



Board of Commissioners
Regular Meeting Agenda
Thursday, November 2, 2023, 6:00 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER BY MAYOR:
- II. INVOCATION:
- III. PLEDGE:
- IV. ROLL CALL BY RECORDER:
- V. PUBLIC HEARING:
- VI. TREASURER'S REPORT:
- VII. REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:
 - City Manager's Report
 - a. October & November City Manager's Report
 - Commissioners' Report
 - a. Community Advisory Board - *Commissioner Dial*
- VIII. PUBLIC COMMENTS:
- IX. SEWERAGE COMMISSION BUSINESS:
- X. CONSENT AGENDA:
- XI. REGULAR AGENDA:
 1. Approval of regular meeting minutes - September 21, 2023
 2. Approval of special called meeting minutes - September 29, 2023
 3. Approval of regular meeting minutes - October 5, 2023
 4. **Resolution** - authorizing the City Manager and City Attorney to draft an agreement for use of City property at 0 Huff N Puff Road by The Refuge Church.

5. **Resolution** - requiring all new electric distribution lines on future Seed Tick Road and Old Brownsville Road be underground. *Sponsored by Mayor Roman*
6. **Resolution** - approving the Equestria Planned Development outline plan. *Presented by the Municipal Planning / Design Review Commission*
7. **Discussion and Possible Action** - changing the effective date of the July 1, 2023 sewer rate increase. *Sponsored by Mayor Roman*

XII. ANNOUNCEMENTS:

XIII. ADJOURNMENT:



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023, 6:00 P.M.
CITY HALL, LAKELAND, TENNESSEE 38002**

- I. **CALL TO ORDER BY MAYOR:** The meeting was called to order by Vice Mayor Wesley Wright at 6:00 p.m. on Thursday, September 21, 2023.
- II. **INVOCATION:** Offered by City Manager Michael Walker.
- III. **PLEDGE:** Vice Mayor Wright led the pledge to the flag.
- IV. **ROLL CALL BY RECORDER:** Mayor Josh Roman, Vice-Mayor Wesley Wright, Commissioner Jim Atkinson, Commissioner Michele Dial, and Commissioner Connie McCarter were present.

Staff personnel in attendance were City Manager Michael Walker, City Planner Alex Barthol, City Engineer Emily Harrell, Recreation Manager Andrew Fisher, Staff Engineer Luis Camarillo- Hernandez, City Recorder Cheyenne Carter, Recorder Pro Tempore Sue Lipscomb and City Attorney Will Patterson.

- V. **PUBLIC HEARING:**
- VI. **TREASURER'S REPORT:**
- VII. **REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:**
 - Sheriff's Report: A representative of the Shelby County Police Department offered the August 2023 crime report.
 - City Manager's Report: City Manager Michael Walker offered the September 2023 report.
 - Update provided for Quantum Hotels Property Acquisitions: Asbestos survey complete and will require abatement and change order, empty lot closed on Wednesday, 9/20/23.
 - Recapped RightFiber meeting with HOA presidents and provided customer hotline phone number for concerns.
 - Provided update on paving and pavement preservation in Bentbrooke Hills, Evergreen Hill, The Grove and Plantation Hills.
 - Provided Code Enforcement statistics.
 - Provided cash flow and timeline for New Canada Road
 - Provided an update on Bulk Waste Pick up pertaining to the new route schedule to start in November.
 - Provided city staff updates.
 - Commissioners' Reports:
 - Industrial Development Board, Mayor Roman
 - Lakeland Board of Education, Vice Mayor Wright
 - Parks and Recreation & Natural Resources Board, Commissioner Dial
 - Municipal Planning and Design Review Commission, Commissioner Atkinson



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023, 6:00 P.M.
CITY HALL, LAKELAND, TENNESSEE 38002**

VIII. PUBLIC COMMENTS:

For the record: Comments were heard from the following:

Francis Fairley – 4000 block of White Cedar Cove
Richard Gonzalez – 5000 block of Conifer View
John Brown – 4000 Loch Louise Point
Mark Pledge – 9000 block of Pint Point Drive

IX. SEWERAGE COMMISSION BUSINESS:

X. CONSENT AGENDA:

1. Approval of Meeting Minutes from Previous Meeting:

a. Regular Meeting Minutes – September 7, 2023

Commissioner Atkinson moved to bring this item to the floor, seconded by Mayor Roman.

For the record: Commissioner McCarter requested a roll call vote.

When the question was called the consent agenda was approved as presented, roll call vote, 4 in favor 1 against (4-1).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Nay
Mayor Roman	Yea

XI. REGULAR AGENDA:

1. Ordinance – First Reading – amending Article III. Section 2 of the Lakeland Land Development Regulations in order to regulate the placement of short-term rental property.

Mayor Roman motioned to move to the floor to amend section 5 seconded by Commissioner Dial.

For the record: City Attorney, Will Patterson, provided a briefing of the proposed ordinances.

Discussion ensued.

After discussion, Mayor Roman moved to amend adding a section 5 with a sunset provision with exact wording provided by City Attorney Will Patterson, seconded by Commissioner Atkinson.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023, 6:00 P.M.
CITY HALL, LAKE LAND. TENNESSEE 38002**

When the question was called the motion to amend the resolution carried, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

Discussion ensued.

After discussion, Commissioner Atkinson moved to amend the ordinance to expand coverage to all zoning districts, seconded by Mayor Roman.

When the question was called the motion to amend the resolution carried, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

Discussion ensued.

After discussion, Commissioner McCarter moved to amend the ordinance to add a registry requirement for rentals with an annual fee of \$10 paid to the City of Lakeland and a required application. Commissioner McCarter moved to change this amendment to add the words "short-term"; such change failed to be seconded.

When the question was called the motion to amend, as originally submitted, failed, roll call vote, 1 in favor 4 against (1-4).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Nay
Commissioner Dial	Nay
Commissioner McCarter	Nay
Mayor Roman	Nay

When the question was called the ordinance passed as amended by amendments 1 and 2, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023, 6:00 P.M.
CITY HALL. LAKE LAND. TENNESSEE 38002**

2. **Resolution** – appointing a commissioner liaison to the City of Lakeland's Land Development Regulations Update sub-committee.

Mayor Roman moved to bring this item to the floor, seconded by Commissioner Dial.

Discussion ensued. Mayor Roman moved to appoint Commissioner Atkinson as liaison of the City of Lakeland's Land Development Regulations Update sub-committee, seconded by Vice Mayor Wright. Commissioner Atkinson accepted.

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

3. **Resolution** – approving an agreement with Pavement Management Group, LLC for the pavement assessment services.

Commissioner Dial moved to bring this item to the floor, seconded by Commissioner Atkinson

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

4. **Resolution** – approving Amendment #1 to the agreement with Cannon & Cannon, Inc. for the Highway 70 at Seed Tick Road Intersection Improvements project.

Vice Mayor Wright moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued. Mayor Roman motioned to table item to a later date, seconded by Commissioner Atkinson.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 21, 2023, 6:00 P.M.
CITY HALL. LAKELAND. TENNESSEE 38002**

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

5. **Resolution** – amending resolutions R-134-2022, R-25-2023, and R-70-2023 and the calendar year 2023 City of Lakeland meeting calendar.

Commissioner Dial moved to bring this item to the floor, seconded by Vice Mayor Wright

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

XII. ANNOUNCEMENTS:

- XIII. ADJOURNMENT:** There being no other business on which to act, the meeting was adjourned without objection at 8:23 p.m. on Thursday, September 21, 2023.

These minutes were approved on November 2, 2023.

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter
City Recorder



**BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
FRIDAY, SEPTEMBER 29, 2023, 12:00 P.M.
CITY HALL. LAKE LAND. TENNESSEE 38002**

I. **CALL TO ORDER BY MAYOR:** The meeting was called to order by Mayor Josh Roman at 12:00 p.m. on Friday, September 29, 2023.

II. **INVOCATION:** Offered by Mayor Josh Roman.

III. **PLEDGE:** Mayor Roman led the pledge to the flag.

IV. **ROLL CALL BY RECORDER:** Mayor Josh Roman, Vice-Mayor Wesley Wright, and Commissioner Jim Atkinson were present. Commissioner Michele Dial and Commissioner Connie McCarter were absent.

Staff personnel in attendance were City Manager Michael Walker, City Engineer Emily Harrell, Planning Director Paul Luker, Staff Planner Alex Barthol and City Attorney Will Patterson.

V. **PUBLIC HEARING:**

VI. **TREASURER'S REPORT:**

VII. **REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:**

VIII. **PUBLIC COMMENTS:**

IX. **SEWERAGE COMMISSION BUSINESS:**

X. **CONSENT AGENDA:**

XI. **REGULAR AGENDA:**

1. **Resolution** - authorizing the purchase of property owned by Gita Sam Shiv f/k/a Gangaben Patel pursuant to resolution R-68-2023. **Sponsored by Mayor Roman.**

Vice Mayor Wright moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued.

When the question was called the ordinance passed as presented, voice vote, 3 in favor 0 against (3-0).



**BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
FRIDAY, SEPTEMBER 29, 2023, 12:00 P.M.
CITY HALL. LAKELAND. TENNESSEE 38002**

2. **Resolution** - authorizing the purchase of property owned by Belz Investco GP.

Commissioner Atkinson moved to bring this item to the floor, seconded by Vice Mayor Wright.

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 3 in favor 0 against (3-0).

3. **Resolution** – approving a letter from the Board of Commissioners of the City of Lakeland, Tennessee, to Tennessee Governor Bill Lee in support of the Youth Villages request for fiscal year 2025 funding from the State of Tennessee to continue implementation of the Memphis Allies Initiative.

Commissioner Atkinson moved to bring this item to the floor, seconded by Vice Mayor Wright.

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 3 in favor 0 against (3-0).

