

CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

July 14, 2026

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

Chairwoman Ann Blackburn asks for roll call at 5:00 pm.

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Vice Mayor Megann Thompson
Robert Tooker
Ted Jernigan
Jim DiPiazza
Luther Bratton

MEMBERS ABSENT:

Jessica Hunter
Chirag Patel
Gail Gentry

A quorum was established.

STAFF PRESENT:

Nate Heisler-City Planner
Mang Bik-Utilities
Corbin Keen- Public Works Assistant Director
Mayor Mike Callis

Other Interested Parties:

Robin Reeves
Thomas Steffen
Dakota Beasly

Approval of Agenda

Amend Agenda before approval: On the discussion items we need to move up item C to the item A position and then add an item D for a conceptual lot layout discussion for Magnolia Springs Subdivision

Motion to Approve: Robert Tooker

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

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton,

Absent: Gail Gentry, Jessica Hunter, Chirag Patel

Approval of Minutes: June 9, 2026

Motion to Approve: Robert Tooker

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

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman
Ann Blackburn, Luther Bratton, Chirag Patel, Gail Gentry, Jessica Hunter

Absent: Gail Gentry, Jessica Hunter, Chirag Patel

Ann Blackburn: We're going to ask our Mayor to come up, he have something that he wanted to present to us first.

Mayor Mike Callis: Thank you Chairwoman. I appreciate the opportunity, just first let me say thank you for your service. I wanted to make you aware we have a new state law that goes into effect beginning of the year, it's public chapter 1044. We're signing up for some training that staff is going to be doing. So, I wanted to give you the compliance package, So that you guys can already be looking at it. So, your permission, I'll hand these out. And then I'll give the rest to Tracey, she put in the mail for the other members, or in case they show up or for later and just real briefly you'll have a chance to look at that. But the. General Assembly passed this new law about ensuring that approvals and reviews on or speedily timeline. So just get a chance to look over there and like say we're already signing up we've got some training that's going to be issued out through MTAS that's coming out for July so we're going to be doing that you'll probably hear more information as we go just so. But I think looking through that I help you kind of get the broad understanding of what the state is looking for. So, just wanted to share that with you, thank you for your time, thank you.

Public Comments

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.

Public Hearings

- A. Robin Reeves (applicant) request rezone approval: location 0 South Broadway, Portland TN. (Tax Map 0390, Group A Parcel 011.00 and Parcel 012.00) Sumner County 2.00+/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to GCS (General Commercial Services)

Notice of these public hearings was published in the *Portland Sun* on June 16, 2026, and posted on the municipal website and at City Hall in accordance with state law.

Public Recognition for Public Hearings and Agenda-Related Items (5 minutes maximum per speaker)

And we do not have anyone signed up to speak in the Public Hearing, so we'll close that out.
Robin Reeves: Well, that's me.

Ann Blackburn: Oh, I'm sorry.

Robin Reeves: That's ok, no I didn't know I needed to sign in.

Ann Blackburn: Come on up.

Robin Reeves: OK, how's everybody doing tonight? I'm Robin Reeves, I am current president of Reeves Enterprises, an organization my dad started 40-some-odd years ago. He has since passed, he is the one who started the company, Junior Food Stores, which that particular property we're talking about is the former home of a former Junior Food Store, here in Portland. The widening of the road through there took out the entire gasoline canopy and did easement kind of up to where the very front of the store was, so operating it really wasn't an option anymore. So, had torn that down and it has sat unused now for at least 20 years. So, we're looking at making sure we rezone that property, so it is all business, and to be able to market that as a single piece of property, although, we're gonna leave it in parcels, but figured the best use of it would be for something on the commercial basis and somebody had asked for some descriptions of the property, I don't know if he needs to receive it. Do you need?

Nate Heisler: Sure, no problem.

Robin Reeves: But you know we kind of passively marketed it for some time, I am on the Christmas card list with the Portland Police Department, because it has to be bush hogged at least twice a year and they're very good about giving me that bill. I've tried to obtain somebody down here that would do it and they've always charged me in phenomenal number, so the Police Department approaches the lesser of the two evils. We're wanting to, once we get everything redone, grade the property and do a very aggressive marketing campaign. This Tracey Shifflett back here Keller Williams has been engaged to do that very thing. And so, they've already been talking to people before it's even ready and I think they're lining up some possibilities, and I want something vibrant down there because Portland's been good to us over the years and we want to leave it in good hands with somebody that's going to take care of it. That's it for me; you have any questions for me.

Luther Bratton: Just a quick question. As memory serves me, it was a service station, and I think it was tanks and things and those were taken and you've got all the documentation.

Robin Reeves: All of that has been cleaned up, we got a letter from the state of Tennessee, again about 20 years ago, stipulating that everything that needed to be done has been done.

Luther Bratton: I appreciate you putting that out there, thank you.

Robin Reeves: Sure, no problem. Any other questions?

Ann Blackburn: Could I get you to fill your name and address out on this part under public comment or public hearings, just so we have our information correct. And then you can give it to Mrs. Tracey down there, thank you.

Robin Reeves: All right.

Ann Blackburn: . So now I'll close out the public hearing, and we'll move on to public recognition for public hearings and agenda related items. Each person I've had 5 minutes maximum per speaker, and we did not have anyone sign up on that. So, we'll close that section out and move on to our New Business. Item A,

New Business

- A. Robin Reeves (applicant) request rezone approval: location 0 South Broadway, Portland TN. (Tax Map 0390, Group A Parcel 011.00 and Parcel 012.00) Sumner County 2.00+/- acres. Rezoned from RS-20 (Low Density Single Family Residential) to GCS (General Commercial Services)

Nate Heisler: OK, so I'm going to zoom in on the map here to show you where this location is at. You can see highway 76 here, this is highway 109, this is Fountain Head Road. So, when we zoom in here, take us down the street level so you can see the corner. This is the location that we're going to be talking about. A couple of years ago, Like Mr. Reeves said, a couple of lots were rezoned from Residential to General Commercial Services. When I bring up the GIS map here, you can see the 2 lots that we're talking about tonight those are both zoned as. RS 20 Residential. Everything in green here on the corner is GCS, we have GCS to the north, GCS across the road, directly across from 109 we have RS-20, NSD Neighborhood Service District to the South, and then all of the orange up here in this neighborhood is RS-15. So, you can kind of see in the area, where this intersection is, most of it except for this corner right here, is already Commercial. So, the idea is to rezone these lots, and I want to imagine combine them together, to create a buildable commercial lot there.

