

Henderson City-County
Planning Commission
January 14, 2020

The Henderson City-County Planning Commission held a meeting January 14 at 6:00 p.m., at 1990 Barret Court, Suite F, Media Conference Room. Members present: Chairman Herb McKee, David Williams, Kevin Herron, David Dixon, Gary Gibson, Rodney Thomas, Gray Hodge, Kevin Richard and Dickie Johnson. Bobbie Jarrett, Mac Arnold, Doug Bell and Tommy Joe Fridy 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 January 14, 2020 meeting of the Henderson City-County Planning Commission to order.

Madame Clerk, will you please call the roll?

Do we have a quorum?

Heather Lauderdale: We do.

Chairman McKee: We have a quorum, we may proceed.

Before we begin, just let me please ask your indulgence; the microphones that record the proceedings are in the ceiling in this room, and if more than one person speaks at a time it confuses the microphones and it's very difficult for Mrs. Heather to transcribe the proceedings.

So, please assist us in trying to be just one speaker at a time when the time comes. That goes for Planning Commissioners as well, please.

Ok, the Chair will entertain a motion to go into ***Public Hearing.***

MOTION WAS MADE BY DAVID WILLIAMS AND SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.

Chairman McKee: All in favor, signify by saying aye.

AYE: ALL

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: We are in public hearing.

The only item for the public hearing are the minutes from the **December 3, 2019** meeting. If you've had a chance to review those, are there any additions or corrections? If not, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID WILLIAMS AND SECONDED BY RODNEY THOMAS TO APPROVE THE DECEMBER 3, 2019 MINUTES AS PRESENTED.

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

ALL: AYE

Chairman McKee: Any opposed?

OPPOSED: NONE

Chairman McKee: Minutes are approved as presented.

The Chair will make a motion to go out of **Public Hearing**.

MOTION WAS MADE BY KEVIN RICHARD AND SECONDED BY GARY GIBSON TO GO OUT OF PUBLIC HEARING.

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

ALL: AYE

Chairman McKee: Any opposed?

OPPOSED: NONE

Chairman McKee: So mote it be.

Next on the agenda is the **December Finance Report**. Mrs. Curtis are you going to lead us in that discussion?

Theresa Curtis: Yes sir.

Chairman McKee: Please do.

Theresa Curtis: For the first six (6) months of the budget, we are at 51%.

Chairman McKee: Are there any questions for Mrs. Curtis about the financials?

MOTION WAS MADE BY DAVID WILLIAMS AND SECONDED BY DAVID DIXON TO ACCEPT THE FINANCE REPORT AS SUBMITTED.

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

ALL: AYE

Chairman McKee: Any opposed?

OPPOSED: NONE

Chairman McKee: The Finance Report is approved as presented.

Next on the agenda is the **Bond Report**. Mrs. Wayne are you going to lead us in that discussion?

Claudia Wayne: Yes.

Chairman McKee: Please proceed.

Claudia Wayne: Bent Creek Estates sidewalks and erosion control; we're extending it one (1) year, and the amount is to stay the same; \$15,000.

Chairman McKee: Is that it?

Claudia Wayne: Yes.

Chairman McKee: Any discussion, any questions? The Chair will entertain a motion.

MOTION WAS MADE BY RODNEY THOMAS AND SECONDED BY DICKIE JOHNSON TO ACCEPT THE BOND REPORT AS PRESENTED.

Chairman McKee: We have a motion and a second to approve the Bond Report as presented. No discussion? All those in favor, signify by saying aye.

ALL: AYE

Chairman McKee: Any opposed?

OPPOSED: NONE

Chairman McKee: The Bond Report is approved as presented.

Next on the agenda, the **Homeplace of Henderson Site Plan**, submitted by Joe Mattingly.

Mr. Bishop, are you going to lead us in that conversation?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: As the Chairman said, this is submitted by Joe Mattingly for JM Development, Inc. for the property located in the City of Henderson on Green River Road being parcel 64-28. The applicant is requesting Site Plan approval to construct an assisted living facility.

You may remember this, this came before us as Rezoning #1097 which was in October of last year. The rezoning was for an R-2 to a PU zoning.

The project consists of seven (7) phases that you may remember but they will only be doing Phase 1, if you'll notice on the map here (referring to the projected map on the screen).

At this time, they are proposing to construct a large building that is slightly under 68,000 square feet. The project will be subject-to bonding for sidewalks, public streets, and then also for erosion control and storm water improvement, and storm water and wastewater.

I have given you a sheet with those bonding amounts for you to incorporate into the motion if you see fit.

The total will be for \$414,570, and we would also request that this project be subject-to an easement dedicating ROW easements for the public improvements that will be constructed in conjunction with this project.

This project has been very interesting to work on; it's a large project and I think we need to take a minute to commend Ken Ferry and Brandy Zackery for working on this project, it has been a challenge with some storm water easements that we didn't really anticipate before but those two have gone well above what they were required to do, and they have worked really hard, and they've worked well together; I think we should commend those two.

With that being said, staff recommends approval and I'll do my best to answer any questions you may have.

Chairman McKee: Any questions for staff?

David Dixon: Are we considered only Phase 1 tonight?

Brian Bishop: Yes sir.

David Dixon: So, the other six (6) phases will come before us at a later date?

Brian Bishop: Correct. Those will be individual phases that we will look at with individual site plans and related construction drawings.

Chairman McKee: Any questions?

Anybody you would like to hear from besides staff?

David Dixon: Has anything changed since it's been presented to us before?

Brian Bishop: No, this is just a more detailed look at Phase 1 where you'll see more intimate details like drainage, slopes, more defined parking and lighting; things like that. It will be a more comprehensive look than what we saw at the rezoning.

