

LAKELAND MUNICIPAL PLANNING COMMISSION

MEETING MINUTES

THURSDAY, FEBRUARY 16, 2023, 5:30 PM

CITY HALL, LAKELAND, TN.

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Acting Chairman Sal Feraci.

II. **ROLL CALL BY ACTING RECORDER:**

Commissioner Jim Atkinson	Present
Sal Feraci	Present
Carl Helton	Present
Adam Henry	Present
Amber Hitchcock	Present
Shawn Rowland	Present
(C) Wyatt Bunker	Absent (<i>excused</i>)

Others present:

Michael Walker, City Manager

Paul Luker, Planning Director

Emily Harrell, City Engineer

Alex Barthol, City Planner

Will Patterson, City Attorney

III. **APPROVAL OF MEETING MINUTES:**

Mr. Henry moved to approve the regular meeting of January 19, 2023, as written, seconded by Commissioner Atkinson.

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

Atkinson	Yea
Helton	Yea
Henry	Yea
Hitchcock	Yea
Rowland	Yea
(c) Feraci	Yea

For the record: Commissioner Atkinson moved to amend the agenda to move New Business item # 3 up to be heard ahead of the public discussion, seconded by Vice Chairman Helton.

Motion carried, voice vote 6 in favor 0 against (6-0).

NEW BUSINESS:

3. ***Action on approval of a site plan for Dollar General Store located at 10410 US Highway 70.***

Commissioner Atkinson moved to bring this item to the floor, seconded by Vice-Chairman Helton.

Discussion ensued.

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For the record: Public comments were heard from the following:

Tim McCaskill – The Reaves Firm *(Representing the applicant)*

Richard Gonzales – 5000 block of Conifer View

Will Heaton – 5000 block of Evergreen Rd

Chris Pennington – 5000 block of Saffron Spring Dr

Dewey Dillard – 10000 block of Twisting Pine Ln

Pamela Wade – 10000 block of Twisting Pine Ln

Krista Dillard – 10000 block of Twisting Pine Ln

For the record: Written comments were received from the following:

- City Manager Michael Walker read into record from the following:
 - Barbara Wilson – hand delivered.
 - Laura Harrison – via email
 - Parker & Mandy Magness – via email
- 139 signed petitions opposing the Dollar General were received.
- Photos of other local Dollar General Stores were submitted.
(Please note: all documents received are on file)

After the discussion Mr. Henry moved to vote on the application for the Dollar General site plan, seconded by Commissioner Atkinson.

Commissioner Atkinson moved to amend the motion to deny the application, seconded by Vice-Chairman Helton.

Motion to amend the motion carried, voice vote, 6 in favor 0 against.

Main motion as amended to deny the application for the Dollar General site plan carried, roll call vote, 6 in favor 0 against (6-0).

Atkinson	Yea
Helton	Yea
Henry	Yea
Hitchcock	Yea
Rowland	Yea
(c) Feraci	Yea

For the record: Reasons for denial were stated as follows:

1. Moratorium on new commercial development along Highway 70 according to Board of Commissioners Resolution R-12-2023. *(See attached)*
2. Deficiencies in site plan as listed in the staff report and as discussed by Planning Commission. *(See attached)*

For the record: The meeting was recessed at 6:35 p.m. and reconvened at 6:12 p.m.

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Upon returning back in session, Commissioner Atkinson moved to take New Business item # 2 next on the agenda, seconded by Mr. Henry.

Motion carried, voice vote 6 in favor 0 against (6-0).

2. Action on approval of a site plan for Chick-Fil-A Restaurant located at 3423 Lake District Drive.

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

Discussion ensued.

Comments were heard from the following:

Mark Campbell, Carter Engineering (*The applicant*)
Vice-Mayor Wesley Wright
Yehuda Netanel – Lake District Developer

After the discussion, Commissioner Atkinson moved to approve the site plan for the Chick-Fil-A contingent upon the following conditions:

1. The final plat is approved and recorded.
2. The building architecture be modified as follows:
The front left perspective view the element where the logo is would appear on the rear left perspective view where the sign is and that the same element on front left perspective view at the center where the Chick-Fil-A sign is would appear on the rear left perspective view.
3. Comments made by the commission and Vice-Mayor Wright regarding foundational landscaping also be incorporated and approved by city staff.
4. All site lightings are in full compliance with Lakeland's lighting standards which includes full cut off fixtures.
5. The color of bricks is Glacier White.

Mr. Rowland seconded the motion.

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

Atkinson	Yea
Helton	Yea
Henry	Yea
Hitchcock	Yea
Rowland	Yea
(c) Feraci	Yea

IV. PUBLIC DISCUSSION: None

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V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS:

1. ***Action on a proposed amendment to The Lake District PD to add additional multi-family lots.***

Mr. Rowland moved to bring this item to the floor, seconded by Vice-Chairman Helton.

Discussion ensued.

Comments were heard from the following:

Yehuda Netanel – Lake District Developer

Richard Gonzales – 5000 block of Conifer View

Julie Pereira – 5000 block of Adagio Ln

After the discussion, Commissioner Atkinson moved to recommend approval to the Board of Commissioners for the amendment to The Lake District PD to add additional multi-family lots as outlined in the staff report, seconded by Mr. Henry.

Motion failed to pass, roll call vote 1 in favor 5 against (1-5).

Atkinson	Nay
Helton	Nay
Henry	Nay
Hitchcock	Nay
Rowland	Nay
(c) Feraci	Yea

Commissioner Atkinson made a subsequent motion to recommend disapproval to Board of Commissioners for the amendment to The Lake District PD due to the heavy mixed use on multi-family, seconded by Mr. Henry.

Motion failed to pass, roll call vote 5 in favor 1 against (5-1).

Atkinson	Yea
Helton	Yea
Henry	Yea
Hitchcock	Yea
Rowland	Yea
(c) Feraci	Nay

VII. NEW BUSINESS:

1. ***Action on sign plan for Lakeland Town Square.***

Mr. Henry moved to bring this item to the floor, seconded by Mrs. Hitchcock.

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Discussion ensued.

Comments were heard from the following:

Cory Brady, Integrated Land Solutions (*The applicant*)

After the discussion, Mrs. Hitchcock moved to approve the sign plan for Lakeland Town Square, seconded by Commissioner Atkinson.

Motion carried, roll call vote 5 in favor 0 against 1 abstention (5-0-1).

Atkinson	Yea
Helton	Yea
Henry	Yea
Hitchcock	Yea
Rowland	Yea
(c) Feraci	Abstain

For the record: New Business Agenda items # 2 & 3 were moved up on the agenda.

4. Action on amending the Lakeland Municipal Planning Commission By-laws.

Mr. Rowland moved to bring this item to the floor, seconded by Mr. Henry.

Discussion ensued.

After the discussion, Mr. Rowland moved to approve amending the Lakeland Municipal Planning Commission By-laws, seconded by Commissioner Atkinson.

Motion carried, voice vote, 6 in favor 0 against (6-0).

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mr. Henry moved to adjourn the meeting, seconded by Commissioner Hitchcock.

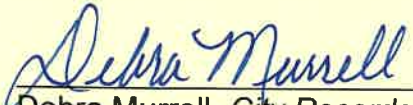
The meeting was adjourned at 8:15 p.m. without objections.

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Amber Hitchcock, *Secretary*

ATTEST:



Debra Murrell, *City Recorder*

These minutes were approved on March 16, 2023.