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# PLANNING COMMISSION AGENDA

*TUESDAY, OCTOBER 3, 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

Secretary Senior/ Address Technician, Heather Lauderdale  
GIS Coordinator, Chris Raymer  
Executive Asst./Finance Secretary, Jessa Brandon  
Attorney, Tommy Joe Fridy

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## **ROLL CALL**

## **PUBLIC HEARING ITEMS**

1. **Approval of September 5, 2023 Minutes**
2. **Rezoning #1153**- Submitted by James R. & Sheila A. Beaven, for the property located in Henderson County at 7787 Rucker Rd # 1 (PID #85-59), containing approximately 0.46 ac (20,153 sq ft). Applicants request a Zoning Change/Map Amendment from Agricultural (AG) to Planned Unit Development (PUD) for consolidation to an existing lot zoned Planned Unit Development (PUD).



3. **Rezoning #1154 with a Graphic Development Plan** - Submitted by HCM, LLC and David & Peggy Watkins, for the property located in the City of Henderson on Wesley Dr (PID # 65-22.2), containing approximately +/- 13.106 acres. Applicants request a Zoning Change/Map Amendment from Agricultural (AG) to Medium Density Residential District (R-2) with a graphic development plan to develop a single-family residential subdivision.
4. **Rezoning #1155 with a Master Plan/Development Plan** - Submitted by H Properties, LLC, for the property located in the City of Henderson at Harpeth Glenn Trace & Sand Castle Drive (PID#74-83), containing approximately 14.029 acres, per PVA, and 12.218 acres, per Master Plan/Development Plan. Applicants request to amend the Master Plan/Development Plan (Originally approved in 2003 as part of the rezoning of the subject property). As originally approved the property owner could build two (2) zero lot line Townhouses on 10 of the R-2 zoned lots. The Applicant is now requesting to amend the approved Master Plan/Development Plan to allow for Duplexes on 19 of the R-2 zoned lots.

## **NON-PUBLIC HEARING ITEMS**

1. **SEPTEMBER FINANCE REPORT**
2. **BOND REPORT**
3. **Braxton Park Revised Master Plan**- Submitted by H Properties, LLC, for the property located in the City of Henderson at Harpeth Glenn Trace & Sand Castle Drive (PID#74-83), containing approximately 14.029 acres. Applicants request amended master plan approval.
4. **Jimmy John's Site Plan** – Submitted by KEB Real Estate, Holdings- Ken Butler and JP & MC, LLC for the property located in the City of Henderson at 336 Rettig Road. Applicants are requesting site plan approval.
5. **Build Ready Pad Preparation- Sandy Lee Watkins Site**- Submitted by West Kentucky Regional Industrial Development Authority for the property located in Henderson County at 1995 Northern Star Way (PID #72-20.1). Applicants are requesting site plan approval.
6. **River View Coal Henderson County Portal** – Submitted by River View Coal, LLC for the property located in the County of Henderson, at 6755 Sulphur Springs Road (PID #35-11.1), containing approximately 55 acres. Applicants are requesting site plan approval.



## **ADMINISTRATIVE BUSINESS**

**Rezoning #1152** - Findings of Fact for City of Henderson and Henderson Distilling Company, LLC.

## **OTHER BUSINESS**

Bill Williams Minor Subdivision Lot #3

## **ADJOURNMENT**

The 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:

- 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>