

Henderson City-County  
Planning Commission  
May 3, 2022

The Henderson City-County Planning Commission held a meeting May 3, 2022 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky and via teleconference. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Bobbie Jarrett, Gary Gibson, Kevin Herron, Stacy Denton, X.R. Royster, Frank Boyett and Tommy Joe Fridy. Doug Bell and Mac Arnold were present via ZOOM. Dickie Johnson and Gray Hodge were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, and Chris Raymer. Heather Lauderdale was absent.

***MEETING BEGAN AT 6:00 PM***

Chairman Dixon: I want to welcome everybody, thank you all for coming and helping us out tonight. I'm going to call this this Tuesday, May 3, 2022 meeting of the Henderson City-County Planning Commission to order, and ask Mrs. Curtis to call the roll.

Chairman Dixon: Do we have a quorum?

Theresa Curtis: Yes we do.

Chairman Dixon: Very good. We've got some public hearing items to attend to this evening folks, so I'll entertain a motion to go into **public hearing**.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.***

Chairman Dixon: We have a motion and a second, any discussion?

All in favor say aye.

**AYE: ALL**

Chairman Dixon: Any opposed?

**NAY: NONE**

Chairman Dixon: We're in public hearing.

Kevin Richard: Mr. Chairman, I would like to make a note in the minutes that Kevin Herron is now here.

Chairman Dixon: Good, thanks Kevin.

The first item is **the approval of the minutes from the Special Called minutes of March 9, 2022.** I'll entertain a motion to approve.

**MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY BOBBIE JARRETT TO APPROVE THE SPECIAL CALLED MEETING MINUTES FROM MARCH 9, 2022 MINUTES AS DISTRIBUTED.**

Chairman Dixon: We have a motion and a second, any discussion?

All in favor say aye.

**AYE: ALL**

Chairman Dixon: We've got another set of minutes to approve. This is the **regular meeting of April 5, 2022.**

Do I have a motion to approve?

**MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO APPROVE THE REGULAR MEETING MINUTES FROM APRIL 5, 2022 MINUTES AS DISTRIBUTED.**

Chairman Dixon: We have a motion and a second, any discussion?

All in favor say aye.

**AYE: ALL**

Chairman Dixon: The next item in public hearing is the **proposed 2022-2023 Budget** for the Planning Commission. Mr. Bishop?

Brian Bishop: Yes sir. The proposed increase is \$24,021. The increase will go from \$737,881 to \$761,902, which is 3.26% increase. The largest increase will be in personal services, this is an increase of \$24,721. This will cover salaries, FICA and other retirement contributions and I'll go through the sections and give you a quick overview. If you have any questions please stop me and I will address them.

Supplies stays at \$7,500. Maintenance and repairs sees an increase of \$2,500 which is due to a subscriptions for SAGE Accounting Software which Theresa uses for our books and our budgeting.

Services sees a decrease of \$1,200 which is covered by a decrease of advertising and professional services.

A decrease in liability insurance of \$2,000 which is due to us switching service providers. We are now using Kentucky League of Cities as an insurance carrier.

Auto Expenses stays the same.

Telephone has increased by \$800 which Theresa can elaborate on that a little bit better if you have a question about that.

Association and Dues has an increase of \$500 due to an increase of membership fees to the Lion and Rotary Clubs.

From there, multiple line items are staying static. We have done our best to hold the line as far as budget.

Is there anything you would like for me to address specifically or any other matters you would like to discuss?

I don't want to bore you by going through every line item but if you would like to do that we will gladly do that for you.

Chairman Dixon: Does the Commission have questions for staff in regard to the proposed budget? The overall increase as Brian noted is 3.26%. Am I correct to say that is personnel cost?

Brian Bishop: That is correct. That is largely due to salary increases and our retirement contribution. Theresa, please correct me if I'm wrong here, we are now required to contribute 27%.

Theresa Curtis: 26.79%.

Brian Bishop: She's way more exact, I rounded up. So yes, roughly 27% so that is going to increase in the foreseeable future I believe, is that right Theresa?

Theresa Curtis: That's right. 12% percent all the way up to 2028.

Brian Bishop: So we will be seeing that gradually. Next year we will probably see an increase in the GIS Software dues, if I'm not mistaken Chris we are on a three (3) year contract which will be increased next year so we will probably have to bump up a little bit more next year as well.

