

**REPORT OF MEETING
BAXTER MUNICIPAL PLANNING COMMISSION
AUGUST 7, 2024**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD Planner

OTHERS PRESENT

Bob Lane, Building Inspector
Matt White, Fire Chief
Shawn McClain
Allie Wilson
Luke McCartney
John Ramsey, Public Works Director
Skip Bartlett

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 Wednesday August 7, 2024 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF JUNE 6, 2024 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the June 6, 2024 meeting. Jeff Herald made a motion to approve the minutes as presented and to dispense with the reading. Peggy Huddleston seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED AT 420 MAIN STREET FROM R-1 (LOW DENSITY RESIDENTIAL) TO C-1 (CENTRAL BUSINESS DISTRICT) (ROBINSON REQUEST)

Staff Planner presented a request on behalf of Jeremy Robinson to rezone property located at 420 Main Street from R-1 (Low Density Residential) to C-1 (Central Business District). Staff Planner stated that the purpose of the rezoning request is to establish a dentist's office. After discussion, Jeff Herald made a motion to recommend to the city council that the property located at 420 Main Street be rezoned from R-1 (Low Density Residential) to C-1 (Central Business District). Peggy Huddleston seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED AT 125 CHESTNUT STREET FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-3 (SUPER HIGH DENSITY RESIDENTIAL) (MCCARTNEY REQUEST)

Staff Planner presented a request on behalf of Luke McCartney to rezone property located at 125 Chestnut Street from R-1 (Low Density Residential) to R-3 (Super High Density Residential). Staff Planner stated that the purpose of the rezoning request is to be able to create more residential lots from an existing parcel. McCartney stated that the intention is to subdivide the property into approximately fourteen (14) lots and build single-family residential structures on each lot. Staff Planner stated that while the intention of McCarthy is to build single-family homes, once rezoned any use that is permitted and conforming in the R-3 zone can be established. After discussion, Jeff Herald made a motion to recommend to the city council that the property located at 125 Chestnut Street be rezoned from R-1 (Low Density Residential) to R-3

(Super High Density Residential). Peggy Huddleston seconded and the motion passed with a vote of five (5) ayes (Herald, Huddleston, Phillips, Vinson and Martin) to one (1) nay (Waller) with no abstentions.

ITEM 5: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON CHESTNUT STREET (MCCARTNEY DIVISION)

Luke McCartney submitted a final subdivision plat for the purpose of subdividing 4.80 acres into fourteen (14) proposed new lots for property located on Chestnut Street. The lots would range in size from 0.19 acres (8,398 square feet) to 0.50 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-1 (Low Density Residential) but would have to be rezoned to R-3 (Super High Density Residential) to comply with the zoning ordinance. The proposed new lots are served by a proposed eight (8) inch water line, a proposed six (6) inch water line, a proposed fire hydrant, a proposed city street and would comply with all other requirements of both the zoning ordinance and the subdivision regulations. During discussion, it was determined that the width of the road and an additional fire hydrant would need to be added to the plat. Also, the width of the cul-de-sac would need to be amended. McCartney withdrew his plat from consideration.

ITEM 6: STAFF REPORT

Staff Planner presented a report for one (1) subdivision plat that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat is as follows:

Cunningham Adjustment—Final

Alan Cunningham submitted a final lot line adjustment plat for the purpose of adjusting the common boundary line of two (2) existing parcels located on Nashville Highway. After the adjustment, Lot 1 would consist of 0.340 acres, an existing residential structure and an existing accessory structure. Lot 2 is larger than five (5) acres and is not subject to the jurisdiction of the PC. The proposed new lots would be served by an existing six (6) inch water line, an existing eight (8) inch sewer line and would comply with all requirements of both the zoning ordinance and the subdivision regulations.

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 5, 2024.

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