



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, June 13, 2024, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 1. **Regular Meeting Minutes** - May 9, 2024
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 1. **Action** - approval of a Land Disturbance Permit for Phases 2 & 3 of the Evergreen Planned Development.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING & DESIGN REVIEW COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 9, 2024, 5:30 PM
CITY HALL, LAKELAND, TENNESSEE 38002**

I. CALL TO ORDER BY CHAIR:

The meeting was called to order at 5:30PM by Chair Adam Henry on Thursday, May 9, 2024.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Rebecca Hecker-Mosbrugger	Present
Carl Helton	Present
Adam Henry (Chair)	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Bill Sheridan	Present

Others present: City Manager Michael Walker, City Attorney Will Patterson, City Engineer Emily Harrell, Planning Director Paul Luker, City Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter

III. APPROVAL OF PREVIOUS MEETING MINUTES:

1. Regular Meeting Minutes – April 11, 2024

Carl Helton moved to bring this item to the floor seconded by Bill Sheridan.

Discussion ensued.

For the record: Chair Adam Henry motioned to amend the minutes to correct a name typographical error on new business agenda item number 2. The correction is as follows:

1. Remove “Amber” from the name “Bill Sheridan” for the seconded by recording.

No objections were heard.

When the question was called, the minutes passed as amended, voice vote, 8 in favor 0 against (8-0).

IV. PUBLIC DISCUSSION:

1. Richard Todd of the 10000 block of Ramblewood Drive.
2. Greg Williams of the 10000 block of Ramblewood Drive.

V. REPORTS OF OFFICERS AND COMMITTEES:

None

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VI. OLD BUSINESS:

1. Action – approval of Equestria PD Preliminary Development Plan

Carl Helton moved to bring this item to the floor seconded by Bill Sheridan.

City Manager Michael Walker and Planning Director Paul Luker presented this item.

For the record: Equestria applicant, Doug Swink, provided comment and answered questions at the request of the board.

Discussion ensued.

For the record: Greg Williams of the 10000 block of Ramblewood Drive approached the board with a question with board approval.

Discussion ensued.

For the record: Richard Todd of the 10000 block of Ramblewood Drive approached the board with additional comments with board approval.

Discussion ensued.

For the record: Mike Scott of the 4000 block of Maple Walk Drive approached the board with comments with board approval.

Discussion ensued.

For the record: Kurt Wagner of the 4000 block of Maple Walk Drive approached the board with comments with board approval.

Discussion ensued.

For the record: Krista York of the 10000 block of Ramblewood Drive approached the board with comments with board approval.

Discussion ensued.

Shawn Rowland motioned to approve the Equestria PD Preliminary Development Plan with conditions seconded by Bill Sheridan and without objection. The conditions are as followed:

1. A landscape easement shall be placed on the rear of lots 118 and 119 to act as a buffer between the adjacent property.
2. The road width on Lakeland Trace heading north from Maple Walk Drive

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shall match the width to the south.

Discussion ensued.

When the question was called, the Equestria PD Preliminary Development Plan passed with conditions, roll call vote, 7 in favor 1 against (7-1).

Commissioner Jim Atkinson	Yea
Sal Feraci	Yea
Rebecca Hecker-Mosbrugger	Yea
Carl Helton	Yea
Amber Hitchcock	Yea
Shawn Rowland	Yea
Bill Sheridan	Nay
Adam Henry (Chair)	Yea

VII. NEW BUSINESS:

None.

VIII. ANNOUNCEMENTS:

1. Planning Director Paul Luker provided an announcement regarding a future work session with this board regarding the updated Land Development Regulations.
2. City Manager Michael Walker provided an announcement regarding the IDB of the City as the project has received its first Tax Increment Funding collection.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:51 p.m. on Thursday, May 9, 2024.

These minutes were approved on June 13, 2024.

Shawn Rowland
Secretary

ATTEST:

Cheyenne Carter
City Recorder

Meeting Date: Thursday, June 13, 2024

Project: Evergreen PD Phase 2 & 3 - Land Disturbance Permit

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: North side of Old Brownsville Rd, north of Ivy Creek Lane

Parcel ID: L0140 00326

Zoning District: AG (PUD)

Site Area: 37.1 acres

Applicant: David Bray

Representative: David Bray

STAFF RECOMMENDATION

City Staff recommends approval of the application as submitted.

BACKGROUND:

The subject property is located north side of Old Brownsville Rd, north of Ivy Creek Lane. The plan was first approved by the Board of Commissioners in 2007 and extended on August 5, 2010 and again on November 10, 2014. The PD expired in 2017 before being extended on January 16, 2020. The latest amendment was approved by the Board of Commissioners on October 8, 2020. The Phase 1 Final Development Plan was approved by the Municipal Planning and Design Review Commission on April 11, 2024.

DISCUSSION

The applicant requests approval of a Land Disturbance Permit application for a 37.1 acre area on the north side of Old Brownsville Road, adjacent to phase 1 of the Evergreen PD.

