

Henderson City-County
Planning Commission
June 2, 2020

The Henderson City-County Planning Commission held a meeting June 2, 2020 at 6:00 p.m., at the Peabody Building, 1990 Barret Ct, Suite F, *via teleconference*. Members present via teleconference: Vice-Chairman David Williams, Bobbie Jarrett, Kevin Herron, David Dixon, Gary Gibson, Rodney Thomas, Dickie Johnson, Gray Hodge, Kevin Richard, Mac Arnold, Doug Bell, Stacy Denton and Tommy Joe Fridy. Staff present: Director Brian Bishop, Claudia Wayne, Heather Lauderdale, Theresa Curtis, Jennifer Marks and Chris Raymer.

MEETING BEGAN AT 6 PM

Vice-Chairman Williams: I'm going to call the June 2, 2020 meeting of this Henderson City-County Planning Commission to order.

Heather, will you please call the roll?

Vice-Chairman Williams: Heather, it looks like Kevin Herron is now with us but he's on mute.

Heather Lauderdale: Thank you.

Vice-Chairman Williams: Good evening everyone. The first thing I want to do is read this statement:

“Due to the emergency resulting from the Coronavirus (COVID19), and to help protect the community from the spread of COVID19 by limiting in person contact, this regular June 2, 2020 meeting of the Henderson City-County Planning Commission is being held by video teleconference.

This meeting is being telecast live on Facebook by the Henderson County Kentucky government page for the media and the public to view.”

I think the first thing I need to do is call the **Public Hearing**, do I have a motion?

MOTION WAS MADE BY RODNEY THOMAS AND SECONDED BY GARY GIBSON TO GO INTO PUBLIC HEARING.

Vice-Chairman Williams: The next thing on the agenda is the **approval of the minutes**. Has everyone had a chance to look over the minutes?

MOTION WAS MADE BY RODNEY THOMAS AND SECONDED BY BOBBIE JARRETT TO APPROVE THE APRIL 7, 2020 MINUTES AS PRESENTED.

Heather Lauderdale: Who was the second, please?

Bobbie Jarrett: Bobbie Jarrett.

Heather Lauderdale: Thank you.

Vice-Chairman Williams: I think we're going to have to call a roll call on every vote because holding up hands, and saying aye, I don't think is going to work.

So, Heather can you call the roll?

Heather Lauderdale: Roll call;

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

Dickie Johnson: I didn't get to hear David's reading of that because it said that I had been muted by y'all. So I had to change my speakers back around, so I don't know what he read.

Vice-Chairman Williams: Shall I read it again, Tommy Joe?

Tommy Joe Fridy: Yes.

Vice-Chairman Williams: ***“Due to the emergency resulting from the Coronavirus (COVID19), and to help protect the community from the spread of COVID19 by limiting in person contact, this regular June 2, 2020 meeting of the Henderson City-County Planning Commission is being held by video teleconference.***

This meeting is being telecast live on Facebook by the Henderson County Kentucky government page for the media and the public to view.”

Did everyone hear it this time?

Rodney Thomas: Yes.

Bobbie Jarrett: Yes.

Doug Bell: Yes.

Vice-Chairman Williams: Ok, we’ve got approval of the minutes. Correct, Heather?

Heather Lauderdale: I have a motion for approval from Rodney Thomas and a second from Bobbie Jarrett.

Though I’m not sure who made the motion to go into public hearing.

Rodney Thomas: I did.

Gary Gibson: Second.

Heather Lauderdale: Thank you, Gary.

Vice-Chairman Williams: And then we’ve got the approval of the minutes. If everyone has had a chance to review the minutes, and there are no objections I’ll entertain a motion to approve the minutes.

Sorry, I know we’ve been through this once but we’re trying to catch up again.

MOTION WAS MADE BY KEVIN RICHARD AND SECONDED BY DOUG BELL TO APPROVE THE TELECONFERENCE MINUTES FROM APRIL 7, 2020 MINUTES AS PRESENTED.

Vice-Chairman Williams: Now Heather, won't you call the roll please?

Heather Lauderdale: Roll Call;

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

Vice-Chairman Williams: The minutes are approved.

The next item on the agenda is the **HCCPC/GIS 2020-2021 FY Budget.**

Brian, will you take that please?

Brian Bishop: Yes sir. Before we get started, I want to make sure we welcome Stacy Denton, our newest member. This is her first meeting, so if you all would just kind of give her a handshake and tell her hi.

Hopefully, this goes well and we don't ruin her first meeting.

With that being said, I will start on the presentation for the budget for the 2020-2021 fiscal year.

The budget is flat at \$727,000. I'll go through this if you have any questions, just let me know.

There is a slight increase in \$6,401. This in tribute to the salaries. We have a slight decrease in supplies of \$626. There is an increase of \$6500 in maintenance and repairs. This is in relation to the accounting software that Theresa uses which we have to renew every 2 years.

Then the GIS software, the ESRI software that everyone uses.

Just so everyone knows, the Planning Commission supplies the GIS software to all the city utilities, and county utilities.

So, for example, City Codes, County Codes, Water Department, Gas Department, we provide that. It's called an Enterprise License Agreement. That is a set cost from ESRI which is why we see that increase. There's not much we can do for that one.

There's a decrease of \$12,275 in services. Association dues and meetings have a slight decrease of \$1,525. A slight decrease in GIS dues and meetings. A decrease of \$5,000 in travel. A small decrease of \$250 in GIS travel. A decrease of \$100,000 in education and a decrease of \$2,000 in professional service.

That is a really brief overview of the budget as I stated before, it's flat so we do not see any increase.

Are there any questions or anything you guys would like to look into a little deeper?

Vice-Chairman Williams: Are there any questions for Brian at this time?

Ok Brian, do we need a motion to approve this?

