

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
MAY 5, 2022**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD.

OTHERS PRESENT

John Ramsey
Megan Reagan, Herald Citizen
Bob Vick
Donny Meadows
Taylor Dillehay, Surveyor
Chad Gilbert
Matt White
Matt Davidson
Benjamin Armstrong

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

ITEM 2: APPROVAL OF APRIL 7, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the April 7, 2022 meeting. Jeff Herald made a motion to approve the minutes as presented and to dispense with the reading. Danny Holmes seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF PRELIMINARY PLAT FOR PROPERTY LOCATED ON BAXTER ROAD (IRONCLAD LLC DIVISION)

Chad Gilbert submitted a preliminary subdivision plat on behalf of Ironclad LLC for the purpose of subdividing 9.85 acres into seven (7) proposed new lots for property located on Baxter Road. The proposed new lots would vary in size from 0.88 acres to 2.91 acres 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) inch sewer line and five (5) proposed new city streets (Caroline Way, Graham Way, Maxwell Loop, Cooper Way and Davidson Way). The proposed new lots are currently zoned R-3 (Super High Density Residential) but Lots 1, 2, 5 and 6 have been requested to be rezoned C-2 (General Commercial). After discussion, Jeff Herald made a motion to approve the submitted preliminary plat. Robert Vinson seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF REZONING REQUEST FOR A PORTION OF PROPERTY (FURTHER DESCRIBED AS MAP 63, PARCEL 134.00) LOCATED ON BAXTER ROAD FROM R-3 (SUPER HIGH DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) (IRONCLAD LLC REQUEST)

Chad Gilbert submitted a rezoning request on behalf of Ironclad LLC to rezone a portion of property (further described as Map 063, Parcel 134.00) located on Baxter Road from R-3 (Super High Density Residential) to C-2 (General Commercial). Gilbert stated that the front 4.56 acres of the aforementioned property was being considered for a commercial development with mixed use multi-family residential. Gilbert stated that the rest of the property would be a mixture of single family and multi-family residential. After

discussion, Robert Vinson made a motion to recommend to the Board of Mayor and Alderman that a portion of aforementioned property be rezoned from R-3 to C-2. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 5: CONSIDERATION OF ANNEXATION REQUEST FOR PROPERTY LOCATED AT 5684 BUFFALO VALLEY ROAD (WHEELER REQUEST)

Staff Planner presented a request on behalf of Earl Wheeler to annex property located at 5684 Buffalo Valley Road into the corporate limits. Staff stated that the purpose for the request is to annex fifty-six (56) acres of property and to establish a multi-family residential development. Staff stated that all infrastructure is in place and is available immediately. After discussion, Jeff Herald made a motion to recommend to the Board of Mayor and Aldermen the approval the annexation request for the property located at 5684 Buffalo Valley Road. Herald also recommended that be property be annexed as R-3 (Super High Density Residential). Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

ITEM 6: CONSIDERATION OF REZONING REQUEST FOR PROPERTY LOCATED AT 1835 COON HUNT ROAD FROM C-2 (GENERAL COMMERCIAL) TO R-3 (SUPER HIGH DENSITY RESIDENTIAL)

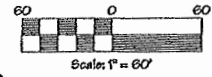
Staff Planner submitted a rezoning request on behalf of James Parks to rezone property located at 1835 Conn Hunt Road from C-2 (General Commercial) to R-3 (Super High Density Residential). Staff Planner stated that the purpose of the rezoning is to a establish a multi-family residential development. After discussion, Danny Holmes made a motion to recommend to the Board of Mayor and Aldermen that the aforementioned property be rezoned from C-2 to R-3. Greg Phillips seconded and the motion passed with a vote of all ayes.

