



Board of Appeals/Stormwater Board of Appeals  
Regular Meeting Agenda  
Monday, April 21, 2025, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
  1. **Regular Meeting Minutes** - November 18, 2024
- IV. UNFINISHED BUSINESS:
- V. NEW BUSINESS:
  1. **Action** - variance approval for minimum lot size in Agriculture (AG) District on Cobb Road.
- VI. ANNOUNCEMENTS:
- VII. ADJOURNMENT:

Board of Appeals/Stormwater Board of Appeals  
Regular Meeting Agenda Minutes  
Monday, November 18, 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 5:35 p.m. on Monday, November 18, 2024.

II. ROLL CALL:

Jason Eaton	Present
Byron Ledbetter	Present
Thomas Pickering	Present
Kevin Floyd	Absent

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

III. CONSENT AGENDA:

1. **Approval of previous meeting minutes** - October 21, 2024

Thomas Pickering moved to bring this item to the floor, seconded by Byron Ledbetter

Discussion ensued.

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

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

V. PUBLIC DISCUSSION

1. Vice Mayor Dial presented an appreciation speech on behalf of Mayor Roman. This was provided after roll call on the agenda.

VI. REPORTS FROM OFFICERS AND STAFF

VII. UNFINISHED BUSINESS:

1. **Action** - variance approval for a prefabricated building in Lakeland Commons Planned Development (PD).

Byron Ledbetter moved to bring this item to the floor, seconded by Jason Eaton.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

*For the record:* Comments were heard from the applicant at the request of the board.

Discussion ensued.

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

VIII. NEW BUSINESS:

IX. ANNOUNCEMENTS:

None.

X. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:41pm on Monday, November 18, 2024.

These minutes were approved on \_\_\_\_\_.

\_\_\_\_\_  
Byron Ledbetter  
*Secretary*

ATTEST:

\_\_\_\_\_  
Cheyenne Carter  
*City Recorder*

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**Meeting Date:** Monday, April 21, 2025

**Project:** 3135 Cobb Road – Variance to lot size minimums in the AG: Agriculture Zoning District

**Staff Contact:** Alex Barthol, Staff Planner

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**PROJECT INFORMATION**

Location: 3135 Cobb Road

Parcel ID: L0159 00040

Acreage: 17.95

Zoning District: AG: Agriculture

Applicant: Charles Murphy

Representative: Sean Aldridge

**STAFF RECOMMENDATION**

City Staff recommends denial of the lot size Variance Application for 3135 Cobb Road.

**BACKGROUND**

The applicant, Charles Murphy, reached out to the Planning Staff in January of 2025 to discuss potentially subdividing their property in order to subdivide and sell a portion of his property. After being informed of the lot size requirements for the AG: Agriculture Zoning District, it became apparent that the requirement of a minimum of five (5) acres was not a feasible option for the property owner.

**DISCUSSION**

The applicant is requesting approval of a variance application to allow a deviation of the five (5) acre minimum requirement in the AG: Agriculture Zoning District. The specific request is to allow a subdivision of two (2) acres on the property.

City Staff has reviewed the variance being requested and has concluded that the variance being requested is not consistent with the newly adopted Land Development Regulations.

#### **EXAMPLE MOTIONS**

1. Motion to approve the lot size Variance Application for 3135 Cobb Road subject to the following conditions:
  - a. Conditions as determined by the Planning Commission
2. Motion to approve the lot size Variance Application for 3135 Cobb Road without conditions.
3. Motion to deny the lot size Variance Application for 3135 Cobb Road:
  - a. Reason for denial



# CITY OF LAKELAND

## Application for Board of Zoning Appeals

Case No. \_\_\_\_\_ Parcel ID# L0159 00040 Date of Application \_\_\_\_\_

Address or Location of Property 3135 Cobb Road Zoning Agriculture

Name of Applicant Charles Murphy

Address 3135 Cobb Road

Daytime Telephone Number (904) 301-3897 Fax Number \_\_\_\_\_

Email \_\_\_\_\_

Name of Property Owner (if different from Applicant) (same)

Address \_\_\_\_\_

Daytime Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Email \_\_\_\_\_

Action Request (check one):    Variance     Special Exception     Zoning Interpretation or Other

If a Variance, provision(s) of Code seeking relief: \_\_\_\_\_

If a Special Exception, proposed use(s): \_\_\_\_\_

If a Zoning Interpretation or Other, please explain: \_\_\_\_\_

In general, the Board of Zoning Appeals meets the third Monday of each month at 5:30 p.m. in the Board City Hall located at 10001 U.S. Highway 70. All applications and related documents must be received by 4:00 (30) days prior to the meeting. Ten (10) copies of all required materials, in addition to the required application, must be submitted to the City by the application deadline. Contact the City at 901-867-2717 to confirm deadline dates and times.