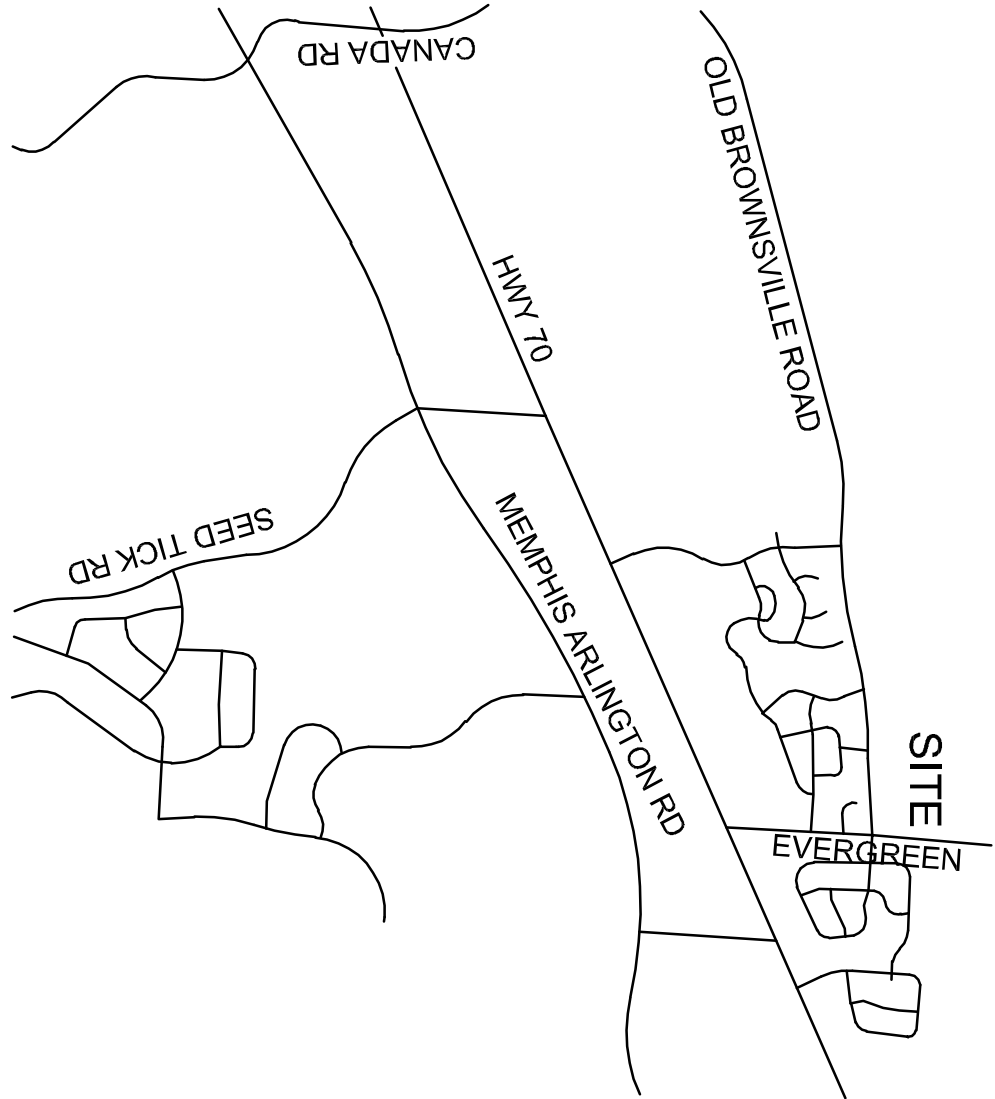
Title 18, Section 603 of the Lakeland Municipal Code requires that all land development activities disturbing one acre or more obtain a Land Disturbance Permit from the City. In accordance with the City’s regulations, the applicant has provided the following documents as part of the permit application:

- Erosion Control Plan
- Grading and Drainage Plan
- Tree Plan

Any approval of the Land Disturbance Permit by the Planning Commission should be made conditional upon the applicant satisfying all City regulations and any additional requirements made by the City Engineer.

EXAMPLE MOTIONS

1. Motion to approve the Land Disturbance Permit application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve Land Disturbance Permit application without conditions.
3. Motion to deny the Land Disturbance Permit application:
 - a. Reason for denial



CONSTRUCTION DRAWINGS - LDP
EVERGREEN PLANNED DEVELOPMENT
PHASES 2 & 3

LAKELAND, TENNESSEE

EVERGREEN LLC,
10971 CHAPEL HILL ROAD
LAKELAND, TN
◀901▶ 301-3990
OWNER/DEVELOPER

THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
◀901▶ 383-8668
ENGINEER

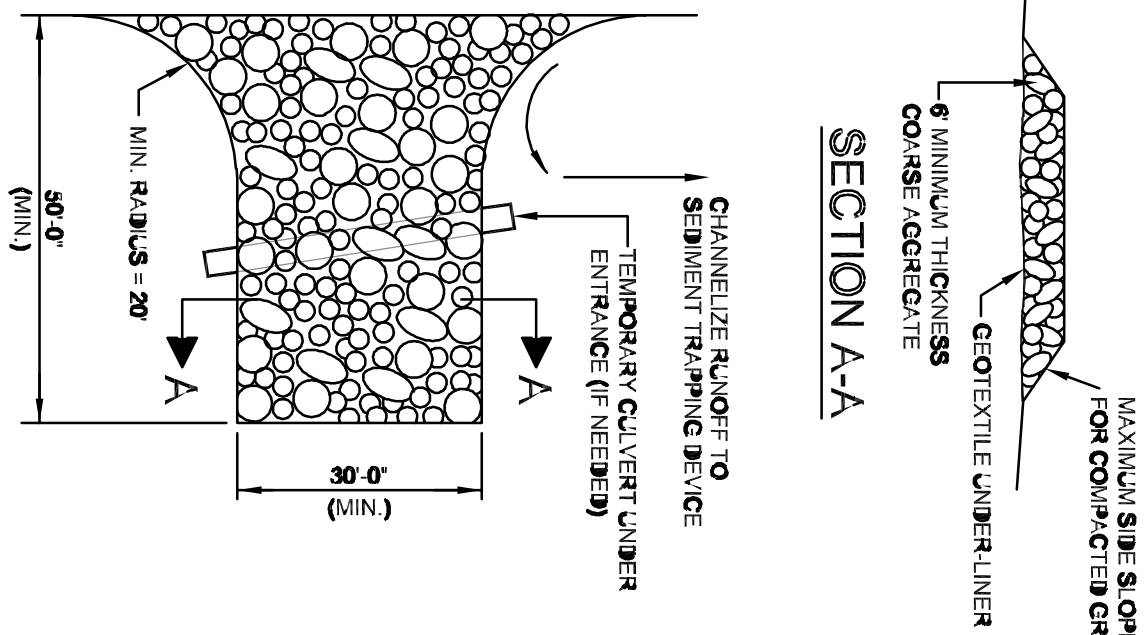
GENERAL NOTES

CONSTRUCTION NOTES:

