

# CITY OF PORTLAND

## PORTLAND MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES

January 14, 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  
Mark Harrison  
Gail Gentry  
Luther Bratton- Vice Chairman  
Vice Mayor Megann Thompson  
Jessica Hunter  
Ted Jernigan

#### **MEMBERS ABSENT:**

#### **STAFF PRESENT:**

Nate Heisler-City Planner  
Tracey Griffin-Planning Asst.  
Zech Rowley -Utilities Engineer  
Mayor Mike Callis

#### **Other Interested Parties:**

Troy Gardner, Tiffany Reed, Caleb Fuqua, Andy Leath, Charlie Moore, Brad Bork, Brian Hamilton

#### **Roll Call**

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

Ann Blackburn- present  
Ty Crowder- Present  
Jessica Hunter-present  
Robert Tooker-present  
Gail Gentry – present  
Vice Mayor Megann Thompson – Present  
Mark Harrison-present  
Luther Bratton- present  
Ted Jernigan – present

**A quorum was established.**

## **Approval of Agenda**

Chairwoman Blackburn asks for approval of the agenda.

Mark Harrison made a motion to approve the agenda. Jessica Hunter gave a Second. All were in favor, motion carried. 9-0.

## **Approval of Minutes:** December 10, 2024

Chairwoman Blackburn asked for the approval of the December 10, 2024, meeting minutes.

Gail Gentry made a motion to approve, Mark Harrison 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 Comments:**

### **Mayor Mike Callis:**

**Water Update:** The city has been working on multiple avenues to increase the water capacity of Portland. The Crews efforts of finding leaks and the fire meters have helped with lowering the daily usage and the amount of water we are saving. The bids should start coming in tomorrow for the 28-million-dollar grant funding that Gallatin is in charge of. Portland's portion is 12 miles. Talks with White House and Gallatin Districts have been to discuss assuming our water distribution system. The raw water that they can provide comes from the Cumberland River, Old Hickory system. Our water supply comes from Drakes Creek, and we are susceptible to drought. If Gallatin and/or White House decides to assume, this will be a major merger and will take time.

**Helen and Richard Kingston** lives at 208 Riggs Ave Portland TN 37148

Concerns with the Riggs Avenue Development are traffic, aggressive growth and wants a traffic trip generation study done.

**Randy Gilliam** 108 Oakhill Drive Portland TN 37148

Concerns with the Broad North Development and rezone are traffic (2 Schools, 15-20 industries, and 7 or 8 businesses) water and sewer.

**Trudy Crafton** 108 TGT Road Portland TN 37148

Concerns with Broad North Development and rezone are traffic, roads coming into a roundabout, wants larger homes and less density.

Close out Public Comment section.

## **PUBLIC HEARINGS**

- A. A request by Andy Leath (applicant) for rezone approval: location Riggs Avenue, Portland TN. (Tax Map 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)
- B. A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.
- C. A request by Troy Gardner (applicant) for rezone approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.00, 40.01) 38.7 +/- acres. Rezoned from RS-20 (Residential), RS-40, RR (County) to PUD (Planned Unit Development)
- D. A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.
- E. A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)

## **New Business**

1. Officer Election  
Nomination for Chair Ann Blackburn  
Motion Luther Bratton  
Second: Jessica Hunter  
Motion Passes 9/0  
Nomination for Co-Chair, Luther Bratton  
Motion Jessica Hunter  
Second: Ted Jernigan  
Motion Passes 9/0
2. Andy Leath (applicant) requested Riggs Avenue PUD Preliminary Master Development Plan approval: location Riggs Avenue, Portland TN. (Tax Maps 033 and 039 Parcels 107.01 and 012.00) 34.97 +/- acres. Rezoned from RS-20 (Residential) to PUD (Residential Planned Unit Development)  
  
Motion to defer for 1 month to give developer time to come and discuss what body would like to see with less density.  
Motion: Mark Harrison  
Second Motion: Luther Bratton  
Motion Passes 9/0
3. A request by Troy Gardner (applicant) for Annexation approval: location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.01 and 40.01) 27.8 +/- acres.  
Motion to Approve: Ty Crowder  
Second Motion: Robert Tooker  
Motion Passes 9/0
4. Troy Gardner (applicant) request PUD Preliminary Master Development Plan approval at Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.01) 38.7 +/- acres. Rezoned from RS20/RS40/RR(Residential) to PUD (Residential Planned Unit Development)  
Motion to Defer for 30 Days to allow City Council to have discussion about water and provide Planning Commission with some direction.

Motion: Mark Harrison  
Second Motion: Gail Gentry  
Roll Call for this motion was 8/1

5. A request by Andy Leath for Clayton Sales site plan approval: location 764 Hwy 52 West Portland, TN (Tax Map 33 Parcel 59.01) 5.09 +/- acres. Zoned GCS (General Commercial Services)  
Motion to Approve: Mark Harrison subject to all staff comments and fire restrictions being met.  
Second Motion: Robert Tooker  
Motion Passes: 9/0
6. A request by Brian Holcombe(applicant) for Coventry preliminary plat approval: Location 0 Westland Street Portland, TN (Tax Map20P Parcel 1.00) 26.10 +/- acres. Zoned R-15(Residential)  
Motion to Approve: Ted Jernigan  
Second Motion: Mark Harrison  
Motion Passed: 9/0
7. A request by Richard Graves (applicant) for Stargel Way final plat approval: location 1031 Parkers Chapel Road Portland TN (Tax Map 32 Parcel 2.01) 2 +/- acres. Zoned RS-40(Residential)  
Motion to Approve: Ty Crowder  
Second Motion: Jessica Hunter  
Motion Passes: 9/0
8. A request by Richard Graves (applicant) for Wanda Gale Harris final plat approval: location 621(LOT 1A) and 619A (LOT 2A) Payne Road Portland TN (Tax Map 34 Parcel 31.00 and 31.02) 1.71 +/- acres. Zoned R-7.5 and 7.5/R-40 split Zoned (Residential)  
Motion to Approve: Mark Harrison  
Second Motion: Robert Tooker  
Motion Passes: 9/0
9. A request by Michael Dewey (applicant) Twin Lakes Phase 2 Final Plat approval: location 925 North Broadway, on about 33.2 acres +/- . Tax Map 16 Parcel 85.04. Zoned CMU (Corridor Mixed Use)  
Motion to Approve: Ted Jernigan  
Second Motion: Gail Gentry  
Motion Passes: 9/0
10. A request by Brian Hamilton (applicant) request annexation approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres.  
Motion to Approve: Mark Harrison  
Second Motion: Jessica Hunter  
Abstained: Luther Bratton  
Motion Passes: 8/1
11. A request by Brian Hamilton (applicant) request rezone approval: location 243 and 245 TGT Road, Portland TN. (Tax Map 16 Parcels 34.01 and 34.02) 2.15 +/- acres. Rezoned from RS-40 (Residential) to GCS (General Commercial Services)  
Motion to Approve: Ted Jernigan  
Second Motion: Robert Tooker

Abstained: Luther Bratton  
Motion Passes: 8/1

**OLD BUSINESS - NONE**

**City Planner's Comments**

GNRC will hold a workshop at 4:00pm on February 3, 2025, before the City Council Meeting and would like to invite all the Planning Commission Members to join and also our consultant with updating the Subdivision Regulations is working on a proposal for us now.

**Planning Commission Members Comments**

Address splitting up RM-1 zone in the Subdivision Regulations with our consultant and a suggestion of putting smaller agenda items at the top of the agenda and larger items on the bottom.



Chairwoman



Date



Recording Secretary



Date