Charles Murphy  
Applicants Signature

**PLEASE SIGN & DATE**

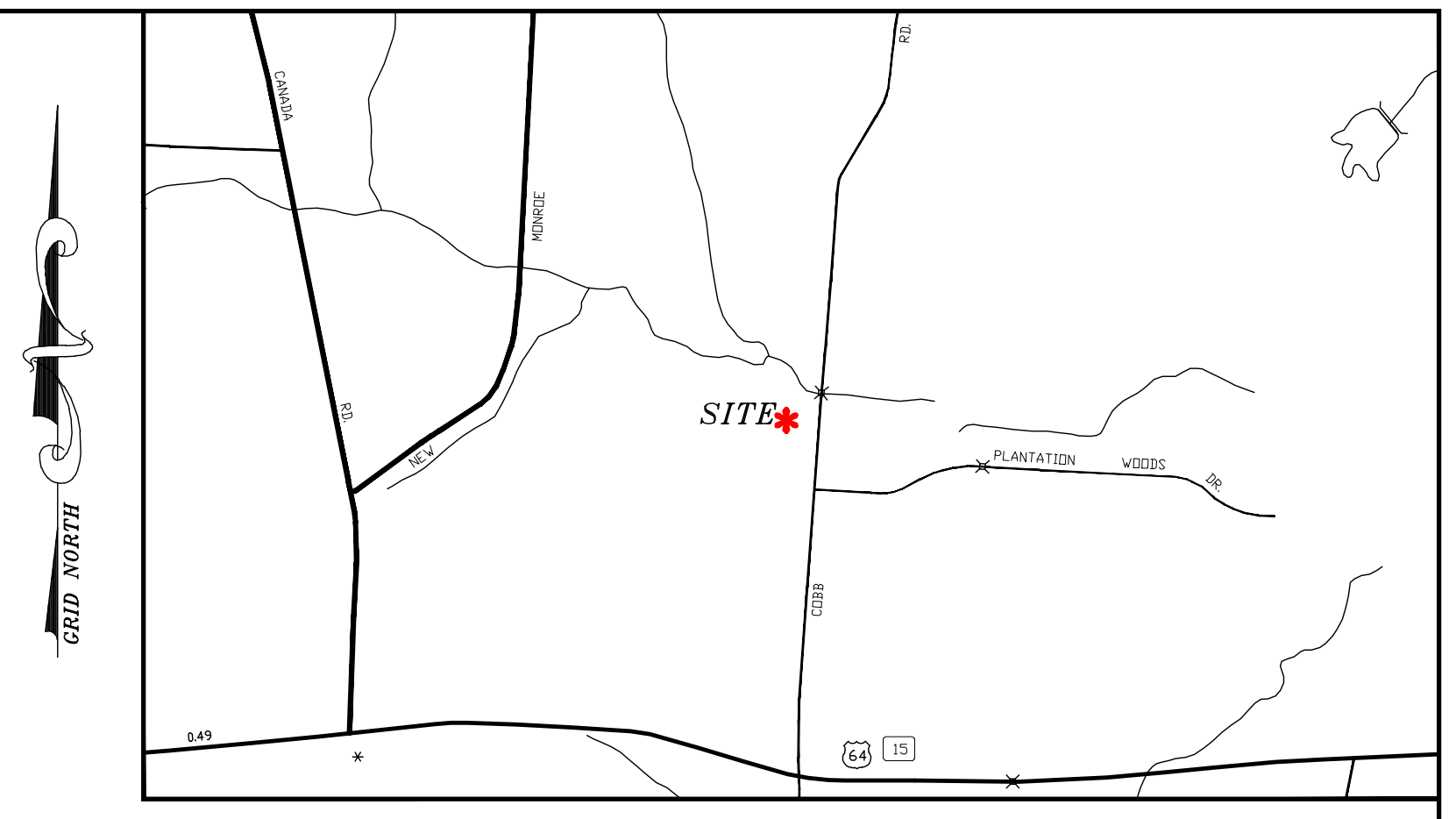
\_\_\_\_\_ Date

N/A  
Property Owners Signature  
(if different from Applicant)