Ann Blackburn: Anyone have any questions? Anybody like to make a motion?

Motion to Approve: Robert Tooker

Second Motion: Jim DiPiazza, All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Gail Gentry, Jessica Hunter

Absent: Gail Gentry, Jessica Hunter, Chirag Patel

Ann Blackburn: All right, Item B

- B.** Thomas Steffen (applicant) request Final Plat approval for Coventry Subdivision Phase 2
Location: 105 Westland Street, Portland Tennessee (Tax Map 020P Parcel 001.00)
Sumner County 5.16 +/- acres, Zone R-10 PUD (Planned Unit Development).

Nate Heisler: I'm going to zoom in on our tracker here. So, this originally had come through the Planning Commission as a Residential Planned Unit Development, had gone through the preliminary approval had gone through final approval with the Planning Commission and the City Council, had come back last year with the preliminary plat construction plans approval with the Planning Commission. This is a 3-phase project, this is Phase 2 and 3 that we're looking at, this item that the chairwoman just read, this is Phase 2 that will be approving. Phase 2 final plat, so I wanted to kind of bring up the phases here, of what was approved on the PUD. Phase one here, in blue, was approved last October. We will be talking about Phase 2 and Phase 3 tonight. So, this action item right here is Phase 2. I'm going to bring up the plans here, so this is the final plat that was submitted. Staff has gone through review and based upon meeting with department heads and comments, staff recommends an approval based off of the technical review, on the Phase 2 final plat.

Ann Blackburn: Does anyone have questions? Do I have a motion to move forward?

Motion to Approve: Ted Jernigan

Second Motion: Robert Tooker, All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Gail Gentry, Jessica Hunter

Absent: Gail Gentry, Jessica Hunter, Chirag Patel

- C. Thomas Steffen (applicant) request Final Plat approval for Coventry Subdivision Phase 3
Location: 105 Westland Street, Portland Tennessee (Tax Map 020P Parcel 001.00)
Sumner County 8.02 +/- acres, Zone R-10 PUD (Planned Unit Development).

Nate Heisler: So, this is for the same development. Again, we'll be looking at the phasing plan. The pink phase here is phase 3. Staff has gone through review and based upon meeting with departmental heads and the technical review staff recommends approval on the 3rd phase. This is the plat that was submitted for the 3rd phase of Coventry.

Ann Blackburn: Is there any questions?

Luther Bratton: Has nothing to do with the plat, just curious. I know there was some issues or concerns about the Geo tech and all of that, has all that been submitted or how was that handled?

Nate Heisler: So, we did have outlined on the preliminary plat, critical lots, you can see on the plat here, the starred-out lots, you see the stars on them? Those are critical lots. So, before building permits are issued, the developer will have to submit critical lot plans to staff to review before they get to building permits. Critical plot plans typically don't come to the Planning Commission, that's approved at staff level, but for each one that start out that will have to submit a critical lot plan for this.

Luther Bratton: Thank you.

Ann Blackburn: Does anyone else have a question? Is there a motion?

Motion to Approve: Robert Tooker

Second Motion: Jim DiPiazza, All were in favor, motion carried. 6-0.

Yes: Ted Jernigan, Vice Mayor Megann Thompson, Jim DiPiazza, Robert Tooker, Chairwoman Ann Blackburn, Luther Bratton, Chirag Patel, Gail Gentry, Jessica Hunter

Absent: Gail Gentry, Jessica Hunter, Chirag Patel

Ann Blackburn: And that's all we have on our new business.

OLD BUSINESS

Ann Blackburn: We do not have any old business, so we'll move on to our discussion items.

The first item, A.) is going to be our metal buildings discussion and IG.

Nate Heisler: So, this is a regulation addition slash adjustment. That I wanted to speak to the Planning Commission for. As it pertains to, what I have right up here, is our Design Review Regulations and some chart in the back of our design review regulations, based off of materials that can be used in each of the districts inside the city limits. One thing that I'm running into when we're in Pre Application Meetings, especially for industrial buildings and some for commercial too but it's primarily industrial is the metal portion of the metal portion of what we had in here for the Design Review. There's no definitions for what is outlined. So, when we're looking at, says architectural metal panels and it also says metal siding, ribbed, and standing seam, that's all it gives me. So, when I'm in a pre-application meeting and they say, you know, "we want to build an industrial building or a commercial building" and I say, "you can only use architectural metal panels" Well what is that? Because there's no definitions in there for me to stand on. So, I wanted to talk with the Planning Commission. I've come through the design review, and I added these in here, and these, this is just a discussion so these can change but I thought it would be appropriate to add in definitions for architectural metal panels, standing

seam, and metal ribbed, and also had pictures to help when somebody comes in with a site plan and we have to do Design Review. And I know we had ran into this a little bit, with the Brown Property site plan that had come through a couple of months ago and I just really kind of need some clarification from the Planning Commission, on what you guys would like to see so I can speak to it a little bit better in the pre application meetings and make sure we come in here with the type of metal that the Planning Commission wants to see. So, I have included this on your staff report. I added a definition for architectural metal panels. You know just from looking at other jurisdictions seems like architectural metal panels need to be, they're more of a flat, sleek look. You know we see a lot of those on Vaughn Parkway. When we come down to standing seam and ribbed, you can kind of see the difference between the pictures here. The rib has the rivets, you can see the rivets on it, and the standing seam is more of a cleaner look of that. So, I guess I just kind of wanted to hear your input and where do we need to go with adding definitions for metal and design review.

Luther Bratton: But we have the expert down on the south end.

