

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
January 16, 2020**

**Planning Board Members Present:**

Jim Miller, Vice Chair  
Baird Blake  
Trey Ford  
Rick Liningston  
Hunter Marks  
Paul Patterson  
Dan Poeta  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Steve Dozier, Chair  
Bruce Hatfield

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Matt Champion, Project Development Planner  
Jacob Compher, Planner  
Russ Burrell, County Attorney

**Meeting called to order:** Mr. Jim Miller called the meeting to order and Roll Call was stated.

**Adjustment of Agenda:** None.

**Meeting Minutes:** Mr. Trey Ford made a motion to approve the meeting minutes. Mr. Dan Poeta second the motion. All members voted in favor.

**Informal Public Input:** None.

**Conditional Rezoning Application (#R-2019-07-C) from Residential Two (R2) zoning district to Mixed Use Conditional (MU-CD) zoning district – Applicant: Highway, LLC; Presenter: Matt Champion, Project Development Planner.**

Mr. Matt Champion stated that the County received rezoning request R-2019-07-C to conditionally rezone approximately 50.19 acres of land from Residential Two (R2) zoning district to Mixed Use Conditional (MU-CD) zoning district. The subject area is located on PIN 9651-07-2408 at 2075 N. Rugby Road about ½ mile north of Rugby Drive. The property owner and applicant is Highway, LLC and the project is called Skylaranna. Mr. Champion explained that the project consisted of 12 hotel rooms and a 25 person capacity public restaurant in the existing house, a day spa, bakery, new 4,320 square foot barn with taproom and above living residence, a pool with hot tub and fireplace, tennis court, and 20 yurts with 4 boathouses.

The Planning Board heard from the applicant and one property owner who had concerns about the proposed use in a residential neighborhood, including noise, lights, traffic and runoff.

After some discussion and questions of the applicant, Mr. Dan Poeta made a motion to send forward a favorable recommendation to rezone the subject area to a Mixed Use Conditional zoning district with the following conditions:

1. Placement of a berm along the proposed tree buffer on the west property line, and
2. A 11:00 PM curfew (Closing of taproom, restaurant and events by 11:00 PM)

Mr. Baird Blake seconded the motion. All voted in favor.

**Staff Reports:** None.

**Adjournment:** There being no further business, meeting was adjourned at 6:00 PM.