



Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, April 10, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, April 10, 2025.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Sal Feraci	Present
Carl Helton	Present
Commissioner Jim Atkinson	Present
Rebecca Hecker-Mosbrugger	Absent
Bill Sheridan	Absent
Cat Wright	Absent

Staff personnel in attendance were City Engineer Emily Harrell, Staff Planner Alex Barthol, Community Development Specialist Lisa West, and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - February 13, 2025

Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 6 in favor 0 against 0 abstain (0-0-0).

IV. PUBLIC DISCUSSION:

Public comments were heard at the time of the correlating agenda items.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of site elevation changes at Zaxby's from the Design Review Commission.

Shawn Rowland moved to bring this item to the floor, seconded by Amber Hitchcock.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

When the question was called the site elevation changes passed as presented, voice vote, 6 in favor 0 against 0 abstain (0-0-0).

2. **Action** - rezoning recommendation to the Board of Commissioners for the northwest corner of Lot L015900126 from C-2 Regional Commercial to R-2 Suburban Manor.

Shawn Rowland moved to bring this item to the floor, seconded by Amber Hitchcock.

For the record: Due to conflict of interest, Sal Feraci will recuse himself from the vote for this item.

Planning Director Paul Luker presented this item.

Discussion ensued.

Public comments were heard from:

1. Resident Doug Barnes of the 3000 block of Bluebridge Cove
2. Applicant Cory Brady

Discussion ensued.

When the question was called the recommendation for rezoning passed as presented, roll call vote, 5 in favor 0 against 1 abstain (5-0-1).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Commissioner Atkinson

Nay: None

Abstain: Sal Feraci

3. **Action** - approval of a Preliminary Subdivision Plat for the proposed Canada Road Subdivision.

Shawn Rowland moved to bring this item to the floor, seconded by Carl Helton.

For the record: Due to conflict of interest, Sal Feraci will recuse himself from the vote for this item.

Planning Director Paul Luker presented this item.

Discussion ensued.

Public comments were heard from:

1. Applicant Cory Brady

The item conditions are as follows:

1. Canada Road at Street A intersection to be improved to match Lake District Drive.
2. Provide trip generation report for the uses as described in the Sewer Request Letter.
3. Board of Sewerage Commission approval.
4. Final BOC approval of the rezoning request.
5. Removal of the portion of El Hill Road shown on the City of Lakeland's property.

When the question was called the preliminary subdivision plat passed with conditions, roll call vote, 5 in favor 0 against 1 abstain (5-0-1).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Commissioner Atkinson

Nay: None

Abstain: Sal Feraci

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

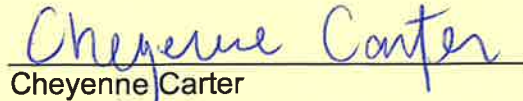
There being no other business on which to act, the meeting was adjourned without objection at 5:53pm on Thursday, April 10, 2025.

These minutes were approved on May 8, 2025.



~~Shawn Rowland~~ *Adam Henry*
~~Secretary~~ *Chairman*

ATTEST:



Cheyenne Carter
City Recorder