



**HISTORIC
FRANKLIN
TENNESSEE**

**CITY OF FRANKLIN
DEVELOPMENT SERVICES ADVISORY COMMISSION**

A meeting of the Development Services Advisory Commission was held at Eastern Flank Battlefield Park Event Facility, on Tuesday, February 3rd, 2026, 8:00 am – 9:00 am.

Committee Members

Ben Crenshaw, Chair	A
Mary McGowan, Vice Chair	P
Kate McDonald	A
Claudia ZuaZua	A
Mike Hathaway	P
Scotty Bernick	A
Daniel Jones	P
Paige Parham	A
Dana Kose	P
Michael Walters Young	P
Matt Brown	A

Employees Present

Walter Denton, Assistant City Administrator
Tom Marsh, Dir. of Building & Neighborhood Services
Amy Diaz-Barriga, Asst. Dir. of Planning & Sustainability
Bill Squires, Deputy City Attorney
Jimmy Wiseman, Asst. Dir. of Engineering
Alex Brown, Asst. Dir. of Building & Neighborhood Services
Lisa Clayton, Parks & Recreation Director
Kevin Lindsey, Facilities Superintendent
Heather Eusebio, Research & Planning Specialist
Alex Bearden, Development Services Manager
Katherine Harelson, Budget & Performance Analyst
Presley Parker, Development Services IT Specialist
Skye Gerhart, Management Fellow

The purpose of the regular meeting will be to discuss matters regarding Development Services and will include the following items:

Mary McGowan, Vice Chair, began the meeting at 8:00 am.

1. Approval of Minutes/Review of Meeting Notes from January 6, 2026, meeting.

- Meeting minutes were approved by acclamation.

2. Presentation and Discussion of the Parkland Impact Fee Process.

- Kevin Lindsey and Heather Eusebio gave a presentation to the Commission that provided a comprehensive overview of the parkland impact fee process.
 - The presentation went into the history of the parkland impact fees. The ultimate goal of the fees was to ensure that new developments help acquire parkland and preserve green spaces for community use. Funds collected are allocated to the creation and development of new parkland



- within the applicable service quadrant. Fees are only charged on new residential dwelling units and accessory dwelling units.
- The city is broken into quadrants that way fees collected in one area of the city are spent in that same quadrant.
 - Fee collection can be processed in two ways: Fees Only or Fees and Construction. Both options require a contract. Fees are collected at the final plat stage rather than the building permit stage like all other impact fees.
 - Payment of Fees Only: Focuses only on the payment of impact fees, and there is no construction requirement.
 - Impact Fee and Construction Agreement: This option includes a fee payment and construction requirements. The difference is that the developer has the ability to receive a 50-75% reimbursement of the fees paid.
 - Kevin notes that receiving the funding up front allows the Budget Office to plan for future parks and fund those capital projects in advance.
 - Michael Walters Young adds that the Capital Investment Plan is an ongoing process and the team will be providing updates to the Board later in the month. Parkland is an important revenue source for those park capital projects.
 - Mike Hathaway asked if the quadrant lines are the same as the ward lines.
 - Kevin responded that they are different because Cool Springs was skewing the numbers due to higher property values. He added that the fees have recently been increased and will go up every year by 5% until the City revisits the schedule again in a few years.
 - Mike asked what constitutes a public park for the impact fees.
 - Kevin responded that private is classified as something that is only used for the community being built. Swimming pools are a great example. It can be deemed public if the developer wants to make the amenity open to the public, and it is accessible to the general public. The City will put an easement over it to ensure that it is open to the public.
 - Mary asked what the process is when the development is straight zoned. Kevin said that Parks will work with them at the site plan stage to get that Parkland Agreement started before the plat stage.
 - Amy Diaz-Barriga added that the process can also get started at the preliminary plat stage.
 - Dana Kose asked if there's a way for the public to see which parks were partially funded by a specific development's impact fees.
 - Alex Brown mentioned that the City is currently developing a new map that will show the public where capital projects are being constructed. The impact fee information, however, will not be included.
 - Walter Denton mentioned the budget is a good way to see the funds where the impact fees are collected.
 - Michael responded that the budget process is where the public can see the money that is left in each quadrant. That being said, there is no way we can tie dollars from a particular development to a particular park.
 - Mary asked why the parkland impact fees have to be paid at the final plat stage. That is a pain point she hears from the development community because the other impact fees are due later to a building permit. Sometimes, developers struggle to get the money in place for the impact fee payment that early in the process.
 - Kevin said that staff discussed that process change. The problem is that the Parks team no longer sees the plan after the plat stage. He also mentioned that developments can often get sold off after the plat stage, and it can be tricky to keep track of the owner of the property. Reimbursements, for example, can only be paid to the owner on the contract.



- Mike asked what the process is like for a large-scale multi-year development coming in. The example provided was Westhaven.
 - Kevin responded that the fees would be phased because it is paid based on the dwelling units on each plat. Additionally, if the development plan is mixed-use, the developer can delay paying the parkland impact fee by building the commercial parts on the front end and the residential later on.
- Michael closed the discussion hoping that the conversation has shown that there has been a very intentional response from staff over the last several years to listen to and understand the concerns of the development community when looking at our impact fees. He hopes that the timing set up by the City reflects that intentionality.

Next meeting – Tuesday, February 3rd, 2026

3. Adjourn.