

Henderson City-County
Planning Commission
July 7, 2020

The Henderson City-County Planning Commission held a meeting July 7, 2020 at 6:00 p.m., at the Peabody Building, 1990 Barret Ct, Suite F, *via teleconference*. Members present via teleconference: Chairman David Dixon, Vice-Chairman David Williams, Bobbie Jarrett, Gary Gibson, Rodney Thomas, Dickie Johnson, Gray Hodge, Mac Arnold, Stacy Denton and Tommy Joe Fridy. Kevin Herron, Kevin Richard, and Doug Bell were absent. Staff present: Director Brian Bishop, Claudia Wayne, Heather Lauderdale, Theresa Curtis, Jennifer Marks and Chris Raymer.

MEETING BEGAN AT 6 PM

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

I will start off with a statement to remind everybody.

“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 July 7, 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.”

Chairman David Dixon: Madame Secretary, will you please call the roll, please?

Ok, is there anyone that's on the meeting that did not get their name called?

Heather Lauderdale: Bobbie is on but for some reason she can hear us but we can't hear her.

Chairman David Dixon: Ok, should we try to unscramble that?

Brian Bishop: Bobbie, can you hear us?

Bobbie Jarrett: Yes. (Very loud feedback)

Brian Bishop: Bobbie, do you have a couple of devices near each other like an iPhone or iPad by any chance?

Bobbie Jarrett: Yes.

Brian Bishop: Or do you have some earbuds by any chance?

Bobbie Jarrett: No.

Brian Bishop: Bobbie, can you call in on a land-line and use your iPad to see?

Bobbie Jarrett: Yes.

Brian Bishop: Mr. Fridy, should we wait for Bobbie to call back in before we proceed?

Tommy Joe Fridy: Let's wait a minute but we have a quorum, we can proceed without her.

Chairman Dixon: Ok, we'll wait a minute.

David Spainhoward: This is David Spainhoward, I'm joining the meeting as you requested.

Chairman Dixon: Thank you, thank you.

Brian Bishop: Thank you David. Bruce is here as well. When we get to your appeal, we will give you a shout; or we will let you speak if that's ok.

David Spainhoward: Sure, thanks.

Theresa Curtis: Brian?

Brian Bishop: Yes ma'am?

Theresa Curtis: Bobbie just called and she is going to try dialing one of these numbers that we had on that piece of paper. She's going to try that one.

Brian Bishop: Ok, while she's doing that, Mr. Fridy would it be ok if we proceed with the rezoning?

Tommy Joe Fridy: Yes it would.

Chairman Dixon: Do we have a quorum?

Heather Lauderdale: Yes.

Chairman Dixon: Very good. We've got a couple of public hearing items, we need a motion to enter **Public Hearing**.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY GARY GIBSON TO OPEN THE PUBLIC HEARING.

Chairman Dixon: We have a motion and a second, all in favor say aye?

AYE: ALL

Chairman Dixon: All opposed?

OPPOSED: NONE

Chairman Dixon: Good, we're in public hearing.

The first item on the agenda is for the **Minutes of the June 2, 2020** Teleconference Meeting. I think everyone has had a chance to look at the minutes. Any additions, subtractions, corrections?

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY MAC ARNOLD TO APPROVE THE MINUTES FROM THE JUNE 2, 2020 TELECONFERENCE MEETING.

Chairman Dixon: We have a motion and a second for the approval of the minutes from June 2. All in favor say aye.

AYE: ALL

Chairman Dixon: All opposed?

OPPOSED: NONE

Chairman Dixon: Very good.

The next thing on the agenda is **Rezoning #1102**. I think Mr. Bishop will address that.

Brian Bishop: Yes sir.