4. **Resolution** – approving Change Order #1 to the Building Demolition project.

Vice Mayor Wright moved to bring this item to the floor, seconded by Commissioner Atkinson.

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 3 in favor 0 against (3-0).

XII. ANNOUNCEMENTS:

- XIII. ADJOURNMENT:** There being no other business on which to act, the meeting was adjourned without objection at 12:17p.m. on Friday, September 29, 2023.



**BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES
FRIDAY, SEPTEMBER 29, 2023, 12:00 P.M.
CITY HALL. LAKELAND. TENNESSEE 38002**

These minutes were approved on November 2, 2023

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter
City Recorder

DRAFT



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL, LAKELAND, TENNESSEE 38002**

- I. **CALL TO ORDER BY MAYOR:** The meeting was called to order by Mayor Josh Roman at 6:00 p.m. on Thursday, October 5, 2023.
- II. **INVOCATION:** Offered by Mayor Josh Roman.
- III. **PLEDGE:** Mayor Josh Roman led the pledge to the flag.
- IV. **ROLL CALL BY RECORDER:** Mayor Josh Roman, Vice-Mayor Wesley Wright, Commissioner Jim Atkinson, Commissioner Michele Dial, and Commissioner Connie McCarter were present.

Staff personnel in attendance were Public Works Director Matthew Brown, Planning Director Paul Luker, City Planner Alex Barthol, City Engineer Emily Harrell, Parks and Recreation Director Pat O'Mara, Recreation Manager Andrew Fisher, City Recorder Cheyenne Carter, Recorder Pro Tempore Sue Lipscomb and City Attorney Will Patterson.

- V. **PUBLIC HEARING:**
Ordinance - Second and Final Reading - amending Article III. Section 2 of the Lakeland Land Development Regulations in order to regulate the placement of short-term rental property.
- VI. **TREASURER'S REPORT:**
No treasurer's report was presented.
- VII. **REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:**
 - Commissioners' Reports:
 - Land Development Regulations Subcommittee – Commissioner Atkinson
- VIII. **PUBLIC COMMENTS:**
No public comments were heard.
- IX. **SEWERAGE COMMISSION BUSINESS:**
- X. **CONSENT AGENDA:**
 1. **Approval of Meeting Minutes from Previous Meeting:**
 - a. Regular Meeting Minutes – September 21, 2023
 - b. Special Called Meeting Minutes – September 29, 2023

For the record: Mayor Roman requested the consent agenda be moved to regular agenda item 9. Mayor Roman requested that the consent agenda be moved to a regular agenda item moving forward for all future meetings.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL, LAKE LAND, TENNESSEE 38002**

XI. REGULAR AGENDA:

1. **Ordinance – Second and Final Reading** – amending Article III. Section 2 of the Lakeland Land Development Regulations in order to regulate the placement of short-term rental property.

Vice Mayor Wright moved to bring this item to the floor seconded by Commissioner Atkinson.

Discussion ensued.

When the question was called the ordinance passed as presented by, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

2. **Ordinance – First Reading** – amending Title II Chapter 3 Section 11-301 of the Lakeland Municipal Code in order to modify and expand language regarding disturbing the peace.

Mayor Roman moved to bring this item to the floor seconded by Vice Mayor Wright.

For the record: Vice Mayor Wright discussed changes being sought for the ordinance to strengthen it. Mayor Roman asked for the advice of City Engineer, Emily Harrell who provided minor information but, ultimately, passed the questions to Staff Planner, Alex Barthol.

Discussion ensued.

Mayor Roman decided against voting for the resolution at this meeting and advised to pass this information to the City Manager, Michael Walker, for more research and to bring this to a future agenda.

3. **Resolution** – approving the purchase of a restroom facility for International Harvester Managerial Park from Public Restroom Company from Sourcewell contract #081721-PRM.

Commissioner Dial moved to bring this item to the floor, seconded by Vice Mayor Wright.

Discussion ensued. Parks and Recreation Director Pat O'Mara presented this resolution. After his presentation, Mayor Roman congratulated him on his new role and thanked him for his service with the City.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL, LAKELAND, TENNESSEE 38002**

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

4. **Resolution** – approving an agreement with the Tennessee Department of Transportation for Davies Plantation Road from SR-15 (US Highway 64) to I-40.

Commissioner Dial moved to bring this item to the floor, seconded by Vice Mayor Wright.

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

5. **Resolution** – authorizing the City Manager to join the H-GAC Cooperative Purchasing Program.

Mayor Roman moved to bring this item to the floor seconded by Vice Mayor Wright.

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 4 in favor 1 against (4-1).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Nay
Mayor Roman	Yea



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL. LAKELAND. TENNESSEE 38002**

6. Resolution – approving a contract with Michael’s Tree and Loader Service for Emergency Debris Removal.

Mayor Roman moved to bring this item to the floor, seconded by Vice Mayor Wright

Discussion ensued.

For the record: Mayor Roman noticed a discrepancy in pricing on the proposal.

Mayor Roman motioned to move to the floor to amend the resolution to reflect correct pricing seconded by Commissioner Atkinson.

When the question was called the motion to amend the resolution carried, voice vote, 5 in favor 0 against (5-0).

Discussion ensued.

When the question was called the resolution passed as amended, roll call vote, 5 in favor 0 against (5-0).

Vice-Mayor Wright	Yea
Commissioner Atkinson	Yea
Commissioner Dial	Yea
Commissioner McCarter	Yea
Mayor Roman	Yea

7. Resolution – approving amendment #1 to the agreement with Canon & Canon, Inc. for the Highway 70 at Seed Tick Road intersection improvements project.

Vice Mayor Wright moved to bring this item to the floor seconded by Commissioner Atkinson.

Discussion ensued. City Engineer, Emily Harrell, provided drawings for the roundabouts requested by the Board of Commissioners at the previous meeting on September 21, 2023.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL. LAKELAND. TENNESSEE 38002**

Mayor Roman moved to defer this agenda item to the next agenda for the November 2, 2023 meeting for further discussion with City Manager Michael Walker, City Engineer Emily Harrell and the finance department seconded by Vice Mayor Wright.

When the question was called the motion to defer the resolution carried, voice vote, 5 in favor 0 against (5-0).

8. **Resolution** – authorizing the City Manager and City Attorney to draft an agreement for use of City property at 0 Huff N Puff Road by the Refuge Church.

Mayor Roman moved to bring this item to the floor seconded by Commissioner Dial.

Discussion ensued.

Mayor Roman moved to defer this agenda item to a future agenda to allow time for the Refuge Church to clear/clean their existing lot before requesting use of the Huff N Puff lot seconded by Commissioner Dial.

When the question was called the motion to defer the resolution carried, voice vote, 5 in favor 0 against (5-0).

9. **Approval of Meeting Minutes from Previous Meeting:**
- a. Regular Meeting Minutes – September 21, 2023
 - b. Special Called Meeting Minutes – September 29, 2023

Item failed to receive a first motion or second. This item was deferred to the next meeting agenda.

XII. ANNOUNCEMENTS:

Vice Mayor Wright announced the last concert of the IH Summer Entertainment series. Vice Mayor Wright announced the homecoming game for Lakeland School Systems.

- XIII. ADJOURNMENT:** There being no other business on which to act, the meeting was adjourned without objection at 6:47 p.m. on Thursday, October 5, 2023.



**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 5, 2023, 6:00 P.M.
CITY HALL. LAKE LAND. TENNESSEE 38002**

These minutes were approved on November 2, 2023.

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter
City Recorder

DRAFT

RESOLUTION R-135-2023

AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO DRAFT AN
AGREEMENT FOR USE OF CITY PROPERTY AT 0 HUFF N PUFF ROAD BY THE
REFUGE CHURCH

WHEREAS, the City of Lakeland owns certain vacant property located at 0 Huff N Puff Road (the "Property"), formerly owned privately and used as a graveled parking lot; and,

WHEREAS, leadership of The Refuge Church, located adjacent to the aforementioned Property, desires to utilize the Property for additional parking during their service times; and,

WHEREAS, the Board of Commissioners of the City of Lakeland, Tennessee, desires to authorize such use contingent upon maintenance of the property by The Refuge Church and other valuable consideration:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Lakeland, Tennessee, that the City Manager and City Attorney are authorized to take all necessary actions to draft a use agreement for subsequent Board of Commissioners approval regulating the use of property at 0 Huff N Puff Road by The Refuge Church.

APPROVED AND ADOPTED by the Board of Commissioners of the City of Lakeland, Tennessee, this 2nd day of November 2023, the public welfare requiring it.

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter
City Recorder

RESOLUTION R-137-2023

REQUIRING ALL NEW ELECTRIC DISTRIBUTION LINES ON FUTURE SEED TICK ROAD AND OLD BROWNSVILLE ROAD BE UNDERGROUND

- WHEREAS,** the City of Lakeland, Tennessee, (the “City”) desires all new electric lines be installed underground; and,
- WHEREAS** the existing electric service on Old Brownsville Road is not adequate for undeveloped properties on Old Brownsville Road at future Seed Tick Road; and,
- WHEREAS,** Memphis Light Gas and Water requires a new distribution line be installed along future Seed Tick Road to provide service for new development; and,
- WHEREAS,** the City’s Land Development Regulations specify all public and quasi-public utilities shall be installed underground and overhead utilities shall not be utilized unless approved by the Municipal Planning Commission; and,
- WHEREAS,** the Board of Commissioners requests Memphis Light Gas and Water design all new electric distribution lines on future Seed Tick Road and Old Brownsville Road as an underground utility.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Lakeland, Tennessee, that all new electric distribution lines on future Seed Tick Road and Old Brownsville Road shall be designed and constructed as an underground utility.

APPROVED AND ADOPTED by the Board of Commissioners of the City of Lakeland, Tennessee, this 2nd day of November 2023, the public welfare requiring it.

