

CITY OF PORTLAND

PORTLAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

February 13, 2024

5:00 PM

LIVE VIDEO ON THE CITY OF PORTLAND WEBSITE

City of Portland
City Hall
100 South Russell Street
Portland TN 37148

MEMBERS PRESENT:

Ann Blackburn-Chairwoman
Ty Crowder
Jessica Hunter
Bob Tooker
Gail Gentry
Ald. Megann Thompson
Vince Ellis
Luther Bratton- Vice Chairman
Ted Jernigan

MEMBERS ABSENT:

STAFF PRESENT:

Nate Heisler-City Planner
Jackie West-Planning Asst.
Megan Heisler -Utilities Engineer
Carlton Cobb-Public Works Director

Other Interested Parties: applicants

Roll Call

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

Ann Blackburn- present
Ty Crowder- present
Jessica Hunter- present
Gail Gentry – present
Ald. Megann Thompson –present
Denise Hicks –present
Luther Bratton- present
Ted Jernigan – present
Vince Ellis-present
A quorum was established.

Approval of Agenda

Chairwoman Blackburn asks if there are no changes to this agenda do I have a motion to approve.

Ted Jernigan made a motion to approve the agenda, Gail Gentry gave a second.

All were in favor, motion passed. 9-0.

Approval of Minutes: JANUARY 9, 2024

Chairwoman Blackburn asked for the approval of the January 9, 2024, meeting minutes.

Gail Gentry made a motion to approve, Jessica Hunter gave a second.

All were in favor, motion passed. 9-0

PUBLIC COMMENTS

Anyone wishing to speak for or against an item on the agenda will have 5 minutes to do so and must sign-in on the public comment sheet before the start of the meeting. No one came forward.

PUBLIC HEARINGS

Chairwoman Blackburn opened the Public Hearing:

- 1. A request by Marshall Boyd (applicant) for rezone approval of 523 West Market Street for a parcel of about 0.83 acres +/- . (Tax Map 034E, Group C, Parcel 005.00) zoned from RS-20 (Medium Density Single Residential) to R-15 (Residential).**

No one came forward to speak.

Chairwoman Blackburn closed the Public Hearing.

OLD BUSINESS - NONE

NEW BUSINESS

1. **A request by Marshall Boyd (applicant) for rezone approval of 523 West Market Street for a parcel of about 0.83 acres +/- . (Tax Map 034E, Group C, Parcel 005.00) zoned from RS-20 (Medium Density Single Residential) to R-15 (Residential).**

Nate Heisler (City Planner) states the current zoning does not allow for a duplex. They want to rezone and add a second resident to the existing home. There are other duplexes in the area.

Vince Ellis made a motion to approve, Robert Tooker gave a second. Chairwoman Blackburn asks for a roll call vote:

Ann Blackburn-yes

Ty Crowder-yes

Jessica Hunter-yes

Robert Tooker-yes

Gail Gentry-yes

Ald. Megann Thompson- no

Vince Ellis-yes

Luther Bratton-yes

Ted Jernigan-yes

Motion passed 8-1.

2. **A request by George Mears (applicant/surveyor) for approval of Rockland Estates Preliminary Plat, Phase 1&2, (Tax Map 016, Parcels 44.00, 44.01, 61.00) acreage 51.95 +/- . Zone Residential PUD (Plan Unit Development).**

Nate Heisler (City Planner) gave an overview of this request. This plan has been through the Planning Commission and City Council. This is for phase 1&2, they will have 56 lots total. The one of the entrances will be off 109N, the final plat will be divided up, 25 lots per phase. We met with TDOT and they require left hand turn and right hand turns off of HWY 109N. We have one open comment; update the traffic study; the last one was from 2022. No comments from Utilities.

Members discussed the safety concerns from entering HWY 190-N with high traffic.

Carlton Cobb (Public Works Director) states TDOT is working on installing a light at Magnolia Springs on 109-N.

There was some concern about overflow parking on the streets. Private streets vs. public streets, these streets will be public streets. The developer can classify the street as public or private. This plan unit development was presented months ago.

Ty Crowder made a motion to approve contingent on an updated traffic study reviewed and approved by TDOT, Gail Gentry gave a second.

Chairwoman Blackburn asks for a roll call vote:

Ann Blackburn-yes

Ty Crowder-yes

Jessica Hunter-yes

Robert Tooker-yes

Gail Gentry-yes

Ald. Megann Thompson- yes

Vince Ellis-yes

Luther Bratton-abstain

Ted Jernigan-yes

Motion passed 8-0.

3. A request by Kyle Schneider (applicant) for site plan approval of Procaps Laboratories location Eubanks Road, Robertson County (Tax Map 012, Parcel 61.03) 10.43 acres, Zoned IG (Industrial General).

Nate Heisler states this is a 90,000 square foot warehouse, parking is 46 spaces, they have 146 spaces. They have met the design review requirements.

We have open comments with drainage, we are working with the applicant to complete. See the following open comments:

- NEED DETAILED DRAWINGS OF THE TANK AND PUMP
- SHOW PROPOSED AND EXISTING CONTOURS ON UTILITIES PLAN
- MOVE HYDRANT ONTO SITE AND NEAR WATERLINE
- RELABEL AS THE FOLLOWING: 12" TAPPING SLEEVE & VALVE
- SHOW SANITARY SEWER CROSSING
- Storm Water-Provide TNR # (TN Construction General Permit)

Megan Heisler states we are working with the applicant on the utility comments. Ald. Thompson made a motion to approve with staff comments, Ty Crowder gave a second. Motion carried 9-0.

City Planner's Comments

The PUD ordinance passed through the city council.

Planning Commission Members Comments

The Planning Commission members request a meeting with staff to discuss receiving Planning Commission packets the week before the meeting, so they have time to review.

ADJOURNMENT

Ted Jernigan made a motion to adjourn at 6:15 pm, Ms. Jessica Hunter gave a second.



Chairwoman

3-12-24

Date



Recording Secretary

3-12-24

Date