



Board of Commissioners
Regular Meeting Agenda
Thursday, November 6, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER BY MAYOR:
- II. INVOCATION:
- III. PLEDGE:
- IV. ROLL CALL BY RECORDER:
- V. PUBLIC HEARING:
- VI. TREASURER'S REPORT:
- VII. REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:
 1. City Manager's Report - November 2025
 2. Commissioners' Reports
 - a. Industrial Development Board - *Commissioner Johnston*
- VIII. PUBLIC COMMENTS:
- IX. SEWERAGE COMMISSION BUSINESS:
- X. CONSENT AGENDA:
- XI. REGULAR AGENDA:
 1. **Approval of previous meeting minutes** - October 16, 2025 (Regular Meeting)
 2. **Approval of previous meeting minutes** - November 3, 2025 (Special Called Meeting)
 3. **Resolution** - approving the amended Outline Plan for Ashmont Planned Development.
 4. **Resolution** - tentatively approving a contract with Moss Carpenter

Construction Company for the Lakeland Community Center project.

5. **Discussion and Possible Action** - regarding potential City of Lakeland food drive. *Sponsored by Mayor Roman*
6. **Discussion and Possible Action** - approving a budget amendment for new positions created by recent operational changes.

XII. ANNOUNCEMENTS:

XIII. ADJOURNMENT:

CITY OF
LAKE LAND
TENNESSEE

Board of Commissioners
Regular Meeting Minutes
Thursday, October 16, 2025, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER BY MAYOR:

The meeting was called to order by Mayor Josh Roman 5:33 p.m. on Thursday, October 16, 2025.

II. INVOCATION:

The invocation was offered by Mayor Josh Roman.

III. PLEDGE:

The Pledge to the Flag was led by Commissioner Atkinson.

IV. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Commissioner Connie McCarter	Present
Mayor Josh Roman	Present
Commissioner Derek Johnston	Present
Vice-Mayor Michele Dial	Absent

Staff personnel in attendance were City Attorney Will Patterson, Chief Utilities and Infrastructure Officer Emily Harrell, Chief Finance Officer Sue Matthews, Chief Parks and Recreation Officer Andrew Fisher, Senior Engineer Luis Camarillo Hernandez, Special Events Coordinator Alex Harris and City Recorder Cheyenne Carter.

V. PUBLIC HEARING:

None

VI. TREASURER'S REPORT:

1. Fiscal year to date through September 30, 2025
This report was offered by Chief Finance Officer Sue Matthews.

VII. REPORTS FROM COMMITTEES, MEMBERS OF THE BOARD OF COMMISSIONERS & OTHER OFFICERS:

1. **Sheriff's Report** - September 2025
This report was offered by Lieutenant Wiggins.

2. City Manager's Report
This report was deferred to the next regular meeting.
3. Commissioners' Reports
 - a. **Municipal Planning/Design Review Commission** - Commissioner Atkinson
This report was offered by Commissioner Atkinson.
 - b. **Community Advisory Board** - Vice Mayor Dial
This report was deferred to the next regular meeting.
4. Mayors Report
 - a. Proclamation establishing October 28, 2025 as National First Responders Day.
Mayor Roman presented this proclamation.

VIII. PUBLIC COMMENTS:
None.

IX. SEWERAGE COMMISSION BUSINESS:
None.

X. CONSENT AGENDA:
None.

XI. REGULAR AGENDA:

1. **Approval of previous meeting minutes** - October 2, 2025 (Beer Board)

Mayor Roman motioned to discuss and vote on regular agenda items one and two together. No objections were heard. The voting results for both items are listed below.

Commissioner Atkinson moved to bring this item to the floor, seconded by Commissioner Johnston.

Discussion ensued.

When the question was called the meeting minutes passed as presented, roll call vote, 3 in favor 0 against 1 abstain (3-0-1).

Yea: Commissioner Atkinson, Commissioner McCarter,
Commissioner Johnston

Nay: None

Abstain: Mayor Josh Roman

2. **Approval of previous meeting minutes** - October 2, 2025 (Board of Commissioners)
See previous item for voting results.
3. **Resolution** — authorizing the submittal of an application to the Tennessee Department of Transportation for the State Infrastructure Fund.

Commissioner Atkinson moved to bring this item to the floor, seconded by Commissioner McCarter.

Senior Engineer Luis Camarillo Hernandez presented this item.

Discussion ensued.

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

Yea: Commissioner Atkinson, Commissioner McCarter, Mayor Roman, Commissioner Johnston

Nay: None

Abstain: None

9. **Resolution** - authorizing appointments to the Community Advisory Board. *Sponsored by Vice Mayor Dial*

Mayor Roman motioned to reorder this item for business after regular agenda item number three. No objections were heard. Please note reordering below.

Mayor Roman moved to bring this item to the floor, seconded by Commissioner McCarter.

Applicant David Dodge presented information and answered questions at the request of the board members.

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 4 in favor 0 against 0 abstain (4-0-0).

4. **Resolution** — approving an agreement with Wagner General Contractors, Inc. for the Windward Slopes Park Retention Pond project.

Mayor Roman moved to bring this item to the floor, seconded by Commissioner Atkinson.

Senior Engineer Luis Camarillo Hernandez presented this item.

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 3 in favor 0 against 1 abstain (3-0-1).

Yea: Commissioner Atkinson, Mayor Roman, Commissioner Johnston

Nay: None

Abstain: Commissioner Connie McCarter

5. **Resolution** - accepting public improvements for Kensington Manor Phase 1 and authorizing the reduction of Security for Public and Common Improvements for Kensington Manor Phases 1 and 2.

Mayor Roman moved to bring this item to the floor, seconded by Commissioner Atkinson.

Chief Utilities and Infrastructure Officer Emily Harrell presented this item.

Discussion ensued.

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

Yea: Commissioner Atkinson, Commissioner McCarter, Mayor Roman, Commissioner Johnston

Nay: None

Abstain: None

6. **Resolution** — approving a residential subdivision development contract with Arborview Developments, LLC for Heathfield at Scott's Creek Planned Development Phase 2.

Commissioner Atkinson moved to bring this item to the floor, seconded by Commissioner McCarter.

Chief Utilities and Infrastructure Officer Emily Harrell presented this item.

Discussion ensued.

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

Yea: Commissioner Atkinson, Commissioner McCarter, Mayor Roman, Commissioner Johnston

Nay: None

Abstain: None

7. **Resolution** - approving the purchase of a CAT 304 mini excavator from Thompson Machinery through State of Tennessee Statewide Contract #73124.

Commissioner Atkinson moved to bring this item to the floor, seconded by Commissioner McCarter.

Chief Utilities and Infrastructure Officer Emily Harrell presented this item.

Discussion ensued.

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

Yea: Commissioner Atkinson, Commissioner McCarter, Mayor Roman, Commissioner Johnston

Nay: None

Abstain: None

8. **Resolution** - approving an agreement with Pyro Shows Inc. to provide a fireworks display for the City of Lakeland 2026 Freedom Festival.

Commissioner Atkinson moved to bring this item to the floor, seconded by Mayor Roman.

Special Events Coordinator Alex Harris presented this item.

Discussion ensued.

When the question was called the resolution passed as presented, roll call vote, 3 in favor 1 against 0 abstain (3-1-0).

Yea: Commissioner Atkinson, Mayor Roman, Commissioner Johnston

Nay: Commissioner McCarter

Abstain: None

10. **Discussion and Possible Action** - regarding the technology needs of the Municipal Planning/Design Review Commission. - *Sponsored by Commissioner Atkinson*

Mayor Roman moved to bring this item to the floor, seconded by Commissioner Atkinson.

Commissioner Atkinson presented this item.

Discussion ensued.

XII. ANNOUNCEMENTS:

XIII. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:23pm on Thursday, October 16, 2025.

These minutes were approved on November 6, 2025.

Josh Roman
Mayor

ATTEST:

Cheyenne Carter
City Recorder

DRAFT

Board of Commissioners
Special Called Meeting Minutes
Monday, November 3, 2025, 4:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER BY MAYOR:

The meeting was called to order by Mayor Josh Roman 4:39 p.m. on Monday, November 3, 2025.

II. ROLL CALL BY RECORDER:

Commissioner Jim Atkinson	Present
Vice-Mayor Michele Dial	Present
Commissioner Connie McCarter	Present
Mayor Josh Roman	Present
Commissioner Derek Johnston	Present

Staff personnel in attendance were City Manager Michael Walker, City Attorney Will Patterson, Chief Parks and Recreation Officer Andrew Fisher, Chief Utilities and Infrastructure Officer Emily Harrell and City Recorder Cheyenne Carter.

III. PUBLIC COMMENTS:

IV. REGULAR AGENDA:

Mayor Roman motioned to reorder the items taking item number 2 for business first followed by number 3 and ending with number 1, seconded by Vice Mayor Dial. No objections were heard.

Please note reordering below.

2. **Discussion and Possible Action** - regarding City of Lakeland City Manager employment contract.

Mayor Roman moved to bring this item to the floor, seconded by Vice-Mayor Dial.

Mayor Roman presented this item.

Mayor Roman motioned to immediately terminate the City Manager employment contract and appoint City Engineer Emily Harrell as interim City Manager with a 20% pay increase until she is replaced, seconded by Commissioner Atkinson.

Discussion ensued.

When the question was called the motion passed, roll call vote, 4 in favor 1 against 0 abstain (4-1-0).

Yea: Commissioner Atkinson, Vice-Mayor Dial, Commissioner McCarter, Mayor Roman

Nay: Commissioner Johnston

Abstain: None

3. **Discussion and Possible Action** - regarding recent operational decisions and budget impacts.

This motion to bring this item to the floor failed and was not considered for business.

1. City of Lakeland Human Resources conversation including an Executive Session with City Attorney and Human Resources Manager (*if available*).

This motion to bring this item to the floor failed and was not considered for business.

V. ANNOUNCEMENTS:
None

VI. ADJOURNMENT:
There being no other business on which to act, the meeting was adjourned without objection at 5:24pm on Monday, November 3, 2025.

These minutes were approved on November 6, 2025.

Josh Roman
Mayor

ATTEST:

Cheyenne Carter
City Recorder

Meeting Cycle: Thursday, November 6, 2025

Subject: **Resolution** - approving the amended Outline Plan for Ashmont Planned Development.

Staff Contact: Paul Luker, Chief Planning Officer

STAFF RECOMMENDATION

City Staff recommends approval of the amended Outline Plan as submitted.

BUDGET IMPACT

There is no budget impact with this item.

DISCUSSION

On October 9, 2025 the Municipal Planning Commission recommended approval of the amended Outline Plan for Ashmont Planned Development without conditions. See attached staff report for details.



Municipal Planning and Design Review Commission

Meeting Date: Thursday, October 9, 2025

Project: Ashmont– Outline Plan Amendment Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Parcel ID: L0159 00395

Zoning District: C-2 (Regional Commercial)

Site Area: 99.3 acres

Applicant: Ashmont Developer, LLC

Representative: Cory Brady (ils – Integrated Land Solutions, PLLC)

STAFF RECOMMENDATION

City Staff is recommending approval of the Outline Plan amendments for Ashmont Planned Development as submitted.

BACKGROUND:

The Ashmont Planned Development located at the northwest corner of Canada Road and Davis Plantation Road was approved by the Board of Commissioners on June 9, 2022, via resolution R-43-2022. The Phase 1 Preliminary Development Plan was approved by the Municipal Planning Commission on December 14, 2023. The Phase 2 PDP was approved on February 8, 2024. The Phase 3 PDP was approved on January 9, 2025.

