

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
AUGUST 3, 2023**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD by phone

OTHERS PRESENT

Joe Nichols
Matt White, Fire Chief
Jackie Schubert
John Ramsey, Public Works Director
Bob Lane, Building Inspector
Bob Donato
Will Robinson
Trevor Bryan
Stephen Raper
Betsy Scarisbrick, Stonecom
Tom Bennett, City Engineer

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 July 6, 2023 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF JUNE 8, 2023 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the June 8, 2023 meeting. Danny Holmes made a motion to approve the minutes as presented and to dispense with the reading. Jeff Herald seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SITE PLAN FOR PROPERTY LOCATED ON FIRST AVENUE SOUTH (DOLLAR GENERAL SITE PLAN)

Bob Donato submitted a final site plan on behalf of Dollar General for a retail store to be located on First Avenue South. Nichols stated that the site plan consists of a 12,480 square foot building, forty (40) parking spaces and an existing fire hydrant. Building Inspector Bob Lane stated that the existing bank must be reduced to improve the line of sight at the ingress/egress location. Staff Planner stated that he had no issue with the submitted final site plan. Public Works Director John Ramsey stated that the sewer tie in must be investigated before construction begins. Danny Holmes made a motion to approve the submitted final site plan pending the results of the sewer investigation. Jeff Herald seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF FINAL SUBDIVISION PLAT REVISION FOR PROPERTY LOCATED ON DALE MIRES LANE AND GAINESBORO HIGHWAY (SCHUBERT DIVISION)

Jackie Schubert presented Phase 1c of a final subdivision plat for the purpose of subdividing 0.31 acres into seven (7) proposed new lots for property located on Dale Mires Lane and Gainesboro Highway. The seven (7) lots will be for multi-family residential units with zero (0) lot lines. The proposed multi-family residential lots would all consist of 0.05 acres (1,920 square feet) and all of the proposed new lots are currently vacant. The proposed new lots would be served by an existing six (6) inch water line, an existing eight (8) sewer line and a proposed fire hydrant. The proposed new lots are currently zoned R-3 (Super

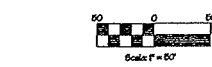
High Density Residential) and would comply with all other requirements of the zoning ordinance and subdivision regulations. Staff Planner stated that the extension of Dale Mires Lane must be completed before final approval can be granted. Schubert stated that a hammerhead turnaround would be constructed instead of a cul-de-sac. Staff Planner stated that the turnaround must be approved by Public Works Director John Ramsey, Police Chief Danny Holmes and Fire Chief Matt White. After discussion, Robert Vinson made a motion to approve the submitted final plat pending the completion of Dale Mires Lane and that all required signatures be obtained. Jeff Herald seconded and the motion passed with a vote of all ayes.

ITEM 5: DISCUSSION REGARDING PHASE II OF PADDINGTON PLACE

Jackie Schubert presented a site plan for Phase II of Paddington Place for the PC to review. Staff Planner stated that this item was only submitted for discussion not for consideration. Schubert stated that Phase II of Paddington Place would consist of seventy-six (76) single family homes, 154 townhomes with zero lot lines, thirteen (13) fire hydrants, new water and sewer lines and new city streets. Fire Chief White and Public Works Director Ramsey had no issue with the proposed location of the infrastructure. City Engineer Tom Bennett stated that gravity flow sewer into the Speedway pump station would be desirable and that capacity allotment must be determined. Bennett also stated that the city's impact fee for development may not exceed the cost of the required infrastructure improvements. It was the consensus of the PC that no further approvals could be granted until sewer demand was determined.

With no other business to discuss, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes. The next meeting of the Baxter Municipal Planning Commission will be held on September 7, 2023.

CTL



LOT #	OWNER	AREA	ACRES	PLAT	DATE
22	1920	18.5	0.42	18.5	1920
23	1920	18.5	0.42	18.5	1920
24	1920	18.5	0.42	18.5	1920
25	1920	18.5	0.42	18.5	1920

LOT #	OWNER	AREA	ACRES	PLAT	DATE
60	1920	18.5	0.42	18.5	1920
61	1920	18.5	0.42	18.5	1920
62	1920	18.5	0.42	18.5	1920
63	1920	18.5	0.42	18.5	1920
64	1920	18.5	0.42	18.5	1920

LOT #	OWNER	AREA	ACRES	PLAT	DATE
54	1920	18.5	0.42	18.5	1920
55	1920	18.5	0.42	18.5	1920
56	1920	18.5	0.42	18.5	1920
57	1920	18.5	0.42	18.5	1920
58	1920	18.5	0.42	18.5	1920

Note: Every document of record reviewed and considered as part of this survey is noted hereon. 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 errors of fact that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary. This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: easements or rights-of-way unless otherwise noted hereon and surface utilities or structures above ground, utilities other than those which are clearly shown and labeled as such hereon, flood areas or adjacent flood areas unless otherwise noted or any and all other land features that could be deemed topographic.

