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**AGENDA**  
**NELSON COUNTY BOARD OF SUPERVISORS**  
**AUGUST 23, 2023**  
**THE CONTINUED MEETING CONVENES AT 2:00 P.M. IN THE**  
**FORMER BOARD ROOM AT THE COURTHOUSE IN LOVINGSTON**

- I. CALL TO ORDER**
- II. MASTER PLAN WORK SESSION FOR FORMER LARKIN PROPERTY**
  - A. Site Plan Options – Option D, Option E
  - B. Summary of Conclusions and Next Steps
- III. OTHER BUSINESS (AS PRESENTED)**
- IV. ADJOURNMENT**



**NELSON COUNTY BOARD OF SUPERVISORS  
PLANNING WORK SESSION for MASTER PLAN DEVELOPMENT OF FORMER LARKIN PROPERTY**

**August 23, 2023**

PRESENTATION SUMMARY

**I. New Site Development Options “D” and “E”**

SITE DEVELOPMENT OPTION “D”

- **Athletic Field Complex to far south, other side of Drumheller Orchard Lane**
- **Initial Pool and later Building Facility with visual focus toward Steven’s Cove**
- Outside basketball court and (3) pickleball courts indicated
- 50’ x 80’ Maintenance Shed added
- Paved ADA walking path now indicated
- 3<sup>rd</sup> multi-purpose field added
- Multi-purpose sports fields now aligned for optimum orientation
- All baseball fields shown with 325 ft fence.
- No relocating of Steven’s Cove Road
- Road eliminated from north side of School Parking parallel to Highway 29

PROS:

- separation of busy Sports Field Complex from Pool/ Future Rec Building
- expansion of Sport Fields not restricted
- larger meadow area possible

CONS:

- Sports Field Complex removed and not as easily surveilled
- more cost in site development
- little to no visual presence from Thomas Nelson Highway

## SITE DEVELOPMENT OPTION "E"

- **Athletic Field Complex in center of site with other amenities**
- **Initial Pool with visual focus toward Steven's Cove**
- **Later phase Recreation Center with visual focus toward Thomas Nelson Hwy.**
- Outside basketball court and (3) pickleball courts indicated
- 50' x 80' Maintenance Shed added
- Paved ADA walking path now indicated
- 3<sup>rd</sup> multi-purpose field added
- Multi-purpose sports fields now aligned for optimum orientation
- All baseball fields shown with 325 ft fence.
- No relocating of Steven's Cove Road
- Road eliminated from north side of School Parking parallel to Highway 29

### PROS:

- easier monitoring with all facilities/ fields being more adjacent
- views of Steven's Cove and visibility from Highway 29
- more area for future development

### CONS:

- more traffic activity in center of site than if spread out
- expansion of sports fields limited
- more restricted meadow areas

## II. **Cost Comparisons**

Note: *No cost estimates provided for reservoir development, water treatment plant, future FFA facility, additional school fields, or disc golf course. No costs provided for trail areas or areas designated for "future development."*

*Costs following are for an initial outdoor pool facility (pool, deck, building, etc.) and full contingent of requested recreational fields with parking areas and associated structures and amenities.*

Building/ Facility cost estimates based on earlier projections and:

- Cost of construction increase of 12% from 2021 to 2022
- Cost of construction increase of 8% from 2022 to 2023
- Cost of construction increase of 5% from 2023 to 2024
- \$ 150 / s.f. for new 4000 s.f. Maintenance Building (*pre-engineered metal building shell*)

Site development costs based on:

- \$ 350,000 / acre for utilities, building & field areas, and associated facilities and parking
- \$ 300,000 / acre for areas with roads and picnic facilities, parking, and utilities
- \$ 125,000 / acre for newly created open spaces/ meadows and storm water measures

Project Cost Multiplier of 1.3 utilized which includes:

- A/E fees, Permits, Contingency, and Furnishings & Equipment (*excluding vehicles and landscaping fleet*)

#### **OPTION "D"**

|                                |          |                               |
|--------------------------------|----------|-------------------------------|
| Phase 1 Outdoor Pool Facility: |          | \$ 3,100,000 - \$ 3,500,000 * |
| Sports Fields/ Building Sites: | 65 acres | \$ 22,800,000                 |
| Roads, Picnic areas:           | 36 acres | \$ 10,800,000                 |
| Open Spaces, meadows           | 25 acres | \$ 3,100,000                  |
| <u>Maintenance Building</u>    |          | <u>\$ 600,000</u>             |
| OPTION "D" Construction Cost:  |          | \$ 40,400,000                 |
| <br>                           |          |                               |
| OPTION "D" Project Cost:       |          | \$ 52,500,000                 |

#### **OPTION "E"**

|                                |          |                               |
|--------------------------------|----------|-------------------------------|
| Phase 1 Outdoor Pool Facility: |          | \$ 3,100,000 - \$ 3,500,000 * |
| Sports Fields/ Building Sites: | 60 acres | \$ 21,000,000                 |
| Roads, Picnic areas:           | 30 acres | \$ 9,000,000                  |
| Open Spaces, meadows           | 18 acres | \$ 2,500,000                  |
| <u>Maintenance Building</u>    |          | <u>\$ 600,000</u>             |
| OPTION "E" Construction Cost:  |          | \$ 36,200,000                 |
| <br>                           |          |                               |
| Option "E" Project Cost:       |          | \$ 47,100,000                 |

#### **POTENTIAL ADDED COST TO EITHER OPTION:**

|                            |     |               |
|----------------------------|-----|---------------|
| Inflatable Pool Enclosure: | add | \$ 800,000 ** |
|----------------------------|-----|---------------|

\* Pool Facility: 8 lane 25m outdoor pool with ADA wade-in shallow area, 9' deep end for possible diving, optional double loop slide, and diving stands. Includes Pool Support Building with restrooms/ locker rooms, Office, Training Room, Concessions, Equipment and Storage rooms. Includes adjacent Splash Pad.

\*\* Inflatable pool enclosure to extend pool use year-round. Expected 10-15 year life span.

END OF PRESENTATION SUMMARY



**PROPRIETARY**  
08.23.2023

**FORMER LARKIN PROPERTY MASTER PLAN**  
312.840 ACRES CURRENT ZONING: AGRICULTURAL DISTRICT A-1







**PROPRIETARY**  
**08.23.2023**

**FORMER LARKIN PROPERTY MASTER PLAN**  
 312.840 ACRES CURRENT ZONING: AGRICULTURAL DISTRICT A-1

