



REVISED
AGENDA for May 12, 2026
PORTLAND MUNICIPAL PLANNING COMMISSION
Portland City Hall — Council Chambers — 100 South Russell St. Room 111

In accordance with Resolution #26-33, public comments are allowed when those comments are germane to either the agenda or to the board's governing authority, 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 in a timely manner. Sign-up sheets for public recognition will be available before the start of each meeting in the same room where the meeting is being held and anyone wishing to speak must sign up before the start of the meeting. Speakers will be recognized one at a time.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. April 14, 2026

5. Public Hearing

A. Troy Gardner (applicant) request annexation: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033 Parcel 039.00) Sumner County 23.00 +/- acres. Zoned Agricultural (County)

B. Troy Gardner (applicant) request rezone approval: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033G Parcel 028.00 & Map 033 Parcel 039.00) 27.2 +/- acres. Rezoned from R-15 (Residential) and Agricultural (County) to Residential PUD (Planned Unit Development)

C. Brian Woodall (applicant) request rezone approval: location 609 Hwy 52 E, Portland, TN. (Tax Map 033, Parcel 075.02 Sumner County 2.00 +/- acres. Rezoned from RS-40 (Low Density Single Family Residential) to GCS (General Commercial Services)

6. Public Recognition for Public Hearings and Agenda-Related Items

(5 minutes maximum per speaker)

7. New Business

A. Brian Woodall (applicant) request rezone approval: location 609 Hwy 52 E, Portland TN. (Tax Map 033, Parcel 075.02) Sumner County 2.00 +/- acres. Rezoned from RS-40 (Low Density Single Family Residential) to GCS (General Commercial Services)

B. Troy Gardner (applicant) request Preliminary Master Development Plan (PMDP) and Pattern Book approval: Location: 120 Old Westmorland Road, Portland, TN (Tax Map 033G Parcel 28.00 and Tax Map 033 Parcel 039.00) Sumner County, 26.6 +/- acres Zoned RM-1 PUD (Planned Unit Development)



- C.** Troy Gardner (applicant) request annexation: location 120 Old Westmoreland Road, Portland TN. (Tax Map 033 Parcel 039.00) Sumner County 23.00 +/- acres. Zoned Agricultural (County)
- D.** Andy Weaver (Applicant) request Preliminary Plat approval for Rockland Estates: Location: 1026 North Broadway, Portland, TN (Tax Map 16 Parcels 042.00, 042.01, 042.02, 044.00, 043.00, 043.01, 061.00, 61.01, 061.02, 062.03) Sumner County, 132.84 +/- acres. Zoned Residential PUD R7.5 (Residential Planned Unit Development).
- E.** Zach Wilkinson (Applicant) request Preliminary Plat approval for Marlin Estates: Location: 403 and 405 College Street, Portland, TN (Tax Map 033A Parcels 005.00, 005.01) Sumner County, 9.08 +/- acres. Zoned R-7.5 (Medium Density Residential)
- F.** Matthew Galvin (applicant) request Site Plan approval for TCAT Phase 1: Location: 602 S Broadway (Tax Map 033I Parcels 025.00 and 024.00), Sumner County, 27.95 +/- acres. Zoned GCS (General Commercial Service) and RS-40 (Low Density Single Family Residential)
- G.** Zach Wilkinson (Applicant) request Preliminary Plat approval for Richland Estates Subdivision: Location: North Russell Street and Victor Reiter Parkway, Portland, TN (Tax Map 033A Parcels 006.00, 007.01, 011.00 and 011.02) Sumner County, 6.23 +/- acres. Zoned NMU (Neighborhood Mixed Use) and RMU (Residential Mixed Use)

8. Old Business

- A.** Zach Wilkinson (applicant) request Site Plan approval for 5 Chefs and Occasions: Location: 103 McGlothlin Street, Portland TN. (Tax Map 033H Parcels 017.00 & 019.00) Sumner County, 1.47 +/- acres. Zoned CBD (Central Business District)

9. Discussion

- A.** Changing IG Religious Facilities
- B.** Fence Discussion

10. Planning Commission Members Comments

11. City Planner's Comments

12. Public Recognition on Non-Agenda-Related Items

(3 minutes maximum per speaker)

Adjournment