Ted Jernigan: I don't know any experts down here. What are you trying to accomplish? I mean when you say architectural, are you trying to keep them away from just to standard panel with the screw line showing or do you want to I mean.

Nate Heisler: I feel like maybe that was the intent in the beginning. I believe this ordinance was passed in 2019 or 2020. So, it's really what the Planning Commission wants to see. You know, do I need to enforce it in the way that we only use architectural metal panels for everything? Which would look something like this for every single metal building in town. Or do we have more relief with it and maybe include standing seam.

Ann Blackburn: The standing seam looks nice.

Nate Heisler: And I had also had a developer speak with me about this and his complaint was that you know we have somebody like Kirby here in town that makes metals like this but, we restrict them. So, why are we doing it like that? And that that was just a complaint that I got. So, it's just a conversation I wanted to have with you guys so kind of cleared up that way I feel a little bit more confident when I'm talking with developers in pre-app meetings.

Megann Thompson: This is only affect your industrial? Like or it wouldn't open up any other, architectural metal panels.

Nate Heisler: So, right now it calls for architectural metal panels in commercial districts you got the check mark there, and industrial. Metal siding and it says ribs and standing seam here, is restricted in all districts.

Megann Thompson: OK, I would yeah, I would definitely not want to open up the standing seam or ribbed, personally, to General Commercial Services, Or I think, if we open that up it should be only in under the Industrial. My personal preference. I think we should encourage General Commercial Services buildings to be a little more aesthetically pleasing. I get when you're building 100,000 square foot industrial site that standing seam or ribbed building might make more sense than being aesthetically pleasing to the eye, when you're out there surrounded by other large parcels, but I would definitely be supportive of keeping a more architectural metal panel preference on the CMU, NMU, GCS, all of those commercial uses. Just because that opens up a lot of smaller parcels throughout the city. I would hate to see a lot of metal buildings start to pop up all over and I think that was the concern some businesses definitely moved in quickly and threw up a lot of metal buildings and I think that was a concern for the Design Review to

begin with. Within the city, aesthetically, we would like to see better buildings.

Nate Heisler: So maybe opening up the metal siding ribbed and standing seam for industrial districts.

Megann Thompson: I don't see a problem with that, as long as it stays in the IG only.

Ann Blackburn: I think the standing seam looks nice even for commercial. I don't like the ribbed for the commercial.

Megann Thompson: I think we have to think about the whole building though. I think there's a difference in the architectural use of it where it's almost an accent piece kind of like in its first picture it's an accented piece of metal versus an entire building. Being standing seam, personally.

Ann Blackburn: Could we say what an entire building look like with that, can you search for a picture?

Nate Heisler: Let me see.

Ted Jernigan: It's going to be hard to narrow it down, because there's just so many different types of panels. I mean there's a lot of different types of panels. I would probably put the wording concealed fastener in my standing seam comments, that way the screw line will not be seen. So, if there's certain applications that you don't want to see this screw line, I would say concealed faster.

Nate Heisler: So, add that in the definition for standing seam.

Ted Jernigan: As opposed to exposed fasteners. So, just depending on what application you wanted to see that, or use that. If you like the architectural types style, concealed fasteners are more prevalent in that. But again, Megann's right, you might have one little accent wall that might have concealed faster and the rest of it might be exposed. I don't know how you're gonna, without going through a designed review for each project, I don't know how you're going to narrowed that down.

Nate Heisler: Well, what I've been doing is getting spec sheets when they submit to IDT, I'll ask for a spec sheet for material and look through that. I don't typically bring that up at the Planning Commission. I show you guys elevations and I have them call out what's on the spec sheet on the on the elevations. But that could, you know, keep continuing to do the spec sheets could help me identify, you know what exactly what metal they're using.

Ted Jernigan: Right. You know and that's good, I would have them provide that, whatever panel they're going to use have them provide that spec sheet so that you know. Is it just gonna be a standard panel with screws every one foot on center or is it going to be concealed faster and you'll know, but I mean the design review process, that's each architect is going to make each building look different based on that, so.

Nate Heisler: OK

Ted Jernigan: It's going to be hard to do.

Nate Heisler: Yeah so. We can't see it there. But standing seam seems to lean more towards steel fasteners, you know still rivets. So yeah, I'll bring this back to you next month and you know we got to do an advertisement for it for me to change the ordinance. So, the consensus is allowing standing seam in industrial but still restricting ribbed. Is that correct?

Robert Tooker: Yes.

Jim DiPiazza: Yes.

Ted Jernigan: So, when you say ribbed, do you mean exposed fastener?

Nate Heisler: Yes.

Ted Jernigan: So, to understand you right that we would rather have exposed fastener? You

you're saying you don't want it in industrial?

Nate Heisler: I think that's what everybody is saying, yes.

Ted Jernigan: See, in my mind, what I see is my business, Is just the opposite of that. Most industrial buildings have more exposed fasteners, most commercial buildings have concealed fasteners.

Megann Thompson: I'm saying, I don't want to see it in commercial buildings. Is what I was saying, concealed or not. I think the concealed fasteners, standing seam in industrial is what was talked about.

Nate Heisler: So, having both of these opened up in industrial. I think that's where we're all going.

Ann Blackburn: I'm ok with that.

Megann Thompson: That's fine. I just don't want to, I think we took these measures to protect the aesthetics of the new buildings in town to prevent concrete blocks and metal siding fronts, that we saw pop up. Quickly. So, I would not want to open that back up. I would want to leave that option only for industrial.

Ann Blackburn: Already in commercial, they can still use architectural metal panels.

Megann Thompson: And I don't think you see entire buildings that. I think you see it more as an accent and it's almost an accessory to the building. And if you want to find more pictures or if someone needs more, just my personal preference, I would not want to open up commercial used to that type of building material.

Nate Heisler: So, leaving commercial use as architectural metal panels, because it already is, go back to the chart here. This is the commercial line right here, so architectural metal panels, that's already permitted. What we're really talking about now is on the industrial side, opening up metal siding and metal siding ripped and standing seam at this point right here.

Megann Thompson: That's what I'm saying.

