

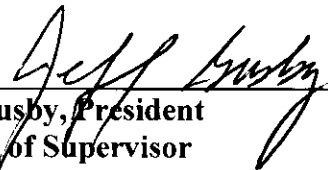
**ORDER:     ACCEPT PRELIMINARY COMMERCIAL  
PLAT AMENDMENT FOR THE COTTAGES AT THE  
HIGHLANDS**


Motion was made by Kevin Frye, duly seconded by Mike Roberts,  
to accept Preliminary Commercial Plat Amendment for The Cottages at The Highlands.

The vote on the motion was as follows:

Supervisor Kevin Frye, voted yes  
Supervisor Jeff Busby, voted yes  
Supervisor David Rikard, voted yes  
Supervisor Chad McLarty, absent  
Supervisor Mike Roberts, voted yes

After the vote, President Busby, declared the motion carried, this the  
3rd day of April 2017


  
\_\_\_\_\_  
Jeff Busby, President  
Board of Supervisor

  
\_\_\_\_\_  
Sherry J. Wase, Clerk

**APPENDIX 1B**  
**APPLICATION FOR SITE PLAN APPROVAL PRELIMINARY AND OR FINAL**  
**for**  
**CONDOMINIUM, APARTMENT, COMMERCIAL COMPLEX DEVELOPMENT**  
**LAFAYETTE COUNTY PLANNING COMMISSION**

\_\_\_\_\_ Preliminary

\_\_\_\_\_ XXX Final

1. NAME OF DEVELOPMENT: The Cottages at The Highlands TYPE OF PROJECT: Residential Site Design		
2. LOCATION: The proposed development is located on the <u>East</u> side of <u>Idyllwild Dr</u> Road and the <u>West</u> side of <u>Highlands Cr.</u> Road, in Section <u>31</u> , Township <u>8S</u> , and Range <u>2W</u> .		
3. Are there existing structures on the property? <u>No</u> If so, please list on separate sheet.		
4. Property owner: John McCurdy Address: P.O. Box 1460 Oxford, MS 38655 Telephone: 662.816.8187 Fax:		
5. Developer: Same as above Address: Telephone: Fax:		
6. Engineer/Surveyor: Williams Engineering Consultants, Inc Address: P.O. Box 1197 Oxford, MS 38655 Telephone: 662.236.9675 Fax:		
7. Gross Acreage <u>17.25</u>	8. Number of Lots or Units <u>33</u>	9. Average Frontage <u>65'</u>
10. Are Community or Public Sewers Provided? Yes <u>X</u> No _____ By Whom: <u>East Lafayette Utilities Company, LLC</u>		
11. Is Community or Public Water Provided? Yes <u>X</u> No _____ By Whom: <u>Punkin Water Assn.</u>		
12. Fee: \$150 + \$5 per unit = \$ <u>305</u> Construction Inspection Fees per Article VII, Section = \$ <u>300</u>		
Signature of Owner, Developer, Agent, or Engineer: <div style="text-align: center;">   <u>Erik S. NGES</u> (Signature)  <u>3/6/2017</u> (Printed)          (Date)       </div>		



March 13, 2017

Re: The Cottages at The Highlands  
John McCurdy  
Lafayette County, Mississippi

Dear Neighbor:

In accordance with the Lafayette County Subdivision Regulations you are being notified as an adjacent property owner of our intent to amend our previously approved residential development on 17 acres of property that joins your property.

This property is located within the Highlands development south of Highway 6 East and between CR 409 and CR 413 in Section 6, Township 2 South and Range 2 West of Lafayette County.

