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City of Portland Public Comment Sign-In Sheet

- In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items (*this includes public hearings*), except where otherwise prohibited.
- Comments are limited to a maximum of 5 minutes per individual, and the number of speakers and/or allotted time may be limited by the presiding officer to ensure opposing views are heard.

Sign up before the start of the meeting to speak on public hearings and other agenda items.

Speaker Information		List which public hearing and/or agenda item you would like to speak on.
Print Name	RICHARD GOOSTREE	PLANNING Comm.
Address	100 AUSTIN DR.	
Print Name	ROGER GOOSTREE	
Address	453 Fowler Ford Rd.	
Print Name	Shawn Poole	
Address	313 Fowler Ford Rd.	
Print Name		
Address		
Print Name		
Address		
Print Name		
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Print Name		
Address		
Print Name		
Address		

The Following Is To Be Filled Out By The Presiding Meeting Clerk

Board/Committee _____ Meeting Date: _____ Page Number: _____

- A three-year vesting period-The law specifies that a 3-year vesting period for a building permit, giving developers a clear predictable time frame to begin construction under the initial regulations.
- Deemed approved provision- to prevent delays, the law includes a provision, that if a local government fails to act on a complete application for a special exception, or a map interpretation with 120 days the application is automatically approved
- Phasing- Consistency for phase projects for large multi-phase developments. The law ensures that development standards for all future phases are based on regulations in effect when the first phase is approved. This provides long term stability and predictability for major construction projects.

One thing I wanted the Planning Commission to know is that I will be bringing a Resolution to you guys to define Substantial Compliance.

R7.5 Duplex

This is to open up the discussion of duplexes, dwelling, two family detached. The allowed districts they are in now is R-40, R-15, R-10, R7.5 and RM1. The discussion opens up potentially moving duplexes to RM1 districts that would require a PUD or any other mechanism that the Planning Commission would like to see.

There was some discussion on the smaller lots versus the larger ones with the PUD. It was discussed that if 1 or 2 units that may be built shouldn't have to go through a PUD, it wouldn't be worth it. It's a lot to think about. Nate Heisler is going to invite John Bradley to the next Planning Commission to help with the discussion and understanding.

City Planner's Comments:

We've had a minor site plan with CEMC in review, Application for Lamar billboard are digitizing the north side and they are letting the city use an advertising space on it, Accent Building had a sign review, Clayton Homes a sign review for 52E, Stord on Vaughn Parkway a sign review and Twin Lakes will be putting up a temporary sign showing what their homes will look like, also we are in the process of reviewing a couple of city owned lots on Strawberry Street that haven't been subdivided or anything, we wanted to add PUDE's and the building envelope, setbacks to the plat, that's in house review now. That's just a couple of things that we've been doing with the Planning Office.

Adjournment 7:57PM

Motion to approve: Ann Blackburn

Second Motion: Ted Jernigan -All were in favor, motion carried. 7-0.

Yes: Ann Blackburn, Megann Thompson, Ted Jernigan, Luther Bratton, Robert Tooker, Mark Harrison, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)



Chairwoman Ann Blackburn

9-9-25

Date



Recording Secretary

9/9/25

Date

Megann Thompson: You need more parking.

Ann Blackburn: I like the moving the rear setback and moving the homes back for safety.

Zach Wilkinson: I really like that to, if we add that as a request for an exception.

Luther Bratton: I don't think you have to make an exception as far as you do your plan and we except your plan.

Zach Wilkinson: I want to check each box, and if you show something and it doesn't meet the base zoning, you better point it out or it can be taken away from you. I want to make sure that it is spelled out that it's an exception.

Megann Thompson: For this particular PUD, that makes sense, because of its surroundings, it can sit closer to its property lines, make it flow a little better.

Zach Wilkerson will be working on trying to accommodate more parking by changing the setbacks in the rear yards instead of the front and looking at working out an agreement and adding extra parking on the front lot of the storage units, fencing it off and having a separate gate from the storage with a keypad.

There was discussion of widening the private road from 20 feet to 24 feet to make it easier for parking and leaving a parking space.

There was discussion of the stormwater grates in the road for water, this is the conceptual, when the drainage calculations are done, that will determine how many stormwater grates are put in, fencing around the stormwater pond for safety and there will be a stormwater grate or cover to keep people from climbing in.

Robert Tooker: If there is parking spaces on the front, where do I take my trash bin?

Zach Wilkinson: I have gotten with Carlton; it will have City trash pick-up not dumpsters.

Corbin Keen: So, the same way that Carlton has said before with other developments like this, we will have all the trash service managed through the property managers. They will all be one side of the road that way we can make one swoop through there, get everybody's trash and get out of there. We prefer it to be public pickup than a dumpster or private company, so we can manage it better.