Ted Jernigan: I mean I would think so, if you looked at the current Kirby building, the outside, what you see is an exposed fastener panel. So, in that application if we're OK with that industrial, that's what It would look like.

Luther Bratton: Is that what you're seeing throughout the country, the trend?

Ted Jernigan: More industrial type buildings, they're going to build them, I mean they're industrial parks, they don't care if their as pretty, perse .

Megann Thompson: Yeah, and they're also massive some of them were hundreds of thousands of square feet, so I mean.

Ted Jernigan: But a smaller commercial building, they can do the architectural panel, they conceal fastener, they're more expensive but they're less solid and it's not as big a deal.

Robert Tooker: So, Ted just between architectural and sanding seam and ribbed metal cost differentials?

Ted Jernigan: The ribbed panel is definitely the cheapest panel. The architecture, just because of the fact, more labor to put up.

Robert Tooker: Is it to double the cost?

Ted Jernigan: Probably close to it. Maybe not quite, but it is definitely more.

Robert Tooker: Standing seam might be somewhere in the middle there?

Ted Jernigan: Yeah, and the term standing seemed, to me, it really is more of a roof panel.

That's what you'll see whether they putting the screws, exposed fastener, going through the panel or putting the clip down the seam in the panel, so it doesn't leak, but that's a more expensive roof. But the architectural is more of a wall panel.

Robert Tooker: I would think we would open up the IG.

Nate Heisler: OK, I can bring that back next month. Thank you.

Ann Blackburn: Thank you.

Ann Blackburn: A & B.) All right; next we have nonprofit use for commercial assembly.

Nate Heisler: Yes, so on this one, I'm going to bring it up, but it may also kind of be a combination of discussion for **parking also**, it's kind of like an overall discussion.

Ann Blackburn: I'm sorry, I skipped that one.

Nate Heisler: No, it's ok. To show you, I'm going to bring up a definition we have. This is a use definition inside of the zoning ordinance. We've had a couple of interested parties on wanting to utilize industrial facilities as recreational centers and gyms. We had a pre-application meeting for a cheer facility inside of industrial districts, primarily IR districts not IG, but IR and this use that I have up is a conditional use, meaning that the any conditional use in the zoning ordinance, the Board of Zoning Appeals has to make a decision. I bring it to you because in order to make any changes to any uses, it's gotta go to the Planning Commission and City Council to change the Zoning Ordinance. So, I wanted to talk with the group today, we're looking at community assembly and when we're looking at this group, one of the primary things that sticks out and it kind of gives use listing things down at the bottom here, and it's got private nonprofit clubs, got lodges, meeting halls, and recreational centers, but when we're reading through the use listing that says this grouping is intended to include a broad range of facilities utilized as public gathering places in conjunction with various social and recreational events. Now this next sentence is where we've ran into a couple of problems with the interested parties so this grouping is not intended to include facilities primary utilized for profit and then it goes on to talk about it shouldn't have the characteristics of extensive impact facility either. But this discussion is centered around how would the Planning Commission feel about changing this use this usage to include for profit entities too. Instead of justice being outlined for nonprofit. Including for profit entities also.

Robert Tooker: So, if I read the intent right this is groups like the Lions Club, the Rotary Club that would use an industrial facility for a meeting or do whatever because they're not-for-profit. So, but I have to take a step back. Why do I have or just tell me, it seems like I've done this before. Tell me what's industrial about an athletic facility for profit. That sounds like a general commercial service to me.

Ann Blackburn: Well, we do have this in General Commercial Services.

Robert Tooker: Exactly and there is the uses that already exist. So why wouldn't an individual want to rezone an Industrial, IR Restrictive piece of property to General Commercial Services? What would prevent them from doing that? What's industrial in nature about an athletic facility that you're leasing out? For people to have meetings and.

Ann Blackburn: On the flip side, I don't think these this is considered industrial either though, like the civic and social.

Robert Tooker: Also, as a community assembly, if it's not-for-profit well I can kind of, maybe see that but. It's a strange one as a part of an industrial zoning.

Nate Heisler: And this, you know, this particular use could go back in the zoning ordinance to the 90s. I look through our amendments to the zoning ordinance there's nothing tied to this. So,

you know, the zoning ordinance was voted into law in the late 80s.

Luther Bratton: 87

Nate Heisler: So, it could be from around that time.

Robert Tooker: Sure.

Nate Heisler: But that's the discussion I guess, how does the group feel about adding for profit entities inside of that? Or maybe even creating an additional conditional use for profit ventures.

Robert Tooker: Under IR. No, I just don't see doing it.

Ted Jernigan: So, currently the Zoning Board of Appeals has to approve that correct?

Nate Heisler: Yes.

Robert Tooker: Correct.

Ann Blackburn: What do you mean?

Megann Thompson: A conditional use.

Ted Jernigan: A conditional use.

Ann Blackburn: A conditional use, yes.

Ted Jernigan: So, what you're saying is you would like the Planning Commission to change the wording, so that it does not have to go to the Zoning Board of Appeals?

Nate Heisler: No, Change the wording to work includes for profit organizations.

Megann Thompson: To me, I see this as outdated language, that community assembly and IR should be completely removed. I don't see any purpose of having community assembly if we have the process of General Commercial Services to include these pro for profit community assembly, they just need to be zoned GCS. It doesn't make any sense. I don't think the Rotary Club, the Legion, nobody. Their grandfathered in anyway, if we change it. If they're already using an IR building, they're already grandfathered in. I think to me, rather than nitpick a sentence out of this, community assembly and IR doesn't make sense. At all.

Ann Blackburn: I don't think so either.

Megann Thompson: So, I think it needs to be struck and just moved to GCS. To me that's outdated language, it doesn't make any sense in an IR, it doesn't make any sense.

Robert Tooker: Agree.

Ann Blackburn: I agree with that.

Megann Thompson: My 2 cents on it, is remove that section from IR and if that building is currently in IR and wants to operate, we have GCS for that.

Ted Jernigan: So, they would either rezone or get another conditional use through the Zoning Board of Appeals.

