



Municipal Planning & Design Review Commission
Regular Meeting Agenda
Thursday, April 13, 2023, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. March 16, 2023
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Action on approval of Arcadia Planned Residential Development - Time Extension
 - 2. Discussion and Possible Action on Mobil Station Lighting Plan (March 2018)
 - 3. PULSE and Land Development Regulations Update Progress Report
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES**

THURSDAY, MARCH 16, 2023, 5:30 PM

CITY HALL, LAKELAND, TN.

DRAFT

- I. **CALL TO ORDER:** The meeting was called to order at 5:30 PM by Vice Chairman Carl Helton.

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

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

Others present:

Paul Luker, Planning Director

Emily Harrell, City Engineer

Will Patterson, City Attorney

III. **APPROVAL OF MEETING MINUTES:**

Commissioner Atkinson moved to approve the regular meeting of February 16, 2023, as written, seconded by Mr. Henry.

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

IV. **PUBLIC DISCUSSION:**

Public comments were heard from the following:

Sam Fargotstein – Martin Tate Law Firm (*SBA Communications*)

Document presented to the board by Mr. Fargotstein – (*See Attachment A*)

V. **REPORTS OF OFFICERS AND COMMITTEES:**

VI. **OLD BUSINESS:**

1. ***Action on approval of Dunkin Site Plan located at 8984 US Hwy 64.***

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

Discussion ensued.

For the record:

The applicant was not present.

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES

THURSDAY, MARCH 16, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

After the discussion, Commissioner Atkinson moved to defer this item, seconded by Mr. Henry.

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

VII. NEW BUSINESS:

1. *Action on approval of a Cell Tower located at 8922 US Hwy 64. Square.*

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

Discussion ensued.

Comments were heard from the following:

Kevin Norman – A2H

Lou Katzerman – TVT II, LLC (*The applicant*)

Sam Fargotstein – Martin Tate Law Firm (*SBA Communications*)

After the discussion, Commissioner Atkinson moved to approve the cell tower located at 8922 US Highway 64 as presented in the staff report, seconded by Mrs. Hitchcock. (*See Attachment B*)

Motion carried, roll call vote 4 in favor 0 against (4-0).

Atkinson	Yea
Henry	Yea
Hitchcock	Yea
(C) Helton	Yea

2. *Discussion and Possible Action on Mobil Station Lighting Plan (March 2018).*

For the record: This item was deferred at the request of the applicant.

VIII. ANNOUNCEMENTS:

LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 16, 2023, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

IX. ADJOURNMENT:

With no other business to conduct the meeting was adjourned at 6:15 p.m.
without objections.

Amber Hitchcock, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*

These minutes were approved on April 13, 2023.





**Municipal Planning
and Design Review
Commission**

Meeting Date: Thursday, March 16, 2023

Project: Highway 64 Cell Tower

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 8922 US Highway 64

Parcel ID: L0159 00527

Zoning District: Regional Commercial (C2)

Neighborhood: Type V

Site Area: 2.83 acres

Applicant: TVT II, LLC d/b/a Tower Ventures, c/o Lou Katzerman

Representative: Kevin Norman, A2H Engineers, Inc.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan application as submitted.

BACKGROUND

The applicant seeks approval of a Site Plan to construct a 150 ft. monopole wireless communications tower with perimeter fencing and landscaping. The site will be accessed via an easement provided from Country Bridge Road (private). The subject property is a 2,400 sq. ft. leased parcel located at 8922 U.S. Highway 64 and is within a Regional Commercial (C2) zoning district. Adjacent property uses include a Shadrach's Coffee Shop and Glide Xpress Car Wash (under construction) on the parcel to the west in the C2 zoning district; a commercial retail center on the property to the east in the C2 zoning district; Lakeland Golf Club to the north in the Agricultural (AG) District; and Banfield Pet Hospital to the south in the C2 zoning district. (See attached zoning map)

PROPERTY CHARACTERISTICS

The subject property has a rectangular shape, having a depth of approximately 40 feet along the east and west boundaries; a width of approximately 60 feet on the north and south boundary; The site slopes slightly from the north to the south. The northern boundary of the subject property is heavily wooded adjacent to the golf course, the balance of the site is treeless.

ANALYSIS

Structural Requirements

Article III. Section 14. I. 6 of the Land Development Regulations requires written certification that a tower can withstand winds of seventy (70) miles per hour with one-half inch of radial ice, as per ANSI Standards, and/or 100 miles per hour wind gusts, whichever is greater. The applicant's engineer has supplied a letter stating that the proposed tower will exceed these requirements. Additionally, the letter also states the maximum tower fall radius is twenty (20) ft. (see attached letter).

Separation Distance Between Off-site Uses

The Land Development Regulations were recently amended to provide for a reduced required minimum distance from the base of a tower to an adjoining property line from a minimum of 200% of tower height to a minimum of "maximum fall radius plus 10 ft."

The closest structure to the proposed tower will be the Banfield Pet Hospital. The distance between the tower and the pet hospital will be approximately 128 ft. The next closest structure is the retail center to the east of the site, that distance is approximately 160 ft. When construction of Shadrach's Coffee Shop is complete, the building will be approximately 180 ft. from the base of the tower. All these distances exceed the separation requirements of the Land Development Regulations.

Separation Distance Between Existing Towers in the Area

Article III. Section 14. I. 3 of the Land Development Regulations requires a separation distance between existing and proposed new towers. The tower being proposed for this location is of "monopole design" and the required separation distance from existing towers is between 1,500 ft. and 750 ft., depending on existing tower design. There are no existing towers within 1,500 ft. of the subject site. There is a water tower approximately 450 ft. from the site that currently has wireless antenna arrays attached. However, the tower is at capacity and cannot accommodate additional antenna (see attached letter from T-Mobile).

Shared Use

The proposed tower is being designed to accommodate a total of four (4) cellular carrier tenants. This design is in excess of the requirements prescribed by the Land Development Regulations (see attached letter).

Site Plan

The site plan shows an access drive and parking in accordance with the Land Development Regulations. The access drive will include a retaining wall due to the elevation change between the adjacent property and the subject site (see attached Site Plan).

Buffer/Landscaping/Fencing

The perimeter of the site will be enclosed with a wooden fence. Additionally, a landscape screen is provided along the southern, western and eastern boundaries. The landscaping consists of fourteen (14) Magnolia trees with a minimum height of 6 ft. tall when planted. The northern boundary of the site is screened by existing trees and vegetation. Staff feels the proposed landscape/screening plan is an acceptable alternative to the base screening requirements of Land Development Regulations. The regulations allow for alternatives from the prescribed fifty (50) ft. buffer based on the existing physical features of the site. In this case, the site is heavily screened with existing trees and vegetation to the north and will be screened from public view from Highway 64 by commercial buildings.

CONCLUSIONS

Staff has reviewed the application and has determined the Site Plan conforms to the City's Land Use Regulations.

EXAMPLE MOTIONS

1. Motion to approve the Highway 64 Cell Tower Site Plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
 - b. Conditions listed in the Staff Report
2. Motion to approve the Highway 64 Cell Tower Site Plan application without conditions.
3. Motion to deny the Highway 64 Cell Tower Site Plan application:
 - a. Reason for denial



Municipal Planning and Design Review Commission

Meeting Date: Thursday, April 13, 2023

Project: Arcadia Planned Residential Development

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: South side of Memphis Arlington Road East of Seed Tick Road

Parcel ID: L0151 00110C

Zoning District: AG (Agricultural)

Neighborhood: Type II

Site Area: 114.2 acres

Applicant: Belz Investco GP

Representative: SR Consulting LLC.

STAFF RECOMMENDATION

Staff recommends approval of the time extension.

BACKGROUND

The Arcadia Planned Residential Development was first approved by the Board of Commissioners in 2006. It was the first of three developments along with The Grove and Equestria to be considered a conservation subdivision. A time extension was previously approved in 2018. Arcadia was designed to conserve large areas of open space providing natural corridors through the development with connections to adjacent neighborhoods via trails and walking paths (see attached plan).

DISCUSSION

The Municipal Planning Commission (MPC) is responsible for reviewing the Planned Development for consistency with the city's stated development objectives and regulations. In the case of an extension request, the MPC must consider whether the previously approved Planned Development is still consistent with current regulations and development objectives. It is the opinion of City Staff that Arcadia remains a high-quality development, is consistent with current regulations and will be an asset to the city when developed. Arcadia provides valuable connections to The Grove neighborhood to the east and will continue a pattern of high-quality development.

As described in the attached letter from the applicant, the Phase 1 development agreement would be executed no later than 2026, with construction beginning in 2027. The Phase 2 development contract would be executed no later than 2028, contingent upon progress of Phase 1.

CLEAR CREEK INTERCEPTOR PROJECT STATUS

The Clear Creek Sewer Interceptor construction contract has been awarded. Construction is anticipated to start in May and be completed by November 2024. The interceptor project will increase sewer capacity for this area of Lakeland and will be sufficient to accommodate the needs of the Arcadia development.

ANALYSIS

Staff feels Arcadia is a good plan and will be an asset to the City of Lakeland when developed. The requested extension of three years is permitted by the Land Development Regulations subject to the approval of the Board of Commissioners. Additionally, the Board of Sewerage Commissioners (BOSC) has the responsibility of monitoring the sewer system and ensuring that sewer capacity exists when reviewing development proposals. Therefore, this extension request will need their recommendation of approval as well as approval by the Board of Commissioners.

EXAMPLE MOTIONS

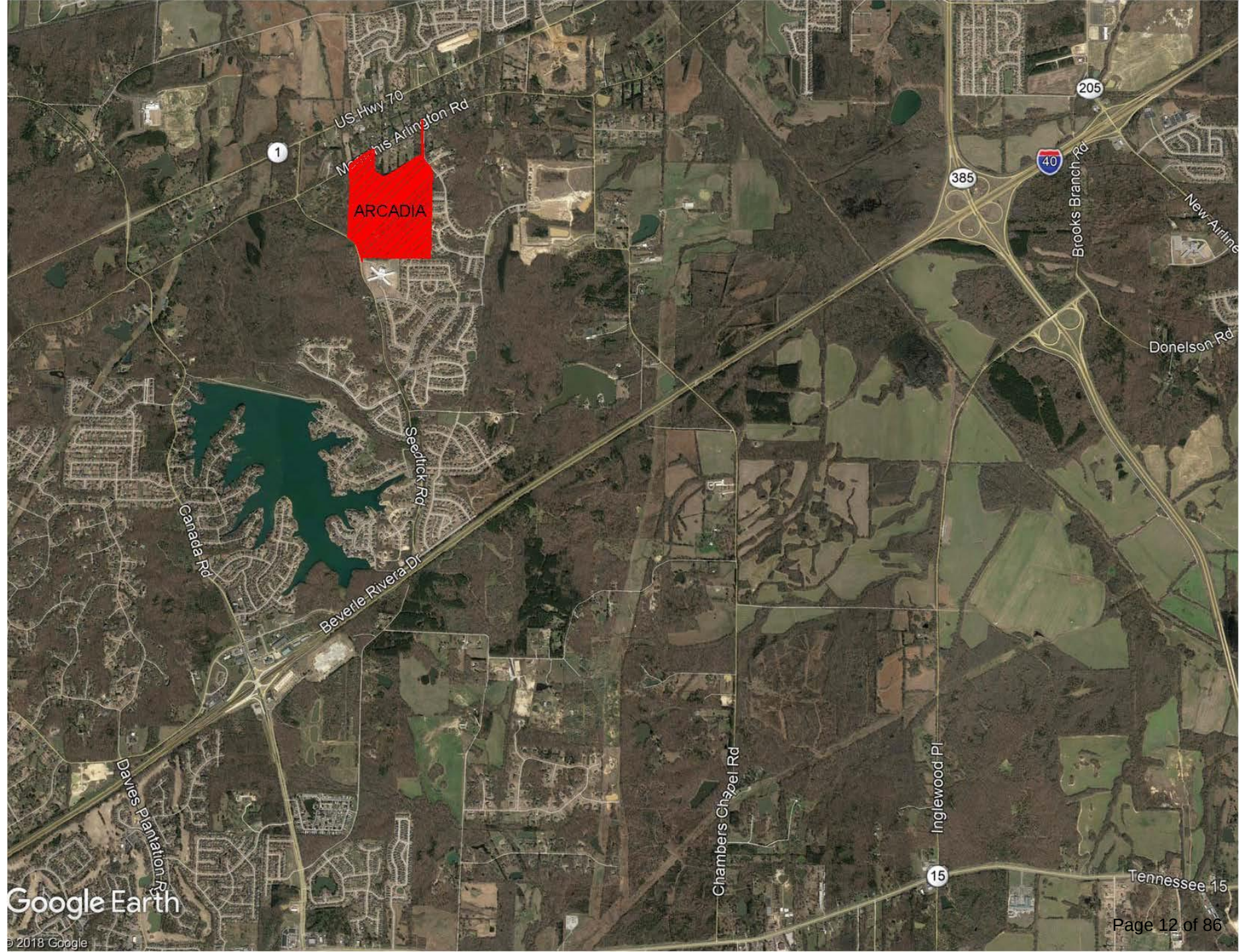
1. Motion to recommend approval the Arcadia PRD Time Extension subject to the following conditions:
 - a: Conditions determined by the Planning Commission
2. Motion to recommend approval of the Arcadia PRD Time Extension without conditions.
3. Motion to recommend denial of the Arcadia PRD Time Extension application:
 - A: Reason for denial