Rezoning #1102 submitted by David & Susan Spainhoward, and Agent Bruce Bailey for the property located in Henderson County at 8855 Old Hwy 60, Spottsville, Kentucky (PID#104A-148), containing approximately 9,916 sq. ft. Applicants are requesting a zoning change/map amendment from Multi-Family Residential (R3) to Single-Family Residential (R-2), to consolidate a small portion with an adjacent property at 6808 Henderson-Spottsville Road (PID #104A-61)

If you guys bear with me one second, I'm going to share the map.

Can everyone see the drawing on the screen?

Mac Arnold: No, not now.

Brian Bishop: How about now?

Mac Arnold: Ok, got it.

Gary Gibson: I can see it now.

Tommy Joe Fridy: You also have it in your packet.

Brian Bishop: Correct. It would be the drawing that was provided by the surveyor. It says Survey Plat Consolidation of the David Spainhoward property to the Jerry Buley property.

This is the property in question, this 9,916 square feet. This is Mr. Buley's property, this is Mr. Spainhoward's property.

Mr. Buley is going to purchase this property which is a simple transaction except for the fact they're two, separate zones.

This property is zoned R-3, and at one point that was proposed to be the Green River Hills Subdivision which never developed as you can see from the aerial map. Mr. Buley would like to purchase this property but he is zoned R-2. They cannot consolidate the different zoned parcels, which right here is where this area would be approximately; the R-3 zone going to the R-2 zone here which is why this is before us.

Staff has no issue with this. It would be subject-to the subdivision being recorded, which would be submitted as a minor subdivision that staff can approve in-house.

So, with that being said staff recommends approval.

Chairman Dixon: Very good, any questions for staff?

David Williams: Staff does recommend approval, correct?

Brian Bishop: Yes sir.

Chairman Dixon: Any other commission questions for staff?

Brian Bishop: I believe we have Mr. Bailey and Mr. Spainhoward on the phone if you have any questions of those folks as well.

Chairman Dixon: Any questions for the applicant?

Would the applicant care to address the commission?

Brian Bishop: Mr. Spainhoward, is there anything you would like to add?

David Spainhoward: No sir, I think you've said it all.

Chairman Dixon: Ok, I'm not hearing any further questions. I will entertain a motion regarding Rezoning #1102.

Tommy Joe Fridy: Mr. Chairman? Mr. Chairman this is Tommy Joe.

Chairman Dixon: I'm sorry, go ahead Tommy.

Tommy Joe Fridy: Brian, would you state for the record that it's in agreement with the Comprehensive Plan?

Brian Bishop: It is sir.

Tommy Joe Fridy: Thank you, proceed.

Chairman Dixon: What is the desire of the Commission on this?

Brian Bishop: Did everyone get a copy of the proposed motion that we emailed out?

Dickie Johnson: Yes.

Chairman Dixon: What is the pleasure of the Commission in this regard?

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY DAVID WILLIAMS THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE "COUNTY") APPROVE REZONING APPLICATION # 1102 CHANGING THE ZONING CLASSIFICATION MULTI-FAMILY RESIDENCE (R-3) TO SINGLE-FAMILY RESIDENCE (R-2) 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 ADJOINING HOUSE AND LOT LOCATED AT 6808 OLD HENDERSON SPOTTSVILLE ROAD IS ZONED RESIDENTIAL-3 (R-3) AND THE SUBJECT PROPERTY, WHICH IS CURRENTLY ZONED RESIDENTIAL-2 (R-2) CANNOT BE CONSOLIDATED WITH THE HOUSE AND LOT, UNLESS THE TWO PARCELS HAVE THE SAME ZONING CLASSIFICATION.

THE EXISTING RESIDENTIAL-3 (R-3) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED RESIDENTIAL-2 (R-2) ZONING CLASSIFICATION IS APPROPRIATE, BECAUSE:

THE SUBJECT PROPERTY WAS INCLUDED IN PREVIOUS REZONING, #241, IN 1978, WHICH WAS INTENDED TO FACILITATE A SUBDIVISION NAMED GREEN RIVER HILLS. THE SUBJECT PROPERTY HAS NOT DEVELOPED AS WAS ANTICIPATED IN THE 1978 REZONING.