DISCUSSION:

This application is a request to amend the Outline Plan for the Ashmont Planned Development in order to clear up language from the previously approved Land Development Regulations, as well as to clarify allowable uses including an accessory fuel center in the commercial areas of the development.

ANALYSIS:

Upon review by City Staff, the changes being proposed do not materially affect the previous approvals for this development. Staff is in agreement with the changes as submitted and are recommending approval.

EXAMPLE MOTIONS

1. Motion to approve the Ashmont Outline Plan Amendment Application without conditions.
2. Motion to approve the Ashmont Outline Plan Amendment Application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
3. Motion to deny the Ashmont Outline Plan Amendment Application:
 - a. Reason for denial

RESOLUTION R-110-2025

APPROVING THE ASHMONT PLANNED DEVELOPMENT OUTLINE PLAN
AMENDMENT

WHEREAS, On October 9, 2025, the City of Lakeland Municipal Planning Commission recommended approval of the Ashmont Planned Development Outline Plan Amendment as submitted.

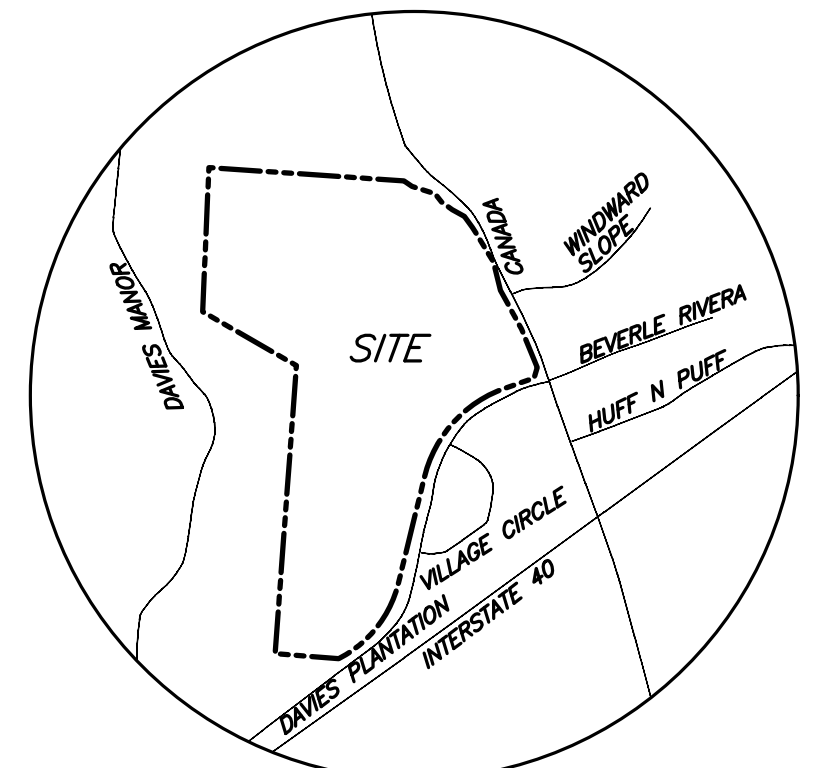
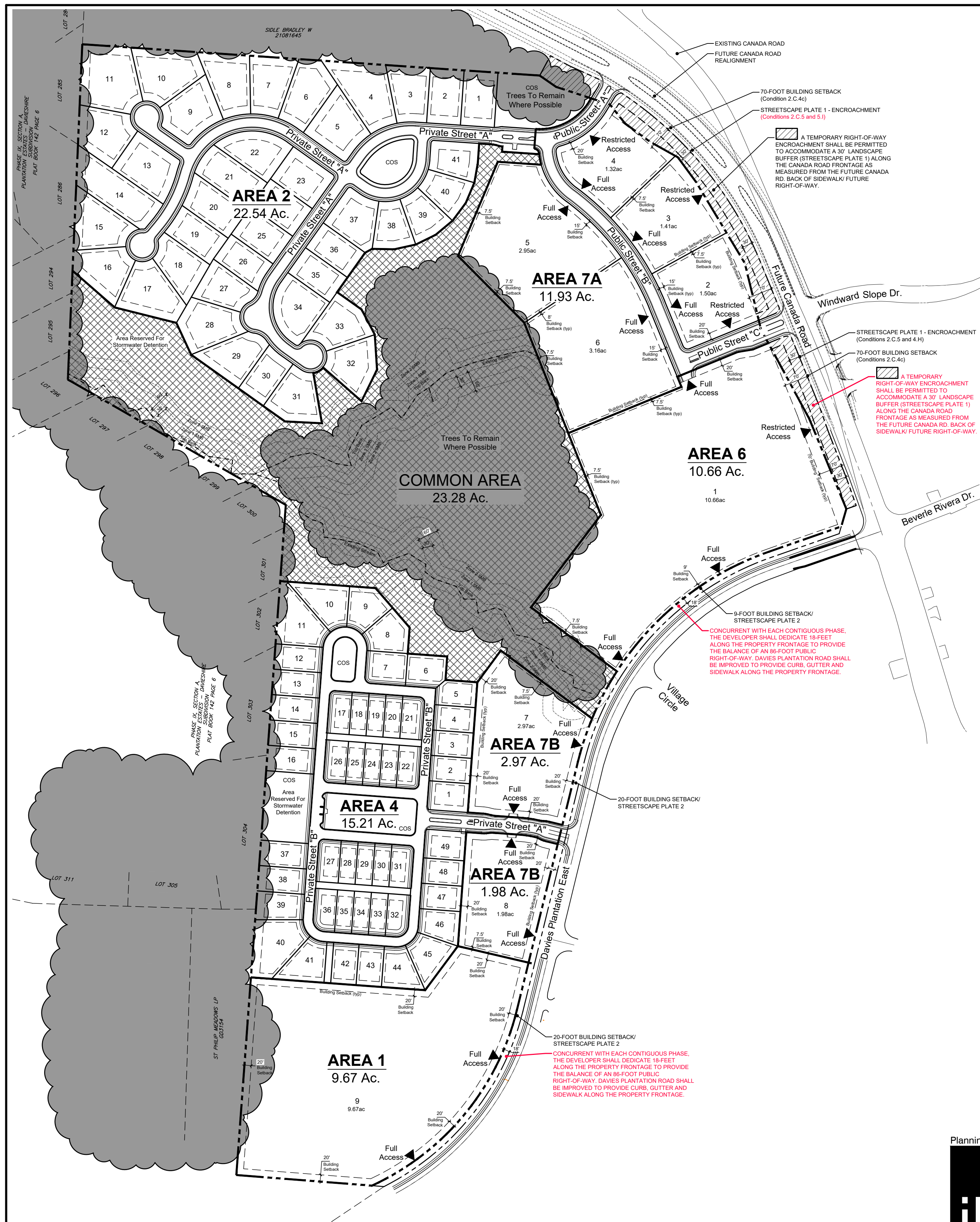
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Lakeland, Tennessee, that the Outline Plan Amendment is approved for the Ashmont Planned Development subject to the attached plan.

APPROVED AND ADOPTED by the Board of Commissioners of the City of Lakeland, Tennessee this 6th day of November 2025, the public welfare requiring it.

ATTEST:

Josh Roman
Mayor

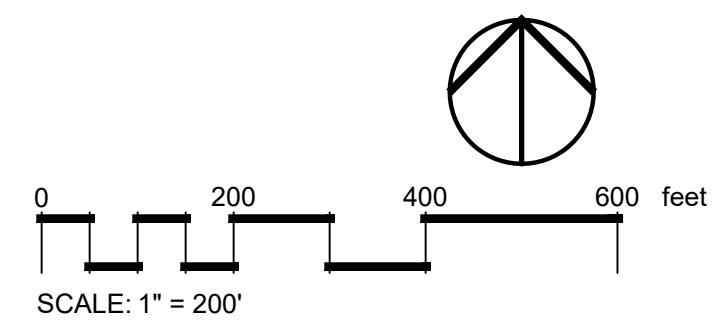
Cheyenne Carter
City Recorder



DEVELOPMENT DATA

Gross Land Area:	99.29-Acres/ 4,325,038.91sf
Right-of-Way Dedication:	1.04-Acres/ 45,434.57sf (Davies Plantation East)
Net Land Area:	98.25-Acres/ 4,279,604.34sf
Pending Acquisition: (Right-of-Way Agreement)	0.99-Acres/ 43,050.51sf (Canada Road)
Area 1 - C2 Regional Commercial:	9.67-Acres
Area 2 - R2 Suburban Manor:	22.54-Acres
Area 3 - (Omitted)	(Omitted)
Area 4 - Urban Estate:	15.21-Acres
Area 5 - (Omitted)	(Omitted)
Area 6 - C2 Regional Commercial:	10.66-Acres
Area 7A - C2 Regional Commercial:	11.93-Acres
Area 7B - C2 Regional Commercial:	4.95-Acres
Common Area/COS (illustrated):	25.93-Acres/ 26%

**all acreages are approximate*



According to the Federal Emergency Managements Agency's Flood Insurance Rate Map (FIRM), this property lies in zone x (areas determined to be outside the 0.2% annual chance floodplain) as identified in Community Panel Number 470402 0330 G map dated February 6, 2013.

Planning:
landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

DRAFT (Pending Approval)

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: 1" = 200'	Sheet 1 of 6

I. GENERAL INTENT

This Amended Outline Plan is intended to facilitate the design evolution of the previously approved Ashmont Planned Development (Resolution # R-43-2022). These conditions shall supersede the previously approved Outline Plan conditions. Where conflicts exist, these conditions apply. Where these conditions are silent on a particular provision, the city's land development regulations shall apply. Refer to the previously approved outline plan (Resolution # R-43-2022) for architectural guidelines.

The land use and bulk regulations prescribed herein are based upon the "Area" classifications defined and delineated by the previously approved outline plan with the following exceptions. Areas 3 and 5, and their associated regulatory provisions, have been omitted, the Area 2 entitlement has been expanded, and the Area 4 entitlement has been relocated to replace the original Area 3 designation.

II. LAND USE and DEVELOPMENT REGULATIONS

A. This subdivision is divided into five (5) delineated "Areas" previously classified by the approved outline plan with individual regulatory provisions prescribed for each. (Areas 3 and 5 omitted)

- Area 1: C2 - Regional Commercial District as modified;
Area 2: R2 - Suburban Manor District as modified;
Area 4: R4 - Urban Estate District as modified;
Area 6: C2 - Regional Commercial District as modified;
Area 7: C2 - Regional Commercial District as modified.

B. PERMITTED USES

AREA 1: C2 - Regional Commercial District

- a. This area is intended to permit all Residential uses (including multi-family) together with uses typically associated with senior living facilities and Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.

AREA 2: R2 - Suburban Manor District

- a. This area is intended to permit single-family residential use as categorized in Article II, Section 2 of the Land Development Regulations.
b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
c. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations and City Engineer approval.

AREA 4: R4 - Urban Estate District

- a. This area is intended to permit single-family residential as categorized in Article II, Section 2 of the Land Development Regulations.
b. Single-family residential uses are permitted in accordance with the bulk regulations assigned herein.
c. Homes may be accessed from a street or alley. All alleys shall be private, owned and maintained by a homeowner's association.
d. The proposed subdivision may be privatized at the developer's discretion, subject to all applicable regulations.

