

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
October 21, 2021  
King Street Meeting Room**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Bruce Hatfield  
Hunter Marks  
Jennifer Balkcom  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Baird Blake  
Trey Ford  
Paul Patterson  
Rick Livingston

**Staff Present:**

Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Matt Champion, Code Enforcement Director  
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:** One member of the public gave comment.

**Adjustment of the Agenda:** None.

**September 16, 2021 Meeting Summary:** No change to the meeting summary was noted.

**Continued Discussion of Land Development Code Text Amendment (TX-2021-06) –  
Conditional Rezoning Limits in Residential and Non-Residential Zoning Districts:** Ms.

Autumn Radcliff stated that during the July 15th and August 19th Planning Board meetings, the Board requested staff to draft a text amendment to address concerns with conditional rezonings applications and current allowed uses when requested within both residential and non-residential zoning districts. The Board discussed the issue at its September 16<sup>th</sup> meeting and clarified the text for application acceptance provision.

Ms. Radcliff provided the Board an overview of the amendment and option for the Boards consideration. Following Board discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the text amendment. Mr. Bruce Hatfield second the motion. All voted in favor of the motion.

**2045 Comprehensive Plan:** Ms. Radcliff stated that the consultant team was unable to join this meeting in person as allowed under our contract, so this meeting as discussed with the Board in September is being held virtual. Mr. Petrosky with Stewart provided a presentation to the Planning Board/2045 Comprehensive Plan Steering Committee. Mr. Petrosky provided an overview of the current public outreach efforts, survey status, shared some preliminary survey results and feedback, updated the Board on the project status and next steps. Following Board discussion and questions, Ms. Radcliff stated that the consultant would be meeting with the Board after the first of the year to share all the public input results and start phase II of the process on visioning and drafting the plan.

Ms. Radcliff mentioned upcoming open houses and public outreach efforts in the coming days/weeks.

**Staff Updates:** None.

**Adjournment:** There being no further business, meeting was adjourned at 6:34 PM.