

HENDERSON CITY-COUNTY PLANNING COMMISSION AGENDA

TUESDAY, SEPTEMBER 5, 2017 – 6:00 P.M.

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

222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM

2017 Planning Commissioners

Herb McKee, Chairman
David Williams, Vice-Chairman
Bobbie Jarrett, Treasurer
Mac Arnold
Kevin Richard
Dickie Johnson
Gary Gibson
Rodney Thomas
David Dixon
Kevin Herron
Gray Hodge
Doug Bell

Planning Commission Staff

Executive Director, Brian Bishop
Assistant Director, Claudia Wayne
Executive Asst./Acct./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**
 - August 1, 2017 Minutes
 - August 15, 16th & 17th, 2017 Special Called Meeting Minutes
- A. **LOT #2 DARRY R. & BETTYE H. CAIN SUBDIVISION** – Submitted by Darry & Bettye Cain for the property located in Henderson County at 13478 US Hwy 60 East, (PID#105-137). Applicants are requesting subdivision approval, which is located in a Special Flood Hazard Area.
- B. **Henderson City-County Planning Commission 2016-2017 FY Audit.**
- C. **REZONING #1078** – Submitted by The Gaines Family Trust (Bobby Gaines) owner and Susan Cox Development, located in Henderson County on Hwy 416 West (PID# 80-116), containing approximately 1.96+ acres. Applicants are requesting a zoning classification from Heavy Industrial District (M-2) to Highway Commercial (HC).

III. NON-PUBLIC HEARING ITEMS

1. FINANCE REPORT FOR AUGUST 2017

2. BOND REPORT

3. DOLLAR GENERAL STORE SITE PLAN – Submitted by The Gaines Family Trust (Bobby Gaines) owner and Susan Cox Development, located in Henderson County on Hwy 416 West (PID# 80-116). Applicant is requesting Site Plan approval.

4. LITTLE CAESARS PIZZA SITE PLAN – Submitted by Rita Stagg (owner) and Path Amin Developer for the property located in the City of Henderson at 701 North Green Street, (PID #1-17-2-9). Applicants are requesting Site Plan approval.

5. ACCESS STANDARDS VARIANCE –Mike Vickers, PE and Path Amin Developer on behalf of Rita Stagg (owner), are requesting a 42' variance from the 115' minimum corner clearance requirement for the proposed right-in/right-out access for the development at 701 N. Green Street.

6. PLAYER'S CLUB – The Planning Commission voted at the August 17, 2017 Special Meeting to Recommend Disapproval of **REZONING #1075 AND REZONING #1077**, with a Narrative Development Plan; Submitted by ***Corman-McQueen Golf, Inc., Daniel McQueen, President, and MBTJ, LLC, Mike Chambers***, and such Rezoning's were tabled for Staff to prepare proposed motions, findings of fact and summary of evidence.

➤ REQUIRED ACTIONS: REMOVE BOTH REZONING'S FROM THE TABLE

➤ ADOPT MOTIONS, FINDINGS OF FACT AND SUMMARY OF EVIDENCE

IV. ADMINISTRATIVE BUSINESS

V. OTHER BUSINESS

VI. ADJOURNMENT