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY STATE OR DISTURBANCES TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT ENTER ADJACENT PROPERTIES OR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROPRIATELY SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITIES.
5. EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED AS REQUIRED.
6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE RESEED, MULCHED, FERTILIZED, AND/OR SODED AS REQUIRED TO PREVENT EROSION.
8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LAKELAND & PROCEDURES SHALL MEET STANDARD CITY OF LAKELAND SPECIFICATIONS.
9. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED ON 6 INCH LAYERS TO A MINIMUM OF 95% RELATIVE COMPACTION.
10. THE FINISH GRADE MUST BE AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE OF LAKELAND SHALL HAVE INGRESS/EGRESS RIGHT TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION TO PREVENT FLOODING SITUATIONS. PREP, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF LAKELAND, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS, AND SPECIFICATIONS.
13. EROSION CONTROL METHODS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LAKELAND SUBDIVISION REGULATIONS.
14. LOT GRADING AND DRAINAGE SHALL BE COMPLETED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGAIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE OF LAKELAND SHALL HAVE INGRESS/EGRESS RIGHT TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

SCHEDULE OF DRAWINGS

COVER PAGE	1
EROSION CONTROL PLAN - PH. 1	2
EROSION CONTROL PLAN - PH. 2	3
EROSION CONTROL PLAN - PH. 3	4
GRADING AND DRAINAGE PLAN	5
TREE PLAN	6



CITY OF LAKELAND ENGINEERING DIVISION		
CONSTRUCTION EXIT DETAIL		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/2008

EROSION CONTROL LEGEND

SILT FENCE

CONSTRUCTION EXIT

REVISIONS		DATE APPROVED
ITEM NO.	DESCRIPTION OF CHANGE	



DAVID GILAN, JR. \$ 20.24

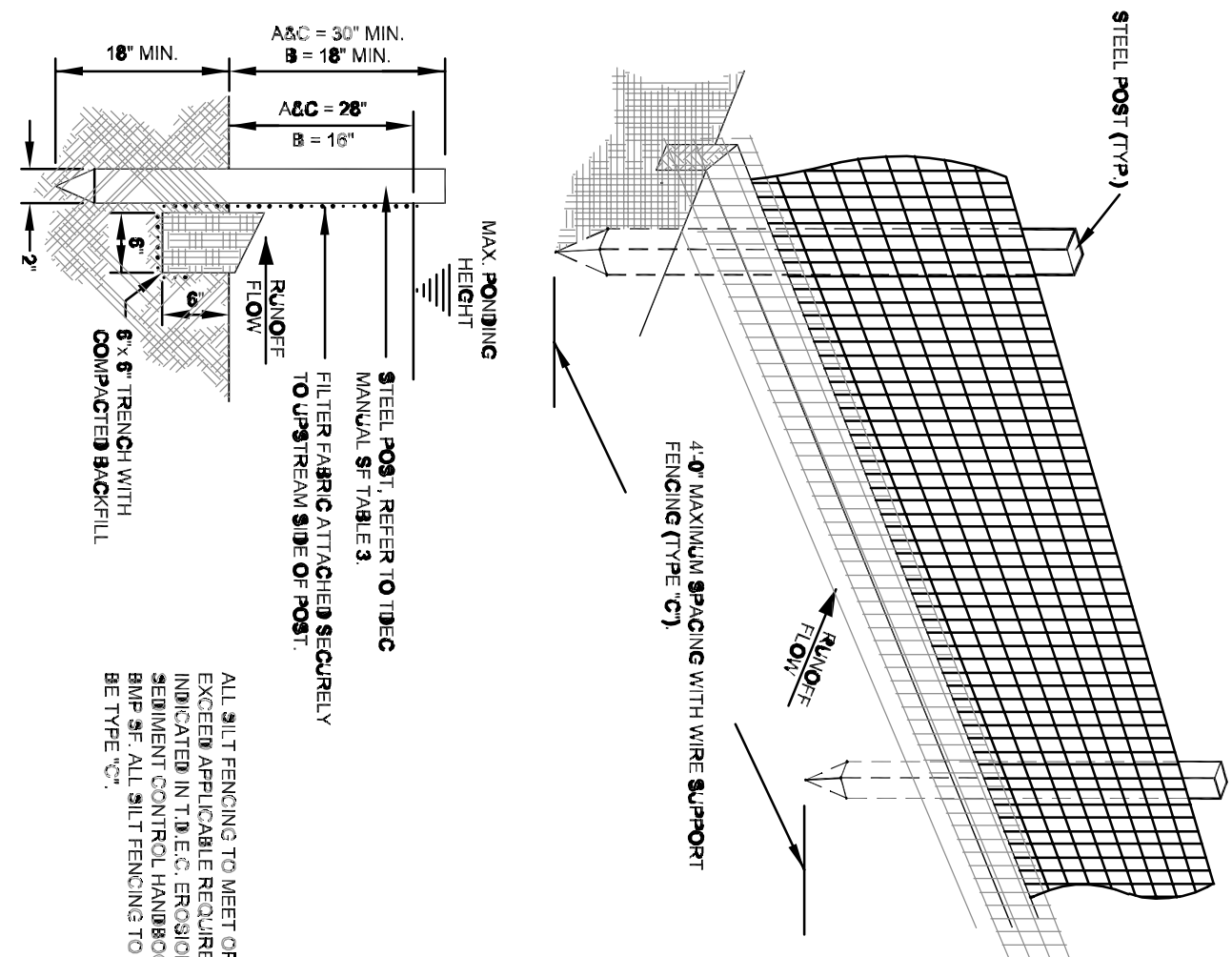