\_\_\_\_\_ Date

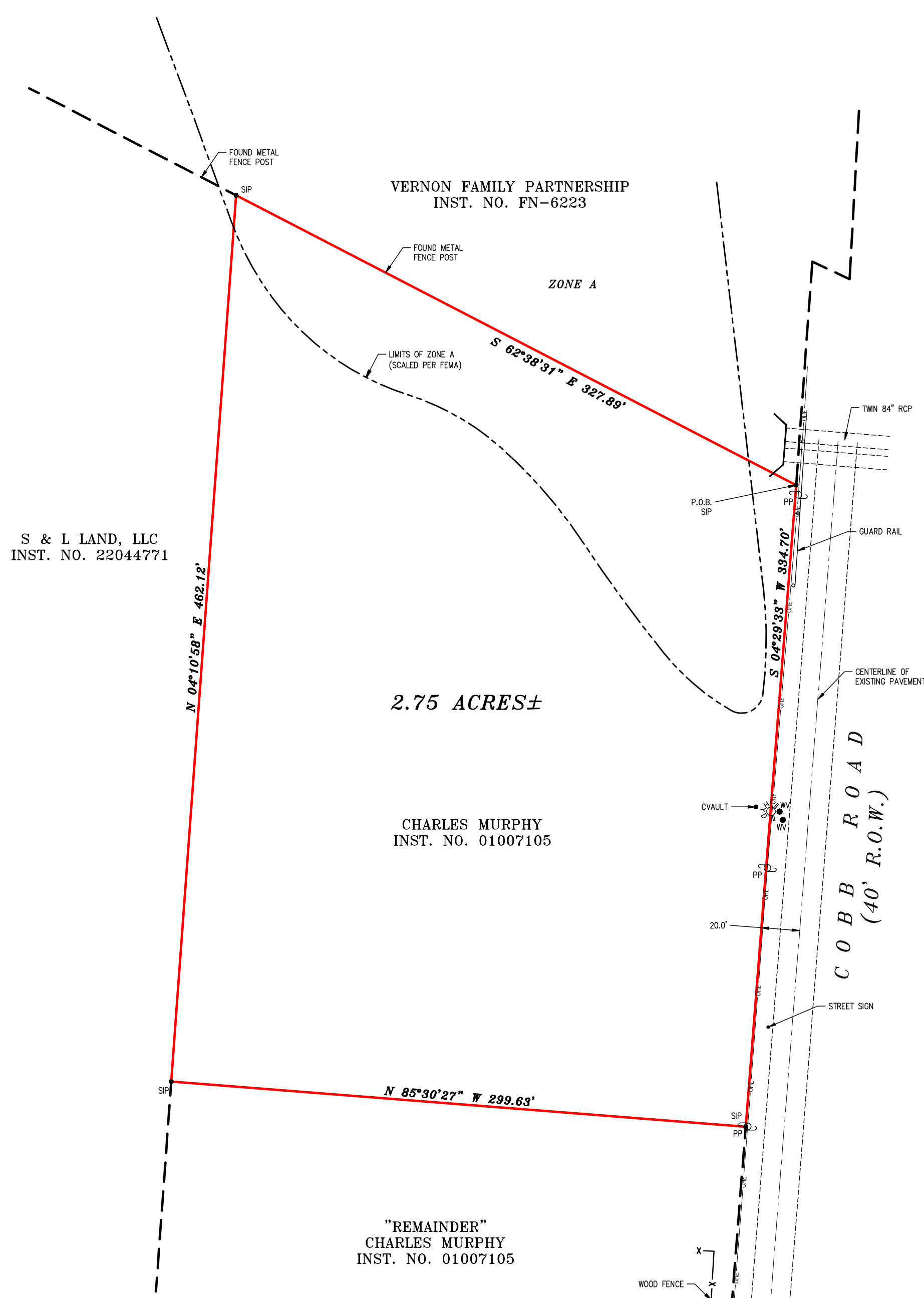
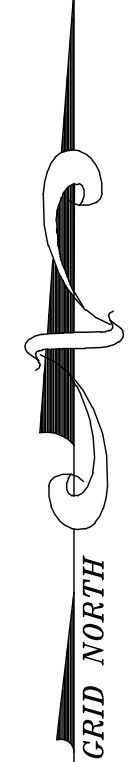


