



# **Board Meeting Agenda Abstract**

**Tuesday, May 19, 2026**

Location:

---

## **Agenda Item**

*Recreation Fee-In-Lieu - Woodcrest Subdivision - SUB-PR-2025-05 - (Davison) - Item 8.B*

## **Item Explanation**

*The purpose of this agenda item is to consider acceptance of a fee-in-lieu for Recreation Unit Fees for the Woodcrest Subdivision for \$46,996.71.*

## **Staff Comments**

*Town development standards allow for a fee-in-lieu of dedication for recreation areas. The Woodcrest Subdivision is under development by J. Wayne Massengill. The developer has submitted the calculations for the recreation fee-in-lieu using 1/20th of the assessed tax value per acre and multiplying the number of dwelling units. The assessed land tax value of the 8.51-acre property is \$470,520, resulting in \$55,290.25 per acre. 1/20th of the value per acre is \$2,764.51.*

*The preliminary subdivision plan submitted proposes 17 lots multiplied by \$2,764.51 for a total fee-in-lieu of \$46,996.71. The developer submitted this fee total for consideration. Town management and staff recommend approving the fee-in-lieu request for the Woodcrest subdivision for \$46,996.71. The preliminary site plan and Recreation Fee-in-Lieu Application are included in this agenda item for reference.*

*The \$46,996.71 fee will be collected before recording the major subdivision plat and directed for use in the Northeast Recreation District.*

## **Fiscal Note**

*Yes*

*This action accepts a fee-in-lieu of recreation land dedication of \$46,996.71 for the Woodcrest Subdivision to be paid before the recordation of the major subdivision plat.*

## **Recommendation**

**CONSENT AGENDA**

**MOTION TO:** *Approve the fee-in-lieu request for the Woodcrest Subdivision for \$46,996.71 for Recreation Unit Fees as presented and recommended.*

**ATTACHMENTS**

Woodcrest Recreation Payment-In Lieu Application  
Rec Unit Fee-In Lieu District Map  
Site Plan - Woodcrest - SUB-PR-2025-05  
Presentation - Woodcrest