

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

February 21, 2023

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland
City Hall
100 South Russell Street
Portland TN 37148

MEMBERS PRESENT:

Chairman Curtis Grove
Jessica Hunter
Ty Crowder
Ann Blackburn
Gail Gentry
Luther Bratton
Denise Hicks

MEMBERS ABSENT:

Ald. Megann Thompson

STAFF PRESENT:

Nate Heisler-City Planner
Jackie West-Planning Asst.
Megan Heisler -Utilities Engineer
Carlton Cobb-Public Works Director

Other Interested Parties:

Roll Call

Chairwoman Jessica Hunter asks for a roll call at 5:00 pm.

Ann Blackburn- present

Ty Crowder- present

Jessica Hunter- present

Gail Gentry – present

Ald. Megann Thompson –absent

Chairman Curtis Grove-present

Denise Hicks – present

Luther Bratton- present

A quorum was established.

Approval of Agenda

Chairman Grove ask if there are any changes to this agenda, if not can I get a motion to approve.

Jessica Hunter made a motion to approve, Ann Blackburn gave a second.
All were in favor, motion passed 7-0.

Approval of Minutes: January 10, 2023

Gail Gentry made a motion to approve the January 10, 2023, meeting minutes,
Jessica Hunter gave a second.
All were in favor, motion passed 7-0.

Public Hearings

1. A request by Richard Graves (applicant) for rezoning approval for a parcel of about 0.25 acres +/- at unaddressed WT Hardison Ave (Tax Map 200, Group D, Parcel 008.00) zoned from R-15 (Residential) to R-10 (Residential).
Chairman Grove opened the public hearing for anyone that wants to speak.

Timothy Davis - 208 Gibson Street came forward to oppose this rezone because of stormwater and flooding issues.

Kirk Templin-104 W.T. Hardison Ave came forward to oppose this rezone because of stormwater and flooding issues.

Chairman Grove closes the Public Hearing.

OLD BUSINESS

NONE

NEW BUSINESS

1. A request by Michael Dewey (applicant) for Twin Lakes Conceptual Commercial Plat approval on about 33.2 acres +/- located at 925 North Broadway, (Tax Map 016, Parcels 085.04&085.05. zoned CMU (Corridor Mixed Use).

Chairman Grove asks for tech comments.

Nate Heisler (City Planner) states the applicant is proposing a commercial complex concept involving three (3) buildings at 7,500SF each, with five units in each building. the Corridor Mixed-Use (CMU) District provides for development of high density residential and mixed-use development on lots fronting the City's arterials as identified in the Comprehensive Plan or on the Tennessee Department of Transportation (TDOT) Functional Classification Map (FCC).

The district acts as a transition from larger-scale regionally-oriented

nonresidential uses to smaller scale use providing services to surrounding neighborhoods. Developments in this district are generally a mix of pedestrian and auto-oriented uses.

Megan Heisler (Utilities) states the utilities department will need the developer to apply for the Commercial Utilities availability request form.

Luther Bratton made a motion to approve, Jessica Hunter gave a second. All were in favor, motion passed 7-0.

2. A request by Richard Graves (applicant) for rezoning approval for a parcel of about 0.25 acres +/- at unaddressed WT Hardison Ave (Tax Map 200, Group D, Parcel 008.00) zoned from R-15 (Residential) to R-10 (Residential).

Nate Heisler (City Planner) states R-10 (Residential) districts are designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of one- and two-family dwellings and such other structures as are accessory thereto.

Lot has a history of ponding water. Recent work by the city has been completed. Payment in lieu of sidewalks need to be made prior to issuance of Land Disturbance Permit.

Carlton Cobb (Public Works Director) we have done a lot of stormwater upgrades in this area for flooding around Watt Hardison school.

Richard Graves (surveyor) states if the Planning Commission would like we want to label this lot as a critical lot, we will add a note to the plat requiring floor elevations. This lot is a reserve area for Richland Green Subdivision.

Nate Heisler (Planner) states we can't place conditions on a rezone, all the comments are in the IDT portal.

Jessica Hunter made a motion to approve, and Gail Gentry gave a second.

Chairman Grove ask for a roll call vote.

Ann Blackburn- yes

Ty Crowder- yes

Jessica Hunter-yes

Denise Hicks- yes

Gail Gentry-yes

Curtis Grove-yes

Luther Bratton-yes

Motion passed 7-0.

CITY PLANNER'S COMMENTS

Discuss Planning Commission Members Annual Training time and date.

Luther Bratton made a motion that Nate find a consultant to give an overview of: Flag Lots and Manufactured Homes. The training be two hours long after the next Planning Commission meeting.
Jessica Hunter gave a second, motion passed 7-0.

PLANNING COMMISSION MEMBERS COMMENTS


ADJOURNMENT

Ann Blackburn made motion to adjourn at 5:52 pm, Ty Crowder gave a second.



Chairman Curtis Grove

3/14/2023
Date



Recording Secretary, Jackie West

3-14-2023
Date