AREA 6 and 7A: C2 - Regional Commercial District

- a. This area is intended to permit Residential Hotel/Motel and all Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.
c. Area 6 ONLY: One Accessory Fuel Center shall be allowed, by right, as an accessory to one "Large Scale Retail" anchor use.
d. Accessory Fuel Center shall be defined as a small convenience store with an attached or detached fuel pump canopy intended to sell a limited selection of perishable and non-perishable items and vehicular fuel.
e. The following provisions apply to Accessory Fuel Centers:
(1) The Accessory Fuel Center shall comply with the provisions governing accessory uses and structures as outlined in II.2.3 of the City's Land Development Regulations as modified.
(2) The Accessory Fuel Center shall be permitted in the front, side, or rear yard of Area 6 Lot 1 only.
(3) The Accessory Fuel Center shall be designed to match or complement the principal structure.
(4) In addition to the landscaping provisions outlined in Article III.3 of the city's Land Development Regulations, A continuous evergreen hedge having a mature maintainable height of 42" shall be installed around the perimeter of the Accessory Fuel Canopy's drive isles fronting public street.
(5) All mechanical equipment, utility meters, propane storage, and similar equipment shall be screened from public view through the incorporation of masonry walls, and/or evergreen landscaping.
(6) The "back of house" and service areas shall be screened from public view.
(7) There shall be no outdoor display or storage of merchandise.
(8) There shall be no outdoor vending machines.

AREA 7B: C2 - Regional Commercial District

- a. This area is intended to permit all Non-Residential uses as categorized in Article II, Section 2 of the Land Development Regulations.
b. With the exception of any prohibited use listed below, any use listed as a conditional use shall be permitted by right in accordance with their respective conditional use criteria outlined in Section II.2.2.3 of the city's Land Development Regulations AND approved by the property owner's association.

PROHIBITED USES (ALL AREAS):

- Pawn Shop,
• Smoke or Vape Shop,
• Outdoor Sales,
• Vehicular Services and Sales,
• Laundromat,
• Commercial Greenhouse or Nursery,
• Payday or Other Loan Establishment,
• Adult or Sexually Oriented Business,
• Tattoo Shop,
• Cemetery,
• Car Wash,
• Stand-alone convenience stores with fuel sales.

C. BULK REGULATIONS

1. AREA 1: C2 Regional Commercial District Standards:

- a. Minimum Lot Width: N/A
b. Minimum Lot Size: N/A
c. Building Setbacks:
- Davies Plantation Rd: 20-feet
- Internal Private Dr.: 10-feet
- Side Yard (Adj. Properties): 20-feet
- Rear Yard (Adj. Properties): 20-feet
d. Maximum Building Height: 4-story
e. Maximum Residential Density: None

2. Area 2: R2 - Suburban Manor District:

- a. Front load garages are prohibited. All garages shall be internal side load format.
b. Minimum Lot Width: 90-feet (Lots 1-37)/ 75-feet (Lots 38-41)
c. Minimum Lot Size: 13,500sf (Lots 1-37)/ 10,500sf (Lots 38-41)
d. Building Setbacks:
- Front Yard/Street Side: 25-feet
- Side Yard: 10-feet
- Rear Yard: 25-feet
e. Maximum Building Height: 2-story

3. Area 4: R4 - Urban Estate District:

- a. Front load garages are prohibited. All garages shall be rear (alley) load or side (perimeter) load format.
b. Minimum Lot Width: 50-feet (Alley)/ 75-feet (Perimeter)
c. Minimum Lot Size: 6,250sf (Alley)/ 9,000sf (Perimeter)
d. Building Setbacks:
- Front Yard/Street Side: 20-feet
- Side Yard: 5-feet
- Rear Yard (Alley): 18-feet
- Rear Yard (Perimeter): 15-feet
e. Maximum Building Height: 2-story

C. BULK REGULATIONS (continued)

4. Areas 6 & Area 7: C2 - Regional Commercial District:

- a. Minimum Lot Width: 50-feet
b. Minimum Lot Size: N/A
c. Building Setbacks:
- Canada Rd*: 70-feet (Measured from back of FUTURE Canada Rd. sidewalk)
- Davies Plantation Rd: 9-feet (Area 6)/ 20-feet (Area 7a/b)
- Public Street "A & C": 20-feet
- Public Street "B": 15-feet
- Internal Private Dr.: 10-feet
- Side Yard: 7.5-feet
- Rear Yard: 7.5-feet
d. Min. Bldg. Separation: 10-feet (detached only)
e. Maximum Building Height:
- Hotel: 5-story
- All other uses: 2-story

5. Right-of-Way Encroachment.

- a. In an effort to establish a consistent streetscape and building pattern along Canada Road, the City of Lakeland shall allow encroachment within the Canada Road right-of-way to permit sidewalk, lighting, signage, and landscape-related improvements within the current Canada Road right-of-way;
b. Where applicable, all associated dimensions prescribed by the bulk regulations herein shall be measured from the future Canada Road realignment back of sidewalk.

III. DESIGN GUIDELINES and OPEN SPACE STANDARDS

A. This planned development shall comply with the architectural standards outlined in Article III of the City's Land Development Regulations, where applicable, with the following exceptions:

- (1) 1.3. Nonresidential Site Design Standards (Area 1, 6, 7a and 7b)
a. Off-street parking shall be permitted in the front, side, and rear yards of all lots.
b. Off-street parking shall be permitted between the building and street.
c. All site design shall be in accordance with the bulk regulations outlined herein, where conflicts exist, these outline plan conditions apply.

B. The design for single-family homes shall follow the Single-Family Architectural Pattern Book as described in the approved Outline Plan Booklet, in lieu of the residential architectural guidelines in the Land Development Regulations.

IV. ROADWAYS, ACCESS, and PARKING

A. Roadway Dedication and Improvements:

- 1. Canada Road: The developer shall not be responsible for dedication of right-of-way or improvements to existing or future Canada Road.
2. Davies Plantation Road: Concurrent with each contiguous phase, the developer shall dedicate 18-feet along the property frontage to provide the balance of an 86-foot public right-of-way. Davies Plantation Road will be improved to provide curb, gutter and sidewalk along the property frontage.
3. All internal public streets shall be dedicated to the City of Lakeland and improved in accordance with the street section provided herein, subject by approval of the City Engineer.
4. All private streets and alleys shall be improved in accordance with the street section provided herein, subject by approval of the City Engineer.
5. All private streets and alleys shall be owned and maintained by an owners' association.

B. Access:

- 1. Refer to Sheet 1 of 6 for the general location of vehicular access with Area 1, Area 6, Area 7A, and Area 7B as described below. The access locations shown are conceptual and may be adjusted to work with final site plans of individual commercial lots.
2. A maximum of 4 curb cuts are allowed on Canada Road as generally illustrated.
3. A maximum of 2 curb cuts along Canada Road may be full-access and must be aligned with proposed Canada Road median openings. Any additional curb cuts may only be right-in/right-out.
4. A maximum of 6 curb cuts are allowed on Davies Plantation Road as generally illustrated. All curb cuts on Davies Plantation Road may be full access.
5. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.
6. Residential lots within Area 2 shall be accessed from the public street.
7. Residential lots within Area 4 shall be accessed either from the public street or private alley.
8. In Areas 2 & 4, driveways may be a maximum of 18' wide at the curb.
9. In Areas 2 & 4, driveways shall not be closer than 10' from the end of radius of a public street intersection.
10. In Areas 1, 6, and 7, driveways shall not be closer than 50' from the end of radius of a public street intersection.

C. Parking and Loading:

- 1. Unless otherwise stated, parking and loading shall be provided in accordance with the city's Land Development Regulations.
2. Area 6 and Area 7A: The parking requirement for "Neighborhood, General, Large Scale Retail" uses shall be 5/1000 sq. ft.
3. The Planning Commission may approve an alternative parking requirement during Site Plan approval if justification based on industry standards is provided.
4. Head-in parking may be provided within any COS area directly off of the ROW of an interior public street in order to provide convenient resident access to common amenities.

V. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE

- A. A minimum (25%) of the net land (post dedications) of Ashmont PD area shall be reserved and designated as common area intended for tree preservation and/or passive recreational uses/amenity areas. - Refer to the Outline Plan.
B. The area identified as "Common Area" on the approved outline plan shall be reserved to satisfy the overall open space requirement of the Ashmont Planned Development. Permitted uses shall be limited to passive recreation, utilities, and stormwater management.
C. In addition to the condition above, a minimum 20% of each commercial/office lot shall be reserved as green space. All pervious areas to include common lawns, landscape areas, streetscapes, bufferyards, etc shall qualify. Urban plazas and/or promenades may qualify when provided as an aesthetic element for the common enjoyment of patrons.
D. Common Open Spaces areas shall be distributed throughout the residential portions of the planned development.
E. Common Open Space areas are recommended within the commercial portions of the planned development by not required.
F. All designated common areas shall be owned and maintained by a Homeowners Association and/or Property Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Business and Homeowners Associations shall be submitted to staff for review.
G. Common Area, as designated, is intended to preserve the existing tree canopy, wetlands, and associated vegetation to the most reasonable extent possible while also satisfying the City's Streamside Management Ordinance provisions. Permitted disturbance shall be limited to transitional grading and drainage improvements, stormwater detention facilities, and passive recreational uses only.
H. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building facade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
I. Streetscape Plate 1 shall be installed along the property's Canada Road frontage.
J. Streetscape Plate 2 shall be installed along the property's Davies Plantation Road frontage.
K. Streetscape Plate 3 shall be installed along the Public Street "A" frontages.
L. Streetscape Plate 4 shall be installed along the Public Street "B" frontages.
M. Streetscape Plate 5 shall be installed along the Public Street "C" frontages.

Planning:



DRAFT (Pending Approval)

Table with 3 columns: Number of Lots: N/A, Acreage: 99.29 Acres, Parcel #: L0159 00395. Includes developer and surveyor information and dates.

V. LANDSCAPE, SCREENING, AND COMMON OPEN SPACE (continued)

- N. In Areas 6 & 7, a right-of-way encroachment shall be permitted in facilitation of the Canada Road streetscape Plate as described.
- O. The minimum street tree size shall be 2 inches in caliper for all streetscapes.
- P. All required landscaping shall shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- Q. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- R. Ashmont PD may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail, fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into an Area. Such features shall be submitted to the City with Final Plans.
- S. The parkland dedication requirements for Area 1 shall be determined with the site plan submittal.
- T. All retention ponds are required to have a fountain.
- U. Any walking trails proposed within designated Common Open Space areas shall be a minimum of 5' wide concrete.
- V. Unless otherwise specified, all plant material shall adhere to the minimum size criteria specified in the City of Lakeland's development regulations.

VI. SIGNAGE

- A. Signage shall be permitted in accordance with the City of Lakeland Sign Ordinance as modified herein.
- B. One (1) overall development identity ground sign shall be permitted at each public street entrance in to the development to meet the requirements of the Subdivision Entry Sign. These overall development signs shall not count toward the signage allowed for any particular Area or parcel. The overall development identity ground signs shall be submitted to the City with Final Plans.
- C. Within Area 6, all single-occupant buildings and all tenants of a multi-occupant building are allowed a maximum of two wall signs, one facing the primary street frontage and the other facing the parking area entrance. If two wall signs are utilized, the total wall sign area allowed per building (by the Sign Ordinance) shall be calculated based on the linear feet of these two building facades.

