

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION MEETING MINUTES

November 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
Robert Tooker
Vince Ellis
Gail Gentry
Luther Bratton- Vice Chairman
Ald. Megann Thompson
Jessica Hunter
Ted Jernigan
Ty Crowder

MEMBERS ABSENT:

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Megan Heisler- Utilities Engineer
Carlton Cobb-Public Works Director

Other Interested Parties:

Nick Goodrich- Dewey Engineering

Roll Call

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

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

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda, if not, can I get a motion to approve.

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

Approval of Minutes: October 8, 2024

Chairwoman Blackburn asked for the approval of the October 8, 2024, meeting minutes.

Gail Gentry made a motion to approve, Vince Ellis gave a second.

All were in favor, motion passed. 9-0.

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.

PUBLIC HEARINGS -NONE

OLD BUSINESS - NONE

NEW BUSINESS

1. A request by Michael Dewey (applicant) for Twin Lakes Final Plat Phase 1 approval: location 925 North Broadway, on about 33.14 acres +/- . Tax Map 016, Parcel 85.04. Zoned CMU. (Corridor Mixed Use)

Nate Heisler: This is the Final plat for Twin Lakes Subdivision off Hwy 109, its split into 2 styles of development. Yellow is the residential, which is what this plat is for and the blue, we've had a commercial concept come through in 2023. In total this subdivision will be 55 lots. This plat is for 29 lots and phase, later on we will see phase 2 final plat and it will be 26 lots. Total acres for development is 33.2, the residential side is 22.3 acres and future commercial development area is 10.9 acres.

We do have a couple of open comments from utilities based on fees and letters of credit. We recently had a developer's agreement go through the council, revised in the last 2 meetings and passed. I am working on getting signatures from the city attorney and the mayor for the developer's agreement and once we get that we will be able to put the letter of credit into place for the final plat. That's the open comments.

It's located off Hwy 52, this is phase one that you're looking at and you can kind of see in the front of the development Hwy 109, that is where the commercial development will be.

We have gone through the review and staff recommends approval based on addressing the open comments. There are three of them.

Jessica Hunter: Are all of these single-family homes going to be built?

Nate Heisler: Yes mam'

Nick Goodrich: Hi, I'm Nicholas Goodrich with Dewey Engineering, here to answer any of your questions.

Luthe Bratton: is this straight zoning?

Nick Goodrich: Yes

Luther Bratton: Do you have any restrictions or any idea of house sizes? We can't require it, but just wondering.

Nick Goodrich: I did ask the developer that before I came, we don't have any restrictions but most likely the house sizes will be 2000 sq ft and the smallest footprint will be 1400 sq ft, nothing any smaller than that.

Luther Bratton: I want to make it aware, you're not required, but you can provide if you choose to, and I appreciate you doing that.

Ann Blackburn: Anyone else have any questions?

Luther Bratton: Motion to approve.

Rober Tooker: Second.

Motion Passed 9-0

2. 2025-2026 Planning Commission Meeting Calendar

Robert Tooker: Motion to Approve

Jessica Hunter: Second

Motion Passed 9-0

Discussion

City Sidewalks

Nate Heisler: Discussion for sidewalks was brought to our attention during a pre-app meeting. The discussion is for when we have plats that come through in its current form. Any final plat that comes through we require sidewalks for it, whether its sidewalks on the property or in lieu of. So, the question has come about and that's what the discussion is about. When we have a final plat come through and no new lots are being created, so the lots are there and the lot lines are being moved, should we require sidewalks for that? I would love to hear from the Planning Commission. At this time, we are requiring sidewalks and that is what this discussion is about. I would love to hear from the members.

Jessica Hunter: I feel if its lots of record already, and we're not adding more lots, I don't feel we should make them put sidewalks.

Ted Jernigan: So, all they are doing is moving lot lines?

Nate Heisler: Yes

Ted Jernigan: And because of moving the lot lines they are having to meet the new subdivision regs?

Nate Heisler: So, when lot lines move, we require a new plat to come through and we will do a review on it and with the sub regulations currently we are requiring sidewalks. They will get hit with an in lieu of sidewalk fee or have to put in sidewalks on the plat and show that. So, I guess the question is, if there are no new lots being created and they are moving lot lines, and I have brought in Mr. Harbin, we have had discussions. He has a development on Market Street, no new lots being created, but he has to move the lot lines, and a plat is required for that. So, that's the discussion and question for the Planning Commission.

Vince Ellis: If you're moving lot lines, it's for a reason, I don't think it should apply.

Ted Jernigan: Is the remainder of the subdivision already built out or we talking just a couple of lots or is the entire subdivision yet to be built out?

Nate Heisler: So, talking about in this particular case, the lots on record and he has already developed homes for the majority of those lots, but we ran into an issue where he has to move the lot line in order to match the description. He has to make a plat match the current

description and that triggers sidewalk. No new lots are being created, they are already there but during the pre-app meeting we have to have this discussion, and we have to put in lieu of sidewalks. It's a substantial amount of money with no lots being created. If the Planning Commission agrees with not requiring sidewalks for plats that don't create any new lots, we can add that language into our subdivision regulations and make that part of our pre-app meeting in the future.

Ann Blackburn: I have a question, does that set a precedence where in the future we move a lot line and it's the same situation, it has to come up to codes, what if its infrastructure. Are we going to wave that to?

Zech Rowley: We're talking with Mr. Harbin and in his specific case, he isn't adding a lot so he won't be charged any improvement fees.

