



Municipal Planning & Design Review Commission  
Regular Meeting Agenda  
Thursday, August 14, 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** - July 10, 2025
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
  1. **Action** - approval of site elevation changes and signs at Backyard Burgers from the Design Review Commission.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

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Regular Meeting Agenda Minutes  
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I. CALL TO ORDER:

The meeting was called to order by Sal Feraci 5:30 p.m. on Thursday, July 10, 2025.

II. ROLL CALL:

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

Staff personnel in attendance were City Engineer Emily Harrell, Parks and Recreation Director Andrew Fisher, Staff Planner Alex Barthol and Community Development Specialist Lisa West.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - June 12, 2025

Amber Hitchcock moved to bring this item to the floor, seconded by Rebecca Hecker-Mosbrugger.

Discussion ensued.

***When the question was called the meeting minutes passed as presented, voice vote, 5 in favor 0 against 0 abstain (5-0-0).***

IV. PUBLIC DISCUSSION:

None

V. REPORTS OF OFFICERS AND COMMITTEES:

None

VI. UNFINISHED BUSINESS:

1. **Action** - approval of the site plan and architectural design for the Lakeland Community Center.

Amber Hitchcock moved to bring this item to the floor, seconded by Carl Helton.

Parks and Recreation Director Andrew Fisher presented this item.

Discussion ensued.

***When the question was called the site plan and architectural design passed as presented, voice vote, 5 in favor 0 against 0 abstain (5-0-0).***

VII. NEW BUSINESS:

1. **Action** - approval of a Site Plan for Phases V & VI-A of the Lakeland Meadows Planned Development.

Amber Hitchcock moved to bring this item to the floor, seconded by Carl Helton.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Applicant David Bray answered questions from the board members.

***When the question was called the site plan passed as presented, voice vote, 5 in favor 0 against 0 abstain (5-0-0).***

2. **Action** - approval of the Final Development Plan for Phases V & VI-A and VI-B of the Lakeland Meadows Planned Development.

Amber Hitchcock moved to bring this item to the floor, seconded by Carl Helton.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

***When the question was called the final development plan passed as presented, voice vote, 5 in favor 0 against 0 abstain (5-0-0).***

VIII. ANNOUNCEMENTS:

None

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 5:59 on Thursday, July 10, 2025.

These minutes were approved on August 14, 2025.

\_\_\_\_\_  
Shawn Rowland  
*Secretary*

ATTEST:

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

DRAFT

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**Meeting Date:** Thursday, August 14, 2025  
**Project:** Back Yard Burgers – Site Plan Application  
**Staff Contact:** Alex Barthol, Staff Planner

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**PROJECT INFORMATION**

**Location:** 9000 Highway 64  
**Parcel ID:** L0159 00435  
**Zoning District:** C-2 (Regional Commercial)  
**Site Area:** .605 acres  
**Applicant:** Howard Auen.

**STAFF RECOMMENDATION**

City Staff recommends approval of the Site Plan application for Backyard Burgers with the following conditions:

- The building shall be limited to one wall sign.
- No changes shall be made to the current pylon sign.
- The building accents shown as “flames” shall be reduced in size to come into accordance with the Land Development Regulations.

**BACKGROUND:**

The subject property is located at 9000 Highway 64 in the southwest corner of the Stonebridge Commercial Subdivision. The current zoning for the property is C-2(Regional Commercial). The property was established in 1995 and has not been altered since being incorporated into the City of Lakeland.

**ANALYSIS:**

The extent of the request from the applicant is to approve the paint change, signage, and overall update of the building elevations. City staff is in agreement that the color change, and elevation update is in accordance with the Land Development Regulations. The applicant is requesting to place two wall signs which is not permitted under the current sign ordinance. They are also requesting to update the current pylon sign, which would also not



be permitted as this sign type is currently not permitted on this parcel. Finally, the applicant is seeking to place accent signs on the south elevation shown as flames that exceed the one (1) square foot maximum allowed by the Land Development Regulations for incidental signs. City staff is recommending approval of the application with the conditions listed above.

**EXAMPLE MOTIONS**

1. Motion to approve the Backyard Burgers Site Plan Application subject to the following conditions:
  - a. Conditions as determined by the Planning Commission.
  - b. The following conditions determined by staff:
    - a. The building shall be limited to one wall sign.
    - b. No changes shall be made to the current pylon sign.
    - c. The building accents shows as “flames” shall be reduced in size to come into accordance with the Land Development Regulations for incidental signs.
2. Motion to approve the Backyard Burgers Site Plan Application without conditions.
3. Motion to deny the Backyard Burgers Site Plan Application:
  - a. Reason for denial



BACKYARD  
BURGERS

9300



BACK YARD  
BURGERS

BACK YARD  
BURGERS

NEW HOUSE  
SIGN  
BACKYARD













