

CITY OF
LAKE LAND
TENNESSEE

Municipal Planning & Design Review Commission
Regular Meeting Agenda Minutes
Thursday, April 9, 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, April 9, 2026.

II. ROLL CALL:

Adam Henry	Present
Amber Hitchcock	Present
Sal Feraci	Present
Carl Helton	Present
Cat Wright	Present
Jason Eaton	Present

Commissioner Atkinson	Absent
Shawn Rowland	Absent
Bill Sheridan	Absent

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

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - March 12, 2026

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

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

IV. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval recommendation to Board of Commissioners to rezone parcels L0159 00552 and L0159 00551 at the northeast corner of Hwy 64 and Walker Springs Drive from C-2 Regional Commercial to R-3 Suburban Cottage.
Sal Feraci moved to bring this item to the floor, seconded by Adam Henry.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Josh Burnett, Principal Engineer representing Renaissance Design Studio, engaged in discussion and answered questions for the board.

Resident Joyce Pepin, 3000 block of Woodmeade Lane, asked about age restrictions within the community.

Resident Gene Torrey, 3000 block of Sea Ray Lane, made comments

Adam Henry moved to approve this item, seconded by Sal Feraci.

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

Yea: Adam Henry, Carl Helton, Cat Wright, Amber Hitchcock, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

2. **Action** - site plan approval for a Dutch Bros. coffee shop at 8872 Hwy 64. Sal Feraci moved to bring this item to the floor, seconded by Amber Hitchcock.

Staff Planner Alex Barthol presented this item.

Harvey Mathney, with Pickering Firm, engaged in discussion and answered questions for the board.

Discussion ensued.

Planning Director Paul Luker made comments.

Jonathan Penn, owner of Shadrachs Coffee, 8000 block of HWY 64, made comments concerning the access road.

The board raised concerns about a traffic study for the access road.

City Manager Emily Harrell advised the board they could request a traffic study.

The board established the concern of shifting to a dry detention basin.

Sal Feraci moved to approve this item with the following conditions, seconded by Adam Henry:

1. The proposed building wall signage shall be reduced to fit into the allowable thirty (30) square foot allotment.
2. The proposed ground signage is required to be landscaped and irrigated.
3. The proposed detention come back to the board to look into a dry landscaped detention.
4. All underground electric service shall be shown on the grading plan.
5. The correction of the negative slope of flowline from B3-B4 as shown on the grading and drainage plan.

The first 4 conditions are agreed upon. The fifth condition would be brought back with a landscaping plan for a dry detention basin.

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

Yea: Adam Henry, Car Helton, Cat Wright, Amber Hitchcock, Sal Feraci, Jason Eaton

Nay: None

Abstain: None

VIII. ANNOUNCEMENTS:
Paul Luker made announcements.

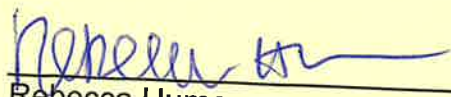
IX. ADJOURNMENT:
Meeting was adjourned at 7:03 p.m.

These minutes were approved on May 14, 2026.



Carl Helton
Secretary

ATTEST:



Rebecca Hume
City Recorder