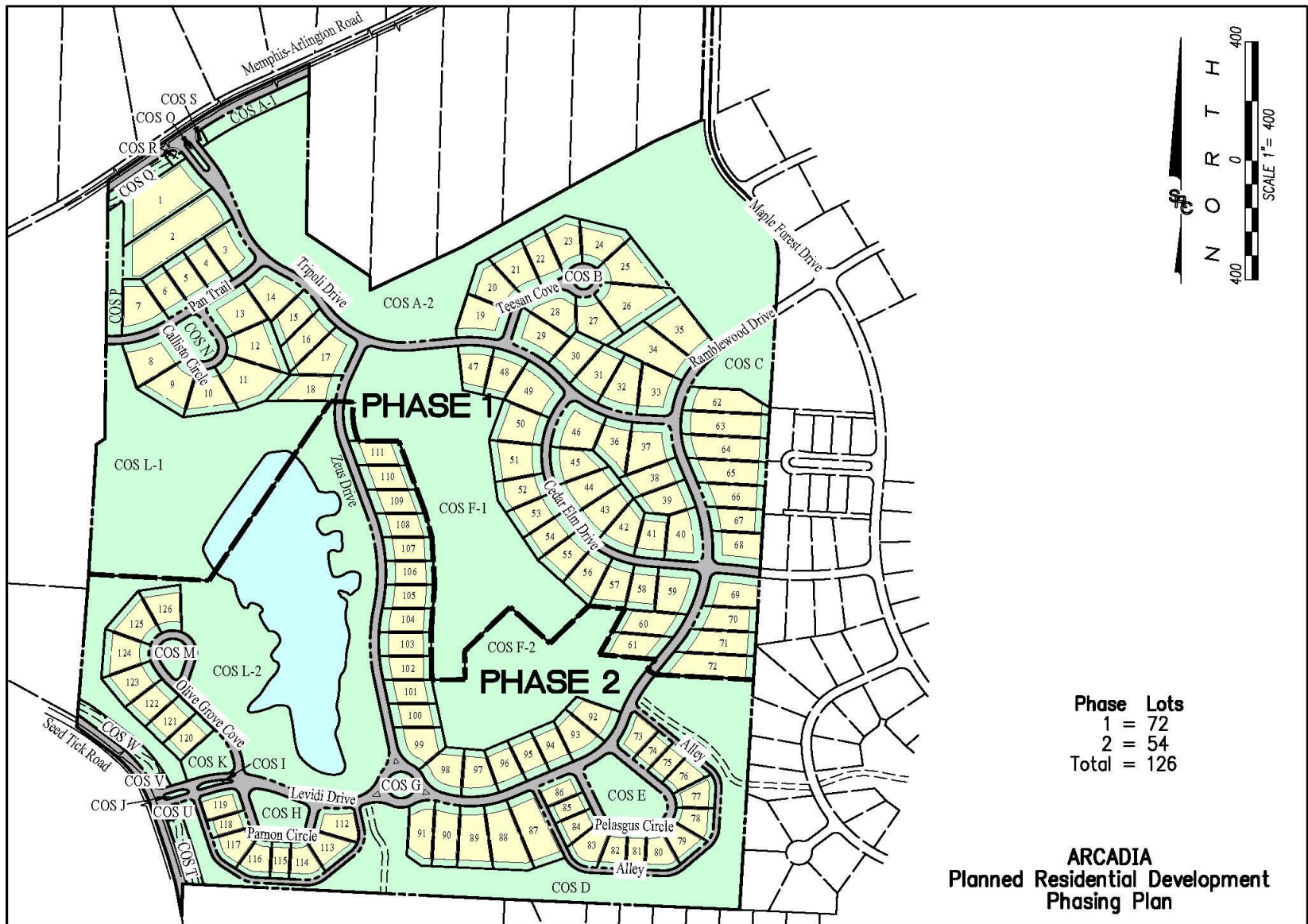
ARCADIA

**PLANNED RESIDENTIAL
DEVELOPMENT**

BELZ ENTERPRISES

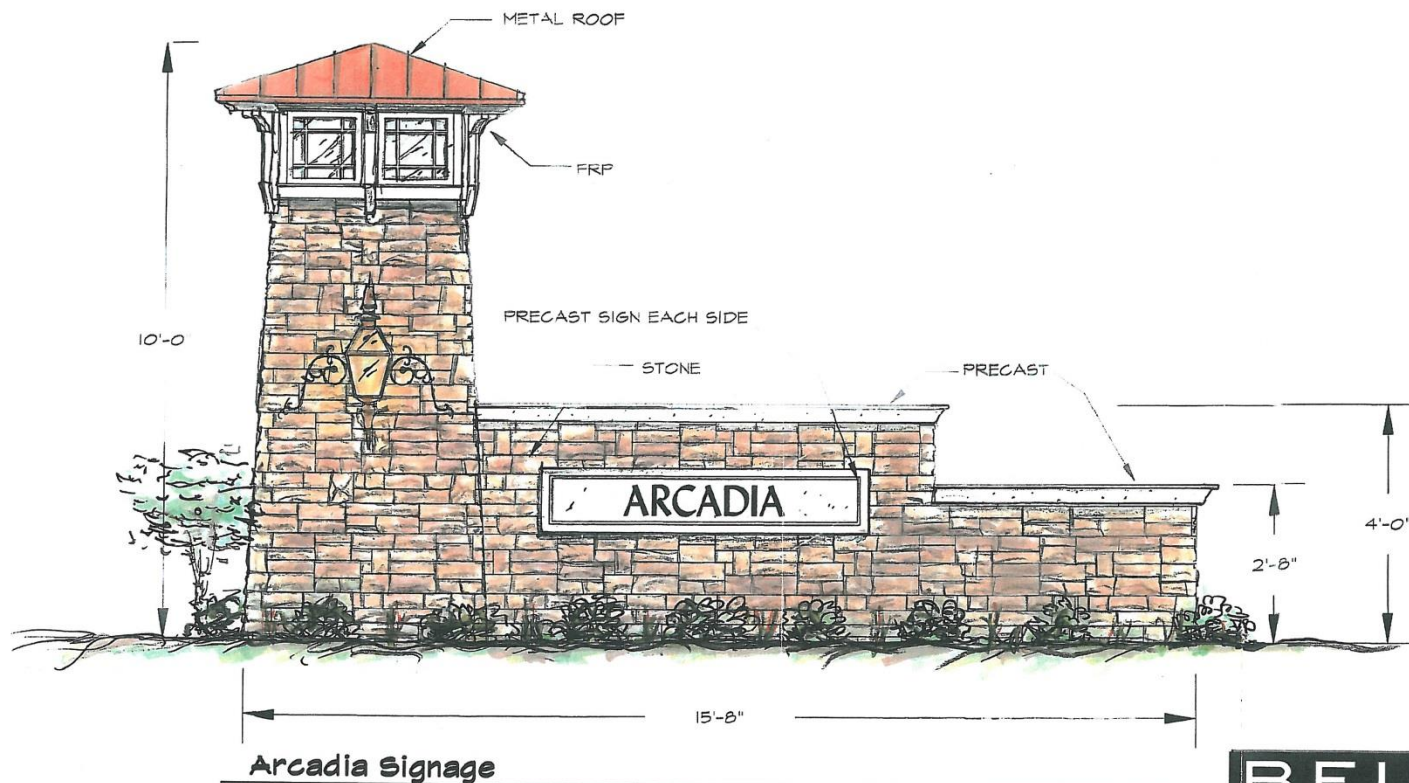
01/10/19





ARCADIA

TOTAL AREA:	115 Acres +/-
AREA DEVOTED TO COMMON OPEN SPACE:	60 Acres +/- (52 %)
TOTAL LOTS:	126
Phase 1:	72 lots
Phase 2:	54 lots



SCALE: 1/2"=1'0"



ARCADIA

NATURAL FEATURES AND AMENITIES

ARCADIA

NATURAL FEATURES AND AMENITIES:

1. 14-acre lake
2. Extensive tree cover to be preserved per Tree Survey
3. 1,600 linear feet of trails
4. 125 street trees
5. A pocket park
6. Landscaped common areas
7. Tree preservation as part of individual lot development



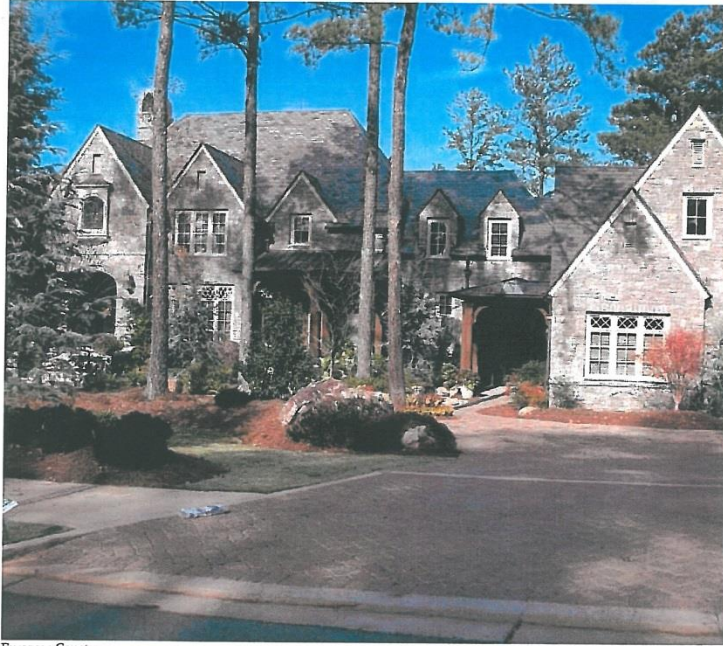
ARCADIA

PLANNED RESIDENTIAL DEVELOPMENT

PHASE I RESIDENTIAL DESIGN GUIDELINES

LAKELAND, TENNESSEE ■ BELZ INVESTCO GP
SEPTEMBER 8, 2007

 Appropriate Architectural Character



European Country



Craftsman/Arts & Crafts



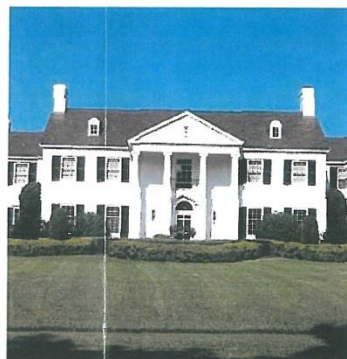
Colonial Revival



European Country



European Country



Georgian

YES

APPROPRIATE ARCHITECTURAL CHARACTER

VARIETY

A variety of individual architectural designs with their respective appropriate details, materials and colors are required to create an overall "timeless" streetscape character. While no one single element on an individual house design shall overpower the composition, the same will be true for the streetscapes. No one house shall 'stand-out' in the streetscape. The goal is to create a streetscape and neighborhood of well designed and crafted homes which compliment each other and the whole. Building footprints including porches and entry locations, shall generally vary from adjacent buildings. In special locations, the same or similar design, details, materials and colors may be repeated on adjacent lots if approved by the Developer or their designated Project Architect.

SCALE & MASSING

The overall scale, form, massing and basic proportions of buildings shall be compatible with those of the appropriate illustrations on this and the following pages. (See page 6 for an example of an appropriate front building elevation for the same floor plan layout).

Buildings shall be composed such that there will be a main body with secondary wings, porches or forms that compliment each other. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Buildings shall avoid overly complex or multiple plan and elevation undulations, with multiple roof pitches of excessive height. Front entrances shall be appropriate in scale and massing to the overall style and character of the building's architecture.

STYLE

The desired architectural style for Arcadia is European Country reflecting the influence of English Tudor and French Country styles.

UNACCEPTABLE ARCHITECTURAL STYLES

The following architectural styles are those that do not compliment the vision for Arcadia and, therefore, will not be allowed without special approval by the Developer or their designated Project Architect:

- Adobe
- 1970's Typical Ranch
- International
- New England Salt Box
- Modern
- Exposed log home
- Spanish Eclectic
- Victorian
- Oriental

A limited number of Craftsman/Arts and Crafts, Colonial Revival, and Georgian homes may be appropriate in select locations provided they utilize colors and materials that are consistent with the primary European Country styles in Arcadia.

ARCADIA
LAKELAND, TENNESSEE
BELZ INVEST CO GP





LRK

ARCADIA

Looney Ricks Kiss

Belz Investco GP • Lakland, Tennessee

CHARACTER IMAGERY

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ARCADIA

Completed to Date:

Preliminary Development Plan

Secondary Detailed Development Plan Phase 1:

- A. Tree Survey (Phase 1 and 2)
- B. Maintenance, Management and Funding Plan for Public Spaces and open spaces (Phase 1 and 2)
- C. Residential Design Guidelines (Phase 1 and 2)

Development Agreement Phase 1 (Ready for signature)

Construction Drawings Phase 1

MAR 13 2023



ENGINEERING • PLANNING
LANDSCAPE ARCHITECTURE

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

March 7, 2023

Planning Director
City of Lakeland
10001 U.S. Highway 70
Lakeland, TN 38002

Re: Arcadia Planned Residential Development

The referenced project was approved by the Municipal Planning Commission on December 18, 2006, and amended on August 6, 2009 and further amended on August 7, 2012 and August 11, 2016 and August 11, 2018 with termination language that requires the Phase 1 Development Agreement be approved by August 2023 or the amendment expires.

We would like to request a time extension of the current 2 phase plan. We request that the timing of Phase 1 be extended to August 2026 which is 3 years beyond the previous time extension approval.

We request the following schedule and Phasing Plan be approved:

Phase 1 (72 lots)

Execute Phase 1 Development Agreement – August 2026

Start Infrastructure construction for Phase 1 – August 2027

Infrastructure for Phase 1 consisting of Lots 1-72, includes all public improvements, repair of the dam and spillway and construction of adjacent public trails (one connecting to The Grove and one connecting to Lakeland Elementary School property).

Complete infrastructure construction for Phase 1 (Final Plat) – August 2028

Phase 2 (54 lots)

Prepare and secure approval for Development Agreement for Phase 2 – August 2028

Execute Phase 2 Development Agreement – August 2029 – Subject to completion of at least 50% of homes in Phase 1.

Start infrastructure construction for Phase 2 – August 2030 – Subject to completion of at least 50% of homes in Phase 1.

Infrastructure for Phase 2 consisting of Lots 73-126 includes all public improvements.

Complete infrastructure construction (Final Plat) – August 2031 – Subject to completion of at least 50% of homes in Phase 1.

The Phasing and Termination sections of the PDP conditions would then read:

.
. .
.

XVI. Phasing of Development

Phase 1 – Development of Lots 1-72 including all necessary infrastructure, repair of the dam and spillway, construction of adjacent public trails (see plan set).

Phase 2 – Lots 73-126 including all necessary infrastructure and adjacent public trails (see plan set).

The construction of the initial phase shall commence within one year of the approval of the construction documents by the appropriate governmental agencies and bodies.

XVII. Expiration / Termination of the PDP

A. In the event that approval of the first Development Agreement is not obtained for Phase One of the planned development by **August 2026**, the Preliminary Development plan shall be deemed to have expired.

B. In the event that any portion of Phase Two of the PD has not obtained Development Agreement approval by **August 2029**, the Preliminary Development plan shall be deemed to have expired for those remaining portions of the PD.

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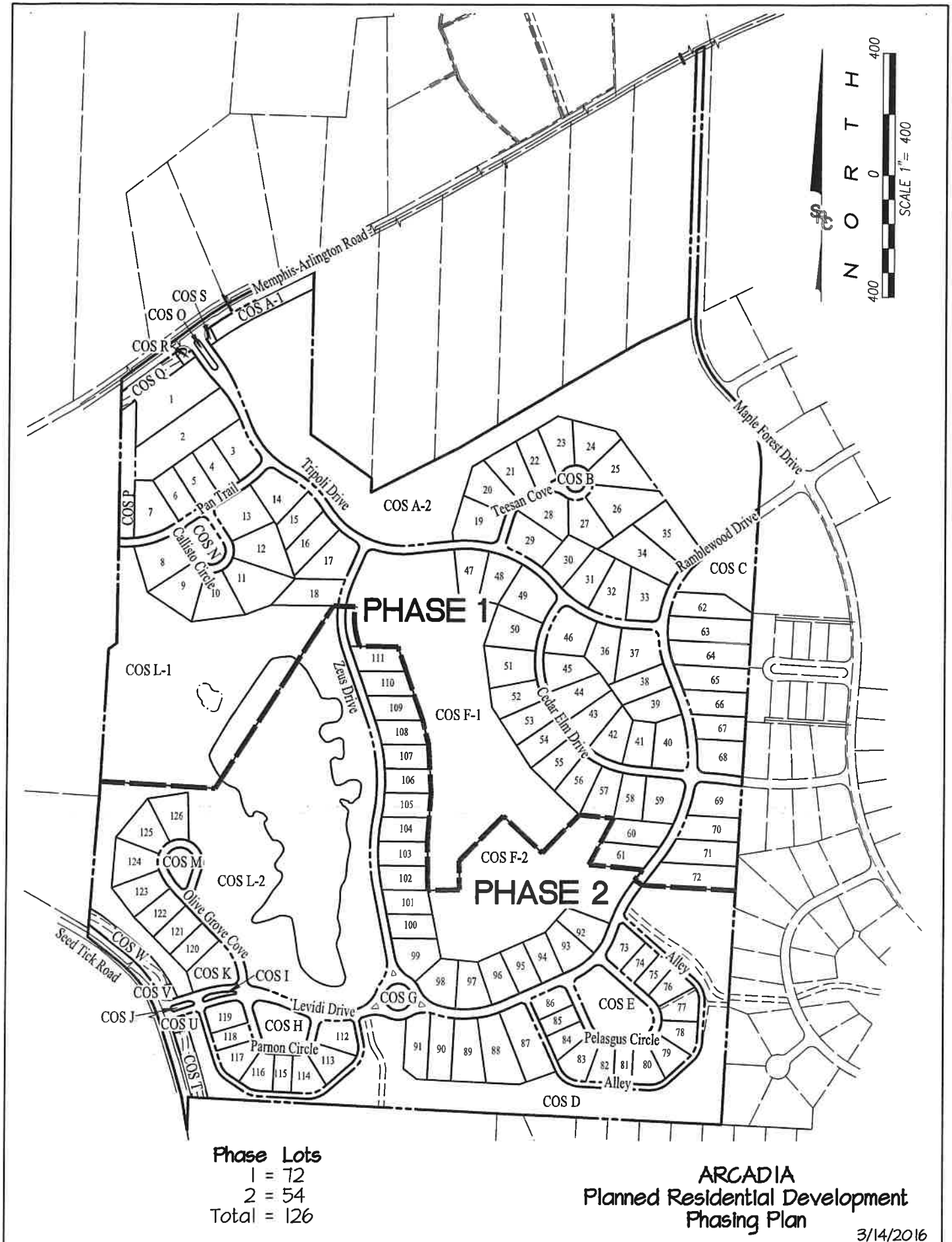
In addition to the above, we are requesting that the Sewer Board adopt a Resolution extending the Concept Sewer Plan in order to correspond with the phasing schedule listed above.

We appreciate your assistance in these matters.

Sincerely



Robert M. Sweeney, P.E.





CITY OF LAKELAND
Application for Planned Developments

Case No. _____ Date of Application March 2023

Name of Applicant Belz Investco GP

Address 100 Peabody Place, Suite 1400 Memphis, TN 38103

Daytime Telephone Number 901-260-7268 Fax Number 901-271-7268

Name of Property Owner Belz Investco GP

Address 100 Peabody Place, Suite 1400 Memphis, TN 38103 Telephone Number 901-260-7268

Name of Project Planning/Engineering Firm SR Consulting LLC

Name of Project Manager or Contact Person Cindy Reaves

Address 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38134

Telephone Number 901-373-0380 Fax Number 901-373-0370

E-mail cindy@srce-memphis.com

L0151 00100,
101, 102, 104,
110

Name of Planned Development Arcadia Planned Development Parcel ID# L0150 00164

Site Location South of Memphis Arlington Road, east of Seed Tick Road

Site Acreage 114.2 Zoning District(s) AG

Proposed Use(s) Residential

Proposed Number of Lots/Dwelling Units 126 Proposed Gross Floor Area 2,500+ Sq. ft.

Multiple Phases? Yes If yes, total number of phases and schedule 2, see letter for schedule

Approval requested: ☐ Outline Plan ☒ Preliminary Development Plan ☐ Final Development Plan

Time Extension _____

Application for Planned Developments


Applicants Signature

3/13/2023
Date

Property Owners Signature (if different from applicant)

Date

Please contact the Planning Department Staff for meeting dates and times, number of copies of all required materials, and the required filling fee to be submitted with the application.

CITY OF LAKELAND

10001 Highway 70

Lakeland, TN 38002

Office: (901) 867-2717 Fax: (901) 867-2063

Email: dmurrell@lakelandtn.org

www.lakelandtn.gov

OBJECTIVES

The Board of Commissioners may, upon proper application, grant a special permit for a Planned Development to facilitate the use of flexible techniques of land development and site design providing relief from zoning requirements designed for conventional developments. Planned developments shall be permitted in all zoning districts except for the FW-Floodway District.

PRE-APPLICATION CONFERENCE WITH CITY STAFF

At least thirty (30) days prior to filing any application for a Planned Development, the prospective applicant shall request a pre-application conference with the City. A preliminary development plan shall be submitted to the Planning Commission with the application for the Planned Development within six (6) months of the pre-application conference.

EFFECT OF APPROVAL OF DEVELOPMENT PLANS

RESOLUTION 2019/01-05
A RESOLUTION TO EXTEND THE PRELIMINARY DEVELOPMENT PLAN FOR
ARCADIA PLANNED DEVELOPMENT

- WHEREAS, a Preliminary Development Plan (PDP) for Arcadia Planned Development was approved by the Municipal Planning Commission (MPC) on December 18, 2006, and amended on August 6, 2009, August 7, 2012 and further amended on August 11, 2016 with termination language requiring the Development Agreement for Phase 1 be executed in two (2) years; and,
- WHEREAS, the developer, Belz Investco G.P., has requested a Planned Development Plan Amendment allowing a five (5) year extension to the plan; and
- WHEREAS, the developer, Belz Investco G.P., has submitted a Project Development Schedule for Arcadia noting specific milestones for submitting Development Agreements installing infrastructure and completing infrastructure; and
- WHEREAS, The Lakeland Municipal Planning Commission on October 18, 2018, recommended approval of the requested extension to the Board of Commissioners,

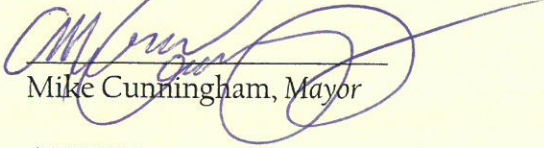
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAKE LAND, TENNESSEE:

Approval of a Preliminary Development Plan (PDP) Amendment for Arcadia's PDP is hereby granted with the following conditions:

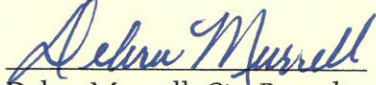
1. That the following schedule and Phasing Plan be approved:
 - Phase 1 (72 lots)
Execute Phase 1 Development Agreement – August 2023
Start infrastructure construction for Phase 1 – August 2024
Infrastructure for Phase 1 consisting of Lots 1-72 includes all public improvements, repair of the dam and spillway and construction of adjacent public trails (one connecting The Grove and one connecting to Lakeland Elementary School property)
Complete infrastructure construction for Phase 1 (Final Plat) – August 2025
 - Phase 2 (54 lots)
Prepare and secure approval for Development Agreement for Phase 2– August 2025
Execute Phase 2 Development Agreement – August 2026 – Subject to completion of at least 50% of homes in Phase 1.
Start infrastructure construction for Phase 2 – August 2027 – Subject to completion of at least 50% of homes in Phase 2
Infrastructure for Phase 2 consisting of Lots 73-126 includes all public improvements.
Complete infrastructure construction for Phase 2 (Final Plat) – August 2028 – Subject to completion of at least 50% of homes in Phase 1
2. The development contract for Phase 1 shall not be executed until the new Clear Creek Interceptor is constructed providing capacity for the additional sanitary sewer generated from the Arcadia Planned Development.
3. In the event the Phase 1 Development Agreement is not executed by the regularly scheduled meeting of the Board of Commissioners by August 11, 2023, this amendment and the prior approval of the Arcadia Planned Development shall expire.

RESOLUTION 2019/01-xx
A RESOLUTION TO EXTEND THE PRELIMINARY DEVELOPMENT PLAN FOR
ARCADIA PLANNED DEVELOPMENT

PASSED AND ADOPTED by the Board of Commissioners of Lakeland, Tennessee on this 10th day of January 2019, public welfare requiring it.


Mike Cunningham, Mayor

ATTEST:


Debra Murrell, City Recorder

Meeting Date: Thursday, April 13, 2023

Project: Mobil Service Station

Staff Contact: Paul Luker, Planning Director

PROJECT INFORMATION

Location: 3665 Canada Road

Parcel ID: L0159 00419

Zoning District: C-2 (Regional Commercial District)

Site Area: 1.65 acres

Applicant: Robert Lilani, Anis Kapadia

STAFF RECOMMENDATION

Staff Recommends the current lighting be allowed to remain.

REQUEST

The applicant is seeking MPC approval of the current lighting on the site.

BACKGROUND

At the March 15, 2018 the MPC meeting the Commission approved a lighting plan for the Mobil Service Station at 3665 Canada Road with conditions. Since that time the owners of the site have not installed the new lighting.

ANALYSIS

The owners of the subject property have been in contact with staff and have made efforts to bring the site into compliance with the current LDRs. The owners have removed all roof lights that extended above the roof line and have turned the other pole mounted lights down to contain as much light as possible on the site.

EXAMPLE MOTIONS

1. Motion to approve the Mobil Service Station plan subject to the following conditions:
 - a. Conditions as determined by the Planning Commission
2. Motion to approve the Mobil Service Station plan without conditions.
3. Motion to deny the Mobil Service Station plan application:
 - a. Reason for denial



Municipal Planning Commission / Design Review Commission

Meeting Date: March 15, 2018
Subject: Application for Site Plan Approval – Lighting Improvements
Mobil Service Station – 3665 Canada Road
Applicant: Mobil – Robert Lilani, Anis Kapadia
Staff Contact: Cory Brady, Planning Director

REQUEST

The applicant is seeking approval of a Lighting Plan as requested by the Board of Commissioners at their February 8th public hearing.

BACKGROUND

At the February 8, 2018 Board of Commissioners directed the property owner to submit a complete DRC application for review at the March 15, 2018 joint MPC/DRC public hearing. At that meeting, the joint MPC/DRC approved a detailed landscape plan prepared by Greenscape with conditions. Although a lighting plan was required but not provided, leniency was granted to the applicant as their electrical engineer requested additional time to prepare the documents.

The applicant's lighting plan was prepared by Ethan Wright, a licensed electrical engineer employed by CSA Engineering.

ANALYSIS

The proposed lighting plan generally complies the provisions of Article III.13 of the Lakeland Development Regulations.

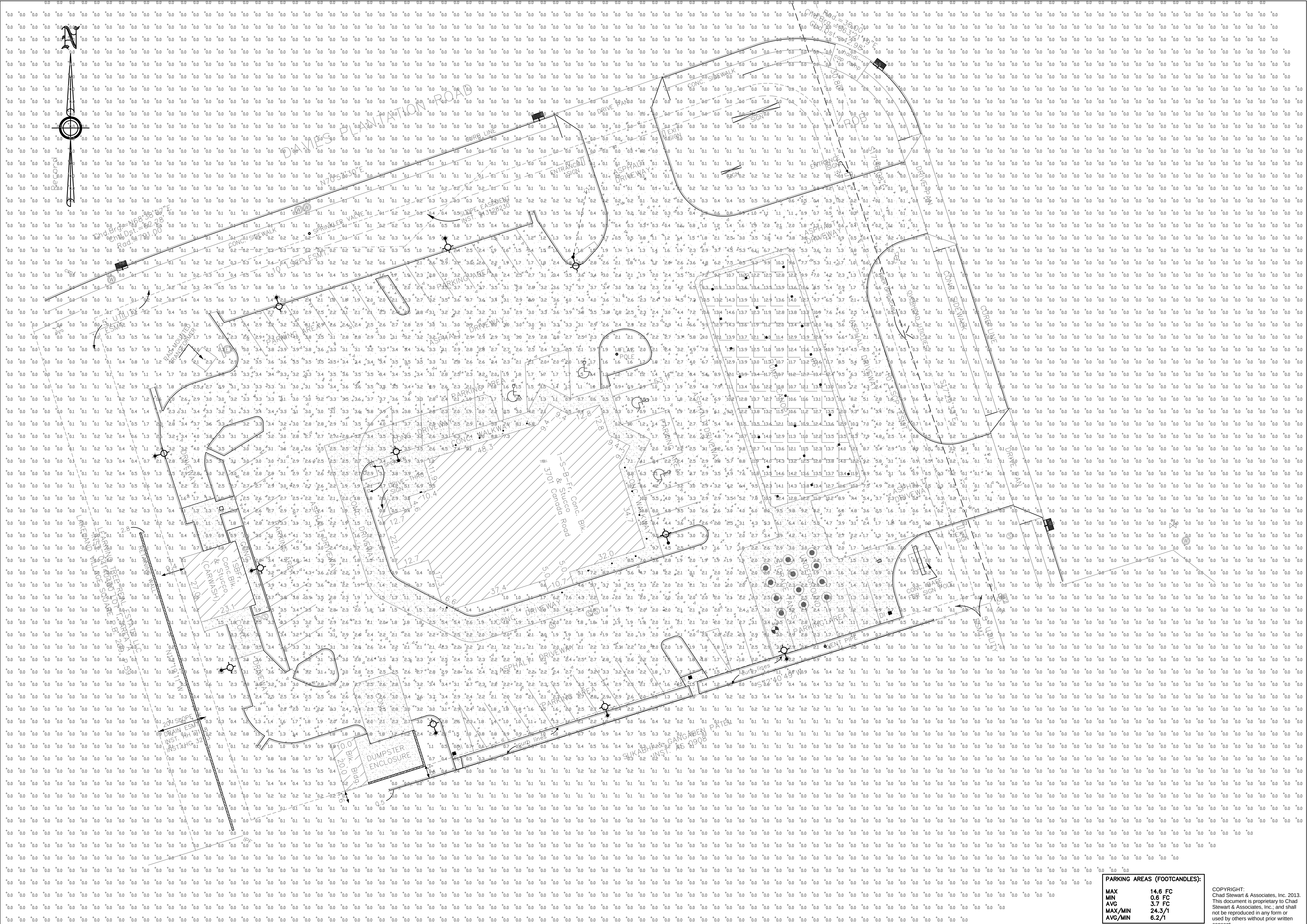
The plan specifies the following:

- Twenty four (24) direct mount LED canopy lights with flat lenses to replace the twenty four (24) facility's existing non-compliant lighting.
- Eleven (11) LED Pole Mounted, Shielded Luminaires to replace existing non-compliant pole mounted fixtures.
- Eleven (11) New 25' tall poles to replace the existing poles of similar height.
- Twelve (12) KR Series Down Lights at the perimeter of the building to replace existing non-compliant lights.

STAFF RECOMMENDATION/MOTION

Staff recommends approval with the following conditions:

1. Remove the existing pole mounted lights from the roof of the building.
2. Add dedicated flag light in accordance with the US Flag Code and City Ordinances.



