

Henderson City-County  
Planning Commission  
August 6, 2019

The Henderson City-County Planning Commission held a meeting August 6, 2019 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room. Members present: Chairman Herb McKee, David Williams, Bobbie Jarrett, Kevin Herron, David Dixon, Gary Gibson, Kevin Richard, Rodney Thomas, Mac Arnold and Attorney Tommy Joe Fridy. Doug Bell and Gray Hodge were absent. Staff present: Director Brian Bishop, Claudia Wayne, Theresa Curtis, Heather Lauderdale and Chris Raymer.

***MEETING BEGAN AT 6 PM***

Chairman McKee: Let's call this August 6, 2019 meeting of the Henderson City-County Planning Commission to order.

Madame Clerk, will you please call the roll?

We have a quorum?

Heather Lauderdale: We do.

Chairman McKee: We have a quorum. The first thing on the agenda is to go into public hearing, so the Chair will entertain a motion to go into ***public hearing.***

***MOTION WAS MADE BY KEVIN RICHARD AND SECONDED BY KEVIN HERRON TO GO INTO PUBLIC HEARING.***

Chairman McKee: We have a motion and a second. Any discussion?  
All in favor, signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: We are in public hearing.

Next on the agenda in public hearing are the minutes from the June 4, 2019 meeting. If you've had a chance to review those, are there any additions or corrections?

***MOTION WAS MADE BY KEVIN RICHARD AND SECONDED BY BOBBIE JARRETT TO APPROVE THE JUNE 4, 2019 MINUTES AS DISTRIBUTED.***

Chairman McKee: We have a motion and a second. Any discussion? All those in favor, signify by saying aye.

***ALL: AYE***

Chairman McKee: All opposed?

***OPPOSED: NONE***

Chairman McKee: The minutes are approved.

Next on the agenda, Rezoning #1095, Mr. Bishop, are you going to lead that conversation?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: Rezoning #1095, submitted by Robert & Kimberly Hall for the property located in Henderson County at 1555 March Lane (PID#67A-31), containing approximately 16,518 square feet (the "subject property.") The applicants are requesting a zoning change/map amendment from Single-Family Residential District (R-1) to Two Family Residential District (R-2). Applicants would like to consolidate Lot 22 with a portion of Lot 22A.

This may look familiar to some of the Planning Commission members. This was actually rezoned in 1996, and then again in 2017 I believe. What we will be looking at is this portion of the property, here. The

applicant owns both lots, and this is a more detailed look at what would be rezoned; this small area here.

What they would like to do is consolidate this portion of the property so that they can construct a pool and add on to this existing accessory structure.

It's a little bit of an odd situation here. If you will notice on the official zoning map, all of these lots are zoned R-1 except for this parcel, and this parcel. But, the reality of the situation is that they are not being used in an R-1 function, they're all non-conforming.

Meaning that these duplexes from here, here, and all the way down to here are not zoned appropriately. So, that's why we felt like an R-2 zone was more appropriate than the R-1, it would fit the neighborhood in its current use.

I went back and did some research on this. I think what happened was that these duplexes, except for this one were all built in the early 70's; from 1971-1974. So, I think when we enlisted zoning in the early 80's, 82' I believe, someone along the line just assumed they were all one-family residences and made it R-1.

So, its staff's opinion that is a better fit in R-2, so that they can consolidate this lot and this lot, and be more conducive to the surrounding uses. This is a bit of an odd situation but as I've joked in the past, all the easy ones have been done. So, that's why we're here at this spot.

So, I'll do my best to answer any questions that you may have.

Chairman McKee: Questions for staff? Do you recommend this?

Brian Bishop: We do, sir. You will find a motion for, and there's a slight type-o if you go down to the fourth paragraph. Commissioner Dixon was gracious enough to point this out, and it's always good to

have an editor on staff; that should be existing R-1 zoning classification instead of Agriculture.

Chairman McKee: So, when that motion is made according to those words that will be edited?

Brian Bishop: Yes sir.

Chairman McKee: Any questions for staff? Is there anyone here that would like to speak for or against this rezoning application? Anyone who would like to speak for or against? Seeing none, the Chair will entertain a motion.