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter, *City Recorder*

Meeting Cycle: Thursday, November 2, 2023

Subject: **Resolution** - approving the Equestria Planned Development outline plan.
Presented by the Municipal Planning / Design Review Commission

Staff Contact: Paul Luker, Planning Director

STAFF RECOMMENDATION

The Municipal Planning Commission recommends approval with conditions.

BUDGET IMPACT

There is no budgetary impact for this item.

DISCUSSION

The Municipal Planning Commission (MPC) reviewed the application and heard comments from citizens and the applicant. Following discussion among the commissioners, the MPC recommended two additional conditions to those recommended by city staff (see attachment). The two additional conditions are: the provision of a cul-de-sac at the eastern terminus of Ramblewood Drive and the creation of a round-about/traffic circle at the intersection of Lakeland Trace and Maple Walk Drive.

RESOLUTION R-136-2023

APPROVING THE EQUESTRIA PLANNED DEVELOPMENT OUTLINE PLAN

WHEREAS, On September 14, 2023, the City of Lakeland Municipal Planning Commission recommended approval of the Equestria Planned Development Outline Plan with conditions:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Lakeland, Tennessee, that the Outline Plan is approved for the Equestria Planned Development subject to the attached plan and conditions.

APPROVED AND ADOPTED by the Board of Commissioners of the City of Lakeland, Tennessee this 2nd day of November 2023, the public welfare requiring it.

Josh Roman, *Mayor*

ATTEST:

Cheyenne Carter
City Recorder



Municipal Planning and Design Review Commission

Meeting Date: Thursday, June 14, 2023

Project: Equestria PD Outline Plan

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 10355 Memphis-Arlington Road

Parcel ID: L0151 00121C, L0151 00111

Zoning District: AG: Agriculture

Site Area: 86.33 acres

Applicant: Gary Taylor

Representative: Josh Burnette (Renaissance Design Studio, LLC)

STAFF RECOMMENDATION

City Staff recommends approval of the Equestria PD Outline Plan with conditions.

BACKGROUND:

Equestria is a planned residential development having a combined area of 86.33-acres. The subject property is located on the south side of Memphis Arlington Road and is bound to the east by the Oakwood Grove PD, the west by the Grove at Lakeland PD. The original Equestria PD was approved in 2008 but has since expired. Renaissance Developments, LLC intends to develop the combined 86.33-acre property as a planned residential development offering 119 single-family residential lots with 41.10-acres or 47.6% of the site reserved for common open space. The proposed overall density is 1.37 dwelling units per acre.

RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN

Lakeland's Comprehensive Land Use Plan Update, adopted March of 2006, recommends "Suburban Neighborhood" for all of the property.

“Suburban Neighborhood” is defined as “Primarily single-family residential lots with a maximum density of 2.5 dwelling units per acre, but may contain religious facilities, schools, and public buildings. Development requires public water and sanitary sewer service. Streets shall be designed with an urban cross section”.

The “Future Land Use Map” adopted by the MPC in July 2023 shows the subject property as “Neighborhood Residential”. The Equestria PD conforms to the recommendations of the plan in regards to use and character.(See attached Future Land Use Map and Neighborhood Residential Characteristics)

RELATIONSHIP TO THE MAJOR ROAD PLAN

Memphis-Arlington is designated as 2-lane roadway.

Lakeland Trace is designated as a future 2-lane Roadway.

All other internal streets would be classified as local streets.

Lakeland Trace will be extended north from Ramblewood Drive to Memphis Arlington in the first phase of construction.

RELATIONSHIP TO THE PARKS AND RECREATION PLAN

There are no parks shown in the Citys Parks Master Plan for this area therefore City Staff is recommending payment in lieu of parkland dedication for this development. Additionally the PD is providing 37+ acres of conservation area and common open space with a substantial amount of green space along the perimeter of the development providing a buffer to adjacent developments. Details for an internal trail system will be provided as part of the preliminary development plan process.

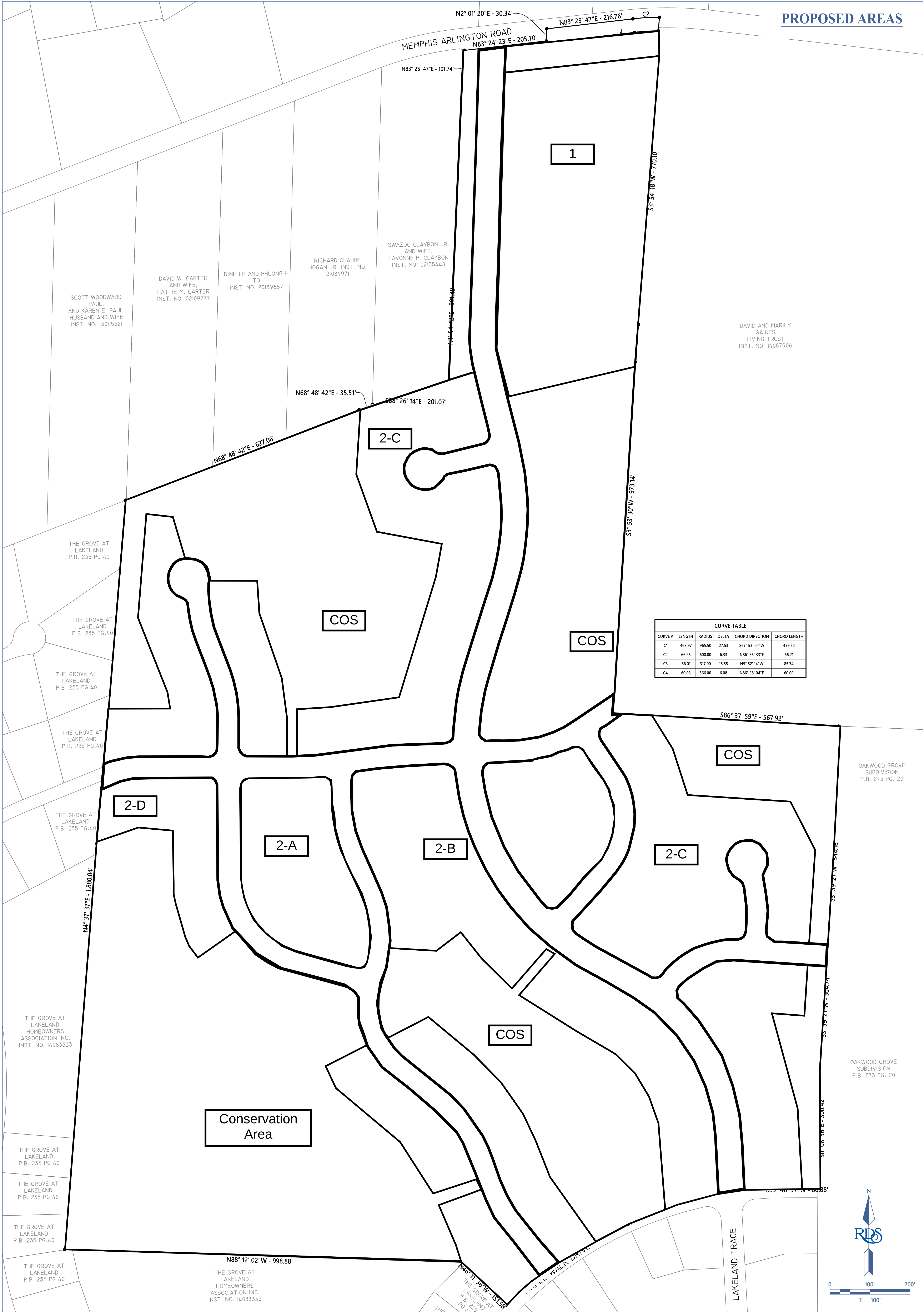
ANALYSIS AND RECOMMENDATION:

Upon review by City Staff, the application is in basic compliance with the City of Lakeland Land Development Regulations, however there are technical deficiencies in the submission in regards to the graphic depictions of the Outline Plan and written conditions. City Staff is recommending a revised Outline Plan map along with a revised set of written conditions (See attachments). City Staff recommends approval of the applications with the aforementioned conditions.

