

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
March 12, 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
Ald. Megann Thompson
Vince Ellis
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

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

Chairwoman Blackburn asks for a roll call at 5:00 pm.
Ann Blackburn- present
Ty Crowder- absent
Jessica Hunter- present
Gail Gentry – present
Ald. Megann Thompson – present
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, at the developer's request. Ted Jernigan made a motion to approve the agenda as amended, Robert Tooker gave a second. All were in favor, motion passed. 8-0.

Approval of Minutes: FEBRUARY 13, 2024

Chairwoman Blackburn asked for the approval of the February 13, 2024, meeting minutes.

Gail Gentry 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.

Ken Wilber -118 Cornerstone BLVD, came forward requesting to keep the R-15 zoning as is, look at a better traffic flow with a third entrance. Add sidewalks access to Watt Hardison School and Richland Park. Revise the sign ordinance about public notice and location of rezone signs.

Joe Sargent- 115 North Russell Street came forward to state he is against the 134 North Russell Street rezone because of traffic and sewer issues.

PRESENTATION

1. A presentation by Brain Holcombe (applicant) for the concept plan for Coventry Subdivision Preliminary Master Development Plan (PUD), location Westland Street. NO ACTION on this item.

Thomas Steffen (applicant) gave an overview of the Coventry PUD:

- The homes will be a minimum of 1600 to 2500 sq. ft.
- A smaller lot size will afford more open space (60 Lots).
- The façade will be stone, brick, and wood.
- The traffic study will be submitted in April.
- We will build a dog park.
- This PUD will have a Homeowners Association.
- Mail kiosk in the open space.

Planning Commission comments:

- More amenities
- A wider range of open space
- Safety around all sink holes
- Approved traffic study

Nate Heisler (Planner) states one comment for this developer is for the road to access Chad Street not Abigail. We are looking to have sidewalks down to Abigail Drive. The traffic study is being reviewed by our engineer.

PUBLIC HEARINGS

Chairwoman Blackburn opened the Public Hearing, with on one to speak. The Public Hearing was closed.

1. A request by Zach Wilkinson (applicant) for rezone approval of a parcel of about .5 +/- acres location 134 North Russell Street (Tax Map 033A, Group D, Parcel 00.600. from R-10 (Residential) to RMU (Residential Mixed Use).

OLD BUSINESS - NONE

NEW BUSINESS

1. A request by Zach Wilkinson (applicant) for rezone approval of a parcel of about .5 +/- acres location 134 North Russell Street (Tax Map 033A, Group D, Parcel 00.600. from R-10 (Residential) to RMU (Residential Mixed Use).

Nate Heisler (Planner) states this property is zoned R-10, they are requesting it to be rezoned to RMU.

Zach Wilkinson (applicant) the property to the North has been rezoned to NMU (Neighborhood Mixed Use) a concept plan for the Richland Estates has been approved. The road from that property will run to North Russell through this property. The RMU (Residential Mixed Use) is more for residential use, not commercial. We are wanting to build Townhomes.

Megan Heisler (Utilities Engineer) states we are reviewing the model for this request now.

Mr. Joe Sargent would like to speak.

Ald. Thompson makes a motion to suspend the rules so Mr. Sargent can speak.

Mr. Joe Sargent states this sewer overflows every time it rains, it does not work.

Jessica Hunter makes a motion to approve, Ald. Megann Thompson gave a second.

Chairwoman Blackburn ask for a roll call vote:

Ann Blackburn-yes

Jessica Hunter-yes

Bob Tooker-yes

Gail Gentry-yes

Ald. Megann Thompson-yes

Vince Ellis-abstain

Luther Bratton-yes

Ted Jernigan-yes

Motion carried 7-0.

2. A request by Richard Graves (applicant/surveyor) for approval of Bracken Estates Subdivision Preliminary Plat (11 lots), location North Harris Lane. (Tax Map 019, Parcels 092.00&092.01), Zone R-10 Residential, 4.84 +/- acres.

Nate Heisler states this subdivision came through the PC last year and was approved. They want to add one lot, this is a big change, and the Planning Commission needs to approve. Sidewalks will be around this development. Staff we would like to recommend approval with the following comments.

- show ride-of-way to the North.
- install waterlines and sewer.

Mr. Luther Bratton states this is his development, and he will not be commenting and will abstain from the final vote.

Ald. Megann Thompson made a motion to approve with staff comments, Jessica Hunter gave a second.

Chairwoman Blackburn ask for a roll call vote:

Ann Blackburn-yes

Jessica Hunter-yes

Bob Tooker-yes

Gail Gentry-yes

Ald. Megann Thompson-yes

Vince Ellis-yes
Luther Bratton-abstain
Ted Jernigan-yes
Motion carried 7-0.

3. A request by Daniel Whitley (applicant) for L&T Properties North Broadway Development site plan approval, location 808 North Broadway, on .68 acres +/- (Tax Map 019E, Parcel 004.00). Zoned GCS (General Commercial Services). This item was removed from the agenda per the developers request.

CITY PLANNER'S COMMENTS

Planning Commission calendar review cycle

Nate Heisler states we met with a couple of Planning Commission members and city staff about the agenda, packets, and staff review dates. Staff will deliver the planning packets a week before the meeting. We are looking at changing the Planning Commission calendar, we are on a four-week review cycle. surrounding cities are on longer review cycles, 5- OR 6-WEEK review. if we change to a 6 week this will benefit the developer and staff review time. I just wanted to hear your comments this would be a calendar change.


PLANNING COMMISSION MEMBERS COMMENTS

ADJOURNMENT

Ted Jernigan made a motion to adjourn at 6:15 pm, Jessica Hunter gave a second.


Chairwoman

4-9-24
Date


Recording Secretary

4-9-2024
Date