***MOTION WAS MADE BY DAVID DIXON AND SECONDED BY KEVIN RICHARD TO APPROVE THE APPLICATION FOR REZONING # 1095 – SUBMITTED BY ROBERT & KIMBERLY HALL FOR THE PROPERTY LOCATED IN HENDERSON COUNTY, AT 1555 MARCH LANE (PID 67A-31), CONTAINING 16,518 SQ. FT. OR 0.38 ACRES (THE “SUBJECT PROPERTY”). APPLICANT IS REQUESTING A ZONING CHANGE/MAP AMENDMENT FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO TWO FAMILY RESIDENTIAL DISTRICT (R-2) FOR CONSOLIDATION WITH AN ADJOINING HOUSE AND LOT.***

***I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE “COUNTY”) APPROVE REZONING APPLICATION # 1095 CHANGING THE ZONING CLASSIFICATION FROM SINGLE***

***FAMILY RESIDENTIAL DISTRICT (R-1) TO TWO FAMILY RESIDENTIAL DISTRICT (R-2) ZONING CLASSIFICATION, FOR THE SUBJECT PROPERTY, SUBJECT TO THE CONSOLIDATION BEING FINALLY APPROVED AND RECORDED, AND I LEAVE THE MOTION OPEN FOR OTHER MEMBERS OF THE PLANNING COMMISSION TO ADD FINDINGS OF FACT IN SUPPORT OF THIS MOTION, BECAUSE:***

***THE SUBJECT PARCEL WITH AN EXISTING HOUSE IS LOCATED AT 1555 MARCH LANE IS ZONED SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) AND THE ADJOINING PROPERTY, WHICH IS CURRENTLY ZONED TWO FAMILY RESIDENTIAL DISTRICT (R-2) CANNOT BE CONSOLIDATED WITH THE HOUSE AND LOT UNLESS THE TWO PARCELS HAVE THE SAME ZONING CLASSIFICATION.***

***THE EXISTING SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED TWO FAMILY RESIDENTIAL DISTRICT (R-2) ZONING CLASSIFICATION IS APPROPRIATE, BECAUSE:***

- ***THE SUBJECT PROPERTY IS ADJACENT TO OTHER PARCELS (FIVE) CURRENTLY OCCUPIED BY DUPLEXES (TWO-FAMILY RESIDENCES).***

- ***THE APPLICANTS HAVE INDICATED THEY INTEND TO USE THE CONSOLIDATED PROPERTY FOR A RESIDENTIAL USE BY CONSTRUCTING A SWIMMING POOL AND CONSTRUCT AN ADDITION TO AN EXISTING ACCESSORY BUILDING THAT WILL COMPLEMENT THE EXISTING RESIDENCE.***
- ***THIS RECOMMENDED RESIDENTIAL-2 ZONING CLASSIFICATION OF THE SUBJECT PARCEL WILL NOT ADVERSELY AFFECT THE OTHER PROPERTIES IN THE AREA.***
- ***THE NEW CONSOLIDATED LOT WILL FRONT ON MARCH LANE, WHICH HAS A CUL-DE-SAC.***
- ***THE PROPERTY IS SERVED BY ADEQUATE INFRASTRUCTURE/UTILITIES (THE AREA IS NOT SERVED BY SANITARY SEWERS).***

***THE PROPOSED ZONING CLASSIFICATION IS IN AGREEMENT WITH THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN, IN THAT:***

- ***WISELY PLAN FOR LAND USES IN APPROPRIATE LOCATIONS TO MAXIMIZE QUALITY DESIGN AND MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT. (BALANCING LAND USE GOAL # 1)***
- ***GUIDE DEVELOPMENT TO EXISTING CENTRALIZED AREAS SERVED BY ADEQUATE INFRASTRUCTURE TO***

***AVOID DECENTRALIZED AND SCATTERED DEVELOPMENT... (BALANCING LAND USE, OBJECTIVE (B)).***

- ***ENCOURAGE A VARIETY OF HOUSING TYPES THROUGHOUT THE COMMUNITY TO MEET THE NEEDS OF ALL GENERATIONS AND INCOME LEVELS. (HEALTHY NEIGHBORHOODS GOAL # 2***

Chairman McKee: We have a motion and a second, and the motion maker will entertain additional findings of fact to the motion that are appropriate. Are there any additions recommended?

