

HENDERSON CITY-COUNTY PLANNING COMMISSION **SPECIAL CALLED AGENDA**

TUESDAY, AUGUST 15, 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
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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

- A. **Amendments to Henderson City Zoning Ordinance, Appendix A Zoning, -** The Planning Commission will consider zoning text amendments to the following articles:
1. **Amending Article IV, Section 4.09, Obstructions to vision at street intersection on corner lots,** and consider expanding the exemption of this ordinance to include the Audubon Commercial Zone, The Henderson Innovative Planning District, the Gateway Zone, and the Riverfront Two (2) Zones.
 2. **Amending Article VI, Section 6.07. Site Plan** (see attachment)

3. **Amending Article XV. PUD, Planned Unit Development District, Sections 15.01 and Section 15.03 (see attachment)**
4. **Amending Article XX Section 20.03 and Article XXXIII, Section 33.06** to make Craft Distillery and microbrewery a conditional use in the Central Business District and in the Gateway Zone.

B. Rezoning Applications submitted by Corman-McQueen Golf, Inc., Daniel McQueen, President, and MBTJ, LLC, Mike Chambers, (the “Applicants”) for the entirety of what is commonly known as the Players Club Golf Course, containing 164.44 acres, more or less, located in the City of Henderson, which is Henderson County Property Valuation Administrator’s Map Number (also sometimes referred to as Parcel Identification Number “PIDN”) #64-28.4, at which meeting the following matters will be considered:

B1. REZONING #1075

1a. The Applicants have applied to rezone 5.088 acres along Constanza Drive from Agricultural (AG) - **Golf Course Only Restricted Use** to Residential 1; and, then subdivide this 5.088 acres into lots 1 through 4.

1b. The Applicants have applied to rezone 25.44 acres north of Wolf Hills Blvd. and west of Wathen Lane from Agricultural (AG) - **Golf Course Only Restricted Use** to Residential 1; and, then subdivide this 25.44 acres into lots 5 through 8.

B2. REZONING # 1077

The Applicants have applied to rezone the balance of the area commonly known as the Players Club Golf Course, containing 133.8 acres, more or less, from Agricultural (AG) - Golf Course Only Restricted Use to Agricultural (AG), with no Golf Course Restriction. (If approved this property could be used for any use permitted in the City Agricultural Zone.)

III. NON-PUBLIC HEARING ITEMS

1. **WOLF HILLS II SUBDIVISION, MASTER PLAN**- *Submitted by Corman-McQueen Golf, Inc., Daniel McQueen, President, and MBTJ, LLC, Mike Chambers, (the “Applicants”)* for the entirety of what is commonly known as the Players Club Golf Course, containing 164.44 acres, more or less, located in the City of Henderson, which is Henderson County Property Valuation Administrator’s Map Number (also sometimes referred to as Parcel Identification Number “PIDN”) #64-28.4. Applicants are requesting Master Plan approval.

IV. ADJOURNMENT