Chairman Dixon: This budget will require increases in the supports from the City and County governments in what amounts?

Brian Bishop: Roughly \$12,000 apiece.

Chairman Dixon: Have they indicated they're willing to provide that support?

Brian Bishop: At this point, we have received tentative approval from the County but we have not met with City personnel yet.

Chairman Dixon: Any other questions for staff on this? Anyone in the audience that would like to address the proposed budget?

If there are no questions I'll entertain a motion in regard to the proposed 2022-2023 Budget.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO APPROVE THE HENDERSON CITY-COUNTY PLANNING COMMISSION/GIS 2022-2023 COMBINED BUDGET.***

Chairman Dixon: We have a motion and a second, any discussion?

Mrs. Curtis, please call the roll.

***AYE: ALL***

Chairman Dixon: Very good, the budget is approved. Thank you all.

The next item is **Rezoning #1127**. I think Ms. Marks is going to help us with that.

Jennifer Marks: Yes, thank you Mr. Chairman.

Rezoning #1127 is submitted by Henderson Addiction Recovery, LLC for the properties located in the City of Henderson at 56 N. McKinley St. (PID# 2-25-2-5, 2-25-2-6, 2-25-2-7, 2-25-2-8, 2-25-2-9), containing approximately 1.106 acres. The applicant is requesting a zoning change/Map Amendment from Light Industrial (M-1) to General Business (GB) to consolidate the parcels with an existing parcel.

As you guys can see here, and then also in your packet the parcels that we are referring to here are the ones that are highlighted.

The goal of the rezoning is so they are able to consolidate those parcels into the total parcel here of 2-25-2-4 which as you all will recognize is the Warm Center.

Mr. Sights is also here if you have further questions on their potential project that they are looking to do but with regards to the rezoning, that is their plan for that.

I do have some findings that I would like to read into the record if you guys don't have any questions.

Chairman Dixon: Does anyone have any questions at this point?

Yes, please share your findings.

Jennifer Marks: Rezoning #1127 is submitted by Henderson Addiction Recovery, LLC for the properties located in the City of Henderson at 56 N. McKinley St. (PID# 2-25-2-5, 2-25-2-6, 2-25-2-7, 2-25-2-8, 2-25-2-9), containing approximately 1.106 acres. The applicant is requesting a zoning change/Map Amendment from Light Industrial (M-1) to General Business (GB) to consolidate the parcels with an existing parcel.

A potential motion could be that I move that the Planning Commission recommend that the Henderson Board of Commissioners (the “City”) APPROVE Rezoning Application # 1127 changing the zoning classification from Light Industrial (M-1) to General Business (GB) for the subject properties, I leave the motion open for other members of the Planning Commission to add findings of fact in support of this motion, because;

The proposed zoning classification is in agreement with the Future Land Use Map of the Comprehensive Plan, which shows the area developing as high density residential, which is a permitted use in the General Business zone.

The existing M-1 zoning classification is inappropriate and the proposed GB zoning classification is appropriate, because:

- The property currently adjoins a General Business zoned parcel.
- The parcels are being consolidated into the existing General Business parcel.
- The rezone will potentially provide for positive infill in the area.

- This proposed development is served by adequate infrastructure/utilities.
- This proposed development will promote mixed use neighborhoods to create a vibrant built environment.
- The subject property has not developed in an industrial nature.

Chairman Dixon: Very good, thank you. Does the Commission have any questions about this?

Would anyone in the audience like to speak to this proposal?

Do we have questions for Mr. Sights?

Would anyone in the audience like to speak in favor of this change?

Would anybody like to speak in opposition to this rezoning?

I'm hearing no comments either way.

I'll entertain a motion in regard to Rezoning #1127...

Tommy Joe Fridy: Point of order.

Chairman Dixon: Yes?

Tommy Joe Fridy: Would you swear in Ms. Marks and ask her if the factual portions of the motion that she read into the record are her testimony?

Chairman Dixon: Yes.

Ms. Marks, what is your name?

Jennifer Marks: Jennifer Marks.

Chairman Dixon: Your address?

Jennifer Marks: 1990 Barret Court, Suite C, Henderson, Kentucky.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth?

