



Municipal Planning & Design Review Commission
Regular Meeting Minutes
Thursday, October 9, 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, October 9, 2025.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Sal Feraci	Present
Carl Helton	Present
Cat Wright	Present
Jason Eaton	Present - late arrival 5:49pm
Commissioner Jim Atkinson	Present
Bill Sheridan	Absent

Staff personnel in attendance were Chief Planning Officer Paul Luker, Staff Planner Alex Barthol, Chief Utilities and Infrastructure Officer Emily Harrell, Community Development Specialist Lisa West and City Recorder Cheyenne Carter.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

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Sal Feraci moved to bring this item to the floor, seconded by Shawn Rowland.

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 7 in favor 0 against 0 abstain (7-0-0).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

Commissioner Atkinson presented an update on behalf of the Board of Commissioners.

VI. UNFINISHED BUSINESS:

1. **Action** - approval of architectural design for the assisted living facility in Area 1, Lot 1 of the Ashmont Planned Development.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Chair Adam Henry motioned to relax the meeting rules, no objections were heard.

Applicant Cory Brady presented information and answered questions to the board members.

Discussion ensued.

Chair Adam Henry made a motion to approve the architectural design for the assisted living facility in Area 1 Lot 1 of the Ashmont Planned Development seconded by Sal Feraci.

When the question was called the motion passed as presented, roll call vote, 7 in favor 0 against 0 abstain (7-0-0).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Sal Feraci, Carl Helton, Cat Wright, Commissioner Atkinson

Nay: None

Abstain: None

VII. NEW BUSINESS:

1. **Action** - approval of recommendation to the Board of Commissioners for an Amended Outline Plan for Ashmont Planned Development.

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

Chief Planning Officer Paul Luker presented this item.

Discussion ensued.

Applicant Cory Brady presented information and answered questions to the board members.

Discussion ensued.

When the question was called the approval of recommendation passed as presented, voice vote, 7 in favor 0 against 1 abstain (7-0-1).

2. **Action** - approval of site plan for a daycare at the southwest corner of Canada Road at Saskatoon Lane.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Applicant Mike Hausman provided information and answered questions to the board members.

Discussion ensued.

Public comments were heard from Kathie Faverty at the 9000 block of Leeward Slopes Drive.

Discussion ensued.

Chair Adam Henry motioned to approve the site plan for a daycare at the southwest corner of Canada Road at Saskatoon Lane with the following conditions:

1. Replace proposed flat hardy board with a lap style hardy board.
2. All fencing shall be either capped cedar, or beige/tan vinyl.
3. Mix of lap and flat hardy with alternating colors on the west elevation.
4. Add shrubs around the south and east sections of fencing.
5. Replace proposed awnings with Bronze awnings.

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

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

Nay: Sal Feraci, Cat Wright, Jason Eaton, Commissioner Atkinson

Abstain: None

Discussion ensued.

Chair Adam Henry motioned to approve the site plan for a daycare at the

southwest corner of Canada Road at Saskatoon Lane with the following conditions, seconded by Commissioner Atkinson:

1. Replace proposed flat hardy board with a lap style hardy board.
2. All fencing shall be either capped cedar, or beige/tan vinyl.
3. Mix of lap and flat hardy with alternating colors on the west elevation.
4. Add shrubs around the south and east sections of fencing.
5. Replace proposed awnings with Bronze awnings.
6. Replace two types of brick with all Rustic Burgundy brick.

When the question was called the site plan passed with conditions, roll call vote, 7 in favor 1 against 0 abstain (7-1-0).

Yea: Adam Henry, Amber Hitchcock, Shawn Rowland, Carl Helton, Cat Wright, Jason Eaton, Commissioner Atkinson

Nay: Sal Feraci

Abstain: None

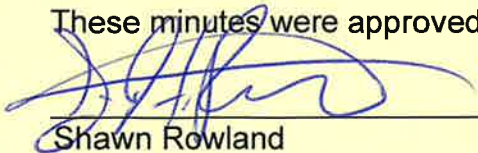
VIII. ANNOUNCEMENTS:

None

IX. ADJOURNMENT:

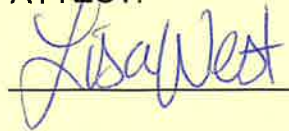
There being no other business on which to act, the meeting was adjourned without objection at 7:02pm on Thursday, October 9, 2025.

These minutes were approved on December 11, 2025.



Shawn Rowland
Secretary

ATTEST:



Lisa West

City Recorder Pro tempore