Note: The plat shown hereon is subject to regulatory authority and is subject to change according to physical evidence (i.e. utilities, natural lines, made lines, ponds, holes of ownership, etc.).

Note: This property may be subject to utility easements and/or rights-of-way. The surveyor is not responsible for any determination or location of any underground conditions not visible and indicated by any method to soils, geological conditions, physical evidence and photos or aerial photos and shall not be responsible for any liability that may arise out of the making of any subsurface conditions. For underground utility location call 1-800-368-5888 (IN ONE CALL).

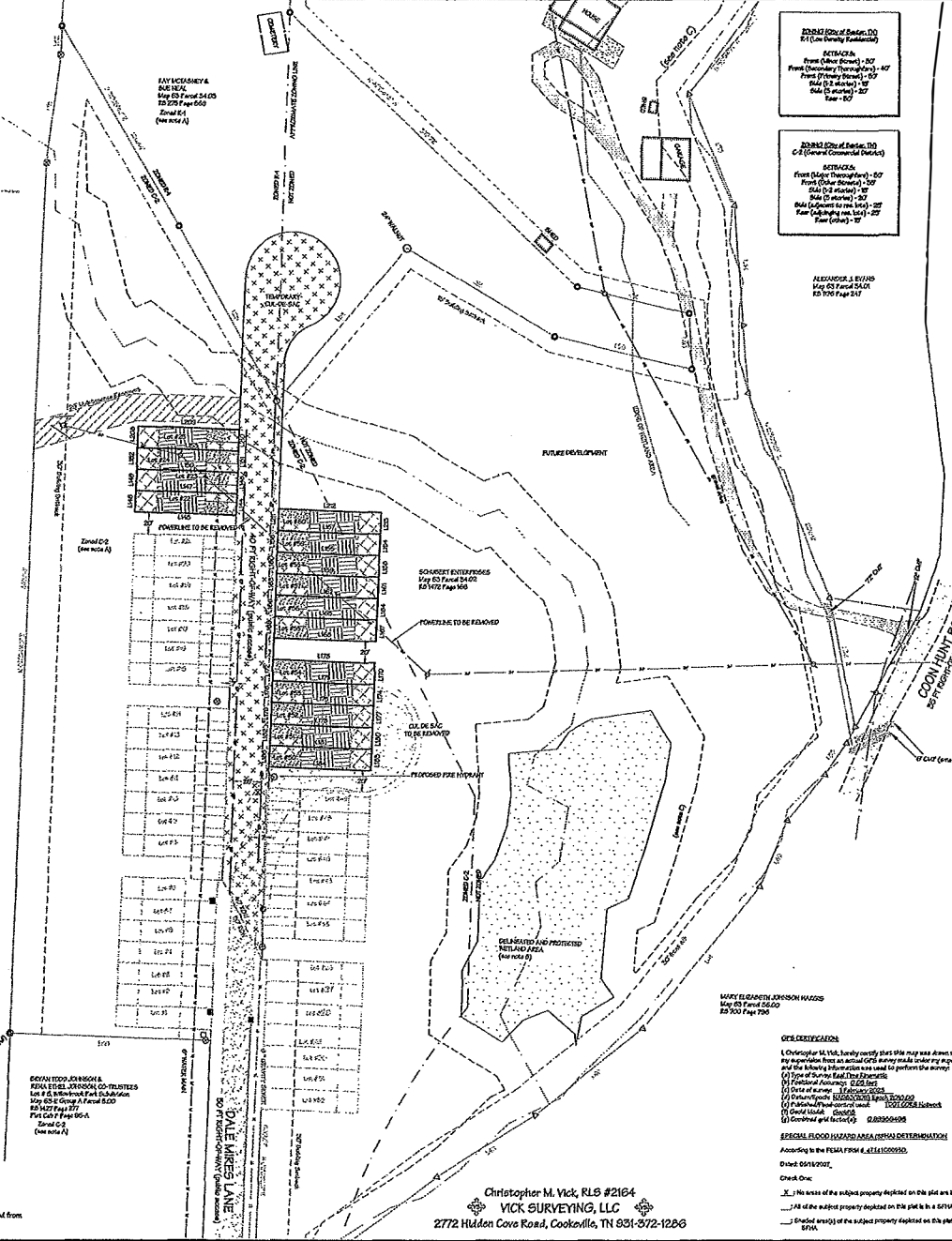
I hereby certify that this is a category B & V survey and that the title of this deed of record is as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and the representations are intended solely for the benefit of the surveyor's client.
Drawn by: CDH File No: 25-2222 PHASE 1-D

Note A: Zoning information is derived from the Official Zoning Map of Benton, TN.

Note B: Vicinal information shown hereon is derived from the plat by Mark Gibson, S. Page 1001, as recorded in the Register's Office for Putnam County, Tennessee. The information on said plat was supplied by MOBY Environmental, LLC.

Note C: Aquatic Construction Buffer - 50 feet as measured from the edge of all major drainage and wetlands.



ASTRAZOL (Other Goods)
From (Other Goods) - 50'
All Other Lot Line - 10'

HATCH LEGEND

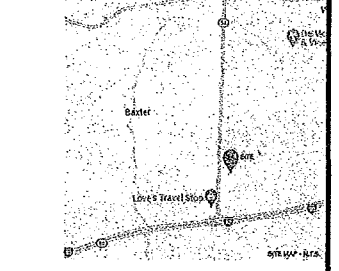
PRIVATE UTILITY/MAINTENANCE EASEMENT	[Hatch Pattern]
COMMON DEVELOPER/REGULATORY PRIVATE UTILITY/EASEMENT/MAINTENANCE	[Hatch Pattern]
UTILITY/MAINTENANCE EASEMENT	[Hatch Pattern]
PLACING	[Hatch Pattern]
COMMON DEVELOPER/REGULATORY PRIVATE UTILITY/EASEMENT/MAINTENANCE	[Hatch Pattern]

LINE TYPE LEGEND

—	EDGE OF PAVEMENT
---	GRADE
- - -	STORM SEWER
- · - · -	OVERHEAD POWER
- · - · -	WATER
- · - · -	SEWERAGE
- · - · -	AQUATIC BUFFER
- · - · -	WETLAND
- · - · -	ZONING

LEGEND

△	POST (CROSS)
○	TRIP
○	MANHOLE
○	MANHOLE/MAINTENANCE
○	ELECTRIC ACCESS PANEL
○	POWER POLE
○	CABLE BOX
○	FRICK ROOT
○	DRUM
○	WATER METER
○	TELEPHONE BOX
○	1/2" PIPES (4x4)
○	FRONT YARD
○	ROAD
○	WATER VALVE
○	SOFT PEEKER (down)
○	METAL GATE
○	SAFETY POLE
○	1/2" PEAK (down)
○	SEWER STUB
○	SPREADER
○	COMP. CORRUGATED METAL PIPE
○	Edge of pipe



CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of the property shown and described hereon and that we have met the conditions of dedication with our consent, establish the various building, location, lines, and the size of streets, alleys, walks, paths and other open spaces in public or private use as noted hereon. We hereby certify that the subdivision shown hereon is not prohibited under any correct deed restrictions or covenants on the property.

Date: _____
Owner: _____

CERTIFICATION OF PROPERTY ADDRESS
I hereby certify that the subdivision, plat shown hereon has been found to comply with the subdivision regulations of the Baxter Municipal Planning Commission with the exception of such violations, 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: _____
Director Putnam County E-11

CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES
I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date: _____
Water Department

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision, plat shown hereon has been found to comply with the subdivision regulations of the Baxter Municipal Planning Commission with the exception of such violations, 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 plat shown and described hereon is a true and correct survey to the accuracy required by the Baxter Municipal Planning Commission and that the degree of precision (linear and angular) meets the accuracy standards as established by the Tennessee Board of Examiners of Professional Surveyors and that the monuments and pins have been found as shown hereon. Baxter Municipal Planning Commission

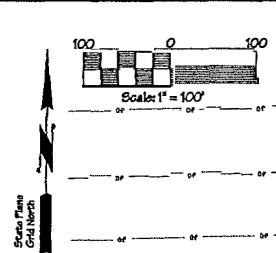
31 Aug 2023
[Signature]
[Stamp: BAXTER MUNICIPAL PLANNING COMMISSION]

20TH CIVIL DISTRICT
FINAL PLAT FOR
PADDINGTON PLACE SUBDIVISION
PHASE 1-D
PRESENTED TO
CITY OF BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: SCHUBERT ENTERPRISES ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38603	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN 38606
TELEPHONE: 831-200-1067	TELEPHONE: 831-272-1263
ENGINEER: _____ ADDRESS: _____ TELEPHONE: _____	OWNER: SCHUBERT ENTERPRISES ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38603 TELEPHONE: 831-200-1067

ACREAGE SUBDIVIDED: 0.88 LOTS: 14 TAX MAP: 63 PARCEL NO: 54.02
DEED BOOK REFERENCE: 88-1472.P.166 SCALE: 1"=50'-0" DATE: 01 FEB 2023

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 381-272-1286



SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

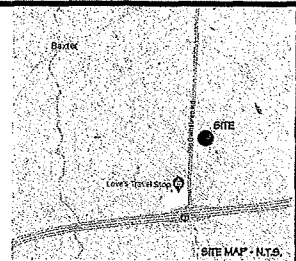
According to the FEMA FIR # 47141C0095D,
Dated: 05/16/2007

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon 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 plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date _____ Owner _____



- LEGEND**
- ⊕ GPS BASE POINT
 - CENTER LINE OF CREEK
 - TREE
 - ⊙ POWER POLE
 - ⊙ STEEL FENCE POST
 - 1/2" PIPE (cast)
 - UNMARKED POINT
 - ⊙ 3/4" REBAR (found)
 - ⊙ TAXHOOK

GPS CERTIFICATION:
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Professional Accuracy: 0.05m
 (c) Date of survey: February 27, 2023
 (d) Datum/Epicenter: NAD 83 / 6011 Epoch 2010.00
 (e) Published/Best available: TMD CORS Network
 (f) Goid Model: Geoid19
 (g) Combined grid factor(s): 0.99980496

Note: The point of beginning is located X 777777' X 77.77 feet from a.
 Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 estate of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

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 hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; 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 ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical ditches and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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 hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: CDM File No: 23-22c2 phase II cut out

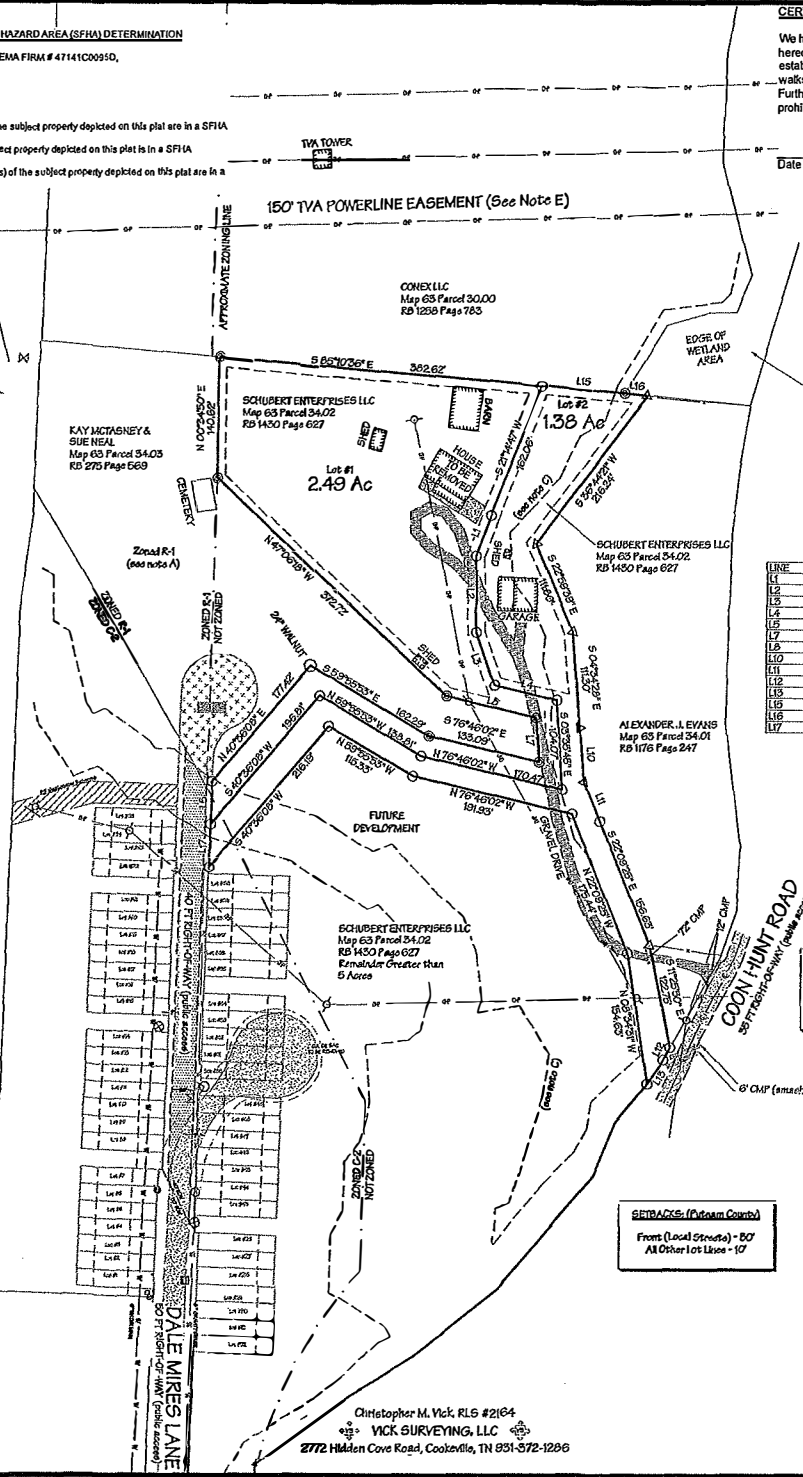
ZONING (City of Baxter, TN)
 R1 (Low Density Residential)
SETBACKS:
 Front (Major Street) - 50'
 Front (Secondary Throughway) - 40'
 Front (Primary Street) - 60'
 Side (1-2 stories) - 15'
 Side (3 stories) - 20'
 Rear - 50'

