

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
October 8, 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

MEMBERS ABSENT:

Ty Crowder
Ted Jernigan

STAFF PRESENT:

Nate Heisler-City Planner
Megan Heisler-Utilities
Other Interested Parties:

Brad Bork GreenLID Design

Roll Call

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

A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are any changes to this agenda, Nate Heisler stated that Item 3 needs to be removed from the agenda per the applicant and it will be brought back next month.

Approved Removal

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

Approval of Minutes: September 10, 2024

Chairwoman Blackburn asked for the approval of the September 10, 2024, meeting minutes. Gail Gentry made a motion to approve, Robert Tooker 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.

PUBLIC HEARINGS -NONE

OLD BUSINESS - NONE

NEW BUSINESS

1. A request by Ashley Viselli (applicant) for Wilkinson Richland Estates Preliminary Version 2 Preliminary Plat approval: Location unaddressed Victor Reiterate Parkway, on about 6.23 acres +/- Tax Map 033A Parcels 006.00, 007.01 and 011.02. Zoned NMU (Neighborhood Mixed Use) and RMU (Residential Mixed Use)

Nate: This is a phase 2 plat with town homes on zero lot lines. If Planning Commission wishes to approve, they will come back with a Final Plat. City Comments are Public Works point out a drainpipe and a couple of clerical issues. City staff recommends approval with comments.

Robert Tooker makes a motion to approve with staff comments and Jessica Hunter seconds. Motion passes 7-0

2. A request by Thomas Steffens (applicant) for Coventry PUD Final Master Development Plan Approval: location unaddressed Westland Street, on about 26.12 Acres +/- Tax Map 20P, Parcel 1.0 Zoned R-10 PUD (Residential Planned Unit Development)

Nate: Neighborhood meeting was Early 2024, and the conceptual meeting was shortly after. April 9, 2024, Planning Commission saw it in its Preliminary Master Plan Stage and approved it. Council approved June 17, 2024. Through Planning Commission and City Council there were a couple of things that were asked to be changed. Changing the walking path from mulch to asphalt and adding signs and landscaping on Westland Street and Abigal to the plans, Developer has done both. This is the final master plan development stage, if the Planning Commission wishes to approve, it will approve the zoning. If there is an approval, we will see it later on in the platting process, but this will approve the zoning process. 60 lots requested. Staff Comments have been addressed.

Robert Tooker makes a motion to approve and Gail Gentry seconds. Motion passes 7-0

3. A request by Michael Dewey (Applicant) for Twin Lakes Final Plat Approval: location 925 North Broadway, on about 33.14 acres +/- Tax Map 016, Parcel 85.04, Zoned CMU (corridor Mixed Use)

Applicant removed from the agenda and plans to bring back next month (November).
Motion to remove from the agenda by Jessica Hunter. Motion Seconded by Robert Tooker.

Presentation: RIGGS AVENUE

Riggs Avenue PUD concept: Location unaddressed Riggs Avenue, on about 34.97 acres +/- Tax Map 033 and 039 Parcels 107.01 & 012.00 Zoned RS-20

Brad Bork, GreenLID Design: This is a concept of what we are looking to do. 200 Lots, 6 Units per Acre. Townhomes in Groups of 4 Per Building 151 Town Homes. 49 Single Family Lots: 19 larger lots and 30 smaller lots. Dog park, commercial playground and a walking trail (Asphalt).

Robert Tooker: You held a neighborhood meeting on October 8th, some of us were there, would you talk about what you learned?

Brad Bork: Concerns were Traffic, Stormwater, Water Pressure; we tried to address as many as we could. One thing they would like is a sidewalk. One area we have a Right of Way, no road there, and will probably put a sidewalk to help connect the area. We are really here to see what other items you may have heard through the city and those kinds of things.

Ann Blackburn: You said a commercial park, can you elaborate a little more?

Brad Bork: I don't have an example, but I know one of the numbers the developer talked about, \$100,000 to put in the park, it's not something you would put in your yard, that's why I said commercial, something you would put in your neighborhood.

Ann Blackburn: Where would it go?

Brad Bork: It's showing the middle of the development, just below the dog park. We can flip it if it needs to be more centered.

Vince Ellis: What is your percent of green space compared to build?

Brad Bork: I don't have that number; I know we're meeting the requirement of the PUD and usable green space. Usable Grass, not a pond, usable space.

Gail Gentry: Are the townhomes rentals? Or selling?

