

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

April 8, 2025

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 5:00 pm.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

A quorum was established.

STAFF PRESENT:

Brian Price- Utilities Director sitting in for Nate Heisler
Tracey Griffin-Planning Asst.
Zech Rowley- Utilities Department
Corbin Keen- Assistant Public Works Director
Mayor Mike Callis
John Bradley- City Attorney

Other Interested Parties:

Matt Lawrence- Ragan Smith Associate, Caleb Fuqua-Developer

Approval of Agenda

Vice Chairman Luther Bratton asks for approval of the agenda.

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

Approval of Minutes: March 11, 2025

Vice Chairman Luther Bratton asked for the approval of the March 11, 2025, meeting minutes.

Jessica Hunter made a motion to approve, Ty Crowder 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

No One Spoke

PUBLIC HEARINGS

1. Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.
2. Portland Zoning Ordinance Amendment: Portland Zoning Ordinance Amendment to Ordinance 387: To Include Regulations for Specialty Smoke and Vape Shops and Similar Materials.

OLD BUSINESS-NONE

New Business

1. Chase Kilgore (applicant) request Final Plat approval For Parkside Point Phase 2: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcels 47.04) 11.74 +/- acres. Zoned R-10(Low Density Residential)

Motion to approved With Staff Comments: Ann Blackburn
Second Motion : Mark Harrison
Motion Passes 9/0

2. Portland Subdivision Regulations Amendment to Article 4: Assurances for Completion and Maintenance of Improvements, Terms, and definitions.

Motion to approve: Mark Harrison
Second Motion: Luther Bratton
Motion Passes 9/0

3. Portland Zoning Ordinance Amendment: Portland Zoning Ordinance Amendment to Ordinance 387: To Include Regulations for Specialty Smoke and Vape Shops and Similar Materials.

Motion to Approve with the correction of tonight's date: Mark Harrison
Second Motion: Gail Gentry
Motion Passes 9/0

Discussion

Mr. John Bradley- Planned Unit Development-PUD Negotiations

Mr. John Bradley came in to talk to the Planning Commission Board about the negotiations that can be used with the developers and their developments. The Planning Commission can instigate or initiate request for a special project.

Example: Land for a firehall, a park, police station or a school or offsite improvements.

You cannot require things in a PUD, but you can ask.

You can't ask people to regulate the use of their own property or limit their ownership.

City Planner's Comments:

No one spoke, Nate Heisler, the City Planner, was absent for this meeting and Brian Price, the Utilities Director, held the meeting.

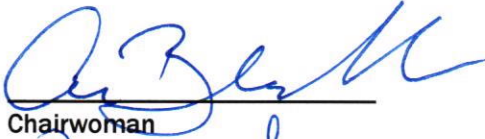
Planning Commission Members Comments:

No one spoke.

Adjournment 7:43PM

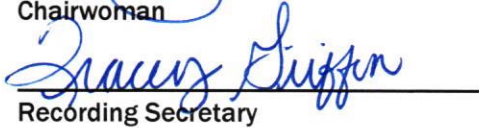
Motion to Adjourn: Ted Jernigan

Second Motion: Ann Blackburn



Chairwoman

5-13-25
Date



Recording Secretary

5/13/25
Date