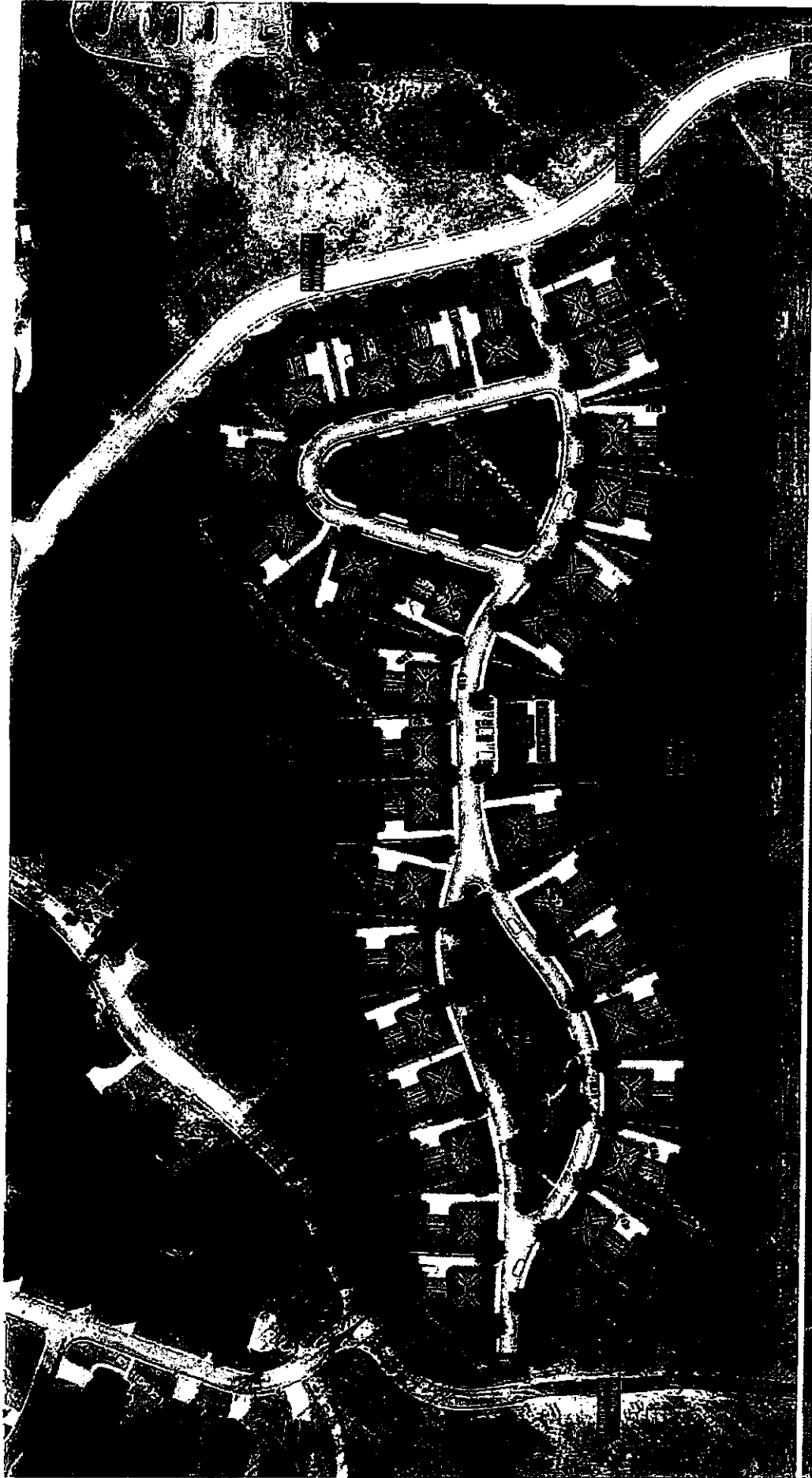
The amendments will be presented for approval at the March meeting of the Lafayette County Planning Commission. This meeting will be held in the Board of Supervisor's room in the Lafayette County Chancery Building on Monday, March 27, 2017, at 5:30 pm.

I have included a copy of the previously approved site plan, the new revised site plan, a summary of all the revisions and an exhibit with photos. Betsy and I are available to meet or speak with you at a moment's notice if you have any questions or concerns.

