

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

May 13, 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
Ty Crowder
Vice Mayor Megann Thompson
Robert Tooker
Luther Bratton- Vice Chairman
Jessica Hunter
Ted Jernigan

MEMBERS ABSENT:

Mark Harrison

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Tracey Griffin-Planning Asst.
Megan Heisler -Utilities Engineer
Zech Rowley- Utilities Assistant
Corbin Keen- Assistant Public Works Director

Other Interested Parties:

Tim Walker, Chase Kilgore

Approval of Agenda

We had 2 Applicants asked to be deferred:

A request by Rich Speckman (applicant) request annexation and rezone approval: location 115 Woods Road, Portland TN (Tax Map 16, Parcels 57.00, 57.01, 57.02) 43.65 +/- acres. Zoned RS-40 (Residential) to PUD RM-1 (Residential Planned Unit Development) so no public hearing.

Jason Pope of 205 Woods Road asked if there would be a hearing if they (Rich Speckman) reapplies and he was told yes.

Josh Lyon (applicant) request approval For Kirby Building Systems, Project Aristotle Site Plan: location 124 Kirby Drive, Portland TN. (Tax Map 19 Parcels 028.01, 029.00 & 029.02) 48.34 +/- acres. Zoned IG (Industrial General) so no public hearing.

Chairwoman Blackburn asks for approval of the agenda as amended.
Jessica Hunter made a motion to approve the agenda as amended. Robert Tooker gave a Second. All were in favor, motion carried. 8-0.

Approval of Minutes: April 8, 2025

Chairwoman Blackburn asked for the approval of the April 8, 2025, meeting minutes.
Robert Tooker made a motion to approve; Gail Gentry gave a Second.
All were in favor, motion passed. 8-0.

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

A request by Tim Walker (applicant) request rezone approval: location 5825 US 31W, Portland TN (Tax Map 025, Parcels 097.00) 5.04 +/- acres. Zoned RS-40 (Residential) to HCD (Heavy Commercial District)

Zech Rowley with Utilities- Utilities has a concern with fire flow being met. There is a 6" water main out along Hwy 31W in front of this property and we don't believe that the required fire flow for commercial will be met with that size pipe. We did some rough numbers and its about 6500 ft if the additional up size line came from the south and 6000 ft if it came from the north side. We have spoken with the applicant, and they are willing to look into that possibility. Our recommendation would be to approve on contingent that the city's fire flow is being met.

Old Business- No Old Business

New Business

- A request by Tim Walker (applicant) request rezone approval: location 5825 US 31W, Portland TN (Tax Map 025, Parcels 097.00) 5.04 +/- acres. Zoned RS-40 (Residential) to HCD (Heavy Commercial District)

Jason Pope of 205 Woods Road stated for the audience that in the Rich Speckman issue and The planning Commissioners had him come up to the podium so he could be heard. , I heard hi ask if there was going to be a hearing and you said no. There will be a hearing should he reapply, correct?

Chairwoman Ann Blackburn: Yes

Jason Pope: Ok, thank you.

Chairwoman Ann Blackburn: Nate would you like to take over?

Nate Heisler: Yes.

The address is 5825 US 31W and the current zoning is RS-40. The request is to go from RS-40 to Heavy Commercial District to allow what the applicant is asking for with warehousing and construction sales and services. To the north there is residential but to the south there is a stretch of commercial property with GCS zoning and further south there is IG Industrial. This falls under HCD for the warehousing that will be used for storage, GCS doesn't have warehousing.

Tim Walker, Owner of Covenant Concrete Construction- we place finished concrete and the reason for the rezone is to place my office here moving it from Franklin Kentucky and the warehousing would be for storage and shop area for our tools. Form boards, steel things used in day-to-day operations, no trucks, and an office building for our employees.

Motion to approve with contingencies of fire flow issues being resolved: Ty Crowder

Second: Ted Jernigan

Luther Bratton stated he didn't think City Council could rezone something with a contingency.

Megan Heisler: We are wanting to make Mr. Walker aware of what is needed before the rezone.

Luther Bratton: Just making him aware of what is needed.

Ty Crowder: I revoke the previous motion and make the Motion to approve rezone.

Second: Ted Jernigan

Motion Passes 8/0

Chase Kilgore (applicant) request Final Plat approval for Parkside Point Phase 3: location 0 Jim Courtney Road, Portland TN. (Tax Map 20 Part of Parcel 47.04) 5.59 +/- acres. Zoned R-10(Low Density Residential)

Nate Heisler: There is one Comment from Utilities, letting the developer know, they will need to post a surety before we sign the plat, that's letting them know about surety amounts.

Zech Rowley: Utilities would like to recommend conditional approval upon comments. In the comments it states if they want to just do the maintenance surety which is 15% of the total cost of all the utilities that were installed, as-builts need to be approved and the utility lines need to be accepted. If they want to do it prior to the as-builts being approved, but the utilities still being accepted, they will do a full surety amount.

Motion to approve with staff comments: Robert Tooker

Second Motion: Ted Jernigan

Motion Passes 8/0

City Planner's Comments

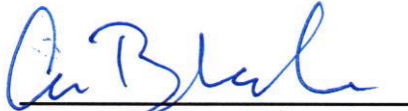
We are having a Steering Committee meeting in the next couple of weeks to discuss the Comprehensive plan that came through. The July meeting we will need the Planning Commission Members here at 4:00, GNRC will be here to give a presentation.

Planning Commission Members Comments:

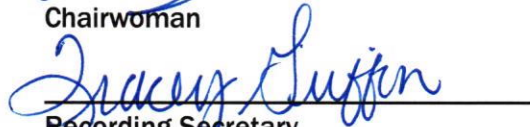
A discussion on the Preserving Portland and how the document will be treated as a living guiding document that's information is collected by the citizens of the community.

Adjournment 5.43 PM

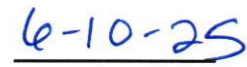
Motion to Adjourn: Jessica Hunter
Second Motion: Megann Thompson
Motion Passes 8/0



Chairwoman



Recording Secretary



Date



Date

NO ONE SPOKE

City of Portland Public Comment Sign-In Sheet *(Please Read Before Signing Up)*

- In accordance with Tennessee Public Chapter No. 300 and Resolution #24-21, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. Comments are limited to 5 minutes per individual; and time is not transferable to other speakers. To ensure opposing viewpoints are fairly represented, the number of speakers may be limited per agenda item. Individuals wishing to comment on an agenda item must first sign up in person before the start of the meeting. Any appropriate documents that the speaker wishes to distribute to Board members must be given to the designated minute keeper before the meeting starts.
- All meetings are to be conducted in a civil and orderly manner.
- If you wish to communicate with Board members about issues not on the agenda, please contact the City Recorder, or see the City's website www.cityofportlandtn.gov for more info.

Public Comments For Agenda Items		Stance On Item (Check one)			
Individual To Speak		Agenda Item	For	Against	Neutral
Print Name					
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Board/Committee: **Portland Planning Commission** Meeting Date: May 13, 2025 Page Number: 1 of 1