Brad Bork: This is a question that came in at the neighborhood meeting. The developer's goal is to sell and not to be rentals, bought homes for families to live in.

Megann Thompson: Do the townhomes have garages?

Brad Bork: They will, with garage doors.

Megann Thompson: So, they will be stacked with 2 cars? 2 cars per townhome?

Brad Bork: I don't think they are wide enough for 2 cars, but I think that would be a goal, that's something we can look at, it's not showing much for a driveway right now with the buildings.

Vince Ellis: I think the problem with that is parking on city streets. If someone is in the driveway or garage and they are going to have to move every morning, people are going to park on the streets.

Ann Blackburn: I think the way it is right now, there's not even a driveway for them to park in and it's just pulling into a garage.

Megann Thompson: This is where we get into last night's discussion, what is a townhome and what is an apartment? The conversation last night in council, calling things townhomes, means you don't have to sprinkle them and there needs to be more discussion on that. When there are 150 proposed and they are not separated, they are not individual, to an extent they are, but for the most part they still apartment buildings.

Vince Ellis: Are these connected? Or not?

Brad Bork: There are 4 connected.

Megann Thompson: I have my notes for the meeting, you are proposing 1200 to 1500 square foot homes.

Brad Bork: Yes, I believe that's right.

Megann Thompson: Your biggest lots are 10,000 sq ft and the blue lots are 6,000 sq ft, 6 units per acre.

Luther Bratton: Is the street proposed to be public?

Brad Bork: Yes, it is set up to be Portland standard street section so the sidewalks on both sides and curbs.

Megann Thompson: The easement was of big concern I know, of the citizens that live there, that this was originally, however old Ridgeland Estates is, platted it continue all the way to the railroad. The easements are still there, and they are very narrow, that would come into play if you all develop on this side of it. You would be cutting through people's yards basically, which would feel like because it's never been touched for 50 years. Sitting in that meeting wasn't very pleasant, it was a very vocal meeting.

Ann Blackburn: At one point someone had mentioned before the meeting or after about maybe y'all wouldn't put in one of the access points in

Brad Bork: I think you can see it from the lowest entry to the middle one, you can see there is a right of way. That's where someone asked if we could put in a sidewalk there connecting. Our goal is to put a sidewalk connection if that is what is wanted.

Robert Tooker: There are no sidewalks on Riggs Ave, is that correct?

Ann Blackburn: No there's not.

Brad Bork: That's why we are doing it. It will give them the ability to come on the development and walk their dogs, they will have sidewalks to use on our side.

Luther Bratton: Is that Easement 50'?

Brad Bork: I want to say it is, not 100% sure.

Luther Bratton: That's kind of important.

Brad Bork: It is, I just forgot to measure it.

Vince Ellis: I bet it's 30', most all the old ones are 30' instead of 50'.

Brad Bork: I know the section we have fits, it's on the plans, but I don't know out its 30' or 50'.

Luther Bratton: Unless the regs have changed, you can't develop off a 30', I don't think. To make it this far I assume it's 50'.

Vince Ellis: Luther, did it use to be 30'? Because I have run into a lot of places that are 30'.

Luther Bratton: Not that you can develop, you have to build a standard street. Robertson county is 30', Sumner County is 50'.

Megann Thompson: There were talks in the meeting that the density had to be great because of the water.

Brad Bork: It's the density's more to get actual value out of the homes and to keep the price affordable for people. A little more townhome to help with affordability with homes in this area. Water was one thing; the developer is spending 2 million dollars' worth of development with water and sewer to help. That should help Riggs Avenue with water pressure.

Megann Thompson: It's not feasible without this density.

Luther Bratton: On street parking is going to be a problem with this density. I have seen other developments have built-in off-street parking, but you would over flow on weekends. I would feel more comfortable, every section have parking for visitors and weekends.

Vince Ellis: May put some parking down by the pond, HOA won't have to mow because it's paved.

Luther Bratton: Locate it through the development so you don't have to walk a mile to the car.

Ann Blackburn: What about doing some kind of covered bus stop area.

Luther Bratton: What restricted buses from going into development on College Street?

Ann Blackburn: Something about backing out of driveways.

Luther Bratton: I think that needs to be addressed.

Robert Tooker: I would like to give you a little feedback thought I had. You met compliance with your neighborhood meeting, but when you walk into an anti-development, I recommend a presentation. Not just have some drawings laid out for people in their 60's and 70's to try and understand what you're doing. They didn't know what questions to ask. You have to go into convince mode.

