



AGENDA

TUESDAY, AUGUST 7, 2018 – 6:00 P.M.

*****MEETING TO BE HELD AT THE HENDERSON MUNICIPAL CENTER*****

222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM

2018 Planning Commissioners

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

Planning Commission Staff

Executive Director, Brian Bishop
Assistant Director, Claudia Wayne
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

- **Approval of Minutes**
 - July 3, 2018 Minutes

- A. LOTS 2-5 MARY ELAM RUDY MINOR SUBDIVISION & TRACT 1A MARY ELAM RUDY AGRICULTURAL DIVISION** – Submitted by Marie M. Huber as Trustee of the Rudy-Huber Trust, under the will of Mary Elam Kimsey Rudy for the property located in Henderson County at 10015 Larue Road (PID# 66-3). Applicants are requesting approval for 4 lots and 1A tract Agricultural Division, which are located in a Special Flood Hazard area.

- B. TRACTS 2A, 2B, & 2C MARY ELAM RUDY AGRICULTURAL DIVISION-**
Submitted by Marie M. Huber as Trustee of the Rudy-Huber Trust, under the will of Mary Elam Kimsey Rudy for the property located in Henderson County, adjacent to 9593 Larue Road (PID# 75-51). Applicants are requesting approval for Tracts 2A, 2B, & 2C, which are located in a Special Flood Hazard area.



C. CYPRESS FLATS LAND CO., LLC & NEAL GREENWELL FARMLAND LLC AGRICULTURAL DIVISION & CONSOLIDATION- Submitted by Randy Greenwell for the property located in Henderson & Union County, KY. Applicant is requesting to consolidate parcels (ID#4-23, & ID#5-7) which are located in a Special Flood Hazard area.

D. A PORTION OF THE CHARLES JOHNSON, III, ETAL PROPERTY AGRICULTURAL DIVISION & CONSOLIDATION – Submitted by owners Charles Johnson, III; Kathryn Neiswender; and Betsy Erskin & Arthur Reed Co-Trustees of the Frances Johnson Revocable Trust for the property located in Henderson County on KY Hwy 136 (PID# 4-4). Applicants are requesting approval for consolidation, which is located in a Special Flood Hazard area.

E. REZONING #1086 – Submitted by Joseph Butler for the property located in Henderson County, adjacent to 4865 Hwy 1078 North (PID# 87A-99), containing approximately 4.783 acres. Applicant is requesting a zoning classification from Residential-1 (R-1) to Agricultural District (AG) for consolidation.

F. Rezoning #1087- Submitted by Douglas Hunter, II (d/b/a 2278 S. Green Street, LLC) for the property located in Henderson County at 2278 S. Green Street (PID#46-75), containing approximately 0.65 acres. Applicant is requesting a zoning classification from Agricultural (AG) to Highway Commercial (HC) for consolidation.

G. Amendments to Henderson City Zoning Ordinance, Appendix A Zoning, - The Planning Commission will consider zoning text amendments to the following articles:

1) Article II – Definitions, Section 2.01: Adding;

Self storage (a shorthand for "self-service storage", and also known as "mini storage") is an industry in which storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units" is rented to tenants, usually on a short-term basis.

2) Article XVIII. - NB, Neighborhood Business District, Sec. 18.03. - Conditional uses: Adding;



i) Vegetative Buffer Strips shall be required for construction along and either side of blue-line streams, creeks, rivers, lakes and impoundments, and all streams labeled with names or numbers on the FIRMs ;

ii) 1 parking space for every 1000 square feet for non-vehicular accessed storage space;

iii) site geometry so that doors (overhead and person) face to the interior of drives;

iv) all driving aisle shall be a minimum of twenty-four (24) feet wide and hard surfaced;

v) all other associated driving areas shall be hard surfaced;

vi) all buildings must meet Kentucky Building Codes;

vii) exterior of buildings must be compatible to surrounding areas (example brick, siding, stuoco, or eifs) and exterior paint colors, including roof, to be in harmony with other homes and or building (not bold colors) in area.;

viii) one monument type sign no higher than six (6) feet with only accent lighting (no backlit);

ix) night sky friendly lighting only;

x) heavy planting to serve as softscaping; and

xi) hours of operation shall be limited to no earlier that 6 a.m. and no later than 11 p.m.

xii) no outdoor storage of motor homes, campers, boats, or other recreation vehicles will not be allowed

3) Article XXI. – H-C, Highway Commercial District, Sec. 21.03. – Conditional uses:
Adding;

(e) Self Storage Rental Units (must meet all of the following conditions):

i) Vegetative Buffer Strips shall be required for construction along and either side of blue-line streams, creeks, rivers, lakes and impoundments, and all streams labeled with names or numbers on the FIRMs. ;

ii) 1 parking space for every 1000 square feet for non-vehicular accessed storage space;

iii) site geometry so that doors (overhead and person) face to the interior of drives;



iv) all driving aisle shall be a minimum of twenty-four (24) feet wide and hard surfaced;

v) all other associated driving and vehicle storage areas shall be hard surfaced;

vi) all buildings must meet Kentucky Building Codes;

vii) exterior of buildings must be compatible to surrounding areas (example brick, siding, stucco, or eifs) and exterior paint colors, including roof, to be in harmony with other homes and or building (not bold colors) in area.;

viii) night sky friendly lighting only; and

ix) heavy planting to serve as softscaping on perimeter.

III. NON-PUBLIC HEARING ITEMS

1. JULY FINANCE REPORT

2. BOND REPORT

IV. ADMINISTRATIVE BUSINESS

1. Ex. Director Annual Performance Evaluation 2018-2019 FY.

V. OTHER BUSINESS

1. Downtown Master Plan discussion

VI. ADJOURNMENT