Motion to Defer to next regular meeting: Ann Blackburn

Second Motion: Ted Jernigan- All were in favor, motion carried. 7-0.

Yes: Megann Thompson, Ann Blackburn, Ted Jernigan, Robert Tooker, Mark Harrison, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)

OLD BUSINESS-NO OLD BUSINESS

Discussion:

House Bill 2425- Substantial Compliance Resolution: This is a new law passed in the state of Tennessee as it pertains to vesting rights on new developments. We are having a class on Thursday that pertains to this same issue.

The purpose of this law is to change the timing of when a developers property rights become vested or legally protected from new regulations. It was signed into effect July first of this year. There are some points I wanted to go over.

- Vesting upon submission not approval-A crucial shift from the old standard of approval rights were vested.

I want to bring a Resolution to Planning Commission and then to City Council to define what a Substantial Compliance application is.

under Fowler Ford do get blocked up and on occasion overtop Fowler Ford. The big green area on the property is the detention pond that we are proposing and we feel confident that, and I know the city staff will hold us to it based on previous projects that we did. They are very meticulous with all the stormwater calculations to make sure this pond and project in general will do nothing but keep the drainage the same or make it better. We are committed to make it better to the point of overtopping Fowler Ford Road should not be an issue anymore, which will probably mean we are building that pond over the normal requirements, but that's a commitment we've made in this document that we have to uphold to get the PUD approval during the construction phase. This detention should alleviate some of the other issues that were brought up tonight. They were talking about trash in the ditch and the clogging of the ditch. That pond is an essentially a water quality treatment area. We will have a structure in there that will be engineered and be smaller than those two massive culverts that are in there and all that trash will remain in that pond. We will be on the hook to maintain and keep clean and looking nice and its essentially filtering out all that stuff that has been crossing under that road in the two large pipes. I do feel confident and promise we will make it better, is it going to solve everything, I don't know I don't know the extent if the existing issues, but we will make it better.

Some of the improvements that the project will be bringing we will be contributing \$56,000.00 to the water line capital improvements along with the additional \$2550 fees per unit that goes with the water system. As part of this project, we will be relocating and replacing an existing sewer lift station that is an investment into the sewer system of \$150,000 that the city is receiving for free. This project benefits the city water and sewer systems, I feel like we will be helping the stormwater system as well. That alone I feel like is a net benefit to the city in the overall infrastructure of the city.

Other things to touch on, with these PUD's, the amenities that will be provided are a talking point. On this one we have an area set aside for a gazebo utilized as a pickup area for the school bus as well, a community firepit and grill station. Another thing we are excited about, this is in close proximity of Richland Park and Gym, and we know the city is undergoing some renovations on Richland Gym, as part of the project, we're committed and have been working with the Parks Department on finishing out the kitchen/concessions area. The details are in the pattern book. We have the TDOT preliminary approval. I think that covers everything.

Concerns are:

- The water overtopping Fowler Ford Road
- Storm grates (how many and where placed)
- Parking and the lack of overflow parking
- The setbacks: Maybe shift the rear setbacks instead of the front so lots 1,2,10,11 and 6 are right on the road, and make things safer, for this particular project.
- Parking-

Corbin Keen: There are 2 different issues (with stormwater) There is nothing there to slow the water down, if this development is there it will help with that and overtopping of Fowler Ford Road, if you can slow the water down before it gets there, it will help it. The drainage calculations will come in with the construction plans.

Ted Jernigan: And the flow meter will have a grate on it to help keep the trash on your side?

Zach Wilkinson: Yes

Corbin Keen: We will, just like all other developments, make them do a long-term maintenance agreement for stormwater facilities. It will be described in there, their inspection process and maintenance procedures and will be recorded with the property at the county and that will be a document that will stay with this property, for the life of it.

Motion to approve: Mark Harrison

Second Motion: Robert Tooker- All were in favor, motion carried.7-0.

Yes: Megann Thompson, Chairwoman Ann Blackburn, Ted Jernigan, Luther Bratton, Robert Tooker, Mark Harrison, Chairwoman Ann Blackburn, Jessica Hunter

Absent: Ty Crowder, Gail Gentry

Motion Passed: (Voice Vote)

- B. Andy Leath (applicant) request approval For Magnolia Springs Phase VI Final Plat: location Bloomsbury Drive, Portland TN. (Tax Map 016 Parcels 031.03) 10.61 +/- acres. Zoned RS-20 (Low Density Single Family Residential)

~~DELETED; Item B requested to be removed by applicant.~~

- C. A request by 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)

Zach Wilkinson: This is the same project that we brought before this board, a month or 2 ago. We started out with the staff meeting, and then the neighborhood meeting, hosted at the property next to this property. We took in the neighbors input into the plan and then the conceptual for this body and got input. We knew that we wanted a rental community, based on some of the neighborhood input we left out some of the Fowler Ford road frontage as traditional single family home lots zoned R-15 now so no need to include in this. Some of the concerns of access to the property, we have a roadway, a private drive, that will cut from Hwy 52 down to Fowler Ford Road. We've added some chicanes, speed cushions to help deter with any kind of cut through traffic.