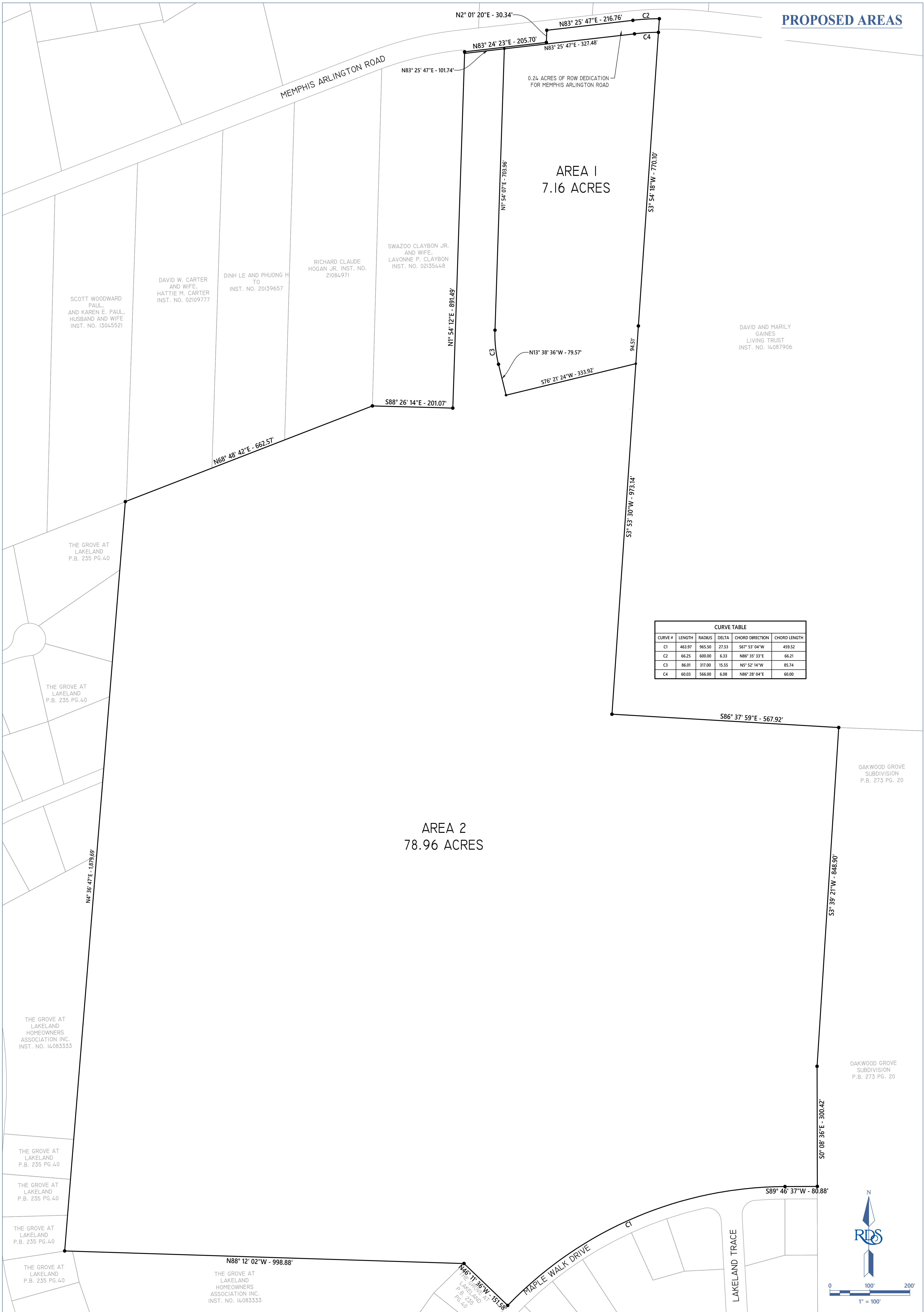
EXAMPLE MOTIONS

1. Motion to approve the Equestria PD Outline Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions proposed by staff
2. Motion to approve the Equestria PD Outline Plan without conditions.
3. Motion to deny the Equestria PD Outline Plan application:
 - a. Reason for denial

PROPOSED AREAS



PROPOSED AREAS



GENERAL GUIDELINES

General Statement

Existing Zoning: AG - Agriculture

Proposed Zoning: Planned Residential Development

Equestria is an 86.36-acre planned residential development located in Lakeland, Tennessee on the south side of Memphis Arlington Road and west of Chambers Chapel Road. The 119-lot residential development is immediately adjacent to the grove at Lakeland P.D. to the west and the Levitt and Sons property on the east. In keeping with the intent of conservation design, attention and sensitivity have been given to natural features such as vegetation, water bodies, and topography. These features are major elements of the neighborhood and have been maintained where feasible. The design of the development has taken into account the connectivity of roadways and open space with the adjacent approved development, The Grove at Lakeland P.D., and future adjacent developments. 15.19 acres of the total site will be placed in conservation easements where no future development can occur, therefore preserving the natural resources of the land. The Equestria Planned Development (PD) is a suburban neighborhood that incorporates elements of its previous use as a horse farm into the common open space and conservation areas. Continuous green space connects the development throughout its boundary and ties to adjacent open spaces and future developments. The property will be divided into two areas.

Area 1 is a 7.40-acre residential out parcel. 0.24 acres (34' from centerline) of right-of-way for Memphis Arlington Road will be dedicated as part of this plan. There is also a 50' conservation easement along the road frontage of area 1. This area is entitled to one home. A separate PDP shall be submitted for this area if any development is proposed in the future.

Area 2 is a 78.96-acre parcel that will include 119 residential lots and common open spaces.

Legal Description

Description of the Gary W. Taylor, trustee property recorded in Inst. No. 07080671, and the Gary W. Taylor, trustee property recorded in Inst. No. 06205693, and the Gary W. Taylor property recorded in Inst. No. 05068629, and the Gary W. Taylor, trustee property recorded in inst. No. 06205697 (being Cumberland subdivision, P.B. 138, PG. 78, lot 1), and the Gary W. Taylor, trustee property recorded in Inst. No. 06205695 (being Cumberland Subdivision, P.B. 138, PG. 78, lot 2), being located in Lakeland, Shelby county, Tennessee: Beginning at a found 1/2" rebar at the westernmost northwest corner of said property recorded in inst. No. 06205693, said point being the southeast corner of the Scott Woodward Paul and Karen E. Paul property recorded in Inst. No. 13045521 and the northeast corner of The Grove at Lakeland, C.O.S. A, recorded in P.B. 235, pg. 40; thence north 68 degrees 45 minutes 03 seconds east along a northwest line of said property recorded in inst. No. 06205693 and with the David W. Carter and wife, Hattie M. Carter property recorded in inst. No. 02109777 and with the Dinh Le and Phuong H. To property recorded in inst. No. 20139657, passing a found 1/2" rebar at 221.39 feet and continuing on for a total distance of 369.00 feet to a set 1/2" rebar with plastic cap (#1677); thence north 68 degrees 53 minutes 18 seconds east continuing along a northwest line of said property recorded in inst. No. 06205693 and with said property recorded in Inst. No. 20139657 and with the Richard Claude Hogan, Jr. Property recorded in Inst. No. 21084971, 293.57 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 21084971 and the southwest corner of the Swazoo Clayborn, Jr. And wife Lavonne P. Claybon property recorded in Inst. No. 02135448; thence south 88 degrees 26 minutes 14 seconds east along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 02135448, 201.07 feet to a found 1/2" rebar with plastic cap (#1701), said point being the southeast corner of said property recorded in Inst. No. 02135448 and the southwest corner of the Gary W. Taylor, trustee property recorded in Inst. No. 06205695; thence north 01 degrees 54 minutes 12 seconds east along the west line of said property recorded in Inst. No. 06205695 and with said property recorded in Inst. No. 02135448, 891.49 feet to a found 1/2" rebar at the northwest corner of said property recorded in Inst. No. 06205695, said point being in the south line of Memphis-Arlington Road (R.O.W. varies - public); thence north 83 degrees 24 minutes 23 seconds east along the south line of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205695 and along the north line of said property recorded in Inst. No. 06205697, 205.70 feet to a found 1/2" rebar at the northeast corner of said property and in an east line of said property recorded in Inst. No. 06205693; thence north 02 degrees 01 minutes 20 seconds east along an east line of said property recorded in Inst. No. 06205693, 30.34 feet to a point in the centerline of existing pavement of said Memphis-Arlington Road, said point being a northwest corner of said property recorded in Inst. No. 06205693; thence along the centerline of existing pavement of said Memphis-Arlington Road and along the north line of said property recorded in Inst. No. 06205693 and along the north line of said property recorded in Inst. No. 05068629 the following calls: north 83 degrees 25 minutes 47 seconds east, 216.76 feet to a point; along a tangent curve to the right with a radius of 600.00 feet, an arc length of 66.25 feet, a chord bearing of north 86 degrees 35 minutes 33 seconds east, and a chord distance of 66.21 feet to a found cotton picker spindle, said point being the northeast corner of said property recorded in Inst. No. 05068629 and the northwest

corner of the David E. Gaines and Marily H. Gaines, trustees property recorded in Inst. No. 14087906; thence south 03 degrees 54 minutes 18 seconds west along the east line of said property recorded in Inst. No. 05068629 and with said property recorded in Inst. no. 14087906, 770.10 feet to a found 1 ½" iron pipe at the southeast corner of said property recorded in Inst. No. 05068629, said point being a northeast corner of said property recorded in Inst. No. 06205693; thence south 03 degrees 53 minutes 30 seconds west along an east line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found axle at 919.99 feet and continuing on for a total distance of 973.14 feet to a set 1/2" rebar with plastic cap (OLLAR), said point being an internal corner of said property recorded in Inst. No. 06205693 and the southwest corner of said property recorded in Inst. No. 14087906; thence south 86 degrees 37 minutes 59 seconds east along a north line of said property recorded in Inst. No. 06205693 and with said property recorded in Inst. No. 14087906, passing a found 2" iron pipe at 100.73 feet, and continuing on for a total distance of 567.92 feet to a found 1" pinch pipe, said point being a northeast corner of said property recorded in Inst. No. 06205693 and the northwest corner of Oakwood Grove Subdivision, Phase 1, Lot 16 recorded in P.B. 273, pg. 20; thence along the east line of said property recorded in Inst. No. 06205693 and along the west line of said Oakwood Grove Subdivision, Phase 1, the following calls: south 03 degrees 39 minutes 21 seconds west, passing a found 1/2" rebar at 430.56 feet, passing another found 1/2" rebar at 812.25 feet, and continuing on for a total distance of 848.90 feet to a found 1/2" rebar; south 00 degrees 08 minutes 36 seconds east, 300.42 feet to a found chisel mark in a north line of maple walk drive (31' R.O.W.); thence in a southwestwardly direction with said maple walk drive the following calls: south 89 degrees 46 minutes 37 seconds west, 80.88 feet to a point; along a tangent curve to the left with a radius of 965.50 feet, an arc length of 775.02 feet, a chord bearing of south 66 degrees 46 minutes 51 seconds west, and a chord distance of 754.38 feet to a found chisel mark, said point being the southwest corner of said property recorded in Inst. No. 07080671 and the southeast corner of said The Grove at Lakeland, lot 113; thence north 46 degrees 11 minutes 36 seconds west along the west line of said property recorded in Inst. No. 07080671 and with said The Grove at Lakeland, Lot 113, 151.58 feet to a found 1/2" rebar with plastic cap (#2135), said point being the northwest corner of said property recorded in Inst. No. 07080671, the northeast corner of said The Grove at Lakeland, C.O.S. G, and in a south line of said property recorded in Inst. No. 06205693; thence north 88 degrees 12 minutes 02 seconds west along a south line of said property recorded in Inst. No. 06205693, with said the grove at Lakeland, C.O.S. G, and with the north line of said The Grove at Lakeland, lot 98, 998.88 feet to a found 2-1/2" iron pipe, said point being the northernmost southwest corner of said property recorded in Inst. No. 06205693 and in an east line of said The Grove at Lakeland; thence north 04 degrees 37 minutes 37 seconds east along the west line of said property recorded in Inst. No. 06205693 and with said east line of said The Grove at Lakeland, 1880.04 feet to THE POINT OF BEGINNING and containing 86.36 acres of land.