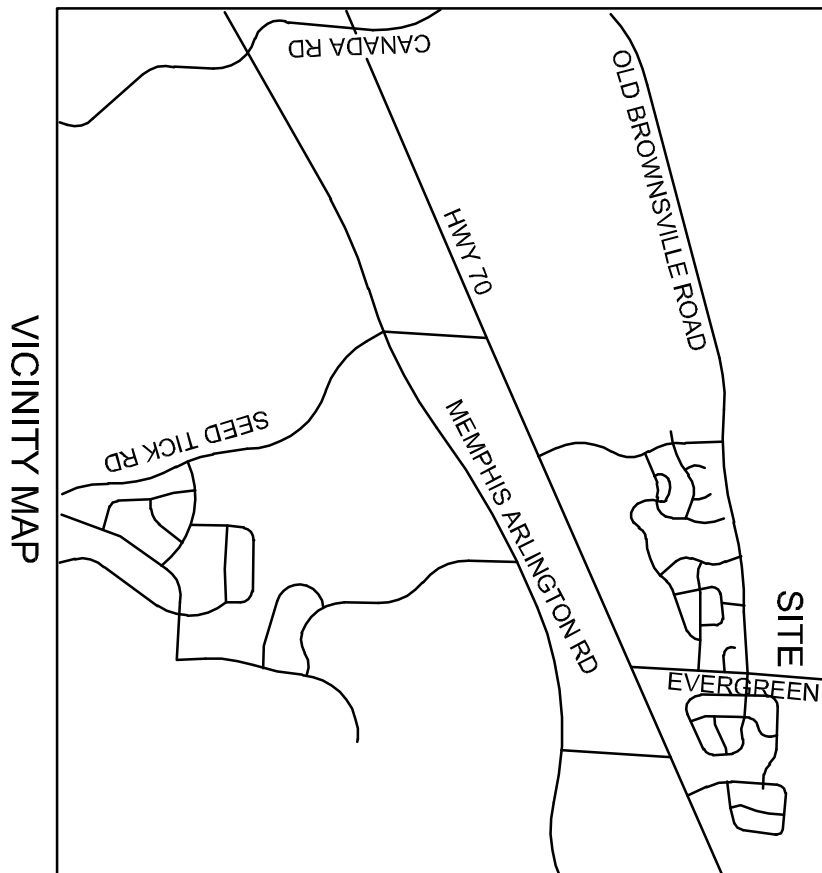
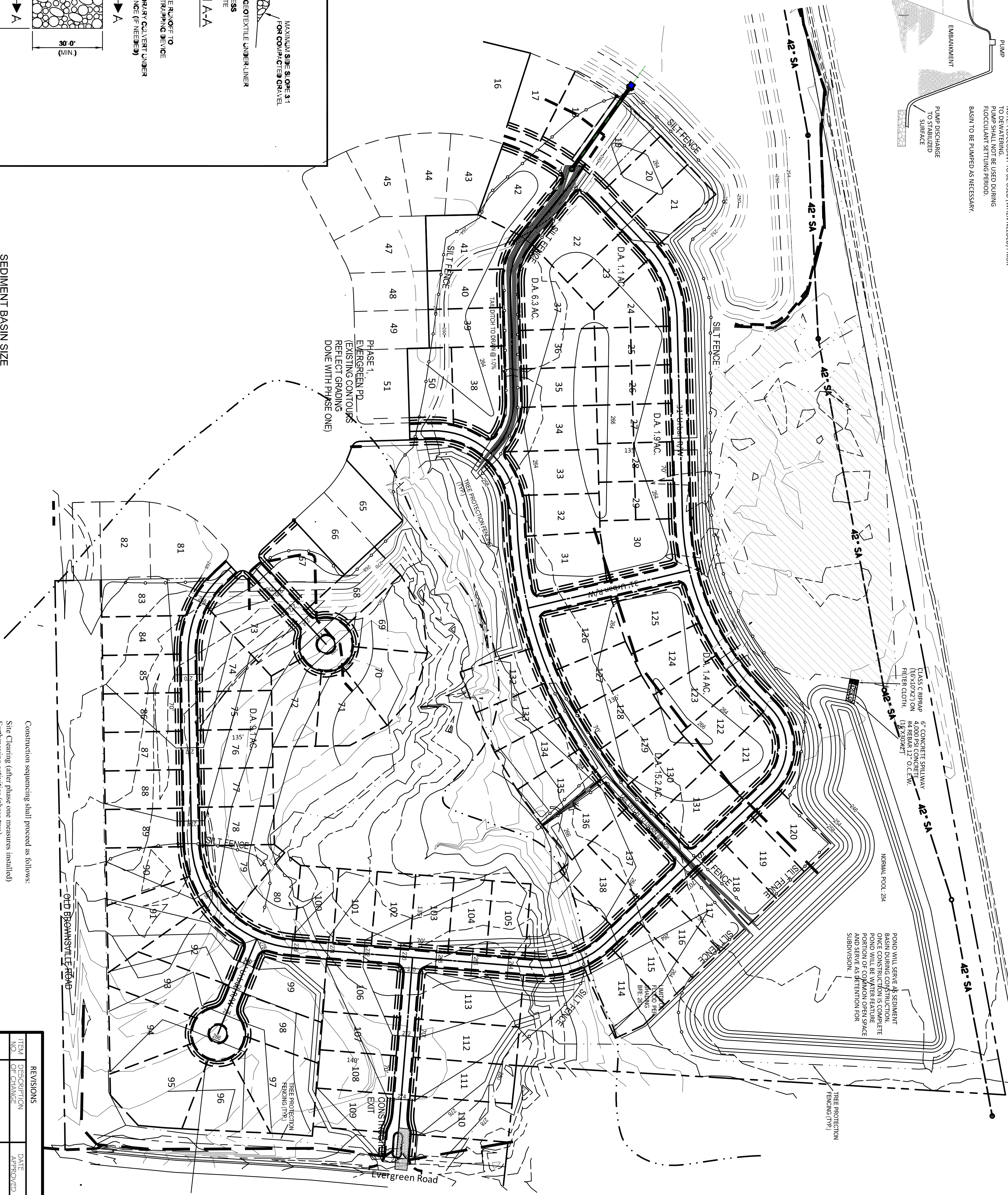
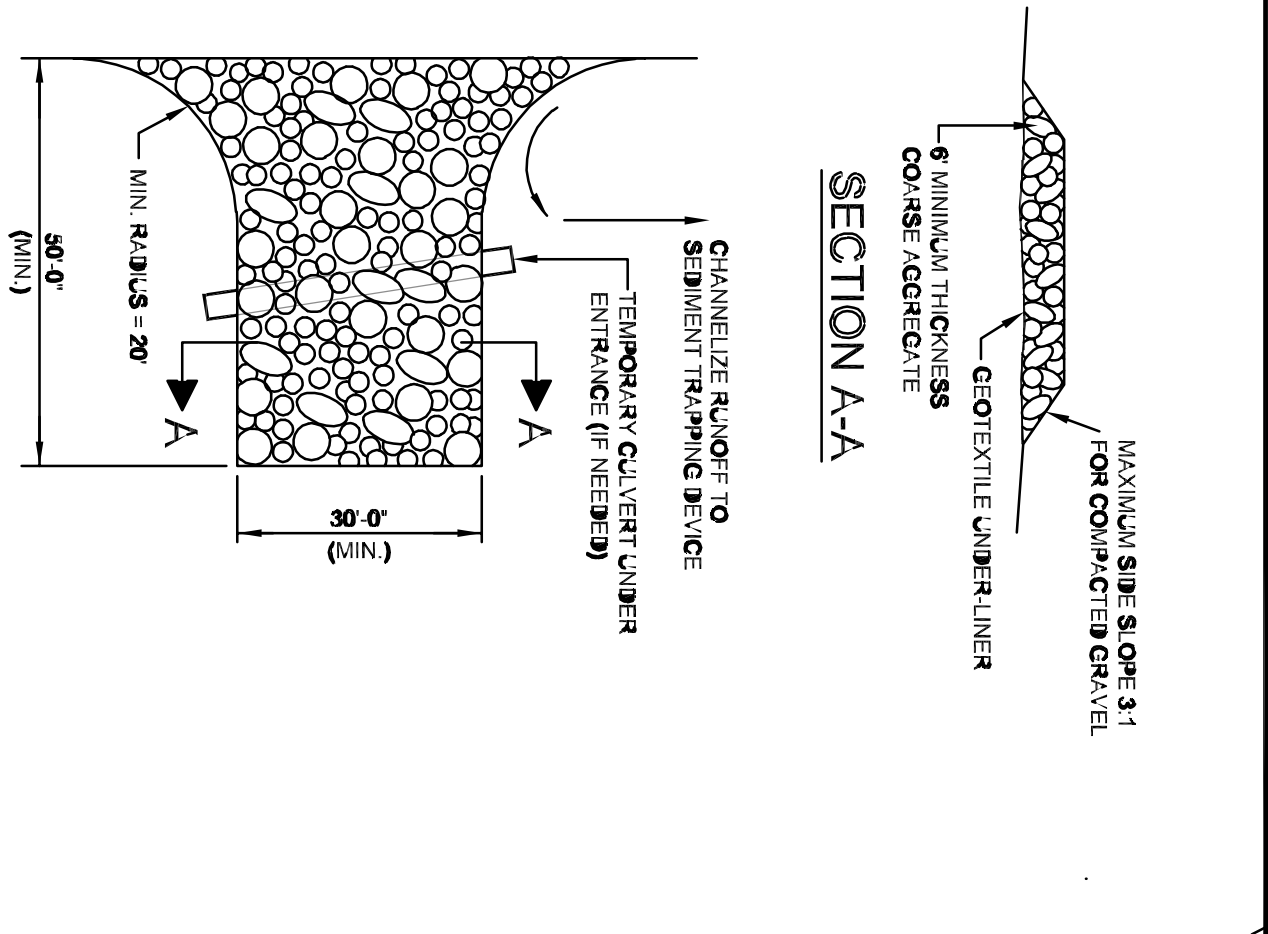
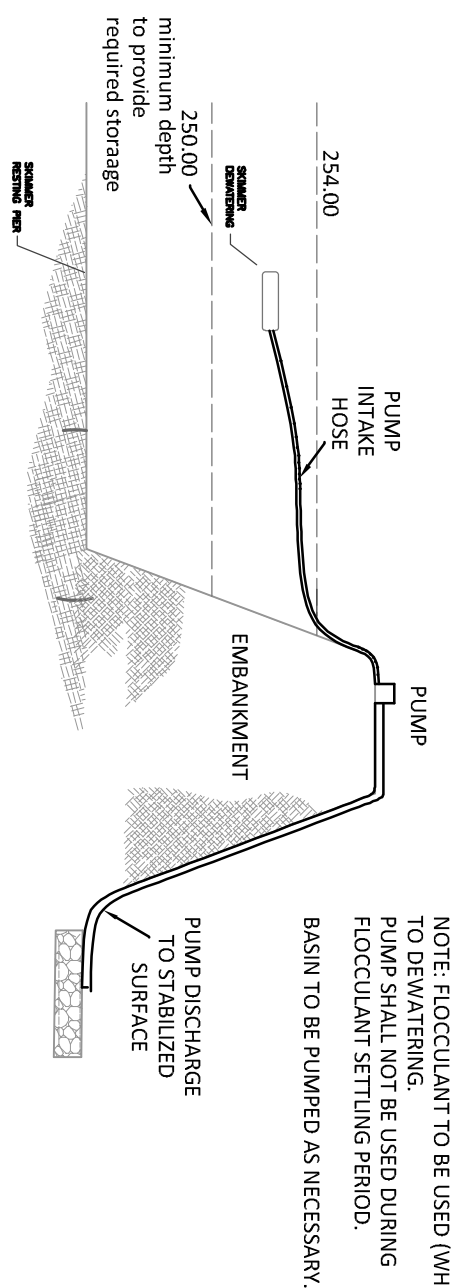
SILT FENCE DETAIL

