

MEMORANDUM

TO: Baxter Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: May 31, 2024

SUBJECT: June 6, 2024 Planning Commission Meeting

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The Baxter Municipal Planning Commission will hold its regularly scheduled meeting on Thursday June 6, 2024 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 May 2, 2024 minutes.
3. Consideration of final subdivision plat for property located on Buffalo Valley Road and 5<sup>th</sup> Avenue (Witty Investor Division)\*
4. Consideration of final subdivision plat for property located on Broad Street (Live Well Medical Clinic and Spa Division)
5. Discussion regarding the construction standards when installing street lights.
6. Other business as necessary.
7. 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**

### **Witty Investor Division—Final**

Witty Investor submitted a final subdivision plat for the purpose of subdividing 0.81 acres into three (3) proposed new lots for property located on Buffalo Valley Road. Lot 1 would consist of 0.29 acres and an existing residential structure. Lot 2 would consist of 0.28 acres and is currently vacant. Lot 3 would consist of 0.24 acres and an existing structure. Lot 3 would require a fifteen (15) foot lot width variance from the Board of Zoning Appeals. The proposed new lots are zoned R-1 (Low Density Residential), are served by an existing eight (8) inch water line, an existing two (2) inch water line, an existing sewer line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.

### **Live Well Medical Clinic and Spa Division—Final**

Live Well Medical Clinic and Spa submitted a final subdivision plat for the purpose of subdividing 0.21 acres into three (3) proposed new lots for property located on Broad Street. Lot 1 would consist of 0.02 acres (1,061 square feet) and an existing structure. Lot 1 would require a 439 square foot lot size variance from the Board of Zoning Appeals. Lot 2 would consist of 0.06 acres (2,498 square feet) and an existing structure. Lot 3 would consist of 0.13 acres (5,561 square feet) and an existing structure. The proposed new lots are zoned CBD (Central Business District), are served by an existing six (6) inch water line and would comply with all other requirements of both the zoning ordinance and the subdivision regulations.