Hearing none, Madame Clerk will you please call the roll?

***ALL: AYE***

***OPPOSED: NONE***

Chairman McKee: Motion carries. The recommendation will be forwarded to Fiscal Court?

Brian Bishop: Yes sir.

Chairman McKee: Thank you all.

We're coming out of public hearing, so the Chair will entertain a motion to come out of public hearing.

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

Chairman McKee: We have a motion and a second. Any discussion? All in favor, signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: We are out of public hearing.

Next on the agenda is the **July Finance Report**. Mrs. Curtis, would you like to lead that conversation?

Theresa Curtis: Yes sir. We're at 7% of budget, we just started our new Fiscal Year 2019-2020.

Chairman McKee: Any questions for Mrs. Curtis? Hearing none, the Chair will entertain a motion.

***MOTION WAS MADE BY BOBBIE JARRETT AND SECONDED BY MAC ARNOLD TO APPROVE THE JULY FINANCE REPORT AS PRESENTED.***

Chairman McKee: We have a motion and a second. Any discussion? All in favor, signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: The July Finance is approved as presented.

Next on the agenda is the **Bond Report**. Mrs. Wayne, are you going to lead that conversation?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: We have Braxton Park, which is sidewalks and there's only two (2) lots left; to extend it for another year.

Rivers Edge Subdivision; extend it another year. We lack some sidewalks, erosion control, and the top-coat of the streets. We've reduced it to 35% of the total.



Chambers Properties; we're releasing that. That had erosion control.

Colonial Cottages; reducing that to 35% of the original amount. They're working on that Section 3, and it should be completed... they're working on trying to get that completed as soon as possible.

Chairman McKee: Any questions for Mrs. Wayne?

Hearing none, the Chair will entertain a motion.

***MOTION WAS MADE BY BOBBIE JARRETT AND SECONDED BY RODNEY THOMAS TO APPROVE THE BOND REPORT AS SUBMITTED.***

Chairman McKee: We have a motion and a second. Any discussion? All in favor, signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: The Bond Report is approved.

Next on the agenda, **SKN Properties, LLC Subdivision Preliminary Plat Major Subdivision.** Mr. Bishop, will you please lead that one?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is 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 for 4 lots.

You may remember this was tabled at the May meeting. Mr. Patel later emailed me and ask that it be withdrawn. So, we would like to treat this as a new submittal. So, this is a new subdivision.

This is the area that we've looked at before; this is Barret Boulevard, this is Hwy 41 North. This is the existing motel, this is the Thornton's Convenience Store here, and then our office is actually back this way; to kind of get your bearings a little bit.

What they are proposing is 4 lots all of a commercial nature. You'll see Lot 1 and Lot 2 front on Barret Boulevard. Lots 3 and Lot 4 will still front on 41 but Lot 4 will still have access to a proposed drive along Barret Boulevard.

The applicant has proposed sidewalks, which would be addressed at each, individual site plan. If you'll notice on the plat, the public utility easement and the sidewalk easement have been noted. The sidewalks will either go in the right-of-way or in that public utility easement depending on how the utilities lay out.

All three entrances will stay active. You'll have one here, one here, one here, and then a new proposed entrance here.

The applicant has been granted variances for this area, which will be approved once the final plat is done.

The final plat cannot be signed until these structures that you'll see in the cross-hatch area are removed.

The staff is really adamant about that, we don't think that bonding is appropriate here because you would be building across the property line; which cannot be done, it creates a violation. So, we're asking that the final plat not be signed until those structures are removed.

That being said, I know there are probably a lot of questions about this one, and I'll do my best to answer any questions you may have.

Chairman McKee: Are you suggesting the approval quote what you just said?

Brian Bishop: I would request that be included, yes.

Chairman McKee: Questions for staff?

David Dixon: Refresh my memory, why was this tabled?

Brian Bishop: The applicant was not here last time, and I think there were some questions we could not answer; they were more appropriate for him to answer, and he is here in attendance tonight.