Relationship to the Comprehensive Plan

Equestria is in conformance with the Lakeland Comprehensive Land Use Plan approved in March of 2006. Approximately 4.19 acres (Lots 1 and 2 of Cumberland Subdivision) are currently designated as Ex-Urban Neighborhood, which supports Ex-Urban Neighborhood designation but with Conservation Overlay, dictating large areas of open space for passive recreation and preservation of natural resources. The remaining land falls within the Suburban Neighborhood locality with a Conservation Overlay. Suburban Neighborhood has maximum allowable density of 2.5 units per acre. While the maximum number of lots allowed under these designations is 195 residential lots, the Equestria Planned Development proposes only 119 lots within 86.36 acres, a density of 1.38 units per acre.

Relationship to the Parks Master Plan and Greenways Plan

In the current Parks Master Plan, there are no parks proposed in this area. There is a Conservation easement with a trail connection shown along Memphis Arlington Road but there is no physical land needed near this site, therefore payment in lieu of dedication is proposed.

Parkland Dedication Calculation: $D = L \times A \times P \times M$

D = Required Parkland Dedication in acres

L = Number of lots for development

A = Average Family Size for the City Based on U.S. Census 2020 (2.83)

P = Parkland ratio of 0.010

M = Density Multiplier (86.36 acres/119 lots = 0.70 or Multiplier of 1.12)

Required - 3.77 Acres = $119 \text{ lots} \times 2.83 \times 0.01 \times 1.12$

Provided – Payment in-lieu of dedication

Quantitative Data

A. Number of Lots: 119 Single Family Detached Residential Lots

B. Overall Density: 1.38 DU/ Acre

C. Total Site Area: 86.36 Acres

D. Residential Lot Area: 33.72 Acres - 39.05%

E. Road Dedication:

Memphis-Arlington Road 0.19 Acres - 0.22%

Interior Roads 11.35 Acres - 13.14%

Total Road Dedication 11.54 Acres - 13.36%

F. Common Open Space:

Conservation Easements 15.27 Acres - 17.68%

Detention Basins 3.42 Acres - 3.96%

Recreational Open Space 22.41 Acres - 29.95%

Total Common Open Space 41.10 Acres - 47.59%

G. Total Number of Lots directly abutting or facing Green Space: 76 (63.9% of all lots)

I. LAND USES PERMITTED

Uses permitted in accordance with r-2 medium density residential (suburban manor) in the city of Lakeland zoning ordinance:

1. Single family detached residential
2. Accessory buildings, as permitted by the city of Lakeland zoning ordinance
3. Home occupations
4. Parks/recreation
5. Private neighborhood clubhouse and/or pavilions
6. Private neighborhood clubhouse and/or pavilions

II. BULK REGULATIONS AND SIMILAR REQUIREMENTS

A. The following bulk regulations of the residential (r-2) suburban manor
Shall apply with the following exceptions:

1. Single family residential area "2-A" - 80' x 115.50' lot

Lots 67 -94, 98- 119

Building setbacks:

Front setback: 15 feet

Front setback for lots 93 & 98:20 feet along Ramblewood drive

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 10 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9080 sf

2. Single family residential area "2-B" - 90' x 137.50 lot

Lots 1-6, 16-17, 26-29, 32-40, 41, 46-66

*driveways for lots 6, 16-17, 26, 29, 32, 41, 46, & 52-53

Shall not connect to Lakeland Trace.

Building setbacks:

Front setback: 25 feet

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 10 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 12,000 sf

3. Single family residential area "2-C" - 80' x 118.5' lot

Lots 7-15, 18-25, 30-31, & 42-45

Building setbacks:

Front setback: 15 feet

Front porch encroachment: 4 feet

Side yard setback: 10 feet (sum of 20 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9,480 sf

4. Single family residential area "2-D" - 80' x 123.5' lot

Lots 94-97

Building setbacks:

Front setback: 20 feet

Front porch encroachment: 4 feet

Side yard setback: 5 feet (sum of 20 feet)

Rear yard setback: 20 feet

Minimum lot width: 80 feet

Minimum lot area: 9,880 sf

III. DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES

1. A homeowner's association architectural control committee (acc) shall be established. This committee, or their designated architect will review all proposed structures, site plans, building elevations, landscaping, and construction materials. The acc shall adhere to these design guidelines and the overall provisions of the PDP and subsequent development plans, which shall also be utilized by the City of Lakeland in the permit issuance process.

2. Setbacks are indicated in this outline plan. The acc or their designated architect reserves the right to absolute control of the precise site and location of any structure upon all parcels in accordance with The City of Lakeland design guidelines.

3. Home styles for this development shall stay consistent with French and European architecture. Details vary but French and European inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some of the features in these homes include, but are not limited to, brick and stone facades, hipped and arched-top dormers, multipaned windows using either square grids or diamond patterns, wood shutters, Iron balconies or terraces, decorative half-timbering, round towers, arched doorways, and decorative copper accented elements such as flashing, roof top finials and cupolas. Architecturally consistent porches are encouraged on front facades.

4. Homes built in Equestria planned residential development shall be in general compliance as to form, style, and architecture, but may deviate as to size, footprint, or decorative detailing, so long as otherwise compliant with the design guidelines herein.

5. Garages shall be reviewed based on the location, design, and orientation to the home. Although rear-load and side-load garages are preferred, front-load garages may be permissible if screened by an architectural Porte-cochere with review and approval.

6. Windows and doors shall be true divided-light windows or simulated divided-light windows, and they shall be required on all front elevations. All doors visible from the street shall be stain-grade wood or approved equal.

7. Roofing materials shall be at least 25-year architectural shingles in an approved color. Colors may vary but must be reviewed and approved.

8. Shutters, when used, shall be sized to cover the respective opening. Shutters shall be wood or synthetic to simulate wood and be painted or stained.

9. HVAC units, utility meters, pool equipment, connection boxes, etc. Shall be placed in rear or side yards out of the view for a public way, street, or front of the home. HVAC units shall be screened from the public view, where necessary, with landscaping or approved fencing/wall.

10. Pool houses, gazebos, cabanas, detached garages, and any and all outbuildings and detached structures shall be permitted only with full review and approval. All outbuildings must be constructed of the same building materials and detailing as the primary residence. All plans must be reviewed and approved by the acc and necessary governing bodies as required for construction permitting. Temporary, prefabricated, or Modular outbuildings shall not be permitted. Pool houses, garages, and other accessory structures shall utilize a design that is subordinate to, complementary to, and integral with the house design.

11. Accessory structures are permitted in accordance with the City of Lakeland Zoning regulations.

12. Landscape plans must be reviewed and approved by the acc or their designated architect. All landscaping must be completed within two (2) weeks of the completion of the house.

13. Trees - as a conservation overlay subdivision, trees are the development's most important attribute, and much attention has been given to this important natural resource during the design of the development. The protection and long-term maintenance of these trees is imperative to the successful future and natural beauty of this community. care and serious consideration must be given before the removal of any Trees in this development. After the initial construction of each house, any tree removal by the lot owner must receive prior approval in writing by the acc. The acc shall consult with a certified arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

14. Fencing for this development is unique to its architecture and the location of specific lots in their proximity to common areas. No fence shall be erected, placed, or altered on any lot nearer to any street than the minimum building setback line. All fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either a 6-foot cedar capped wood fence or ornamental iron. Lots with rear yards adjacent to common areas must use ornamental iron fencing.

15. In-ground swimming pools are permissible with review and approval by the acc. Construction of the pool must not disturb neighbors' yards or property owned and/or maintained by the HOA. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent. The use of property owned and/or maintained by the HOA for construction access is not permitted, unless the Applicant requests a review and is granted written permission. If approved, the applicant must sign a waiver of damage and post a construction deposit for repairs of damage to property owned and/or maintained by the HOA.

16. Duplicate elevations within direct sight-line view of any similar elevations shall not be allowed in the Equestria PD.

B. LANDSCAPING AND SCREENING

1. Subdivision landscaping shall comply with the Lakeland design guidelines for landscaping and other applicable city regulations and shall be presented for Lakeland DRC final approval. Landscaping requirements may be further refined with the FDP. New waiver requests shall not be introduced with a FDP, but shall require a Preliminary Development Plan (PDP) amendment.

C. STREET TREE STANDARDS

1. Street trees shall be planted on all public streets within the development.
2. Street tree locations and species selection shall be in conformance with the city of Lakeland landscaping and screening requirements and tree species selection list.
3. Street trees located within cos shall be installed by the developer.
4. The HOA shall maintain all street trees within cos.
5. Street trees located on residential lots shall be installed by the builder as indicated on the detailed street tree plan in the PDP set. Maintenance, removal, and replacement of said street trees shall be the Responsibility of the lot owner.
6. The HOA will monitor and enforce maintenance and replacement of street trees.
7. The following standards apply to street tree plantings.
 - A. Minimum distance on center 15 feet
 - B. Typical distance on center 35 feet
 - C. Maximum distance on center 40 feet
 - D. Maximum distance from back of curb 14 feet
 - E. Minimum distance from sidewalk 5 feet
 - F. Minimum distance from driveways 5 feet
 - G. Minimum street tree easement 9 feet

D. SITE LIGHTING

No public or private street lighting is proposed within the Equestria Planned Residential Development.