PARKING AREAS (FOOTCANDLES):	
MAX	14.6 FC
MIN	0.6 FC
AVG	3.7 FC
MAX/MIN	24.3/1
AVG/MIN	6.2/1

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PROJECT NO. 2017709		DATE 2018/02/27		SCALE 1/16" = 1'-0"	
SHEET NUMBER E0.1					
PROJECT TITLE PHOTOMETRIC PLAN					
DRAWN BY EJW		DESIGNED BY EJW		CHECKED BY EJW	
PROJECT TITLE 3665 CANADA RD MOBIL SITE PHOTOMETRIC LAKELAND, TENNESSEE					
REVISION ◀◀◀◀		DESCRIPTION		BY	
DATE					
PROJECT NO. PROJECT NO. ENGINEERING					
Chad Stewart & Associates, Inc. 900 Williamsburg Blvd Lakeland, TN 38002 Phone 901-260-7880 Fax 901-260-7889					

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Direct Mount Luminaires	
Canopy Upgrade Kits (18 ga. steel)	
XA-BXCCMW – for use with Jet-Philips, 21.60" (549mm) square	
XA-BXCCNW – for use with Elco Franciscan, 22.06" (560mm) square	
XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square	
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square	
XA-BXCCRW – for use with Elco Merrit, 18.06" (459mm) square	
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W	
Direct Mount Junction Box/Stem Kit	
XA-BXCCJB0X – 6.0" (152mm) H x 3/4" (19mm) NPT Stem	
- Watertight	
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
Direct Mount Beauty Plates	
XA-BXCCBPW – 26.17" (665mm) Beauty Plate Only (18 ga. steel)	
XA-BXCCBPB12W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel)	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)	
XA-BXCCBPB16W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel)	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)	
Pendant Mount Luminaires	
Pendant Mount Kits	
XA-PS12KIT* – 5" (127mm) pendant	
XA-PS18KIT* – 11" (279mm) pendant	
XA-PS22KIT* – 15" (381mm) pendant	
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends	
Hand-Held Remote	
XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

* Must specify color

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

CPY250	B							
Product	Version	Mounting	Optic	Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	DM Direct HC Hook & Cord PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 60W B 96W C 31W E 145W F 85W	UL Universal 120-277V UH Universal 347-480V - Available with B, E & F input power designators only 34* 347V - A & C input power designators only 48* 480V - A & C input power designators only	BK Black BZ Bronze SV Silver WH White	30K 3000K 40K 4000K 57K 5700K	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator HZ Class I, Div. 2 Hazardous Location Certification - Available with DM and PD mounts only - Not available with DIM, K, or PML options - A & C input power designators available in UL voltage only K NSF 2 Certification - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options PML Programmable Multi-Level - Available with UL voltage only - Refer to PML spec sheet for details

* 347 and 480V with A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table

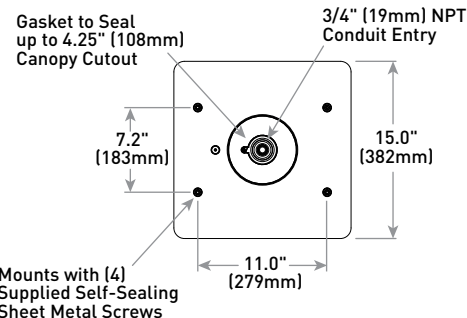
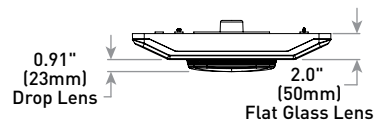
DM Mount



Flat Lens



Drop Lens



Weight

12.5 lbs. (5.7kg)



Rev. Date: V11 12/22/2017

Canada: www.cree.com/canada



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US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415



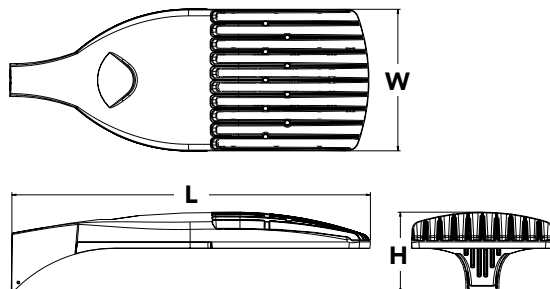
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) Rotated optics¹ 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁸ PER5 Five-wire receptacle only (no controls) ^{8,9} PER7 Seven-wire receptacle only (no controls) ^{8,9} DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁰ DCR Dimmable and controllable via ROAM® (no controls) ¹¹ DS Dual switching ^{12,13} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ¹⁴ PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ¹⁴ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁴	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁴ BL30 Bi-level switched dimming, 30% ^{13,15} BL50 Bi-level switched dimming, 50% ^{13,15} PNMTDD3 Part night, dim till dawn ¹⁶ PNMTSD3 Part night, dim 5 hrs ¹⁶ PNMT6D3 Part night, dim 6 hrs ¹⁶ PNMT7D3 Part night, dim 7 hrs ¹⁶ FAO Field adjustable output ¹⁷ Shipped installed HS House-side shield ¹⁸ WTB Utility terminal block ¹⁹ SF Single fuse (120, 277, 347V) ²⁰ DF Double fuse (208, 240, 480V) ²⁰ L90 Left rotated optics ²¹ R90 Right rotated optics ²¹ BS Bird spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



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DSX1-LED
Rev. 03/29/17
Page 1 of 7

Ordering Information

Accessories

Ordered and shipped separately.

Controls & Shields

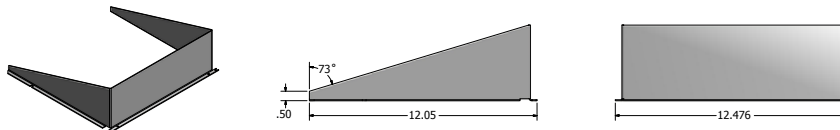
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX1EGS DDBXD U	External glare shield
DSX1HS 30C U	House-side shield for 30 LED unit ¹⁸
DSX1HS 40C U	House-side shield for 40 LED unit ¹⁸
DSX1HS 60C U	House-side shield for 60 LED unit ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- Rotated optics available with 60C only.
- Not available AMBPC, BLC, LCCO or RCCO.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap be order for correct operation when photocontrol is present.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM[®] enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM[®] deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. Mvoltage only. Not available with 347V and 480V. Not available with PIRH1FC3V.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
- Requires an additional switched circuit.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Ambient sensor disabled when ordered with DCR. Separate on/off required. PIR and PIRH options are used with PER5 and PER7, additional leads from receptacle are terminated and non-functioning. When PIR and PIRH options are selected with DCR, old style ROAM node must be used or PIRH and PIRH will not function correctly.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIR1FC3V or PIRH1FC3V.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V or PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.

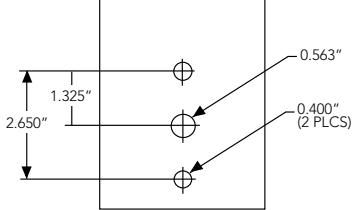
External Glare Shield



Drilling

Template #8

Top of Pole



DSX1 shares a unique drilling pattern with the AERIS[™] family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 180°
DM28AS	2 at 180°	DM39AS	3 at 90°**
DM49AS	4 at 90°**	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit [Lithonia Lighting's POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

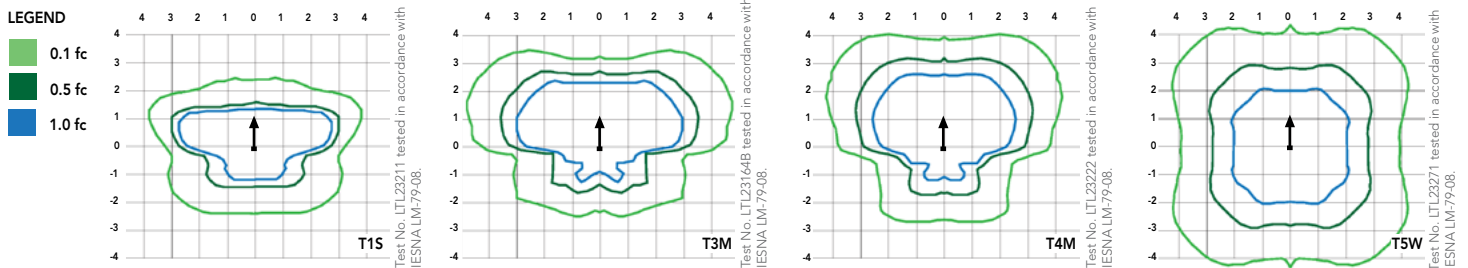
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



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DSX1-LED
Rev. 03/29/17
Page 2 of 7

FEATURES & SPECIFICATIONS

INTENDED USE — Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Options	Finish ¹⁰
SSS	(See technical information table for complete ordering information.) 10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)	(See technical information table for complete ordering information.) 4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793")	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³ DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	AERIS™ Suspend drill mounting^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting^{3,4} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture)^{5,6} FDLxy Festoon outlet less electrical⁵ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole^{5,7} MAEX Match existing⁸ USPOM United States point of manufacture⁹ IC Interior coating¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Architectural Colors and Special Finishes¹¹ Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

See footnotes next page.

KR Series

KR4™ LED Specification Downlight – Round 4"

Product Description

The KR4™ LED specification downlight features Cree TrueWhite® Technology and delivers beautiful, high-quality light with efficacy up to 73 lumens per watt. Designed for new construction applications, the KR Series is available in a variety of color temperatures, round and square trims with high-quality anodized aluminum reflector finishes, a sloped ceiling adaptor accessory and a variety of dimming options including Cree Sunset Dimming Technology which provides rich, warm light that transitions from 2700K to 1800K as naturally as an incandescent source.

Performance Summary

Utilizes Cree TrueWhite® Technology

Initial Delivered Lumens: 700-3,200 lumens; Delivered lumen output is typical when using a SSGC type reflector

Input Power: 13-44 watts

Emergency Performance: Up to 1,210 Lumens; 10W; Minimum 90 Minutes

CRI: 90

CCT: 2700K, 3000K, 3500K, 4000K

Controls: Triac, 0/1-10V; See control availability chart on page 3

Limited Warranty*: 10 years on KR4™ luminaire

Limited Warranty Emergency Back Up (EB) Battery: 1 Year Battery Back Up. Test regularly in accordance with local codes

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

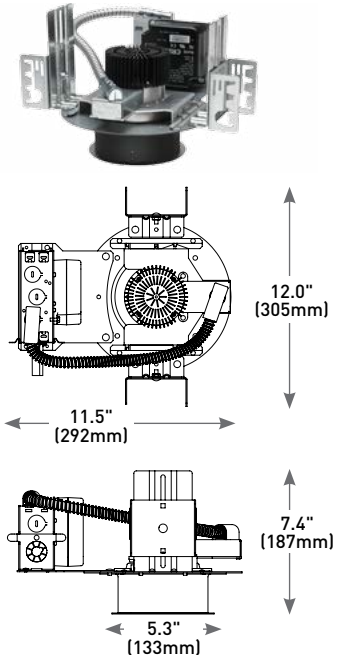
Field-Installed		
Sloped Ceiling Adaptor KXKS4**WW ** 0-35 (order in 5 degree increments)	C-Channel Hanger Bars RBH30C - Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) C-Channel bars RBH24C-1 - Pair of 24" (610mm) x 1-1/2" (38mm) x 1/2" (13mm) standard C-Channel bars	T-Bar Clips RARC7 - Set of four - For use with RBH24C-1 hanger bars Trim Ring KR4TA - White beauty ring to cover pan head fasteners on KR4T reflector

Ordering Information

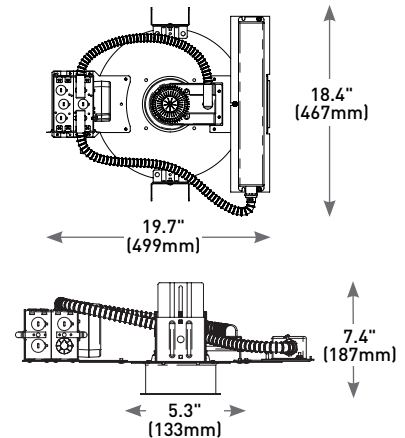
Fully assembled luminaire is composed of two components that must be ordered separately:
 Example: **Housing:** KR4-20L-35K-120V-10V + **Reflector:** KR4T-SSGC-FF

Reflector (Housing must be ordered separately)		
KR4T		
Series	Reflector Finish	Flange Finish
KR4T Standard Trim - Reflector attaches to housing with pan head fasteners and keyhole slots	SSGC Soft Satin Glow, Clear	FF Matches Reflector WF White Paint

Housing (Reflector must be ordered separately)								
KR4								
Series	Size	Reflector	Initial Delivered Lumens	Optic	CCT	Voltage	Controls	Options
KR	4 4 inch	Blank Round	9L 13W, 700 Lumens – 54 LPW 13L 18W, 1,000 Lumens – 56 LPW 20L 30W, 1,550 Lumens – 52 LPW 30L 39W, 2,350 Lumens – 60 LPW 40L 44W, 3,200 Lumens – 73 LPW	Blank 70° Beam Angle	27K 2700K 30K 3000K 35K 3500K 40K 4000K	120V 120 Volts 277V 277 Volts 347V 347 Volts	Blank - For standard control offering refer to control availability chart on page 3 10V 0/1-10V Dimming - Refer to control availability chart on page 3	WD Sunset Dim - 9L and 13L @ 27K with Triac Dimming only EB7 Emergency Backup - Minimum 90 minutes - 120V, 277V only - Minimum operating temperature: 0°C (32°F)



Emergency Backup



Rev. Date: V13 02/12/2018



US: lighting.cree.com



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Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

FEATURES & SPECIFICATIONS

INTENDED USE

The OLB LED Bullet Floodlight is a long-lasting energy-efficient landscape flood light. Available with spot or flood optics making it ideal for many commercial and residential outdoor applications such lighting of landscapes, building details and flag poles.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in the lower housing promoting a low operating temperature and long life. Housing is sealed against moisture and environmental contaminants (IP65).

Finish: Exterior parts are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Optics are engineered for superior field-to-beam ratios, uniformity and spacing. Available with 5H x 4V flood optics for illuminating larger objects or 2H x 2V spot optics for illuminating targets up to 50 feet away. Light engines are available in 3000K (80 CRI min.) or 5000K (66 CRI min.) configurations.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

Light engine consists of four (4) discrete LEDs directly mounted directly to the heat sink to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L82).

Driver is thermally isolated in base to promote long-life.

Operating temperature -30°C to 40°C.

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe facilitates quick and easy installation in a variety of mounting methods.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations within four feet of the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

OLB

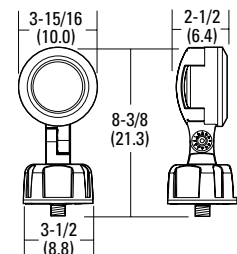
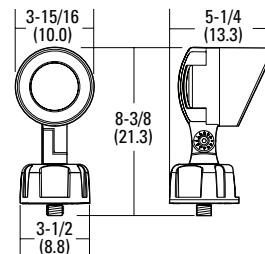
LED Bullet Flood Light



OLBF



OLBS



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: OLBF 8 30K DDB

Series	Light engine	Color temperature (CCT)	Voltage	Finish
OLBF 5x4 flood optics	8	30K 3000K	(blank) MVOLT	DDB Dark bronze
OLBS 2x2 spot optics		50K 5000K		

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 15, 2018, 5:30 PM
CITY HALL, LAKELAND, TN.**

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

II. ROLL CALL BY ACTING RECORDER:

Maurice Denbow	Present (at 5:38 pm)
Kevin Hammeran	Present
Carl Helton	Present
Jerry James	Absent (excused)
Jim Willis	Present
Comm. Wesley Wright	Present
(C) Sal Feraci	Present
Others present:	
Jim Atkinson, City Manager	Reed Fenton, Interplan LLC (Rainbow Child Care)
Cory Brady, Planner Director	Darren Bommarito, Herons Ridge Sec. C
Emily Harrell, City Engineer	Wesley Wooldridge, Renaissance Grp (Herons Ridge Sec. C)
	Pete Patel, Quantum Hotels (Motel 6)
	Ethan Wright, CSA Engineering (Mobil Service Station)
	Donnie Culver, Renaissance Development (Winstead Farms)

III. APPROVAL OF MEETING MINUTES:

Commissioner Wright moved to approve the regular meeting minutes of February 15, 2018 as written.

