

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
January 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
Ty Crowder
Gail Gentry
Bob Tooker
Ald. Megann Thompson
Jessica Hunter
Luther Bratton- Vice Chairman
Vince Ellis
Ted Jernigan

MEMBERS ABSENT:

STAFF PRESENT:

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

Other Interested Parties:

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 –present
Denise Hicks –present
Luther Bratton- present
Ted Jernigan – present
Vince Ellis-present

A quorum was established.

ELECTION OF 2024 OFFICERS

1. Chairman
Nate Heisler (City Planner) states I will now take nominations for Chairman.
Luther Bratton nominates Ann Blackburn for Chairman; Ted Jernigan gave a second.
All were in favor, motion carried 9-0.
2. Vice-Chairman
Nate Heisler (City Planner) states I will now take nominations for Vice-Chairman.
Jessica Hunter nominates Luther Bratton for Vice-Chairman; Ann Blackburn gave a second. All were in favor, motion carried 9-0.

Approval of Agenda

Chairwoman Blackburn asks for a motion to approval the January 9th, 2024 agenda and are there any changes to this agenda. Nate Heisler (Planner) states the applicant has withdrawn item #5.

Jessica Hunter made a motion to approve the agenda and withdrawing item #5, Gail Gentry gave a second. All were in favor, motion passed. 9-0.

Approval of Minutes: DECEMBER 12, 2023

Chairwoman Blackburn asked for the approval of the December 12, 2023, meeting minutes.

Gail Gentry made a motion to approve the December 12, 2023, meeting minutes, Jessica Hunter gave a second. All were in favor, motion passed. 9-0

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.

No one came forward.

PUBLIC HEARINGS

Chairwoman Blackburn opened the Public Hearing:

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

No one came forward.

2. A request by James Hodges (applicant) for rezone approval of a parcel of about 36.62 +/- acers at 120,126,128 Davis Street (Tax Map 020P, Group A, Parcel 001.00. from HCD (Heavy Commercial District) to IG (Industrial General).
No one came forward.
3. A request by James Hodges (applicant) for rezone approval of a parcel of about 4.08 +/- acers at 131 Davis Street (Tax Map 020P Group A, Parcel 001.01) from HCD (Heavy Commercial District) to IG (Industrial General).
No one came forward.
4. Amendment of the Combined City of Portland Zoning Ordinance: Article XII: Planned Unit Development Districts.

No one came forward, Chairwoman Blackburn closed the Public Hearing.

OLD BUSINESS - NONE

NEW BUSINESS

1. A request by Andy Leath (applicant) approval of the Munday College Street preliminary master plan development for a parcel of about 9.08 acres +/- at 403 College Street (Tax Map 033A, Group A, Parcel 005.01) zone R-7.5 (Medium Density Single Residential) Plan Unit Development (PUD). *Design Review included.*

Nate Heisler (City Planner) gave an overview of this PUD. The access will be off College Street with 50 units, townhomes are what they are proposing. The amenities are extra parking, a dog park, multi-use court with an open-air pavilion and a covered bus stop. They have included a landscaping plan. Design Review: the buildings will have brick all around. The driveways will be in front of the building with sidewalks.

Chairman Blackburn asks about sanitation and fire trucks having road room.

Mr. Leath states this will be a private drive, we have tried to add everything this body's requested. I think this is an upgrade to the area.

Mr. Jernigan asked why this is a private vs. public street. Will the City pick up trash on a private drive.

Mr. Leath answered because the city will not allow backing out onto a public street that is why this is a private street.

Ald. Thompson states she is glad they have updated the plan but I am concerned about the traffic and safety. This developer may sell them or rent out the units, this plan is not the best use for this area.

Ted Jernigan made a motion to approve contingent on the becoming a public street, Ty Crowder gave a second.

Chairwoman Blackburn ask for a roll call vote.

Ann Blackburn-yes

Ty Crowder-yes

Jessica Hunter-yes

Bob Tooker-yes

Gail Gentry-yes

Ald. Megann Thompson-yes

Vince Ellis-yes

Luther Bratton-yes

Ted Jernigan-yes

Motion carried 9-0.

2. A request by James Hodges (applicant) for rezone approval of a parcel of about 36.62 +/- acres at 120,126,128 Davis Street (Tax Map 020P, Group A, Parcel 001.00. from HCD (Heavy Commercial District) to IG (Industrial General).

Nate Heisler (City Planner) states they want to rezone this to IG (Industrial General) I have given you the list of uses for this zone. This zone would open this parcel up to more uses. There is a parcel across the road that relates to this parcel. The applicant wants to keep that one as HCD, if staff wants to approve, we need to add a stipulation that the parcel across the road needs to be subdivided from this proposal.

Megan Heisler (Utilities Engineer) we will need a fire flow model, he is going from commercial to industrial. We want to make sure this meets the regulations for fire flow.

Mr. Hodges states we will comply with the city's requests. We have been in contact with utilities.

Jessica Hunter made a motion to approve contingent the lot across the road be subdivide and stay HCD (Heavy Commercial District), Vince Ellis gave a second. All were in favor, motion carried 9-0.

3. A request by James Hodges (applicant) for rezone approval of a parcel of about 4.08 +/- acers at 131 Davis Street (Tax Map 020P Group A, Parcel 001.01) from HCD (Heavy Commercial District) to IG (Industrial General). Mr. Hodges states with this request for IG, this brings all the property around the area will be IG (Industrial General).

Megan Heisler (Utilities Engineer) the same comment, we will need a fire flow model, he is going from commercial to industrial. We want to make sure this meets the regulations for fire flow.

Ted Jernigan made a motion to approve, Ald. Megann Thompson gave a second. All were in favor, motion carried 9-0.

4. A request by Richard Graves (applicant/surveyor) for approval of Sherburne Estates Subdivision Final Plat 2 lot minor, (Tax Map 033, Parcel 078.01) Zone R-15 Residential acreage 1.68.

Megan Heisler (Utilities Engineer) states they need to add a note, lot 2 may need a grinder pump.

Gail Gentry made a motion to approve contingent on staff comments, Ty Crowder gave a second. Motion carried 8-0. (Luther Bratton abstained).

5. A request by Kyle Schneider (applicant) for site plan approval of Procaps Laboratories location Eubanks Road, Robertson County (Tax Map 012, Parcel 61.03) 10.43 acres, Zoned IG (Industrial General). **This item was removed from the agenda by the applicant.**

6. Amendment of the Combined City of Portland Zoning Ordinance:
Article XII: Planned Unit Development Districts.

Ald. Thompson states we had several work studies on this, and it is ready to take to the City Council. I want to request that Josh Suddarth keep working with us on the Planning Regulations. Everyone worked very hard on this ordinance.

Jessica Hunter made a motion to approve, Gail Gentry gave a second. All were in favor motion carried 9-0.

City Planner's Comments

We will have a public event for our Comprehensive Plan at the Temple Theater, I will send out an email for the date and time.

Planning Commission Members Comments

ADJOURNMENT

Ty Crowder made a motion to adjourn at 6:00 pm, Ms. Jessica Hunter gave a second.

 2-13-24  2-13-24
Chairwoman Date Recording Secretary Date