David Dixon: Ok, thank you.

Chairman McKee: Questions for staff?

Rodney Thomas: Where is the third entrance?

Brian Bishop: You have one here, one here...

Rodney Thomas: Where is that one though?

Brian Bishop: I'm sorry?

Rodney Thomas: The first one, where is it?

Brain Bishop: That one...

Rodney Thomas: Where does the first one go?

Brian Bishop: It goes behind the building.

Rodney Thomas: Oh, ok. I never knew it was there.

Chairman McKee: Other questions?

Brian Bishop: Chairman McKee, I also should note that we've received all proper approval from the governing agencies; the utilities and Codes Department.

Chairman McKee: Are you recommending this?

Brian Bishop: Yes sir, we are. The State Encroachment Permit will not be involved in that these are all existing entrances.

This new entrance will be under the supervision of the City Engineer, Doug Boom.

Chairman McKee: Would anyone like to hear from the developer? Any other questions? Yes sir?

David Williams: I would like to thank the developer for volunteering the sidewalks, it's very nice of you and I appreciate you in that we didn't have to stretch that out.

Chairman McKee: Anything else, any thoughts?

Very well, the Chair will entertain a motion.

***MOTION WAS MADE BY RODNDEY THOMAS AND SECONDED BY MAC ARNOLD TO APPROVE SKN PROPERTIES, LLC SUBDIVISION PRELIMINARY PLAT MAJOR SUBDIVISION 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 FOR 4 LOTS. SUBJECT TO THE REMOVAL IN TWO (2) YEARS OF ALL THE CROSS-HATCHED SECTIONS ON THE PLAT.***

Tommy Joe Fridy: Wait, wait, wait. You have a subject-to and I have a recommendation.

Chairman McKee: Please do, Mr. Fridy.

Tommy Joe Fridy: It needs to be subject to the existing structure being removed, and I suggest you put a time limit on it; whatever you think's appropriate.

Chairman McKee: Has that been discussed?

Tommy Joe Fridy: We don't want this hanging out un-signed for...

Claudia Wayne: The preliminary is good for two (2) years before it runs out.

Rodney Thomas: Make it subject to structure removal within two (2) years.

Brian Bishop: That's in the Subdivision Regulations too, so we would be in agreeance.

Tommy Joe Fridy: I understand.

Chairman McKee: Any other subject-to's?

David Dixon: We're only asking for a portion of this building to be removed, correct?

Brian Bishop: Correct. That's the portion that the applicant has proposed himself. We would be looking at this area here.

David Dixon: Right, but should the motion not specify which part of the...

Tommy Joe Fridy: Within Lots 1 & 2, and the driveway.

Rodney Thomas: Within Lots 1 & 2.

Brian Bishop: And 3 & 4.

Rodney Thomas: And 3 & 4.

Brian Bishop: You'll have a section here, and then here.

Tommy Joe Fridy: You want the building on 4 removed?

Brian Bishop: That part right there...the connection right here.

Tommy Joe Fridy: How are you going to define that?

Claudia Wayne: The final plat will come back as Section 1 only, which would be Lots 1 & 2. Those buildings along Barret would have to be torn down before Brian would sign the final plat.

Tommy Joe Fridy: So, you're saying not only along Barret but a portion of the building on Lot 3 that connects the two buildings, and it's shown in cross-hatch on the plat?

Brian Bishop: Correct.

Tommy Joe Fridy: Your motion can be subject-to the removal within two (2) years of all cross-hatched section of the existing building.

Rodney Thomas: Subject-to the removal in two (2) years of all the cross-hatched sections on the plat, correct?

Chairman McKee: Does that take care of it?

Tommy Joe Fridy: Yes.

Mac Arnold: I second the additional findings.

Chairman McKee: Ok, is there any discussion? Madame Clerk, will you please call the roll?

***AYE: ALL***

***OPPOSED: NONE***

Chairman McKee: So mote it be.

Next on the agenda is **Royer & Marten Subdivision & Consolidation Lot #6 Preliminary Plat.** Mrs. Wayne, are you going to lead that conversation?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: Royer & Martens Subdivision & Consolidation Lot #6 Preliminary Plat was submitted by John Dannheiser for the property located in the City of Henderson at US Hwy 60 West (PID#39-1-6.2). Applicant is requesting preliminary approval.

