

**REPORT OF MEETING
BAXTER BOARD OF ZONING APPEALS
JANUARY 11, 2023**

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

John Ramsey
Bob Lane, Building Inspector
Matt White, Fire Chief
Jackie Schubert
Joe Nichols
Megan Reagan, Herald Citizen
Matt Davidson
Greg Tidwell
Chad Gilbert
Scott Nicholson
Darby Reese

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Board of Zoning Appeals (BZA) meeting was called to order by Chairman Richard Waller on Wednesday January 11, 2023 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF THE NOVEMBER 10, 2022 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the November 10, 2022 meeting. After discussion, Danny Holmes made a motion to dispense with the reading of the minutes and to approve the minutes as presented. Jeff Herald seconded and the motion passed with a vote of all ayes.

Chairman Waller closed the BZA meeting in order to open a public hearing on the following request:

Request for thirteen (13) lot size variances, thirteen (13) lot width variances and thirteen (13) side setback variances for property located on Dale Myres Lane (Schubert Request).

With no public comments regarding the aforementioned variance request, Chairman Waller reopened the BZA meeting to take action on the following BZA request:

ITEM 3: CONSIDERATION OF A REQUEST FOR THIRTEEN (13) LOT SIZE VARIANCES, THIRTEEN (13) LOT WIDTH VARIANCES AND THIRTEEN (13) SIDE SETBACK VARIANCES FOR PROPERTY LOCATED ON DALE MIRES LANE (SCHUBERT REQUEST).

Staff Planner presented a request on behalf of Jackie Schubert for thirteen (13) lot size variances, thirteen (13) lot width variances and thirteen (13) side setback variances for property located on Dale Myers Lane. Staff stated that the purpose of the requests were to establish multi-family residential units with zero (0) lot lines. After discussion, Danny Holmes made a motion to grant the aforementioned variance requests. Robert Vinson seconded and the motion passed with a vote of all ayes.

Chairman Waller closed the BZA meeting in order to open a public hearing on the following request:

Request for right-of-way variances and setback variances for the Ironclad Mixed-Use Development (Gilbert Request).

With no public comments regarding the aforementioned variance request, Chairman Waller reopened the BZA meeting to take action on the following BZA request:

ITEM 4: CONSIDERATION OF A REQUEST FOR RIGHT-OF-WAY VARIANCES AND SETBACK VARIANCES FOR THE IRONCLAD MIXED-USE DEVELOPMENT (GILBERT REQUEST).

Staff Planner presented a request on behalf of Ironclad LLC for several right-of-way and setback variances for a mixed use development for property located on Baxter Road. Chad Gilbert stated that the development would be high density and thus some of the proposed streets would be less than the required fifty (50) foot right-of-way. Gilbert stated that there would be several of the residential units that would be closer than the setbacks required by the zoning ordinance. Staff planner stated that a proposal with all of the requested variances would be attached to the minutes. Members reviewed the proposal of variances and had no issues with the requests. After discussion, Danny Holmes made a motion to grant the aforementioned variance requests. Robert Vinson seconded and the motion passed with a vote of all ayes.

With no other business, Robert Vinson made a motion to adjourn. Danny Holmes seconded and the motion passed with a vote of all ayes.

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