



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, September 10, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. **Regular Meeting Minutes** - August 13, 2026
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. UNFINISHED BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Action** - approval of the Final Plat for The Willows at the Lake, Phase 2.
 - 2. **Action** - approval of a site plan application for the Stonebridge Commercial Subdivision.
 - 3. **Discussion and possible action** - Highway 70 Corridor.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:



Municipal Planning & Design Review Commission
Regular Meeting Agenda Minutes
Thursday, August 13, 2026, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

The meeting was called to order by Vice Chair Sal Feraci 5:37 p.m. on Thursday, August 13, 2026.

II. ROLL CALL:

Sal Feraci	Present
Carl Helton	Present
Jim Atkinson	Present
Jason Eaton	Present - late arrival at 5:46pm
Shawn Rowland	Present - late arrival at 6:14pm
Adam Henry	Absent
Amber Hitchcock	Absent
Shawn Rowland	Absent
Bill Sheridan	Absent
Cat Wright	Absent

Staff personnel in attendance were City Manager Emily Harrell, City Attorney Will Patterson, City Engineer Erin Campbell, Staff Planner Alex Barthol, and Community Development Specialist Lisa West.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

IV. PUBLIC DISCUSSION:

Resident Richard Gonzales, 5300 block of Conifer View Ln, spoke to the Board on the future of Highway 70.

V. REPORTS OF OFFICERS AND COMMITTEES:

None.

VI. UNFINISHED BUSINESS:

None.

VII. NEW BUSINESS:

1. **Discussion and possible action** - Highway 70 Corridor.

Mayor Josh Roman made a presentation to the Board on the future regulations of Highway 70 Corridor.

Discussion ensued.

For the record: No action was taken.

1. **Regular Meeting Minutes** - June 11, 2026

Jim Atkinson moved to bring this item to the floor, seconded by Sal Feraci.

Discussion ensued.

When the question was called the meeting minutes passed as presented, voice vote, 5 in favor 0 against 0 abstain (5-0-0).

For the record: Meeting minutes approval was passed over at the start of the meeting due to lack of quorum. When board members arrived late, it was later brought to the floor for voting.

2. **Action** - approval of the subdivision of Lot 2, Area B of the Lakeland Commons Planned Development.

Jason Eaton moved to bring this item to the floor, seconded by Sal Feraci.

Staff Planner Alex Barthol presented the item.

Discussion ensued.

Cory Brady of Integrated Land Solutions, representing the developer, addressed the Board.

Jim Atkinson moved to approve the subdivision with staff recommended conditions:

1. The design of all new construction must conform to the existing design standards established in the Lakeland Commons Planned Development Outline Plan.
2. No new curb cuts shall be permitted with the creation of the additional lots.
3. The parking shall be evaluated to ensure that the current parking is adequate to serve the additional lots potential uses.

Seconded by Carl Helton.

When the question was called the subdivision was approved as presented, roll call vote, 4 in favor 0 against 1 abstain (4-0-1).

Yea: Jim Atkinson, Carl Helton, Shawn Rowland, Jason Eaton

Nay: None

Abstain: Sal Feraci

For the record: City Attorney Will Patterson confirmed that an abstention retains quorum for voting purposes, but majority of the remaining quorum would need to vote in favor for the item to pass.

3. **Action** - approval of the time extension for the Arcadia Planned Development.

Jason Eaton moved to bring this item to the floor, seconded by Jim Atkinson.

Staff Planner Alex Barthol presented this item.

Discussion ensued.

Cory Brady of Integrated Land Solutions, representing the developer, addressed the Board.

Dexter Muller, Muller Firm, also representing the developer, addressed the Board.

Sal Feraci moved to approve the item without conditions, seconded by Shawn Rowland.

When the question was called the time extension was approved as presented, roll call vote, 5 in favor 0 against 0 abstain (5-0-0).

Yea: Jim Atkinson, Shawn Rowland, 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 6:29pm on Thursday, August 13, 2026.

These minutes were approved on September 10, 2026.

Carl Helton
Secretary

ATTEST:

Rebecca Hume
City Recorder

DRAFT

Meeting Date: Thursday, September 10, 2026

Project: The Willows at the Lake Ph 2 – Final Plat

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: 0 W Lake Geneva Street

Zoning District: C2: Regional Commercial (Planned Development Overlay)

Applicant: Steve Brigance, A2H, Inc

Representative: Steve Brigance, A2H, Inc

STAFF RECOMMENDATION

City Staff recommends approval of the Final Plat Application for The Willows Phase 2 as submitted.

BACKGROUND:

The subject property is located at the southeast corner of Canda Road and I-40 and is a portion of the Lake District Planned Development. This application represents the final recording of phase 2 of the town home section of that development.

ANALYSIS:

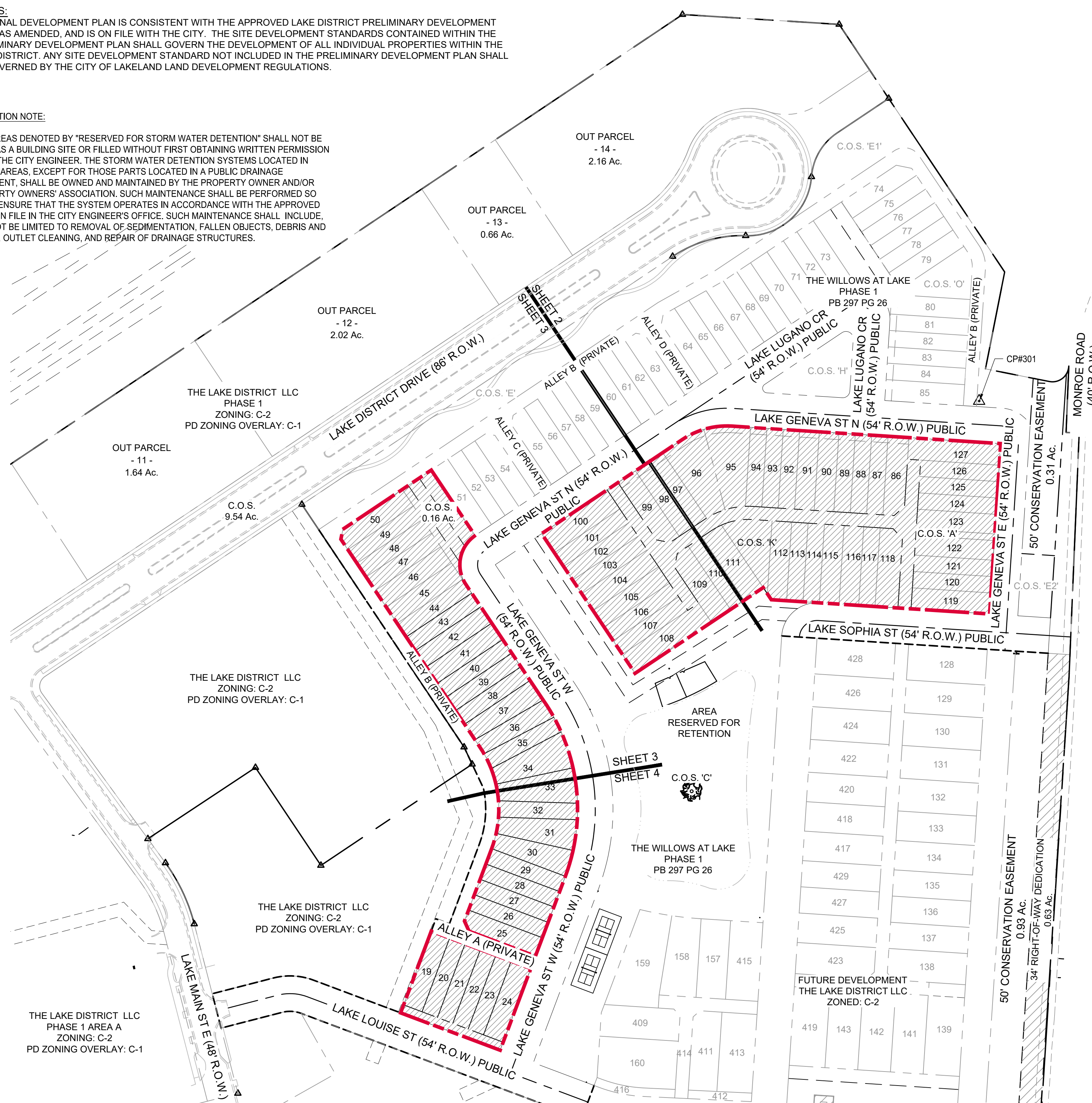
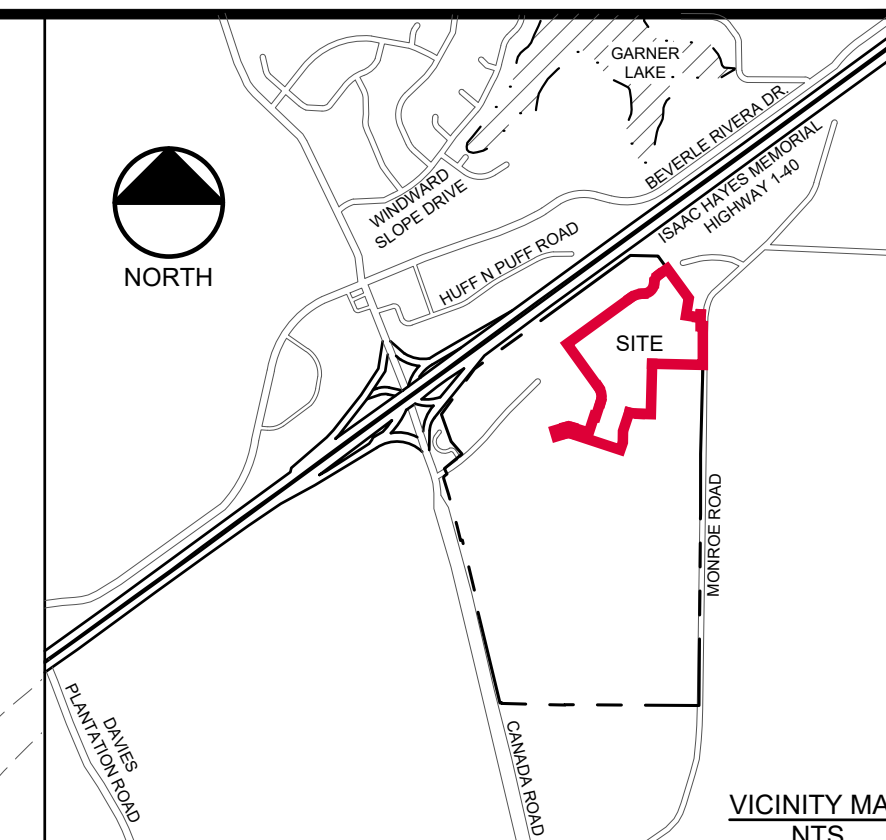
The specific request in this Final Plat application is for verification of all public improvement installation as well as lot dimensions, easement placement and completion of all staff punch list items. City staff have verified these items and are recommending approval of the application as submitted.

EXAMPLE MOTIONS

1. Motion to approve the Willows at the Lake Final Plat application subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Willows at the Lake Final Plat application without conditions.
3. Motion to deny the Willows at the Lake Final Plat application:
 - a. Reason for denial

THE FINAL DEVELOPMENT PLAN IS CONSISTENT WITH THE APPROVED LAKE DISTRICT PRELIMINARY DEVELOPMENT PLAN, AS AMENDED, AND IS ON FILE WITH THE CITY. THE SITE DEVELOPMENT STANDARDS CONTAINED WITHIN THE PRELIMINARY DEVELOPMENT PLAN SHALL GOVERN THE DEVELOPMENT OF ALL INDIVIDUAL PROPERTIES WITHIN THE LAKE DISTRICT. ANY SITE DEVELOPMENT STANDARD NOT INCLUDED IN THE PRELIMINARY DEVELOPMENT PLAN SHALL BE GOVERNED BY THE CITY OF LAKELAND LAND DEVELOPMENT REGULATIONS.

THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNERS' ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.



1. ALL BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM. NAD-83
2. ALL STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL PRIVATE FACILITIES, INCLUDING ALLEYS AND COMMON OPEN SPACES, ARE TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
4. FENCES ARE NOT PERMITTED WITHIN THE SCENIC CORRIDOR BUFFER. NO STRUCTURES SHALL BE PERMITTED IN THE SCENIC CORRIDOR BUFFER. THE SCENIC SHALL REMAIN UNDISTURBED; TREE REMOVAL SHALL ADHERE TO THE STANDARDS SET FORTH IN THE CITY OF LAKE LAND'S LAND DEVELOPMENT REGULATIONS AND TREE MANAGEMENT ORDINANCE.
5. MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ALLEYS, AND ALL OTHER COMMON PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.
6. THERE IS A 5 FOOT WIDE MLGW UTILITY EASEMENT ON ALL LOTS LOCATED IMMEDIATELY ADJACENT TO AND ALONG THE REAR LINES OF ALL LOTS HEREON; LESS AND EXCEPT ANY REAR LINES WITH DRAINAGE AND SEWER EASEMENTS. THERE IS ALSO AN MLGW EASEMENT LOCATED OVER, ON, UPON AND UNDER ALL ROADWAYS, PRIVATE DRIVES, ALLEYS AND COMMON OPEN SPACES SHOWN HEREON.

