

MEMORANDUM

TO: Baxter Municipal Planning Commission Members
FROM: Tommy Lee, Staff Planner
DATE: December 5, 2022
SUBJECT: December ~~8~~¹⁵, 2022 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold a special called meeting on Thursday December ~~8~~¹⁵ 2022 at 5:00 pm in the Baxter City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Approval of November 9, 2022 minutes.
3. Consideration of preliminary subdivision plat for property located on Dale Myers Lane and Gainesboro Highway (Schubert Division)*
4. Consideration of final subdivision plat for property located on Olan Maxwell Road (Meadows Division)*
5. Other business as necessary.
6. Adjourn.

CTL

***See Agenda Review**

Greg Phillips___Peggy Huddleston___Danny Holmes___Robert Vinson___Jeff Herald___Richard Waller___
John Martin-Mayor___ Bob Lane-Building Inspector___

Agenda Review

Schubert Division—Preliminary

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.

Meadows Division—Final

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.