

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

March 14, 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
Ann Blackburn
Gail Gentry
Luther Bratton
Denise Hicks
Ald. Megann Thompson

MEMBERS ABSENT:

Ted Jernigan
Jessica Hunter
Ty Crowder

STAFF PRESENT:

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

Other Interested Parties:

Roll Call

Chairman Grove asks for a roll call at 5:00 pm.
Ann Blackburn- present
Ty Crowder- absent
Jessica Hunter- absent
Gail Gentry – present
Ald. Megann Thompson –present
Chairman Curtis Grove-present
Denise Hicks – present
Luther Bratton- present
Ted Jernigan - absent

A quorum was established.

Approval of Agenda

Chairman Grove ask if there are any changes to this agenda.

Nate Heisler (Planner) states the applicant for item 2. Angel Crest Townhomes ask for this to be removed from the agenda. We would like to add (Deer Run Preliminary Plat phase two).

Luther Bratton made a motion to approve, Ald. Megann Thompson gave a second. All were in favor, motion passed 6-0.

Approval of Minutes: February 21, 2023

Ald. Thompson made a motion to approve the February 21, 2023, meeting minutes, Gail Gentry gave a second.

All were in favor, motion passed 6-0.

Public Hearings

1. A request by Eric Johnson (applicant) for rezoning approval for a parcel of about 1.00 acres +/- at 825A College Street (Tax Map 034, Parcel 056.13) zoned from RS-40 (Residential) to RM-1 (Multi-Family Residential).
2. A request by Eric Johnson (applicant) for rezoning approval for a parcel of about 1.00 acres +/- at 825B College Street (Tax Map 034, Parcel 056.05) zoned from RS-40 (Residential) to RM-1 (Multi-Family Residential).

Chairman Grove states on one came forward the Public Hearing is closed.

OLD BUSINESS

NONE

NEW BUSINESS

1. A request by Andy Leath (applicant) for Curtis Kirby Drive major site plan approval on about 9.49 acres +/- located at 233 Kirby Drive. (Tax Map 020, Parcel 031.00. zoned IG (Industrial General)).

Nate Heisler states the applicant is proposing an Industrial Site Plan aimed at constructing a 50,000SF Warehousing Facility on Kirby Drive. There is proposed double stack trailer, single trailer, and tractor storage spaces to the west and south of the development. Regulations allow for gravel storage in industrial zoning. Non-storage, required off street parking shall be paved.

We are trying to find out what exactly is storage and what is not from the

applicant. The way our regulations read, in industrial districts, gravel may be used in 'storage areas', required off-street parking must be paved. The project's engineer is aware that the side 100FT setback abutting the residential districts is incorrect on the current plans and has said they will comply. 3. The entrance off Davis St must be paved 50FT if leading to storage. If leading to required off-street parking, all must be paved. 4. Required Off-Street Parking must be addressed. Applicant must address storage vs required parking locations on the plans. 2. Applicant must relocate the current structure out of the 100FT side residential setback. 3. Applicant must address Off-Street Parking. 4. Applicant must address all Staff Comments and comply with all Design Standards.

Megan Heisler (Utilities Engineer) states we will need drainage calculations submitted and approved for this project per an email from Bryan Price (Utilities Director).

Luther Bratton made a motion to approve contingent on drainage calculations and staff comments be approved. Gail Gentry gave a second. All were in favor, motion passed 6-0.

2. A request by CJ Murrell (applicant) for Angel Crest Townhomes major site plan approval on about 1.14 acres +/- located at 118 Oakhill Drive, (Tax Map 019, Parcel 125.00), zoned RM-1.
APPLICANT REMOVED THIS FROM THE AGENDA.
3. A request by Eric Johnson (applicant) for rezoning approval for a parcel of about 1.00 acres +/- at 825A College Street (Tax Map 034, Parcel 056.13) zoned from RS-40 (Residential) to RM-1 (High Density Residential).

Eric Johnson (applicant) states we want to build townhomes on these parcels, we will make sure our job site is clean. The townhomes will be very nice and will have one owner per unit. There will be a HOA to manage the site.

Nate Heisler (Planner) states the applicant is proposing a rezone to the two properties this item and the following, from RS-40 to RM-1 (Residential) RM-1 (Residential) districts are designed to provide suitable areas for high density development where sufficient urban facilities are available prior to development. All types of residential activities excepting mobile homes are permitted. It is the intent of these districts to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone and open space on such lot relative to the number of dwelling units thereon.

This area is identified as residential in the city's current land use plan. RM-1 zoning is not contiguous to this property.

Curtis Grove made a motion to deny, with there being no second motion.
Motion failed.
Curtis Grove rescinded his motion to deny.

Ald. Megann Thompson made a motion to approve 825 A&B College Street, Gail Gentry gave a second. Motion passed 5-1.

4. A request by Eric Johnson (applicant) for rezoning approval for a parcel of about 1.00 acres +/- at 825B College Street (Tax Map 034, Parcel 056.05) zoned from RS-40 (Residential) to RM-1 (High Density Residential).

Motion to approve was made in item 3.

ADD-ON:

A request by Brent Ausbrooks to approve Deer Run Preliminary Plat Phase Two for three years.

Nate Heisler states this plat was approved by the Planning Commission April 2018. There is a three-year expiration date and additional two years for phases. This will expire next month; the request is for three more years for Phase 2.

Ann Blackburn made motion to approve the extension for three years, Gail Gentry gave a second. motion passed 6-0.

CITY PLANNER'S COMMENTS


Discuss Planning Commission Members Annual Training time and date.
Nate Heisler (Planner) states I will schedule training for April 5 or 6th, here @ 5:00 pm please let me know what works for everyone.

Gail Gentry made a motion to approve, and Ann Blackburn gave a second. All were in favor.

PLANNING COMMISSION MEMBERS COMMENTS


ADJOURNMENT

Ann Blackburn made motion to adjourn at 6:30 pm, Gail Gentry gave a second.



Chairman ~~Curtis Grove~~ Ann Blackburn

4-11-23
Date



Recording Secretary, Jackie West

4-11-23
Date