



## AGENDA

**TUESDAY, SEPTEMBER 4, 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**
  - August 7, 2018 Minutes
  
- A. **REZONING #1086** – Submitted by Joseph Butler for the property located in Henderson County, adjacent to and west of 4865 Hwy 1078 North (PID# 87A-99), in or near the community of Zion, containing approximately 4.783 acres (the “subject property”). Applicant is requesting a zoning change/Map Amendment from Residential-1 (R-1) to Agricultural District (AG) for consolidation with an adjoining house and lot. **(This item was tabled at the August 7, 2018 meeting).**
  
- B. **Rezoning #1087**- Submitted by 2278 S. Green Street, LLC, Douglas Hunter, II, sole member, for the property located in Henderson County at 2274 S. Green Street (PID#46-75), containing approximately 0.65 acres (the “subject property”). Applicant is requesting a zoning change/Map Amendment from Agricultural (AG) to Highway Commercial (HC) for consolidation. **(This item was tabled at the August 7, 2018 meeting).**



- C. **Amendments to Henderson City Zoning Ordinance, Appendix A Zoning, -** The Planning Commission will consider adding Article IV, Section 4.17, Pools, in-ground and above ground. The changes would require a permit for an above ground pool addition.

Sec. 4.17. Pools, in-ground and above grounds.

- 1) In-ground swimming pool is any in-ground structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep.
- 2) Above-ground swimming pools is any above ground structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep.
- 3) No swimming pool as defined above shall be constructed or placed prior to the issuance of a proper permit.
- 4) Barrier for swimming pools shall be in conformity with the Kentucky Residential Building Code, Appendix G (current edition).

### III. NON-PUBLIC HEARING ITEMS

#### 1. AUGUST FINANCE REPORT

#### 2. BOND REPORT

3. **POPEYES-HENDERSON SITE PLAN**- Submitted by Developer JPL Management, Inc., and Matthew O'Bryant owner, for the property located in the City of Henderson at 34 North Green Street (PID# 2-6-6-10). Applicant is requesting site plan approval for a Popeye's Restaurant.

#### 4. **Easement Extinguishing**

- a) Lot 8 Southside, Lot 10 Southside, Lot 12 Southside, Lot 14 Southside
- b) Audubon Metals

5. **Agricultural Division on Griffin-Graves Creek Road** – Submitted by Gerald Jones, Jacquelyn Pearce and Bryan Wellmeier owners of the property located in Henderson County at 15479 Griffin-Graves Creek Road. Applicants are requesting approval for an agricultural division, to separate a parcel into two (2) tracts.



**IV. ADMINISTRATIVE BUSINESS**

1. Continued Education approval for Easement Workshop

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**