Megann Thompson: I mean, I don't think that would open up an appeal anymore to the BZA through IR, would it? If it's IR and they will still want us to try for profit?

Nate Heisler: Yes, conditional use permit would be required. But if it was removed as a conditional use, out of the zoning ordinance, then It would be unavailable.

Megann Thompson: I see this as very outdated and not relevant in IR districts anymore and I'm not sure why this put there and if you can't find the language on why it was put there, then we can only go with what makes sense to the City of Portland now. Which is what we have General Commercial Services for. Just my 2 cents.

Ann Blackburn: What do you think Luther?

Luther Bratton: I think what she's basically saying is that, if it's a potential piece of property that didn't meet the criteria, the appropriate step would be to get it zoned appropriate

classification then that use would actually be core system with what you're trying to do . Basically, what's she's saying.

Megann Thompson: Yeah, I mean that's why we have GCS it's already covered so why would we nitpick this when we all sit here and agree that that seems like a very outdated wordage for an industrial restricted area. It makes sense to just completely remove this section from that IR zoning. Because we have General Commercial Services, we move forward from this, right? The City of Portland has moved forward, and we've created zonings that include these things, so we shouldn't go back and nitpick industrial to make it fit.

Nate Heisler: One thing I would like to look at is, you know this is just discussion, right? We're not approving anything. As a Planner, I would like to go back and look at the uses and see if those uses are home to anywhere else in Commercial zoning before a move like that is made. And if they're not, they probably need to move to, to have their home that way they're not stripped up the list.

Megann Thompson: Yeah , no I think we could, you know, collaborate to bring everything underneath the correct umbrella, but.

Ann Blackburn: This feels like it's just thrown in.

Megann Thompson: It seems like it doesn't, it was probably language we adopted from another city when we were, you know, if you've gone back as far as you can and can't find it. I just feel like the City of Portland has moved forward and we have appropriate zones for appropriate businesses and.

Luther Bratton: I guess the only, I think in terms of some use of a property that, let's just say City Council decides we just we don't want to zone it Commercial and I have a building that's located in an area of town that would be suitable for what we're talking about. So, my particular building because maybe the BZA may think that it's appropriate, but for some reason City Councils says that we're not going to rezone, for whatever reason, they don't they don't have to give a reason, they just say I don't want to rezone but its located in a part of the community where it makes sense. So, to just not allow for any provision, I don't know if it would be the right thing. Because we can't dictate what City Council does.

Ann Blackburn: If that's the case, then why do we have usage in different rezoning classes.

Luther Bratton: Well, because this community was, the zoning was, if you look back you've got industrial sitting next to churches, you've had industrial in the middle because there was no planning. You walked in and said I want industrial because I want to build something and the city would just rezone it and there was no planning.

Megann Thompson: And I think that comes down to, yes there are sometimes where we have heated discussions on whether or not we feel like. But with all we've done with the you know the Progressive Portland plan, all of that work that we've put into it, when we look at the maps and Nate is able to show us now General Commercial Services around the area, this does match the appropriate growth for this area. I do think we have more tools in hand now than we did when it was just an opinion of what you thought that property was going for, and I think you know ultimately, I feel like the City Council has been very progressive and accepting General Commercial Services or higher density you know, I think we've made those strides and that comes from the amount of material that we have in our hands and our fingertips and now that give us that overview. So, I don't see the removing this is somehow going to prevent someone's property and when we think of IR anyways, I can't imagine that there's a ton In a commercial use type area. You know when we look at IR, when we look at parcels like that. I get what you're

saying that you don't want to stop someone's property or that you put it in the hands of the City Council but ultimately when any reason regardless it comes to the City Council, I mean whether it's easy or not.

Luther Bratton: But in this particular case, the way the application is today is that you allow the BZA to look at all the factors, without a political motivation, either way and say we think in this particular location, in this application, we would vote for that. Now it's up to them, you know, but not to leave to say that it's solely up to rezone on a piece of property, I don't know that. And that's kind of what they're full of, you know, they're to look at things that are not normal and.

Ann Blackburn: But even then, they don't have access to grant any kind of usage they feel is appropriate regardless if it's a conditional use or not.

Luther Bratton: Well, that, I agree with that wholeheartedly, is that they need to understand their limitations. But to allow them to make tough decisions without it being a political situation.

Megann Thompson: Well, I mean, and once again, when we're talking about this in a discussion, it would have to get a vote through this board, and it would have to go twice through the City Council. So, you're already getting those conversations started to where you can bring, Nate can bring that up to say, this is what it would look like if we remove this whole section. Like all of that, once again all of the information you're getting on the front, should not make you feel blindsided down the road when someone comes in with an IR and it needs to be rezoned GCS for what they're wanting to do the use for, because you walk through all of these steps together, the council's already involved, Nate got the information, we've passed it if we find a way, you know. It's got so many steps before it, I don't think we're harshly removing someone's opportunity in an IR district, there are still IR district opportunities. Community assembly in my mind just does not make sense.

Luther Bratton: I agree with you 100%, but I'm saying that if I owned a little building over here, right in the middle, adjacent to a subdivision and all 200 people in the subdivision show up and say I don't want this use and those people stand there and complaining that, see, I don't think the City Council would just ignore those 200 people and say well you know, it's a.

Megann Thompson: Well now Luther, you've sat in the seat on City Council, and you've been in oppositions and voted for something because it was what was best for the city and you always have to defend your position, anytime you sit on this board, on any capacity, of what you're doing that you're moving this city forward. Yes, opposition comes to almost every single project that we have, whether or not they show up at the podium or they, you know, use social media. But you, yourself, in this position on Planning or this, my position on City Council has to weigh the betterment for the city and sometimes that makes sense and you look at, once again, the information we have in our progressive Portland our zoning requirements we weigh all of those and we also do weigh opposition. But at the end of the day, you have to make what is your best decision and I think the City Council has proven.