CP/TBM#301
TOP OF IRON PIN AT PROPERTY CORNER
N:345833.92
E:855025.29
EL EV: 389.42

THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
JUNE 2026



A2H, Inc.
65 Germantown Court, Suite 300
Memphis, TN 38018
901-372-0404
www.a2h.com

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DEVELOPER:



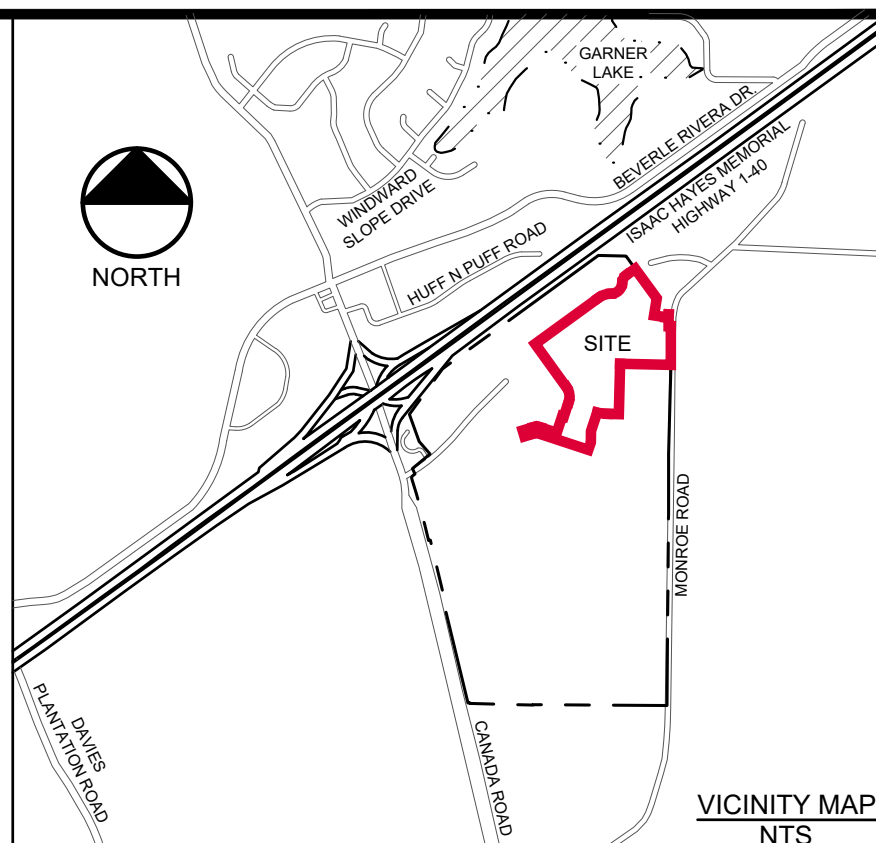
925 NORTH POINT PARKWAY, SUITE 240
ALPHARETTA, GA 30005

SHEET 1 OF 6

Page 7 of 17

OUT PARCELS
- 14 - THE LAKE DISTRICT LLC
PHASE 1
2.16 A
ZONING: C-2
PD ZONING OVERLAY: C-1

THE LAKE DISTRICT LLC
PHASE 1
ZONING: C-2
PD ZONING OVERLAY: C-1



L: 80.52'
R: 123.00'
T: 41.76'
CH.BRNG: S74°58'25"W
CH.DIST: 79.09'

THE WILLOWS AT LAKE
PHASE 1
PB 297 PG 26
C.O.S. 'H'

FUTURE I/O SERVICE TO
CALLED IN
SEE RISER DETAIL "B"

FINAL PLAT
THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
JUNE, 2026

A2H ENGINEERS
ARCHITECTS
PLANNERS

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DEVELOPER:

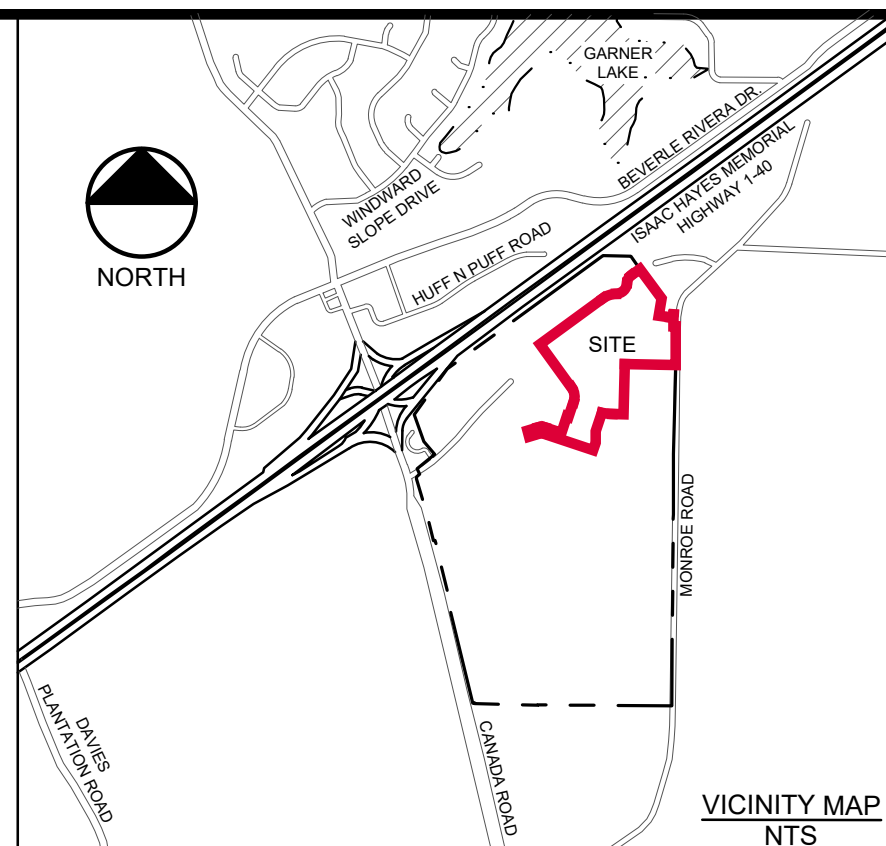
MERIDIAN

925 NORTH POINT PARKWAY, SUITE 240
ALPHARETTA, GA 30005

SHEET 2 OF 6

OUT PARCEL
- 12 -
2.02 Ac.