ITEM 7: CONSIDERATION OF REZONING REQUEST FOR PROPERTY LOCATED ON OLAN MAXWELL ROAD FROM C-2 (GENERAL COMMERCIAL) TO R-3 (SUPER HIGH DENSITY RESIDENTIAL)

Staff Planner submitted a rezoning request on behalf of Donny Meadows to rezone a portion of property (further described as Map 063, Parcel 129.00)located on Olan Maxwell Road from C-2 (General Commercial) to R-3 (Super High Density Residential). Meadows stated that the purpose of the rezoning is to a establish a multi-family residential development on the western portion of the property and to establish two (2) 5,000 square foot commercial building on the eastern portion of the property. After discussion, Robert Vinson made a motion to recommend to the Board of Mayor and Aldermen that the aforementioned property be rezoned from C-2 to R-3. Peggy Frazier Dyer seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Greg Phillips seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on June 2, 2022.

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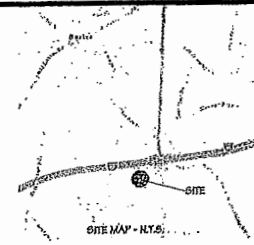


City of
Cookeville
Tennessee

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. Furthermore, we hereby certify that the subdivision plan shown herein is not prohibited under any current deed restrictions or covenants on the property.

Date _____ Owner _____
Owner _____



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 42141C0095D.
Date: 05/16/2007

Check One:

- No areas of the subject property depicted on this plat are in a SFHA
- All of the subject property depicted on this plat is in a SFHA
- Shaded area(s) of the subject property depicted on this plat are in a SFHA

GCS CERTIFICATION

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an accurate GCS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.03 feet
- (c) Date of survey: 19 July 2010
- (d) Data collected: 100% Occupancy Epochs 2010.00
- (e) Published fixed control used: TDOT COGS Network
- (f) Control Model: Geoid10
- (g) Combined grid factor(s): 0.99996498

Note: Every document of record reviewed and considered as a part of this survey is noted herein. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

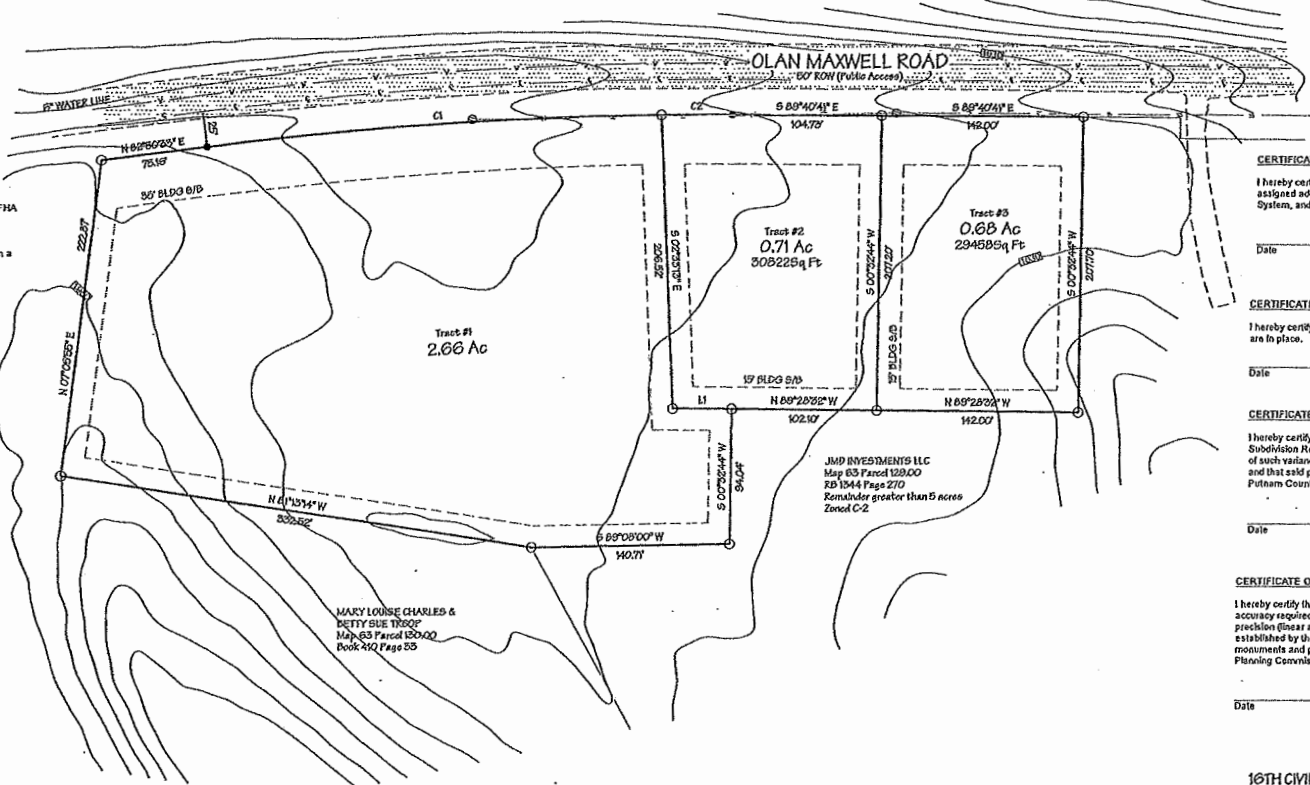
This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following wetlands; easements or rights-of-way unless otherwise noted herein; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such herein; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such herein; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility lines/easements and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown herein and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No.: 15-239c4 B LOT B/D



CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown herein and properties therein have been assigned addresses as per the Putnam County Street Naming and Property Numbering System, and that hereafter properties shall be addressed as shown herein.

Date _____ Director Putnam County E-911

CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines, sewer lines and/or other utilities shown herein are in place.

Date _____ Water Department

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown herein has been found to comply with the Subdivision Regulations of the Baxter Municipal Planning Commission with the exception of such variances, if any, as are noted in the Minutes of the Baxter Planning Commission, and that said plat has been approved for recording in the office of the Register of Deeds of Putnam County, Tennessee.

Date _____ Secretary, Baxter Municipal Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Baxter Municipal Planning Commission. I further certify that the degree of precision (linear and angular) meets the standards required of an Urban and Suburban as established by the Tennessee Board of Examiners for Land Surveyors. I also certify that the monuments and pins have been placed as shown herein, to the specifications of the Baxter Planning Commission.

Date _____ Licensed Surveyor

ZONED C-2
GENERAL COMMERCIAL DISTRICT

SETBACKS
FRONT - 20'
SIDE - 10'
REAR - 10'

LEGEND

- 1/2" PIPE (set)
- ROAD
- ⊙ MANHOLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2659.00'	509.81'	N 89°06'51" E	316.24'
C2	2659.00'	49.65'	N 89°46'51" E	49.65'

Christopher M. Vick, RL.S. #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 38512-1286

16TH CIVIL DISTRICT
PRELIMINARY PLAT
FOR
280 EXCHANGE
PRESENTED TO
BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: DONNY MEADOWS	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 135 SOUTH MADISON AVENUE COOKEVILLE, TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38506
TELEPHONE: 931-525-6080	TELEPHONE: 931-372-1286
ENGINEER: BOB VICK	OWNER: JMD INVESTMENTS LLC
ADDRESS: P.O. BOX 2244 COOKEVILLE, TN 38502	ADDRESS: 124 SOUTH DIXIE AVENUE COOKEVILLE, TN 38501
TELEPHONE: 931-310-0291	TELEPHONE: 931-525-6090

ACREAGE SUBDIVIDED: 4.05 LOTS: 3 TAX MAP: 63 PARCEL NO: 129.00
DEED BOOK REFERENCE: RB 885 PAGE 142 SCALE: 1"=60'-0" DATE: 19 JULY 2010