MOTION WAS MADE BY RODNEY THOMAS AND SECONDED BY DICKIE JOHNSON TO APPROVE THE 2020-2021 FISCAL YEAR BUDGET AS PRESENTED.

Vice-Chairman Williams: Ok Heather, will you call the roll please?

Heather Lauderdale: Roll Call;

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

Vice-Chairman Williams: Next on the agenda is **Rezoning #1100.**

Brian will you handle that for us?

Brian Bishop: This is submitted by Henderson Energy, LLC, W.C. Wilson, III, Attorney for the property located in Henderson County (PID#115-0.2), bounded by the Green River to the East, bounded by Upper Delaware Road to the south, bounded by Freeman Percy Road to the west, and bounded by PID # 109-4, 109-2, 109-1.1 to the north at the termination of Lower Delaware Road containing approximately 2,054.47 acres (herein referred to interchangeably as the “property” or “subject property” or “subject parcel”).

The application, as I said is for 2,054.47 acres, the rezoning request is from Heavy Industrial District (M-2) to Agricultural (AG).

The site was previously changed to M-2 with Rezoning #830 which was for a coal-fired electric generation facility. The site has previously been used for surface mining, is currently wooded, and used for farmland.

The applicant has proposed to create agricultural divisions containing fifteen (15) tracts which would be sold to individual property owners at that time.

With that, I'll do my best to answer any questions, and I believe Mr. Cass Wilson is on the meeting so he can answer and speak for the applicant.

Cass Wilson: Is David Schwartz on here?

David Schwartz: I am, Cass.

Cass Wilson: Ok, David's here.

Vice-Chairman Williams: Ok, does anyone have any questions for Brian?

David Dixon: I have a quick question. Do these fifteen (15) plots all have road frontage?

Brian Bishop: No, those do not. That is why they would be created via an Ag division because these lots do not have road frontage, and if they were created via the major subdivision, which is what the heavy industrial zone would require, they would have to have road frontage, easements, right of way dedications, and things like that.

But, when they are dedicated via the Ag division they are exempt from those requirements. In these cases, they are a lot like the lots that are in the lower bottoms area. They don't necessarily have road frontage but they have inter-connected roadways to get from one farm to another.

David Dixon: Very good, thank you.

Vice-Chairman Williams: Any other questions for Brian?

Dickie Johnson: Are these lots the original lots when they were bought by Reynolds Metals, and just reverting back to the old boundaries?

Brian Bishop: Mr. Johnson, I think that's better suited for Mr. Wilson.

Cass Wilson: No, they are not going back to the original boundaries.

Dickie Johnson: Ok.

Dickie Johnson: Have you, as a representative of the company, do ya'll have a reasoning for breaking these lots out the way you've got them broken out?

Cass Wilson: Yes. The reason is that they will be sold as an agricultural unit, and I think the surveyor and maybe an auctioneer have looked at that and decided how best to do that.

Dickie Johnson: Ok.

Vice-Chairman Williams: Any other questions for Brian or Mr. Wilson?

Ok, is there anyone who would like to speak in favor of this proposal?

Cass Wilson: David, would you like to speak in favor of it?

David Schwartz: Yes, I certainly can.

Good evening, my name is David Schwartz and I represent Henderson Energy.

The property was originally acquired with the intent of developing heavy industry; an electrical generating plant that would utilize coal as a fuel.

We spent the better part of fifteen (15) years attempting to do that, and in the end we're just unsuccessful. The market changed and at this point development efforts last year were terminating, and especially with the recent events the investors have pulled out. So, we are trying to return the land to its original use and wrap up the business.

Dickie Johnson: Well, I'm sorry to hear that.

David Schwartz: Not the outcome we wanted but such is life.

Brian Bishop: Commissioner Williams, we neglected to have Mr. Wilson and Mr. Schwartz sworn in.

Vice-Chairman Williams: I'm sorry, I'm not in my element am I?

Mr. Wilson, do you promise to tell the truth in all that you've said here tonight?

Cass Wilson: I do.

Vice-Chairman Williams: And David, do you do the same please?

David Schwartz: Raising my hand to the screen, I do.

Vice-Chairman Williams: Thank you. Is that adequate Tommy Joe?

Tommy Joe Fridy: Yes.

Vice-Chairman Williams: Thank you.

Is there anyone else who would like to speak in favor of this proposal?

Brian Bishop: Commissioner Williams, we are going to watch Facebook LIVE to see if there are any questions or comments. So, if you would give us about 15-20 seconds because there is a slight delay.

Vice-Chairman Williams: Very good.

Mac, would you mind muting your mic, please?

Brian Bishop: Commissioner Williams, while we're waiting for a few minutes, can we have Mr. Wilson and Mr. Schwartz's' addresses?

Vice-Chairman Williams: Mr. Wilson, will you state your address please?

Cass Wilson: 9 South Main Street, Henderson, Kentucky, 42420.

Vice-Chairman Williams: Mr. Schwartz would you state your address please?

Brian Bishop: Mr. Schwartz, are you there?

Vice-Chairman Williams: We need you to unmute your mic please.

Brian Bishop: Mr. Schwartz would you mind hitting the unmute button and giving us your address real fast?

Mr. Schwartz, can you hear us?

Tommy Joe Fridy: Cass, do you have his address? Do you have David's address?

David Schwartz: My computer completely just froze up on me, can you hear me now?

Vice-Chairman Williams: Yes, we can.

David Schwartz: Would you like my home address or business address?

Brian Bishop: Business address will be fine.

David Schwartz: My business address is 1166 Avenue of the America's, 9th Floor, NY, NY, 10036.

Vice-Chairman Williams: Thank you Mr. Schwartz.

David Schwartz: I apologize for the technical difficulties.

Vice-Chairman Williams: It's quite alright, we're all kind of getting used to this.