Jennifer Marks: I do.

Chairman Dixon: The information you just shared with us, are those your findings of fact for the record?

Jennifer Marks: Yes.

Chairman Dixon: Is that sufficient Counselor?

Tommy Joe Fridy: Yes.

Chairman Dixon: Thank you.

Very good. I'll entertain a motion in regard to Rezoning #1127.

What is the pleasure of the Commission?

***MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY GARY GIBSON THE PLANNING COMMISSION RECOMMEND TO THE HENDERSON BOARD OF COMMISSIONERS APPROVE REZONING #1127 CHANGING ZONING CLASSIFICATION FROM LIGHT INDUSTRIAL (M-1) TO GENERAL BUSINESS (GB) FOR THE SUBJECT PROPERTIES SUBMITTED BY HENDERSON ADDICTION RECOVERY, LLC (PID# 2-25-2-5, 2-25-2-6, 2-25-2-7, 2-25-2-8, 2-25-2-9).***

Chairman Dixon: We have a motion, is there a second?

Tommy Joe Fridy: Are you adopting the proposed motion and findings that were read into the record as part of your motion?

X.R. Royster: Yes.

Chairman Dixon: We have a motion and a second, please call the roll.

***AYE: ALL***



Chairman Dixon: Very good, the motion passes.

Thank you for joining us.

Chairman Dixon: The next item is a request that we hold a Public Hearing in regard to a **text amendment regarding Article XXVII, of the Scheduled Regulations dealing with Schedule “A” Setbacks.**

I think Mr. Davis is going to help us with that.

Steve Davis: I’ll try.

Chairman Dixon: I’ll need your name sir.

Steve Davis: Steve Davis.

Chairman Dixon: Your address?

Steve Davis: 1990 Barret Ct, Suite B.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth?

Steve Davis: I do.

Chairman Dixon: Thank you very much, please proceed.

Steve Davis: We are trying to clean up, if you will the table that we have in Article XXVII, Scheduled Regulations, Schedule “A” of the zoning with the City of Henderson.

If you will open your packet there, you will see a red line.

Chairman Dixon: Does everyone have their material?

Steve Davis: Under the red line says, “Side yard for one and two family dwellings.”

I guess we found a small error. The portion of what was originally written had been omitted in an update of the actual table.

Originally it did read something to the effect to include multi-family dwellings so, of course, this came up. We had a question, we tried to answer the question accordingly but there was confusion based on this side yard for one and two family dwellings that we're proposing to take out because it did not multi-family dwelling as well; it's what it was originally supposed to say.

So, we're asking, if we can clear up any potential, future confusion by removing side yard for one and two family dwellings.

We can go back to the history of the code when it was updated and when it was left out but it was an error. We're trying to clean this up to avoid potential confusion.

Kevin Richard: So I guess looking at this table, it only referenced side-yard of R-4 anyway, right? So, by striking that verbiage you didn't change anything other than the verbiage.

Steve Davis: It's for R-4 only and that would include, if you look at the table on the left side it would include multi-family with that but it's....yeah, you got it.

Chairman Dixon: So there is no practical effect of this.

Steve Davis: Only to clear up confusion.

Chairman Dixon: Ok.

Any other questions for Mr. Davis from the Commission?

We are in public hearing, are there any questions or comments from the audience? In favor of or questioning this change?

I'll entertain a motion in regard to this amendment.

Kevin Richard: Is this a motion to recommend approval or a motion to approve?

Brian Bishop: A motion to recommend.

Chairman Dixon: So the City Commission would actually make the change?

Tommy Joe Fridy: The Statute suggest we give a reason. So as part of your motion you could adopt his testimony as part of your reason.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO RECOMMEND APPROVAL OF THE DISCUSSED TEXT AMENDMENT TO ARTICLE XXVII, SCHEDULE OF REGULATIONS, SCHEDULE "A" SETBACKS, BASICALLY THE CHANGE AND REMOVAL OF THE TEXT FROM THE FOOTNOTE 4 USING THE TESTIMONY THAT WAS PROVIDED BY EXPERTS.***

Chairman Dixon: We have a motion and a second, any further discussion?

Please call the roll.

***AYE: ALL***

Chairman Dixon: Very good, the motion passes.

That concludes the public hearing items on the agenda.

