

**REPORT OF MEETING  
BAXTER MUNICIPAL PLANNING COMMISSION  
JUNE 8, 2023**

**MEMBERS PRESENT**

Richard Waller  
Robert Vinson  
Danny Holmes  
Greg Phillips

**MEMBERS ABSENT**

John Martin, Mayor  
Jeff Herald  
Peggy Huddleston

**STAFF PRESENT**

Tommy Lee, UCDD by phone

**OTHERS PRESENT**

Aaron Puckett, Herald Citizen  
Chad Gilbert  
Matt Davidson  
Meagan Reagan, UCDD  
Scott Nicholson  
Robert Wagner  
John Ramsey, Public Works Director

**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 June 8, 2023 at 5:00 P. M. at the Baxter City Hall.

**ITEM 2: APPROVAL OF FEBRUARY 2, 2023 MINUTES**

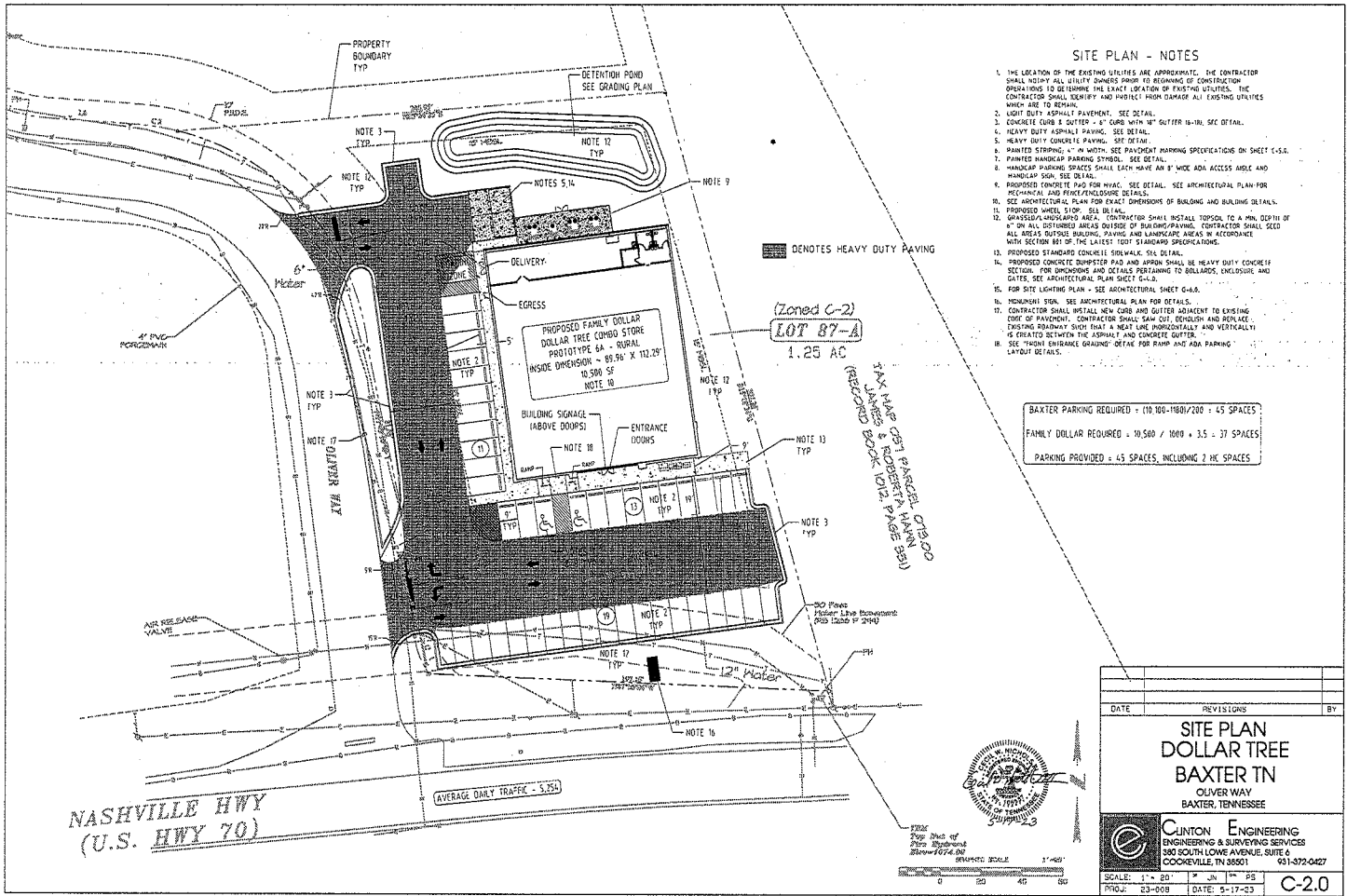
After the meeting was called to order, Chairman Waller asked for approval of the minutes from the February 2, 2023 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Robert Vinson seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL SITE PLAN FOR PROPERTY LOCATED ON BAXTER ROAD (GILBERT SITE PLAN)**