VII. SANITARY SEWER & SERVICES

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Plan is submitted for review and approval. The City of Lakeland will provide sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Lakeland and the State of Tennessee.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEQ) for written approval.
- E. All sanitary sewer located in a private drive or otherwise outside of a public right-of-way shall be within a public easement.

IX. WATER SERVICE / UTILITIES

- A. A Master Water Service Concept Plan shall be submitted at the time the Phase 1 Plan is submitted for review and approval. The City of Lakeland will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with MLGW standards.
- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.
- E. Street light plans, if applicable, will be submitted for review and approval by City as part of final plans. Street lights are not required on roads internal to the development.

IX. DEVELOPMENT PHASING

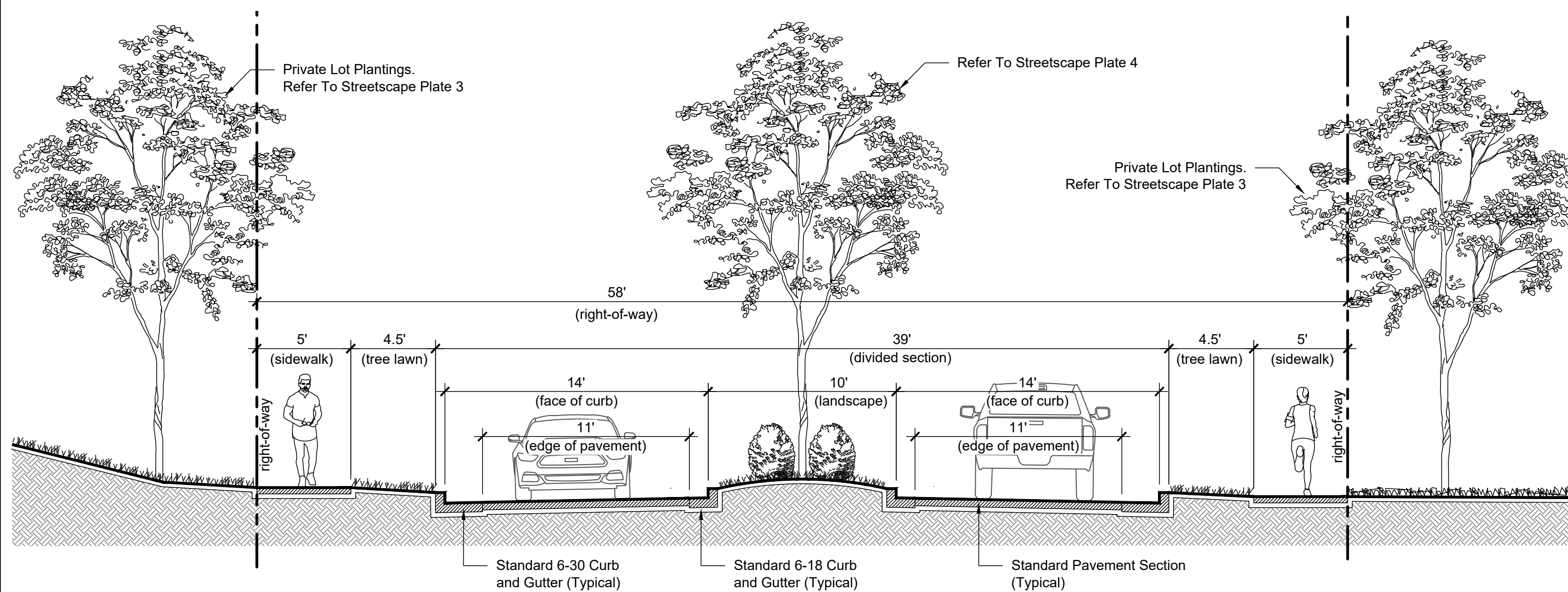
- A. A Preliminary Phasing Plan for Ashmont PD is provided in the PD booklet. Phase boundaries are not required to follow Area boundaries.
- B. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- C. The synchronization of Phases may be modified by the Developer at any time to allow for current and future market demands.
- D. A final site plan / plat for each phase shall be made in accordance with the City of Lakeland Land Development Regulations.
- E. Minor changes may occur with the final plans that do not require Board of Commissioners approval. Minor changes are as defined below:
 1. Minor changes may include adjustments of lot lines and road or trail alignments within any phase or Area to work with final design and engineering. Lot lines may be added or deleted as a minor change, pursuant to the requirements below.
 2. Minor changes may not increase density within any Area, allow additional uses within any Area, or cause any Area line to shift by more than 75-feet.

Planning:



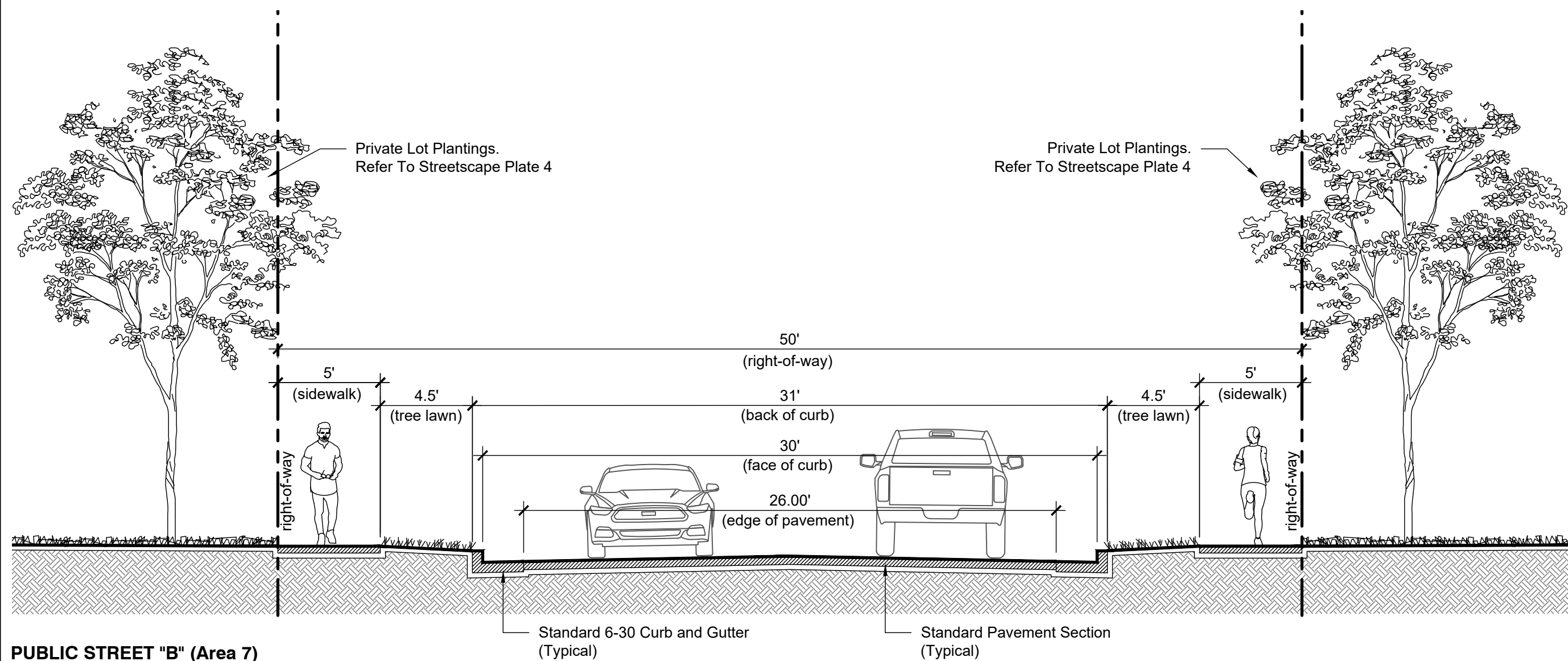
DRAFT (Pending Approval)

Outline Plan, Amended		
Ashmont Planned Development		
Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177	Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017	
December 2023	Scale: None	Sheet 3 of 6



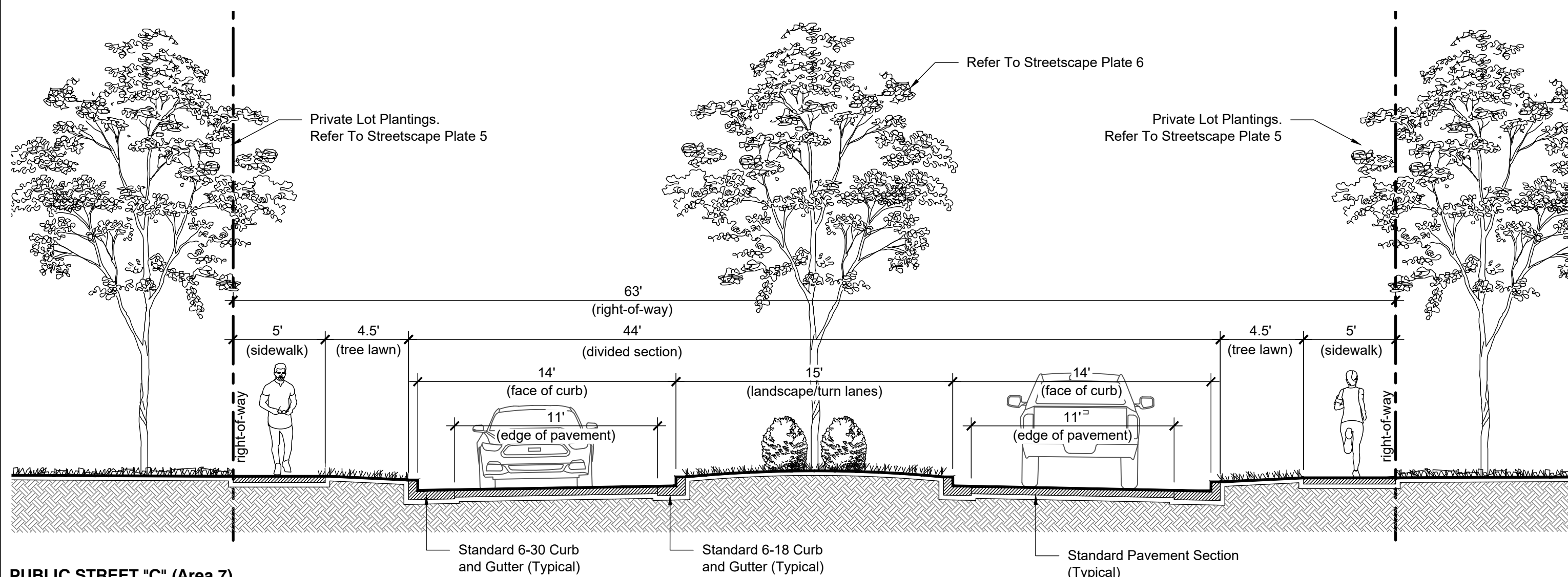
PUBLIC STREET "A" (Areas 2 & 7)

3/16" = 1' = 0"



PUBLIC STREET "B" (Area 7)

3/16" = 1' = 0"