THE LAKE DISTRICT LLC
PHASE 1
ZONING: C-2
PD ZONING OVERLAY: C-1

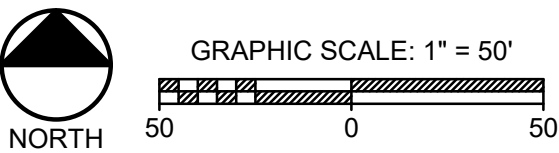


THE LAKE DISTRICT LLC
ZONING: C-2
PD ZONING OVERLAY: C-1

L: 161.40'
R: 170.00'
T: 87.36'
CH.BRNG: S6°34'50"E
CH.DIST: 155.41'

L: 281.48'
R: 290.16'
T: 152.93'
CH.BRNG: N7°13'24"W
CH.DIST: 270.57'

C.O.S. 'C'
WSE = 379.0'



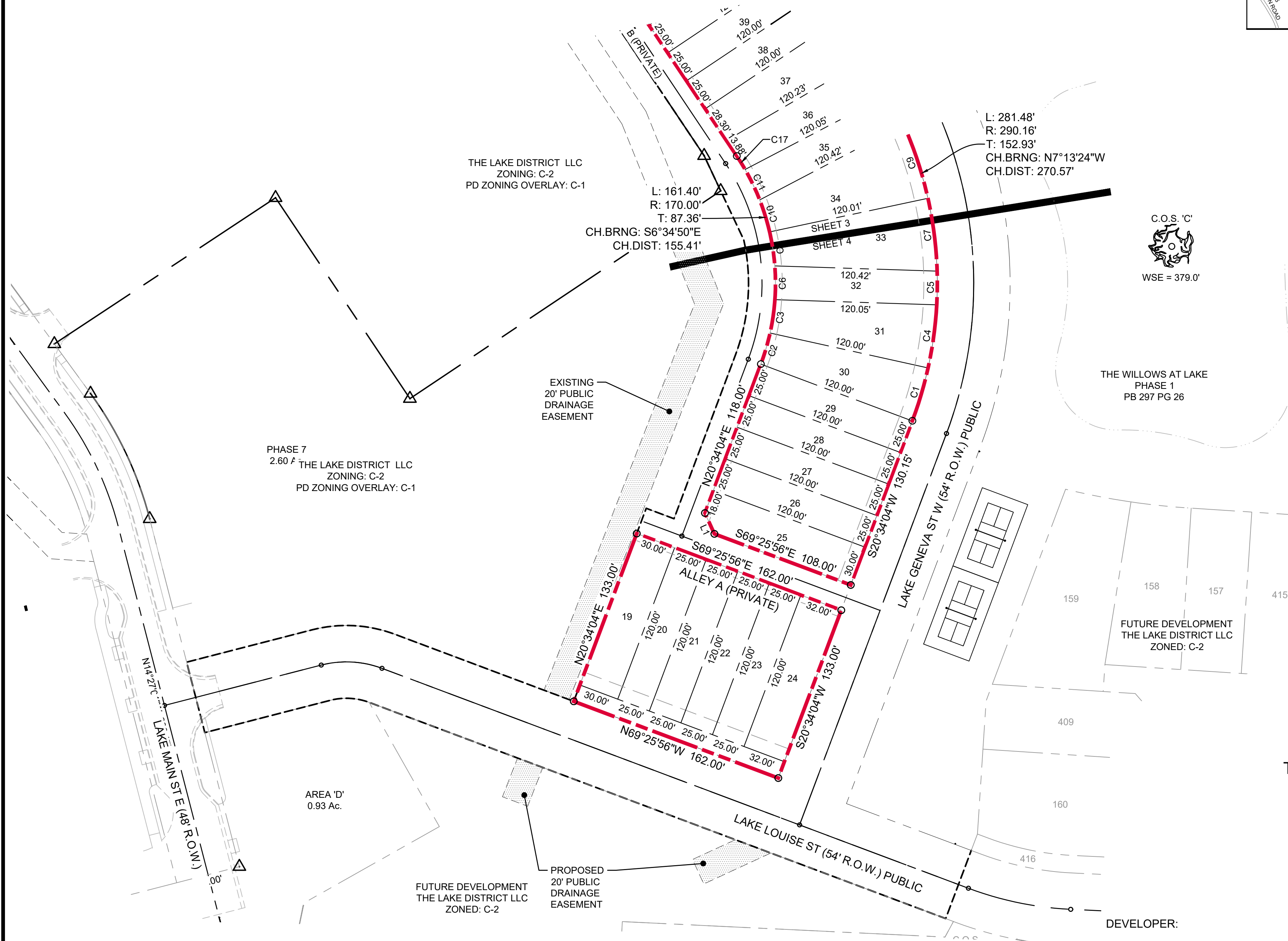
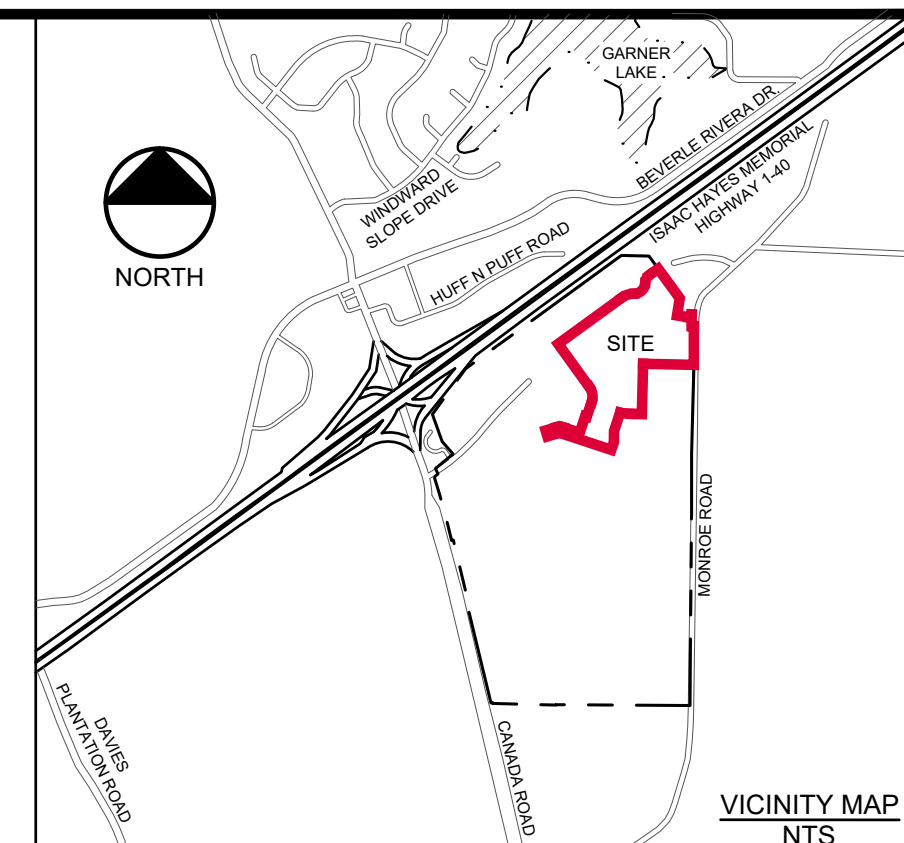
FINAL PLAT
THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
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FINAL PLAT

THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
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SHEET 4 OF 6

