

TOWN OF COLLIERVILLE
Parks, Recreation, & Cultural Arts Advisory Board
February 9, 2021 – 5:30pm
Agenda

CALL TO ORDER Chairman Rhylander

APPROVE AGENDA Chairman Rhylander

REVIEW / APPROVE – January 12, 2021 Minutes . . . Chairman Rhylander

PUBLIC COMMENTS

ITEMS:

1. Review of Lockwood Residential Development Greg Clark
Parkland & Greenbelt

2. Review of Ashby Planned Urban DevelopmentGreg Clark
Parkland & Greenbelt

DIRECTORS REPORT: Greg Clark

OTHER BUSINESS: Chairman Rhylander

ADJOURN: Next Meeting – March 9th



COLLIERVILLE
PARKS

Parks Advisory Board Meeting – February 9, 2021

Members Present: Corinne Derenburger, Joe Ennis, Maureen Fraser, Micah Miller, Jennifer Moerbe, Dave Rhylander, Jimmy Turner

Members Absent: Kal Bhavaraju, Kathy Thiele

Staff Present: Greg Clark, Tress Shields

Guest(s) Present: NONE

Dave Rhylander called the meeting to order at 5:30 p.m.

Approval of Agenda

Micah Miller made a motion to approve the agenda. Joe Ennis seconded the motion. The board approved the agenda.

Approval of Minutes

Corinne Derenburger made a motion to approve the minutes of the January 12, 2021 meeting. Jimmy Turner seconded the motion. The board approved the minutes.

Public Comments

NONE

Items

1. Lockwood Residential Development (Parkland & Greenbelt) – Greg Clark reported that the proposed location of this development is south of The Avenue Carriage Crossing on Houston Levee Road. The development originally came through in 2018, but the developer decided not to move forward with the development. There is a new group now proposing this development.

Greg Clark explained (for new board members) that the Town has two major ordinances that help with Parks and Recreation...Parkland Dedication Ordinance and Greenbelt Master Plan. The Parkland Dedication Ordinance is basically an impact fee which applies to residential developments only. It is charged to all new residential developments that come into town. If a developer is building 100 new lots, that development will potentially bring 100 new families to that area. The Board of Mayor and Alderman (BMA) decided that the developer should help provide recreational services to those families. As a result, the Town adopted the Parkland Dedication Ordinance which gives the Parks Advisory Board (PAB) and the BMA the opportunity to take parkland or money in lieu of land for each new

residential development. It is based on a scientific formula along with our Master Plan and the National Recreation Standards' recommendation of providing 10.5 acres of parkland per 1,000 people. The formula is based on the number of lots brought in by the developer.

Greg Clark stated that the Greenbelt Ordinance applies to all new developments (retail, residential, industrial, etc.). If anyone develops a piece of property on the Greenbelt Master Plan, that developer must put in that section of the trail from property line to property line. The Greenbelt is an alternative transportation plan. It is designed to get people from point a to b and connects people to parks, churches, retail, etc.

Greg Clark informed that the Lockwood Residential Development is going through the process now. They are proposing to build 247 lots. The Parkland Dedication is 7.78 acres or fee in lieu of parkland is \$311,200. To determine whether to take parkland or the fee, we look at factors such as is there a park nearby, is there a Greenbelt trail associated with it, and is it usable acreage. This development is close to Hinton Park. They are required to put in an 8' trail because it is a part of the Greenbelt Master Plan. That trail will eventually connect to the existing trail at Hinton Park. Greg explained that it is necessary for the developers to provide green space in order to get the plans through the approval process.

The board members held a brief discussion regarding the development. Micah Miller made a motion to take the fee in lieu of parkland. Jimmy Turner seconded the motion. The board approved.

2. Ashby Planned Urban Development (Parkland & Greenbelt) – Greg Clark mentioned that this is a huge development with 656 proposed dwelling units. Parkland Dedication requirement is 20.66 acres or payment in lieu of dedication is \$826,400. There is also a Greenbelt Trail requirement. Greg provided a site plan in the packet for the development. This development came through last January; the developers are requesting some type of green space credits on the parkland for the open spaces that they are providing. In the northeast corner, there is a plot of land that is a little over 7 acres which they are calling Wingo Park. The required Greenbelt trail is along that area. They are going to have to offer most of that green space toward the Greenbelt Dedication. The areas Town Center Green and Community Park are park spaces that the developers are willing to maintain and open to the public. Greg suggested that the board could consider giving them credit on the parkland for the two areas because they are public parks although they are not owned by the Town.

Greg Clark directed the board members to a letter in the packet from LRK. In the letter, the developers made a request to allow for a reduced Parkland Dedication ratio from that defined in the Town of Collierville Subdivision Regulations, Article III, Section 4. J. 2. to .0275 acres per unit. Greg pointed out that the Ordinance is the Ordinance, and we should not change it. First, he mentioned that the board members need to decide whether to take the parkland or fee in lieu of parkland. Then, they need to decide if they want to give the developers some type of credits for some of the things that they are proposing. Greg suggested that they could give the developers credit for a portion of Wingo Park because they are putting in a trail in addition to the one required by the Greenbelt Ordinance. He added that they did not have to make a decision tonight.

The board members further discussed the Ashby Development. Jimmy Turner made a motion to give the developers credit for 3.70 acres for Wingo Park and take the fee in lieu of parkland. Joe Ennis seconded the motion. The board approved.

Director's Report

Greg Clark announced that we did not have a single complaint about canceling the basketball season; the parents understood the decision. He stated that we are continuing with our spring sports registrations. He will make his presentation to the BMA this week on the state of the department. Greg presented each member with a copy of the 2020 Annual Report. He informed that he is out for three weeks; his first day back is March 9, the date of our next meeting. He commented that he would let everyone know if he needs to change the meeting date.

Greg Clark pointed out that we are planning our first event for the year which is the Fishing Rodeo in April. We will try to do a movie night in May at Hinton Park. The Fair on the Square is canceled again this year. Joe Ennis asked about the Independence Day Celebration. Greg reported that we do not anticipate that we will get to have the normal event. He suspects that the board will want to at least have the fireworks production without the entertainment. They will look at alternative sites from which to shoot the fireworks where the patrons could possibly watch from their cars.

There was no other business. Jimmy Turner made a motion to adjourn. Micah Miller seconded the motion. The meeting was adjourned at 6:26 p.m.