ZONING (City of Baxter, TN)
 C-2 (General Commercial District)
SETBACKS:
 Front (Major Thoroughfare) - 60'
 Front (Other Streets) - 50'
 Side (1-2 stories) - 15'
 Side (3 stories) - 20'
 Side (adjacent to res. lots) - 20'
 Rear (adj. joining res. lots) - 25'
 Rear (other) - 15'

Note: A-Zoning Information is derived from the Official Zoning Map of Baxter, TN.

Note: B Wetland Information shown hereon is derived from the plat in Plat Cabinet K, Page 160A as recorded in the Register's Office for Putnam County, Tennessee. The information on said plat was supplied by MKV Environmental, LLC.

Note: C-Aquatic Construction Buffer - 50 feet as measured from the edge of all major drainage and wetlands.



LINE	BEARING	DISTANCE
L1	S 68°30'26" W	60.30'
L2	S 00°37'02" E	69.26'
L3	S 10°25'14" E	68.70'
L4	S 76°31'22" E	74.83'
L5	N 01°31'11" E	60.00'
L6	N 03°00'48" W	61.80'
L7	N 72°31'26" W	63.47'
L8	S 04°23'44" E	63.11'
L9	S 22°03'29" E	48.48'
L10	S 20°05'16" W	16.50'
L11	S 20°37'04" W	63.70'
L12	S 02°17'25" E	97.06'
L13	S 84°20'22" E	27.00'
L17	N 01°51'11" E	60.00'

For the City of Baxter Water Utility Department there is a 2" water line that comes from State Route 58 to Coon Hunt Road. The existing house that is to be removed is not serviced by this line.

SETBACKS (Putnam County)
 Front (Local Streets) - 50'
 All Other Lot Lines - 10'

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

CERTIFICATION OF PROPERTY ADDRESS

I hereby certify that the subdivision as shown hereon 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 hereon.

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 hereon are in place.

Date _____ Water Department _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon 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 APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Putnam County, Tennessee, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission and that it has been approved for recording in the office of the county register.

Date _____ Secretary/Designee, Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Baxter 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 hereon, to the specifications of the Baxter Planning Commission.

Date _____ Licensed Surveyor _____

20TH CIVIL DISTRICT
PRELIMINARY PLAT
FOR
SCHUBERT
2 LOT SUBDIVISION
 PRESENTED TO
CITY OF BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: SCHUBERT ENTERPRISES LLC ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38503	SURVEYOR: CHRISTOPHER M. VICK ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931-200-1057	TELEPHONE: 931-372-1286
ENGINEER: _____ ADDRESS: _____	OWNER: SCHUBERT ENTERPRISES LLC ADDRESS: P.O. BOX 1191 COOKEVILLE, TN 38503
TELEPHONE: _____	TELEPHONE: 931-200-1057
ACREAGE SUBDIVIDED: 3.87 LOTS: 2	TAX MAP: SEE PLAT PARCEL NO.: SEE PLAT
DEED BOOK REFERENCE: SEE PLAT	SCALE: 1"=100'-0" DATE: 20 JULY 2023