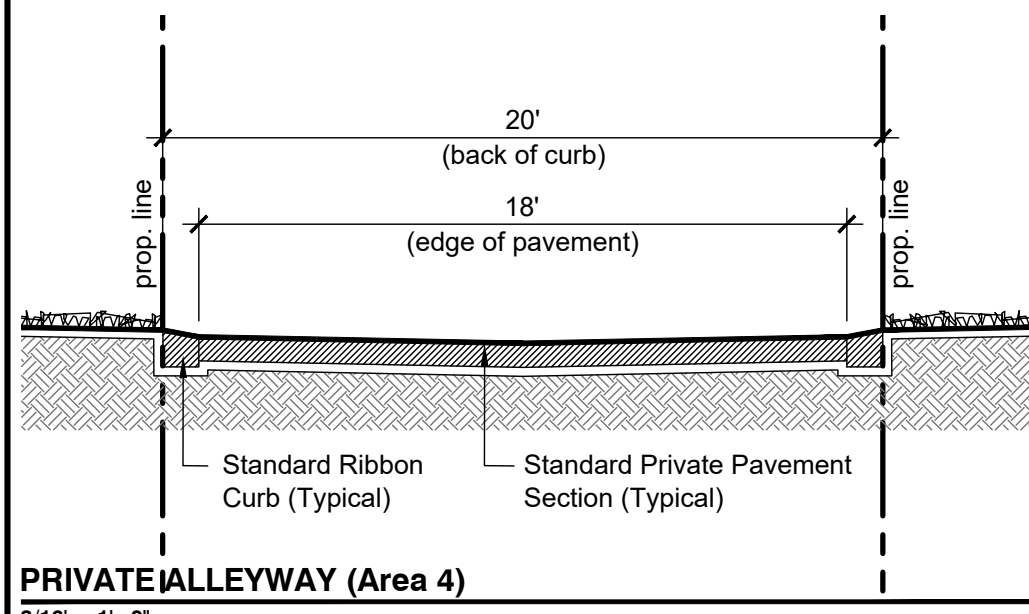
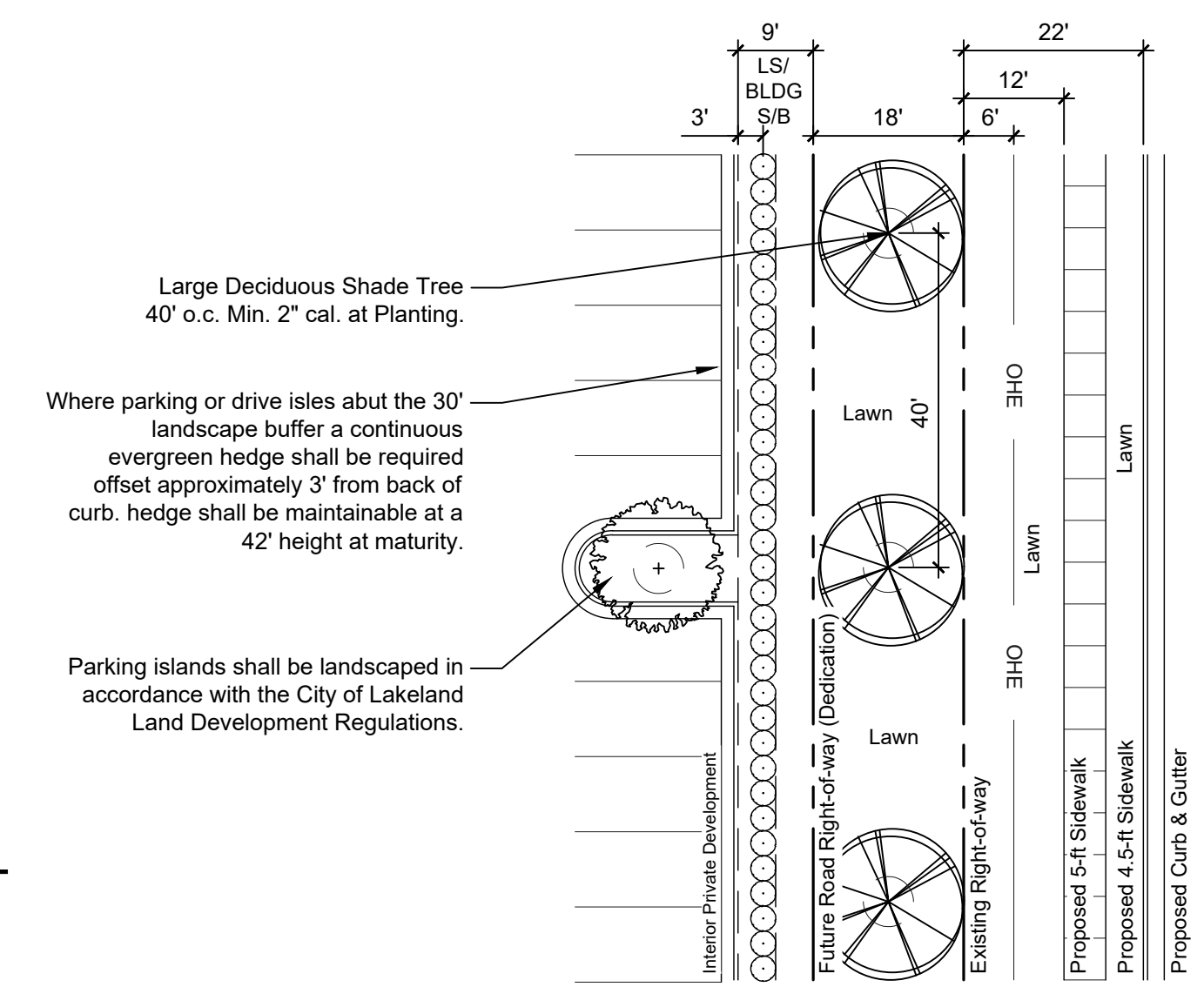
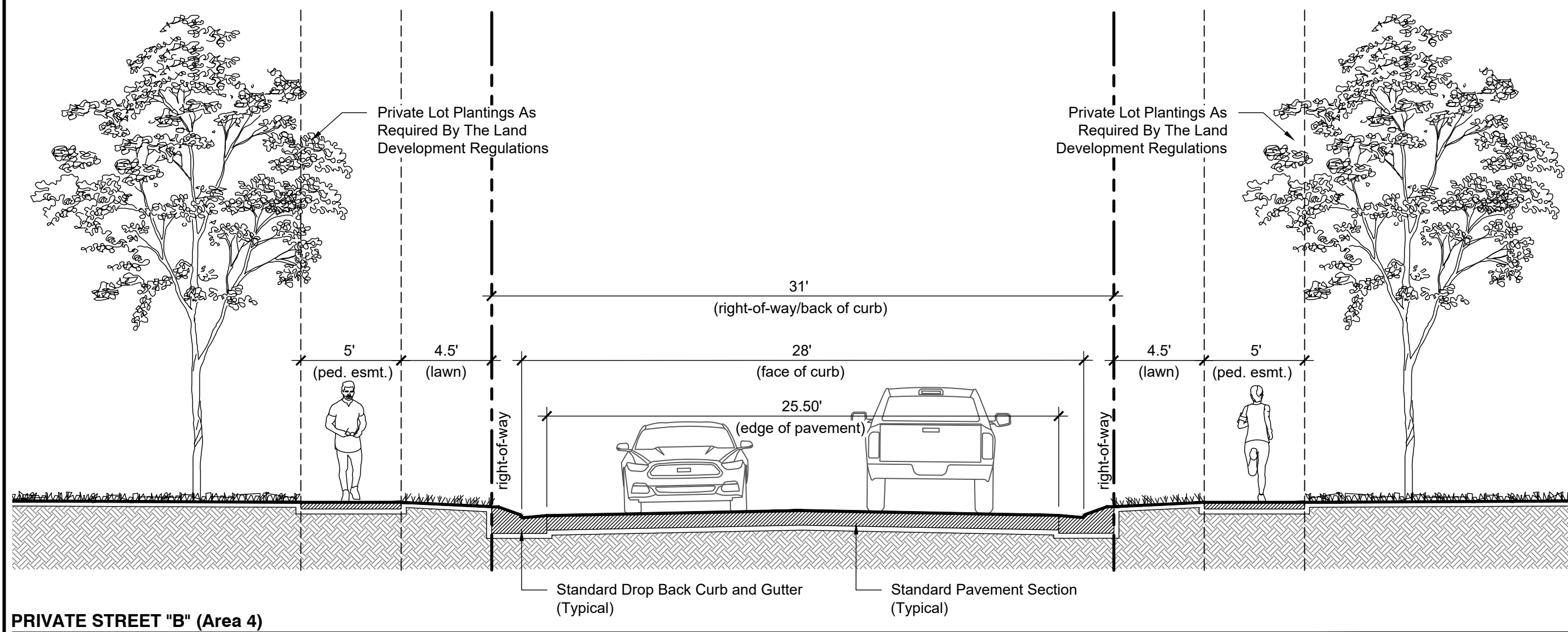
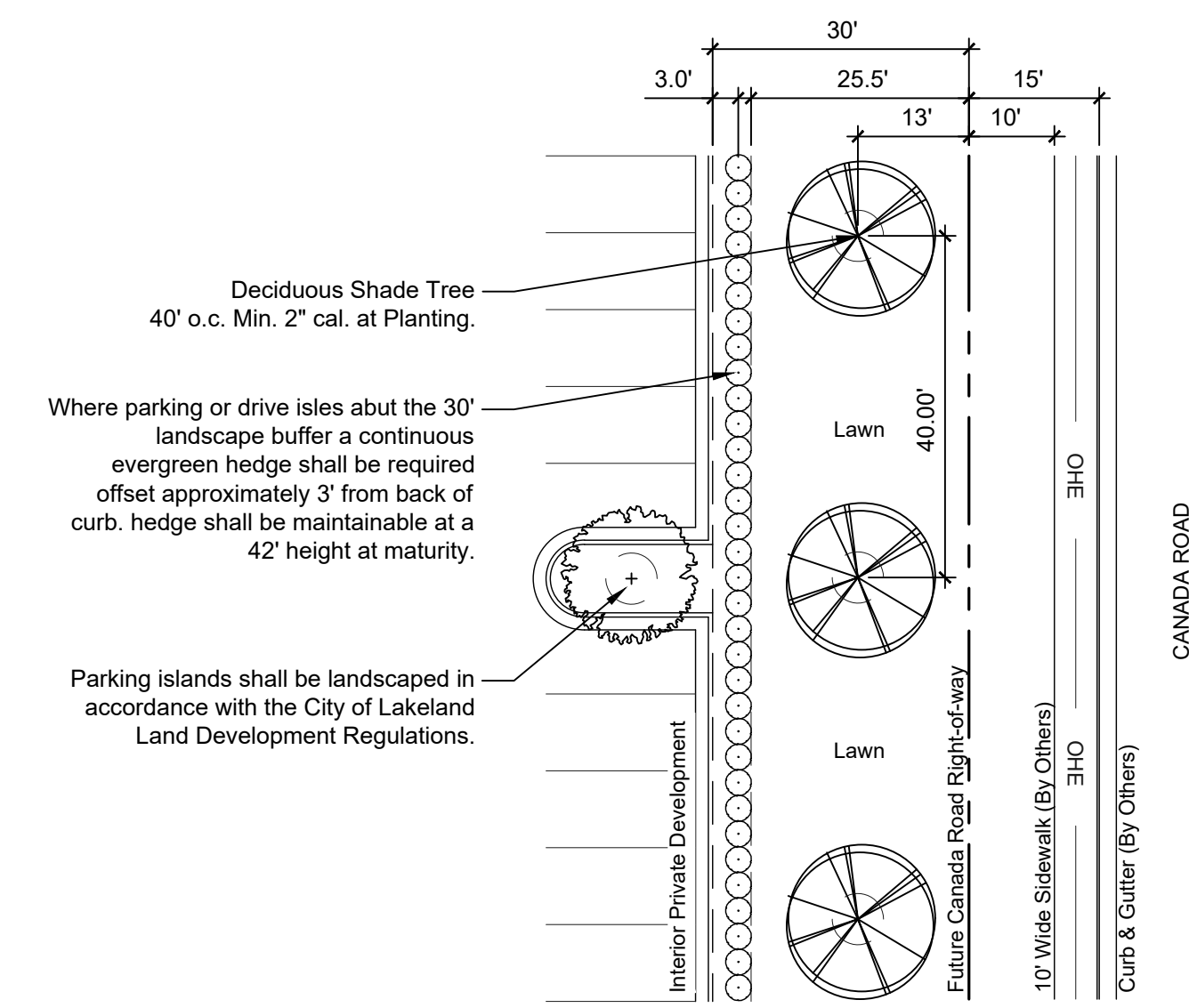
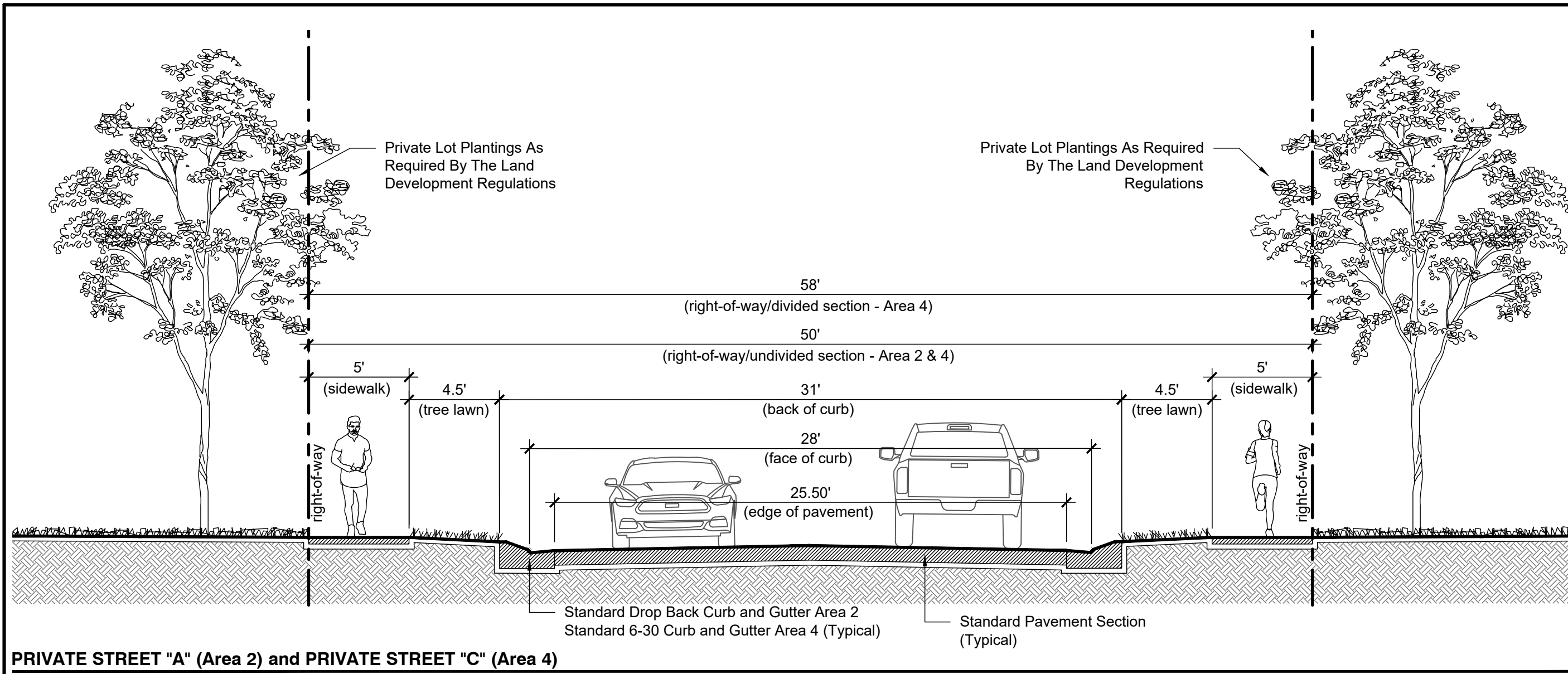


