

**Board Work Session
November 3, 2025 5:30 PM
Collierville Schools Board Meeting Room
215 W Poplar Avenue
Collierville, TN 38017**

- I. Call to Order
- II. Roll Call
- III. Community Meeting regarding the Highway 72 land purchase and rezoning request
- IV. Adjournment

Wright Cox, Chairman
Wright Cox, Chairman
Dr. Russell Dyer, Director of
Schools



**COLLIERVILLE
SCHOOLS**

SCHOLARSHIP · INTEGRITY · SERVICE

COMMUNITY MEETING & ROUNDTABLE DISCUSSION

PROPOSED HIGHWAY 72 LAND PURCHASE AND LAND REZONING REQUEST

Presented by:

Dr. Russell Dyer, Director of Schools

November 3, 2025

COLLIERVILLE SCHOOLS BOARD OF EDUCATION



Wanda Gibbs
Position 1



Vice Chair Wanda Chism
Position 2



Paul Childers
Position 3



Tom Bailey
Position 4



Chairman Wright Cox
Position 5

PROJECT OVERVIEW

- Proposed Operations Center will be located on a 27.9-acre site off U.S. Highway 72
- Facilities would include:
 - 10,000 sq ft office for Collierville Schools Operations and Maintenance staff
 - 47,500 sq ft warehouse for school supplies and equipment, records, maintenance parts, and cold and dry storage for cafeteria food
 - A bus lot for up to 86 buses (only 65-75 are currently utilized)
 - 7,500 sq ft maintenance shop with bus maintenance bays, office space, and a break area for drivers
 - Two commercial outparcels retained for future development
- This plan would relocate the Collierville Schools Department of Operations from West Collierville Middle School, provide needed warehouse space including ample cold and dry storage for the Collierville Schools Nutrition Department, and replace the current bus lot.

ZONING AND SITE DETAILS TIMELINE

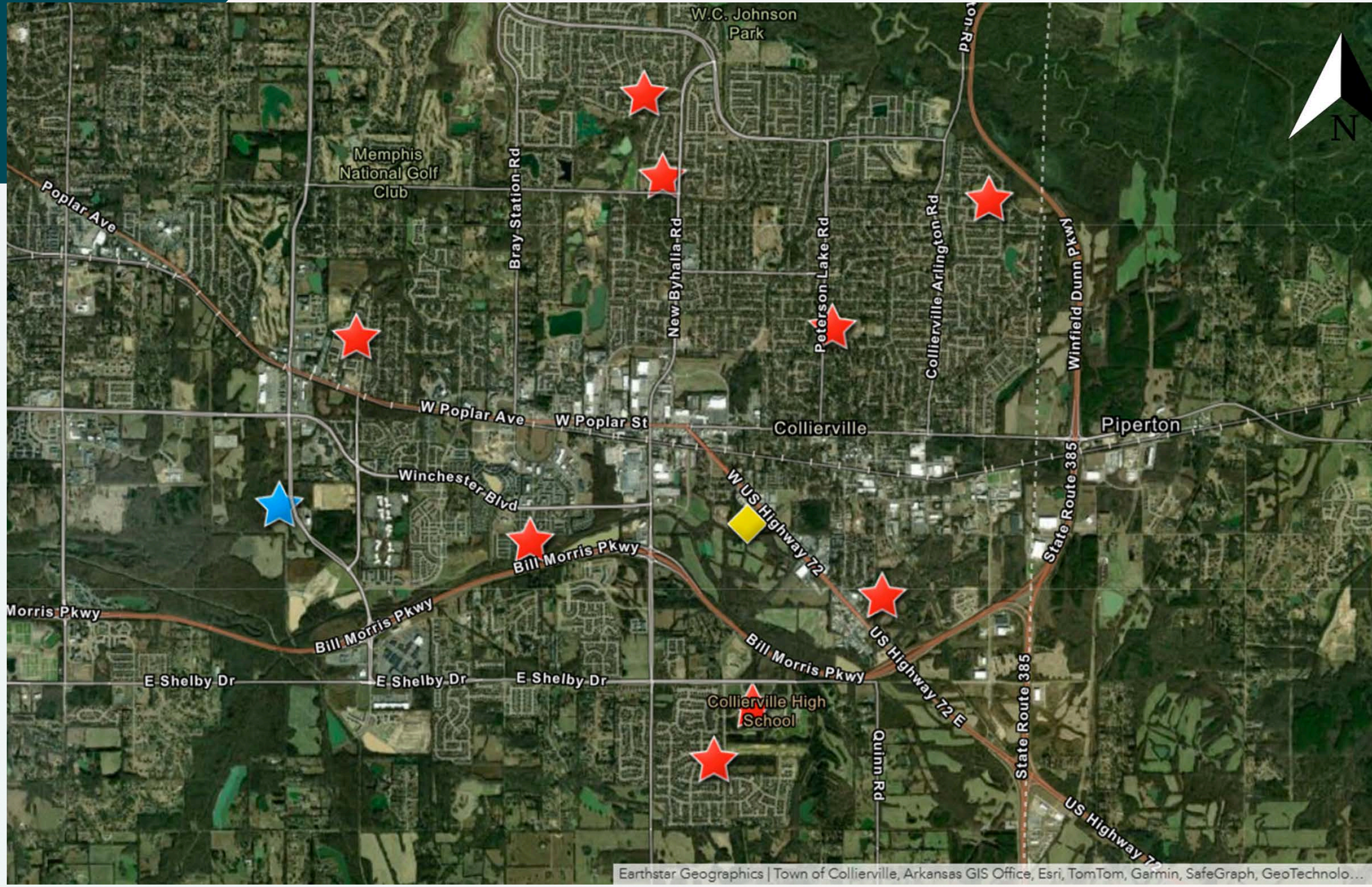
- Currently zoned General Commercial (GC) and Collierville Schools is requesting a rezoning of 21.3 acres to Restricted Industrial (RI) to allow for the relocation of the warehouse and bus lot
- The Collierville Schools Board of Education (BOE) agreed to contract terms at their April 2025 meeting
 - Change in zoning is a contingency under the contract
 - If Collierville Schools cannot use the property as intended, there is no obligation to purchase the property

