

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

July 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
Bob Tooker
Jessica Hunter
Gail Gentry
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

Ty Crowder
Ald. Megann Thompson
Vince Ellis

STAFF PRESENT:

Nate Heisler-City Planner
Jackie West-Planning Asst.
Megan Heisler -Utilities Engineer
Bryan Price-Utilities Director

Other Interested Parties: Zach Wilkinson, Bryan Price

Roll Call

Chairwoman Blackburn asks for a roll call at 5:00 pm.

Ann Blackburn- present
Ty Crowder- absent
Jessica Hunter- present
Bob Tooker-present
Gail Gentry – present
Ald. Megann Thompson –absent
Vince Ellis-absent
Luther Bratton- present
Ted Jernigan – present

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda. Nate Heisler (Planner) states the applicants for items 2&3 request to be deferred. Jessica Hunter made a motion to approve the agenda deferring items 2&3, Gail Gentry gave a second. All were in favor, motion carried. 6-0.

Approval of Minutes: JUNE 11, 2024

Chairwoman Blackburn asked for the approval of the June 11, 2024, meeting minutes.

Gail Gentry made a motion to approve, Bob Tooker gave a second. All were in favor, motion passed. 6-0.

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.

Zach Wilkinson-106 Rapids Road came forward asking for more information about the Subdivision Regulation amendment.

PUBLIC HEARINGS

Chairwoman Ann Blackburn opened the public hearing:

No one came forward to speak.

- 1. Portland Subdivision Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.**
- 2. Portland Subdivision Amendment to Appendix D: Street Construction: D.4.4.4. Culverts and Storm Drains**
- 3. Richard Graves (applicant) request rezone approval: location unaddressed State Highway 52-W, Portland TN. (Tax Map 033I, Group B, Parcel 015.03) .10+/-acres. Rezoned from R7.5 (Residential) to GCS (General Commercial Services).**

OLD BUSINESS - NONE

NEW BUSINESS

1. Richard Graves (applicant) request rezone approval: location unaddressed State Highway 52-W, Portland TN. (Tax Map 033I, Group B, Parcel 015.03) .10+/-acres. Rezoned from R7.5 (Residential) to GCS (General Commercial Services).

Nate Heisler states GCS surrounds this parcel, staff recommends approval.
Megan Heisler (Utilities Engineer) states this is approved as noted: this lot has no sewer or water; this will need to be approved before the plat or site plan submittal.

Robert Tooker made a motion to approve with staff comments, Gail Gentry gave a second. Motion carried 6-0.

2. A request by Adam Cummings (applicant) for TA Travel Center site plan approval: location 1055 Vaughn PKWY on about 7.58 acres +/- (Robertson County) Map 012, Parcel 48.03. Zoned IG (Industrial General). Removed from the agenda per the applicant's request.

3. A request by Daniel Whitley (applicant) for L&T Properties site plan approval: location 808 North Broadway, on about 0.68 acres +/- Tax Map 019E, Group A, Parcel 004.00. Zoned GCS (General Commercial Service). Removed from the agenda per the applicant's request.

4. Portland Subdivision Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.

Nate Heisler (Planner) states we are recommending an amendment to our Subdivision Regulations for improvements and timing. The Sumner County Planner came before this body to talk about this amendment. We would like the improvements to be installed before the final plat is submitted.

Bryan Price (Utilities Director) states staff recommends this because if the city has to draw the letter of credit, we will become contractors and the city will have to go through steps to complete the subdivision. The city would require the installation of infrastructure to be completed before the preliminary plat is approved. The letter of credit would only be required for the last topcoat for the road and sidewalks for the final plat.

Ann Blackburn states I think we should have more time to discuss this amendment.

Jessica Hunter makes a motion to defer, Gail Gentry gave a second. Motion carried 6-0.

5. Portland Subdivision Amendment to Appendix D: Street Construction: D.4.4.4. Culverts and Storm Drains:

The commissioners discussed deferring it because they need more information about this amendment.

Luther Bratton made a motion to defer, Ted Jernigan gave a second. Motion carried 6-0.

CITY PLANNER'S COMMENTS

PLANNING COMMISSION MEMBERS COMMENTS

ADJOURNMENT

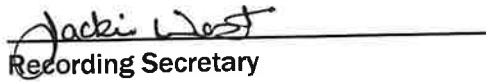
Gail Gentry made a motion to adjourn at 6:30 pm, Jessica Hunter gave a second.



Chairwoman

8-13-24

Date



Recording Secretary

8-13-24

Date
