting. It was the consensus of the PC, that Schubert must consult with both the public works department and the fire department before final approval can be granted. After discussion, Jeff Herald made a motion to approve the submitted final plat pending that all required signatures be obtained. 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 January 5, 2023.

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