



Municipal Planning & Design Review Commission
Regular Meeting Agenda Minutes
Thursday, May 14, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Jason Eaton 5:33 p.m. on Thursday, May 14, 2026.

II. ROLL CALL:

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

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

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. **Regular Meeting Minutes** - April 9, 2026

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

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. PUBLIC DISCUSSION:

None.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Action** - approval of a revised site plan for landscaping for Dutch Bros Coffee.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Adam Henry moved to approved site plan without conditions, seconded by Sal Feraci.

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

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

Nay: None

Abstain: None

2. **Action** - approval for the subdivision Final Plat at Brunswick Commercial property on Highway 64.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Sal Feraci moved to approve final plat without conditions, seconded by Shawn Rowland.

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

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

Nay: None

Abstain: None

3. **Action** - approval of the site plan for Common Open Space C and H site plan at the Willows at the Lake.

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

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Chet Winstead, from A2H representing developer REV3 answered questions of the board.

Sal Feraci moved to approve site plan without conditions, seconded by Adam Henry.

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

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

Nay: None

Abstain: None

4. **Action** - approval of a Preliminary Plat for the Lakeland Meadows Planned Development Phase II.

Shawn Rowland moved to bring this item and item 5 to the floor, seconded by Sal Feraci.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

David Bray from The Bray Firm representing developer Valleybrook, answered questions of the board.

Adam Henry moved to approve the preliminary plat without conditions, seconded by Amber Hitchcock.

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

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

Nay: None

Abstain: None

5. **Action** - approval of a Final Plat for the Lakeland Meadows Planned Development Lots A and B.

Shawn Rowland moved to bring this item and item 5 to the floor, seconded by Sal Feraci.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

David Bray from The Bray Firm representing developer Valleybrook, answered questions of the board.

Amber Hitchcock moved to approve the final plat without conditions, seconded by Adam Henry.

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

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

Nay: None

Abstain: None

6. **Action** - approval recommendation to the Board of Commissioners to adopt the street scape text amendment proposed in the Highway 70 Corridor study.

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

Planning Director Paul Luker presented this item.

Discussion ensued.

Sal Feraci moved to recommend approval to the Board of Commissioners, seconded by Shawn Rowland.

When the question was called the approval passed as presented,

roll call vote, 6 in favor 0 against 0 abstain (6-0-0).

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

Nay: None

Abstain: None

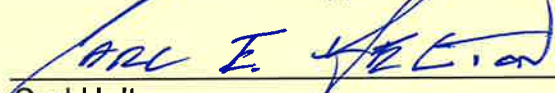
VIII. ANNOUNCEMENTS:

None.

IX. ADJOURNMENT:

There being no other business on which to act, the meeting was adjourned without objection at 6:18pm on Thursday, May 14, 2026.

These minutes were approved on June 11, 2026.



Carl Helton
Secretary

ATTEST:



Rebecca Hume
City Recorder