Brian, are there any comments on Facebook?

Brian Bishop: No sir, it does not appear that anyone has made any.

Vice-Chairman Williams: Then I will ask if anyone has comments to make against this proposal. Does anyone have anything to say against this proposal?

Ok Commissioners, are there any questions you all may have or issues you would like to go back to?

It sounded like someone had a question. Has there been sufficient findings of facts to put a motion forward on this?

Tommy Joe Fridy: I think it would be better if Brian would put into evidence some of the facts in the proposed motion.

Brian Bishop: We can do that.

This is the motion and finding of facts that we read earlier;

The subject property PID 115-0.2, is located at the termination of Lower Delaware Road and is now zoned **Heavy Industrial (M-2)**. The desired Agricultural Use is not allowed in the current zone but is allowed in the **Agricultural (AG) Zone**.

The existing Heavy Industrial (M-2) zoning classification is inappropriate and the proposed Agricultural (AG) zoning classification is appropriate, because:

- The property was included in a previous rezoning, #830, which was for the development of a coal fired electric generation facility. This property has not developed in the manner which was anticipated in the 2001 rezoning or in subsequent Comprehensive Plans.
- The property is adjacent to other parcels currently zoned Agricultural and which are currently being used for Agricultural Use.

- This recommended Agricultural (AG) zoning classification of the subject property will not adversely affect the other properties in the area.
- The subject property is suited for various Agricultural Uses, including the production of grain and timber.
- An Agricultural Zoning classification for this 2,054.47 acre parcel of property in the Green River area of rural Henderson County is appropriate.

The proposed zoning classification is in agreement with the Goals and Objectives of the Comprehensive Plan, in that:

- ***Balancing Land Use Goal # 1:*** Wisely plan for land uses in appropriate locations to maximize quality design and minimize the adverse impacts of development.
- ***Balancing Land Use, Objective J:*** Preserve agricultural land, while protecting the economy and heritage of rural areas of the county.
- ***Protecting Natural Systems Goal #1:*** Protect and enhance the quality of natural environment while permitting appropriate development on suitable lands.

Vice-Chairman Williams: Thank you Brian.

Brian Bishop: Yes sir.

Dickie Johnson: Is a motion in order, Mr. Chairman?

Vice-Chairman Williams: If there are no other questions, a motion will be in order.

Dickie Johnson: I would like to put into a motion what Brian has read to the public, and the motion be open for any additions of findings of facts.

Tommy Joe Fridy: Mr. Chairman, may I make an interjection.

Vice-Chairman Williams: Yes you could, thank you.

Tommy Joe Fridy: Dickie, do you intend your motion to be what was submitted as the proposed motion in case Brian left a word out, and I didn't read along with him?

Dickie Johnson: Yes sir.

Tommy Joe Fridy: Thank you.

Kevin Richard: I second the motion.

Heather Lauderdale: Who was the second, please?

Kevin Richard: Kevin Richard.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY KEVIN RICHARD TO MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE "COUNTY") APPROVE REZONING APPLICATION #1100, CHANGING THE ZONING CLASSIFICATION FROM HEAVY INDUSTRIAL (M-2) TO AGRICULTURAL (AG) FOR THE SUBJECT PROPERTY, 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 PROPERTY PID 115-0.2, IS LOCATED AT THE TERMINATION OF LOWER DELAWARE ROAD AND IS NOW ZONED HEAVY INDUSTRIAL (M-2). THE DESIRED AGRICULTURAL USE IS NOT ALLOWED IN THE CURRENT ZONE BUT IS ALLOWED IN THE AGRICULTURAL (AG) ZONE.

THE EXISTING HEAVY INDUSTRIAL (M-2) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED AGRICULTURAL (AG) ZONING CLASSIFICATION IS APPROPRIATE, BECAUSE:

THE PROPERTY WAS INCLUDED IN A PREVIOUS REZONING, #830, WHICH WAS FOR THE DEVELOPMENT OF A COAL FIRED ELECTRIC GENERATION FACILITY. THIS PROPERTY HAS NOT DEVELOPED IN THE MANNER WHICH WAS ANTICIPATED IN THE 2001 REZONING OR IN SUBSEQUENT COMPREHENSIVE PLANS.

THE PROPERTY IS ADJACENT TO OTHER PARCELS CURRENTLY ZONED AGRICULTURAL AND WHICH ARE CURRENTLY BEING USED FOR AGRICULTURAL USE.

THIS RECOMMENDED AGRICULTURAL (AG) ZONING CLASSIFICATION OF THE SUBJECT PROPERTY WILL NOT ADVERSELY AFFECT THE OTHER PROPERTIES IN THE AREA.

THE SUBJECT PROPERTY IS SUITED FOR VARIOUS AGRICULTURAL USES, INCLUDING THE PRODUCTION OF GRAIN AND TIMBER.

AN AGRICULTURAL ZONING CLASSIFICATION FOR THIS 2,054.47 ACRE PARCEL OF PROPERTY IN THE GREEN RIVER AREA OF RURAL HENDERSON COUNTY IS APPROPRIATE.

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

BALANCING LAND USE GOAL # 1: WISELY PLAN FOR LAND USES IN APPROPRIATE LOCATIONS TO MAXIMIZE QUALITY

DESIGN AND MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT.

BALANCING LAND USE, OBJECTIVE J: PRESERVE AGRICULTURAL LAND, WHILE PROTECTING THE ECONOMY AND HERITAGE OF RURAL AREAS OF THE COUNTY.

PROTECTING NATURAL SYSTEMS GOAL #1: PROTECT AND ENHANCE THE QUALITY OF NATURAL ENVIRONMENT WHILE PERMITTING APPROPRIATE DEVELOPMENT ON SUITABLE LANDS.

Vice-Chairman Williams: Is there any other discussion that needs to be made on this motion?