PUBLIC STREET "C" (Area 7)

3/16" = 1' = 0"

DRAFT (Pending Approval)
Outline Plan, Amended
Ashmont Planned Development

Lakeland, Tennessee		
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177		Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017
December 2023	Scale: Varies	Sheet 4 of 6



Planning:

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

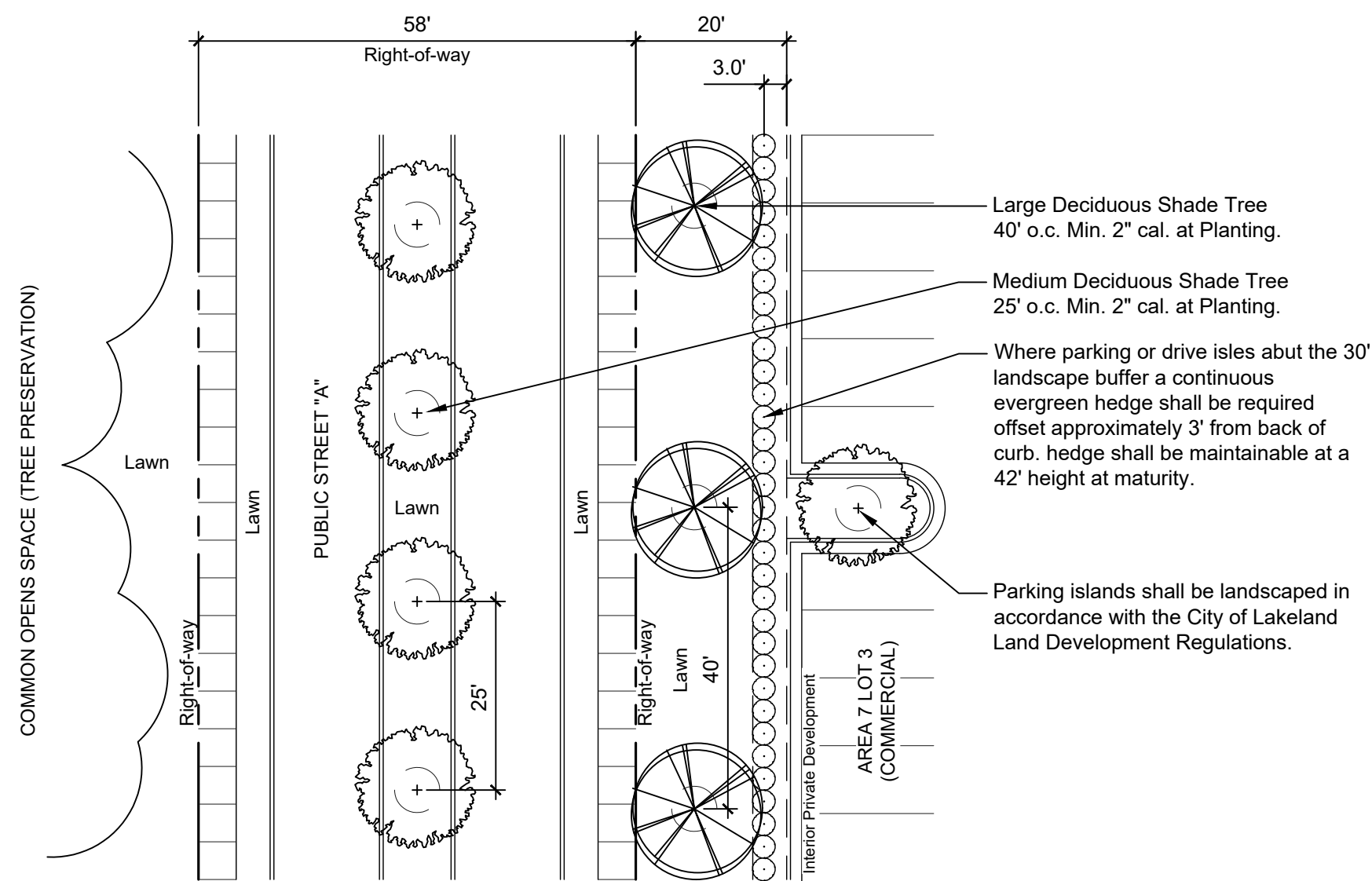
DRAFT (Pending Approval)