E. SIGNS

Subdivision entry signs may be located at the intersection of Lakeland Trace and Memphis Arlington Road. Subdivision identification signs shall be permitted at the intersections of Lakeland Trace and Sholeh Lane,

Sholeah Lane and Ramblewood Drive, as well as Lakeland Trace and Ramblewood Drive. Subdivision entry signs shall have a minimum 10-foot setback, shall comply with the Lakeland sign regulations, and shall be presented for Lakeland DRC final approval. Masonry walls associated with entry features shall not exceed six (6) feet in height. Architectural/decorative elements associated with the entry feature shall not exceed eight (8) feet. The materials for the sign, base, wall, or other elements shall be constructed of any of the following elements: natural stone, stone veneer, brick masonry, and wood. A generalized location sketch for each sign is provided in the PDP set. A conceptual elevation is provided herein. Sign locations and designs may be further refined with the FDP. New waiver requests shall not be introduced with an FDP but shall require a PDP amendment.

F. FENCES AND WALLS

Subdivision fences and walls may be located throughout the Equestria Planned Residential Development. These fences and walls shall comply with the Lakeland design guidelines for fences and walls (title 14, chapter 7, fences and walls), and shall be presented for Lakeland DRC final approval. Masonry walls shall not at any point exceed six (6) feet in height. Privacy fences shall not at any point exceed six (6) feet in height. Masonry walls shall be constructed of any of the following elements: natural stone, stone veneer, and brick masonry with wood architectural elements. Privacy fences shall be constructed of cedar wood, masonry brick, a combination thereof, or ornamental iron. The fence on any lot facing a street must be either a 6-foot cedar capped wood or ornamental iron. A generalized location sketch and generalized rendering of each type of fence will be provided with the FDP. Fence and wall locations and designs may be further refined with the FDP. New waiver requests shall not be introduced with an FDP but shall require a PDP amendment.

G. IRRIGATION

A fully automated irrigation system shall be installed for all landscaped areas. This irrigation system shall comply with the Lakeland design guidelines for irrigation plans (title 14, chapter 9, Landscaping and Screening) and shall be presented for Lakeland DRC final approval.

IV. Roads, Access, Circulation and Design

A. Relationship to Major Road Plan

1. Equestria Planned Residential Development provides connectivity as proposed with the Major Roads Plan by extending Lakeland Trace from Maplewalk Drive to Memphis-Arlington Road. East-west connectivity is proposed with the continuation of Ramblewood Drive, from The Grove at Lakeland to the east property line of Equestria.
2. Memphis-Arlington Road shall be dedicated 34 feet from centerline to provide for one half of a 68-foot public Right-Of-Way (ROW) directly adjacent to development frontage with payment in lieu of improvements.

B. Access and Signalization

1. Major access will be provided via Lakeland Trace from Memphis Arlington Road and Maple Walk Drive. No signals will be necessary with the development of this subdivision.
2. Minor or local access will be provided via a Ramblewood Drive extension from the Grove at Lakeland P.D. and Bridle Grove.
3. Design of access points will be in accordance with the City of Lakeland Design Standards and approval of the City Engineer.

C. Public Road Standards

1. All internal streets shall be public and designated in accordance with the City of Lakeland Design Standards and subject to approval by the Lakeland City Engineer. See typical section for each R.O.W. type (note: utility easement is outside of right-of-way)

D. Connectivity

1. Lakeland Trace shall be extended from The Grove at Lakeland. P.D. north to Memphis-Arlington. Lakeland Trace shall be constructed from Memphis-Arlington to Ramblewood Drive during the initial phase of development.
2. A cul-de-sac will be installed at the terminus of existing Ramblewood Drive. Access east to west from the Oakwood Grove Subdivision will be provided on Fetlock Drive.
3. Internal circulation shall be provided between phases, sections, and/or lots depending upon the required vehicle pattern.

E. ROW and Vehicular Lane Widths

- a. **54' ROW** - Garnizon Cove, Garnizon Drive, Pommel Cove, Zeeba Drive,
- b. Bridle Grove, Ramblewood Drive, Sholehah Lane, and Nefison Drive
- c. **66' ROW** - Lakeland Trace

F. Pedestrian Access

1. Sidewalks are required in accordance with the City of Lakeland Subdivision Regulations.
2. A 10-foot wide asphalt public trail shall be constructed within the Conservation Easement located within the Memphis-Arlington Scenic Corridor. The design,

Equestria Planned Development
Outline Plan Conditions

construction, and maintenance shall be the responsibility of the developer and HOA.

3. A trail system shall be provided connecting to trails in adjacent neighborhoods and common open space in accordance with the Land Development Regulations.

G. Traffic Calming

1. A traffic circle will be installed at the intersection of Lakeland Trace and Maple Walk Drive.

V. Water, Sewer, and Drainage

- a. The proposed method of sewage disposal for this development will connect to an existing 10" sanitary sewer line beneath Maple Walk Drive.
- b. All sewers within the Equestria Planned Development shall be tied to the proposed public sewer. Existing private septic sewer systems and associated leach fields shall be demolished in accordance with the Health Department requirements.
- c. The proposed water line within the development will be connected to an existing water line in Memphis-Arlington Road, an existing water line beneath
 - a. Ramblewood Drive, an existing water line beneath Memphis-Arlington Road, and
 - b. an existing water line beneath Maple Walk Drive.
- d. The existing private water supply well, located within the Equestria Planned
 - a. Development, shall remain in place for possible use as the water source for
 - b. required irrigation.
- e. Drainage improvements, including on-site detention, shall be provided in
 - a. accordance with the City of Lakeland Stormwater Management Handbook and
 - b. subject to the review and approval of the City Engineer.
- f. Stormwater run-off shall utilize, to the extent possible, the natural drainage
 - a. patterns of the site. Where stormwater is directed into areas of COS and/or steps shall be taken to decrease velocities and detrimental effects to the natural
 - b. features. Methods shall be provided with the SDDP subject to the review and
 - c. approval of the City Engineer.
- g. See the Grading and Drainage Plan in the SDDP plan set for general location drainage structures. Detention calculations are provided in the SDDP documents
 - a. book.
- h. See Utilities Plan in the SDDP plan set for general location of sewer lines and
 - a. manholes.
- i. All electric shall be underground.
- j. All Grading, Drainage, and Sewer plans to be submitted and approved by the Engineer.
- k. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or without first obtaining written permission from the City Engineer. The storm water detention systems located in these areas, except for those parts located in the public drainage easement, shall be owned and maintained by the Homeowners Association. such maintenance shall be performed so as to ensure that they operate in accordance with the approved plan on file in the City Engineer's Office. Such maintenance shall include, but not be limited to: removing sedimentation, fallen objects, debris, and trash; mowing; outlet cleaning; and repairing drainage structures.

VI. Protection of Natural Features

A. The existing natural resources on site include large areas of young, intermediate, and mature hardwood trees along with open fields. An existing pond will be preserved as a natural feature included in COS B. Tree protection fencing shall be installed prior to the commencement of construction activities. The natural features of the property have been incorporated into the design of the project with the use of conservation easements, common open spaces, and limited grading on lots. High value hardwood stands, and steep slopes are protected and remain intact in several locations by minimizing disturbance and incorporating them into open space areas. The result will be retention of habitat corridors, vegetative filters, retention of large woodland tracts, increased recreational opportunities, and a significant contribution to the green infrastructure for the City of Lakeland.

B. Stream Drainage Basin Calculations: See Condition IX. B

1. The Drainage Basin area leaving the site flowing north is less than 32 Ac.

C. Streamside Management Buffers: See Condition IX. B

D. Tree Density Calculations are provided on Sheet 38 in the SDDP Set.

E. Soils and Slope Analysis

The site is located in the Grenada-Memphis-Loring Association, which has gently sloping to strongly sloping, moderately well-drained, and well-drained silty soils on uplands. The site contains the following soil mapping units:

2% Calloway Silt Loam, nearly level to 1% slopes

5% Falaya Silt loam, nearly level to 2% slopes

40% Grenada silt loam, varies from 2-12% slopes

4% Grenada complex, varies from 5-12% slopes

4% Loring silt loam, varies from 5-12% slopes

45% Memphis silt loam, varies from 2-30

Existing Slope Ranges Percentage of Site

0% - 4.99% 25.4%

5% - 9.99% 33.4%

10% - 14.99% 24.9%

15% - 19.99% 10.7%

20% - 24.99% 3.5%

25% + 2.0%

F. Any specimen trees, wherein construction impact encroaches on more than 25% Critical Root Zone, shall be treated, with final approval by the Natural Resources by one of the following methods:

1. Removal and replacement according to the density tables in the Lakeland Management Ordinance.

2. Treatment by a Certified Arborist for construction impact mitigation with techniques such as root stimulator, growth regulator, root pruning, vertical mulching, etc.

3. Adjusting the grading plan to remove the construction impact from the Root Zone.

G. No development activities will be allowed between the "Limits of Grading" and side lot lines as designated on the Grading and Drainage Plan without permission

from the City of Lakeland. Development activities include grading, infrastructure, accessory buildings, and fencing.

H. Each builder must generate and provide a disturbance plan to be approved by the City of Lakeland before construction. Said lot disturbance plan shall include, at a minimum: lines and dimensions, building layout, driveway layout, limits of grading, tree protection practices, and existing trees to be removed and saved. Each building permit application shall be in accordance with the City of Lakeland Tree Management Ordinance.