Once we took this to Planning Commission and City Council, there has been a request for elevations of a wider variety of materials, they have been included in the pattern book.

There has been a lot of discussion on making that driveway a one way, my preference would be to leave it a two way because it worries me if we do it a one way there is always somebody that will try and use it as a two way and I don't know if we can design around that and I think that's a worse scenario, two vehicles coming in a one way going in opposite directions. People will use it a two way we might as well design for that. That's not something we feel strongly about, if there is a preference from this body or City Council.

Some of the feedback we got from the last meeting also was parking spots. We did add 2 additional parking spots and that puts us at 42 spots total. The parking table in the pattern book is correct, but the table on the actual plans is incorrect. The requirement is 39 for that number of units, so we are 3 over from the minimum requirements for that zoning.

I think the last meeting we went over some of the buffers. We are preserving some of the mature trees along Fowler Ford Road, as many as we can. Also preserving the tree line on the east side of the property that butts to the existing multifamily apartments.

The other concerns that we received, density is always a concern. We understand that, but to build a private product that people can afford, density is a necessary. Your density goes up, you can provide a higher quality product, it's the way the numbers work. The less dense the more you pay. You pay the same amount for the land, utilities, infrastructure and paving, no matter if you stick two units on there or thirteen. The R-15 zone is 4.7 units per acre and the RM-1 is 15.1 per acre and we are requesting 9.2. Its 5 more units more than the base zoning of R-15. We are not maximizing the density of the property; we are trying the quality versus quantity aspect there. Another point of concern from staff from day one and some of the residents, is the stormwater. Right now, like Mr. Goostree said, all the water drains across Hwy 52 and Southward across this property and on Fowler Ford Road. The staff is aware and made us aware, the culverts that cross

Mark Harrison, Jessica Hunter

Absent: Ty Crowder, Gail Gentry, Chairwoman Ann Blackburn

Public Comments

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1. Richard Goostree 100 Austin Drive Portland, TN 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road
Not against change, but with change comes concerns. Voicing concerns of traffic and water runoff. His wish is not to cram so many units there and lose the quality of life for families.
2. Roger Goosetree 453 Fowler Ford Road, Portland TN, 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road.
Here on behalf of his younger sister, the water issue and damage coming from water runoff from old Hwy 52 and New Hwy 52. His sister has spent thousands of dollars on dozer work trying to relieve the flooding, the damage that has already been done and the damage that is coming.
3. Sherri Poole 313 Fowler Ford Road, Portland, TN 37148 Spoke on Zach Wilkinsons Concept PUD on Hwy 52E and Fowler Ford Road. Ownes the property with the sister that Mr. Roger Goostree was just talking about. Our concern is the water, please just give careful consideration with this project and what your going to do about the water that is going to come over in us and what can be done.

PUBLIC HEARINGS

A. Comprehensive Plan- Preserving Portland

Jessica Hill with GNRC

The Comprehensive Plan started in 2022 and it's a guide for the future growth and development of Portland. The planning process has 4 phases that we have gone through. Phase 1: Listening, December 2022. Phase 2: Brainstorming, January 2024. Phase 3: Deciding, February 2025 and Phase 4: Adoption, July 2025. There are 5 chapters to the goals and the implementation of them.

- B. A request by 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)

New Business

A. Comprehensive Plan-Preserving Portland

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

August 12, 2025

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland City Hall
100 South Russell Street- Room 111
Portland TN 37148

Call To Order

Roll Call

Co-Chairman Luther Bratton asks for a roll call at 5:09 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman came in 5:36PM
Vice Mayor Megann Thompson
Mark Harrison
Robert Tooker
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

Gail Gentry
Ty Crowder

A quorum was established.

STAFF PRESENT:

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

Other Interested Parties:

Jessica Hill-GNRC, Zack Wilkinson

Approval of Agenda without Item B under New Business

Item B was requested to be removed under New Business

Motion to Approve: Jessica Hunter

Second Motion: Mark Harrison. All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker, Mark Harrison

Absent: Ty Crowder, Gail Gentry, Chairwoman Ann Blackburn

Approval of Minutes: July 8, 2025

Motion to Approve: Jessica Hunter

Second Motion: Ted Jernigan. All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Luther Bratton, Robert Tooker,