Luther Bratton: I agree and maybe I'm just thinking too much about property right. There's a little building over on Portland Boulevard, right in the curve, is probably 8-900 square feet. I'd say that buildings probably zoned possibly IG. OK, it's been used in a commercial, several applications through years, but it's right adjacent to the park, right adjacent to several residential areas and I don't know, but let's just say, that all of a sudden, we not allowing, they say so, you can't do that anymore, you got you have to rezone that particular property, commercial. And all

those folks there, come out in opposition and then I'm sitting there with a piece of property that I've used several things through the years, but they've taken those uses away from me. I don't have an appeal.

Megann Thompson: And I think that's just the growth of the city though. I think that's just your city changing. Your city has to change dynamic and grow and maybe it doesn't make sense, maybe it still makes sense and that is something that you were putting in the hands of your elected officials, at the end of the day. And then you do have, you know, zoning appeals if comes into it, but I do think that, once again. You have to keep a forward momentum, and this seems very outdated and I think before we get off on a tangent of every single property right within the city, I think we need to focus on this, and I think we all agree that this particular section, in IR, does not make sense.

Nate Heisler: Also keep in mind that its current form, It is a conditional use. So, it's not a permitted by right use. Anybody that would want to do something like that, In its current form, or if it changes the language inside of it, would still have to go to the Board of Zoning Appeals and make that case with them.

Megann Thompson: So, that should make you feel better, anyways, its already a conditional use.

Luther Bratton: Yeah, and you know. To me, I agree, the due diligence. If I bought that piece of property, that I'm thinking about, I need to do my due diligence and determine if that.

Megann Thompson: Due diligence goes a long way in government, there are so many different pieces of paper when it comes to anything in the city, any city.

Luther Bratton: Yeah.

Megann Thompson: Any city you should always do your due diligence. 100 Percent. Agree with that.

Luther Bratton: I rarely agree with you with you, but.

Megann Thompson: Ah I love it, Luther. It's a good day; it's a good day. I'm on a roll; it must be the yellow pants.

Luther Bratton: I just like to hear a debate.

Nate Heisler: We'll also be bringing this discussion up on the 20th with the City Council too. Same discussion, so, just a heads up on that.

Luther Bratton: She'll get to make their speech twice.

Megann Thompson: And I will.

Robert Tooker: I do have another question, in regard this regarding the parking aspect of this. So, if somebody rezones from IR to GCS, what's the parking, spaces, numbers look like versus IR?

Nate Heisler: So, let me bring that up. so, let's just say, let's just use a recreational center for example.

Robert Tooker: OK.

Nate Heisler: Or fitness center.

Robert Tooker: Sure.

Nate Heisler: Something like that. It would fall under, in GCS, it would fall under group assembly limited. That that's the use, inside the GCS. Let me, get to my board here, So, the way it's laid out, it doesn't give a specific number like a restaurant would. But, let's say you're in GCS and somebody wants to build a restaurant, the normal way that you would go about that, is you take the square footage of the building, let's say 5000 sq ft there's a number inside of the

zoning ordinance that you divide the square footage of the building to get your parking spaces. With group assembly limited, it's a little bit different. I'm going to bring this up, it calls out the parking ordinance that it should follow these guidelines, group assembly limited, keep in mind this is a GCS use. So, special standards for commercial activities, then it goes down special conditions for group assembly activities, and it calls out and says location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area thus reducing the impact on the surrounding area. So, that's just saying it needs to be compatible with the area. That's a special condition for group assembly use. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets, meaning, to get to this facility you shouldn't have to go through local roads to get there. You need to be on highway 109, or highway 52, or College Street or something like that. Major road. Then it goes on to talk about the parking for group assembly, limited. The off-street parking requirements shall be based upon a recommendation from the Planning Commission. And then it goes on and says that the site plan for such facilities shall be approved by the Planning Commission considering the above conditions as well as any other pertinent factors related to the use and operation of such facilities. So, what that means is, the parking requirements for group assembly activities, is really based upon a recommendation by the Planning Commission. Also based upon these conditions, so there's no number for it. It's based off of the area, does it fit with the area, and parking if Planning Commission feels like it fits, for group assembly in GCC.

Robert Tooker: So, you're looking at more of, estimates. The number of people going into the facility or attending events or things like.

Nate Heisler: And, as the planner, what I would probably do, is during the pre app meeting, before meeting with the developer, I would gather parking spaces for similar activities around the area. And said hey, I see this in Gallatin, I see this in White House, it needs to be close to this.

Ann Blackburn: Yeah, I think .

Nate Heisler: That's How I would handle that?

Ann Blackburn: It could really vary based on what it's being used for, I mean because if you're for having a concert, everybody's coming all at one time, you're going to need more parking.

Nate Heisler: Yeah.

Sure. And then it calls out to more too, like it calls out for amusement parks, sports arenas, fairgrounds, racetracks, but things that are going to bring in a lot of people it calls out for a 25-acre minimum, for the for those type activities.

Luther Bratton: And I think the reason that it's not tied to square footage, is because oftentimes, these facilities are located within the community where there there's public parking. And the other issues, that if you, let's say there was a lot of public parking, then you wouldn't, you know, necessarily say you have to have a 100 parking places because you so many.

Robert Tooker: There's overflow.

Luther Bratton: So, I think it they leave it to the Planner and the Planning Commission to look at each situation and determine if it makes sense. That's kind of what I think.

Ann Blackburn: That's how I take it to.

Robert Tooker: I have one more thought. It's just, I hope the reason that we're discussing this specific topic tonight isn't because we're thinking about giving preferential treatment to an

individual, who does not want to follow the zoning ordinance, the City 's processes and cities rules. I hope we're not going down that path. And I'll leave it at that.

Megann Thompson: If you can just get more information on kind of what surrounding cities do with parking or how calculate it or any of that, just so we can kind of have some type of information or what you feel like is kind of a, I know you can't necessarily like put it on the square footage or whatever, but just how do the other cities do group assembly parking requirements for.

Luther Bratton: Yeah, I mean it's, Yeah, I concur with it, but I think at the end of the day it depends on the site.

Megann Thompson: Yeah, I think it just gives us some information though, just so we when we are if it's up to the Planning Commission to say you need 30 parking spots, we at least have something to fall back on other cities that just, based on what they've done with community assembly.