SHELBY COUNTY, TENNESSEE



VICINITY MAP NOT TO SCALE

- LEGEND:**
- P. O. B. POINT OF BEGINNING
  - BK. BOOK
  - PG. PAGE
  - INST. INSTRUMENT
  - No. NUMBER
  - Ac. ACRES
  - Sq. Ft. SQUARE FEET
  - AG ANCHOR GUY
  - EB ELECTRIC BOX
  - EM ELECTRIC METER
  - OHE OVERHEAD ELECTRIC
  - OHT OVERHEAD TELEPHONE
  - PP POWER POLE
  - TPED TELEPHONE PEDESTAL
  - SIP SET 1/2" REBAR WITH PLASTIC CAP
  - CV VAULT
  - WM WATER METER
  - HYD FIRE HYDRANT



- NOTES:**
1. Survey prepared for Sean Aldridge.
  2. Bearings are relative only.
  3. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
  4. All deed book references shown hereon are recorded in the Register's Office of Shelby County, Tennessee.
  5. This property appears to be partially located in a Special Flood Hazard Area (Zone A) per Flood Insurance Rate Map, Map No. 47157C03306, Effective Date: February 6, 2013.
  6. Structures visible on the date of this survey are shown hereon.
  7. All visible utility structures located on this property of which we have knowledge are shown hereon.
  8. There may be non-visible underground utilities crossing or serving this property of which we have no knowledge.
  9. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
  10. Subsurface and environmental conditions were not examined or considered as a part of this survey.
  11. Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
  12. If this survey plot is also provided in electronic form, the electronic copy must be compared to the original hard copy issued at the survey date with its original seal to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document issued at the time of the survey.
  13. Survey is valid only if print has original seal of surveyor.

**DESCRIPTION:**  
Description of part of the Charles Murphy property recorded in Instrument No. 01007105 in Lakeland, Shelby County, Tennessee:

Beginning at a set 1/2" rebar with plastic cap located at the intersection of the west right-of-way line of Cobb Road (40' R.O.W.) and the south line of the Vernon Family Partnership property recorded in Instrument No. FN-6223; thence south 04 degrees 29 minutes 33 seconds west with the west right-of-way line of said Cobb Road, 334.70 feet to set 1/2" rebar with plastic cap; thence north 85 degrees 30 minutes 27 seconds west across the Charles Murphy property recorded in Instrument No. 01007105, 299.63 feet to a set 1/2" rebar with plastic cap in the in the east line of the S & L Land, LLC property recorded in Instrument No. 22044771; thence north 04 degrees 10 minutes 58 seconds east with the east line of said property recorded in Instrument No. 22044771, 462.12 feet to a set 1/2" rebar with plastic cap in the south line of said property recorded in Instrument No. FN-6223; thence south 62 degrees 38 minutes 31 seconds east with the south line of said property recorded in Instrument No. FN-6223, 327.89 feet to the point of beginning and containing 2.750 acres of land more or less.

**CERTIFICATION:**  
I hereby certify that the ratio of precision of the unadjusted survey is 1:10,000 or greater.

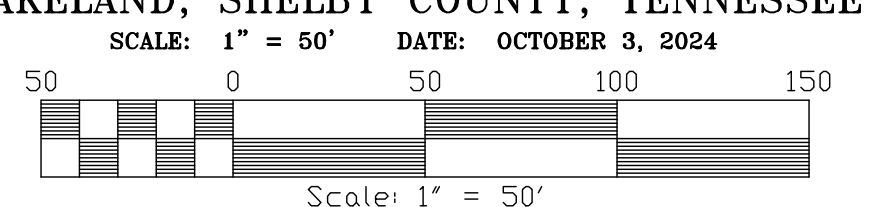
MILESTONE LAND SURVEYING, INC.

By Daryl Menard, RLS Date \_\_\_\_\_  
President  
Tennessee Certificate No. 2135



MILESTONE LAND SURVEYING, INC.  
2880 COBB ROAD  
LAKELAND, TN 38002  
PHONE: (901) 867-8671  
FAX: (901) 867-9889

**SURVEY OF PART OF THE  
CHARLES MURPHY  
PROPERTY  
RECORDED IN  
INST. NO. 01007105  
LAKELAND, SHELBY COUNTY, TENNESSEE**



MLS JOB No. 24152  
24152.DWG