THE SUBJECT PROPERTY IS ADJACENT TO OTHER PARCELS CURRENTLY ZONED RESIDENTIAL-2, WITH SINGLE FAMILY RESIDENCES LOCATED ON THEM.

THE APPLICANTS HAVE INDICATED THEY INTEND TO USE THE CONSOLIDATED PROPERTY FOR A RESIDENTIAL USE.

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

WISELY PLAN FOR LAND USES IN APPROPRIATE LOCATIONS TO MAXIMIZE QUALITY DESIGN AND MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT. (BALANCING LAND USE GOAL # 1)

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

THE PROPOSED ZONING CLASSIFICATION IS IN AGREEMENT WITH THE FUTURE LAND USE MAP OF THE

COMPREHENSIVE PLAN, WHICH SHOWS THE AREA DEVELOPING LOW DENSITY RESIDENTIAL.

Chairman Dixon: Thank you, do we have a second?

Madame Secretary, please call the roll.

DAVID WILLIAMS: YES.

BOBBIE JARRETT: YES.

MAC ARNOLD: YES.

DICKIE JOHNSON: YES.

GARY GIBSON: YES.

RODNEY THOMAS: YES.

STACY DENTON: YES.

GRAY HODGE: YES.

Chairman Dixon: The motion is approved.

That is the end of the public hearing items. I would like to have a **motion to go out of public hearing.**

MOTION WAS MADE BY DICKIE JOHNSON AND SECONDED BY GARY GIBSON TO GO OUT OF PUBLIC HEARING.

Chairman Dixon: We have a motion and a second, thank you. All in favor say aye.

AYE: ALL

Chairman Dixon: All opposed?

OPPOSED: NONE

Chairman Dixon: Very good, we are out of public hearing.

The next item on the agenda is under Administrative Business having to do with the annual performance evaluation of the Executive Director.

I will say that the Executive Director has just left the room, and Claudia will lead this discussion.

Claudia Wayne: I mailed out today his evaluation form and a memo in an envelope so that you all could return them back to us. If you can get those filled out and back to us no later than July 21, then the Executive Committee can get together and review what you all have. Then, they'll make a recommendation to the Planning Commission at the August 4 P.C. meeting.

Do ya'll have any questions?

Chairman Dixon: Hearing no questions, I think this is standard procedure as has been done in the past.

Claudia Wayne: Yes.

Chairman Dixon: Very good.

We're going to move to other business in a minute, could you get Brian back?

Tell him he's in big trouble now. (Laughter)

Ok, in other business I think I know of one (1) item I think Claudia would like to address the commission.

Claudia Wayne: Yes, this is my last Planning Commission meeting after eighteen (18) years, and I just want to thank you all so much for everything ya'll have done for me and I have enjoyed working with every one of you all. Now I'm gonna cry, no!

Chairman Dixon: Well I'm gonna cry then. I think I can speak...

Rodney Thomas: Congratulations.

Claudia Wayne: Thank you.

Chairman Dixon: We're going to miss you more than you miss us, I can guarantee that. Your service has been extraordinary and we wish you nothing but the best.

Claudia Wayne: Thank you.

Chairman Dixon: Nothing but the best! Don't be a stranger around here.

Claudia Wayne: Oh, I won't.

Chairman Dixon: We may have to call you.

Claudia Wayne: That's ok.

Chairman Dixon: Ok, very good.

Any other business?

Brian Bishop: None from staff, sir.

Chairman Dixon: Anyone else? Anything on Facebook?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY GRAY HODGE TO ADJOURN.

Chairman Dixon: I have a motion and a second, all in favor say aye.

AYE: ALL

Chairman Dixon: Anyone opposed to adjourning?

OPPOSED: NONE

Chairman Dixon: I hear nothing, we stand adjourned.

MEETING ADJOURNED AT 6:20 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, July 7, 2020 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