Luther Bratton: Yeah. It might be right jacent to 100 lot, public facility, parking facility like in Gallatin.

Megann Thompson: Right and it could be something where we had the church and the business make an agreement they can use each other 's parking that way it suffice the parking and that alleviated that business from having to put an extra parking, right, so maybe that's something we can give information to when someone 's looking at a General Assembly or Community Assembly building to say, if you can get an agreement, with other parking around ,that could alleviate some pressure on you to build new parking.

Nate Heisler: And also, keep in mind that we have no active development seeking for group assembly at this point current point in time.

Megann Thompson: OK.

Nate Heisler: So, there's nothing like on the doorstep one and know these, you know how much parking they should have this is just a discussion around these regulations so.

Megann Thompson: No, I think it's good to be forward thinking and always looking and I think definitely would, the IR stuff, I've just feel like that's outdated, so I'm actually glad it was brought to the attention, because it is very hard to go back and read every line and think of where it could be utilized but when you see it play out sometimes you realize that that doesn't make sense for where the city is now, so.

Luther Bratton: And I think the square footage sometimes is strained, often times in development, because if there's a number that you've got to get and your site is just you know, you may missed it by 5 parking spots and it may be a little description of that group that really fits in great there, so.

Ann Blackburn: Well, that's why they have the access to BZA.

Luther Bratton: Yeah, it's good to leave that leeway.

Nate Heisler: And a lot of the times, I'll see developers work with me, if they can't hit that number, we've had some even move the building on the site plan to make that number.

Luther Bratton: Yeah.

Nate Heisler: You know and there most of the time, they're OK working with me trying to figure out a way through it.

Luther Bratton: And one of the big issues now is because of stormwater, it's a great thing, but if you have a small site, it's very easy to heat up, as your site with these little buildings, with the retention, is larger than the parking. So, we have to have the storm water, so.

Nate Heisler: Corbin is back there smiling.

Ann Blackburn: Yep.

Megann Thompson: Once again, that came into play, where you know, where you want to see the city grow. All those little things that weren't required a long time ago, you make those changes along the way and there's nothing wrong with that.

Luther Bratton: Sure

Megann Thompson: There's nothing wrong with that and there is always going to be that one thing that you didn't think was going to come up, and maybe it did, and you just have to talk through it.

Luther Bratton: Yeah, and then you go to BZA and if it's not a huge , that going to hurt the development or hurt the community you reduce the parking requirements.

Megann Thompson: That's what we have that for.

Luther Bratton: you know.

Megann Thompson: Yep. I think this is been a great decision.

Ann Blackburn: Are you done with this one?

OK

D.) Next, we have conceptional lot layout discussion for Magnolia springs subdivision

Nate Heisler: So, this discussion is the conceptual lot layout discussion and kind of give you a little history .When we were on our old subdivision regulations, we used to vote for Conceptual subdivisions like this. But with our new subdivisions kicked in that change the way that we do Conceptual subdivision. So, now it's more of a discussion there's no voting on Conceptual' s. So that's why it was put under discussion, this is for the Magnolia springs Subdivision. The last time the Planning Commission saw this, was in January of 2023. And when a preliminary plat and construction plans are approved, kicks in a 3-year time or the night of the Planning Commission approves it. So, fast forward to 2026, this subdivision is now expired. So, when a subdivision expires, it has to go through the process again. So, we have to go through Conceptual, that's what this is and then the developer intends next month, in August, to bring Preliminary Plat, and construction plans to the Planning Commission. So, keep that in mind, there's no vote on this, this is just a Conceptual discussion, but the 3-year timer has ran out on it, so we have to start the process over again. If you're within the 3 years, you can ask the Planning Commission for an extension, that's not the case here, it expired in January, because we're in 2026 now. So that's what we're looking at, starting from Conceptual on this, in the Magnolia Springs Subdivision and if you have any questions let me know.

Luther Bratton: Question is anything changed? As far as the design, the layout, or is it pretty well identical to what was submitted previously?

Nate Heisler: None of the lots have changed. So.

Robert Tooker: When it was approved last, in 2023, what was the criteria that the developer had to complete? I think there were water lines, something like that?

Nate Heisler: So, there were water lines that need to be upgraded. I think we did have Mang here, but I believe that that's still in effect for the subdivision and utilities did a review on this and I believe as far as the open comments, I think there was like maybe one or 2 based around fees and but, it's the same stipulations involved. I believe that, do you work for GreenLID?

Dakota Beasley: Yes sir, my name is Dakota Beasley I work for GreenLID. I'm happy to answer any questions you have on this, like Nate said, it's the exact same design that came through, we haven't changed any of the lots or added anything in. Preferably would not change anything on it,

just to save on construction costs, because the designs already is what it is, as far as the water, we'll work with PDU on whatever is needed. But we had an agreement and we had approved plans from them, but then this came up, so.

Robert Tooker: Ok.

Luther Bratton: So, is this not going to have to meet the additional fire flow provisions?

Dakota Beasley: Whatever provisions from the last time that this was approved, those would be, I'd imagine it's the same. So, if they've then it would meet it now.

Luther Bratton: That's not the way I understood it.

Dakota Beasley: I might be misunderstanding then.

Robert Tooker: I heard something to the effect that the developer wanted to use 6-inch water lines versus 8-inch water lines. Which wasn't enough flow for firefighting? Something to that fact and there had been some agreement with our fire department to go with 6-inch water lines, but yet all of the homes, all of the lots there, to be completed would have to be sprinkled.

Dakota Beasley: I can look into that before we come to this next meeting. I do know we have to meet PDU standards and then we also have to meet TDEC standards and we do have TDEC approved water lines and their pretty stringent.

Luther Bratton: I think what the issue was that, oh he's gone, but I think that 500 gallon per minute deal, is now 1500. And they're not able to meet the 1500 with the existing size lines. That's a public work's issue not a planning issue, When it arrives here, all of that will be taking care of. I assume. But that was one of the issues, I think.

Nate Heisler: And the development will also have to have a water capacity letter that includes all that stuff in there, for the utilities department.

