



PORTLAND MUNICIPAL PLANNING COMMISSION

Portland City Hall - Council Chambers

100 South Russell St. Room 111

AGENDA for September 9, 2025

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

- A.** August 12, 2025 Planning Commission Minutes need signing

5. Public Comment Period

In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items, except where otherwise prohibited. The number of individuals speaking and/or the allotted time to speak may be limited by the presiding officer to ensure opposing viewpoints are fairly represented. Each speaker is limited to a maximum of 5 minutes for public comment and must sign-up to speak in person before the start of the meeting. Sign-up sheets will be available just before the start of each meeting in the same room where the meeting is being held.

6. Public Hearing

- A.** Troy Gardner (applicant) request Final Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 039.00, 039.01, 040.00 & 040.01) 38.68 +/- acres. Zoned Residential Planned Unit Development

7. Old Business

- A.** Zach Wilkinson (applicant) request rezone approval: location 304-310 Fowler Ford Road, Portland TN (Tax Map 033J, Parcels 001.00, 011.00 & 012.00) 3.37 +/- acres. Zoned R-15 (Low Density Residential) and GCS (General Commercial Services to PUD RM-1 (Residential Planned Unit Development)

8. New Business

- A.** Troy Gardner (applicant) request Final Master Development Plan approval at location Hwy 109 North Broadway, Portland TN. (Tax Map 19, Parcels 039.00, 039.01, 040.00 & 040.01) 38.68 +/- acres. Zoned Residential Planned Unit Development
- B.** Andy Leath (applicant) request approval for the C&C Munday College Street Concept Subdivision located at 405 College Street (Tax Map 033A, Group A, Parcel 005.01), a parcel of 9.08 acres +/- Zoned R-7.5 (Medium Density Single Residential)
- C.** Jason McCoy (applicant) request Preliminary Plat approval for CDJ Farms, Sections 1, 2 & 3 located on Jim Courtney Road, Portland TN. (Tax Map 20 Parcel 40.00) 25.92 +/- acres. Zoned R-10(Low Density Residential)

9. Discussion

- A.** Duplex Parking Requirements
- B.** Residential Use Discussion

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment