



Municipal Planning & Design Review Commission  
Regular Meeting Agenda Minutes  
Thursday, January 8, 2026, 5:30 PM  
City Hall, Lakeland, Tennessee 38002

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I. CALL TO ORDER:

The meeting was called to order by Chair Adam Henry 5:30 p.m. on Thursday, January 8, 2026.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Sal Feraci	Present
Carl Helton	Present
Bill Sheridan	Present
Jason Eaton	Present - late arrival 5:32 p.m.
Shawn Rowland	Absent
Cat Wright	Absent
Commissioner Jim Atkinson	Absent

Staff personnel in attendance were Interim City Manager/City Engineer Emily Harrell, Staff Planner Alex Barthol, Administrative Assistant Olivia Wing, and City Recorder pro tempore Lisa West.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - December 11, 2025

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

Discussion ensued.

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

IV. ELECTION OF OFFICERS:

1. Chair

Amber Hitchcock moved to bring this item to the floor, seconded by Sal Feraci.

Sal Feraci nominated Jason Eaton for Chair.

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

2. Vice Chair

Bill Sheridan nominated Sal Feraci for Vice Chair.

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

3. Secretary

Amber Hitchcock nominated Carl Helton for Secretary.

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

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of a land disturbance permit application for the Smokestack Mitigation Bank.

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

Staff Planner Alex Barthol presented this item.

Spencer Harr, representing RES, answered questions for the board.

Discussion ensued.

***When the question was called, the action item passed as presented, roll call vote, in favor against abstain (6-0-0).***

**Yea:** Adam Henry, Sal Feraci, Amber Hitchcock, Carl Helton, Jason Eaton, Bill Sheridan

**Nay:** None

**Abstain:** None

2. **Discussion** - sketch plan for Chapel Lakes.  
Sal Feraci moved to bring this item to the floor, seconded by Carl Helton.

Staff Planner Alex Barthol presented this item.

Louis Ricci, representing Cummings, LLC, engaged in discussion with the board.

Discussion ensued.

There was no action to be taken after the discussion.

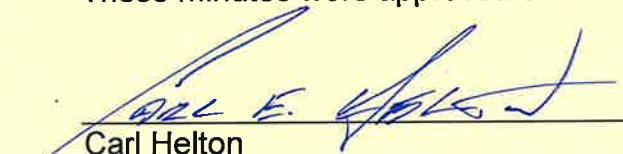
VIII. ANNOUNCEMENTS:

None.


IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:11 p.m. on Thursday, January 8, 2026.

These minutes were approved on Thursday, March 12, 2026.

  
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Carl Helton  
Secretary

ATTEST:

  
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Rebecca Hume  
City Recorder