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# HENDERSON CITY-COUNTY PLANNING COMMISSION AGENDA

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**TUESDAY, SEPTEMBER 6, 2016 – 6:00 P.M.**

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

**222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM**

## **2016 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  
Herb Pritchett  
Gray Hodge

## **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

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## **I. ROLL CALL**

## **II. PUBLIC HEARING ITEMS**

- **Approval of Minutes**

- August 2<sup>nd</sup>, PC Minutes
- August 11<sup>th</sup> Special Called Minutes

### **A. HENDERSON CITY-COUNTY PLANNING COMMISSION 2015-2016 FISCAL YEAR AUDIT**

**B. Lot #1 JASON & JEANNE HUNDLEY MINOR SUBDIVISION** - Submitted by Jason & Jeanne Hundley for the property located in Henderson County at 11060 Old Hwy 60 Loop #2. Applicants are requesting a minor subdivision approval, which is located in a Special Flood Hazard Area.

**C. REZONING #1060 Assignment of Zoning Classification** – Following action of the Henderson City Commission to begin annexation proceedings, the Planning Commission will hold a public hearing, in order to assign zoning classifications for the properties located on US Hwy 41-A for annexation.

**Section #1:** consists of Parcel #46C-15; #46-97; #46-98; and #46-99 currently zoned County Two Family Residential District (R-2), and the proposed zone for these parcels for annexation is City Medium Density Residential District (R-2).

**Section #2:** consists of Parcel #46-100 and is currently zoned County Light Industrial District (M-1), and the proposed zone for annexation is City Highway Commercial (HC).

**Section #3:** consists of Parcel #46-100.1, currently zoned County Light Industrial District (M-1), and the proposed zone for annexation is City Heavy Industrial District (M-2).

**Section #4-A:** consists of Parcel #46B-15 & #46B-60 are currently zoned County Light Industrial District (M-1), and the proposed zone for annexation is City Heavy Industrial District (M-2).

**Section #4-B:** consists of Parcels #46B-54 & #46B-78, currently zoned County Highway Commercial, and the proposed zone for annexation is City Heavy Industrial District M-2;

**Section #5:** consists of Parcel #46-131, currently zoned County Light Industrial District (M-1), and the proposed zone for annexation is City Heavy Industrial District (M-2).

**Section #6:** consists of Parcels #46F-1, #46F-2, #46F-3, #46F-4, #46F-5, #46F-6, #46F-8, #46F-9, #46F-10, #46F-11, #46F-12, #46F-13, #46F-14, #46F-15, #46F-16, #46F-17, #46F-18, #46F-19, #46F-20, #46F-21, #46F-22, #46F-23, #46F-24, #46F-25, #46F-26, #46F-27, #46F-28, #46F-29, and #46F-30, currently zoned County Two Family Residential District (R-2), and the proposed zone for annexation is City Medium Density Residential District (R-2).

**Section #7:** consists of Parcel #46-134, currently zoned County Two Family Residential District (R-2), and the proposed zone for annexation is City Residential Mobile Home District (R-MH).

- D. ACCESS STANDARDS VARIANCE** – Arnold Consulting Engineering Services, LLC is requesting a variance from the Access Standards Manual, which requires a minimum frontage distance of 200' along a public roadway, when two separate driveways are requested. The applicant is requesting a 10.07 foot variance to meet the requirements located at 2201 Hwy 41 North.

### **III. NON-PUBLIC HEARING ITEMS**

1. **PC Finance Report August 2016**
2. **Bond Report**
3. **WARREN COMMERCIAL DEVELOPMENT SITE PLAN** – Submitted by Roger’s Family Group, and Warren Commercial Real Estate for the property located in the City of Henderson at 2201 Hwy 41 North. Applicants are requesting Site Plan approval for an AT&T store.
4. **REZONING #1059 PLAYER’S CLUBHOUSE FINDINGS OF FACT (Tabled at 8-02-16 Mtg.)**
5. **Lot 2A Wolf Hills Golf Course Club House Area, Master Plan (Tabled at 8-02-16 Mtg.)** - Submitted by Corman-McQueen Golf, Inc., Daniel McQueen, President and MBTJ, LLC/Bobbie Chambers for the property located in the City of Henderson at 800 Wolf Hills Blvd., (also known as the Player’s Club Golf Course Clubhouse Area, PID #64-28.4), for approximately 5.688 acres. Applicants are requesting that the Golf Course Limited Use Restriction be removed from this 5.688 acres, subject to final approval of REZONING #1059.

### **IV. ADMINISTRATIVE BUSINESS**

1. TSW Design Group Contract

### **V. OTHER BUSINESS**

### **VI. ADJOURNMENT**