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# PLANNING COMMISSION AGENDA

*TUESDAY, JUNE 6, 2023 – 6:00 P.M.*

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**\*\*\*MEETING TO BE HELD AT THE HENDERSON MUNICIPAL CENTER\*\*\***  
**222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM, HENDERSON, KY**

***2023 Planning Commissioners***

David Dixon, Chairman  
Kevin Richard, Vice-Chairman  
Bobbie Jarrett, Treasurer  
Mac Arnold  
X.R. Royster  
Dickie Johnson  
Gary Gibson  
Gray Hodge  
Stacy Denton  
Kevin Herron  
Frank Boyett  
Heather Toews

***Planning Commission Staff***

Executive Director, Brian Bishop  
Assistant Director, Jennifer Marks

Executive Asst./Acct./GIS Technician, Theresa Curtis  
Secretary Senior/ Address Technician, Heather Lauderdale  
GIS Coordinator, Chris Raymer

Attorney, Tommy Joe Fridy

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**I. ROLL CALL**

**II. PUBLIC HEARING ITEMS**

Approval of Minutes

- May 2, 2023 Minutes

**A. HCCPC 2023-2024 FISCAL YEAR BUDGET**

**B. County Zoning Text Amendments –**

- Update Article XX, Light Industrial District, Section 20.03. Conditional Uses (L); and



- **Update Article XXX, Solar Energy System, Section 30.01. Design Standards; and Section 30.02. Requirements.**

- C. **Sebree Solar II Project Site Plan** – Submitted by Sebree Solar II, LLC (subsidiary of NextEra Energy Resources, LLC (“NEER”) for the property located approximately seven miles South of the City of Henderson, directly North and West of the Town of Robards, West of US Hwy 41 (“US-41”), North of State Road 416 (“Hwy 416”) and east of US-41A, containing approximately 1, 460 acres. Applicant proposes to develop a Level 3 Solar Energy System.

### III. NON-PUBLIC HEARING ITEMS

1. **MAY FINANCE REPORT**

2. **BOND REPORT**

3. **Lots 1 & 2 Jonathan Newman Subdivision Preliminary** – Submitted by Jonathan Newman for the property located in Henderson County at 16558 Griffin Graves Creek Road (PID #99-18.1), containing approximately 5.29 acres. Applicant is requesting Preliminary approval for two (2) lots in an Agricultural District (AG).

4. **Barret Blvd. Road Extension**-“Barret Blvd Extension includes, construction of approximately 945.2 linear feet of new street extension 37 feet wide including curb and gutter from end of Barret Boulevard past an existing ditch into a proposed residential development; removal of portion of existing cul-de-sac, installation of all drainage structures and drainage pipes, installation of 12’x4’ precast box culvert with headwalls complete (box culvert and sectional headwalls including gaskets, sealants, mastics, and overwraps provided by others), installation of new water line extending serve to the new development, installation of new six foot wide sidewalks along both sides of the roadway.”

### IV. ADMINISTRATIVE BUSINESS

### V. OTHER BUSINESS

### VI. ADJOURNMENT

This meeting will also be conducted as a video teleconference meeting under KRS61.826. Any interruption in the video or audio broadcast at any location shall result in the suspension of the meeting until the broadcast is restored.

The meeting will be streamed live to the following locations:

**June 6, 2023, Agenda**

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Henderson City-County Planning Commission ~ 1990 Barret Court, Suite C ~ 270-831-1289

[www.hendersonplanning.org](http://www.hendersonplanning.org)



- City of Henderson's Website: <https://cityofhendersonky.org/CivicMedia?CID=Live-Meetings-8>
- Facebook: <https://www.facebook.com/CityOfHendersonKY/>
- Twitter: <https://twitter.com/HendersonKY>
- YouTube: <https://www.youtube.com/channel/UCG62RxYhtheh8F5GYNEwN8A>