

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
September 12, 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:

Ty Crowder
Gail Gentry
Ald. Megann Thompson
Ann Blackburn
Ted Jernigan
Jessica Hunter
Luther Bratton

MEMBERS ABSENT:

Denise Hicks

STAFF PRESENT:

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

Other Interested Parties:

Roll Call

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

A quorum was established.

ELECTION OF 2023 OFFICER

Elect a chairman to serve the remainder of this year.

Chairman Curtis Grove has resigned from the Planning Commission.

Vice-Chairman Ann Blackburn ask for nominations for Chairman:

Jessica Hunter nominated Ann Blackburn for Chairman; Ty Crowder gave a second.
All were in favor, motion passed 6-0.

Elect a Vice-Chairman to serve the remainder of this year.

Chairman Blackburn ask for nominations for Vice-Chairman:

Ted Jernigan nominated Luther Bratton; Ty Crowder gave a second.
All were in favor, motion passed 6-0.

Approval of Agenda

Chairman Ann Blackburn asks if there are any changes to this agenda.

Ted Jernigan makes a motion to add elect a Vice-Chairman and Item #4 has 12 Units not 19., Ald. Thompson gave a second.
All were in favor, motion passed. 7-0.

Approval of Minutes: August 8, 2023

Ald. Megann Thompson made a motion to approve the August 8, 2023, meeting minutes,
Jessica Hunter gave a second.
All were in favor, motion passed. 7-0

PUBLIC COMMENTS

Anyone wishing to speak for or against an item on the agenda will have 5 minutes to do so and must sign-in on the public comment sheet before the start of the meeting. No one came forward.

Curtis Grove 104 Arthur Ct. came forward expressing his gratitude for serving on the Planning Commission.

Randall Hinton 117 TGT Road: he is against the Village Green PUD rezone because of traffic and safety.

Trudy Crafton 108 TGT Road: is against the Village Green PUD rezone because of traffic, flooding, safety, and an undue burden on schools.

Vincent Ellis 113 TGT Road: he is concerned about the traffic and density.

Kathy Dixon 211 College Street: she is against the College Street rezone because of traffic, no sidewalks, and safety.

PUBLIC HEARINGS

1. 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 PUD (Plan Unit Development) (R-10 Residential).
2. A request by Andy Leath (applicant) for the Munday rezone approval of a parcel of about 9.08 acres +/- at 403 College Street (Tax Map 033A, Group A, Parcel 005.01) from R-7.5 (Medium Density Single Residential) to R-7.5 Plan Unit Development (Residential).

Luther Bratton makes a motion to close the Public Hearing, Jessica Hunter gave a second. All were in favor.

OLD BUSINESS

NEW BUSINESS

1. 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 PUD (Plan Unit Development) (R-10 Residential).

Nate Heisler (Planner) gave an overview of this project: a traffic study was submitted in April 2023. The current zoning is RS-15 and it is going to be in five phases. They are proposing 126 single family lots. Elevations were given for the homes.

Don Collins (applicant) states we have been approved for upgrades, the owner will be spending a lot of money on upgrades. The basic for the R-10 PUD is a 50% increase; we could do more. We took out the townhomes.

Carlton Cobb (Public Works Director) states it will contain the 100-flood year, we sent this out to be reviewed external reviewers.

Ted Jernigan makes a motion to approve, Luther Bratton gave a second.

Chairwoman Blackburn ask for a roll call vote:

Ann Blackburn-no

Ty Crowder-yes

Jessica Hunter-no

Gail Gentry-no

Ald. Megann Thompson-no

Luther Bratton-no

Ted Jernigan-yes

Motion failed 5-2.

2. **A request by Andy Leath (applicant) for the Munday rezone approval of a parcel of about 9.08 acres +/- at 403 College Street (Tax Map 033A, Group A, Parcel 005.01) from R-7.5 (Medium Density Single Residential) to R-7.5 Plan Unit Development (Residential).**

Nate Heisler (Planner) states the applicant wants to defer this item for tonight. He is here to ask questions.

Luther Bratton makes a motion to defer until the next regular meeting, Ted Jernigan gave a second. All were in favor, motion passed 7-0.

Luther Bratton makes a motion to suspend the rules for discussion on this item, Jessica Hunter gave a second. All were in favor, motion passed 7-0.

Nate Heisler (Planner) gave an overview of this development; they need to resubmit for a RM-1 rezone.

3. A request by Zach Wilkinson (applicant) for site plan development approval at 111 HWY 52E & South Russell Street, (Tax Map 033J, Group A, Parcel 041.00) of about 0.95 acres +/- . Zoned RM-1 (multi-Family).

Nate Heisler (Planner) states they have two access one off on 52 and South Russell Street. They have 9 units being proposed, they want a white fence for the buffer.

Zach Wilkinson states the units facing HWY 52 will have a porch, dormer, and windows.

Luther Bratton makes a motion to approve contingent on staff comments and review the site plan and traffic report. Gail Gentry gave a second.

Chairwoman Blackburn ask for a roll call vote:

Ann Blackburn-yes

Ty Crowder-yes

Jessica Hunter-yes

Gail Gentry-yes

Ald. Megann Thompson-yes

Luther Bratton-yes

Ted Jernigan-yes

Motion passed 7-0.

4. A request by CJ Murrell (applicant) for major site development plan approval for Angel Crest Townhomes (19 Units) (12 Units) on about 1.14 acres +/- at 118 Oak Hill Drive (Tax Map 019, Parcel 125.00). Zoned RM-1 (Multi-Family).

Nate Heisler (Planner) states this is 12 Units and is zone RM-1.

Luther Bratton made a motion to approve contingent on Design review approval, and a HOA. Ty Crowder gave a second. Motion passed -7-0.

5. A request by David Parker (applicant) for Re-subdivision of Lot 3, North side G&L Property Final Plat approval. Location 405 HWY 52-W (Tax Map 034E, Group B, Parcel 18.09) of about 1.81 acres +/- . Zone GCS (General Commercial Services).

Ted Jernigan made a motion to approve, Luther Bratton gave a second.

Motion passed 7-0.

6. A request by Yaar Hosseini (Applicant) for site plan approval for Waffle House location 405 HWY 52-W, W (Tax Map 034E, Group B, Parcel 18.09) of about 1.81 acres +/- . Zone GCS (General Commercial Services).

Luther Bratton made a motion to approve contingent on Design Review approval, Gail Gentry gave a second. Motion passed 7-0.

7. A request by Bruce Rainey (applicant) for Re-subdivision of Lot 2 Cavalier Home Center Subdivision, location 600 North Broadway; (Tax Map 019, Parcel 120.01. 1.15 acres +/- . Zoned GCS (General Commercial Services).

Luther Bratton made a motion to approve, Ted Jernigan gave a second. Motion passed 7-0.

PRESENTATION:

DISCUSSION:

1. Parkside Estates Preliminary Plat (PUD) (Tax Map 113E, Parcels 026.20&038.00) of about 16.89 acres +/- location 112 Old Westmoreland Road. Zoned R-10 PUD (Residential).

No action was taken, nothing will change with this development.

City Planner's Comments

Planning Commission Members Comments

ADJOURNMENT

Luther Bratton made a motion to adjourn at 7:55 pm, Ted Jernigan gave a second.



Chairman

10-10-23
Date



Recording Secretary

10-10-23
Date