I. Tree Protection

1. Tree removal during initial infrastructure improvements - tree protection measures will be in place in accordance with the approved tree management plan before any clearing, land disturbance, or construction activity begins will remain in place until all improvements are complete.
2. Tree removal during home construction - Each builder shall submit a lot disturbance plan to be approved by the City of Lakeland before house construction and conform to the requirements of the City of Lakeland Tree Management Ordinance.
3. Tree Removal on Owner-Occupied Lots -After initial construction of each house, any tree removal by the Lot owner must receive prior approval in writing by the Architectural Control Committee. The ACC shall consult with an International Society of Arboriculture (ISA) Certified Arborist when rendering decisions regarding tree removal requests. In addition, any tree removal or maintenance must conform to the City of Lakeland's Tree Management Ordinance.

VII. Expiration/Termination of the Outline Plan

A. In the event that approval of the first Final Development Plan (FDP) is not obtained for planned development within three (3) years of the approval of the Outline Plan by the Lakeland Board of Commissioners, the Outline Plan shall be deemed to have expired.

B. In the event that any portions of the Planned Development (PD) have not obtained FDP Approval after six (6) years from the date of the Board of Commissioners approval of the Outline Plan, the Outline Plan shall be deemed to have expired for those remaining portions of the PD.

C. Extension of completion period - Upon the request of the applicant and review recommendation of the Planning Commission, the Board of Commissioners may for a reasonable time, not to exceed one (1) year, the expiration date of the PD.

D. Notice of revocation - If an Outline Plan expires under the provisions of this Article, and the PD terminated, such designation shall be removed from the Official Zoning Map. The zoning regulations applicable before the development was approved shall then be in effect.

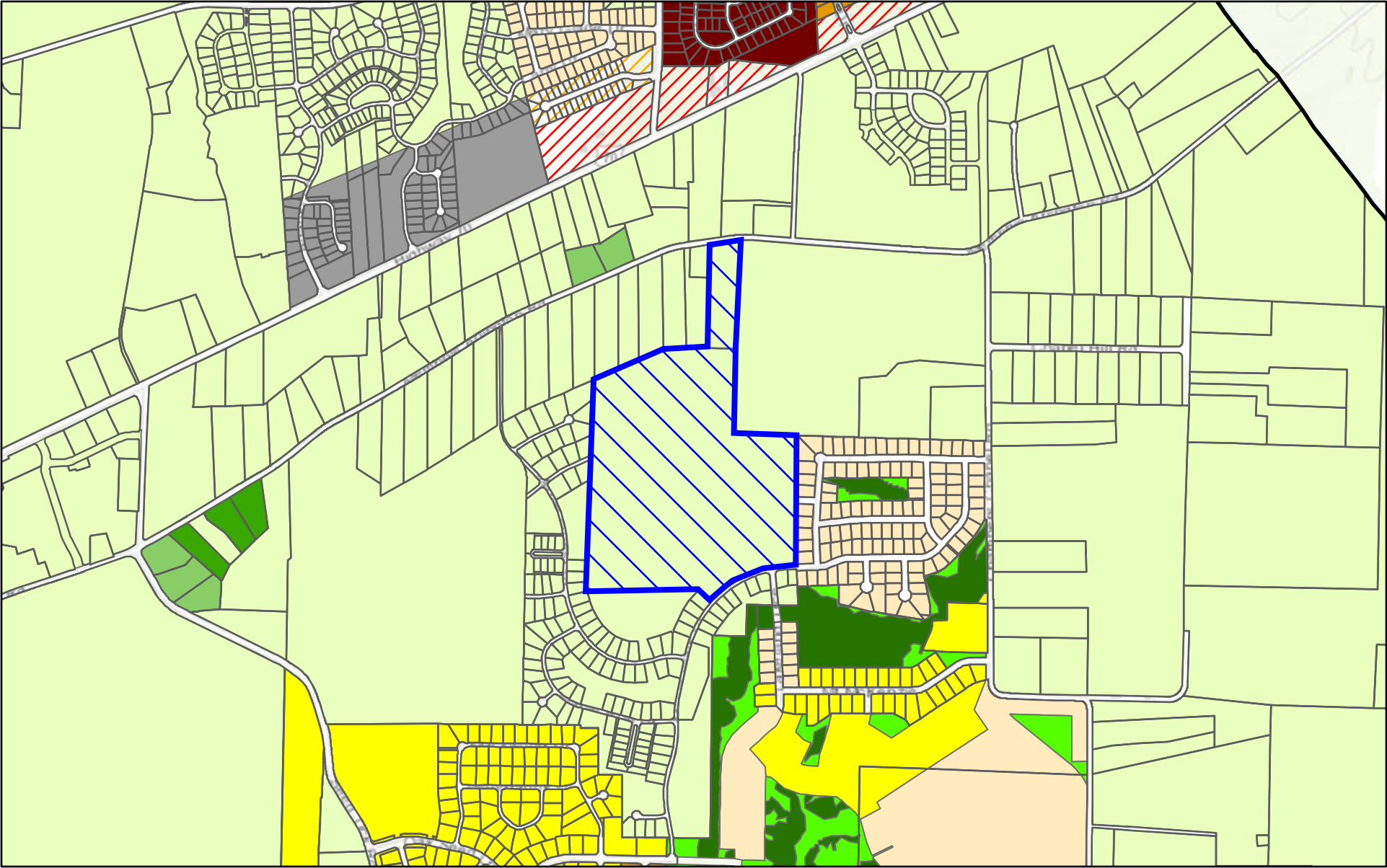
E. Amendments - Administrative minor revisions to plat documents are permitted in accordance with the subdivision regulations. Any other types of amendment to the Outline Plan or PDP/FDP shall approved by the Municipal Planning Commission (MPC) and Board of Commissioners through public meetings, with such meetings to require publication and mailing notice at least fifteen (15) days before the meeting(s).

VIII. Preliminary/Final Development Plan Deliverable Items

A Preliminary Development Plan (PDP) or Final Development Plan (FDP) shall be submitted to provide certain detailed documents not provided with the Outline Plan including:

1. Preliminary plat document for entire subdivision with first phase PDP or FDP
2. Tree Survey as required, including tree density calculations
3. Detailed street tree plan, including irrigation schematic
4. Covenants and Restrictions
5. With the first PDP, detailed grading plan that demonstrates why this level of grading is required to develop the site and shall minimize grading where possible throughout the site. Including but not limited to, considering preparing lots for non-slab-on-grade construction and incorporating other methods as needed.
6. Detailed drainage plan
7. Detailed design for sewer improvements
8. Materials lists for all building types
9. Design standards for residential structures
10. Maintenance, Management, and Funding Plan for all common elements
11. Streamside Management Buffer Plan
12. Detailed information on existing and proposed utilities, including the proposed upgrade to the existing overhead electric lines that run along Memphis-Arlington Road, and how this upgrade will minimize impact to the scenic corridor. Electric lines shall be buried if MLGW agreement is obtainable.

