

**HENDERSON COUNTY PLANNING BOARD  
SPECIAL CALLED MEETING SUMMARY  
September 8, 2022  
King Street Meeting Room**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Robert Griffin  
Bruce Hatfield  
Trey Ford  
Rick Livingston  
Jennifer Balkcom  
Hunter Marks  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Jared Ownbey

**Staff Present:**

Chris Todd, Business and Community Development Director  
Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Grayson Taylor, Planner III  
Austin Parks, Planner I  
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:** No Public Comment was held at this meeting.

**Adjustment of the Agenda:** None.

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

**Draft 2045 Comprehensive Plan Presentation:** Mrs. Radcliff, Planning Director, introduced Mr. Jake Petrosky, lead consultant from Stewart Inc. Mrs. Radcliff informed the Board and the public that a copy of the Draft 2045 Comprehensive Plan, the meeting recording, and presentation will be available online via the County website. Planning Staff will also hold several public input meetings throughout the coming weeks to discuss the Draft 2045 Comprehensive Plan. Once the Planning Board makes a formal recommendation, the Board of Commissioners will hold a public hearing on the 2045 Comprehensive Plan. Mr. Chris Todd, Business and Community Development Director, stated that he believes some questions from the September 6<sup>th</sup> Board of Commissioners meeting will be addressed through the 2045 Comprehensive Plan. Board Chair, Steve Dozier, stated that there will be no public comment for this meeting since it was a special called meeting to receive the Draft 2045 Comprehensive Plan. Board Member Jennifer Balkcom thanked Commissioner McCall for her comments during the September 6<sup>th</sup> Board of Commissioners meeting.

Mr. Petrosky presented an overview of the Draft 2045 Comprehensive Plan's public engagement efforts, goals, outcomes, and recommendations to the Board and the public. The Planning Board, Planning Staff, and attendees took a ten-minute break at 10:25 AM before resuming Mr. Petrosky's Presentation. Vice Chair, Jim Miller, expressed concerns regarding the Voluntary Farmland Preservation Program and sources of funding. Mr. Petrosky and Planning Staff assured Mr. Miller that any programs involving public funding would be carefully considered. Mr. Petrosky informed the Board and attendees that the Appendices for the Draft 2045 Comprehensive Plan will be made available to the public once completed. After the conclusion of the presentation, Mr. Petrosky opened the floor for discussion.

**2045 Comprehensive Plan Steering Committee Discussion:** Members of the Planning Board had an opportunity to share their initial thoughts on the Draft 2045 Comprehensive Plan. Board Member Rick Livingston encouraged County residents to have their voice heard and continue to participate in the planning process. Mr. Livingston also emphasized the importance of younger residents' participation in creating the 2045 Comprehensive Plan. Board Member Robert Griffin echoed a similar sentiment as Mr. Livingston regarding encouraging younger residents, especially future farmers, to be considered when creating the 2045 Comprehensive Plan. Mr. Griffin expressed concerns about affordable housing availability, especially emergency services employees. Board Member Trey Ford also encouraged residents to share the Draft 2045 Comprehensive Plan with friends and family members and illicit feedback. Board Member Bruce Hatfield shared his thoughts concerning the loss of farmers within the County and the challenges associated with retaining younger residents that are interested in agriculture. Mr. Hatfield also emphasized the importance of affordable housing and rural broadband network in the County as more residents are working from home since the COVID-19 Pandemic. Mr. Jim Miller and Mr. Steve Dozier expressed his thanks to Planning Staff, Mr. Petrosky, and Planning Board members for their work on the Draft 2045 Comprehensive Plan. Mr. Dozier concluded the steering committee discussion and encouraged all Board members to read through the Draft Comprehensive Plan and provide their suggestions. Mr. Dozier also stated that he would like a Planning Board member in attendance at most of the Public Input Meetings for the Draft 2045 Comprehensive Plan.

**Staff Updates:** Due to a scheduling conflict, the Planning Board meeting originally scheduled for September 15<sup>th</sup> was rescheduled for September 22<sup>nd</sup> at 5:30pm.

**Adjournment:** There being no further business, meeting was adjourned at 11:35 AM.