

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

July 11, 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
Ann Blackburn
Ted Jernigan
Jessica Hunter
Denise Hicks
Luther Bratton

MEMBERS ABSENT:

Ald. Megann Thompson
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- present
Gail Gentry – present
Ald. Megann Thompson –absent
Chairman Curtis Grove-present
Denise Hicks – present
Luther Bratton- present
Ted Jernigan - present

A quorum was established.

Approval of Agenda

Chairman Grove states there are any changes to this agenda. Items 1.,2. and 6. need to be removed from the agenda.

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

All were in favor, motion passed. 7-0

Approval of Minutes: June 13, 2023

Gail Gentry made a motion to approve the June 13, 2023, meeting minutes, Jessica Hunter gave a second.

All were in favor, motion passed. 7-0

Public Comments

Chairman Grove ask why this new Public Comments section is on the agenda. Mayor Callis states this is a new TN law that was passed, we added this to all our city agendas. This board can approve how many and long each person is allowed to speak.

PUBLIC HEARINGS- no one came forward to speak on these items.

1. ~~A request by Jacqueline Krim (applicant) for rezone approval for a parcel of about 42.72 +/- acres location unaddressed TGT Road (Tax Map 019M, E, Parcel 022.00) from RS-15 (Residential) to R-10 (Residential). Removed from the agenda.~~
2. ~~A request by Don Collins (applicant) for rezone approval for The Village Green of Portland Preliminary Master Development Plan (PUD) a parcel of about 42.72 acres +/- at unaddressed TGT Road (Tax Map 019M, E, Parcel 022.00) from RS-15 (Residential) to R-10 PUD. Removed from the agenda.~~
3. ~~A request by Richard Graves (applicant) for rezone approval of a parcel of about 3.94 acres +/- at West Longview Drive (Tax Map 039, Parcels 47.00 & 47.09) from RM-1 (High Density Multi-Family) to RS-20 (Low Density Single Family Residential).~~

OLD BUSINESS- none

NEW BUSINESS

1. ~~A request by Jacqueline Krim (applicant) for rezone approval for a parcel of about 42.72 +/- acres location unaddressed TGT Road (Tax Map 019M, E, Parcel 022.00) from RS-15 (Residential) to R-10 (Residential).~~ Removed from the agenda.

2. ~~A request by Don Collins (applicant) for rezone approval for The Village Green of Portland Preliminary Master Development Plan (PUD) a parcel of about 42.72 acres +/- at unaddressed TGT Road (Tax Map 019M, E, Parcel 022.00) from RS-15 (Residential) to R-10 PUD.~~ Removed from the agenda.

3. A request by Richard Graves (applicant) for rezone approval of a parcel of about 3.94 acres +/- at West Longview Drive (Tax Map 039, Parcels 47.00 & 47.09) from RM-1 (High Density Multi-Family) to RS-20 (Low Density Single Family Residential).
Nate Heisler (Planner) states the intent is to subdivide it into 5 lots.

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

4. A request by Bruce Rainey (applicant) for approval for Final Plat Woods Estates Subdivision, 142 Old Parkers Chapel Road (Map 033C Group A, Parcel 017.00. Zone RS-20.

Nate Heisler (Planner) states because of the recent changes to the Flag Lot definition this does not qualify as a Flag Lot.

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

5. A request by Kevin Birdwell (applicant) for Preliminary Plat approval for Parkside Point (Sumner Tax Map 20, Parcels 47.04) & (Sumner Tax Map 33, Parcels 3.00 & 3.01 of about 67.96 acres +/- location 322 Jim Courtney Road. Zoned R-10 (Residential).

Nate Heisler (Planner) states this is a Conservation Subdivision, there are comments from staff that need to be addressed. This body can vote to change the side setback from 10 feet to 5 feet. They are requesting to widen the west and south entrance adjoining Jim Courtney Road as a boulevard type. The drainage calculations have been approved by staff. I have not seen the traffic study. Shawn Tyson (asst. Fire Chief) and I met with the applicant about a second entrance for a fire truck, the subdivision is not shaped to accommodate a second entrance.

Calab Fuqua (applicant) states we are asking if we can widen both North and South entrances for emergency trucks. We don't have the road frontage for two separate entrances. We will set up a Homeowners Association with this subdivision. We will agree with what this board approves.

Ann Blackburn states we questioned the two entrances at the conceptual stage, they should have two entrances.

Mr. Bratton asks if a third party reviewed the drainage calculations, and have you sent the report?

Carlton Cobb (Public Works Director) states we reviewed this plan, it was stamped by a PE. It is a good plan, but we can send this to a third party for review.

Luther Bratton states I would like for you to send the drainage report and traffic study to a third party to be reviewed with a PE. The city can be liable.

Megan Heisler (utilities engineer) states there are minor utility comments that need to be addressed. We ask that this pass contingent on the comments approved.

The Planning Commission members request the utility staff comments be emailed to everyone on the board.

Ted Jernigan states I think we need to keep the 10 ft side setback regulation as is.

Ann Blackburn makes a motion to approve contingent: (1) on all staff comments be approved, (2) keep the 10 ft side setback, (3) traffic study be submitted and reviewed, (4) widen as a boulevard entrance for north and south, (5) drainage calculations be submitted and reviewed by a third-party PE with a 30-day time limit. Jessica Hunter gave a second. All were in favor motion passed. 7-0

6. ~~A request by Richard Graves (applicant) for Final Plat approval for Deer Run Subdivision Section 2, (Tax Map 33, Parcel 73.01), 5.89 acres +/- location 331-396 Three Brothers Way, Zoned RM-1. Removed from the agenda.~~

7. A request by Ben Keltner (applicant) for site plan approval to construct a building, location 124 Kirby Drive: (Tax Map 019, Parcel 028.01) 32.16 acres +/- . Zone IG (Industrial General).

Storage Expansion Site Plan- 16,034 SF addition, they have met all staff comments.

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

PRESENTATION:

Arby's Minor Site Plan location -304 South Broadway (Tax Map 033H, Parcel 32.00), Zone GCS (General Commercial Services).

Nate Heisler (Planner) states this is a minor site plan, I wanted the Planning Commission to view the changes to Arby's drive thru and the building façade. No action was taken.

DISCUSSION:

Parkside Estates Planned Unit Development located on Old Westmoreland Rd.

Nate Heisler (Planner) states I received an email from Shawn Utley about this development and it was sent to the developer. They are concerned about the setbacks and meeting the PUD qualifications, and a buffer between Hood Trail and the Parkside Estates.

Mr. Bratton request that the document be sent to the planning commission members about their concerns.

Mrs. Hunter asks if the City Council is aware of this letter, we need to send the letter to the City Council.

Mr. Jernigan states I would like for you to meet with City Council and the developer and report back to us.

The Planning Commission request an update for the next meeting. No action was taken.

City Planner's Comments

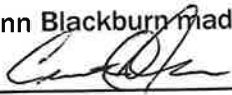
Nate Heisler (Planner) states the training for the Planning Commission and BZA members will be on July 27, 2023 @ 5:00 pm.

Planning Commission Members Comments

Mr. Bratton states the City Council passing a resolution about PUD's, part of the resolution was that the resolution be sent back to the Planning Commission for review.

ADJOURNMENT

Ann Blackburn made a motion to adjourn at 7:00 pm, Ted Jernigan gave a second.



Chairman Curtis Grove

8 August 2023
Date



Recording Secretary

8-8-23
Date