

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 28, 2025

FROM: Neetu Singh, Traffic Engineer

SUBJECT: Development Agreement for Poplar Ave-Maynard Way Signalized Intersection, Case #251472

INTRODUCTION:

The purpose of this agenda item is to consider the approval of a Non-Residential Development Agreement for The Poplar Avenue-Maynard Way Signalized Intersection. (Exhibit 1)

BACKGROUND:

As a condition for the approval of the Wingo Subdivision, Lot 2 (The Springs at Ashby) in November 2023, the Developer, TA Cox Trust, was required to make specific improvements to the Poplar Avenue-Maynard Way Signalized Intersection and restripe Maynard Way from Poplar Avenue to Byhalia Road.

DISCUSSION:

Poplar Avenue-Maynard Way Intersection Upgrades:

Presently, the Poplar Avenue-Maynard Way intersection functions as a **split-phase intersection**. This misalignment of the northbound and southbound approaches leads to inefficiency of traffic flow and longer delays at the intersection. The planned improvements addresses this by:

- Making the north and south approaches align by adding a dedicated southbound right-turn lane on Maynard Way,
- Restriping the southbound approach to accommodate one left-turn lane, one thru lane, and one exclusive right-turn lane; and
- Implementing signal upgrades, in conjunction with the lane modifications, will allow the intersection to operate as a **full 8-phase intersection**. This will significantly enhance traffic flow, reduce congestion, and reduce delay at this intersection.

Maynard Way Restriping (Poplar Avenue to Byhalia Road)

Beyond the intersection improvements, the project also includes restriping of Maynard Way between Poplar Avenue and Byhalia Road. Currently, this segment of Maynard Way is striped with two lanes in each direction. The proposed reconfiguration to the roadway include:

- One lane in each direction,
- A center Two-Way Left-Turn Lane (TWLTL), which will improve safety and access for vehicles making left turns; and
- Buffered bike lanes in both directions, providing a safer space for cyclists

Fees and Security Amount:

Development fees will be charged in accordance with the fee schedule in effect at the time of the current Development Agreement approval. The following fees have been calculated and will be paid prior to the start of construction:

Construction Inspection Fee	\$1,000.00
Traffic Analysis Fee	\$2,000.00
Development Agreement Preparation Fee	\$ 300.00
Total	\$3,300.00

The Town currently holds a Letter of Credit in the amount of \$611,000.00, based on a preliminary estimate provided by the Developer's Engineer. Following the review of the finalized construction plans, the Developer will provide a new Performance Security (Letter of Credit) in the amount of \$413,000.00. The Town will retain the existing security until the replacement is received.

STAFF RECOMMENDATION: Staff recommends approval of the Non-Residential Development Agreement for Poplar Avenue-Maynard Way Signalized Intersection and to approve the Release of the Renasant Bank Letter of Credit #4425 in the amount of \$611,000.00 upon the receipt of the new Letter of Credit in the amount of \$413,000.00.

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map.pdf](#)

[Exhibit 2 - Development Agreement](#)

PROPOSED MOTION:

To approve the Non-Residential Development Agreement for Poplar Avenue-Maynard Way Signalized Intersection and to approve the Release of the Renasant Bank Letter of Credit #4425 in the amount of \$611,000.00 upon the receipt of the new Letter of Credit in the amount of \$413,000.00.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						