Hearing none, Heather would you please call the roll?

Heather Lauderdale: Roll Call;

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

Vice-Chairman Williams: Heather, do we have significant votes to carry the motion?

Heather Lauderdale: We did.

Vice-Chairman Williams: Motion carries.

Next on the agenda is **Rezoning #1101 with a Narrative Development Plan.**

Claudia, your initial are by this one so you have the floor.

Claudia Wayne: This is Rezoning #1101 with a Narrative Development Plan submitted by Kenneth and Linda Laughary for the property located Henderson County at 12670 Hwy 359 (PID#14-50.1) containing approximately 20,621 square feet (herein referred to interchangeably as the “property” or the “subject property” or “subject parcel”).

Applicants are requesting a zoning change/map amendment from General Business District (C-2) to Agricultural District (AG), to convert the original structure into a residence.

They’re wanting to rezone to Ag in order to convert, like I said, to a single-family residence. The surrounding area to the property, north and south of the property is farmland and zoned AG. To the east and west of the property are single family residences and they are zoned Agriculture (AG). All the surrounding area out there is agriculture.

This property was rezoned from AG to General Business in order for them to have an outdoor/indoor shooting range back in 1990.

Evidentially that didn’t last for a very long time, and Mr. Laughary purchased the property and he’s been using this as a storage facility. He’s wanting to sell the property and the buyers want to change it to a single-family residence.

I have a letter from the gentleman that is wanting to purchase the property, and he says,

“Dear Mr. Bishop,

My wife and I plan to buy the property at 12670 Hwy 359, Henderson, Kentucky 42420 from Kenneth and Linda Laughary. If the property is rezoned to agriculture.

The existing structure is set up to be used as a residence and we intend to use the structure as a single family dwelling.

We understand that the property cannot be used for apartments if rezoned and we have no intention of using the property for apartments.

Respectfully,

Bradley L. Lawalin”

We also received an email from a gentleman that has property next to it, his name is Wayman Kellen and son sent the email on his behalf.

“Ms. Wayne:

I am writing on behalf of my father, Wayman Kellen, who resides and owns the property located at 12604 Hwy 359 in Henderson County, regarding the rezoning of 12670 Hwy 359 from C2 to Agriculture. His contact number is 270-533-6271 if you would like to confirm the content of this email with him.

He is concerned about the rezoning of this property and the impact on the surrounding community as it is his understanding that the building could be converted into a single family residence. The building was initially built and designed to be a firing range which ceased operations numerous years ago and has been used as a storage facility for someone’s antique car collection. Since the closing of the gun range, the building has not been used in a way that would negatively impact the neighborhood. However, a residential dwelling would impact the neighbors adjacent to the lot due to the lot not being large enough for any outside movement or storage of personal effects. Given the location and due to the size of the property it would be

extremely unlikely that the lot would be redeveloped into another commercial space.

Thanks you for your time and consideration,

Chris Kellen”

This commercial property does not meet the area as commercial. They have all the public utilities out there; electric, gas and potable water supply.

There’s some findings of facts that the existing business is classified as inappropriate and the proposed agricultural zoning classification with a narrative development plan is appropriate.

The property was included in a previous rezoning, #507, which was for the development of an indoor gun shooting range. This property has not sustained commercial business as anticipated by the 1990 rezoning to general business.

The property is in a rural area.

The proposed single family residence is compatible with the surrounding uses in that there are other single family residences adjacent to and in the general area of the subject property, which are zoned Agricultural; and there is no business or commercial use in the area.

This recommended Agricultural zoning classification with a Narrative Development Plan of the subject parcel will not adversely affect the other properties in the area.

The Applicants and the purchasers have indicated that they intend to use the property for single family residential use and the Narrative Development Plan which is signed by the purchasers, so provides.

An area property owner raised concern the approval of this Application would permit the subject property to be used for multi-family housing

(either a duplex or apartment) but multi-family housing is neither a permitted or conditional use in an Agricultural Zone.

The proposed zoning classification is in agreement with the Goals and Objectives of the Comprehensive Plan, in that:

Balancing Land Use Objective (A): Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features.

Healthy Neighborhoods (A): Promote stability of existing neighborhoods and all aspects of housing including infill, redevelopment, and encourage new development where appropriate.

Healthy Neighborhoods (D): Plan for housing that addresses the market needs for all residents, including, but not limited to, mixed-use and housing near employment and commercial areas.

The proposed zoning classification is NOT in agreement with the Future Land Use Map of the Comprehensive Plan, which shows the area developing commercial.

If ya'll have any questions, I'll do my best to try to answer them.

Vice-Chairman Williams: Thank you, Claudia.

Does anyone have any questions for Claudia?

Very well. Is there anyone wishing to speak for this proposal?

Chris Hopgood: I do, Chris Hopgood for Mr. Lawalin and Mr. Laughary.

Vice-Chairman Williams: Mr. Hopgood, would you please state your name and address?

Chris Hopgood: Chris Hopgood, 318 Second Street, Henderson, Kentucky, 42420.

Vice-Chairman Williams: Do you promise to tell the truth in all that you say tonight?

Chris Hopgood: I do.

Vice-Chairman Williams: Thank you, go ahead.

Chris Hopgood: On the opposite end of the county of what you just restored to AG in the eastern end, this is nearly in Union County, and all around it and adjacent to it are single family dwellings. I've seen the pictures of the building and it's really already set up for single family use. It's got two (2) bathrooms, it has living quarters that Mr. Lawalin and his wife are intending to use in the front part as their dwelling, and then the back part it is a large building, would essentially be a large, attached garage that they would have their tools, mowing items and vehicles in the back.

So, they just intend to have a single family dwelling, there's no intent to use it as anything else and they understand it's only a permitted use in AG for a single family dwelling for this proposed rezoning.

