

**HENDERSON COUNTY PLANNING BOARD  
MEETING MINUTES  
November 20, 2025, at 5:30 PM**

**Planning Board Members Present:**

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

**Planning Board Members Not Present:**

Trey Ford

**Staff Present:**

Autumn Radcliff, Planning Director  
Paulina Jones, Environmental Planner  
Russ Burrell, County Attorney

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

**Roll Call:** Roll call was taken.

**Informal Public Comment:** The Planning Board heard from one member of the public who spoke about the 2040 Comprehensive Plan implementation, LDC rewrite, and continued land conservation and tree preservation being addressed with these.

**Adjustment of Agenda:** None.

**Recognition of Bruce Hatfield:** Mr. Hunter Marks noted to the Board that previous board member, Bruce Hatfield, had passed away and acknowledged his service to the board. The Board requested that staff send a card to his wife on their behalf.

**October 16, 2025, Meeting Summary:** The Planning Board reviewed the revised summary and approved the meeting summary.

**Continued Discussion of Tree Preservation Recommendations:** Ms. Paulina Jones and Ms. Autumn Radcliff stated that the Board has been discussing the topic of tree preservation over the last three meetings. The Planning Board's discussion has included looking at canopy options, examples from other jurisdictions, current trends and data, draft recommendations, tree canopy protection goal, and potential LDC upgrades. The Board expressed a need to compare the data to data showing the impacts of Hurricane Helene damage to establish a base line and make a recommendation. Staff recommended tabling the item until the data from Hurricane Helene is available and sending an update to the Board of Commissioners (BOC) on the Planning Boards discussion and recommendation to table the item pending the release of the data. The Board discussed the draft letter to send to the BOC on the update. Mr. Jason Davis made a motion to table the item and authorize the Chair to send the BOC a letter on the Planning Board's discussion. Mr. Jim Miller seconded the motion. All voted in favor. The Chair will work with staff on the letter, and all Planning Board members will receive notification when the BOC receives it.

**Staff Updates:** Mr. William Lapsley provided the Planning Board with an update on two items. 1. The economic development efforts that secured BorgWarner stie on McMurray Road, which will bring investment and jobs to the county. The BOC approved incentive package and commented on the top staff with the Partnership for Economic Development for this success. 2. The BOC was made aware of funding changes by the legislatures concerning money allocated to the sewer in Edneyville. He expressed his concern about this decision.

**Adjournment:** The meeting was adjourned at 6:18 pm.