Mr. Hammeran seconded the motion.

Motion passed, roll call vote, 4 in favor 0 against 1 abstention by Chairman Feraci (5 members present at time of vote).

Hammeran	Yea
Helton	Yea
Willis	Yea
Wright	Yea
(C) Feraci	Yea

IV. PUBLIC DISCUSSION:

Public comments were heard from the following:

Mr. James Tucker of 4335 Chapel Cove expressed his concerns of the lake not being contaminated by the development.

Mr. Wesley King of 4145 Herons Pond Lane inquired about the original proposal of the road cut and the current plan.

Mr. Ron Hooten of 10355 Herons Ridge Cove expressed his concerns of density, smaller lots, and the removal of trees.

Ms. Mary McCollum of 10375 Herons Ridge Cove expressed her concerns of crime, natural water way, drainage, tree removal, lot sizes, noise, and loss of open space.

Mr. Cary Cheston of 4225 Herons Pond Lane – President of Herons Ridge HOA, commented on home sizes, requirements, and standards being consistent with the by-laws.

V. REPORTS OF OFFICERS AND COMMITTEES:

- An update on planning activities was given by Cory Brady, Planning Director.

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

Mr. Willis moved to change the order of business to move item # 3 to first on the agenda.

Commissioner Wright seconded the motion.

Continued on the next page

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 15, 2018, 5:30 PM
CITY HALL, LAKELAND, TN.**

Continued from the previous page

Motion passed unanimously, roll call vote, 6 in favor 0 against.

Denbow	Yea
Hammeran	Yea
Helton	Yea
Willis	Yea
Wright	Yea
(C) Feraci	Yea

3. Action on a recommendation to the Board of Commissioners to approve an amendment to Herons Ridge PD, Section C, Phase 2.

Mr. Willis moved to bring this item to the floor.

Mr. Hammeran seconded the motion.

For the record: Chairman Feraci stated that he would like to be recused on this item.

Public comments were heard from the following:

Mr. Ron Hooten expressed his concerns of property values decreasing, and larger lots needed for buffering.

Mr. Wesley King stated his information was incorrect on Zillow.com.

Mr. Denbow moved to recommend to the Board of Commissioners approval of an amendment to Herons Ridge PD, Section C, Phase 2 as recommended by staff with the following conditions:

1. An amended Landscape Plan, Lighting Plan, and Sign Plan shall be required with the construction set for administrative review and approval. Any deviation from the original PDP/SDDP shall require MPC/DRC approval.
2. A statement of inclusion and compatibility with the "Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Heron's Ridge Subdivision" (with instrument numbers) shall be included on the Preliminary Plat and recorded on the Final Plat.

Mr. Willis seconded the motion.

Motion passed, roll call vote, 5 in favor 0 against 1 abstention.

Denbow	Yea
Hammeran	Yea
Helton	Yea
Willis	Yea
Wright	Yea
(C) Feraci	Abstain (recused)

For the record: Without objection Agenda Items 1 & 2 were combined together as recommended by staff.

1. **Action on approval of Preliminary Plat for Rainbow Child Care located at U.S. Hwy 64 & Forest Edge Dr. – Parcel ID # L015900196.**
2. **Action on approval of Preliminary Site Plan for Rainbow Child Care located at U.S. Hwy 64 & Forest Edge Dr. – Parcel ID # L015900196.**

Mr. Hammeran moved to bring this item to the floor.

Mr. Helton seconded the motion.

Continued on the next page

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 15, 2018, 5:30 PM
CITY HALL, LAKELAND, TN.**

Continued from the previous page

Public comments were heard from the following:

Ms. Cindy Zelinski of 9573 Daly Drive expressed her concerns of one entrance and traffic.

Mr. Denbow moved to approve the Preliminary Plat for Rainbow Child Care as recommended by staff with the following condition:

1. Revise the Preliminary Plat to reflect dedication and improvement of the extended Bramblebush Lane right-of-way in accordance with the Subdivision Regulations.

Commissioner Wright seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

Mr. Hammeran moved to approve the Preliminary Site Plan for Rainbow Child Care with the following conditions:

1. Provide dimensions for the alternative "T-shaped" turn around in accordance with International Fire Code specifications.
2. Revise the Landscape Plan to comply with Article III, Section 5 – Landscape Requirements.
3. Revise the Lighting Plan to incorporate "carriage style" light fixtures at the building entrance.
4. Revise the building facades to replace vinyl siding with cementous siding.
5. Revise the building facades to remove the decorative tiles.
6. Revise the building facades to replace the blue paint application for the doors with a "muted, earthtone" paint color consistent with the building trim.
7. Provide a paint specification for all paint colors. All paint colors shall be in accordance with Article III, Section 3 – Building Type Standards.
8. Replace the AZEK material with Cementous trim material.
9. Replace the split face CMU with stone.
10. The approval of the site plan is contingent upon approval of a Final Plat.

Mr. Willis seconded the motion.

Motion passed unanimously, roll call vote, 6 in favor 0 against.

Denbow	Yea
Hammeran	Yea
Helton	Yea
Willis	Yea
Wright	Yea
(C) Feraci	Yea

For the record: The meeting was recessed at 7:44 p.m. and reconvened at 7:46 p.m.

4. Discussion and possible action on approval of Site Plan – Building Improvements for Quantum Hotels, LLC (Motel 6) located at 9822 Huff N Puff Road.

Mr. Hammeran moved to bring this item to the floor.

Commissioner Wright seconded the motion.

Mr. Willis moved to deny the application, and encourage the applicant to work with staff, and other professionals to bring in a complete application that is compliant.

Commissioner Wright seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against.

Continued on the next page

**LAKELAND MUNICIPAL PLANNING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 15, 2018, 5:30 PM
CITY HALL, LAKELAND, TN.**

Continued from the previous page

5. Action on Lighting Plan for Mobil Gas Station located at 3665 Canada Road.

Mr. Willis moved to bring this item to the floor.

Mr. Hammeran seconded the motion.

Mr. Denbow moved to approve the Lighting Plan for the Mobil Gas Station with the following conditions:

1. Remove the existing pole mounted lights from the roof of the building.
2. Add dedicated flag light in accordance with the US Flag Code and City Ordinances.
3. Revise the lighting Plan to comply with Article III, Section 13 – Site Lighting Requirements.

Mr. Helton seconded the motion.

Motion passed, voice vote, 5 in favor 0 against 1 abstention *(Chairman Feraci was recused)*

6. Discussion on Conceptual Plan for Winstead Farms PD – Lot A Amendment.

Discussion only, no action was taken.

7. Discussion and possible action on amendment to the Sign Ordinance.

This item was removed from the agenda by unanimous consent.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

Mr. Hammeran moved to adjourn the meeting. Mr. Denbow seconded the motion.

Motion passed unanimously, voice vote, 6 in favor 0 against. The meeting was adjourned at 8:41 p.m.


Jerry James, Secretary

ATTEST:


Jessica Millsbaugh, City Recorder

These minutes were approved on April 19, 2018.



COMPREHENSIVE PLAN

Public Meeting

2023-02-28

Agenda

- Introduction
- Brief overview of the Comprehensive Plan
- Public Meeting #1 Recap
- Transportation update
- Interactive map
- Visioning and Opportunity Areas
- Questions and Comments at Breakout Stations

Introductions

Comprehensive Planning team:

- Lakeland City Staff
- Kimley-Horn
- Development-Studio, LLC
- LRK, Inc.



Kimley»Horn

Expect More. Experience Better.



What is a Comprehensive Plan?

The City of Lakeland Comprehensive Plan will provide a vision for the future of the community along with the steps needed to make that vision a reality. The plan will place a strong emphasis on implementation to guide the City's near- and long-term decision-making and investment.

What is the Outcome of the Plan?

The key outcome of the plan will be a Future Land Use Map that will guide future growth and development in the City. A series of framework elements will be created in support of the land use strategies. These framework elements will touch on topics such as:

- Transportation and Mobility
- Economic Development
- Natural Resources
- Housing
- Parks, Recreation, and Open Space

- Previous Lakeland Comprehensive Plan updated in 2006

Project Milestones

Phase 1

Project Initiation

First Phase includes: work planning, committee engagement, and existing data collection

Phase 2

Baseline Conditions, Projections, Priority Issues & Visioning

Second Phase establishes an understanding of area conditions and projections toward the future. Initial community engagement helps establish needs, desires and ultimate vision to support plan goals.

Phase 3

Future Growth Strategies

Third Phase includes analysis of land use, growth, mobility to establish guiding strategies and a future growth plan to inform land use.

Phase 4

Plan Development

The plan starts to come together in the fourth phase with the creation of planning framework elements and an action plan to implement the plan's strategies.

Phase 5

Plan Reporting & Adoption

The final phase ensures a successful adoption of the Comprehensive Plan providing opportunity for broad review, feedback, and approval.



Public Meeting #1 Recap

TRANSPORTATION

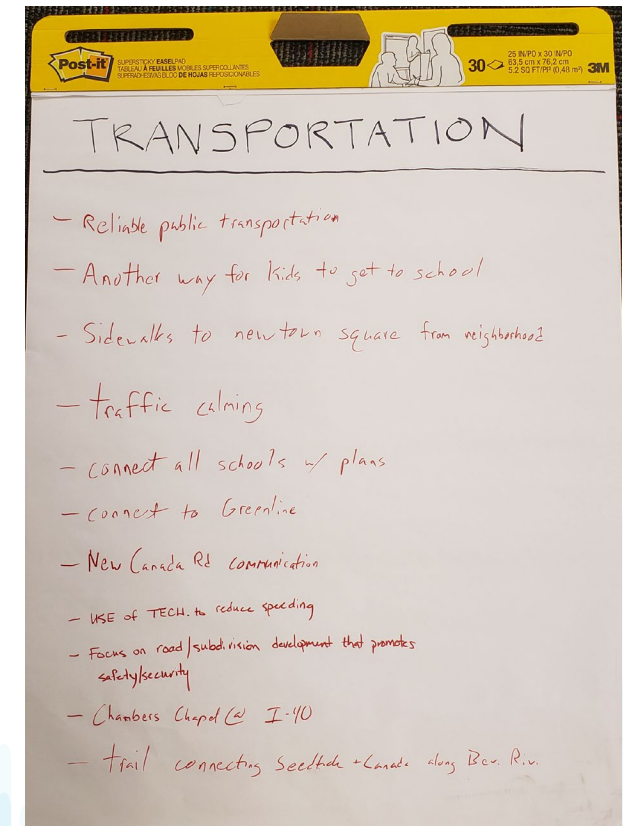
- Residents desire stronger connectivity by implementing various solutions such as trails, sidewalks, transit, and safer roads. They desire to keep the pastoral feel of the road system while having enough infrastructure to keep congestion to a minimum.

PARKS AND OPEN SPACE

- There are several needs for parks particularly in North Lakeland and connectivity to both new and existing neighborhoods. A variety of connections are desired by the community to create better access to desired city elements as well as other municipality's bike and walking infrastructure.

ASSETS AND OPPORTUNITIES

- Community members geographically located “assets” and “opportunities” via a mapping exercise throughout Lakeland. Overall, there are strong desires to keep a rural and agricultural feel while preserving and connecting existing character and infrastructure.



Public Meeting #1 Recap

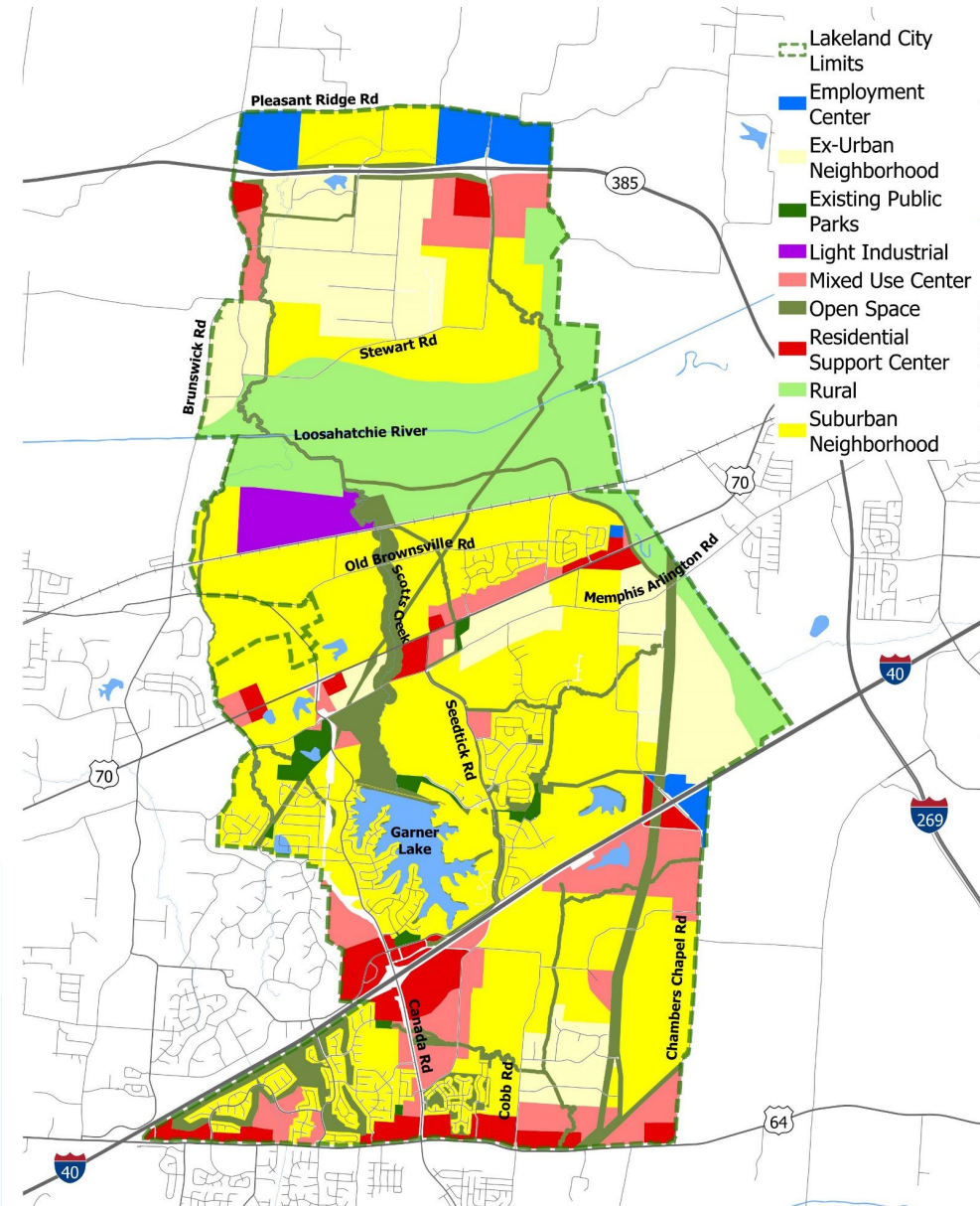
ECONOMIC DEVELOPMENT

- Many comments centered around the 2006 land use plan. This meeting gave residents a chance to refresh themselves on what the 2006 land use plan entailed and share their thoughts and vision for a future Lakeland.