Jessica Hunter: So, is this one that there was an error many many years ago?

Nate Heisler: The plats are from the 20's and the legal description was ion the 30's. A plat wasn't required in the 30's and that's where the mess up was.

Megann Thompson: Have there been talks with Josh Suddarth about going over our sub regs step by step? Is that planned for next year? To start picking through those?

Nate Heisler: Yes, I will be getting with him and getting that set up for next year.

Megann Thompson: I think that would be important for all of us to get a good grounding and if we are going to change anything, look at the language word for word.

Luther Bratton: This process you are talking about is a lengthy process, to amend the sub regs. There is a provision that allows him to appeal to the Planning Commission and the Planning Commission could grant that and he could move forward rather than taking 6 months to approve the sub regs.

Brian Harbin: I would like to do the appeal. The current situation, I bought 3 lots, and they are platted lots. The city issues building permits based on plats not the legal description. Megan Heisler needed the properties surveyed because there is a water tap, and a sewer tap on 2 of them already and she needed to know where those were so she would know which one to charge me the water and sewer taps on. I had the surveyor go out and he said that he could survey them because of the backlines. There were 8 feet sold off the back of the lots in the 30's to somebody else behind them. Well, that plat is now void.

Jessica Hunter: He's correcting an old error.

Brian Harbin: I don't want to have to pay for sidewalks, I am going to pay for the plat to be fixed but any other fees I don't feel like it's necessary my responsibility to fix it. Because I bought it based on the plat that was approved. These were done before my grandfather was born so nobody here did it.

Luther Bratton: What I'm hearing is the Planning Commission is in agreement that maybe we should not require these fees but to correctly do it, we would have to amend the subdivision regulations which is a lengthy process, so I think if you can present that plat tomorrow so we can look at it next month, if the will of the body then they can approve provision next month on appeal.

Brian: Nate, I will call you tomorrow and you can tell me how to do all of that.

Nate Heisler: Yes

Luther Bratton: When we address this in the subdivision regs I hear a lot of conversation about the in lieu of sidewalks and if it's a case where the city does not feel they are needed, maybe that will be a conversation when amending the sub regs.

City Planner Comments: I have been working with GNRC on our Comprehensive Plan and we have already gone through several public meetings. We have been meeting with the Steering Committee and creating a vision statement for the comprehensive plan. We have a

draft schedule and are looking from May to June to bring the comprehensive plan to the Planning Commission and July for the City Council. Currently from now to the beginning of the year we are in map making mode. I have been working with GNRC and they are going to get some future land maps ready and those will go through staff review. We are coming around the corner of this thing and I wanted the Planning Commission to know to be expecting that towards the middle of next year. I will be bringing that to show you what the comprehensive plan looks like.

Ann Blackburn Great!

Planning Commission Members Comments

Ann Blackburn: Did anyone go to the Community Meeting last week on TGT and 109? I was out of town and couldn't make it.

Nate: For the Broad North Property PUD, I did, and Mr. Tooker was there. We had a lot of neighbors come through. I love going just to hear what they have to say. One of the bigger concerns from one of the neighbors was traffic. Last week after that meeting I was able to get with our engineer, we have already had a traffic scoping meeting for this PUD and have scoped out where we want them to study. We don't have a traffic study yet, but we are working on it. Going into that meeting and hearing the neighbors talk about traffic helped me in getting with the engineer and where we can focus on certain points on the traffic study. That was one of the biggest take aways for me, was traffic.

Ann Blackburn: It's a big concern, traffic is bad.

Vince Ellis: The preliminary I saw a roundabout and a red light, which is good but, for the tractors and semi's and all the stuff that comes down that road for the gas plant and others, it's going to have to be a wide-wide round about. They will have stuff coming through there that isn't suited for a development like that. I just wonder if they could leave the roads how they are or figure something out. I know it takes time and money, it's early, but that's what people are concerned about, not necessarily the development but the traffic situation. That's what I'm hearing.

Luther Bratton: Actually, I was excited about the new pattern and with the new 109 bypass, by the time this is developed the new bypass will be crossing and anything going to TGT 18 wheelers or whatever can actually go down and get on rather than TGT. I think it's going to help the residents of TGT, the new bypass.

Robert Tooker: My takeaway is very similar to Nates, with traffic the primary concern. A very unique concept, I think. Bringing Oakhill and TGT through a roundabout. Some people don't like the roundabouts just in general and some love them, you will have a little mixture there, but everybody seemed to be generally excepting that this area is going to be developed. Even town homes and single-family residents. They talked about Portland needs some more affordable housing, so generally pretty accepting.

Vince Ellis: Whatever they do they need to get with the state and put a red light there.

Robert Tooker: I think it will require some kind of light.

Jessica Hunter: I think it will need some kind of improvement.

Luther Bratton: The development that joins it, has it been submitted and approved of the final plat?

Nate: The preliminary plan was approved but last week it expired so if they wanted to come back through, they would have to bring another preliminary plat through Planning Commission.

Luther Bratton: My thinking is the signalization will be expensive but if both developments share the cost, since it has expired might take that into consideration. I think that signalization on 109 is needed.

Vince Ellis: It's a busy area.

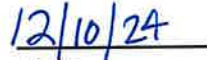
Ann Blackburn: Anybody have anything to comment on?

ADJOURNMENT

Ty Crowder made a motion to adjourn at 5:26 pm, Jessica Hunter gave a second. All were in favor, motion passed 9/0.



Chairwoman



Date



Recording Secretary



Date