NOT TO SCALE

27th CEF LIAISON
ENGINEERING DIVISION

**SILT FENCE
DETAIL**

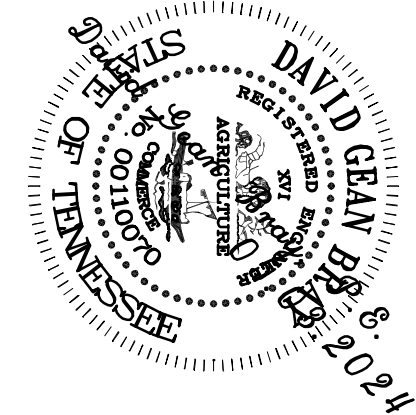
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CITY OF LAKELAND ENGINEERING DIVISION		
SILT FENCE DETAIL		
REV.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	8/2008

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



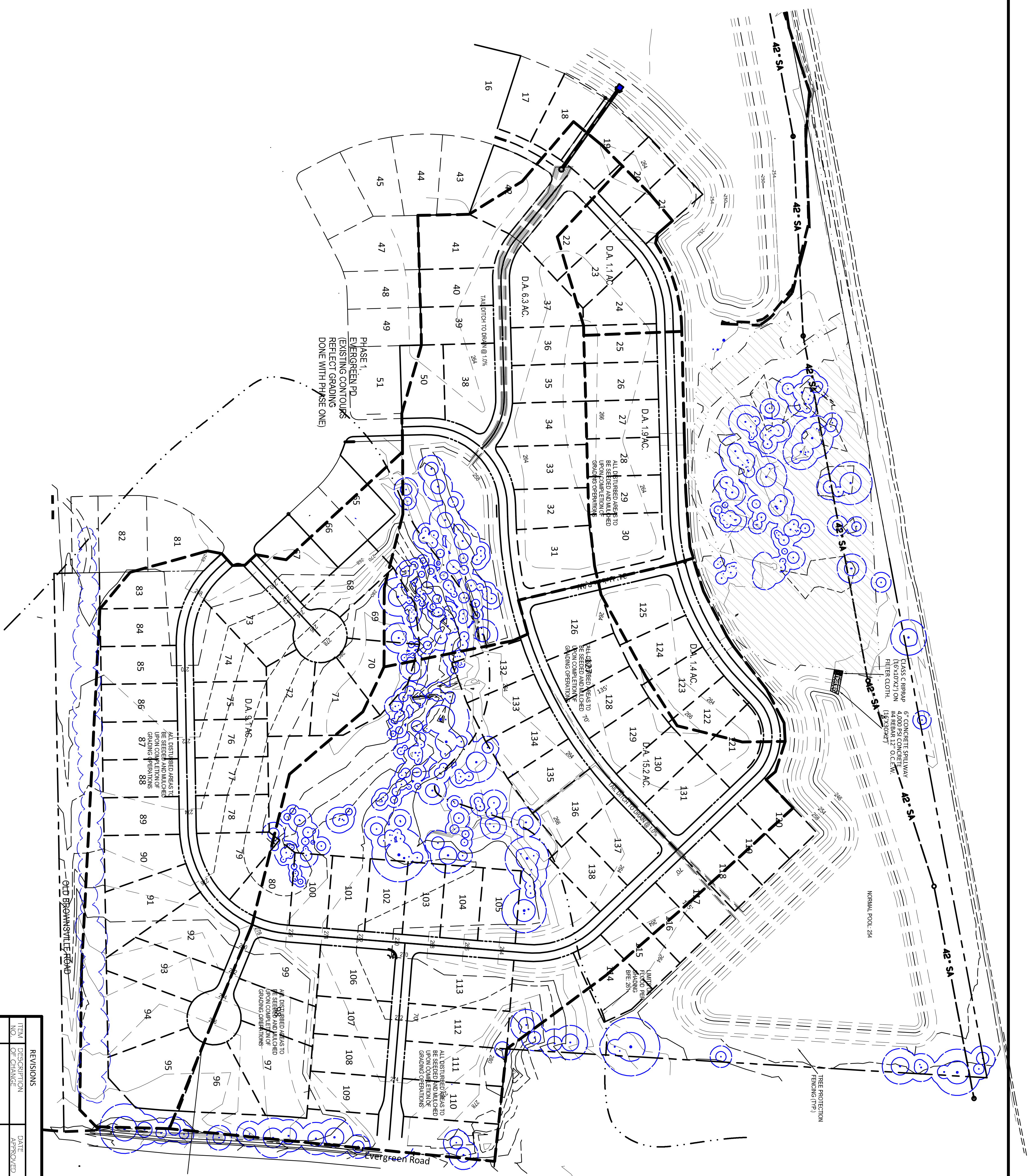


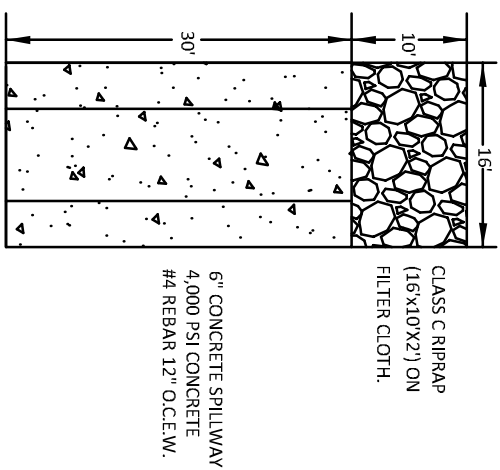
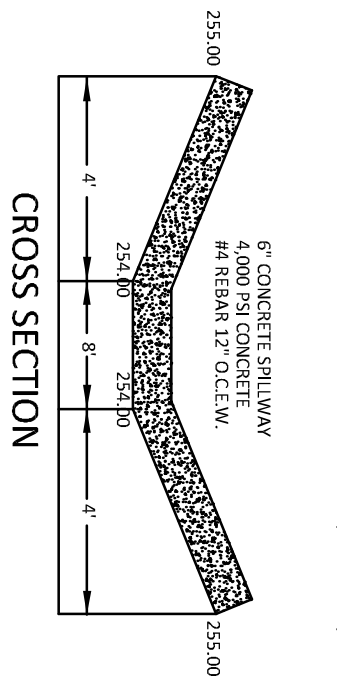
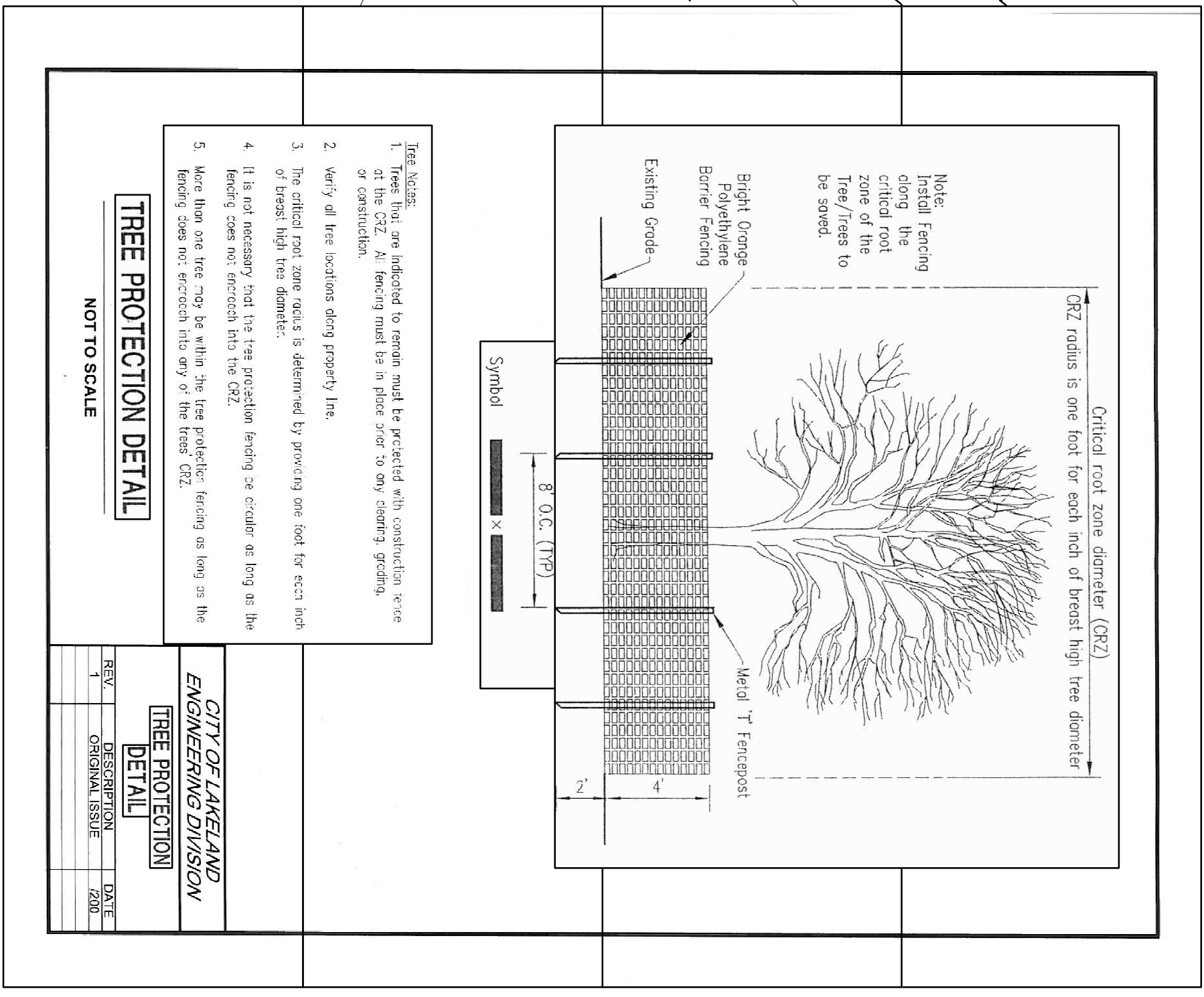
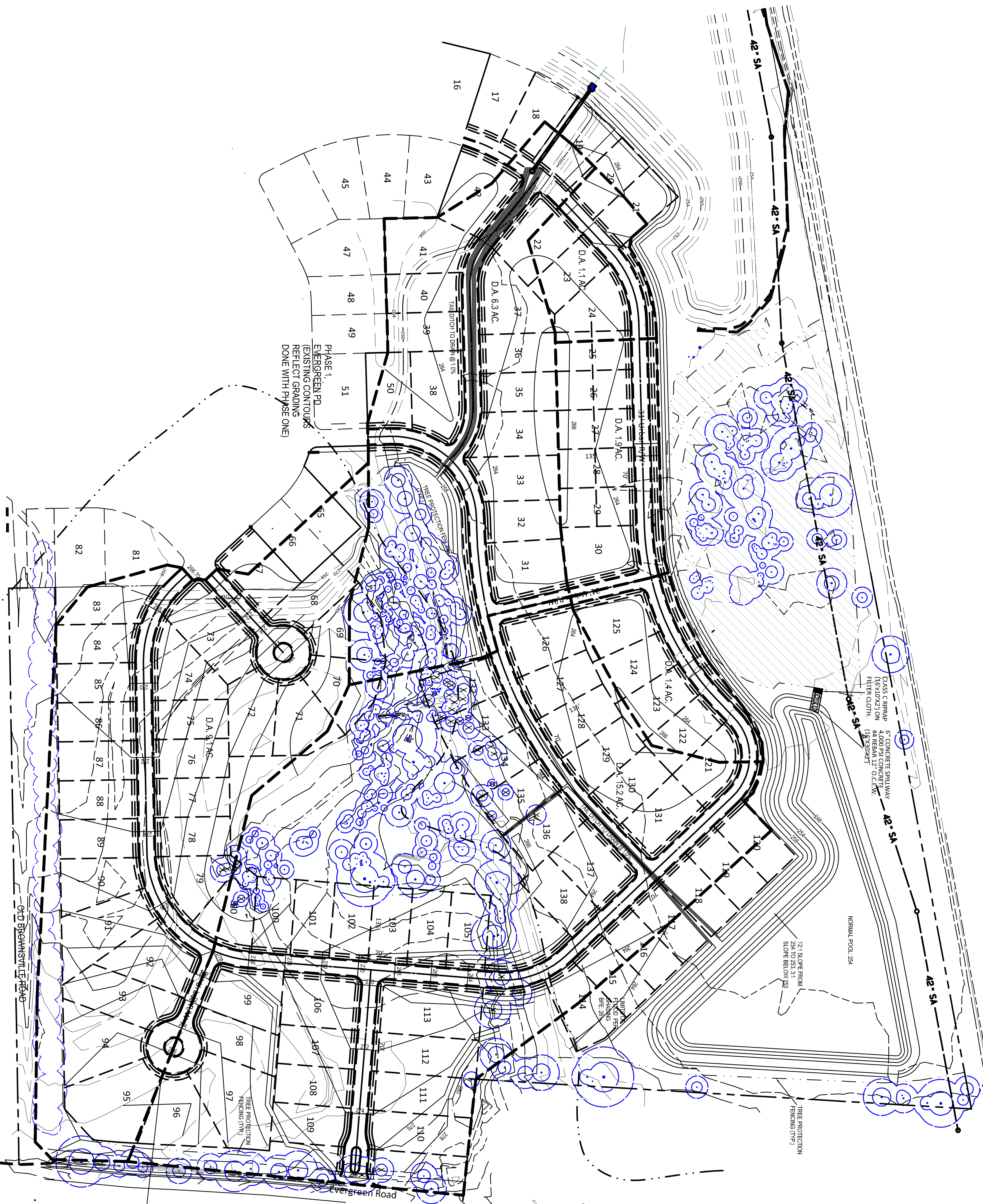
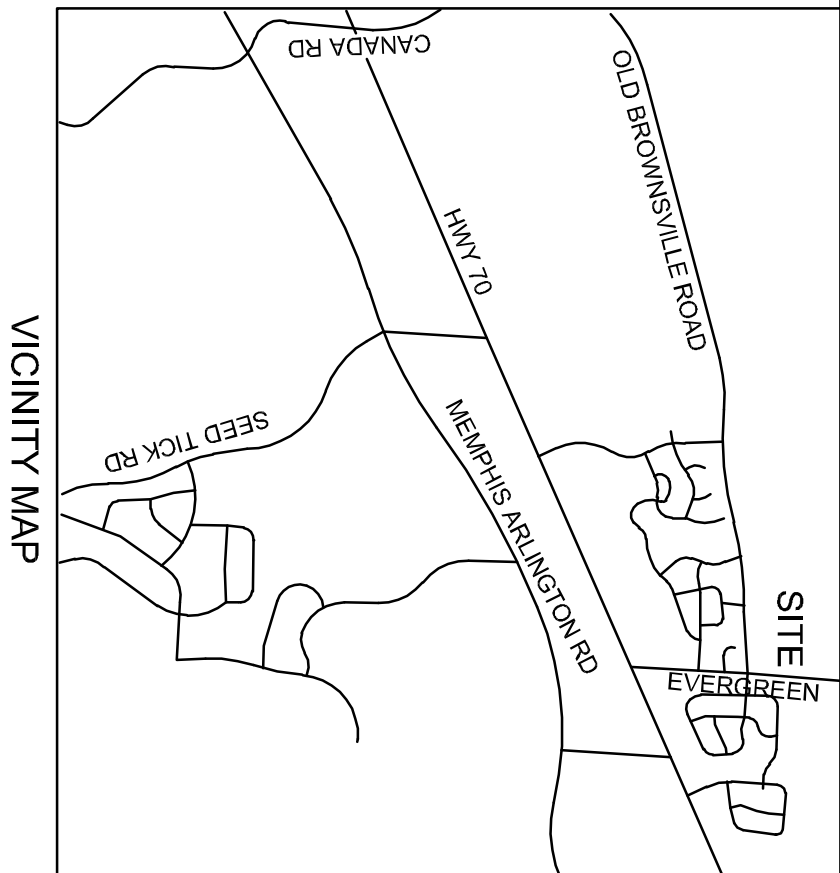
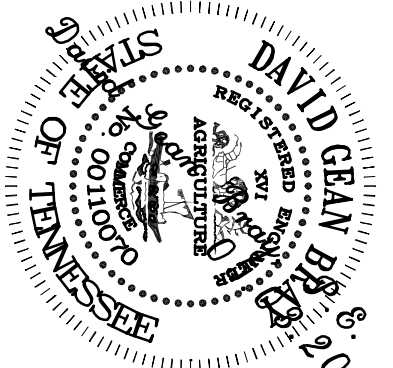
LAND DISTURBANCE PERMIT FOR PHASES 2 & 3
EVERGREEN PLANNED DEVELOPMENT
DEVELOPER: EVERGREEN, LLC.

SHEET 1 OF 1
DEPARTMENT OF ENGINEERINGEROSION CONTROL PLAN - PHASE TWO
LAKELAND, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF DATE: 6-2023
SCALE: 1"=100'
REVIEWED
CITY ENGINEER DATE

SHEET 3 of 6



[illegible]

GRADING AND DRAINAGE PLAN

LAKELAND, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF DATE: 6-2023
SCALE: 1"=100'
REVIEWED

ENGINEER: THE BRAY FIRM

CITY ENGINEER DATE

SHEET 5 of 6

