

CITY OF
LAKE LAND
TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Agenda Minutes
Thursday, March 12, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Chair Jason Eaton 5:30 p.m. on Thursday, March 12, 2026.

II. ROLL CALL:

Adam Henry	Present
Jim Atkinson	Present
Carl Helton	Present
Amber Hitchcock	Present
Shawn Rowland	Present
Bill Sheridan	Present
Sal Feraci	Present
Jason Eaton	Present
Cat Wright	Absent

Staff personnel in attendance were City Manager Emily Harrell, Planning Director Paul Luker, Community Development Specialist Lisa West, and City Recorder Rebecca Hume.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Meeting Minutes** - January 8, 2026

Sal Feraci 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, 7 in favor 0 against 1 abstain (7-0-1).

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of elevations for a maintenance building addition at City Hall by the Design Review Commission.

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

Paul Luker presented this item.

Discussion ensued.

Commissioner Atkinson motioned to approve the action, seconded by Adam Henry.

When the question was called, the action item passed as presented, roll call vote, 7 in favor, 0 against 1 abstain (7-0-1).

Yea: Adam Henry, Commissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Bill Sheridan, Jason Eaton

Nay: None

Abstain: Sal Feraci

2. **Action** - to dissolve the approved Planned Development at 8872 US Hwy 64.

Adam Henry moved to bring this item to the floor, seconded by Sal Feraci.

Paul Luker presented this item.

Discussion ensued.

Shawn Rowland moved to approve this item, seconded by Carl Helton.

When the question was called the action passed as presented, roll call vote, 8 in favor 0 against 0 abstain (8-0-0).

Yea: Adam Henry, Commissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Bill Sheridan, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

3. **Action** - approval recommendation to Board of Commissioners of the Outline Plan for Chapel Lakes Planned Development.

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

For the record: As items 3 and 4 were related, those items were combined for presenting to save time.

Paul Luker presented this item.

Discussion ensued.

David Bray, representing Cummings LLC, engaged in discussion and answered questions for the board.

Resident Jasmine Barbee, of the 1000 block of Mount McKenzie Road, made comments.

Sal Feraci moved to approve this item without conditions, seconded by Amber Hitchcock.

When the question was called the action passed as presented, roll call vote, 8 in favor 0 against 0 abstain (8-0-0).

Yea: Adam Henry, Commissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Bill Sheridan, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

4. **Action** - approval of a Preliminary Development Plan for Chapel Lakes Planned Development.

For the record: This action item was presented with item number 3.

Commissioner Atkinson moved to approve this item contingent upon BOC approval of the outline plan, seconded by Carl Helton.

When the question was called the passed as presented, roll call vote, 8 in favor 0 against 0 abstain (8-0-0).

Yea: Adam Henry, Comissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Bill Sheridan, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

5. **Action** - approval recommendation to Board of Commissioners for the Outline Plan Amendment for Lakeland Commons Planned Development.

Sal Feraci moved to bring this item to the floor, seconded by Bill Sheridan.

Paul Luker presented this item.

Applicant Vince Smith engaged in discussion and answered questions for the board.

Discussion ensued.

Adam Henry made a motion to approve this item, seconded by Sal Feraci.

When the question was called the resolution passed as presented, roll call vote, 7 in favor 1 against 0 abstain (7-1-0).

Yea: Adam Henry, Commissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Sal Feraci, Jason Eaton

Nay: Bill Sheridan

Abstain: None

6. **Action** - site plan approval for hotel in Lake District Planned Development.

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

Paul Luker presented this item.

Discussion ensued.

Applicant Eric Watts, engaged in discussion and answered questions for the board.

Micah Horn, representing applicant MXR, answered questions for the board.

Sal Feraci made a motion to approve the item with the following conditions, seconded by Amber Hitchcock.

1. Parking updated to either reflect the standards established in the City of Lakeland Land Development Regulations, show a shared parking agreement that provides required parking, or submit an alternative parking plan that justifies the reduction in required parking.
2. Pedestrian crosswalk at Lake District Drive West that connects to adjacent sidewalks.
3. Additional brick to exterior wrap the building through the second story.

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

Yea: Adam Henry, Comissioner Atkinson, Carl Helton, Amber Hitchcock, Shawn Rowland, Sal Feraci, Jason Eaton

Nay: Bill Sheridan

Abstain: None

VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:


There being no other business on which to act, the meeting was adjourned without objection at 6:56 on Thursday, March 12, 2026.

These minutes were approved on April 09, 2026 .



Carl Helton
Secertary

ATTEST:



Rebecca Hume
City Recorder