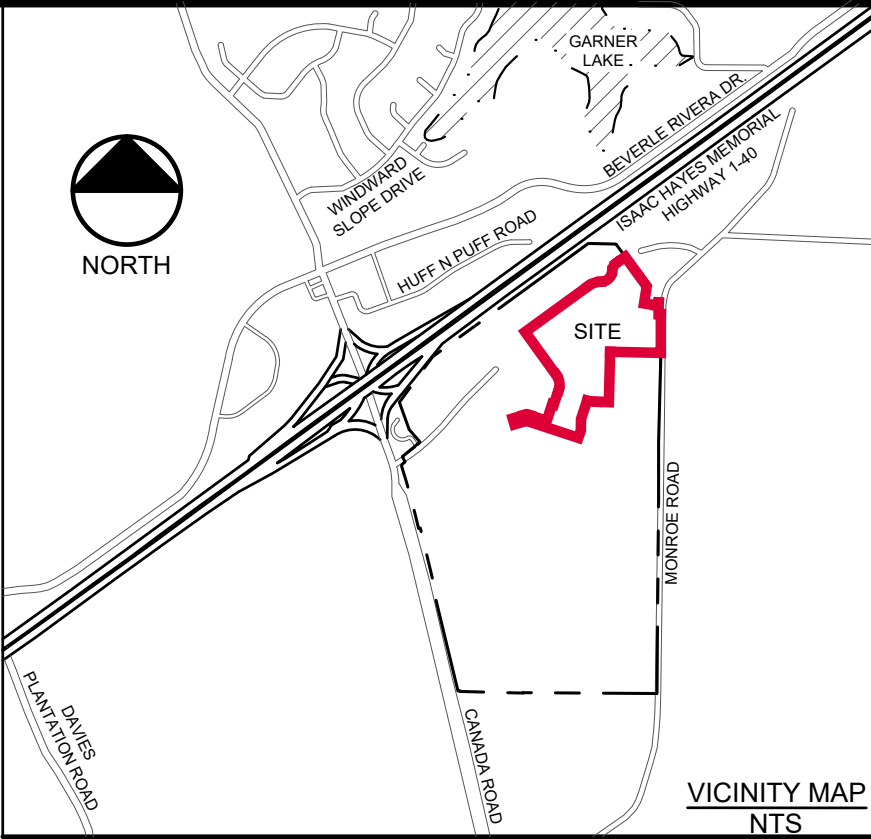
Parcel Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.91'	290.00'	8.08'	S16° 31' 36"W	40.87'
C2	23.98'	170.00'	8.08'	N16° 31' 36"E	23.96'
C3	25.04'	170.00'	8.44'	N8° 15' 59"E	25.01'
C4	47.36'	290.00'	9.36'	S7° 48' 27"W	47.30'
C5	25.01'	290.00'	4.94'	N0° 39' 31"E	25.01'
C6	25.04'	170.00'	8.44'	N0° 10' 19"W	25.02'
C6	25.04'	170.00'	8.44'	N0° 10' 19"W	25.02'
C7	54.52'	290.00'	10.77'	S7° 11' 54"E	54.44'
C8	25.55'	170.00'	8.61'	N8° 41' 49"W	25.53'
C9	57.71'	290.00'	11.40'	S18° 17' 05"E	57.61'
C10	24.89'	170.00'	8.39'	N17° 11' 51"W	24.87'
C11	25.04'	170.00'	8.44'	N25° 36' 43"W	25.02'
C12	25.01'	290.00'	4.94'	S26° 27' 23"E	25.01'
C13	24.56'	290.00'	4.85'	S31° 21' 12"E	24.55'
C14	35.08'	54.00'	37.22'	S15° 10' 07"E	34.47'
C15	25.98'	54.00'	27.57'	S17° 13' 37"W	25.73'
C16	23.76'	54.00'	25.21'	S43° 36' 57"W	23.57'
C17	11.71'	170.00'	3.95'	N31° 48' 20"W	11.71'
C18	36.62'	123.00'	17.06'	N64° 44' 55"E	36.48'
C19	43.90'	123.00'	20.45'	N83° 30' 06"E	43.67'
C20	3.96'	120.00'	1.89'	S57° 09' 58"W	3.96'
C21	17.04'	100.00'	9.76'	N61° 06' 10"E	17.02'
C22	31.13'	120.00'	14.86'	S65° 32' 38"W	31.04'
C23	31.50'	120.00'	15.04'	S80° 29' 42"W	31.41'
C24	48.42'	100.00'	27.74'	N79° 51' 22"E	47.95'
C25	11.96'	120.00'	5.71'	N89° 07' 46"W	11.96'

Parcel Line Table		
Line #	Length	Direction
L1	16.97'	S24°25'56"E
L2	6.38'	S33°46'46"E
L3	15.56'	N11°13'14"E
L4	21.21'	N78°46'46"W
L5	21.21'	N11°13'14"E
L6	21.21'	S48°43'36"W
L7	21.21'	S41°16'24"E
L8	24.04'	N78°46'19"W
L9	22.23'	S33°46'46"E

COMMON OPEN SPACE		
AREA NAME	SQ.FT.	ACRES
C.O.S. 'A'	1,200	0.03
C.O.S. 'K'	4,528	0.10

PARCEL DATA		
LOT	SQ.FT.	F.F.E.
19	3,600	382.5
20	3,000	382.5
21	3,000	383.0
22	3,000	383.0
23	3,000	383.5
24	3,840	383.5
25	3,528	383.5
26	3,000	383.5
27	3,000	384.5
28	3,000	384.5
29	3,000	384.5
30	3,911	384.5
31	4,344	384.5
32	3,003	384.5
33	4,805	385.5
34	4,956	385.5
35	3,003	385.5
36	3,392	386.5
37	3,845	386.5
38	3,000	386.5
39	3,000	386.5
40	3,000	386.5
41	3,600	387.5
42	3,600	387.5
43	3,000	387.5
44	3,000	387.5
45	3,600	387.5
46	3,600	387.5
47	3,000	388.5
48	3,000	388.5
49	3,000	388.5
50	3,540	387.0
86	3,727	392.5
87	3,000	392.5
88	3,000	392.5
89	3,000	392.5
90	3,600	392.5

PARCEL DATA		
LOT	SQ.FT.	F.F.E.
91	3,600	391.5
92	3,000	391.5
93	3,000	390.5
94	3,002	390.5
95	6,389	390.5
96	6,359	388.5
97	3,000	388.5
98	3,000	388.5
99	3,727	388.5
100	4,200	387.5
101	3,000	387.5
102	3,000	387.5
103	3,000	387.5
104	3,720	387.5
105	3,600	387.5
106	3,000	387.5
107	3,000	387.5
108	4,900	387.5
109	3,947	388.0
110	2,900	389.0
111	4,052	389.0
112	3,572	389.5
113	3,000	390.0
114	3,000	390.5
115	3,600	391.0
116	3,600	391.5
117	3,000	392.0
118	4,088	392.5
119	3,840	396.0
120	3,000	396.0
121	3,000	396.0
122	3,600	396.0
123	3,600	395.5
124	3,000	395.5
125	3,000	395.5
126	3,000	395.5
127	4,620	395.5



FINAL PLAT
THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
JUNE, 2026

DEVELOPER:



925 NORTH POINT PARKWAY, SUITE 240
ALPHARETTA, GA 30005



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CERTIFICATE OF MORTGAGEE AND DEDICATION

We, the Mortgagee, _____, do hereby freely consent to the Subdivision of this property in accordance with the Final Plat; dedicate the Public Improvements, Easements, or lands herein specifically identified for dedication, to the appropriate agencies as outlined in this Plat and approved by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Authorized Agent of Mortgagee _____

CERTIFICATE OF OWNER(S) AND DEDICATION

The undersigned, _____, (etc.) hereby certify that they are the owners of the foregoing property and that the plat is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby dedicate to the City of Lakeland all Public Improvements, Easements, or lands herein specifically identified for dedication, for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said Subdivision.

Date: _____

Signature of Owner(s) Include Notary Seal and Signature _____

CERTIFICATE OF ENGINEER

I, _____, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in the Preliminary Plat / Construction Plans / Final Plat (whichever is applicable) are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation, City of Lakeland Manual for Public Works and Materials Specifications, and all City of Lakeland ordinances, including Subdivisions. In witness whereof, I the said _____, a Professional Engineer, hereunto set out hand and affix my seal this _____ day of _____ 20____.

Tennessee Registration No. _____ Professional Engineer

CERTIFICATE OF MUNICIPAL PLANNING COMMISSION APPROVAL - SUBDIVISION

I, _____ do hereby certify that the City of Lakeland Municipal Planning Commission has approved this Final Plat. The signing of this certificate shall in no way be deemed to constitute or effect an acceptance of the dedication of any street, improvement, or other ground shown upon the plat.

Date: _____

MPC Secretary _____

CERTIFICATE OF SURVEYOR

State of Tennessee
County of Shelby
I, Michael W. McCulley, hereby certify that this plat was prepared from an actual survey made by me during the month of August , 2019, and that this plat or site plan correctly represents said survey. all bearings are referenced to the Tennessee State Plane Coordinate system, NAD 83; all required subdivision monuments are marked in accordance with Lakeland Subdivision Standards; the precision of the unadjusted survey is 1:10,000 or greater and all special flood hazard areas are located as per the latest flood insurance rate map. All dimensions are expressed in feet and decimals. all bearings, distances, and field information are true and correct to the best of my knowledge.

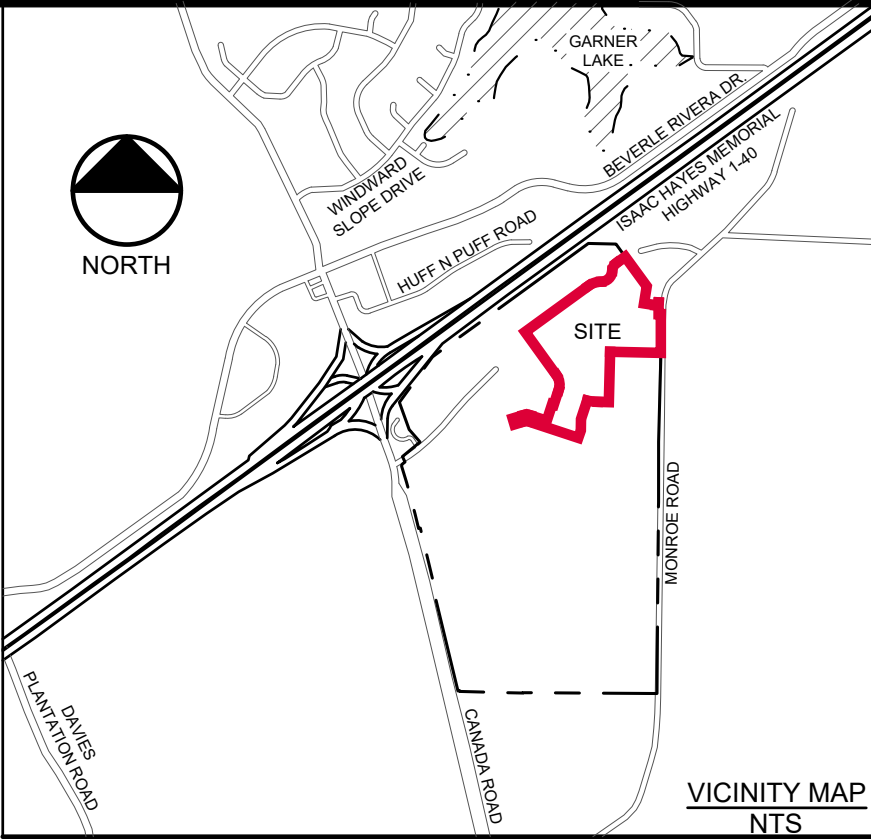
Tennessee Registration No. 1905

CERTIFICATE OF CITY ENGINEER

The Final Plat is reviewed and deemed compliant with the Land Development Regulations, subject to any waivers, modifications, or variances thereof granted by the City of Lakeland.

Date: _____

City Engineer _____



FINAL PLAT

THE WILLOWS AT THE LAKE
PHASE 2
74 LOTS 6.62 AC
LAKELAND, TENNESSEE
JUNE, 2026

DEVELOPER:



925 NORTH POINT PARKWAY, SUITE 240
ALPHARETTA, GA 30005



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Meeting Date: Thursday, September 10, 2026

Project: Stonebridge Commercial SD – Site Plan Application

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Parcel ID: L0159 00527

Zoning District: C-2 (Regional Commercial)

Site Area: 2.89 acres

Applicant: National Cities Corporation

Representative: David Bray, P.E – The Bray Firm

STAFF RECOMMENDATION

City Staff recommend approval of the Site Plan application for the Stonebridge Commercial Subdivision with the following conditions:

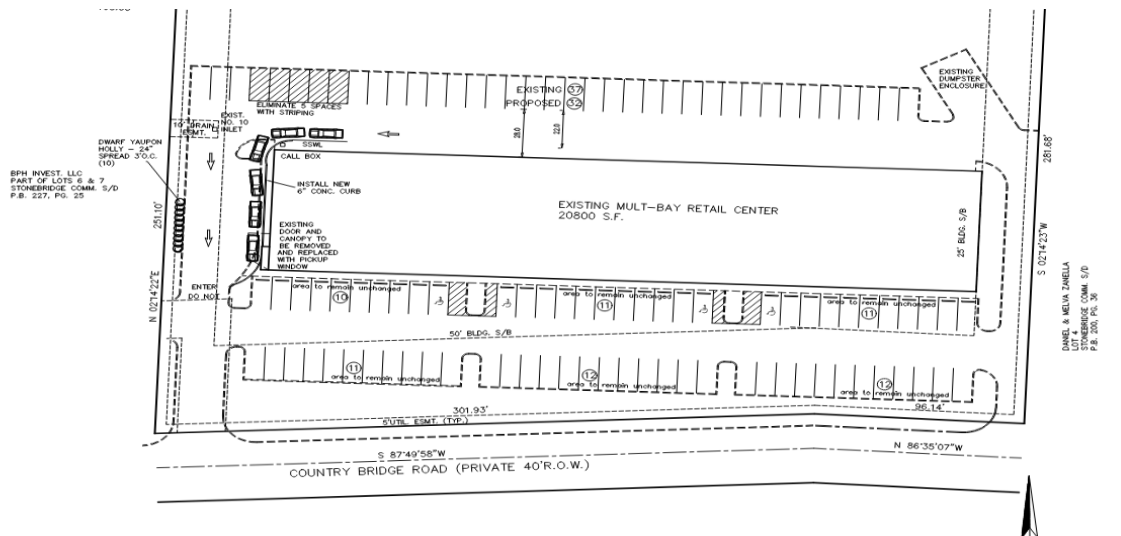
- Clearly identify all storm drainage.
- Clearly identify and call out existing curbing to be removed.
- Clearly identify and call out new pavement markings.
- Install adequate signage to direct pickup traffic counterclockwise around the building.