I'll entertain a motion to go out of public hearing.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO GO OUT OF PUBLIC HEARING.***

Chairman Dixon: We have a motion and a second, any discussion?

All in favor say aye.

***AYE: ALL***

Chairman Dixon: Any opposed?

We are out of public hearing.

Moving on to the next item, the **April Finance Report**. Mrs. Curtis?

Theresa Curtis: Our April Finance Report, and we're at 81% of budget and we have two (2) months left to go in this year's budget.

Chairman Dixon: Any questions?

I'll entertain a motion to approve.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO APPROVE THE APRIL FINANCE REPORT AS PRESENTED.***

Chairman Dixon: We have a motion and a second. All in favor say aye.

***AYE: ALL***

Chairman Dixon: Any opposed?

Very good, the motion passes.

Chairman Dixon: The next item is the **Henderson Wal-Mart Site Plan** where the applicants are requesting an amended site plan approval.

Ms. Marks, can you help us?

Jennifer Marks: Yes, thank you.

This is submitted by Harrison, French and Associates, LTD for the property located in the City of Henderson at 1195 Barret Blvd. That being parcel #65-13.3. Applicants are requesting an amended site plan approval.

As you will see here, that's the location of Wal-Mart but we're going to move on.

So, what they are doing in this case is looking to update the color of the exterior of the building.

Some of you all may remember back when Wal-Mart first came into Planning Commission discussions there was a lengthy discussion in regard to the aesthetics and how it would look in that area. So, part of the site plan approval was the color scheme that they utilized when they built it.

Being that they are now looking to change it, we felt it was appropriate to bring it back to you all for your approval since it was originally approved at the Planning Commission.

You will see here on the rendering, I believe the color change is the majority of the blue.

We do have Lisa Duvall with us, she is representing Wal-Mart in this and so if you have any further questions she can definitely dive into the details on that but from what I understand it is just updating and adding back that Wal-Mart blue.

So, if you guys have any questions... you can see there in that legend it's that blue color that's a little bit different than what we have over there right now.

Chairman Dixon: Forgive me, what color is it now?

Jennifer Marks: I believe it's a grayish, brown....

Lisa Duvall: I took pictures. I went out there today and...

Chairman Dixon: If you could help us.

I need to swear you in. I need your name.

Lisa Duvall: Lisa Duvall.

Chairman Dixon: Your address?

Lisa Duvall: 1705 S. Walton Blvd, Bentonville, Arkansas.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth this evening?

Lisa Duvall: Yes, I do.

Chairman Dixon: Very good.

Like I said, please forgive me I've been there a few times but I cannot tell you what the building looks like.

Lisa Duvall: Right here is where we want to put the Wal-Mart blue, and right here is where the gray would be and everything else would be staying the same. Basically, where you're walking into.

Chairman Dixon: Does anyone else want to see this photograph?

Lisa Duvall: The brick was the same, Wal-Mart never wants to paint over brick. Right here, and the part right here will be gray.

Brian Bishop: Lisa, would you mind emailing those to Jennifer and I so we can enter those into the record?

Lisa Duvall: Yes I will.

Kevin Richard: It also looks like maybe in the center between the two (2) entrances is a new logo sign as well on the site plan?

Lisa Duvall: Yes, we will be putting up some new logo signs; they're re-branding. So, right now Wal-Mart is trying to get all the Wal-Mart's to look the same. They're getting rid of the lime green that is on the Neighborhood Market and also that orange that is for online grocery pick-up.

They basically want everything to look the same, everywhere.

Chairman Dixon: Thank you.

Lisa Duvall: Any other questions?

Chairman Dixon: I have a question for staff. Is it safe to say this is a rather unusual thing to bring to us?

Brian Bishop: It is. Historically this is not something that we would look at but I think T.J. might be better to answer this than I can.

With this being so ingrained in the previous approval process, the staff did not feel comfortable approving that without you being consulted.

Chairman Dixon: This must have been an issue in the original discussion.

Frank Boyett: It was. Way back in the 90's.

Tommy Joe Fridy: It was a huge issue.

Kevin Richard: So then Brian does this body recommend the approval or do we have to recommend the approval to another entity?

Brian Bishop: We are making the approval with this....it's an essentially updated site plan.