Land Use Plan

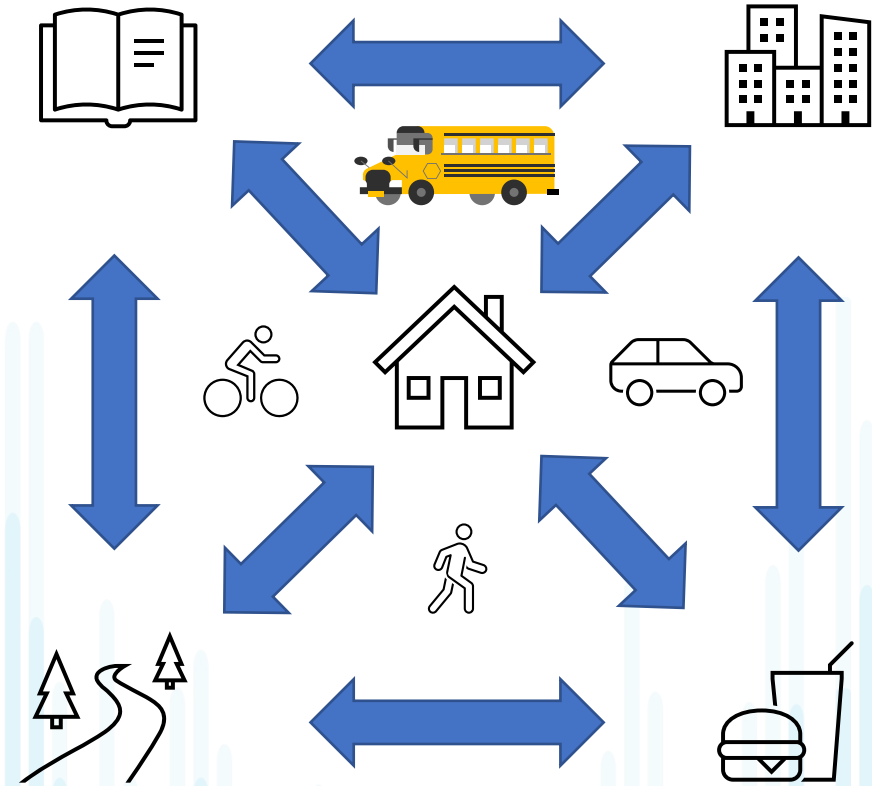
- Growth Strategy informs the Land Use Plan
- Buildout Lakeland based on Land Use
- Provides a “worst-case” scenario for traffic



Current adopted land use map from 2006

Connecting Land Use to Transportation

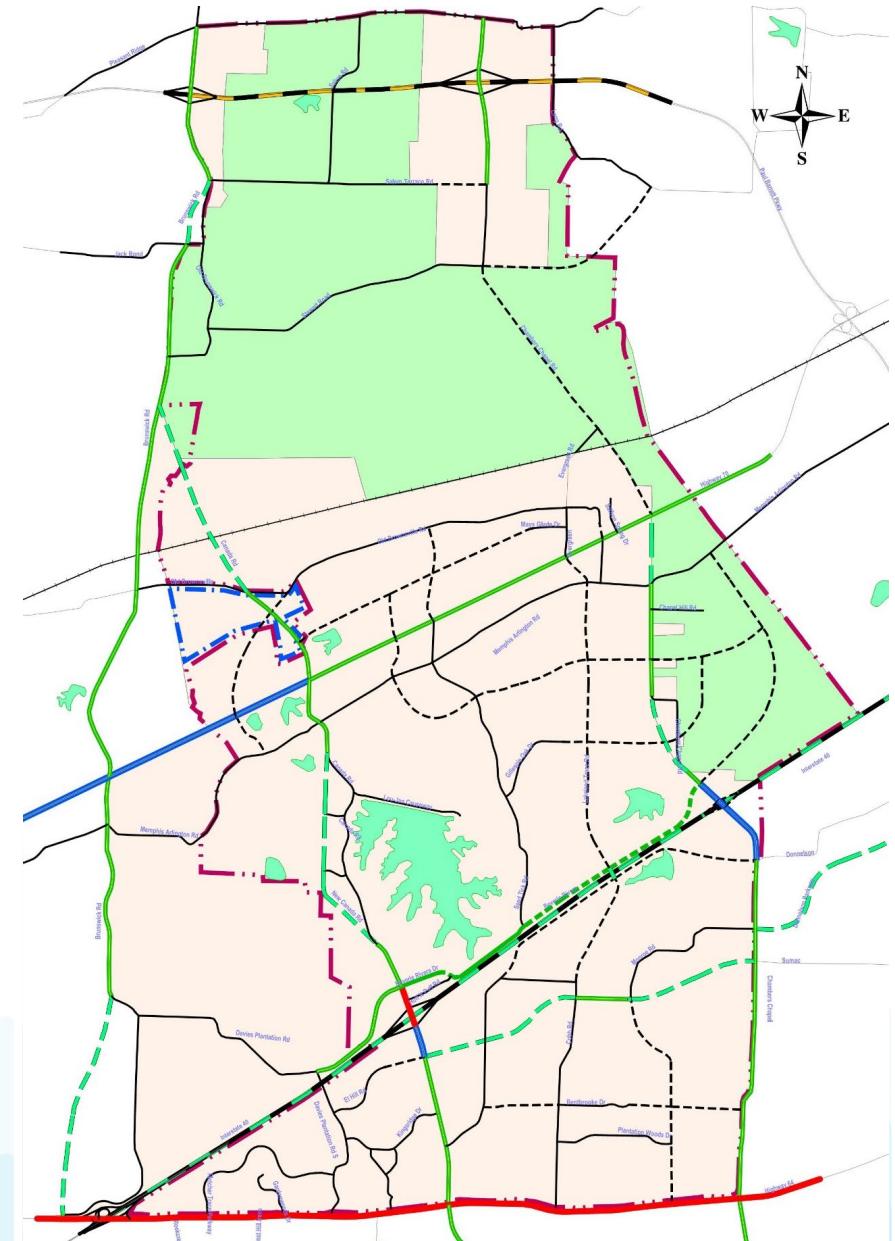
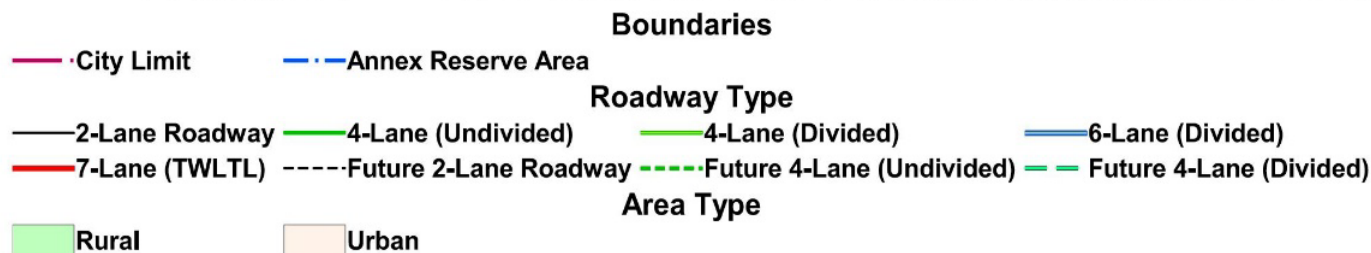
- How many trips?
- Where are the trips going?
- Trip Mode
- Route Choice



Transportation Plan

- Takes the information in the Land Use Plan and develops recommendations for the future roadway network
 - New Roads
 - Widening of existing roads
 - Extending of existing roads
 - Multimodal connections

FIGURE 7 RECOMMENDED TRANSPORTATION PLAN



Current adopted transportation plan from 2009

Transportation Plan Next Steps

- Develop the Full-Buildout Model for Lakeland from the Land Use Plan
- Conduct a Deficiency Analysis of the Roadway Network using the Full Buildout Model of Lakeland
- Develop Roadway Network Alternatives
- Finalize Plan

Interactive Map Engagement

May 10, 2022 – January 17, 2023

- Total unique users that accessed the website: 466
- Page views: 1,313
- Number of sessions: 629
- Day with highest number of users: September 29, 2022
 - Total of 89 Users
- Interactive Mapping Tool
 - **13** comments
 - 11 Observed Transportation Conditions
 - 2 Recommended Connections

January 18, 2023 – February 1, 2023

- Total unique users that accessed the website: 126
- Page views: 253
- Number of sessions: 156
- Day with highest number of users: January 20, 2023
 - Total of 45 Users
- Interactive Mapping Tool
 - **77** comments
 - 68 Observed Transportation Conditions
 - 9 Recommended Connections



IT'S YOUR OPPORTUNITY TO HELP THE COMMUNITY

The City of Lakeland wants your input on transportation needs in and around the City. Follow the link below or use the QR code to provide feedback on your experience with the transportation network in Lakeland. Elements to consider include:



Congestion



Bike/Pedestrian Facilities



Roadway Connections



Traffic Calming and Safety



Intersection Improvements

Link: <http://bit.ly/3GJ7FOX>

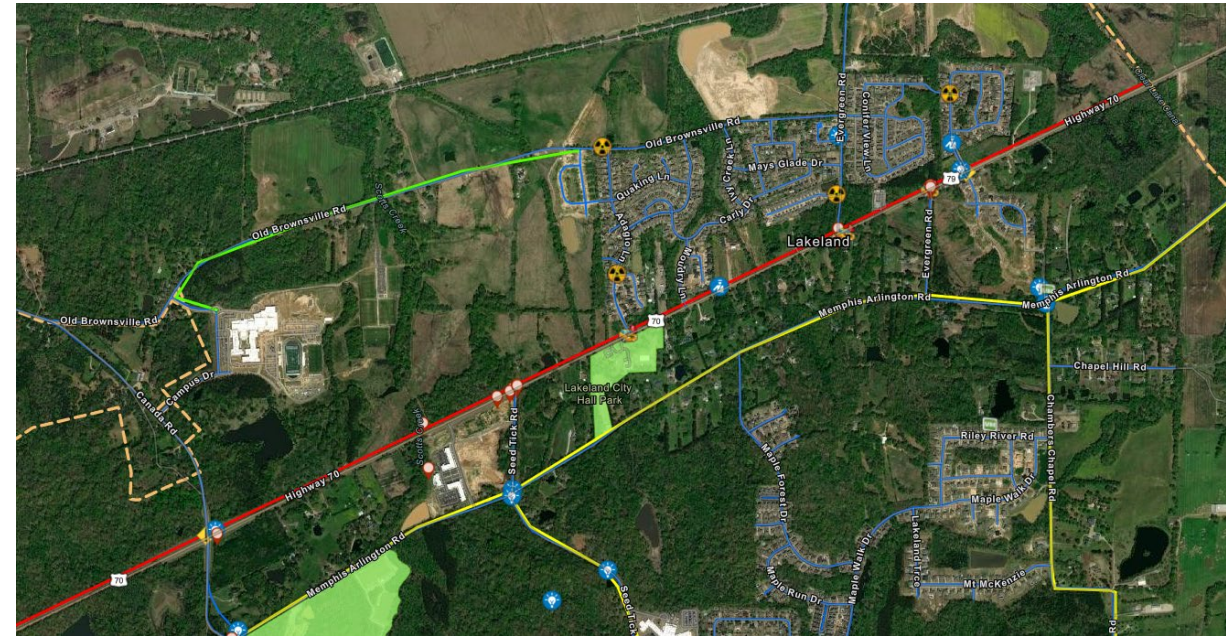
SCAN THIS QR CODE TO GET STARTED!



-

Interactive Map Recommendations

- New Roadway Connection
- Widen Existing Road
- Greenway/Trail Connection
- New or Improved Bike Facility
- Sidewalk Connection Needed



Vision Statement

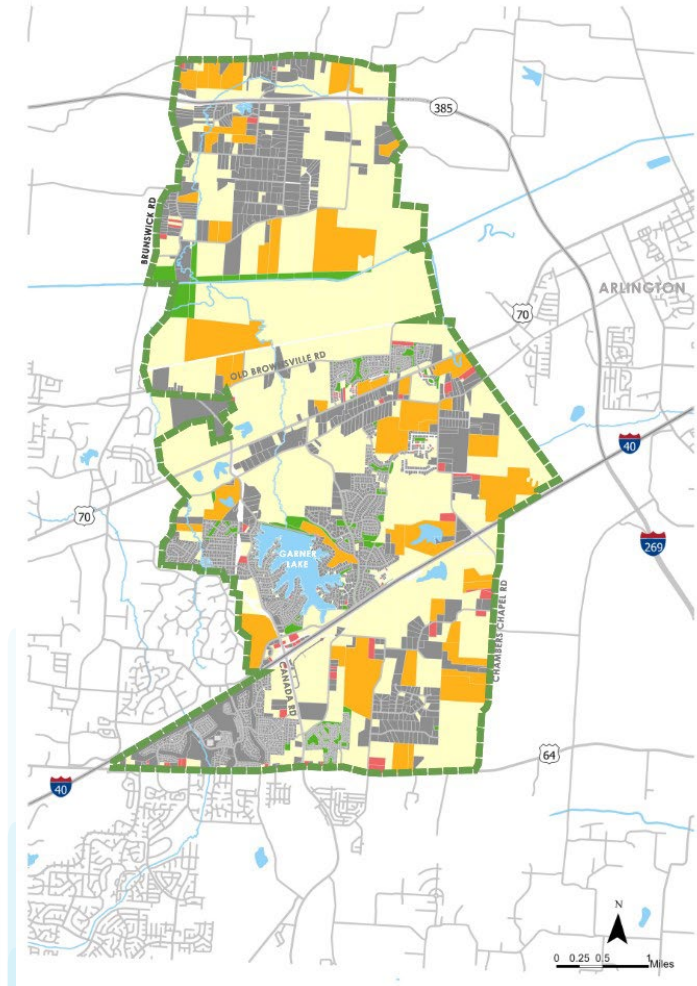
Lakeland residents would like to see **intentional growth** and development while maintaining the **small-town charm** and **rural character** that defines the community's identity today. Lakeland's proximity to larger cities and ease of access to additional amenities and employment opportunities are critical to the overall quality of life. Incorporating **smart development, conservation, preservation and access to natural areas, green corridors, and neighborhood parks** describe a balanced approach to development and change.

