

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: October 26, 2023

SUBJECT: November 2, 2023 Planning Commission Meeting

The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday November 2, 2023 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 October 5, 2023 minutes.
3. Consideration of preliminary subdivision plat for Phase 2a of Paddington Place located on Dale Mires Lane and Gainesboro Highway (Schubert Enterprises Division)*
4. Consideration of rezoning request from R-1 (Low Density Residential) to C-2 (General Commercial) for property located on Baxter Road (further described as Map 063, Parcel 135.04) (Suits request).
5. Consideration of adding site plan requirements to the zoning ordinance.
6. Discussion regarding alleyways near the Sandy Bailey property located at 123 Cherry Street.
7. Other business as necessary.
8. 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 Enterprises Division—Preliminary

Schubert Enterprises submitted a preliminary subdivision plat for the purpose of subdividing 7.37 acres into seventy-three (73) proposed new lots for property located on Dale Mires Lane and Gainesboro Highway. Fifty (50) lots will be for multi-family residential units with zero (0) lot lines and twenty-three (23) lots will be for single-family homes. The proposed lots would range in size from 0.06 acres (2,000 square feet) to 0.18 acres (8,072 square feet) 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 eight (8) sewer line, three (3) proposed fire hydrants and three (3) proposed city streets. 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.