Chairman Dixon: Any questions from the Commission for the applicant's representative or for staff?

Thank you very much.

Lisa Duvall: Thank you.

Chairman Dixon: I'll entertain a motion in regards to the Henderson Wal-Mart Amended Site Plan.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO APPROVE THE HENDERSON WAL-MART SITE PLAN AS SUBMITTED BY HARRISON, FRENCH AND ASSOCIATES, LTD FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 1195 BARRET BOULEVARD (PID#65-***

***13.3). APPLICANTS ARE REQUESTING AN AMENDED SITE PLAN APPROVAL.***

Chairman Dixon: We have a motion and a second, please call the roll.

***AYE: ALL***

***NAY: NONE***

Chairman Dixon: Very good, the motion is approved.

The next item concerns **Lots 1 Remainder, 1A, 1B and 1C of the A.G. and Mary Pritchett Subdivision Preliminary Plat.**

Mr. Williams, I have a note here that you're going to address this?

Tom Williams: Sure.

Chairman Dixon: I'll need your name.

Tom Williams: Tom Williams.

Chairman Dixon: Your address?

Tom Williams: 111 Fifth Street.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth?

Tom Williams: Yes, all three (3).

Chairman Dixon: Thank you.

So, what do we have going on here?

Tom Williams: This is the remainder of the Pritchett farm that the City bought as part of the Pratt development. There were 298 ½ acres in the entire farm.

The two-hundred (200) acres to the south, of course we've talked about before is the Pratt development that's been divided into three (3) lots.



The remainder we are dividing off a couple of small lots for some tank sites that are down in the southwest corner of the site.

Then, the way the land lays there is a large tributary to Canoe Creek that runs through the northern part of the property that has lead us to divide off that Lot 1A which sets off of Old Corydon Road in behind Heady's Pizza. This kind of presents itself for a possible industrial site lot.

So, we're just going to go ahead and do that when we're doing the small lots for utilities.

We have also, through the LDC process to agree to put a note on this plat that notes that those two (2) small lots are just for utilities and infrastructure and are not to be used for building purposes.

Chairman Dixon: Any questions for Mr. Williams?

Frank Boyett: Is there going to be a notation on the plat that is final? That these lots are just for utilities.

Jennifer Marks: Yes.

Tom Williams: I believe there's a notation....

Brian Bishop: There is a notation on the plat that will be on the plat when it is recorded.

Frank Boyett: Ok, good.

Brian Bishop: To Frank's point, if there is ever a title opinion done, that will be picked up during the plat when that research is done, I believe that is Frank's point.

Tommy Joe Fridy: Is it a restriction? You're putting a restriction on it?

Tom Williams: Basically agreeing to those two (2), small lots will be just be used for utility infrastructure.

Chairman Dixon: Where is the road frontage to these lots?

Tom Williams: They have an access easement that's shown on the plat which is what we have done before with these kinds of utility lots where we have tanks located.

Chairman Dixon: I mean to all the lots, where is the road frontage?

Tom Williams: Old Corydon Road. You can see there where Jennifer is pointing on the map.

Old Corydon Road runs down the entire west side of this site.

Chairman Dixon: Ok. Then out to Green Street.

The current zone is?

Tom Williams: M-2, Heavy Industrial.

Brian Bishop: Heavy Industrial.

Tom Williams: The entire farm was rezoned to M-2 back when we marketed it as a CSX ready site.

Chairman Dixon: Ok, good.

Any questions for Mr. Williams?

I'll entertain a motion in regard to this issue.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY FRANK BOYETT TO APPROVE LOT 1 REMAINDER, LOT 1A, 1B, AND 1C OF THE A.G. AND MARY PRITCHETT SUBDIVISION PRELIMINARY PLAT SUBMITTED BY THE CITY OF HENDERSON FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON ON OLD CORYDON RD AND US 60 WEST (PID#46-19.3).***

Chairman Dixon: We have a motion and a second, please call the roll.

***AYE: ALL***

Chairman Dixon: Very good, the motion passes.

The next item is Administrative Business. Do we have some Administrative Business, Mr. Bishop?

Brian Bishop: Yes sir, we do.

As the Planning Commission may remember, we had hired TSW Design Group to work on a 41 North study for us.

They have completed that study, and it's now time to present that to the Planning Commission and other parties that have a stake in that project.