Equestria PD Outline Plan Zoning Map



- City Boundary

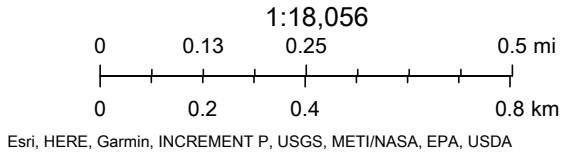
Parcel
- Zoning District

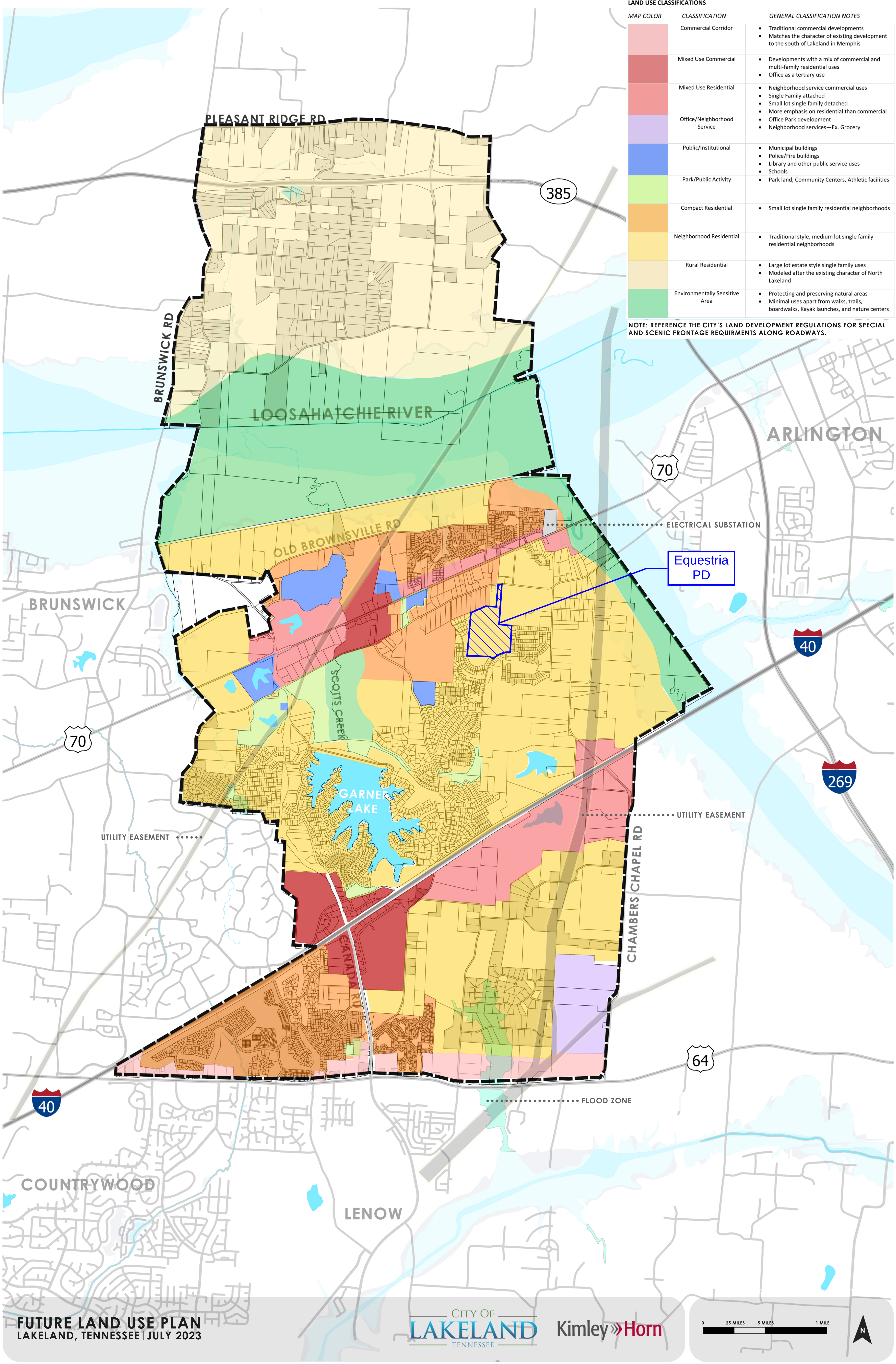
AG: Agriculture

C-1: Neighborhood Business
- R-1: Low Density Residential

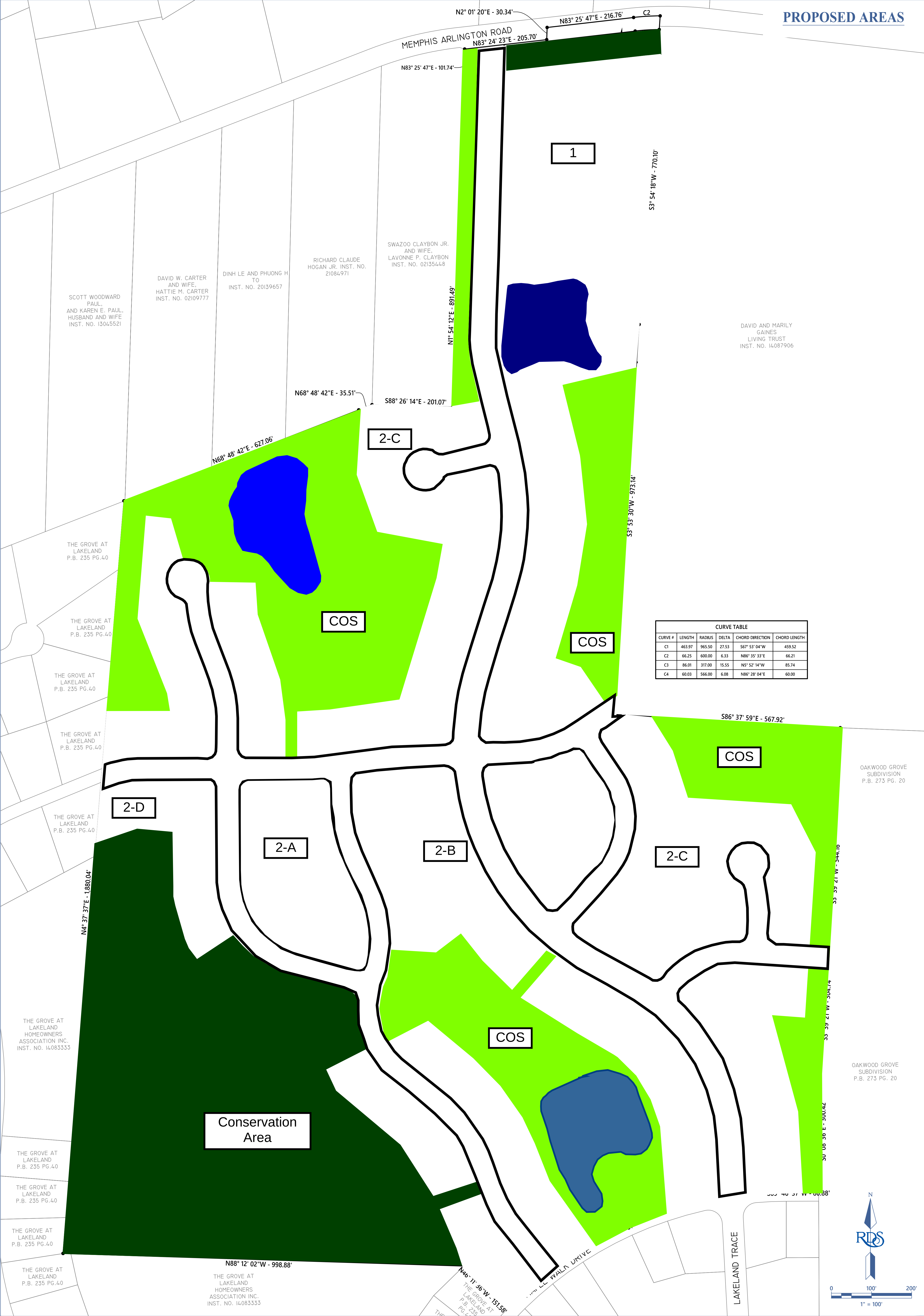
R-1 (PRD): Planned Low Density Residential

R-2: Medium Density Residential

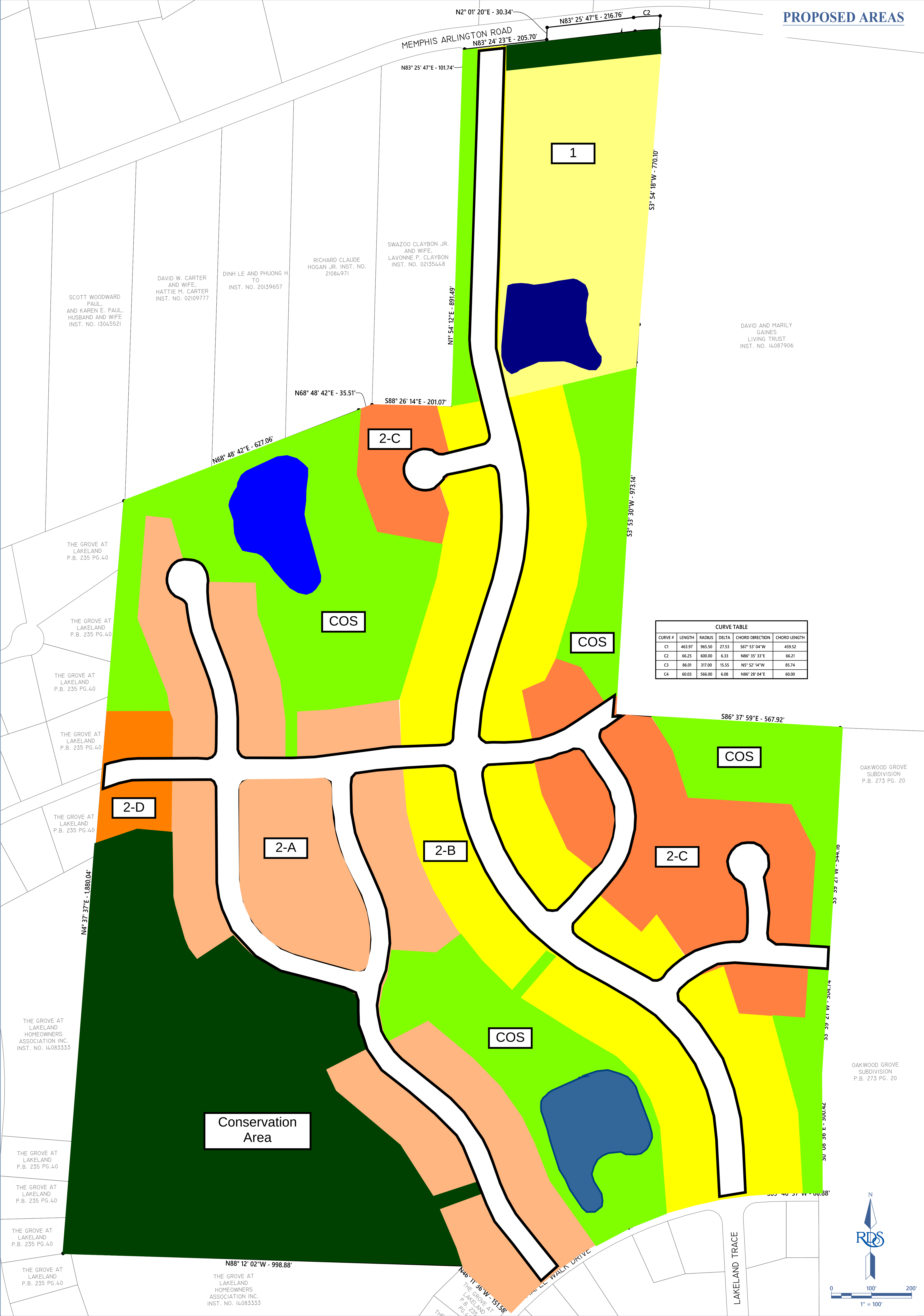




PROPOSED AREAS



PROPOSED AREAS



NEIGHBORHOOD RESIDENTIAL

**DRAFT DOCUMENT
SUBJECT TO CHANGE**

DESCRIPTION

The proposed Compact Residential land uses are located south of the Loosahatchie River. The goal of this designation is to expand upon the existing, medium density residential neighborhoods found today.

INTENT

- Encourage additional medium density, single family residential homes in line with the character of existing Lakeland neighborhoods

APPROPRIATE LAND USES

SINGLE-FAMILY MULTIFAMILY OFFICE COMMERCIAL INSTITUTIONAL LIGHT INDUSTRIAL

More Appropriate Uses



Less Appropriate Uses

CHARACTERISTICS

