

# CITY OF PORTLAND

## PORTLAND MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES

May 9, 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  
Gail Gentry  
Denise Hicks  
Ted Jernigan  
Jessica Hunter  
Ty Crowder  
Luther Bratton  
Ald. Megann Thompson

#### **MEMBERS ABSENT:**

Ann Blackburn

#### **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- absent  
Ty Crowder- present  
Jessica Hunter- present  
Gail Gentry – present  
Ald. Megann Thompson –present  
Chairman Curtis Grove-present  
Denise Hicks – present  
Luther Bratton- present  
Ted Jernigan - present

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 #2 Rezone request to remove this item from the agenda.

Jessica Hunter made a motion to approve, Ty Crowder gave a second.  
All were in favor, motion passed 8-0.

## Approval of Minutes: April 11, 2023

Ald. Megann Thompson made a motion to approve the April 11, 2023, meeting minutes, Ty Crowder gave a second.  
All were in favor, motion passed 8-0.

## Public Hearings

Chairman Grove opens the Public Hearing for 5 minutes per person.

- ~~1. A request by Andy Leath (applicant) for rezone approval for 403 College Street a parcel of about 9.08 acres +/- (Map 033A, A, Parcel 005.01) from R7.5 (Residential) to NMU (Neighborhood Mixed Use). This item has been removed from the agenda by the applicant. *Removed from the agenda.*~~
2. Amend City of Portland Zoning Ordinance 387 Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking and Loading Requirements.

No one came forward.

## OLD BUSINESS

## NEW BUSINESS

1. A request by Andrew Robertson (applicant) for Final Master Development Plat (PUD) for Rockland Estates of (274 Lots) a parcel of about 133 acres +/- at 1026 North Broadway (Sumner County Tax Map 16, Parcels 061.01, 061.02, 061.03, 061.00,044.01,043.01,044.00,043.00,042.01,042.00,042.02), base zone R7.5.  
The Planning Commission members asked when the project was going to start and how long will it take to complete.  
Andrew Robertson states we hope to start Phase 1&2 by 2025, this will be a 4-to-5-year project.

Chairman Grove ask for a motion.

Ald. Megann Thompson made a motion to approve, Jessica Hunter gave a second.

Chairman Grove ask for a roll call vote.

Ty Crowder-yes  
Jessica Hunter-yes  
Denise Hicks-yes  
Gail Gentry-yes  
Ald. Megann Thompson-yes  
Curtis Grove-yes  
Luther Bratton-abstain  
Ted Jernigan-yes  
Motion passed 7-0.

~~2. A request by Andy Leath (applicant) for rezone approval for 403 College Street a parcel of about 9.08 acres +/- (Map 033A, A, Parcel 005.01) from R7.5 (Residential) to NMU (Neighborhood Mixed Use). This item has been removed from the agenda by the applicant.~~

3. A request by Richard Graves (applicant) for approval of Deer Run Subdivision Sections 2&3 Final Plat location 331-396 Three Brothers Way (Map 33, Parcel 73.01) on about 5.89 acres +/- Zone RM-1

Megan Heisler (Utilities Engineer) states we have some comments for this to be approved.

- Improvement to HWY 52-E lift station by the owner
- Add the property is not located in a Flood Plain
- Add a note that the property owner required to inspect and maintain control stormwater measures.

Ted Jernigan made a motion to approve contingent on all staff comments being met, Jessica Hunter gave a second.

Chairman Grove ask for a roll call vote.

Ty Crowder-yes  
Jessica Hunter-yes  
Denise Hicks-yes  
Gail Gentry-yes  
Ald. Megann Thompson-yes  
Curtis Grove-yes  
Luther Bratton-yes  
Ted Jernigan-yes  
Motion passed 8-0.

4. A request by Kenneth Bau (applicant) for approval for Re-Plat Drakewood Subdivision Section 11, 105 Fawn Court, Lots 43&44 (Map 32H, B Parcels 4.00&5.00. Zone RS-20.

Nate Heisler (Planner) this is a minor plat, they want to combine 2 lots into one, this is still being reviewed. The property owner is not here tonight.

Ted Jernigan made a motion to defer because the owner is not present, Ty Crowder gave a second.

Chairman Grove ask for a roll call vote.

Ty Crowder-yes

Jessica Hunter-yes

Denise Hicks-yes

Gail Gentry-yes

Ald. Megann Thompson-yes

Curtis Grove-yes

Luther Bratton-yes

Ted Jernigan-yes

Motion passed 8-0.

5. Amend City of Portland Zoning Ordinance 387 Article IV: Supplementary District Regulations, Chapter 1. Accessory Off-Street Parking and Loading Requirements

Carlton Cobb (Public Works Director) gave an overview of this amendment for the Planning Commission. This is necessary because the metal pipe material damages the clean out hose.

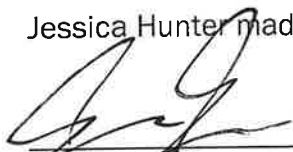
Jessica Hunter made a motion to approve, Gail Gentry gave a second. All were in favor, motion passed 8-0.

#### CITY PLANNER'S COMMENTS

#### PLANNING COMMISSION MEMBERS COMMENTS

#### ADJOURNMENT

Jessica Hunter made a motion to adjourn at 5:40 pm, Ty Crowder gave a second.

  
\_\_\_\_\_  
Chairman Curtis Grove

13 June 2021  
Date

  
\_\_\_\_\_  
Recording Secretary

6-13-23  
Date