



AGENDA

TUESDAY, MAY 7, 2019 – 6:00 P.M.

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

222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM

2019 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**
 - April 2, 2019 Minutes
- A. Division of Parcel 2, Deed Book 605 Page 225 Hackberry Development, LLC** – Submitted by Hackberry Development, LLC (owners -Dorsey Ridley, Brent Wilkerson, and Brad Hazelwood) for the property located in the City of Henderson, adjacent to River's Edge Drive (PID# 46-54.1). Applicants are requesting approval for a division of property, which is located in a Special Flood Hazard area zone.
- B. Tract 1 Hazex Construction Company AG Division & Consolidation** – Submitted by Hazex Construction Company for the property located in Henderson County at 1890 Madison Street (PID# 56-49). Applicants are requesting approval for a division of property and consolidation, which is located in a Special Flood Hazard area zone.



C. PROPOSED AMENDMENTS TO THE CITY OF HENDERSON APPENDIX A-ZONING ORDINANCE, ARTICLE XXVI, FLOOD-PRONE AREAS; SECTION 26.02 – BOUNDARIES.

D. REZONING #1093 WITH DEVELOPMENT PLAN- Submitted by Henderson Auction House, LLC, (Greg Nunley, owner) for the property located in Henderson County at 3930 (Lot #1) and 3994 (Lot #2) US Hwy 41 A (PID #46-122), containing approximately 2.8 acres (the “subject property”). Applicant is requesting a zoning change/Map Amendment from Agricultural (AG) to Highway Commercial (HC) with a development plan. The applicant would like to continue to use a portion of the property as a Church (Lot #2) and another portion as a Towing Company (Lot #1).

III. NON-PUBLIC HEARING ITEMS

1. APRIL FINANCE REPORT

2. LOT #4 THE TERMO COMPANY SUB. & CONS. PRELIMINARY - Submitted by Ranae Mehan (owner), for the property located in Henderson County at 5700 Riverport Road (PID #39-1-16). Applicant is requesting Preliminary approval.

3. LOT #4 THE TERMO COMPANY SUB. & CONS. SITE PLAN – Submitted by Ranae Mehan (owner), for the property located in Henderson County at 5700 Riverport Road (PID #39-1-16). Applicant is requesting site plan approval.

4. SKN PROPERTIES, LLC SUBDIVISION PRELIMINARY PLAT- Submitted by Kiran Patel, owner of SKN Properties, LLC, Subdivision for the property located in the City of Henderson at 2030 US Hwy 41 North (PID #65L-1). Applicant is requesting Preliminary approval.

5. RIVER’S EDGE SUBDIVISION REVISED MASTER PLAN – Submitted by Hackberry Development, LLC (owners -Dorsey Ridley, Brent Wilkerson, and Brad Hazelwood) for the property located in the City of Henderson, adjacent to River’s Edge Drive (PID# 46-54.1). Applicants are requesting Revised Master Plan approval.



IV. ADMINISTRATIVE BUSINESS

- **1. Proposed Amendments to the Henderson City-County Subdivision Regulations; Article III, Procedures and Requirements for Major Subdivisions, Section 3.2(4) General Procedure.**

Proposed: To remove this section from Sub Reg's.

Divisions in a Special Flood Hazard Area. All divisions in a special flood hazard area will be forwarded to the full Planning Commission for approval after review by Staff. When a portion of a proposed subdivision lies within a special flood hazard area only that portion outside the special flood hazard area will be considered when computing the minimum required lot size for the development. Special flood hazard areas shall be noted prominently on the face of all plats.

V. OTHER BUSINESS

VI. ADJOURNMENT