This is how the property lays right now, a total of 7.494 acres as it exists. They want to subdivide this piece right here which is 1.312 acres, and it has an existing building on it which would leave... that would be Lot 6 and this would be the remainder of Lot 4.

There is sidewalks going down Green Street, all the way down along the property line; and there is an existing fire hydrant.

There is a note on the plat that all site plans have to come back to the Planning Commission for approval. Staff does recommend approval, and it is zoned Highway Commercial.

If there are any questions, I'll try to answer them.

Chairman McKee: Any questions for staff? No questions? Are you recommending approval?

Claudia Wayne: Yes sir.

Chairman McKee: No questions for staff? Hearing none, the Chair will entertain a motion.

***MOTION WAS MADE BY BOBBIE JARRETT AND SECONDED BY DAVID DIXON TO APPROVE ROYER & MARTENS SUBDIVISION & CONSOLIDATION LOT #6 PRELIMINARY PLAT WAS SUBMITTED BY JOHN DANNHEISER FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT US HWY 60 WEST (PID#39-1-6.2). APPLICANT IS REQUESTING PRELIMINARY APPROVAL.***

Bobbie Jarrett: This is not subject-to any kind of...

Claudia Wayne: No, because the site plans will be coming back.

Chairman McKee: So, this is a motion for preliminary approval?

Claudia Wayne: Yes.

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

Madame Clerk, will you please call the roll?

***AYE: ALL***

***OPPOSED: NONE***

Chairman McKee: So mote it be.

After a discussion, number five has been withdrawn.

So, number six (#6), the **800 Block of Second Subdivision & Consolidation Preliminary Plat**. Mr. Bishop, are you going to lead this one?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is submitted by the City of Henderson for the property located in the City of Henderson at the corner of N. Alvasia and Second Street (PID# 3-9-6-10; 3-9-6-9, 3-9-6-8, 3-9-6-7, 3-9-6-6). Applicants are requesting preliminary approval for 6 lots and consolidation.

This is the property that the City owns. They have previously looked at putting a fire station there, they have decided not to do that. So, they have reached an agreement with a gentleman named Rodger Brown to purchase the property. He is proposing 6, one family lots.

You will notice this is in the new Gateway Zone, and I will ask you to remember that district requires any site plans go to the Gateway Zoning Committee which that consists of myself, one staff member; Mrs. Wayne, the City Engineer Doug Boom, and the City Manager or his designee. At this point, the City Manager has always participated in those meetings.

The applicant has a drawing that we have seen roughly. You would be seeing six houses along this corridor of Second Street, and then the entrance to the properties would be in the rear, which is required by the Zoning Ordinance. With those being residential lots, staff didn't feel like it was something that the Planning Commission should do when that would be reviewed by staff and additional city personnel.

So, with that I will do my best to answer any questions you may have.

Kevin Richard: So, Brian what was the name of that committee or group that meets to review this?



Brian Bishop: That is the Gateway Zone Committee. It is set up by the Zoning Ordinance itself. It makes a non-binding recommendation to the Codes Administration.

Chairman McKee: It has not met, I take it?

Brian Bishop: It has not met. We wanted to get through this process before we did that.

Chairman McKee: So, you're asking the Planning Commission to do what?

Brian Bishop: We are asking you to approve the preliminary plat. Staff feels since this is a major subdivision due to its location on Second Street, and that being a large thoroughfare in Henderson.

Chairman McKee: Did you get any perspective on the price range of these homes?

Brian Bishop: Only what I read in the newspaper, and I would say that was roughly \$200,000 or something like that.

Rodney Thomas: \$200,000 to \$250,000.

David Dixon: So, there would be parking in the back of each of them?

Brian Bishop: Yes. Their garages would be in the rear of the property. They would enter off North Alvasia and then come up, basically a private alley, and then they would park in the respective garages from there.

David Dixon: So, this area that's being consolidated here that fronts on Alvasia Street, is that to give access to the rear of all the homes?

