

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
JANUARY 5, 2017**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Tommy Lee, UCDD Staff Planner

**OTHERS PRESENT**

Megan Trotter, Herald Citizen  
Mary Halfacre  
Chris Mabery

**MEMBERS ABSENT**

Cris Austin  
Peggy Frazier Dyer

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, the Baxter Municipal Planning Commission meeting was called to order by Chairman Richard Waller on Thursday January 5, 2017 at 5:00 P. M. at the Baxter Welcome Center.

**ITEM 2: APPROVAL OF OCTOBER 12, 2016 MINUTES**

Then, Chairman Waller asked for approval of the minutes from the October 12, 2016 meeting. Jeff Herald made a motion to approve the minutes as presented. Greg Phillips seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF ANNEXATION OF PROPERTY LOCATED AT 6939 NASHVILLE HIGHWAY (HALFACRE REQUEST)**

Mayor John Martin presented a request to the Planning Commission (PC) on behalf of Mary Halfacre for the purpose of consideration of annexation for property located at 6939 Nashville Highway. During discussion, Staff Planner asked if all services could be provided immediately to the aforementioned property. Mayor Martin stated that if annexed, the aforementioned property would receive all city provided services upon the day of annexation with the exception of water and sewer services. Mayor Martin stated that water services are currently provided by Double Springs Utility District (DSUD) and that DSUD would continue to provide water services if the property were to be annexed. Mayor Martin then stated that sewer services are not available on the North side of Nashville Highway, which is the location of the aforementioned property, and that there are no plans to extend services to the North side of Nashville Highway. Halfacre stated that she would not request sewer services unless the sewer service was expanded to the North side of Nashville Highway. After discussion, Jeff Herald made a motion to recommend to the Board of Mayor and Aldermen (BOMA) to annex the property located on 6939 Nashville Highway, further described as Map 056, Parcel 026.00, with the understanding that sewer and water services would not be provided to the annexed property. Greg Phillips seconded and the motion passed with a vote of all ayes.

**ITEM 4: STAFF REPORT**

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

**1. Goolsby Division—Final**

Neal Goolsby submitted a final subdivision plat for the purpose of subdividing 0.99 acres into two (2) proposed new lots for property located on Chestnut Street. Lot 1 would consist of 0.49 acres and an existing accessory structure. Lot 2 would consist of 0.50 acres and is currently

vacant. The proposed new lots would be served by an existing eight (8) inch water line and an eight (8) inch sewer line and would comply with all Baxter Subdivision Regulations.

**ITEM 5: CONSIDERATION OF PROPOSED LEASE OF PROPERTY FOR BAXTER SEMINARY PARK**

Mayor John Martin presented the proposed lease for Baxter Seminary Park to PC members for review. The proposed lease (see attached) would allow the Town of Baxter to establish the aforementioned park on property located at 305 Cow Palace Drive and Elmore Town Road (no number available) which is owned by Eric Brown. After review, Staff Planner stated the he had no objection to the lease with the exception of section which called for the elimination of County taxes on both parcels. Staff stated that the Town of Baxter did not have legal authority to eliminate County taxes for the aforementioned parcels. The consensus of PC members agreed with the assessment of the Staff Planner. After discussion, Robert Vinson made a motion to recommend to the BOMA that they agree to the proposed lease pending that the section regarding the elimination of County property taxes be amended. Jeff Herald seconded and the motion passed with a vote of all ayes.

**ITEM 6: OTHER BUSINESS AS NECESSARY**

Chairman Waller introduced Robert Vinson as the newest PC member. Waller stated that Vinson would take the place of Harmon Garris.

With no other business to discuss, Mayor Jeff Herald made a motion to adjourn. Robert Vinson seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on February 2, 2017.

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