

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
February 11, 2024

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street
Portland TN 37148

Roll Call

Chairwoman Blackburn asks for a roll call at 5:02 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Gail Gentry
Robert Tooker
Luther Bratton- Vice Chairman
Vice Mayor Megann Thompson
Jessica Hunter
Ted Jernigan
Ty Crowder

MEMBERS ABSENT:

Mark Harrison

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Zech Rowley -Utilities Engineer
Megan Heisler- Utilities Engineer

Other Interested Parties:

Troy Gardner, Tiffany Reed, Andy Leath, John McCloud, Charlie Moore, Rich Speckman, Gilliam Fischbach, Chuck Thomas, Eric Johnson, Will Hudson

Approval of Agenda

Chairwoman Blackburn asks for approval of the agenda.

Jessica Hunter made a motion to approve the agenda. Robert Tooker gave a Second. All were in favor, motion carried. 8-0.

Approval of Minutes: January 14, 2025

Chairwoman Blackburn asked for the approval of the January 14. 2025 meeting minutes.

Robert Tooker made a motion to approve, Gail Gentry gave a Second.

All were in favor, motion passed. 8-0.

PRESENTATION

Jetton Farms PUD Concept

This development is Proposing 85 single family detached homes lot size of 8180 sq ft. with minimum 1600 sq ft homes and 18 townhomes size 30 X 55, all with 2 car garages in the rear and around 1600 sq ft. The open space is 21.61 acres and that is double the requirement at 49.51%. The usable open space is 4.51 acres at 10.3%. The amenities are a fenced dog park, playground, an asphalt path connecting to the sidewalks, field with benches w/ field -soccer field, fire pit area, overflow parking for townhomes, central located mail kiosk, covered bus stops by entrances. Buffers will be put between houses and the path. Planning Commission let the developers know that the pattern books have to match what is being built. A traffic study will be done showing before and after the development and with the bypass of Hwy 109. This study will also include a signal warrant analysis for the intersection.

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

None

PUBLIC HEARINGS

None

New Business

1. Bruce Rainey (applicant) request approval of Colt Collier Final Plat: location 305 South Russell Street Portland TN (Tax Map 033G Parcel 006.00) 1.1 +/- acres. Zoned R-15 (Residential)
Motion to Approve with meeting staff comments: Robert Tooker
Second: Ted Jernigan
Motion Passes 8/0

2. Minor Plat Discussion
Minor Plats - Plats containing 1 - 2 lots will be reviewed by staff and sent to the Planning Commission Chair or Vice-Chair for confirmation before approval.
A signature block needs to be added for the signature

Motion to approve: Jessica Hunter
Second Motion: Ty Crowder
Motion Passes 8/0

OLD BUSINESS

- A. 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)

Deferred by developer John McCloud until March or until they can get their plans redesigned and resubmitted.

- B. Troy Gardner (applicant) request PUD Preliminary Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 39.00, 39.01, 40.01) 38.7 +/- acres. Rezoned from RS-20/RS-40/RR (Residential) to PUD (Planned Unit Development)

Motion to approve with the contingencies below: Jessica Hunter

Second Motion: Ty Crowder

Motion Passes 8/0

Contingencies:

Remove 2 houses from the #3 section for more open space, build a covered pavilion for the bus stop in section #5, move the mail kiosk area to #5 section with parking to accommodate, fence in the playground area in section #3 and make sure the pattern book has the percentages listed as 50% = 1150sq ft, 25% = 1200sq ft. to 1450 sq ft. and 25% = 1500sq ft or larger for the home sizes that are being built.

City Planner's Comments

None

Planning Commission Members Comments:

Luther Bratton asked Nate to go over the Letter the Mayor had sent out about the water.

Nate Heisler stated that the Mayor said that if a project came through Planning Commission and the Board likes it to approve it.

Adjournment 6:58PM

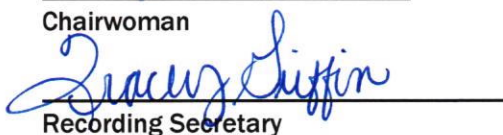
Motion to adjourn: Ted Jernigan

Second Motion: Jessica Hunter

Motion Passes 8/0



Chairwoman



Recording Secretary

3/11/2025

Date

3/11/2025

Date