
HENDERSON CITY-COUNTY PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 3, 2015 – 6:00 P.M.

*****MEETING TO BE HELD AT THE HENDERSON MUNICIPAL CENTER*****

222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM

2015 Planning Commissioners

Herb McKee, Chairman
David Williams, Vice-Chairman
Bobbie Jarrett, Treasurer
Mac Arnold
Thad McCormic
Kevin Richard
Dickie Johnson
Taunya Eyre
Gary Gibson
Rodney Thomas
David Dixon
Kevin Herron

Planning Commission Staff

Executive Director, Curt Freese
Assistant Director, Brian Bishop
Plan Reviewer/Acct. Technician, Claudia Wayne
Executive Assistant/GIS Technician, Theresa Curtis
Secretary Senior/ Address Technician, Heather Lauderdale
GIS Coordinator, Chris Raymer

Attorney, Tommy Joe Fridy

I. ROLL CALL

II. PUBLIC HEARING ITEMS

- Approval of Minutes
 - **January 12, 2015 Minutes**
- A. **Rezoning #1043 with Development Plan** – Submitted by Dempewolf Properties, LC for the property located in the City of Henderson (Lot #3, Darrell Chaney Estate Consolidation) on Merritt Drive (PID# 1-11-2-5), and containing 1.238 acres. Applicants are requesting a zoning change from Residential-1 (R-1), to Riverfront Residential (RF-4).
- B. **REZONING #1044-** Submitted by Royster's Machine Shop, (owner Mike Royster) for the property located in the City of Henderson at 11 Lincoln Avenue (PID#2-25-2-30.2), containing 1.336 acres. The applicant is requesting a zoning change from Residential-3 (R-3) to General Business (GB).
- C. **Henderson-City County Subdivision Regulations Amendment to Article V, Table 5.8,** regarding requirements to minimum cul-de-sac dimensions.

- D. **Subdivision Regulations Variance** - The applicants are requesting a variance from Article V, Section 5.3.e.i of the Henderson City-County Subdivision Regulations, regarding the intersection angle of two streets with a requirement of a 90 degree angle for intersecting streets and deviation of less than 15 degrees, and a proposed angle of 63 degrees with a 27 degree deviation; moreover, the applicants are also requesting as part of the same variance request and Subdivision Regulations requirement, that the intersecting streets be allowed to make a curved approach to the intersection with the distance between point of curvature and the point of intersection less than the one hundred (100) feet requirement.
- E. **REZONING #1045 w/Development Plan** - Submitted by Hackberry Development, LLC for the property located in the City of Henderson (PID #46-54.1 and PID# 46A-104), on South Main Street, containing 11.75 acres. Applicants are requesting a zoning change from Residential-2 (R-2), to Riverfront Residential (RF-4), for twenty-seven (27) Single-Family lots.

III. NON-PUBLIC HEARING ITEMS

- 1) New Lot #6A Amiet Road Development Site Plan – Submitted by Glen & Judith Stone for the property located in Henderson County at 1016 Amiet Road (PID #32A-6.1), and containing 1.4296 acres. The applicant is requesting Site Plan approval for a proposed building.
- 2) Lot #7 & New Lot #6A Amiet Road Development - Easement Relocation
- 3) PC Finance Report for December 2014 and January 2015.

IV. OTHER BUSINESS

- (a) Comp Plan Schedule

V. ADMINISTRATIVE BUSINESS

- (a) Planning Commission Committees for 2015
- (b) 2015 Paid Holiday Schedule
- (c) January 2016 Organizational Meeting?

VI. ADJOURNMENT