



VIDEO TELECONFERENCE AGENDA

The Henderson City-County Planning Commission will hold a **Special Called Meeting, including Public Hearing(s)** via Zoom video teleconference, which is also being broadcast live on Facebook at <https://www.facebook.com/HendersonPlanning/live/> on **Thursday, December 3, 2020 at 6:00 P.M.** from the Henderson City-County Media Facility Room, Suite #F. The Public will not be allowed to attend in person.

2020 Planning Commissioners

David Dixon, Chairman
David Williams, Vice-Chairman
Bobbie Jarrett, Treasurer
Mac Arnold
Kevin Richard
Dickie Johnson
Gary Gibson
Rodney Thomas
Stacy Denton
Kevin Herron
Gray Hodge
Doug Bell

Planning Commission Staff

Executive Director, Brian Bishop
Assistant Director, Jennifer Marks

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. **NEW LOTS 3 & 4 RIVER'S EDGE SUBDIVISION AND LOT 2 REMAINDER-DIVISION OF PARCEL 2 PRELIMINARY-** Submitted by Hackberry Development, LLC for the property located in the City of Henderson on River's Edge Drive (PID# 46-54.1). Applicants are requesting Preliminary Plat and related construction drawings approval for 3 lots, which are in a Special Hazard area.
- B. **REZONING #1108 WITH A DEVELOPMENT PLAN-** Submitted by Wendy Sutton, Brent Crowley and Attorney Christopher Hopgood, for the property located in Henderson County at 8964 Hwy 60 East (PID# 85-23.2), containing 1.8 acres. Applicants are requesting a zoning change/Map Amendment from Agricultural District (AG) to Highway Commercial District (H-C) to convert the existing building to an auto repair shop.



- C. **REZONING #1109** – Submitted by Karl Dawson, DBA/Dawson Family Farms for the property located in the City of Henderson at 1100 North Adams Street (PID# 65-7) containing 3.539 acres. Applicant is requesting a zoning change/Map Amendment from Agricultural (AG) to Light Industrial (M-1). The applicant would like to divide off a portion of one tract and consolidate it with an adjacent tract.

- D. **REZONING #1110** – Submitted by Hackberry Development, LLC for a portion of the property located in the City of Henderson on River's Edge Drive (PID# 46-54.1), and containing 0.72 acres. Applicants are requesting a zoning change/Map Amendment from Riverfront District (RF-4) to Medium Density Residential District (R-2), in order to consolidate it to an adjoining property.

- E. **REZONING #1111**- Submitted by Inland Marina Inc., (Katherine Riecken, President) for the property located in Henderson County at 1901 LST Drive (PID# 52-7), and containing 9.4 acres. Applicants are requesting a zoning change/Map Amendment from Agricultural (AG) to General Business District (C-2), in order to be in conformance with the Henderson County Zoning Ordinance, Section 18.02 Permitted Uses.

III. NON-PUBLIC HEARING ITEMS

- 1. **TRACT 1 JAMES O. EMBRY AGRICULTURAL DIVISION** - Submitted by James O. Embry for the property located in Henderson County on Zion-Larue Road (PID#76-24). Applicant is requesting approval for a one (1) Tract division of property in an Agricultural zone, containing approximately 13.714 acres.

- 2. **LOTS 3A & 3B W.N. HENSLEY ESTATE MAJOR SUBDIVISION PRELIMINARY-** Submitted by Wilbur & Patricia Hensley for the property located in Henderson County at 12989 Hwy 136 East (PID# 78-32.1). Applicants are requesting Preliminary approval for 2 lots.

IV. ADMINISTRATIVE BUSINESS

V. OTHER BUSINESS

VI. ADJOURNMENT