



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 17, 2021, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Amber Rasmussen (not voting)
Commissioner Tay Gudmundson
Commissioner Anthony Jenkins
Commissioner Jessica Welch

Staff Present: Interim City Manager George Reid, City Attorney Jayme Blakesley, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, Water System Manager Sullivan Love, Planning Technician Cache Hancey, and Public Works Director Chris Wilson

Others Present: Ryan Bybee with Cadence Homes, Nate Birchall with Goodboro Development, and resident David Lauret

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION -

3. MINUTES REVIEW AND APPROVAL:

3.1 No Minutes for Approval

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – 2022 Meeting Schedule

Planning Technician Cache Hancey presented the 2022 meeting schedule for approval.

**COMMISSIONER JENKINS MOTIONED TO APPROVE THE 2022 MEETING SCHEDULE.
COMMISSIONER GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR BRADY,
COMMISSIONER GUDMUNDSON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH
VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**4.2 PUBLIC HEARING – General Plan Land Use Map Amendment, Zoning Text
Amendment, Zoning Map Amendment, and Neighborhood Plan Applications for the
site known as Clegg Farm, located west of the current 400 South Main Street
termination, Parcel Numbers 18:021:0009 and 18:015:0163.**

Community Development Director Morgan Brim reintroduced the ordinances. Ryan Bybee with Cadence Homes gave a brief overview of the project and the changes made since the previous meeting.

VICE-CHAIR KNIGHTON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

A discussion was held among the commissioners regarding the proposed ordinance.

COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCES 2021-15, 2021-16, 2021-17 AND THE NEIGHBORHOOD PLAN WITH CONDITIONS. VICE-CHAIR KNIGHTON SECONDED THE MOTION. CHAIR BRADY VOTED NAY, VICE-CHAIR KNIGHTON VOTE AYE, COMMISSIONER GUDMUNDSON VOTED NAY, COMMISSIONER JENKINS VOTED AYE, AND COMMISSIONER WELCH VOTED NAH. THE MOTION FAILED.

COMMISSIONER WELCH MOTIONED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCES 2021-15, 2021-16, 2021-17 AND THE NEIGHBORHOOD PLAN WITH CONDITIONS THAT THE NORTHEAST QUADRANT OF THE DEVELOPMENT REACHES AN AVERAGE OF 0.3 ACRES PER LOT. NO SECOND WAS OFFERED. CHAIR BRADY VOTED NAY, VICE-CHAIR KNIGHTON VOTE AYE, COMMISSIONER GUDMUNDSON VOTED NAY, COMMISSIONER JENKINS VOTED AYE, AND COMMISSIONER WELCH VOTED AYE. THE MOTION FAILED.

Commissioner Jenkins asked for the commissioners to explain what would need to change in the ordinances for them to approve of the plan. Vice-chair Knighton stated that he was comfortable with the current plan for approval. Commissioner Gudmundson stated that she supported the 55+ community but would want to see an average lot size of 14-16,000 square feet. Chair Brady stated that he would only approve of the development if the average lot square footage was at least 14,500. Commissioner Jenkins stated his request in the previous motion. Commissioner Welch stated that her motion covered her requests.

5. WORK SESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- 6.1** City Engineer Naseem Ghandour gave a brief overview of the progress with the Vineyard downtown project and the Frontrunner Station.

7. ADJOURNMENT - Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: November 12, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician