



Board of Appeals/Stormwater Board of Appeals  
Regular Meeting Minutes  
Monday, October 21, 2024, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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I. CALL TO ORDER:

The meeting was called to order by Secretary Byron Ledbetter 5:31 p.m. on Monday, October 21, 2024.

II. ROLL CALL:

Jason Eaton	Present
Byron Ledbetter	Present
Thomas Pickering	Present
Commissioner Wesley Wright	Present
Kevin Floyd	Absent

Staff personnel in attendance were Planning Director Paul Luker, Staff Planner Alex Barthol, and Community Development Specialist Lisa West as acting Recorder.

III. CONSENT AGENDA:

None.

IV. CONSIDERATION AND POSSIBLE ACTION ON ITEMS REMOVED FROM THE CONSENT AGENDA:

None.

V. PUBLIC DISCUSSION:

1. Phillip Jordan of the 9000 block of Trotter Dr. (provided at the correlating agenda item)

VI. REPORTS FROM OFFICERS AND STAFF:

None.

VII. UNFINISHED BUSINESS:

None.

VIII. NEW BUSINESS:

1. **Action** - variance approval for a prefabricated building in Lakeland

Commons Planned Development (PD).

Thomas Pickering moved to bring this item to the floor, seconded by Commissioner Wright.

Planning Director Paul Luker presented this item.

Discussion ensued.

*For the record:* Thomas Pickering motioned to bring this item to the next meeting agenda with design updates to include a modified proposal of materials, landscaping and color seconded by Commissioner Wright.

***When the question was called the motion passed, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).***

**Yea:** Jason Eaton, Byron Ledbetter, Thomas Pickering,  
Commissioner Wright

**Nay:** None

**Abstain:** None

2. **Action** - variance approval for minimum lot size in Agriculture (AG) District on Monroe Road.

Commissioner Wright moved to bring this item to the floor, seconded by Jason Eaton.

Planning Director Paul Luker presented this item.

Discussion ensued.

***When the question was called the variance passed as presented, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).***

**Yea:** Jason Eaton, Byron Ledbetter, Thomas Pickering,  
Commissioner Wright

**Nay:** None

**Abstain:** None

3. **Action** - variance approval for minimum lot size in Agriculture (AG) District on Trotter Drive.

Commissioner Wright moved to bring this item to the floor, seconded by Byron Ledbetter.

Planning Director Paul Luker presented this item.

Discussion ensued.

*For the record:* Public comments were heard from Phillip Jordan of the 9000 block of Trotter Dr at this time.

Discussion ensued.

*For the record:* The applicant provided additional context regarding this item at the Board's request.

Discussion ensued.

***When the question was called the variance passed as presented, roll call vote, 4 in favor 0 against 0 abstain (4-0-0).***

**Yea:** Jason Eaton, Byron Ledbetter, Thomas Pickering, Commissioner Wright

**Nay:** None

**Abstain:** None

IX. ANNOUNCEMENTS:  
None.

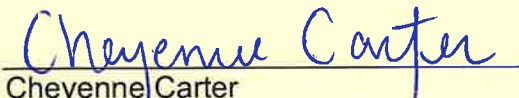
X. ADJOURNMENT:  
There being no other business on which to act, the meeting was adjourned without objection at 6:18pm on Monday, October 21, 2024.

These minutes were approved on November 18, 2024.



Byron Ledbetter  
Secretary

ATTEST:



Cheyenne Carter  
City Recorder