Vice-Chairman Williams: Does anyone have any questions for Mr. Hopgood, please?

No questions? The chair will entertain statements from anyone opposed to this proposal.

Brian Bishop: Commissioner Williams, if you would give us a few seconds to see if anyone makes comments on Facebook, please.

Vice-Chairman Williams: Ok, thank you.

Chris Hopgood: Commissioner Williams, this is Mr. Lawalin seated here with me if anyone has any questions for him.

Vice-Chairman Williams: Thank you, Chris.

Does anyone have any questions for Mr. Lawalin?

Brian, let us know when you've had sufficient time please.

Brian Bishop: At this point, no one has made any comments via Facebook Live that we can see.

Vice-Chairman Williams: Ok, then the chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY GARY GIBSON IN REFERENCE TO THE SUBJECT PROPERTY WITH PID # 14-50.1 LOCATED AT 12670 HWY 359, AND IS CURRENTLY ZONED GENERAL BUSINESS, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE "COUNTY") APPROVE REZONING APPLICATION # 1101 CHANGING THE ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY FROM GENERAL BUSINESS (C-2) TO AGRICULTURAL (AG) WITH THE NARRATIVE DEVELOPMENT PLAN, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE NARRATIVE DEVELOPMENT PLAN, 1) CLARIFIES AND LIMITS THE USE OF THE SUBJECT PROPERTY, AND 2) RUNS WITH THE LAND UNTIL MODIFIED BY THE PLANNING COMMISSION, AFTER NOTICE AND PUBLIC HEARING), AND I LEAVE THE MOTION OPEN FOR OTHER MEMBERS OF THE PLANNING COMMISSION TO ADD FINDINGS OF FACT IN SUPPORT OF THIS MOTION, I ALSO INCLUDE IN THE MOTION THAT PREVIOUSLY STATED FINDINGS OF FACTS AND IN AGREEMENT WITH THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN.

BECAUSE:

THE SUBJECT PARCEL PID 14-50.1 IS LOCATED AT 12670 HWY 359 AND IS CURRENTLY ZONED GENERAL BUSINESS (C-2). THE PROPOSED USE OF ONE-FAMILY RESIDENCE IS NOT

ALLOWED IN THE CURRENT ZONE BUT IS ALLOWED IN THE AGRICULTURAL ZONE (AG).

THE EXISTING GENERAL BUSINESS (C-2) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED AGRICULTURAL (AG) ZONING CLASSIFICATION WITH A NARRATIVE DEVELOPMENT PLAN, IS APPROPRIATE, BECAUSE:

THE PROPERTY WAS INCLUDED IN A PREVIOUS REZONING, #507, WHICH WAS FOR THE DEVELOPMENT OF AN INDOOR GUN SHOOTING RANGE. THIS PROPERTY HAS NOT SUSTAINED COMMERCIAL BUSINESS AS ANTICIPATED BY THE 1990 REZONING TO GENERAL BUSINESS.

THE PROPERTY IS IN A RURAL AREA.

THE PROPOSED SINGLE FAMILY RESIDENCE IS COMPATIBLE WITH THE SURROUNDING USES IN THAT THERE ARE OTHER SINGLE FAMILY RESIDENCES ADJACENT TO AND IN THE GENERAL AREA OF THE SUBJECT PROPERTY, WHICH ARE ZONED AGRICULTURAL; AND THERE IS NO BUSINESS OR COMMERCIAL USE IN THE AREA.

THIS RECOMMENDED AGRICULTURAL ZONING CLASSIFICATION WITH A NARRATIVE DEVELOPMENT PLAN OF THE SUBJECT PARCEL WILL NOT ADVERSELY AFFECT THE OTHER PROPERTIES IN THE AREA.

THE APPLICANTS AND THE PURCHASERS HAVE INDICATED THAT THEY INTEND TO USE THE PROPERTY FOR SINGLE FAMILY RESIDENTIAL USE AND THE NARRATIVE DEVELOPMENT PLAN WHICH IS SIGNED BY THE PURCHASERS, SO PROVIDES.

AN AREA PROPERTY OWNER RAISED CONCERN THE APPROVAL OF THIS APPLICATION WOULD PERMIT THE SUBJECT PROPERTY TO BE USED FOR MULTI-FAMILY HOUSING (EITHER A DUPLEX OR APARTMENT) BUT MULTI-FAMILY HOUSING IS NEITHER A PERMITTED OR CONDITIONAL USE IN AN AGRICULTURAL ZONE.

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

BALANCING LAND USE OBJECTIVE (A): IDENTIFY AREAS OF OPPORTUNITY FOR INFILL, REDEVELOPMENT AND ADAPTIVE REUSE THAT RESPECT THE AREA'S CONTEXT AND DESIGN FEATURES.

HEALTHY NEIGHBORHOODS (A): PROMOTE STABILITY OF EXISTING NEIGHBORHOODS AND ALL ASPECTS OF HOUSING INCLUDING INFILL, REDEVELOPMENT, AND ENCOURAGE NEW DEVELOPMENT WHERE APPROPRIATE.

HEALTHY NEIGHBORHOODS (D): PLAN FOR HOUSING THAT ADDRESSES THE MARKET NEEDS FOR ALL RESIDENTS, INCLUDING, BUT NOT LIMITED TO, MIXED-USE AND HOUSING NEAR EMPLOYMENT AND COMMERCIAL AREAS.

THE PROPOSED ZONING CLASSIFICATION IS NOT IN AGREEMENT WITH THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, WHICH SHOWS THE AREA DEVELOPING COMMERCIAL.

Tommy Joe Fridy: Mr. Chairman, may I interrupt? May I interject?

Vice-Chairman Williams: Yes, just a moment. Do I need to get that second cleared up first Tommy Joe?