Outline Plan, Amended

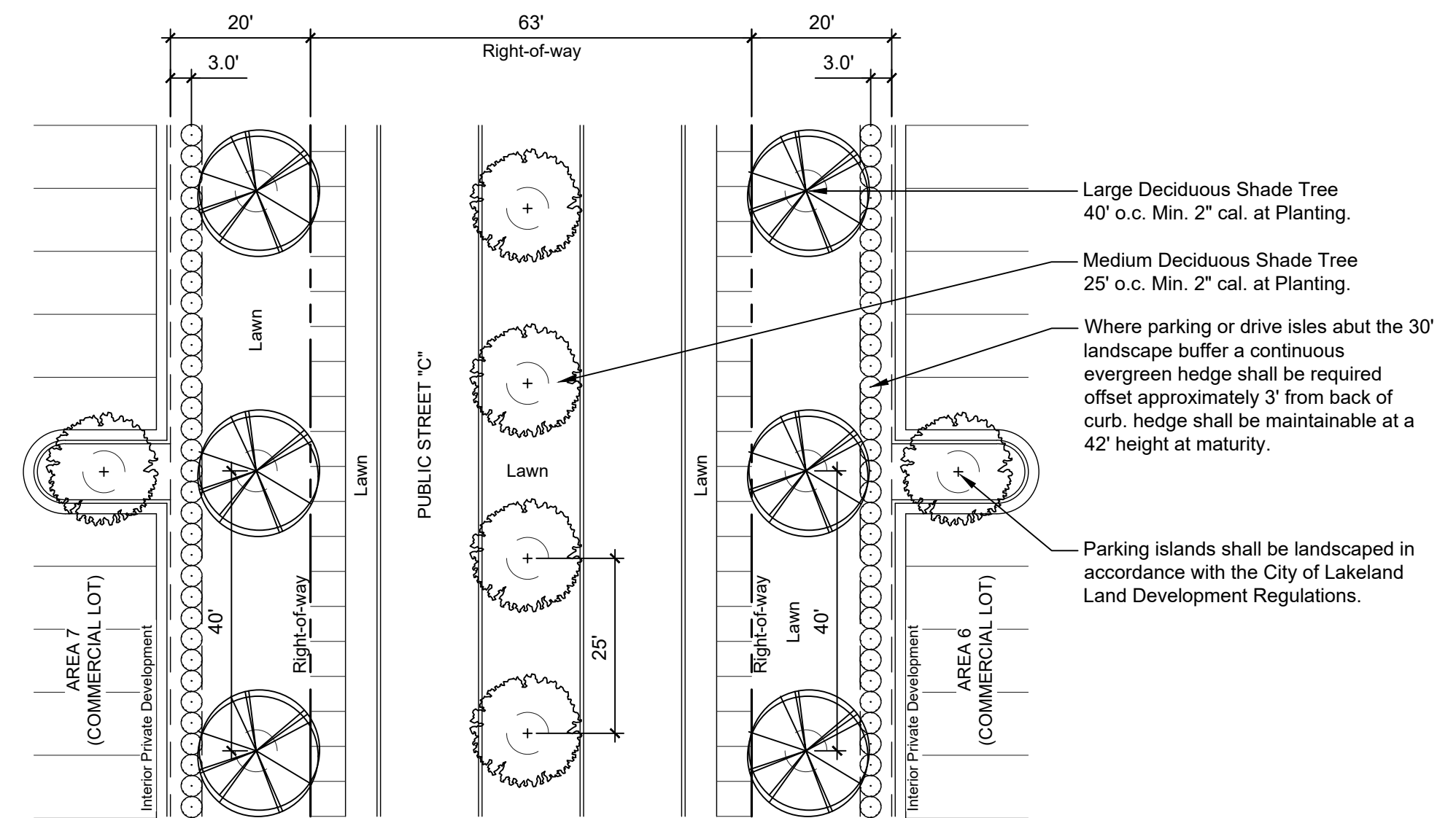
Ashmont Planned Development

Lakeland, Tennessee

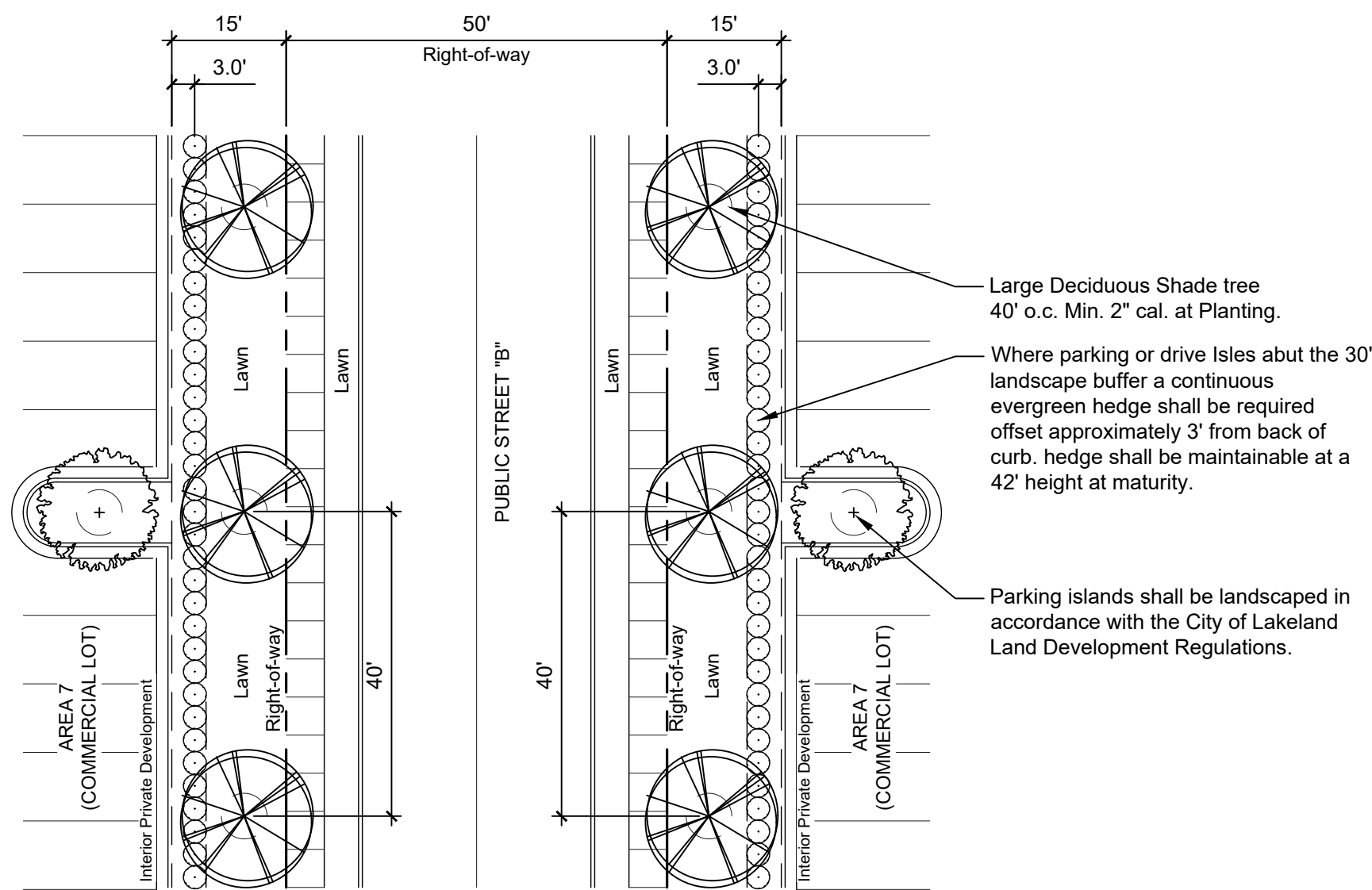
Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
Developer: Ashmont Developer, LLC Po Box 772808 Memphis, Tn 38177		Surveyor: Harris & Assoc. Land Surveyors, LLC 554 Green Tree Cv., Ste. 102B Collierville, Tn 38017
December 2023	Scale: Varies	Sheet 5 of 6



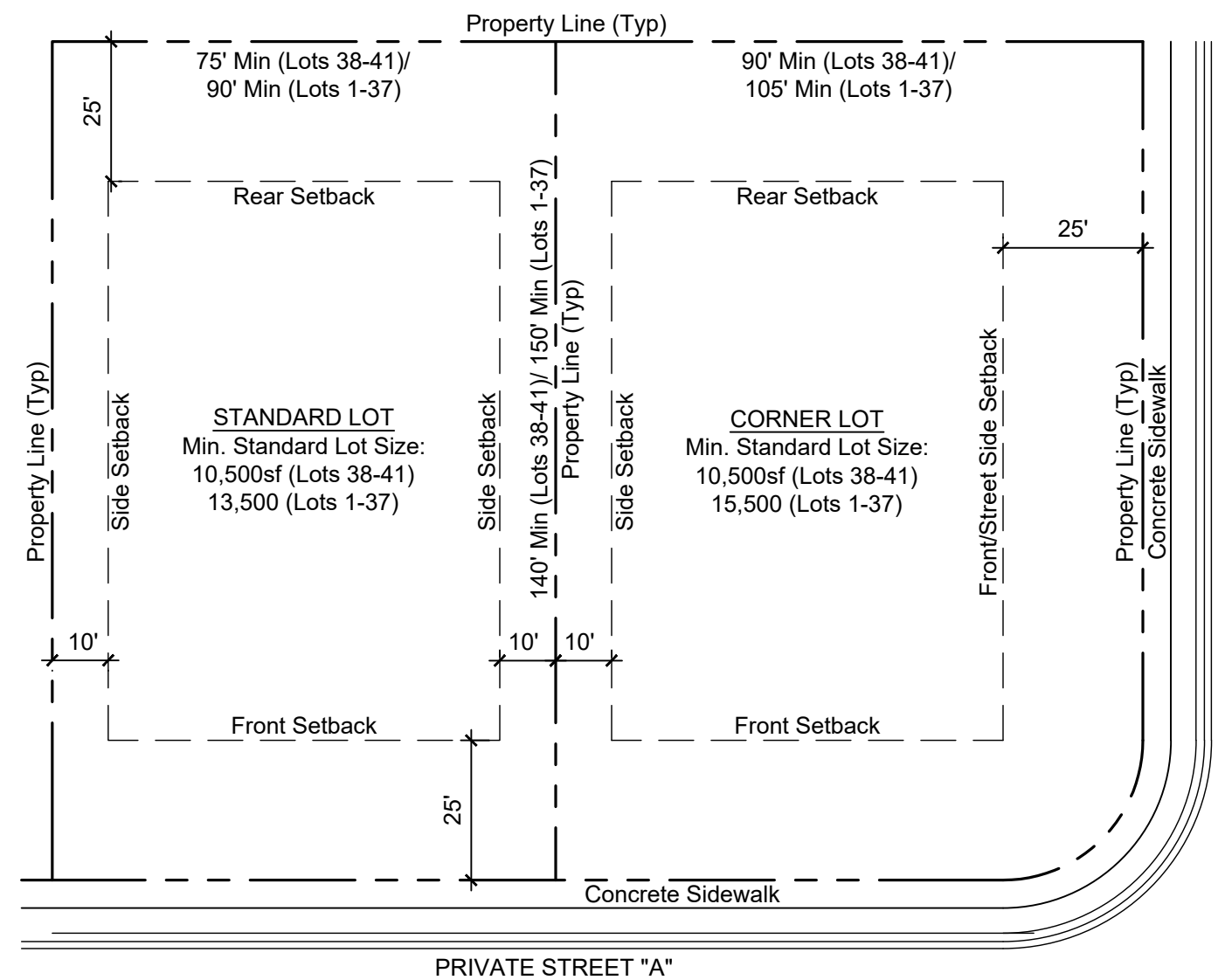
STREETSCAPE PLATE 3 - PUBLIC STREET "A"
1" = 20'-0"



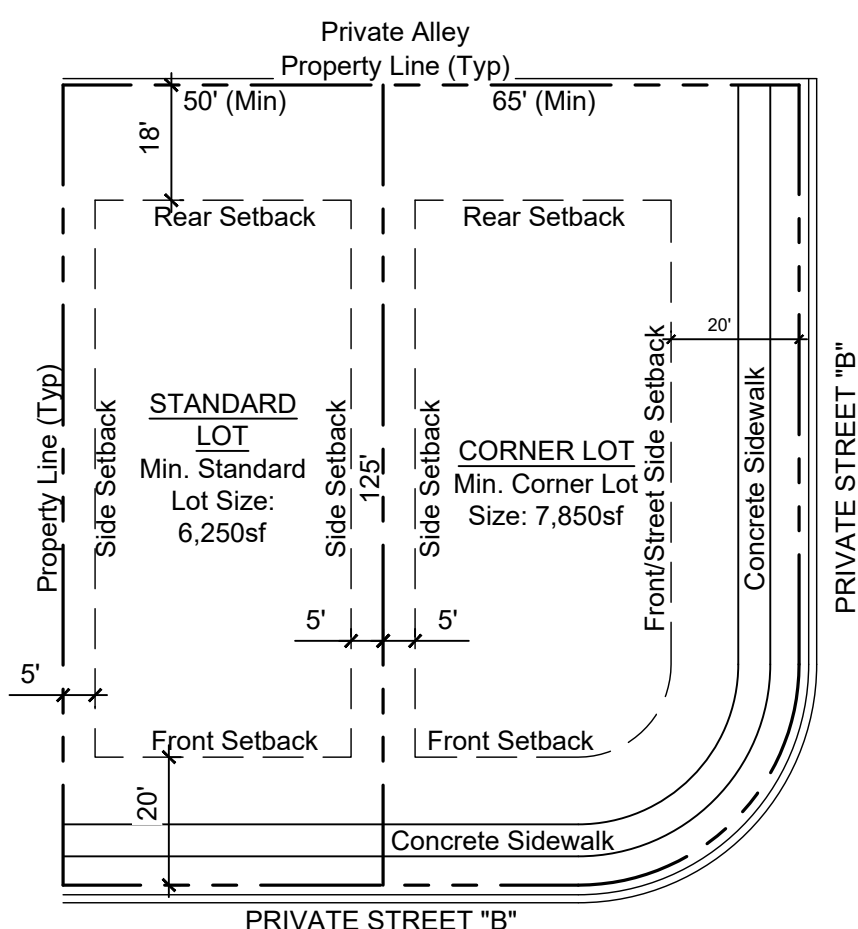
STREETSCAPE PLATE 5 - PUBLIC STREET "C"
1" = 20'-0"