ANALYSIS:

This application is a request for approval by the Municipal Planning Commission of all site improvements including all civil work, parking and circulations as well as Design Review Commission approval of building elevations and landscaping. The proposal is to remove and replace a pickup man door with a restaurant style drive-thru window and accompanying queuing lane. Upon review by City Staff, this Site Plan Application is in basic conformance with the Land Development Regulations for the City of Lakeland. City Staff are recommending approval of the application with the conditions listed above.

ELEVATIONS:

All affected elevations are to be replaced with matching materials. The current awning and man door will be removed and replaced with a pickup window for a Little Caesars Restaurant.



LANDSCAPING:

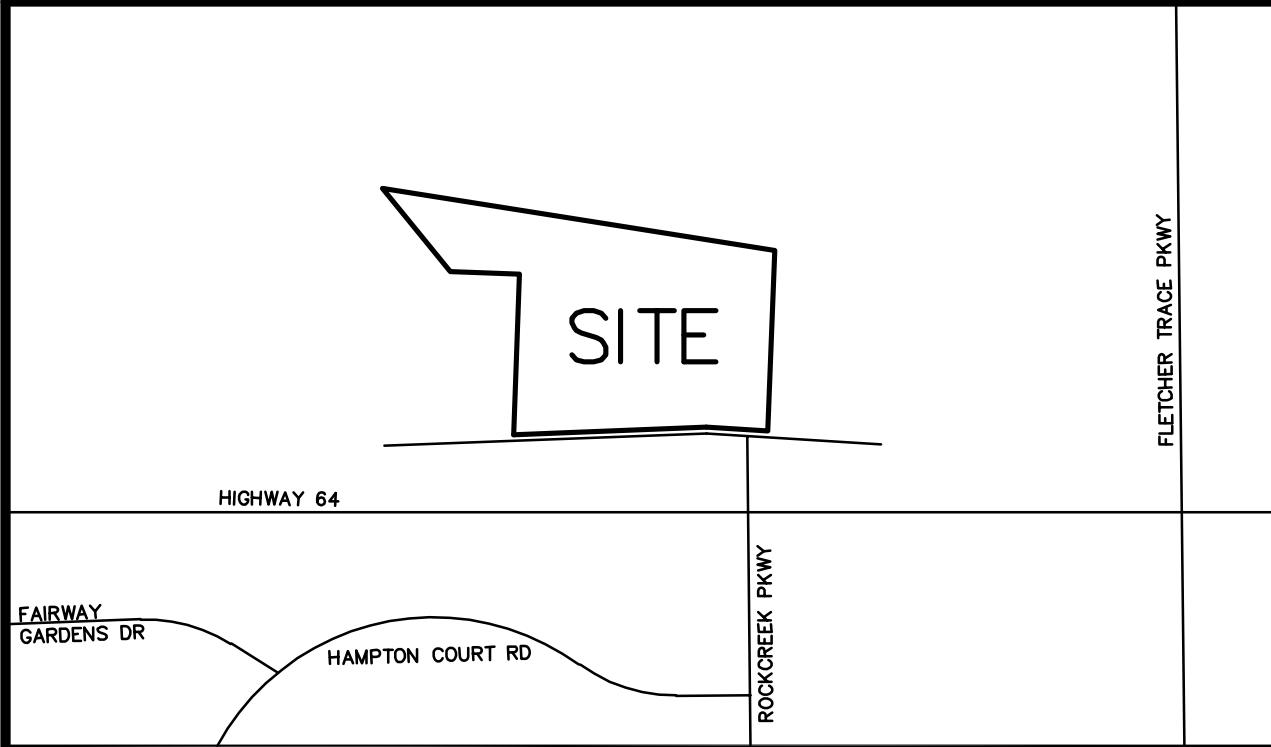
Ten (10) Dwarf Yaupon Hollies will be installed on the west side of the site to help with screening of the new drive-thru lane.

PARKING AND CIRCULATION:

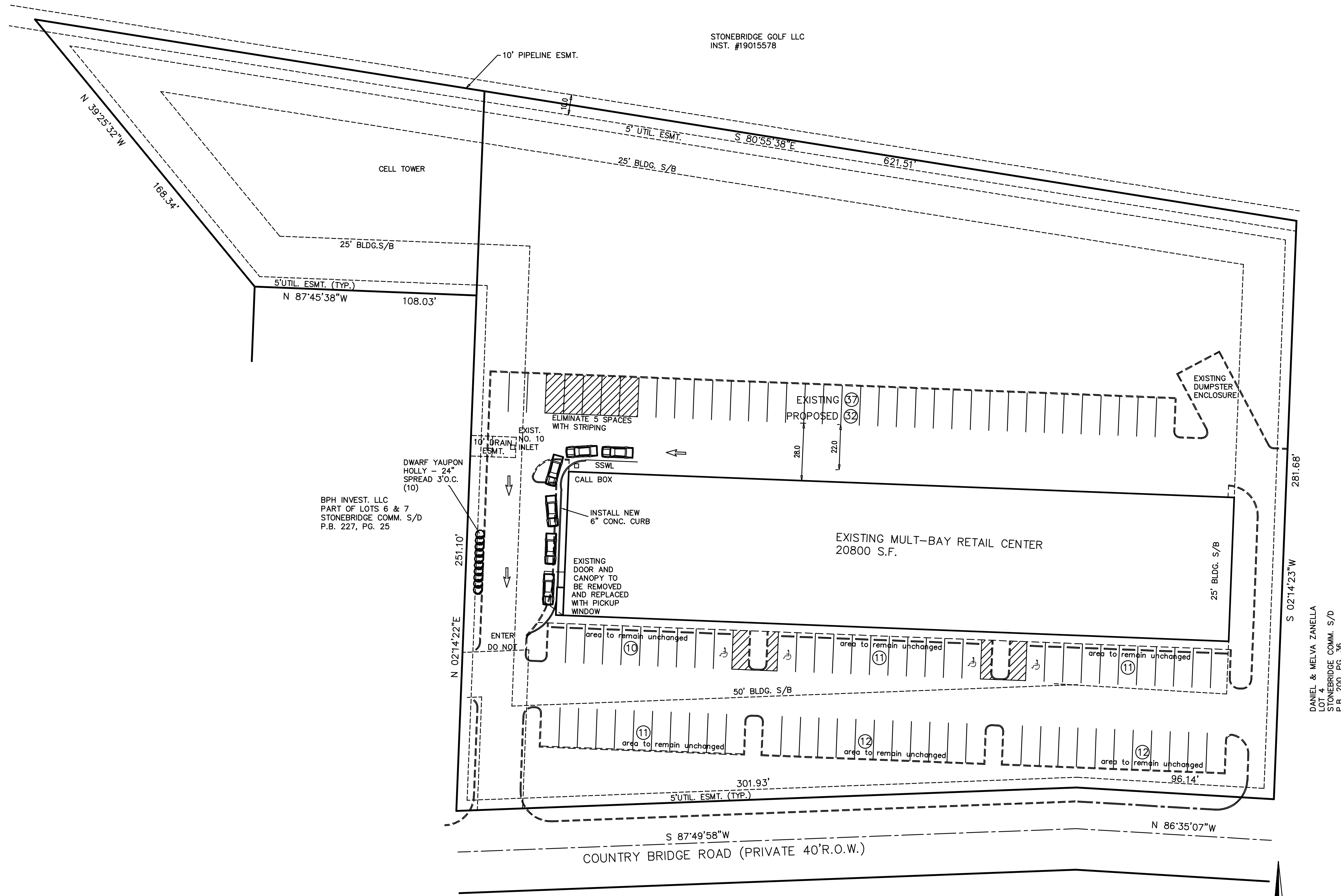
Five parking spaces are to be removed for queuing and passing space in the rear of the building. All pickup customers will be routed counterclockwise around the building and entrance signs will be placed on the west side of the site to discourage through traffic.

EXAMPLE MOTIONS

1. Motion to approve the Stonebridge Commercial Subdivision Site Plan Application without conditions.
2. Motion to approve the Stonebridge Commercial Subdivision Site Plan Application subject to the following conditions:
 - a. Conditions as determined by Staff:
 - a. Clearly identify all storm drainage.
 - b. Clearly identify and call out existing curbing to be removed.
 - c. Clearly identify and call out new pavement markings.
 - d. Install adequate signage to direct pickup traffic around counterclockwise around the building.
 - b. Conditions as determined by the Planning Commission
3. Motion to deny the Stonebridge Commercial Subdivision Site Plan Application:
 - a. Reason for denial



VICINITY MAP NOT TO SCALE



DANIEL & MELVA ZANELLA
LOT 4
STONEBRIDGE COMM. S/D
P.B. 200, PG. 36

SITE DATA:

PROPOSED USE:	EXISTING RETAIL CENTER
SITE AREA:	2.84 ACRES
BUILDING SIZE:	EXISTING 20800 S.F.
FAR:	0.17
PARKING REQUIRED:	83 SPACES
PARKING PROVIDED:	
(EXISTING CONDITION)	104 SPACES (4 ADA)
(PROPOSED CONDITION)	99 SPACES (4 ADA)

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



LOT 5 AND PART OF LOTS 6 & 7, STONEBRIDGE COMMERCIAL SUBDIVISION, P.B. 291, PG. 53
PREPARED FOR: NATIONAL CITIES CORPORATION
ENGINEER: THE BRAY FIRM



SHEET 1 OF 1
DIVISION OF ENGINEERING
SITE PLAN
LOCATION: 8950 HIGHWAY 64
LAKELAND, TENNESSEE
SURVEY: OTHERS
DESIGN: TBF DATE: 6-2026 SCALE 1"=30'

Meeting Date: Thursday, September 10, 2026

Project: Highway 70 Corridor Discussion

Staff Contact: Alex Barthol, Staff Planner

PROJECT INFORMATION

Location: Highway 70 corridor from Canada Road to Lakeland/Arlington City limits.

Zoning District: AG: Agriculture, I-L: Light Industrial, R2-PRD: Planned Medium Density Residential, C-1: Community Commercial.

BACKGROUND

Beginning in 2022, the City of Lakeland embarked on a comprehensive effort to establish a more cohesive vision for its future growth and development. This initiative included a complete update of the City's Comprehensive Plan (P.U.L.S.E.), Future Land Use Plan, a comprehensive revision of the Land Development Regulations, and, most recently, the Highway 70 Corridor Study to establish a long-term vision for roadway and streetscape improvements along the entirety of Highway 70 within the city limits.

The Highway 70 corridor emerged as a priority during the P.U.L.S.E. planning process, prompting the preparation of this corridor study to guide its future development. Together, these planning efforts have highlighted the gap between the City's newly adopted plans and the existing development patterns along the Highway 70 corridor. The next phase is to determine whether additional regulatory tools are needed to ensure that future development and redevelopment are consistent with the City's long-term vision.

DISCUSSION

The Highway 70 Corridor is broken into two sections. The western city limits with Bartlett to the Seedtick Road intersection, and the Seedtick Road intersection east to the Town of Arlington limits. Both sections are zoned almost exclusively AG: Agriculture on the south side of Highway 70 other than the southeast corner of Highway 70 and Canada Road (C-2: Community Commercial), and the Lakeland Commons Planned Development at the southwest corner of Highway 70 and Seedtick Road. This development pattern has already been established and

there does not appear to be any further need for additional regulation along the south side of Highway 70.

Along the north side of Highway 70 and east of Seedtick Road, there are several distinct zoning districts that allow for an abundance of uses including industrial, residential and commercial. These areas in particular are the focus of the disparity shown in the plans listed above. In light of that, below are a few options that could potentially mitigate this disparity:

Comprehensive Rezoning of affected properties:

- City-initiated rezoning of affected properties.
- Aligns zoning with the Comprehensive Plan, Future Land Use Plan, and Corridor Study.
- Provides the greatest consistency between adopted plans and the Zoning Map.
- Requires public hearings, property owner notification, and MPC/BOC approval.
- CC-MX (Community Corridor Mixed-Use) would most closely align with the adopted vision.

Condemnation for City use of affected Properties:

- City acquires properties through purchase or, when authorized, condemnation.
- Limited to projects serving a valid public use.
- Applicable for transportation, infrastructure, parks, or similar needs.
- Provides the City with complete control over future development.

Highway 70 Corridor Zoning Overlay District:

- Applies corridor-specific standards regardless of underlying zoning.
- Preserves existing zoning and property rights.
- Regulates site design, landscaping, building orientation, access, and pedestrian accommodations.
- Provides flexibility while promoting a cohesive corridor character.
- May offer the best balance between implementing the City's vision and preserving existing property rights.