Guiding Principles:

- Improve **transportation infrastructure** and focus on **multi-modal** accessibility including pedestrians, bicycles, and ride-sharing to enhance **interconnectivity** within the City of Lakeland.
- Encourage **multi-generational growth** with expansion of recreational facilities, amenities, and community services.
- Preserve and enhance Lakeland's **rural community character** with special emphasis placed on areas north of the Loosahatchie River.
- Encourage **smart, quality growth** through clustered development patterns that engage existing communities.
- New development should be of high quality and reflect architectural design and scale appropriate to the **character of Lakeland**.
- Encourage a balanced growth strategy to preserve and improve **fiscal responsibility**.

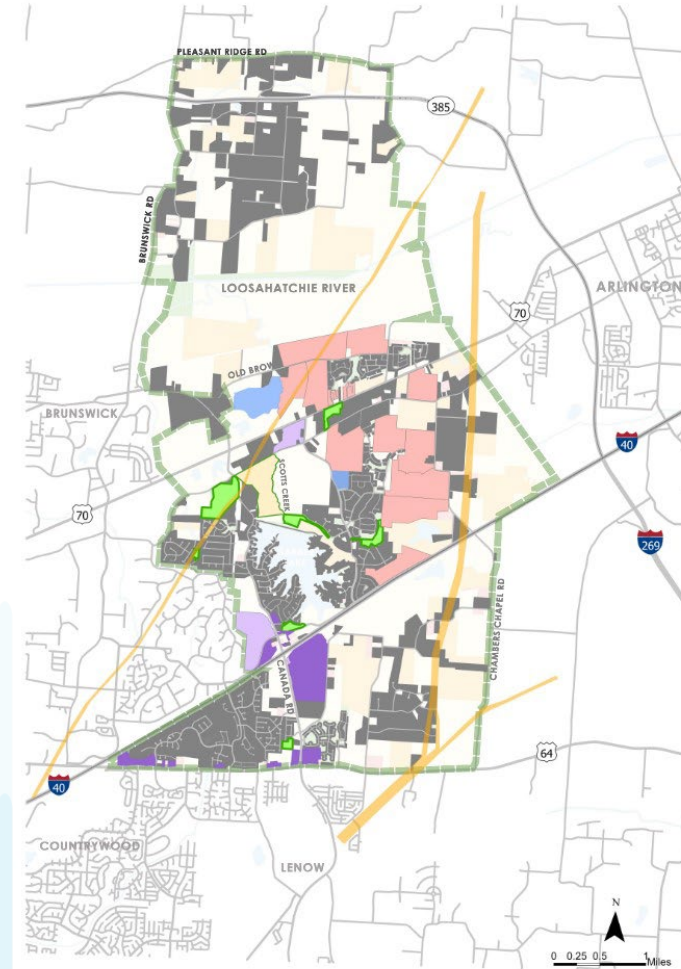
Areas of Opportunity Process

- **Development Status Map**
 - Underlay illustrating the existing development status
 - Undeveloped (Light yellow)
 - Underdeveloped (Orange)
 - Developed (Dark Grey)



Areas of Opportunity Process

- **Overlay 1: Development**
 - Utility Easements
 - Schools
 - Parks
 - Commercial Development
 - Pending Residential Development
 - Pending Park Development
 - Pending Mixed Use Development
 - Developed Parcels



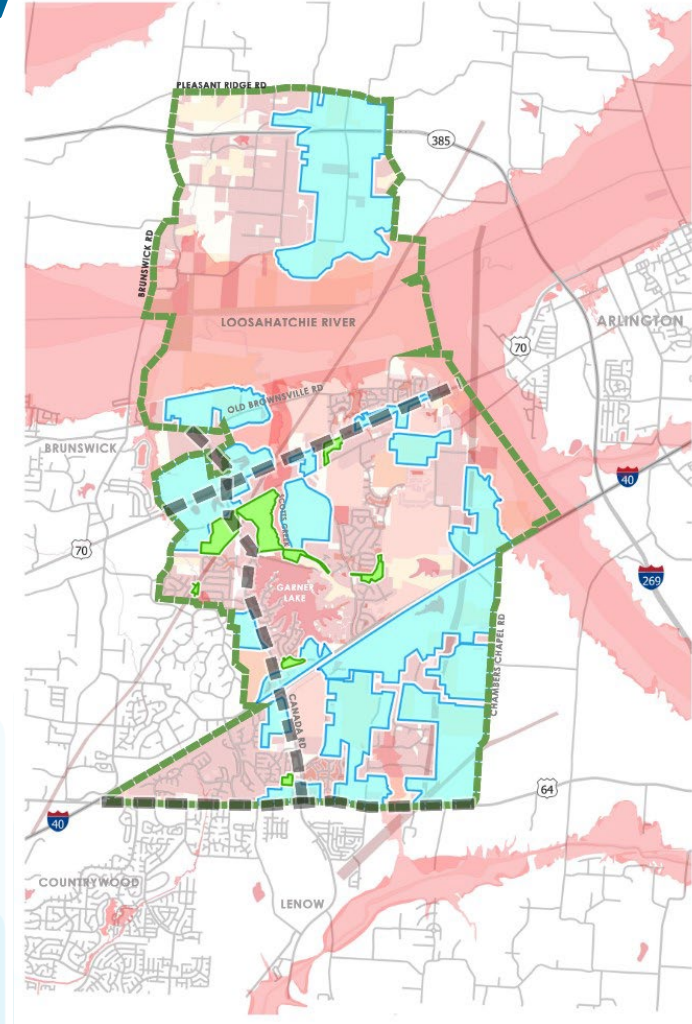
Areas of Opportunity Process

- **Overlay 2: Natural Features**
 - Dam Breach Area
 - 0.2 Percent Annual Chance Flood Hazard
 - Water Features
 - Floodway
 - Floodplain
 - Conserved Open Space

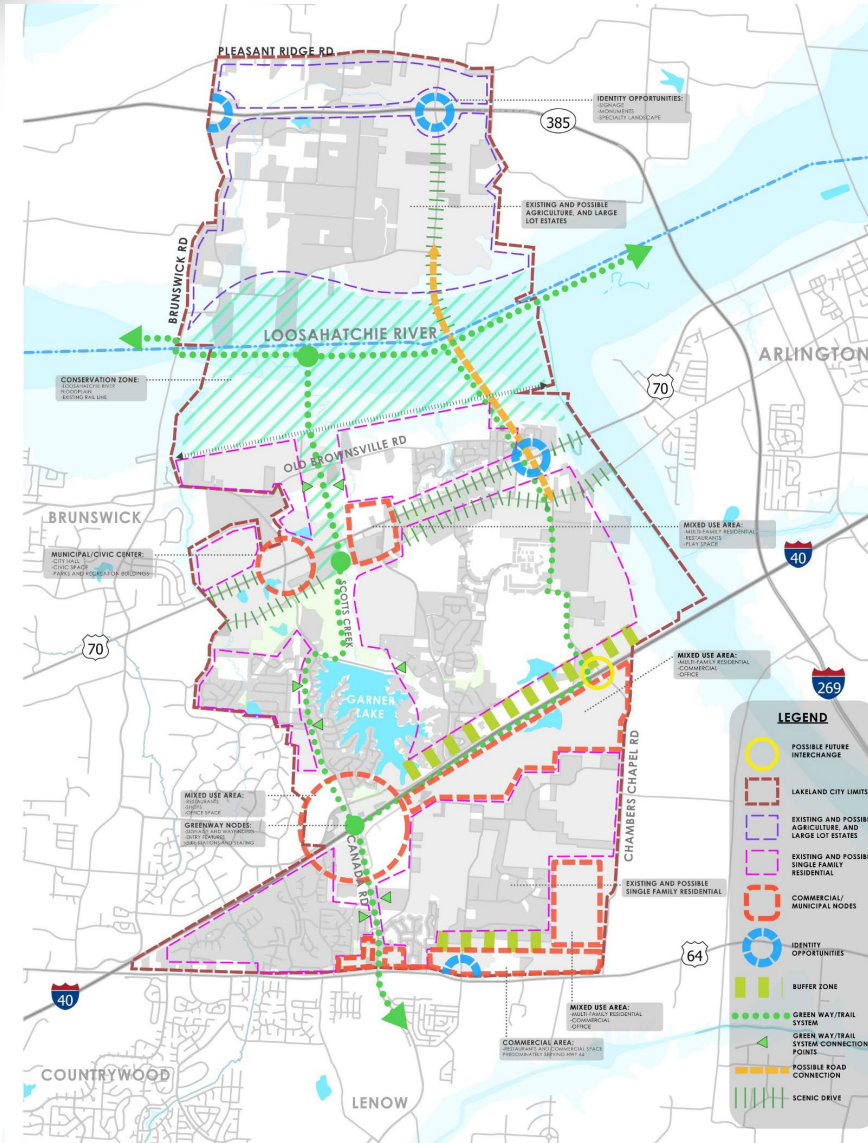


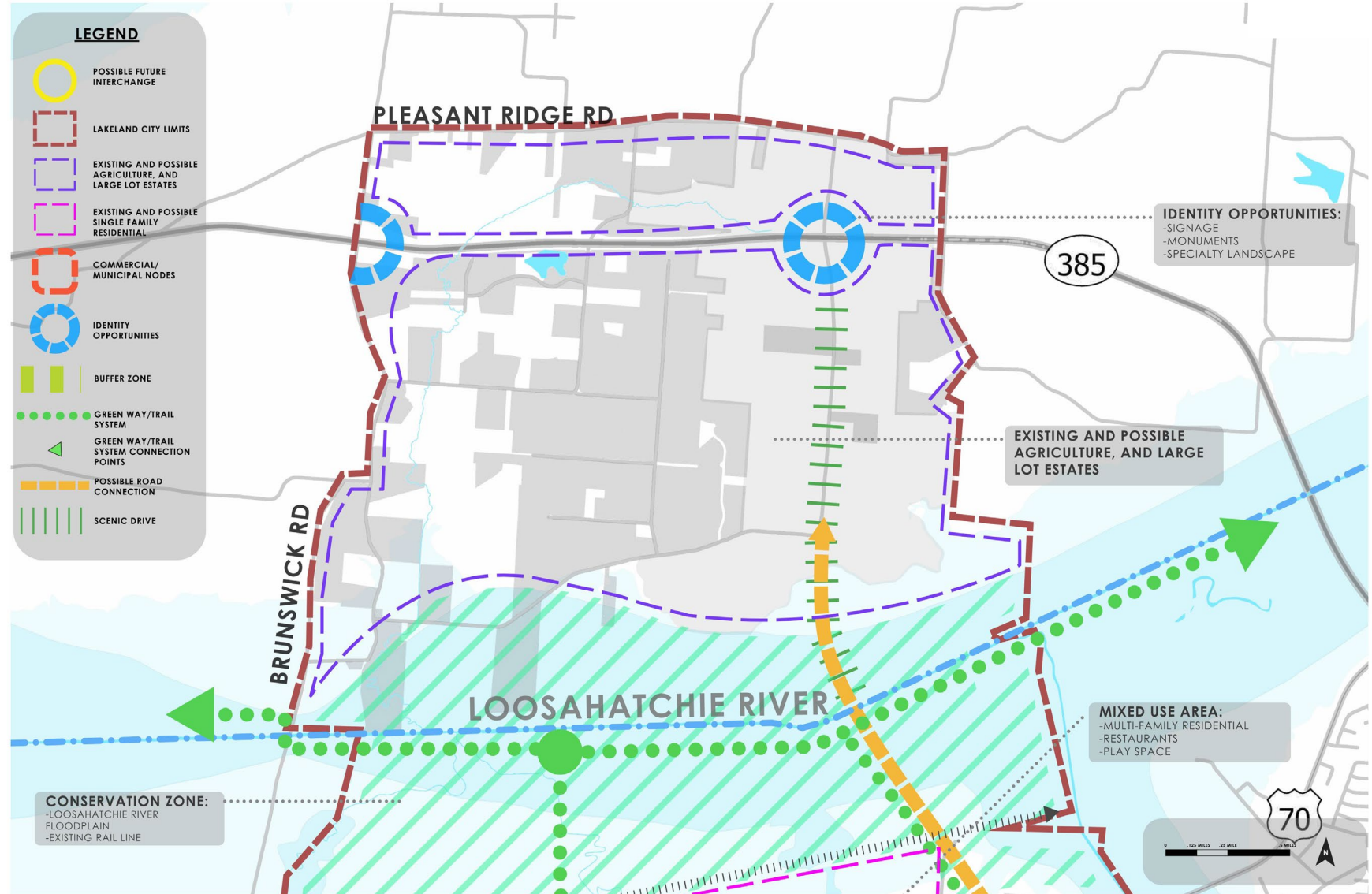
Areas of Opportunity

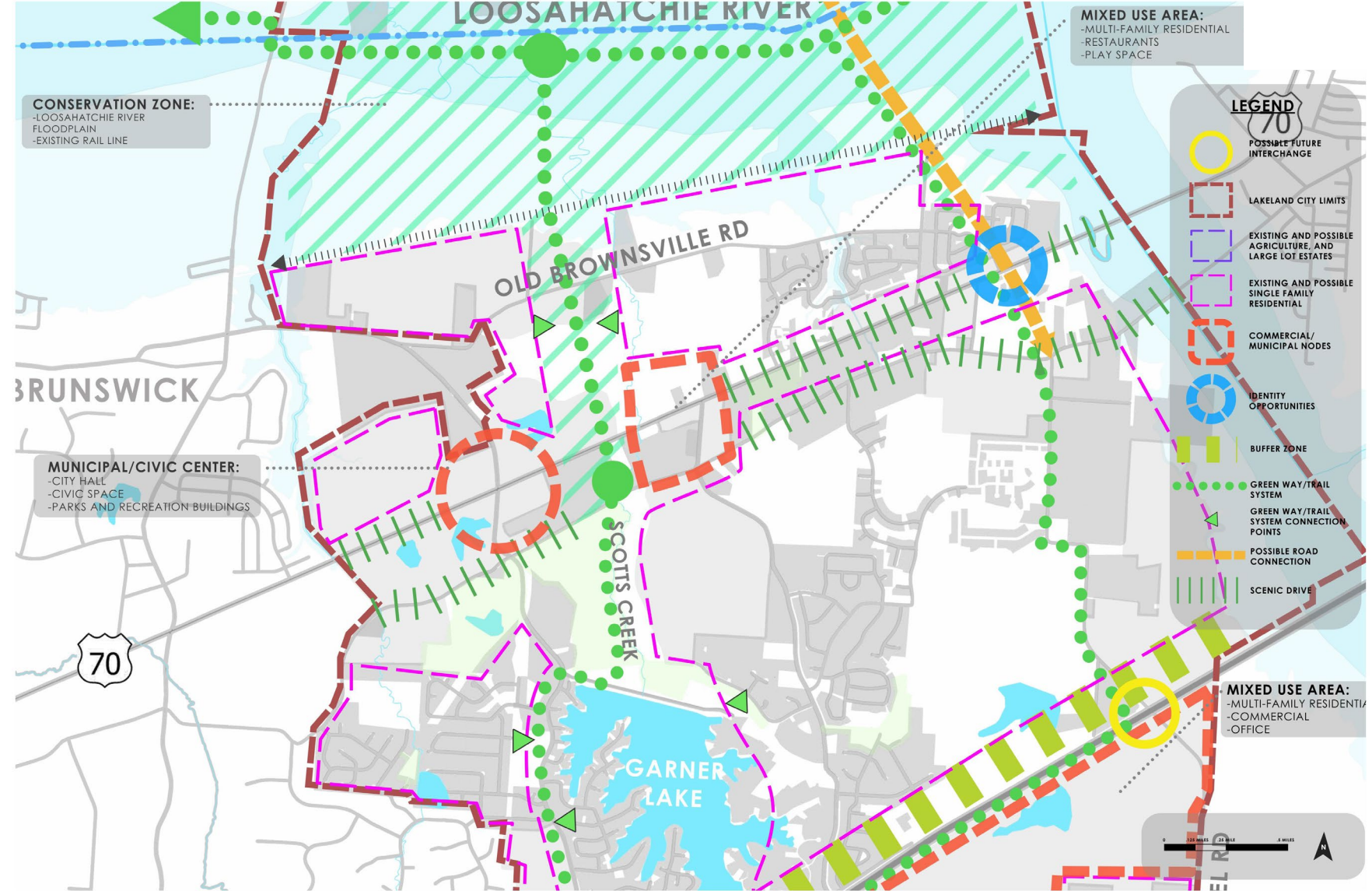
- **Resulting Opportunities**
 - Development Overlay
 - Natural Features Overlay
 - Parks
 - Corridors

