

**HENDERSON COUNTY PLANNING BOARD
SPECIAL CALLED MEETING
MEETING MINUTES
August 20, 2026, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Jim Miller, Vice Chair
Trey Ford
Jason Davis
Linda Bradley
Jared Ownbey
Candi Guffey
Harvey Nix
Gary Griffin
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Harvey Nix

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Asst. Planning Director
Russ Burrell, County Attorney
Matt Champion, Zoning Administrator

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

Roll Call: Roll call was taken.

Informal Public Comment: The Board heard from two members of the public concerning paving of state-maintained roads; standards for subdivisions and the need to define usable open space.

Adjustment of Agenda: None.

July 23, 2026, Meeting Summary: No changes to the meeting summary were noted.

Land Development Code Rewrite – Process Update: Ms. Radcliff and Ms. Bianculli provided the Board with an update on the Land Development Code rewrite. The 2045 Comprehensive Plan provided guidance for how the county should grow, and the Land Development Code is the tool to accomplish the plan goals. The county hired a consultant, Inspire Placemaking to draft the LDC rewrite. The Board will begin reviewing the document starting at their next meeting. The process is expected to take six months. Ms. Radcliff provided an overview of the recent downzoning laws that are impacting the state on moving forward with zoning adoption but stated that the county is still moving forward with the rewrite review. Mr. Lapsley stated that the Board of Commissioners has requested staff to continue the process. The downzoning is a statewide topic that is being discussed. The Board asked for staff to present the info each meeting and provide them with the current code and a copy of the rewrite for the sections being discussed.

Staff Updates: Ms. Radcliff stated that the conditional rezoning application for N Cureton Place was approved by the Board of Commissioners. Mr. Lapsley updated the Board about the approval of Beau Wadell to the State Board of Transportation taking Chuck McGrady's spot. It was noted that not only was Henderson County represented, but a representative from the western part of the state.

Adjournment: The meeting was adjourned at 6:41 pm.