

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

April 9, 2024

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:

Ann Blackburn-Chairwoman
Jessica Hunter
Bob Tooker
Gail Gentry
Ty Crowder
Vince Ellis
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

Ald. Megann Thompson

STAFF PRESENT:

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

Other Interested Parties: applicants

Roll Call

Chairwoman 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 –absent
Denise Hicks –present
Luther Bratton- present
Ted Jernigan – present
Vince Ellis-present
[A quorum was established.](#)

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda. Nate Heisler (Planner) states we need to remove item 3 & 4, at the developer's request. Gail Gentry made a motion to approve the agenda as amended, Ted Jernigan gave a second. All were in favor, motion carried. 8-0.

Approval of Minutes: MARCH 12, 2024

Chairwoman Blackburn asked for the approval of the March 12, 2024, meeting minutes.

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

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.

Chairwoman Blackburn opens the Public Comments:

Stanley Hallett-105 Chad Street E. came forward to speak on the Coventry Subdivision. He is concerned about drainage, traffic, and noise.

Melody Gillespie- 607 North Russell Street came forward to speak on the Coventry Subdivision. She is concerned about traffic and drainage.

Richard Salcido-213 Abbigael Drive came forward to speak on the Coventry Subdivision. He is concerned about the homes would be 1600 sq. ft with a attached garage, the house would not look the same, and the drainage is not worse.

Chairwoman Blackburn closed the public comments.

PUBLIC HEARINGS

Chairwoman Blackburn opens the public hearing.

1. A request by Brain Holcombe (applicant) to approve the Preliminary Master Development Plan for Coventry Subdivision R-10 (PUD), location unaddressed Westland Street. Map 20P, Group B, Parcel 1.00, acres 26.12 +/- . Current zone R-15 (residential).

Chairwoman Blackburn closes the public hearing with no one coming forward.

OLD BUSINESS - NONE

NEW BUSINESS

1. **A request by Brain Holcombe (applicant) to approve the Preliminary Master Development Plan for Coventry Subdivision R-10 (PUD), location unaddressed Westland Street. Map 20P, Group B, Parcel 1.00, acres 26.12 +/-, Current zone R-15 (residential).**

Nate Heisler (City Planner) states we have some additions to this plan. The road will connect to W.T. Hardison Avenue, a fire pit has been added. We have a mulch trail to the north, there is a playground and a mail Keos with parking spaces. They have added a landscaping plan, brick and stone monuments with landscaping. A traffic study was revised with no additional changes. The façade for the homes will be brick and stone masonry.

The Planning Commission would like to see the house plans with the square footage in the Pattern Book and show one level homes. They request this to be added to City Council packet before the first reading.

Brian Holcombe states we will include floor plans in the Pattern Book when we contract a builder. We are happy to add what this board recommends.

Luther Bratton made a motion to approve contingent on adding the following to the Pattern Book: all House Plans, one story homes *square feet of the one-story home will be the same square feet as the first floor of the two-story homes*, house materials, two car garage, two- story home 1650 square foot minimum, Pattern book signed by the developer and the planner.

Ty Crowder gave a second. All were in favor, motion carried 8-0.

2. **A request by Zach Wilkinson (applicant) for approval of Re-subdivision of 2,3,4, &5 Market Street Plaza Final Subdivision Plat (8 lots with one green space). Location unaddressed Sandye Avenue and West Market Street. (Tax Map 034E, Group B, Parcels 014.02,014.03,014.04,014.05) Acres 1.65+/-, Zone RM-1.**

Nate Heisler states the preliminary has been approved by this body. We have three open comments as follows: the Public Works and Stormwater certificate needs to be added, removed lot 9 because this is a detention area.

Ty Crowder makes a motion to approve with staff comments, Vince Ellis gave a second. Motion carried 8-0.

3. **A request by Zach Wilkinson (applicant) for approval of Willow Tree Subdivision Final Plat location 328 Portland BLVD. Tax Map 033B, Group B, Parcel 013.00. Acres .62 +/- Zone R-10 (Residential).**

This item was removed from the agenda.

4. A request by Andy Leath (applicant) for approval of Patton Fred White Site Plan, location unaddressed Fred White Road. Robertson County Tax Map 026, Parcel 001.00. acres 6.15 +/- Zone IG (Industrial General).
This item was removed from the agenda.

CITY PLANNER'S COMMENTS

PLANNING COMMISSION MEMBERS COMMENTS

ADJOURNMENT

Ted Jernigan made a motion to adjourn at 5:50 pm, Jessica Hunter gave a second.

Lush Bratton
Vice Chairwoman

5-14-24
Date

Jacki West
Recording Secretary

5-14-24
Date