Robert Tooker: OK, sure.

Luther Bratton: And that will come down the road with the other steps.

Nate Heisler: Yes.

Robert Tooker: I just don't know of any other communities, neighborhoods, that are required to be, have sprinkler systems in homes, single family homes. So that's the reason why I was asking. So, if you come back with those answers.

Dakota Beasley: I'll do my best.

Robert Tooker: Great.

Nate Heisler: If you'd like for them, if they decide to come with the Preliminary Plat, I can ask our fire department to be here for that meeting. If you have any questions pertaining to that, we can have our Assistant Fire Chief.

Robert Tooker: That might be good.

Megann Thompson: Thank you for waiting.

Ann Blackburn: Thank you.

Dakota Beasley: Thanks for having me.

Planning Commission Members Comments

Ann Blackburn: Planning Commission member comments, have anything?

Luther Bratton: I do, but it's quite lengthy, so I'll wait to next month.

Ann Blackburn: OK. City Planner Comments?

Megann Thompson: That's scary.

Robert Tooker: I look forward to that.

Megann Thompson: I don't know that I do, I actually, what is the date next month? I mean.

Ann Blackburn: Might be skipping that one.

City Planners Comments

Nate Heisler: Yeah, I got one comment, I thought it was pretty neat. I got contacted by the University of Tennessee. The Mayor had us go through a CPM class here recently and we had to do a Capstone Project, and I created the development tracker for the city and we've been using it, we used it in Las Vegas. I got contacted by the program department leader saying that they want to use that as an example for their class this year, so I thought that was pretty cool.

Ann Blackburn: That's cool!

Megann Thompson: Very cool Nate! That's awesome.

Robert Tooker: That's great!

Nate Heisler: I'm working to make that public too, it's not public at this time. I've been so tied up with development that I haven't been able to focus, just on that, but I want to make it public and put it on the website, that's the next step for it.

Robert Tooker: Great!

Megann Thompson: I said it in the council meeting, but I'll say it here again, when we were at that retail conference, the way these developers eyes lit up when he was able to pull up exactly what we're building, the percentages we're building, the pattern books, every bit of that information, it was like the sun opened up through the clouds and they were just like, Oh my gosh, thank you so much, because we have to do so much legwork, like you're putting your city so far ahead by already having this prepared for us, so that we can pass that on. It was just, it was really great, and I'm very proud that, you know, Nate from the City of Portland is making movement in the state, that's really cool.

Nate Heisler: And then this is the map that we're talking about I think I'd sent it to you several months ago. If you want me to, I can send another link and you guys can play around with it.

Jim DiPiazza: Yeah.

Ann Blackburn: I've been in it a few times looking at it.

Megann Thompson: It does, it just lays out the entire forward movement of the City and it's just, it's great and I'm really glad that they latched on that too.

Luther Bratton: This law, that the Mayor passed out, the developers, has been in the process for years of trying to make state legislature is because local planning and local governments were walking developments and to the point where state legislatures. Stepped up and said you know. You guys need to get up or down, moving forward or reject it and I hate to see it have to twist our arms, but that's really where we are.

Megann Thompson: And I think, you know, we all have people who have been stuck in a system sometimes over and over and over again, it does make sense, you don't like your arm being twisted or feel like the State's coming down in your decision but I do understand that sometimes there are cities that know how to kick the can.

Luther Bratton: Yeah, they just so obvious about it. Basically, it's personal a lot of times there's nothing to do with planning and all of that, is just more or less personal in small communities. I don't think we've had that issue here, we following defined if were for something or against something.

Megann Thompson: No, I don't think so either.

Luther Bratton: But trust me, that's not the case in a lot of small communities.

Megann Thompson: But hopefully you can bring back information when you do the training on

kind of giving us, we can read through this, but maybe the overhead layman's terms of what's expected from us on this board, the exact timeline, so that we understand we're in compliance. Which I feel like we always are, we rarely defer anything for more than a month, anyway. But, yeah just making sure that we all understand our role up here.

Nate Heisler: I can do that. Yep, I think our meeting on the 29th. So be able to have that next meeting.

Ann Blackburn: All right we'll move on to

Public Recognition of Non-Agenda Related Items.

So, there's no one here for that so we will go ahead and adjourn. Do I have a motion to adjourn ?

Motion to Adjourn: Robert Tooker

Second Motion: Jim DiPiazza All in Favor, Motion carried 6-0

All in Favor: Vice Mayor Megann Thompson, Robert Tooker, Ted Jernigan, Chairwoman Ann Blackburn, Jim DiPiazza, Luther Bratton,

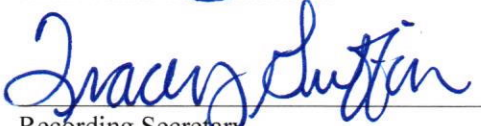
Absent: Chirag Patel, Jessica Hunter, Gail Gentry

Motion Passed: (Voice Vote)

Adjournment 6:08 PM


Chairwoman Ann Blackburn

8-11-26
Date


Recording Secretary

8/11/26
Date

City of Portland Public Recognition Sign-In Sheet

- 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 speakers and/or allotted time may be limited by the presiding officer to ensure all views are heard in a timely manner.

All wanting to speak must complete the signup sheet before the start of the meeting.

Public Hearings & Agenda Item Comments Use This Section			
Comments must be germane to agenda & public hearing items and each speaker has a maximum of 5-minutes			
Speaker Information		List the agenda item to comment on	
Print Name	ROBIN L. REEVES		REZONE REQUEST
Address	453 GOLVIEW WAY, BG, K-1		
Print Name			
Address			
Print Name			
Address			
Print Name			
Address			
Print Name			
Address			
Print Name			
Address			
Non-Agenda Item Comments Use The Section Below			
Comments must be germane to the authority of the board and each speaker has a maximum of 3-minutes			
Speaker Information			
Print Name		Address	
Print Name		Address	
Print Name		Address	
Print Name		Address	
Print Name		Address	

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

Board/Committee: Planning Commission Meeting Date: 7/14/26 Page # 1 of 1

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