

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
August 18, 2022  
King Street Meeting Room**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Jennifer Balkcom  
Baird Blake  
Hunter Marks  
Jared Ownbey  
Trey Ford  
Bruce Hatfield  
Robert Griffin  
Rick Livingston

**Planning Board Members Not Present:**

Rebecca McCall, BOC Liaison

**Staff Present:**

Chris Todd, Business and Community Development Director  
Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Grayson Taylor, Planner III  
Liz Hanson, Planner I  
Russ Burrell, County Attorney

**Meeting called to order:** Mr. Steve Dozier called the meeting to order.

**Roll Call:** Roll Call was then stated.

**Informal Public Comment:** Jan Partin expressed her interest in the 2045 Comprehensive Plan and provided positive feedback on planning efforts. Katie Breckheimer also expressed her interest in the 2045 Comprehensive Plan and thanked the Planning Board for their service.

**Adjustment of the Agenda:** None.

**June 16, 2022, Meeting Summary:** No change to the meeting summary was noted.

**LDC Text Amendment Continued Discussion – TX-2022-03, Required Amendments to the Soil Erosion and Sedimentation Control Regulations:** Autumn Radcliff, Planning Director, provided updates on text amendment TX-2022-03. All amendments have been passed. The amendments have since been incorporated and made online.

**LDC Text Amendment Continued Discussion – TX-2022-02, Personal Storage Structures and TX-2022-05, Storage Shed:** Mrs. Radcliff provided updates on text amendment TX-2022-02. All amendments have been tabled and currently set to be on the September 6<sup>th</sup> Board of Commissioner (BOC) meeting agenda. The public hearing for the text amendment has been held. Amendments to the Supplemental Requirements for Storage Sheds were also mentioned in relation to the new use for Personal Storage Structures. The Planning Board had discussed this amendment and opted not to make any recommended changes. The Board of Commissioners

requested to include this and the Public Hearing for storage sheds was held on August 10<sup>th</sup>, 2022. This text amendment will also be discussed at the September 6<sup>th</sup> BOC meeting.

**LDC Text Amendment Continued Discussion – TX-2022-04, Special Fill:** Mrs. Radcliff also provided updates on the public hearing and discussion regarding Special Fill Permits. Mrs. Radcliff reported that changes were made to the Special Fill requirements. This amendment would only change the process of obtaining a Special Fill Permit for properties zoned Industrial. The proposed amendment would not change the required standards, on the process.

**2045 Comprehensive Plan Steering Committee Discussion:** Autumn Radcliff, Planning Director, and Janna Bianculli, Senior Planner, presented updates to the 2045 Comprehensive Plan. Mrs. Bianculli stated that she and Mrs. Radcliff have presented to 47 groups so far, with over 1,000 residents attending events. Mrs. Bianculli reported that the community has provided great feedback to the Comprehensive Plan throughout the public engagement process. Mrs. Bianculli informed the Board that the survey results have been dominated by respondents over the age of 65. This has caused planning staff to seek out more opportunities to engage with younger residents. Planning staff is also working to engage with more minority groups, especially the Latinx/Hispanic community. The demographics of the survey respondents are not reflective of those of the community.

Mrs. Bianculli provided a brief overview of the Comprehensive Plan outcomes and goals to the Board and how the Comprehensive Plan will be formatted. Mrs. Radcliff stated that a special-call meeting for the Steering Committee is scheduled for Thursday, September 8<sup>th</sup> at 9:00 am. She stated that Jake Petrosky, Steward Inc. consultant, will also be present at the special-call meeting. Mrs. Radcliff informed the Board that the Comprehensive Plan recommendations will be explained in detail during the special-call meeting on September 8<sup>th</sup>. The draft plan will be sent to the Planning Board and the Board of Commissioners prior to the special called meeting. She stated that copy of the plan will be made available to the public via the County website. Mrs. Radcliff informed the Board that staff is in the process of scheduling public input meetings in September/October to receive public comment on the draft plan. Board stated that they would be interested in potentially attending these public meetings. The Board highlighted the importance of making sure the public knows that the 2045 Comprehensive Plan does not apply to municipalities.

**Staff Updates:** Liz Hanson, Planner I, was introduced to the Planning Board.

**Adjournment:** There being no further business, meeting was adjourned at 6:32 PM.