

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 13, 2026

FROM: Allison Eddins, AICP, Planner III

SUBJECT: Resolution 2026-10 - **Public Hearing** – A Resolution to Amend the Hinton Preserve Planned Development (PD), Case #260830

INTRODUCTION:

A Major PD Amendment request has been submitted by McCarty Granberry Engineering (Josh Hankins, AICP) on behalf of the property owner Magnolia Homes, Inc. (Reggie Garner). The request is to amend the Hinton Preserve PD (84 lots) to permit the neighborhood to be gated with private streets and sidewalks. A required neighborhood meeting was held on May 19, 2026, at the Collierville Funeral Home (see Exhibit 5). The applicant states the request is in response to evolving market demand for enhanced privacy, security and exclusivity. They cite benefits to the Town such as potential increased property tax revenue and reduced costs to Public Works for street repair. The water and sewer infrastructure will remain public. The existing residential PD, being constructed in three (3) phases, is 44.85 acres and located on the west side of Fleming Road, south of Midnight Sun Drive. Major amendments to existing PDs must be approved by the Board of Mayor and Aldermen (BMA) after a recommendation from the Planning Commission (PC) before becoming effective. See Exhibit 2 for the requested changes to the PD. If approved, the Development Agreement will need to be amended.

BACKGROUND:

The PD Outline Plan and Pattern Book, and related rezoning, were approved in 2022, with Resolution 2022-06 and Ordinance 2022-05. The approved PD included two public vehicular connections and three public pedestrian connections. As a condition of approval, the PD required all pedestrian easements to remain public (see Exhibit 6, Condition #10). The Hinton Preserve Final Subdivision Plat, Phase 1 was approved by the PC on March 5, 2026, but has not been recorded. The PC reviewed the amendment on June 4, 2026. The commission voted 4 to 1 to recommend denial citing the negative impacts the amendment would have on vehicular and pedestrian connectivity in the area (see Exhibit 9).

DISCUSSION:

1. To reduce impacts from reduced interconnectivity in the area, the applicant plans for the gates across the private streets and nearby sidewalks to be open during the daytime.

- The applicant states the gates will remain open daily from 6:30 am - 6:00 pm in the wintertime and 6:30 am - 7:00 pm in the summertime. On the weekends the gates will open at 7:00 am on Saturdays and 8:00 am on Sundays, with evening closure times consistent with the seasonal weekday schedule.
- The hours the applicant is proposing will be difficult for the Town to enforce as these gates will open and close outside regular Town business hours.
- Roads and sidewalks acting as "quasi-public" rights-of-way during certain seasons, days of the week, and times of day could create navigation and accessibility issues.
- Conditions of approval have been added to Resolution 2026-10 to help address these concerns (see Exhibit 2).

2. There are public benefits from the use of these local streets as part of the Town street system.

- The Town's 2040 Land Use Plan lays out the transportation vision of the future of Collierville. This vision includes an interconnected road system (see Exhibit 8).
- Fleming Gardens, the subdivision directly west of Hinton Preserve required a vehicular and pedestrian connection to Hinton Preserve via Trail Ride Drive, ending at the edge of Hinton Preserve as a stub road.
- Lockwood Subdivision, west of Fleming Gardens, required a vehicular and pedestrian connection to Fleming Gardens.

3. These local streets are not on the Major Road Plan; however, the Subdivision Regulations (see Exhibit 8) require a gridded and interconnected street network by stating the following:

- Developments shall provide roadways permanently open to the public providing community wide access as part of an overall connectivity network;
- Existing streets in adjacent or adjoining areas shall be continued; and
- Subdivisions shall require sufficient external access points to the existing and future roadway network. Any residential subdivision of greater than 50 lots or dwelling units shall include at least two access points.

4. The removal of public access will have a negative impact on vehicular traffic circulation and pedestrian pathfinding.

- The Hinton Preserve PD is expected to generate 800 average daily trips, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual estimate of 9.52 average daily trips per dwelling unit.
- Interconnectivity from Lockwood to Fleming Gardens to Hinton Preserve would also be impacted, concentrating more traffic onto Houston Levee Road and Fleming Road.
- There are three (3) public pedestrian connections within Hinton Preserve, including one (1) into Hinton Park. When combined with the planned Fleming Road improvements, these sidewalk connections are meant to provide permanent pedestrian access into Hinton Park.
- The hours the applicant is proposing for gate closure along these sidewalks may conflict with the public park's hours. As the park expands (see Exhibit 7), the park's hours may extend. A condition of approval is provided in the example resolution to address this concern.

5. The proposed closures will negatively impact emergency response and other public services.

- Installing gates will increase response times for the Collierville Police Department (CPD) and Collierville Fire Department (CFD), affecting residents of Hinton Preserve, Fleming Gardens and Lockwood.
- The gates could also delay Public Works responses and reduce the efficiency of school bus and solid waste collection routes.

STAFF RECOMMENDATION: Staff recommends the BMA deny the PD Amendment request, which would effectively convert the ownership of the internal streets and sidewalks within Hinton Preserve Subdivision from public to private and allow for gating of the development. A private gated community in this location, along a minor collector, abutting a public park with planned public pedestrian connections, and adjacent to developed subdivisions with road connections planned for over 25 years, does not meet the intent of the Town's transportation and land use policies and prior PC and BMA decisions. It would also create less efficient public services to the residents of this area.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map - 5-29-2026](#)

[Exhibit 2 - Resolution 2026-10 with Attachments A, B, & C - 5-29-2026](#)

Exhibit 3 - Applicant's Cover Letter - 4-3-2026
 Exhibit 4 - Applicant's Stated Justification - 4-3-2026
 Exhibit 5 - Neighborhood Meeting Summary - 5-20-2026
 Exhibit 6 - Resolution 2022-06 - 7-25-2022
 Exhibit 7 - Hinton Park Master Plan
 Exhibit 8 - Excerpts from 2040 Land Use Plan and Subdivision Regulations
 Exhibit 9 - Draft Planning Commission Minutes - 6-4-2026

PROPOSED MOTION:

To approve Resolution 2026-10 (Exhibit 2).

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						