Tommy Joe Fridy: No, let's drop the second and allow me to ask David a question.

Vice-Chairman Williams: Go ahead please.

Tommy Joe Fridy: David, do you intend your motion to be the verbatim proposed motion and findings of facts that was distributed in case staff may not have read it word for word stating the facts in the area?

David Dixon: Yes I do, thank you sir.

Tommy Joe Fridy: Now it's time for a second.

Brian Bishop: Commissioner Williams can I interject as well, we just had a comment via Facebook Live?

Vice-Chairman Williams: Ok Brian, go ahead.

Brian Bishop: This comment comes from **Jamie Chaney**:

"It was connected to my home at one time but is not now."

I'm not sure, that's all we can see on Facebook Live feed at this point.

Vice-Chairman Williams: Does it indicate whether they have an objection to the motion?

Brian Bishop: It does not say.

Chris Hopgood: I think I can explain that.

Vice-Chairman Williams: Ok, go ahead Mr. Hopgood.

Chris Hopgood: I think this property, at one time, had its water drawn from an adjacent property. So, Mr. Lawalin will have to get his own County Water meter set and water service line.

I think that's the connection that they were making there. That's the only thing I can think of where there was any connection to the adjoining property.

Vice-Chairman Williams: Ok, thank you Chris.

Brian Bishop: Commissioner Williams, I believe that's what the person on Facebook, Mr. Chaney, is asking. Now the question is;

“Does it have water?”

To answer that question from a Planning Commission staff's standpoint, County Water is available and would have to receive a meter as Mr. Hopgood just explained.

Vice-Chairman Williams: Ok, we need a second.

Gary Gibson: I'll go ahead and second the motion; Gibson.

Vice-Chairman Williams: Thank you, Gary.

Are there any other comments via Facebook Live?

Brian Bishop: Not at this time Commissioner Williams but if you don't mind can you give us a few seconds to see if Mr. Chaney responds?

Vice-Chairman Williams: Just let us know when you've had enough time.

Brian Bishop: Commissioner Williams, we're not seeing any other comments at this time.

Vice-Chairman Williams: Tommy Joe, are you satisfied with the motion?

Tommy Joe Fridy: I am, yes.

Vice-Chairman Williams: Thank you.

Heather, would you call the roll please?

Heather Lauderdale:

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

Brian Bishop: Heather, we need to include Stacy in that as well, please.

STACY DENTON: YES.

Vice-Chairman Williams: Thank you Stacy.

Heather, do we have sufficient votes?

Heather Lauderdale: We do.

Vice-Chairman Williams: The motion carries, thank you.

That's all in the Public Hearing agenda, the chair will entertain a motion to go out of public hearing.

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

Vice-Chairman Williams: The first thing we have on the non-public hearing agenda is the **April Finance Report**.

Theresa Curtis: Can you hear me?

Vice-Chairman Williams: Yes.

Theresa Curtis: April, we were at 79% of budget. May's Finance Report, we're at 85% of budget. We have one (1) month left to go, which we're in that right now, June.

I'm here to answer any questions.

Vice-Chairman Williams: Does anyone have any questions for Theresa?
I'm sorry we have to call the roll on this but we can't see a round of hands. So, Heather would you call the roll please?

Bobbie Jarrett: We don't have a motion yet.

Vice-Chairman Williams: Yes, I'm sorry. We need a motion to approve the Finance Report for April and May.

MOTION WAS MADE BY DOUG BELL, SECONDED BY BOBBIE JARRETT TO APPROVE THE APRIL AND MAY FINANCE REPORT AS SUBMITTED.

Vice-Chairman Williams: Heather?

Heather Lauderdale:

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

STACY DENTON: YES.

Vice-Chairman Williams: Sufficient votes Heather?

Heather Lauderdale: Yes, sufficient votes.

Vice-Chairman Williams: Motion carries, thank you.

Seeing as there is no Bond Report, is that right Brian?

Brian Bishop: That is correct sir.

Vice-Chairman Williams: The next item on the agenda is **Rideouts Service Center Inc., Site Plan.**

Brian, would you take that please?

Brian Bishop: Yes sir.

This is submitted by Gary Crawford, owner, and the architect is Morley and Associates for the property located in the City of Henderson at 1705 South Green Street being PID #46A-28. Applicants are requesting Site Plan approval to construct a new storage and maintenance building.

Give me one second and I will have that called up for you. (Referring to GIS projected on screen for teleconference)

This is the current site as it exists. This drawing is a little outdated in that the building was recently demolished, it's no longer there.

This is the proposed site plan. The applicant is proposing a 50'x100' structure to house the previously existing towing business that was operated there for many years. The applicant is requesting approval from the City Manager to occupy a portion of the right of way, which you'll see here in yellow.

I believe Mr. Boom is on the call if he needs to answer that, I will refer to him.

But this is the structure that the site plan is seeking approval for. We have received all the necessary approvals from all the necessary agencies and utilities.

I will do my best to answer any questions you may have. I believe Mr. Crawford is on the call as well so he can answer questions if you have any of him.

Vice-Chairman Williams: Does anyone have any questions for Brian or Mr. Crawford?

Does anyone wish to speak for this proposal?

David Dixon: I have a quick question.

Vice-Chairman Williams: Go ahead David.

David Dixon: So, approval of this site plan would be subject to the approval of this waiver by the City Commission?

Brian Bishop: It's by the City Manager's office I believe but yes, that is correct.

David Dixon: Thank you.

Vice-Chairman Williams: Any other questions?

Mr. Crawford, is there anything you would like to say?

Gary Crawford: No, I just...

Vice-Chairman Williams: Ok, I need you to state your name and address please.

Gary Crawford: Gary Crawford, Rideouts Service Center, 1705 South Green Street, Henderson.

Vice-Chairman Williams: Do you promise to tell the truth in everything you say today?