I would like to see less dense than 200 units. I think this exceeds the limits at least for me. The amenities for 200 units, a park, maybe a fence for dogs and a playground just don't cut it, I think, for a PUD.

Brad Bork: What do you think we need to look at?

Robert Tooker: I recommend you talk to the people in the area and if they prefer a walking path for walking their dogs, wonderful. I think the city is giving you a break with the PUD and allowing a lot more density and I would like to see a little more for that. I would like to see less density, that's a lot of homes to add.

Vince Ellis: I think you can gain a lot of ground with people if you just communicate more than once what your intentions are and you want good morale when you start a project like this. The sidewalk and walking trail are a good thought, but maybe you need to think on that a little more.

Brad Bork: I will continue to think on that. We did try to ask that in the meeting, it was like a losing battle. If you guys have other options.

Ann Blackburn: Yes, we ask for things in return for the lower density, and it doesn't have to be for the community right there. It could be for the city as a whole. I think it would have been better to put parking there for the high school games, so they could extend the field there to have parking. Parking for the city. When people go to the football games, they don't have to park on the side of the road and walk across the street or across Hwy 109.

Brad Bork: That's something I have been toying with and an idea I can bring up on the table for the next meeting.

Megann Thompson: My feedback would be less townhomes, more square footage, something above 1500 sq. ft minimum. Townhomes with individual characteristics to look like separate homes. Anything with this much density, I want to see some game stuff, some good quality, brick, driveways, garages, amenities. And if you're going to call it a townhome, I want to see a townhome.

Brad Bork: We can bring some elevations to show more.

Vince Ellis: I think we are at a really critical point now with the city where when we push off on this thing it has to be now the city wants it and how the people who live here want it to.

Brad Bork: This has been some great feedback.

Megann Thompson: If the density going down makes the project not feasible, that's not on the

city. Like the water lines you have to run to get it to this property, that's the property you chose. If it's not feasible for anything less than this density, then it's just not developable property, I guess. Right now, or for this developer. I would like to know what green space is left there, honestly, like the percentage of it, I don't see much.

Jessica Hunter: I understand them coming in with everything they can get on the land they're wanting and that's what this is all for. Here's what we would love, but we are going to be able to agree to.

Vince Ellis: Is the first street the first phase and the townhomes the second phase?

Brad Bork: This will be phased; I don't think we have set the phases yet.

Megann Thompson: I agree with Bob (Robert Tooker) be very prepared when you come back to Planning Commission. I have a feeling the residents will be here, and they are going to be very vocal again, because they were extremely vocal at the neighborhood meeting.

Luther Bratton: I concur, there is a minimum amount that you need to provide, even with the community meeting, to make them feel more comfortable and of you make it to Megann at the next level, they really want to see that you don't spend it all but spend a little more on your presentation and details. Like knowing about your open space.

Brad Bork: I apologize, that's on me.

Luther Bratton: And that parking, on the street parking. You will have at least 2 folks and 2 kids, and that area you have to set aside about 400 ft. or something, I think.

Brad Bork: I think this is what a PUD process is, to help you walk through and get comments and notes to continue to find the middle ground. I will bring this and see what we can come back with.

Megann Thompson: Nate, what about the traffic?

Nate Heisler: We have had primary concerns, a couple of meetings. me and Jason Reynolds have pinpointed a couple of areas we would like to look at, Hardison Street, the school is the primary concern with traffic. We have already had our scoping meeting for traffic, with 6 or 7 scope locations, I think we need to follow up. We are still in conceptual.

Ann Blackburn: Anyone have any question? Thank you so much for doing your presentation.

Brad Bork: Thank you.

City Planner Comments: Nate Shows the new signs for annexations, rezones, etc. with the date, and the city's website and has a small waterproof box to add papers/maps with the information that is happening with the property.

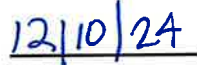
Planning Commission Comments: Discussion about RM-1 Zoning and that it's still in the works. Hoping it will be on the December Planning Commission per Nate Heisler.

ADJOURNMENT

Gail Gentry made a motion to adjourn at 6:07 pm, Luther Bratton gave a second. All were in favor, motion passed 7-0.



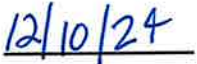
Chairwoman Ann Blackburn



Date



Recording Secretary



Date