David Williams: Just for the record, ok with the (inaudible).

Brian Bishop: Yes. Mr. Ferry is here if you have any questions. He would probably be best suited to answer real detailed questions, he is in attendance.

David Williams: Ken, would you mind just to attest that you are good with the drainage?

Ken Ferry: Yes, I'm very well satisfied with the design that Brandy has presented.

David Williams: Thank you.

Ken Ferry: You're welcome.

Chairman McKee: Thank you Mr. Ferry.

Brian Bishop: Mr. Williams, it's also worthy to note that the other technical staff have approved this site plan as well.

Chairman McKee: Any other questions for staff?

Would anyone like to speak on behalf of the project? How sweet it is. Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY RODNEY THOMAS AND SECONDED BY DICKIE JOHNSON TO APPROVE THE HOMEPLACE OF HENDERSON SITE PLAN FOR PHASE 1, SUBMITTED BY JOE MATTINGLY, OWNER AND DEVELOPER, JM DEVELOPMENT INC. FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON ON GREEN RIVER ROAD, PID #64-28. SUBJECT TO BONDING FOR ROADWAYS AND SIDEWALKS TOTALING \$185,000; BONDING FOR WATER, SEWER, STORM WATER IMPROVEMENTS AND EROSION CONTROL TOTALING \$229,570; BOND TOTAL \$414,570; AND AN EASEMENT DEDICATION PLAT FOR RELATED PUBLIC IMPROVEMENTS.

Chairman McKee: We have a motion and a second. Any discussion?

David Dixon: Should the motion point out we are approving only Phase 1?

Brian Bishop: It would probably be helpful to do that.

Chairman McKee: Do you amend your motion to include the description of only Phase 1?

Rodney Thomas: I will.

Chairman McKee: And the second?

Dickie Johnson: Yes sir.

Chairman McKee: Any other comments? Madame Clerk, will you please call the roll?

ALL: AYE

OPPOSED: NONE

Chairman McKee: So mote it be, congratulations.

Thanks for spending money; more money.

Next on the agenda; is there anything else to discuss?

Brian Bishop: No sir.

Chairman McKee: Next on the agenda, Administrative Business. Mrs. Curtis, I'm going to reverse the order here and **Nominations of Officers** will be first.

First on the agenda is the nomination for Chairman. The Chair will entertain that motion, or that nomination. There's no motion or second needed, only nominations.

Rodney Thomas: Mr. Chairman, I nominate yourself; Herb McKee.

Chairman McKee: Any other nominations?

Someone make a motion that the nominations cease.

MOTION WAS MADE BY DAVID WILLIAMS AND SECONDED BY RODNEY THOMAS TO CEASE NOMINATIONS FOR CHAIRMAN.

Chairman McKee: We need to have a vote?

Dickie Johnson: I would think you'd have to.

Chris Hopgood: Theoretically, you could lose.

Chairman McKee: I'm voting for me.

Please call the roll.

DAVID WILLIAMS YES

KEVIN RICHARD YES

DICKIE JOHNSON YES

GARY GIBSON YES

RODNEY THOMAS YES

DAVID DIXON YES

KEVIN HERRON YES

GRAY HODGE YES

HERB MCKEE YES

Chairman McKee: Next on the agenda is **Vice-Chairman**.

David Dixon: Mr. Chairman, I would like to nominate David Williams for Vice-Chairman.

Rodney Thomas: So moved.

Dickie Johnson: Second.

Chairman McKee: We don't need a second. Any other nominations? The Chair will entertain a motion that the nominations cease.

MOTION WAS MADE BY DICKIE JOHNSON AND SECONDED BY KEVIN RICHARD TO CEASE NOMINATIONS FOR VICE-CHAIRMAN.

Chairman McKee: All those in favor signify by saying aye.

ALL: AYE

OPPOSED: NONE

Chairman McKee: Approved, please call the roll.

DAVID WILLIAMS YES

KEVIN RICHARD YES

DICKIE JOHNSON YES

GARY GIBSON YES

RODNEY THOMAS YES

DAVID DIXON YES

KEVIN HERRON YES

GRAY HODGE YES

HERB MCKEE YES

Chairman McKee: Next on the agenda is for the office of **Treasurer.**

David Williams: Mr. Chairman I would like to nominate Bobbie Jarrett.

Rodney Thomas: Second.

Chairman McKee: We have a second. Somebody make a motion that the nominations cease.

MOTION WAS MADE BY DAVID DIXON AND SECONDED BY KEVIN RICHARD TO CEASE NOMINATIONS FOR TREASURER.

Chairman McKee: All those in favor signify by saying aye.

ALL: AYE

Chairman McKee: Opposed?

OPPOSED: NONE

Chairman McKee: Madame Clerk, please call the roll.

DAVID WILLIAMS YES

KEVIN RICHARD YES

DICKIE JOHNSON YES

GARY GIBSON YES

RODNEY THOMAS YES

DAVID DIXON YES

KEVIN HERRON YES

GRAY HODGE YES

HERB MCKEE YES

Chairman McKee: There is one committee that is missing on the list, and what I would like to do is I would like to ask each of you to look at

the committee assignments we do have, and over the next few days let me know if you would like to change committees or if you would like to step away from the committee. We'll take that up at our next meeting.

Is there anything else to come before this Planning Commission tonight? Does anyone else have anything else to bring before this august body?

MOTION WAS MADE BY DAVID WILLIAMS AND SECONDED BY DICKIE JOHNSON TO ADJOURN.

Chairman McKee: All those in favor signify by saying aye.

ALL: AYE

Chairman McKee: Opposed?

OPPOSED: NONE

Chairman McKee: See ya next time.

MEETING ADJOURNED AT 6:13 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, January 14, 2020 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

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