Chad Gilbert submitted a final site plan for a mixed-use development to be located on Baxter Road. Gilbert stated that the development would consist of 524 units of residential use (which would be a mixture of single family and multi-family units), five (5) commercial buildings consisting of 24,820 square feet and an amenity building consisting of 8,000 square feet. Gilbert stated that while he presented the master plan for the PC to review he is only requesting final approval for phase I which includes the amenity building, the commercial buildings, the apartments on the second floor of the commercial buildings and one (1) section of the multi-family development to which includes 159 units. Gilbert stated that he would request that the PC grant preliminary approval to the submitted master plan. Staff Planner stated that the PC could grant preliminary approval to the master site plan, but informed Gilbert that each section would need to be presented to the PC for final approval. Both Public Works Director John Ramsey and Building Inspector Bob Lane stated that Phase I could be approved by the PC but additional infrastructure improvements must be made before any other phases could be approved. Danny Holmes made a motion to grant preliminary approval to the master site plan and to grant final approval to Phase I. Greg Phillips seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on July 6, 2023.

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**SITE PLAN - NOTES**

1. THE LOCATION OF THE EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL IDENTIFY AND PROTECT FROM DAMAGE ALL EXISTING UTILITIES WHICH ARE TO REMAIN.
2. LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL.
3. CONCRETE CURB & GUTTER - 8" CURB WITH 14" GUTTER 18-18. SEE DETAIL.
4. HEAVY DUTY ASPHALT PAVING. SEE DETAIL.
5. HEAVY DUTY CONCRETE PAVING. SEE DETAIL.
6. PAINTED STRIPING, 4" IN WIDTH. SEE PAVEMENT MARKING SPECIFICATIONS ON SHEET C-5.A.
7. PAINTED HANGAR PARKING SYMBOL. SEE DETAIL.
8. HANGAR PARKING SPACES SHALL EACH HAVE AN 8' WIDE ADA ACCESS AISLE AND HANGAR SIGN. SEE DETAIL.
9. PROPOSED CONCRETE PAD FOR HVAC. SEE DETAIL. SEE ARCHITECTURAL PLAN FOR MECHANICAL AND TRADE PENETRATION DETAILS.
10. SEE ARCHITECTURAL PLAN FOR EXACT DIMENSIONS OF BUILDING AND BUILDING DETAILS.
11. PROPOSED WHEEL STOP. SEE DETAIL.
12. GRASS/LANDSCAPE AREA. CONTRACTOR SHALL INSTALL TOPSOIL TO A MIN. DEPTH OF 6" ON ALL CUSTOMER AREAS OUTSIDE OF BUILDING/PAVING. CONTRACTOR SHALL SEED ALL AREAS OUTSIDE BUILDING, PAVING AND LANDSCAPE AREAS IN ACCORDANCE WITH SECTION 801 OF THE LATEST TDD STANDARD SPECIFICATIONS.
13. PROPOSED STANDARD CONCRETE SIDEWALK. SEE DETAIL.
14. PROPOSED CONCRETE DUMPSTER PAD AND APRON SHALL BE HEAVY DUTY CONCRETE SECTION. FOR DIMENSIONS AND DETAILS REFER TO BOLLARDS, ENCLOSURE AND GATES. SEE ARCHITECTURAL PLAN SHEET C-4.A.
15. FOR SITE LIGHTING PLAN - SEE ARCHITECTURAL SHEET G-6.A.
16. MOUNDING SIGN. SEE ARCHITECTURAL PLAN FOR DETAILS.
17. CONTRACTOR SHALL INSTALL NEW CURB AND GUTTER ADJACENT TO EXISTING EDGE OF PAVEMENT. CONTRACTOR SHALL SAW OUT, REMOVE AND REPLACE EXISTING STRIPING SIGN THAT A MEAT LINE HORIZONTAL AND VERTICALLY IS CREATED BETWEEN THE ASPHALT AND CONCRETE GUTTER.
18. SEE "HARD SURFACE GRADING" DETAIL FOR PLUMB AND ADA PARKING LAYOUT DETAILS.

BAXTER PARKING REQUIRED = (10,100-1800)/200 = 45 SPACES  
 FAMILY DOLLAR REQUIRED = 10,500 / 1000 + 3.5 = 37 SPACES  
 PARKING PROVIDED = 45 SPACES, INCLUDING 2 HC SPACES

(Zoned C-2)  
**LOT 87-A**  
 1.25 AC  
 TAX MAP 0271 PARCEL 0710.00  
 TAX MAP 0271 PARCEL 0710.00  
 (REFER TO BACK LOT PAGE 591)

NASHVILLE HWY  
 (U.S. HWY 70)

AVERAGE DAILY TRAFFIC - 5,354



DATE OF  
 THIS PLAN  
 5/17/23  
 PROJECT NO. 23-008  
 SCALE 1"=20'

| DATE | REVISIONS | BY |
|------|-----------|----|
|      |           |    |

**SITE PLAN  
 DOLLAR TREE  
 BAXTER TN  
 OLIVER WAY  
 BAXTER, TENNESSEE**

**CLANTON ENGINEERING**  
 ENGINEERING & SURVEYING SERVICES  
 300 SOUTH LOWME AVENUE, SUITE C  
 COCKEVILLE, TN 38001 601-472-0427

SCALE: 1" = 20'    1" = 40'    1" = 80'    1" = 160'  
 PROJ: 23-008    DATE: 5-17-23    **C-2.0**



