

HENDERSON CITY-COUNTY PLANNING COMMISSION AGENDA **REVISED**

TUESDAY, MAY 2, 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
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

I. ROLL CALL

II. PUBLIC HEARING ITEMS

- **Approval of Minutes**
 - April 4, 2017 Minutes

A. REZONING #1066– Submitted by Charles and Vicki Stone, for the property located in Henderson County at 5650, 5620, 5594,5584 Hwy 283 (Parcel ID#79-6.4), containing approximately 8.77 acres. Applicants are requesting a zoning classification from Single Family Residential District (R-1) to Agricultural District (AG). **(Application has been withdrawn as of 04-26-2017 for this rezoning)**

B. #1067 RECOMMEND A ZONING CLASSIFICATION TO THE CITY IN CONJUNCTION WITH ANNEXATION – The Property Owners are Steve Duncan and Todd Duncan, the property is located in Henderson County at 3019 Green River Road (Parcel ID#64B-87), containing approximately 0.3631 acres. Currently Zoned County Agricultural (AG); Staff recommends City Medium Density Residential (R-2). Proposed Motion and Findings are attached.

C. TEXT AMENDMENT TO HENDERSON CITY ZONING ORDINANCE APPENDIX A – ZONING, SECTION 2.01, DEFINITION OF AGRICULTURAL USE – The

Planning Commission will consider recommending to the City a text amendment to Appendix A, Zoning, Sec. 2.01, Definition of Agricultural use.

*The proposal is to change the following: Amending the ordinance to reduce the tract acreage requirement to **five (5) contiguous acres from ten (10) contiguous acres** for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetable, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.*

D. REZONING #1069- Submitted by Lindsey Embry and William L. Embry for the property located in Henderson County at 3550 Holloway Lane (PID# 76-2), containing approximately 3.754 acres from Tract #2 Remainder William O. Embry Agricultural Division. Applicants are requesting a zoning classification from Agricultural District (AG) to Single Family Residential District (R-1). Proposed Motion and Findings are attached.

E. REZONING #1070- Submitted by Henderson County Public Library District Board for the property located in the City of Henderson on Washington Street (PID#1-5-2-13, & #1-5-2-14), and 101 South Main Street (PID# 1-5-2-1), for approximately 0.79 acres. Applicants are requesting a zoning classification from Medium Density Residential District (R-2) to Riverfront Zoning (RF-2), for consolidation of parcels. Proposed Motion and Findings are attached.

III. NON-PUBLIC HEARING ITEMS

1. PC FINANCE REPORT FOR APRIL 2017

2. LOTS 6, 7, & 8 EMBRY HOLLOWAY LANE SUBDIVISION PRELIMINARY- Submitted by Lindsey Embry for the property located in Henderson County at 3550 Holloway Lane (PID# 76-2). Applicant is requesting preliminary approval for Lot #6, Lot #7, and Lot #8.

IV. ADMINISTRATIVE BUSINESS

1. Update - Development Process Analysis & Community Perception Study

V. OTHER BUSINESS

VI. ADJOURNMENT