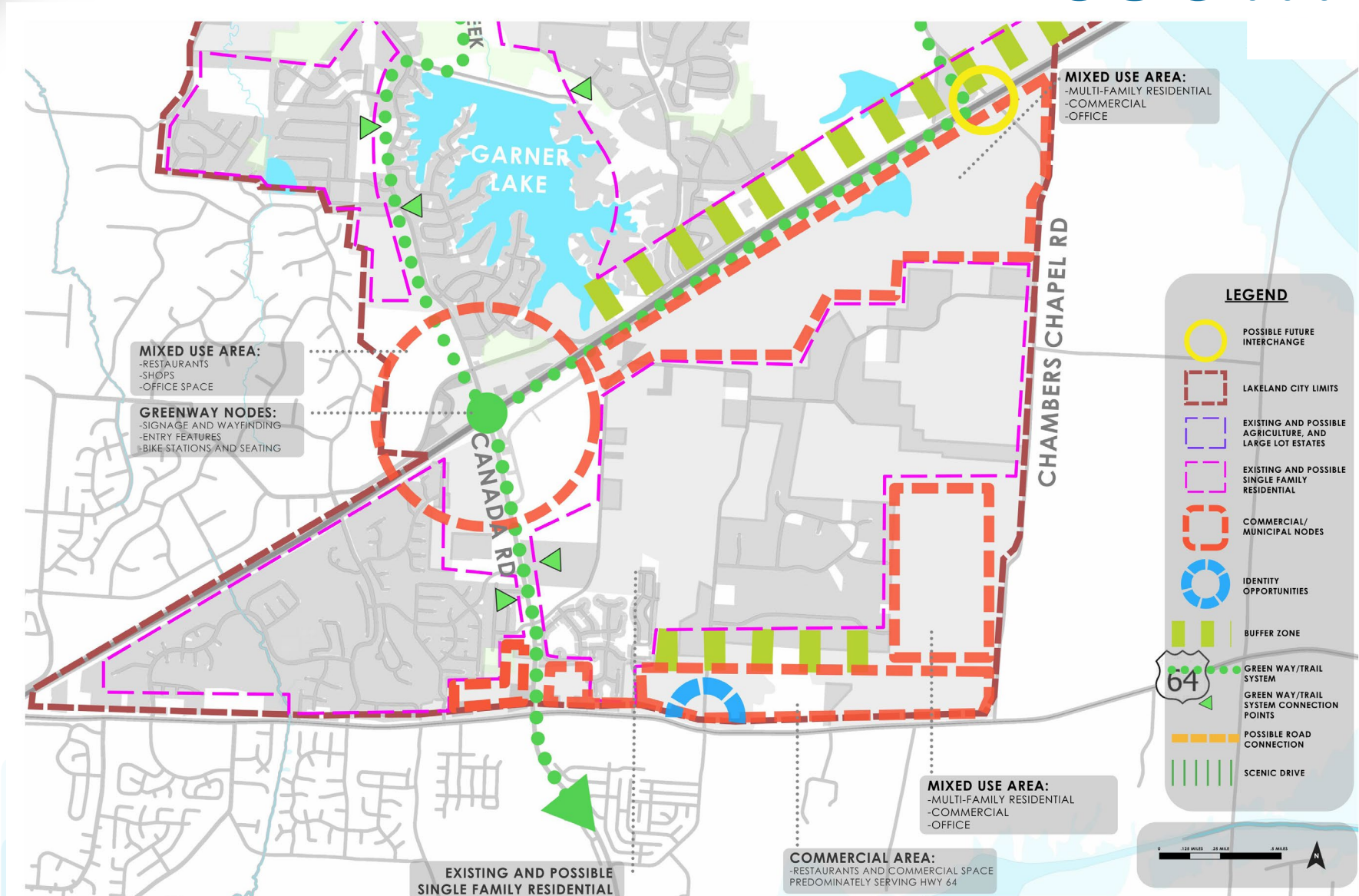


Growth Strategy Map: Overall









Next Steps

- Draft plan completion: June 2023



Lakeland P.U.L.S.E Web Page



Transportation Plan Online Mapping Tool

Open Discussion at Breakout Areas

- **We want to hear from you!**
 - Visit stations to provide feedback on maps
 - Provide input on the city's future growth strategy



02/28/2023 COMMUNITY MEETING SUMMARY

LAKELAND P.U.L.S.E. COMPREHENSIVE PLAN

Meeting Overview

Summary:

A team comprised of representatives from Kimley-Horn, LRK, The Development Studio, and the City of Lakeland led a meeting to engage Lakeland's general public and gather feedback to help guide the comprehensive planning process. This is the second public engagement meeting for the project. At the meeting, a brief presentation was given followed by facilitated discussions at "stations" for Transportation, Aerial map and Opportunity areas, and Conceptual Growth maps (Overall, North, Middle, and South). Additional stations for accessing the interactive online map and leaving general notes were available. Information and conversations were documented during the meeting. The summary of input received is below.

Transportation

Summary of feedback received:

Residents expressed a desire for more multi-modal transportation options such as sidewalks, shared use paths, bike paths, and greenway trails.

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- Expand Beverle Rivera Rd to also include bike lanes and sidewalks
- On Seed Tick Road finish the Lakeland version of the green line and complete sidewalks in areas where houses are
- Old Brownsville Road needs a multi-use path
- Highway 70 and Seed Tick Rd needs lighting
- Street lights are a want on many of the roads



Aerial Map and Opportunity Areas

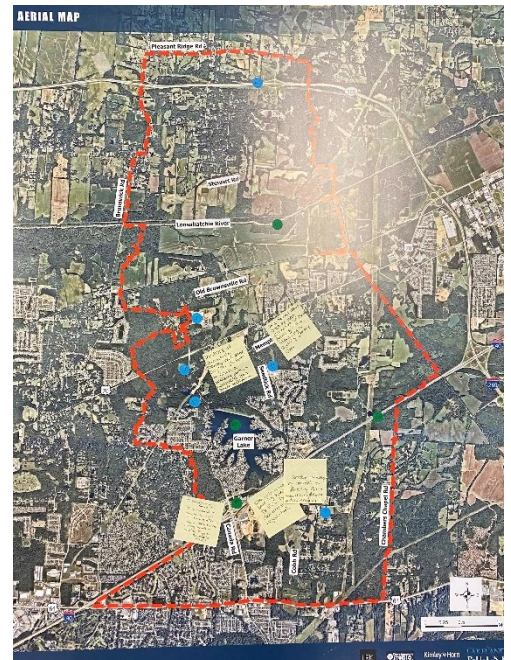
Summary of feedback received:

The comments at this station expressed a wide range of ideas and concerns. Many of the comments dealt with roadway safety and concerns about commercial zoning.

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- Complete pathway on Seedtick to Beverle Rivera. Make it accessible to pedestrians and cyclists.
- Add a sidewalk along Beverle Rivera to make safe access from neighborhoods.
- I-40 Lakeland Ramp is a hazard—people do not accelerate allowing for a safe merge during periods of traffic. Please add sign to accelerate.
- Instead of commercial development along Highway 70 --perfect to create a walking path on the north side from Canada Rd to the City limits. bringing in and attracting a quality grocery store.
- Leave zoning as is, change the speed limit and add stop and go lights on Evergreen and 70.



Conceptual Growth Map-Overall

Summary of feedback received:

A majority of the comments on the overall growth strategy map focused on the commercial/municipal nodes along Highway 70. Many residents are excited about the potential for these areas if safety and smart growth is prioritized.

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- Traffic tends to increase around school hours
- Concern for safety when driving at night without roadway lighting
- New codes and regulations should be written to keep outside investors accountable for maintain the character and standards held by Lakeland residents
- A municipal center could provide opportunity for Multi-use event areas such as farmers markets and Other public events



Conceptual Growth Map-Middle

Summary of feedback received:

There were both concerns and excitement expressed for development, particularly along Hwy 70. Safety and thoughtful development were common priorities that were mentioned.

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- Growth should be intentional
- Pedestrians should take the gun club into account

- There is an opportunity for a multi-use path on the shoulder of Old Brownsville Rd.
- School causes traffic congestion
- Limit commercial on Hwy 70
- Need for a safer crossing on Hwy 70
- A desire for a community performing arts center
- A desire for a “town center”
- Pedestrian lighting on Hwy 70
- Eastern section of Hwy 70 is dangerous
- Desire for mixed use pockets on Hwy 70
- Concern of future commercial west of Canada road
- Connect greenway to Cool Springs Park
- Traffic and Safety is a concern on Hwy 70



Conceptual Growth Map-South

Summary of feedback received:

Residents expressed concerns for flooding and dangerous road conditions. A desire for additional pedestrian and bike infrastructure was voiced. Additional roadway connections are also an expressed need. Connecting Lakeland to its natural resources through pedestrian infrastructure as well as potential community programs is an opportunity.

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- Question: *Why is a buffer shown between residential and commercial areas in certain places but not others? Describe the buffer (Landscaping and/or transitional land use)?*
- All development should incorporate adequate stormwater measures
- Drainage issues and flooding occur at several bridges (Monroe Road)
- Damage to roads and dikes due to flooding to be addressed
- Provide bike paths and sidewalks for those traveling along Seedtick Road
- Lakeland needs a Public Library – Can this be incorporated into the Comprehensive Plan?
- Dangerous winding roads with high-speed traffic
- Design roads to calm traffic speeds (especially local or country roads)
- Heavy deer and wildlife population that conflicts with traffic



- Horse traffic from farms conflicting with vehicular traffic (multipurpose trails needed)
- More connectivity and access points are needed throughout the area
- Several traffic signals are needed on Canada Road south of I-40
- A traffic signal is needed at Cobb Road and US 64
- New parallel road(s) are needed to I-40 to help alleviate issues above
- Gateway at Chambers Chapel and Highway 64 that feeds into mixed-use development to the north
- Multi-use paths that connect Highway 64/Chambers Chapel, Chambers Chapel/I-40, Lake District, and neighborhoods west of Canada Road – Provide a multi-use looped trail for connectivity.
- Connect northern road through Lake District to Chambers Chapel with access to I-40. Use this connection to feed into mixed-use development along I-40 with egress to the south to limit vehicular traffic through farmland/on rural roads.
- Redevelopment opportunity of west and east quadrants north of I-40
- Provide smaller neighborhood parks as opposed to large parks
- Add gateways on US 64 (SW & SE Corners)
- Incorporate more greenway connections including:
 - Along new road corridors
 - To access neighborhoods in the area
 - Follow the utility easement corridors to focus users along a trail
 - Create a crossing over/under I-40 connecting to Seed Tick Road, Scotts Creek, and Cool Springs Park
 - Create Greenways that are designed to be safe (away from traffic and criminal threat)
 - Nature trails and interpretation are needed
- Hold discussions with the Vernon Family Trust to plan the future of the preservation area
- Create a working Farm with Agriculture Education Opportunities (perhaps with UT)
- Provide programming for neighbors to meet and watch out for each other (Neighborhood Watch)
- More access to sewer is needed especially with the new limits from MLGW
- Keep single family residential in the Lake District, limit additional apartment use
- Allow farms to continue with clusters of development (away from Canada Road)

Additional Comments

Summary of feedback received:

The public had the opportunity to provide feedback on note cards. A summary of the comments are below:

Comments:

The following are individual comments received to be considered in the development of the comprehensive plan.

- “Traffic on Highway 70 is heavy now. Do not extend Chambers Chapple from Memphis Arlington to Highway 70.”
- “Close off (cul-de-sac) Evergreen south of Highway 70. Too many close calls with traffic entering and exiting Evergreen to 2nd from Highway 70”
- “Current development on Saffron Spring Street and Highway 70. Finish roadway from the development to Memphis Arlington Road”
- “No more commercial development on Highway 70. Rezone areas currently zoned commercial to residential or agriculture.”
- “The Lake District is taking too long. Is it time to replace the developer?”
- “I would be interested to know when we are going to get a sewer system in Lakeland. I live on Hwy 64 and I can’t sell my property as commercial with a septic tank.”
- “There needs to be a greenway walking across Highway 70 and Interstate 40.”
- “When adding infrastructure power lines should be subterranean.”
- “No commercial on Highway 70”
- “Lakeland is not Memphis it shouldn’t feel like Memphis.”
- “Getting rid of the trashy motels at I-40/Canada Rd would be a good start”
- “Need pedestrian bridges when trails/greenways must cross high traffic areas such as Canada Road sidewalks and I-40”
- “Berryhill Farms is a development in Franklin @ I-65 and Goose Creek –very well done with 1 or 2 entrances. Not all visible from street, not intrusive to neighborhood, has convenience, Chic-fil-a, hotel, etc. But very considerate of neighborhood ‘flavor’.”
- “Please continue to keep trees and open areas. Limit high rise apartments”
- “Partner with Bartlett and Arlington and make the Loosahatchie Greenway for cyclists and walkers, make a path that can go on and on as far as cities cooperate with each other.”
- “We need a Publix!”
- “Green space is nice – if safety issues can be resolved!”
- “Safety is primary concern!”
- “We did not receive any communication on interactive map or community input. Please improve communication to all in Lakeland.”
- “Please limit or defer any more multi-family residential!”
- “Limit commercial to major Highways or traffic arteries—not next to residents!”
- “No dollar generals. They will make it difficult to get a grocery store in our area.”
- “Please complete a pathway system to make it safe for cyclists to get around on our backroads.”
- “Suggest more focus on ‘Boutique-like’ businesses less chains, and cargo box stores—much more in line with Lakeland character.”
- “Encourage industrial development off of 385 in North Lakeland to offset property tax base.”
- “Need a general Q&A session after presentation so we can hear each other’s suggestions and concerns—small groups after was not effective as many people monopolized presenters.”



02/28/2023 PUBLIC ENGAGEMENT MEETING #2

DISCUSSION STATION EXHIBITS

