

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
September 18, 2025, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Rick Livingston, Vice Chair
Jim Miller
Jared Ownbey
Linda Bradley
Gary Griffin
Jason Davis
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Harvey Nix
Trey Ford

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Assistant Planning Director
Paulina Jones, Environmental Planner
Russ Burrell, County Attorney
Matt Champion, Code Enforcement Director/Zoning Administrator

Meeting called to order: Mr. Hunter Marks called the meeting to order.

Roll Call: Roll call was taken.

Election of Chair and Vice Chair: The election of Chair and Vice Chair was added to the agenda. Mr. Jim Miller made a motion to appoint Hunter Marks as Chair. Mr. Jason Davis seconded the motion. All voted in favor. Mr. Jim Miller made a motion to elect Rick Livingston as Vice Chair. Mr. Jason Davis seconded the motion. All voted in favor.

Informal Public Comment: The Planning Board heard from five members of the public. Four of the speakers spoke about concerns and opposition to the Section 26 Development Plan for Carriage Park. The last speaker spoke about development and need to preserve trees.

Adjustment of Agenda: None.

August 21, 2025, Meeting Summary: Staff noted that one of the discussion items was not included in the meeting summary and had been added. The Planning Board reviewed the revised summary with the additions and approved the meeting summary.

Development Plan for Carriage Park, Section 26 (SP-93-13): Mr. Matt Champion stated that Section 26 Development Plan was received on behalf of Cool Creek, LLC, by Jesse Gardner and Michael Cain with Civil Design Concepts, P.A. on August 29, 2025. The Section 26 Development Plan shows a total of 18 lots for single-family dwellings with one new private road to access 12 of the 18 lots. The remaining 6 lots will be accessed by the existing Carriage Park Way. Carriage Park is currently operating under a special use permit, SP-93-13, that was approved by the Board of Commissioners. Within SP-93-13, Development Plan approval authority was granted to the Planning Board.

Mr. Jim Miller made a motion to approve Section 26 Development Plan for Carriage Park per the conditions in the staff report and raised by TRC. Mr. Gary Griffin seconded the motion. All voted in favor.

Continued Discussion of Tree Preservation: Ms. Radcliff stated that the Planning Board discussed in August the Environmental Advisory Committee (EAC) study and request for the County to consider tree preservation standards. Ms. Paulina Jones provided the Planning Board with additional data about tree canopy in Henderson County for the portions not located in a municipality, identified as public forestry lands or conservation easements, and a breakdown so the study information. Staff also presented options based on the Planning Board's discussion at its August meeting. The Planning Board discussed these options and asked staff to bring back some recommendations based on the Board's discussion and the options presented. Staff will provide draft recommendations for the Boards consideration at its October meeting.

Staff Updates: Ms. Radcliff reminded the Planning Board of the upcoming volunteer banquet that the County hosts for all its boards and committees. Ms. Radcliff also stated that the consultant was continuing to work through the LDC and changes that were identified in the 2045 Comprehensive Plan, and that staff is meeting bi-weekly with the consultant to get updates.

Adjournment: The meeting was adjourned at 7:40 pm.