Brian Bishop: Well, it's to make their lots bigger. That was actually owned by the Henderson Water Utility, and its property they are not going to use. So, it helps with two (2) things; it helps give the developer more land, and it gives them more space for access like you suggested.

Commissioner Dixon, that may be hard to see but it's these land-hooks. This area is what belonged to Henderson Water Utility. The system operations center, this is their building and they call it the SCADA building; they own this property here. So, this is excess property they really didn't need.

Chairman McKee: So, the applicant here is the City?

Brian Bishop: Correct. It's my understanding they have reached an agreement to sell.

Chairman McKee: Any questions for staff?

David Dixon: Once again, what we're being asked to consolidate, what is it being consolidated with? Individual lots, or what?

Brian Bishop: Yes. There are multiple lots there, and it hard to see because it's so fine... some of the lots are smaller. It may be easier to see on one of the larger plats. There are existing lots, they would be consolidation, re-configured...

Chairman McKee: To make it turn out like that?

Brian Bishop: Exactly.

Chairman McKee: Any other questions for staff?

Gary Gibson: Am I looking at this right, is that forty-feet? And they can build a house on a forty-foot lot?

Brian Bishop: Mr. Brown believes he can, it meets the requirements of that district.

Mr. Nix, do you know the setbacks by any chance?

Ray Nix: To answer your question specifically; forty-feet is in the Gateway Zone for the residential minimum lot width so, this does comply and that's another reason why some of these lots were re-

configured and consolidated differently to make consistent forty-foot lots along Second Street.

Setbacks on the front are zero, setbacks on the sides are zero, and setbacks on the rear is twenty-feet. So, those are the setbacks.

Chairman McKee: Any other questions?

Hearing none, the Chair will entertain a motion.

***MOTION WAS MADE BY DAVID DIXON AND SECONDED BY MAC ARNOLD TO APPROVE 800 BLOCK OF SECOND SUBDIVISION & CONSOLIDATION PRELIMINARY PLAT SUBMITTED BY THE CITY OF HENDERSON FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT THE CORNER OF N. ALVASIA AND SECOND STREET (PID# 3-9-6-10; 3-9-6-9, 3-9-6-8, 3-9-6-7, 3-9-6-6). APPLICANTS ARE REQUESTING PRELIMINARY APPROVAL FOR 6 LOTS AND CONSOLIDATION.***

Chairman McKee: We have a motion and a second, any discussion?  
Madame Clerk will you please call the roll?

***AYE: ALL***

***OPPOSED: NONE***

Chairman McKee: So mote it be.

Next on the agenda is Administrative Business. Within the last week, I have met with the County Judge-Executive Brad Schneider to talk about the update and review of the County Zoning Ordinance and related subject matter, and we agreed upon the appointment of a five (5) person committee to take on this task. Those people will include Magistrate Tim Southard, Surveyor/Engineer Dennis Branson, Planning Commission member David Williams, and Planning Commission member Dickie Johnson, and myself.

We will get with staff and start talking about an agenda and a time to get together and talk. All these meetings will be public, and everyone is welcome to attend. So, just wanted to let you all know that and get that in the minutes.

Secondly, the Executive Committee met and reviewed your recommendation for salary for the Executive Director. The point system yielded about a hundred... I think he's mowing someone's grass (laughter); 91.3%, which we use the City's scoring methodology, and the City's personnel administration tactics. So, that brings his annual salary to \$86,088.88, and we'll need to have that approved.

***MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY BOBBIE JARRETT TO APPROVE THE ANNUAL SALARY FOR THE EXECUTIVE DIRECTOR AT \$86,088.88.***

Chairman McKee: We have a motion, and a second. All those in favor signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: Everything's on you for the next couple of weeks.

Brian Bishop: That's what I'm afraid of.

Chairman McKee: Is there anything else to come before the Planning Commission this evening? The Chair will entertain a motion to adjourn.

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

Chairman McKee: We have a motion, and a second. Any discussion? All those in favor signify by saying aye.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: We're adjourned.

**MEETING ADJOURNED AT 6:33 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, August 6, 2019 to the best of my ability.**

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**Heather Lauderdale, HCCPC Clerk**

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