Gary Crawford: Yes, I do.

Vice-Chairman Williams: Thank you. Are there any questions for Mr. Crawford?

Is there anyone who wishes to speak against this proposal?

Brian, we'll wait for you to see if anything is on the line.

Brian Bishop: Yes sir, we are keeping an eye on it.

Commissioner Williams, at this time we have no comments.

Vice-Chairman Williams: Thank you Brian.

The chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON AND SECOND BY MAC ARNOLD TO APPROVE THE RIDEOUTS SERVICE CENTER, INC., SITE PLAN SUBMITTED BY GARY CRAWFORD OWNER AND MORLEY ARCHITECTS FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 1705 SOUTH GREEN STREET (PID #46A-28). THIS SITE PLAN IS TO CONSTRUCT A NEW STORAGE AND MAINTENANCE BUILDING. SUBJECT TO THE APPROVAL OF A RIGHT OF WAY ENCROACHMENT WAIVER BY THE HENDERSON CITY MANAGER'S OFFICE.

Vice-Chairman Williams: Heather, did you get the second?

Heather Lauderdale: I have Mac Arnold as second.

Vice-Chairman Williams: Thank you.

Any other comments for this motion before we put it to a vote?

Hearing none, Heather will you please call the roll?

Heather Lauderdale:

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

STACY DENTON: YES.

Vice-Chairman Williams: Do we have sufficient votes Heather?

Heather Lauderdale: Yes, we do.

Vice-Chairman Williams: Thank you, motion carries.

Moving on to administrative business, the first item is the proposed Amendment to the Henderson City-County Subdivision Regulations; Article III, Preliminary Procedure, Section 3.5(7).

Brian, will you take that please.

Brian Bishop: Staff is requesting that Section i of 3.5 be deleted.

- i. Special flood hazard areas shall be noted prominently on the face of all plats. 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.

The Planning Commission members may remember roughly a year ago, we updated Subdivision Regulations to allow that Minor plats in the floodplain be approved in-house by staff.

Major Subdivisions would still come to the Planning Commission but the Minor's, which would be five (5) lots or less, could still be approved in-house.

If you remember the time the logic was a lot of times we were holding up someone who was wanting to subdivide their property for, essentially the Planning Commission agreeing with staff's opinion on these subdivisions but while doing that, we neglected to catch this portion of the Subdivision Regulations.

What this paragraph actually does is make it impossible to subdivide a property in the floodplain. When you look at the last sentence it says, the area will be considered when computing minimum required lot size for the development.

So, what that is meaning if there was a lot that was two (2) acres, at least one (1) acre of that would have to be out of the floodplain because the minimum lot size is one (1) acre.

So, for example when we subdivide a lot that is entirely in the floodplain, it cannot physically or possibly meet this requirement; which I don't think that was our intent when we wrote this.

So, we think this would just be a good piece of house cleaning to delete from the subdivision regulations.

Vice-Chairman Williams: Thank you Brian. Does anyone have any questions for Brian?

No questions? I guess we have to put this to a vote so, the chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DICKIE JOHNSON TO APPROVE THE PROPOSED AMENDMENT TO THE HENDERSON CITY-COUNTY SUBDIVISION REGULATIONS ARTICLE III, PRELIMINARY PLAT PROCEDURE, SECTION 3.5(7) I. TO DELETE; SPECIAL FLOOD HAZARD AREAS SHALL BE NOTED PROMINENTLY ON THE FACE OF ALL PLATS. 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.

Vice-Chairman Williams: Was that you, Dickie?

Dickie Johnson: Yes.

Vice-Chairman Williams: Alright, we have a motion and a second, any discussion? Hearing none, Heather would you call the roll please?

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

STACY DENTON: YES.

Vice-Chairman Williams: Do we have sufficient votes Heather?

Heather Lauderdale: Yes, we do.

Vice-Chairman Williams: Thank you, Heather.

The next item on the agenda is the election of a new Planning Commission chair. Herb has left the commission so, we're going to open it up for nominations.

I will preface this with the fact that I am not interested in being the chair, I like it where I am being the vice-chair and so I would appreciate it if my name would not be mentioned.

Tommy Joe Fridy: Mr. Vice-Chairman?

Vice-Chairman Williams: Yes, Tommy Joe?

Tommy Joe Fridy: Would you consider asking staff to take the Crawford Plat down? (Referring to the plat still showing on the video screen from the previous application)

Vice-Chairman Williams: Yes, I would thank you.

Tommy Joe Fridy: That's all I have.

Dickie Johnson: Mr. Chairman, this is Dickie Johnson and I would like to put David Dixon's name in contention for being the chairman of the Henderson City-County Planning Commission.

Rodney Thomas: This is Rodney Thomas, I will second that.

MOTION WAS MADE BY DICKIE JOHNSON AND SECONDED BY RODNEY THOMAS TO ELECT DAVID DIXON AS THE CHAIRMAN OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION.

Vice-Chairman Williams: Are there any other nominations?

Rodney Thomas: I move nominations cease.

Doug Bell: Second.

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY DOUG BELL FOR NOMINATIONS FOR CHAIRMAN OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION CEASE.

Vice-Chairman Williams: We have a motion and second, any discussion?

Hearing none, Heather will you please call the roll?

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: ENTHUSIASTIC YES.

DOUG BELL: YES.

STACY DENTON: YES.

David Dixon: I just want to thank everyone for your support. I'll do my best, and I'm going to need everybody's help. Simple as that.

Vice-Chairman Williams: We have to make it official right quick. Heather, do we have sufficient votes?

Heather Lauderdale: We do.

Vice-Chairman Williams: Congratulations David.

David Dixon: Thank you. I hope we can all get together, together real soon; face to face.

Vice-Chairman Williams: Tommy Joe, I guess I carry on correct?

