



PLANNING COMMISSION AGENDA

TUESDAY, September 5, 2023 – 6:00 P.M.

*****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

I. ROLL CALL

II. PUBLIC HEARING ITEMS

Approval of Minutes

- August 1, 2023 Minutes

Rezoning #1150 with a Narrative Development Plan- Submitted by LE2, LLC, Charles E. Branson, Managing Member, for the property located in the City of Henderson at 109 Second Street (PID #1-7-3-20), containing approximately .065001 acres. Applicants request a Zoning Change/Map Amendment from Central Business District (CBD) to Riverfront-2 (RF-2) with a narrative development plan for consolidation to an existing lot zoned Riverfront-2 (RF-2).



Rezoning #1151 - Submitted by Cliff Hagan Boys and Girls Club Great Futures, LLLP, for the property located in the City of Henderson at 735 N. Elm Street (PID #1-17-1-1), containing approximately 1.343 acres. Applicants request a Zoning Change/Map Amendment from Residential 2 (R-2) to General Business (GB).

Rezoning #1152 with a Graphic Development Plan - Submitted by The City of Henderson and Henderson Distilling Company, LLC., for the property located in the City of Henderson at 0 N. Water St (PID#1-8-3-4); 422 N. Water Street (PID #1-8-3-5); 100 Fifth Street (PID#1-8-3-6), containing approximately 2.16 acres. Applicants request a Zoning Change/Map Amendment from Riverfront-2 (RF-2) to Central Business District (CBD) with a graphic development plan to construct a small distillery in downtown Henderson.

City Zoning Text Amendments –

- **Update Section 2.01 Definitions; Add; Gaming Facility- Any facility which is licensed by the state of Kentucky to conduct simulcasting, pari-mutual wagering, and/or sports wagering as provided and permitted under Chapter 230 of the Kentucky Revised Statutes.**
- **Addition Section 21.03 Conditional Uses (Highway Commercial Zone) Add: Gaming Facility as defined in Section 2.01.**

Condos of Copper Creek PUD Development Plan – Submitted by Chambers Properties, Mike Chambers for the property located in the City of Henderson, located at 3040 Copper Creek Dr. (PID #64-28.6), containing approximately 6.64 acres. Applicants are requesting approval for thirty-one (31) lots in a Planned Unit Development (PUD).

III. NON-PUBLIC HEARING ITEMS

1. **AUGUST FINANCE REPORT**
2. **BOND REPORT**
3. **Condos of Copper Creek Preliminary Plat and Construction Drawings** – Submitted by Chambers Properties, Mike Chambers for the property located in the City of Henderson, located at 3040 Copper Creek Dr. (PID #64-28.6), containing approximately 6.64 acres. Applicants are requesting Preliminary approval for thirty-one (31) lots in a Planned Unit Development (PUD).



4. **Bentley Point Planned Unit Development Preliminary and Construction Drawings** – Submitted by Deer Valley Subdivision, LLC and the City of Henderson for the property located in the City of Henderson, located on Barret Boulevard (PID #65-13.2), containing approximately 87.3 acres. Applicants are requesting Preliminary approval for two-hundred ninety-two (292) lots in a Planned Unit Development (PUD).

IV. ADMINISTRATIVE BUSINESS-

V. OTHER BUSINESS - Cates Minor Subdivision Lot #2

VI. 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>