

# CITY OF PORTLAND

## PORTLAND MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES

May 14, 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:

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

#### MEMBERS ABSENT:

Ann Blackburn-Chairwoman  
Ty Crowder

#### STAFF PRESENT:

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

Other Interested Parties: applicants

#### Roll Call

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

A quorum was established.

## **Approval of Agenda**

Vice-Chairman Bratton asks if there any changes to this agenda, with no changes can I have a motion to approve.

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

All were in favor, motion carried. 7-0.

## **Approval of Minutes: APRIL 9, 2024**

Vice-Chairman Bratton asked for the approval of the April 9, 2024, meeting minutes.

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

All were in favor, motion passed. 7-0

## **PUBLIC COMMENTS**

*In accordance with Tennessee Public Chapter No. 300 and City Resolution #24-21, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Comments are limited to 5 minutes per individual.*

No one came forward to speak.

## **PUBLIC HEARINGS**

Vice-Chairman Bratton opened the Public Hearings:

1. A request by Zach Wilkinson (applicant) for annexation and adopt a (Plan of Services) approval by owners written request: Location 6155 Lake Springs Road (Robertson County Tax Map 012, Parcel 049.00). about .81 acres +/- . No one spoke.
2. A request by Zach Wilkinson (applicant) for rezoning approval at 6155 Lake Springs Road, (Robertson County) (Tax Map 012, Parcel 049.00) containing 0.81 acres. Zoned from RR (Rural Residential) to IG (Industrial General). No one spoke.

Vice-Chairman Bratton with no one coming forward to speak, Vice-Chairman closed the public hearing.

## **OLD BUSINESS - NONE**

NEW BUSINESS

1. 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).

Nate Heisler (City Planner) states we have open comments for this project, they need to pay all fees, submit construction plans, and install sidewalks or pay in lieu of.

Zach Wilkinson agrees to correct all comments from staff.

Jessica Hunter made a motion to approve contingent on payment of all fees, submit construction plans and install sidewalks, Vince Ellis gave a second. All were in favor, motion carried. 7-0.

2. A request by Zach Wilkinson (applicant) for annexation and adopt a (Plan of Services) approval by owners written request: Location 6155 Lake Springs Road (Robertson County Tax Map 012, Parcel 049.00). about .81 acres +/-.

Nate Heisler (City Planner) states this is the last parcel of land surrounded by the City Limits, this parcel needs to be in the City Limits so they can develop the surrounding area.

Jessica Hunter made a motion to approve, Ted Jernigan gave a second.

All were in favor, excited Ald. Thompson abstained from the vote.

motion carried. 6-0.

3. A request by Zach Wilkinson (applicant) for rezoning approval at 6155 Lake Springs Road, (Robertson County) (Tax Map 012, Parcel 049.00) containing 0.81 acres. Zoned from RR (Rural Residential) to IG (Industrial General).

Nate Heisler (City Planner) states the surrounding area is zoned IG (Industrial General) they plan on bringing a site plan to this commission if it is approved by the City Council. The intent is to develop a Truck Stop.

Luther Bratton states I would like to see a Plan Unit Development submitted, there have been others in this area where we ask for a PUD.

Ted Jernigan made a motion to approve, Gail Gentry gave a second.

Vice-Chairman Bratton asks for a roll call vote:

Roll Call:

Jessica Hunter-yes

Bob Tooker-yes

Gail Gentry-yes

Ald. Megan Thompson-abstain

Vince Ellis-yes

Luther Bratton-no

Ted Jernigan-yes

Motion carried 5-1.

4. A request by Richard Graves (applicant) for Kenneth Cline Property 2 Final Subdivision Plat: location 100 W.T. Hardison Ave, (Tax Map 200, Group D, Parcel 008.00) on +/- .24 acres. Zoned R-10.

Nate Heisler (City Planner) states all comments have been addressed.

Ted Jernigan made a motion to approve, Jessica Hunter gave a second. All were in favor, motion carried 7-0.

**DISCUSSION:**

Final Subdivision Plat Substantial Completion- (no action)

Nate Heisler (City Planner) states Mr. Suddarth is here tonight to speak on the County's letter of credit procedures. I will have the amendments to our Subdivision Regulations at the July meeting for this body.

Josh Suddarth (Sumner County Planner) gave an overview of Sumner County's letter of credit procedures. The Planning Commission may require that all public improvements be installed to a point of Substantial Completion, as defined in our regulations, following approval of a Preliminary Plat but prior to submittal or approval of a Final Subdivision Plat.

We may require a letter of credit for the final Subdivision Plat for paving roads, drainage, and sidewalks.

**CITY PLANNER'S COMMENTS**

**PLANNING COMMISSION MEMBERS COMMENTS**

ADJOURNMENT

Ted Jernigan made a motion to adjourn at 6:05 pm, Ald. Thompson gave a second.

  
\_\_\_\_\_  
Chairwoman

6-11-24  
Date

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

6-11-24  
Date