Tommy Joe Fridy: Technically you don't but there's no official business left so it doesn't matter. If there were more business you would not.

David Dixon: David, please carry on.

Vice-Chairman Williams: Thank you David.

Brian, will you please introduce our new Assistant Executive Director please?

Brian Bishop: Yes sir. You guys may have noticed, we have changed seats a little bit, a little musical chairs. As you guys know, Claudia has decided to retire on us.

So, Chairman McKee at the time, appointed a committee to work with staff to find her successor. So, that committee consisted of Mr. Dixon, Ms. Bobbie Jarrett and Mr. Dickie Johnson; along with Buzzy Newman, our City Manager and Kurt Wiesen our Fiscal Court Clerk.

So, that group met with Claudia and I and we interviewed the top two (2) finalists; Ms. Marks and another gentleman.

We all felt that she did fantastic in her interview. It was a unanimous choice so Claudia and I feel like she will be a tremendous asset, and we are happy she is here.

We would like to formally request that you guys vote her as the next Assistant Director.

Vice-Chairman Williams: Thank you Brian. Any discussion?

Dickie Johnson: I think we need an official or formal motion by the Planning Commission to accept her as our Assistant Director, and I'll put that into a motion Mr. Chairman, Dickie Johnson.

MOTION WAS MADE BY DICKIE JOHNSON AND SECONDED BY DOUG BELL TO ACCEPT JENNIFER MARKS AS THE NEW ASSISTANT DIRECTOR OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION.

Vice-Chairman Williams: Ok, acting on David Dixon's behalf, I will call for a vote on this motion.

Heather Lauderdale: Who was the second please?

Doug Bell: Doug Bell.

Vice-Chairman Williams: Did you get that Heather?

Heather Lauderdale: I did, thank you.

Vice-Chairman Williams: Ok, will you call the roll please?

Heather Lauderdale: Yes.

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

KEVIN RICHARD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

DAVID DIXON: YES.

KEVIN HERRON: YES.

GRAY HODGE: YES.

DOUG BELL: YES.

STACY DENTON: YES.

Vice-Chairman Williams: Do we have sufficient votes, Heather?

Heather Lauderdale: We do, yes.

Vice-Chairman Williams: I think it was painfully obvious that we are no longer under the able direction of Herb McKee as our Chairman.

We have a presentation for Herb, Brian would you take that please?

Brian Bishop: Commissioner Williams, if you don't mind I would like to defer to the esteemed guest that we have in the room and the one that we have on the call as well.

We have Mr. Steve Austin, our mayor of the City of Henderson, and we have our county judge Mr. Brad Schneider with us.

So with that, I will defer to those gentlemen.

Mayor Steve Austin: Brad, I'll start out if that's ok.

I have a resolution here from the Henderson City-County Planning Commission and the City of Henderson and the County of Henderson.

But first of all I want to say thank you to all of you folks who serve our community, our county, and city so well and it's not the easiest situation it's very complex at times but you guys do a great job, and I just want you to know that you are really appreciated and thank you for your work.

I want to congratulate my former cohort David Dixon on his election of chairman of this board. David will do you a good job. He's dedicated, hard-working and does very well on detail; he'll do a great job for you! Congratulations David.

David Dixon: Thank you.

Mayor Steve Austin: Herb McKee served on this Henderson City-County Planning Commission for a number of years, and the last few years as chairman and to recognize him I wanted to read this resolution that will be presented to Herb.

“Whereas Herb McKee has been a devoted and influential member of the Henderson City-County Planning Commission for 10 years, and;

Whereas Herb McKee has served in the office of chairman for 6 years, and;

Whereas Herb McKee has afforded the commission with great insight judgement and dedication, and;

Whereas the community as well as the commission will long benefit from his efforts and now, therefore, be it resolved that the Henderson

City-County Planning Commission, The City of Henderson, and Henderson County in recognition of 10 years of public service express their sincere appreciation to Herb McKee, and we truly thank him.”

It's a framed resolution, I don't know if you can see it or not but it's a nice, framed resolution and that will be delivered to Herb.

Brian Bishop: Judge Schneider, is there anything you would like to add?

Judge Brad Schneider: I'll reiterate what the mayor said about our appreciation for Herb's service. It's a hard job as all of you know. He has done us well for many years, he's an excellent chairman; one thing I know about Herb is he can run a meeting, and that's not an easy thing either.

I also have a lot of really great feelings about David Dixon taking over as your chairman. I appreciate the unanimous support for David Dixon as your chairman, and I think great things are ahead for Henderson County. Herb set the standard for how to run a meeting and how to engage all the members of the commission, and David Dixon will carry that on with you. Thank you for all you do, to all the members, and thank you Herb McKee for all your years of service.

Vice-Chairman Williams: Thank you Judge Schneider.

That's all that's on the agenda. I want to thank everyone for being patient with me, this is quite new and if there is no other business a motion for adjournment will be in order.

Dickie Johnson: Before we adjourn, I would just like to say that I really appreciated Herb's input to the Planning Commission. I think he did an excellent job, and I hate to see him go.

Gary Gibson: Yes, I would like to say Mr. Chairman that I hope Herb has a good retirement, I know he's not retiring by any means but I'm glad I got to serve with him when I did. Herb is an awful good man, he's going to be missed greatly. Thank you.

Rodney Thomas: I second that.

Vice-Chairman Williams: Thank you, I appreciate you guys stepping in and doing what I should have done, thank you.

If there is no other business, I will entertain a motion to adjourn.

MOTION WAS MADE BY BOBBIE JARRETT AND SECONDED BY DICKIE JOHNSON TO ADJOURN.

Vice-Chairman Williams: We stand adjourned, thank you.

MEETING ADJOURNED AT 7:10 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, June 2, 2020 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