ZONING AND SITE DETAILS TIMELINE

- The BOE heard an update at their September 2025 Work Session
- The Town of Collierville Planning Commission unanimously recommended the plan to the Board of Mayor and Aldermen (BMA) for approval on October 2, 2025
- The BMA unanimously passed the **first of three required readings** on October 13, 2025
- The BMA passed the **second of three required readings** by a 5-1 vote on October 27, 2025
- The **final reading** by the BMA is scheduled for November 10, 2025
- Collierville Schools will be required to submit construction plans to the Town of Collierville for approval
 - This will be an additional opportunity to make sure that the use of the land does not negatively impact neighbors

GOOD NEIGHBOR COMMITMENT

- Noise & Proximity
 - New bus lot sits a minimum 700 feet from the closest home (currently 100 feet)
 - Natural tree coverage and Nikki McCray Park provide additional barriers
 - Operations Center and Warehouse will be strategically placed to shield residential views of the bus lot
- Buses will only enter/exit off U.S. Highway 72 - no additional neighborhood traffic
- Buses operate only 175 days per year
- Very little weekend, summer or holiday traffic
- Compared to other commercial uses, this plan minimizes traffic impact
- U.S. Highway 72 site was chosen for its size, access to utilities, and minimal residential disruption





TOWNSHIP
DEVELOPMENT SERVICES
901.262.3210 info@townshipdev.com
1115 HILL PARK CIRCLE • COLLIERVILLE, TN 38017

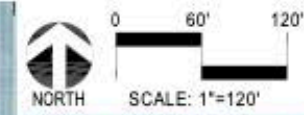


Exhibit 8
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August 11, 2025
Conceptual Site Plan
Proposed Ops Center
U.S. Highway 72 Property
COLLIERVILLE, TENNESSEE

PREPARED FOR:
 **COLLIERVILLE
SCHOOLS**
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QUESTION 1

What specific impacts or concerns do you have about the district's operations center and new school bus lot being located in this area?

QUESTION 2

What steps or changes would help reduce your concerns or make the district's operations center and school bus lot a better fit for the neighborhood?

QUESTION 3

What outcomes are most important to you as the school district balances student transportation and overall district needs and neighborhood quality of life?