So, what we would like to do is have their staff come down and hold a public workshop that the Planning Commission will host. We will invite the Board of Commissioners, we will invite the Fiscal Court and the other members that have participated in the process.

We would like to do that on May 16 at 6 p.m. That would be held in this room. If the Planning Commission is agreeable to that I will send out a meeting invite so you can add it to your calendar tomorrow morning.

Jennifer Marks: May 16 is a Monday which is a little bit different from our standard.

Chairman Dixon: Any questions?

Does that seem workable to most of us?

Bobbie Jarrett: What time did you say?

Brian Bishop: 6 p.m.

Chairman Dixon: Are you sure we can fit everyone in this room?

Brian Bishop: I believe so based on the participation we had previously.

But, Mr. Chairman if you would like for us to explore another venue we will certainly do that.

Chairman Dixon: I would prefer to have it here if everyone can...

Brian Bishop: That's kind of what we thought being centrally located, we might get better participation.

Chairman Dixon: Do we need to make a motion in this regard to set up this work session? What about the question of this being a training...

Theresa Curtis: Continuing education?

Chairman Dixon: A continuing education opportunity.

Brian Bishop: I believe that is possible if Mr. Fridy would answer that to be safe.

Tommy Joe Fridy: It is but we will approve that at the next voting meeting after the training. It is appropriate but we don't know the time.

Frank Boyett: I'm sorry, I didn't mean to interrupt.

Tommy Joe Fridy: You didn't.

Frank Boyett: I'm going to be in Philadelphia, I would like to be there if this is absolutely necessary.

Chairman Dixon: Could we make this available via ZOOM?

Brian Bishop: We will speak to the City staff and see if that is possible.

I will email the document out tomorrow via a drop-box link because it is quite sizable. It's not something that will be easily emailed because of the size of the file itself.

So, Mr. Boyett you will have access to that before.

Chairman Dixon: To their final report?

Brian Bishop: Correct.

Chairman Dixon: What are we being asked to do with this final report?

Brian Bishop: At this point I believe we are acting as, I don't want to say contractor but that's not the right word... we are doing this on behalf of the City and County so that way we can have a plan moving forward for the 41 North Corridor once I-69 is built and constructed.

So, at this point I think we would probably be making a recommendation to both the City and the County.

Chairman Dixon: A recommendation to accept the report or to do what's in the report, or...?

Brian Bishop: At this point I would say to accept the report for their consideration.

Chairman Dixon: We were asked to basically get this study done, right?

Brian Bishop: Correct.

Chairman Dixon: Apparently we have done what we were responsible for?

Brian Bishop: Yes sir.

If the Planning Commission the excess revenue that we would typically give back to the City and County, they requested we use that last year's money to pay for this study. This is being done at their request.

So, we are completing the transaction, so to speak.

Chairman Dixon: Very good.

So that work session is set for 6 p.m. on Monday, May 16 in this location?

Brian Bishop: Yes sir.

Chairman Dixon: That's all we need to do about it, right?

We don't need a vote to hold it?

Tommy Joe Fridy: It's a special meeting. There are other ways to call it but you can do it easily by a vote.

Chairman Dixon: Ok, I'll entertain a motion in regard to holding a Special Meeting Work Session at 6 p.m. on Monday, May 16.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO HOLD A SPECIAL MEETING WORK SESSION AT 6 P.M. ON MONDAY, MAY 16.***

Chairman Dixon: All in favor?

***AYE: ALL***

Chairman Dixon: Any other Administrative Business?

Brian Bishop: No sir.

Chairman Dixon: Any other business?

Brian Bishop: No sir.

Chairman Dixon: Does anyone on the Commission have any other matters they want to bring forward?

Anybody in the audience have anything they would like to bring forward this evening?

Very good, I'll entertain a motion to adjourn.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO ADJOURN.***

Chairman Dixon: We have a motion and a second, any discussion?

All in favor say aye.

***AYE: ALL***

Chairman Dixon: Any opposed?

We stand adjourned. Thank you all very much for your hard work on this.

**MEETING ADJOURNED AT 6:42 P.M.**

**I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Meeting of, May 3, 2022 to the best of my ability.**

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**Heather Lauderdale, HCCPC Clerk**

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