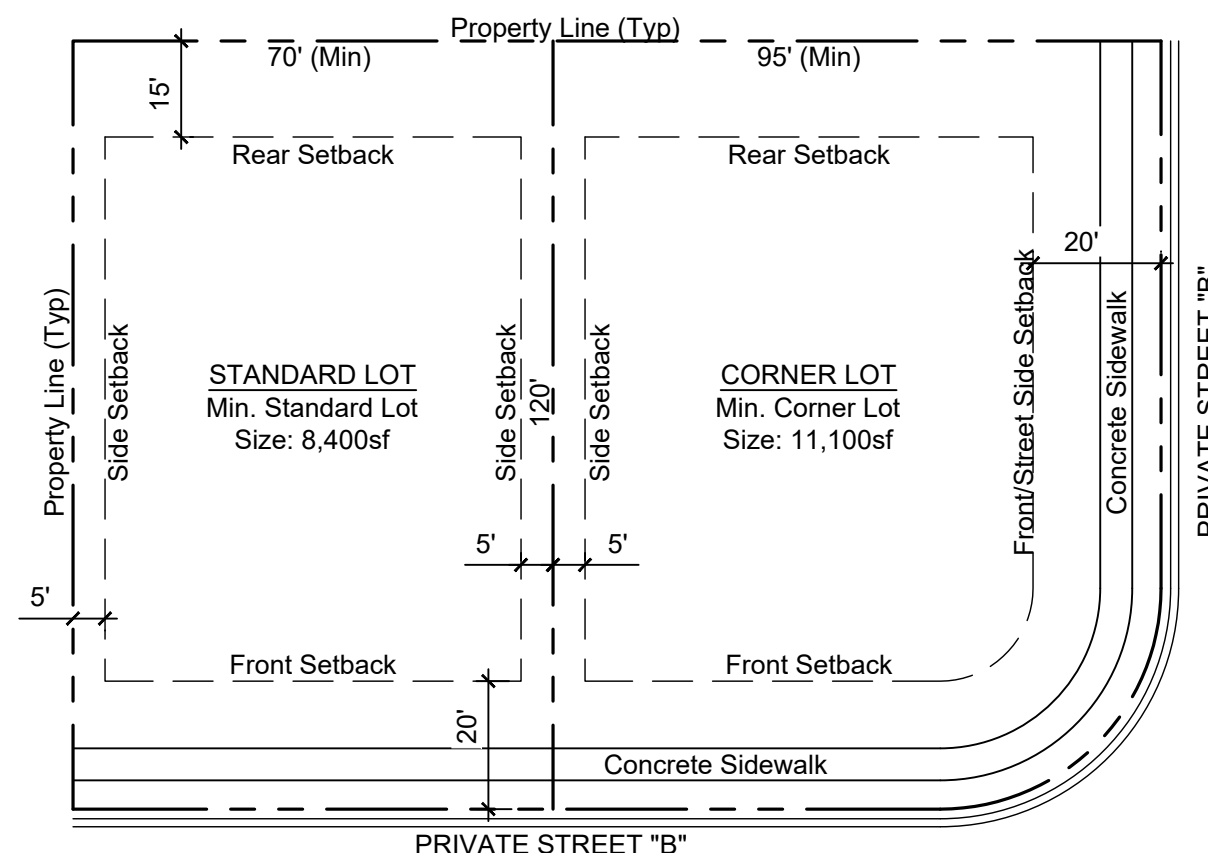
STREETSCAPE PLATE 4 - PUBLIC STREET "B"
1" = 20'-0"



TYPICAL LOT DIAGRAM - AREA 2
1" = 30'-0"



TYPICAL LOT DIAGRAM (Alley Loaded) - AREA 4
1" = 30'-0"



TYPICAL LOT DIAGRAM (Conventional) - AREA 4
1" = 30'-0"

landscape architecture
planning

ils

INTEGRATED LAND SOLUTIONS, PLLC
9967 Bentwood Creek Cv. Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

DRAFT (Pending Approval)

Outline Plan, Amended

Ashmont Planned Development

Lakeland, Tennessee

Number of Lots: N/A	Acreage: 99.29 Acres	Parcel # L0159 00395
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December 2023	Scale: Varies	Sheet 6 of 6



Board of Commissioners

Meeting Cycle: Thursday, November 6, 2025

Subject: **Resolution** - tentatively approving a contract with Moss Carpenter Construction Company for the Lakeland Community Center project.

Staff Contact: Andrew Fisher, Chief Parks and Recreation Officer

STAFF RECOMMENDATION

City Staff recommends the Board of Commissioners approve Resolution R-111-2025.

BUDGET IMPACT

This project is funded through an interim financing agreement with Regions Bank via R-72-2025, an agreement from the Department of Human Services via R-182-2024, and an agreement with the YMCA of Memphis and the Mid-South via R-148-2024.

DISCUSSION

The Lakeland Community Center project is a new 45,000 sq ft community center that will be located at 9822 Huff N Puff Drive. The community center contains classrooms for early childhood education, a gymnasium, fitness room, locker/restrooms, administration offices, and an outdoor aquatic facility.

The City received thirteen sealed bids for the Lakeland Community Center construction on October 31, 2025. The following bids were opened:

BIDDER	TOTAL BID AMOUNT
Alliant Construction	\$21,200,000
Barnes & Brower	\$19,404,213
Fifer & Associates	\$19,495,500
Grinder Taber Grinder	\$19,791,000
Linkous Construction	\$19,374,000
Lubin Enterprises	\$24,065,000
Moss Carpenter Construction Co	\$17,995,000
Nickson General Contractors, Inc.	\$20,220,000
Zellner Construction Services LLC.	\$19,449,000
Worsham Brothers	\$21,717,000
Standard Builders Inc.	\$19,000,000

A&B Construction	\$18,999,650
W&T Contracting	\$22,049,000

Staff recommends awarding the contract to the lowest responsible bidder, Moss Carpenter Construction Company. The contract award is contingent on City Attorney and United States Department of Agriculture (USDA) approval.

RESOLUTION R-111-2025

TENTATIVELY APPROVING A CONSTRUCTION CONTRACT WITH MOSS
CARPENTER CONSTRUCTION CO. FOR THE LAKELAND COMMUNITY CENTER
PROJECT

- WHEREAS,** on October 31, 2025, at 2:00 p.m. C.S.T., the City of Lakeland, Tennessee received competitive bids for the Lakeland Community Center Project; and,
- WHEREAS,** the City received thirteen (13) sealed bids; and,
- WHEREAS,** Moss Carpenter Construction Co. submitted the lowest, qualified bid; and,
- WHEREAS,** the project is funded through an interim financing agreement with Regions Bank via R-72-2025, an agreement from the Department of Human Services via R-182-2024, and an agreement with the YMCA of Memphis and the Mid-South via R-148-2024; and,
- WHEREAS,** funding for the project is appropriated in the Fiscal Year 2026 annual budget for the General Fund:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Lakeland, Tennessee, that the Mayor is hereby authorized to execute an agreement with Moss Carpenter Construction Co. in the amount of Eighteen Million Two Hundred Seventy-Five Thousand Dollars (\$18,275,000) for the Lakeland Community Center project contingent on the following:

1. Approval and final concurrence from the United States Department of Agriculture and the City Attorney.

Be it further resolved that the Board of Commissioners authorize an additional Three Million Sixty Hundred Fifty-Five Thousand Dollars (\$3,655,000) for a construction contingency fund to be used to pay for items that may arise outside of the unit bid prices and for unforeseen work and that the City Manager is hereby authorized to make verified partial payments when necessary throughout the project to a total fixed cost amount of Twenty One Million Nine Hundred Thirty Thousand Dollars (\$21,930,000).

APPROVED AND ADOPTED by the Board of Commissioners of the City of Lakeland, Tennessee, this 6TH day of November 2025, the public welfare requiring it.

ATTEST:

Josh Roman
Mayor

Cheyenne Carter
City Recorder

Bid Tab		Pursuant to the Invitation to Bid extended for Lakeland Community Center														Signature required only by Presiding Official. Others can be printed or typed.				
Bids opened in Lakeland, TN	How many addenda issued: 7	bids and modifications must have been received here by October 31, 2025 @ 2:00 PM														Presiding Official				
	Contract Time 562 days	I, thus declare the bidding closed, and now will proceed to open and read bids and modifications which have been received.														Designer represented by				
	Liquidated Damages \$1,000 per day															Owner represented by				
Regulated Subcontractors	Bidders (name, city, license number)	Addenda	Bid Form	Unit Price	A310	Equal Opp.	Compliance	Non- segregated	Lobbying	Grants, Loans	Loan Guarantee	Debarment	Iran	Drug Free	Base Bid	Alt #1	Alt #2	Alt #3	Other notations	
Electrical	Name Alliant Construction	0	✓					✓					✓	✓	\$4,067,000 \$21,200,000	\$77,000	\$131,000	\$10,000		
Plumbing	City																			
HVAC	License Number	1-6 ONLY																		
Geotherm	Name Baldwin & Shell Construction Co.	1																		
Masonry	City																			
Roofing	License Number																			
Electrical	Name Barnes & Brower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$19,404,213	+ \$226,180	+ \$137,815	+ \$1,000		
Plumbing	City	1-7																		
HVAC	License Number																			
Geotherm	Name Chris Woods Construction																			
Masonry	City																			
Roofing	License Number																			
Electrical	Name Fifer & Associates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$19,495,500	+ \$137,800	+ \$165,900	- \$10,000		
Plumbing	City																			
HVAC	License Number																			
Geotherm	Name Fulwood Construction																			
Masonry	City																			
Roofing	License Number																			
Electrical	Name Grinder Haizlip Construction																			
Plumbing	City																			
HVAC	License Number																			
Geotherm	Name Grinder Taber Grinder	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	\$19,791,000	+ 155,000	+ 183,000	- \$28,000		
Masonry	City																			
Roofing	License Number																			
Electrical	Name Linkous Construction	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	\$19,374,000	+ \$203,000	+ \$124,000	\$0		
Plumbing	City																			
HVAC	License Number																			
Geotherm	Name Lubin Enterprises	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	\$24,065,000	+ \$252,000	\$0	\$120,000		
Masonry	City																			
Roofing	License Number																			

Meeting Cycle: Thursday, November 6, 2025

Subject: **Discussion and Possible Action** - approving a budget amendment for new positions created by recent operational changes.

Staff Contact: Emily Harrell, Chief Utilities and Infrastructure Officer

STAFF RECOMMENDATION

BUDGET IMPACT

DISCUSSION

The City Manager initiated organizational changes on September 8, 2025, which included the creation of three new positions: Chief Administrative Officer (CAO), Sr. Facilities Manager, and Fleet Manager. A budget amendment will be required to retain the new positions as they were not anticipated in the approved Fiscal Year 2026 budget. A breakdown of the budget amendment will be presented to the Board of Commissioners at the meeting Thursday night.