Please do not hesitate to call my cell phone at any time,

John and Betsy McCurdy  
(662) 816-8187

Site Concept Design December 2016 Prior to any amendments



# THE COTTAGES AT THE HIGHLANDS

CONCEPTUAL LAYOUT Lafayette County, MS

SUBJECT TO CHANGING  
AS SHOWN IN THE CONCEPTUAL LAYOUT

DALHOFF THOMAS

4488 North Lakeview Rd | Suite 201  
Birmingham, Alabama 35217  
(800) 731-1111  
www.dalhoffthomas.com

**New Design March 2017 showing all amendments.**



## THE COTTAGES AT THE HIGHLANDS

CONCEPTUAL LAYOUT Lafayette County, MS

SUBJECT TO CHANGE

MUT MS F&M 16.246 John McComb Regional Airport 37 acres, 1000000 sq ft, 1000000 sq ft

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DALHOFF THOMAS  
DESIGN STUDIO

4413 N. 1st Ave., Suite 100

Mobile, Alabama 36608

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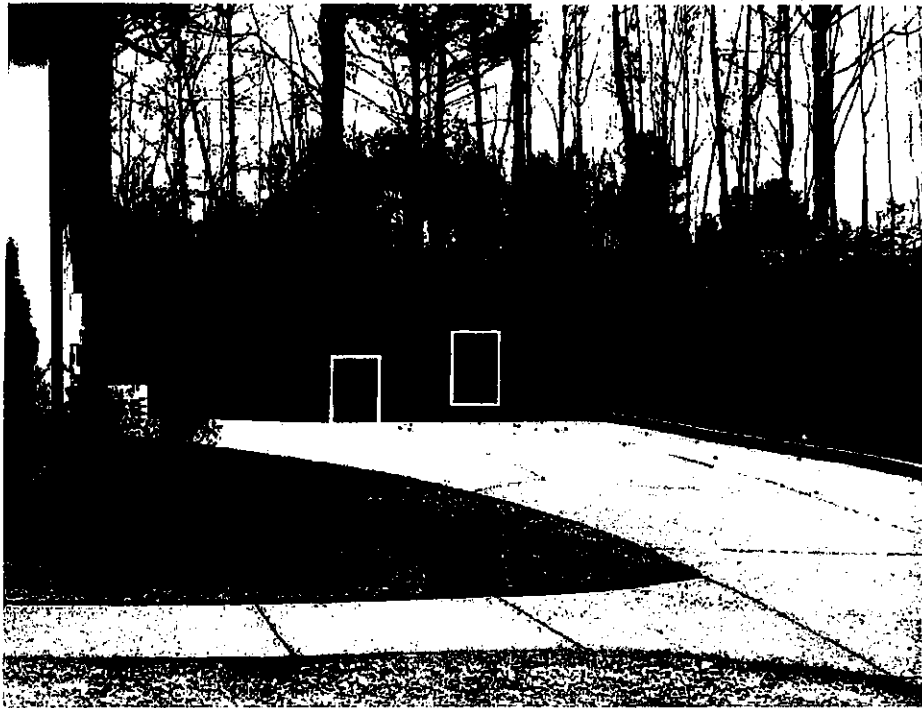
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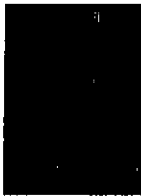
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Neighbor,

I thought it would be helpful to you if I showed you an illustration of why I made this revision. Please notice the stakes and pink flags in the background of your homes on Idyllwild Drive. Once the Engineering firm had staked our "Clearing Limits" line for the silt fence to be installed, Betsy and I went out to inspect. We were very displeased with how close that line was to your homes and though we could have cleared to that point, we knew it would break your hearts to have all those trees removed. We went back to the drawing board with our architect and by eliminating the swath of trees we had planned to leave in the center of the development, we were able to preserve the natural beauty between your homes and the Cottage homes. We hope you are pleased with this decision. For more information on this revision, please see the attached summary of revisions.





6465 North Quail Hollow Road ; Suite 401  
Memphis, Tennessee 38120  
901.646.5070

720 North Lamar Blvd I Suite A  
Oxford, Mississippi 38655  
662.550.4454

dt-designstudio.com  
info@dt-designstudio.com

March 8, 2017

## **THE COTTAGES AT THE HIGHLANDS**

### **SUMMARY OF REVISIONS**

#### Revision:

Main entrance to the development from Highland Circle was moved 220' ± to the North.

#### Explanation

Site distance for drivers leaving The Cottages as well as those on Highland Circle was a concern due to the elevation change and curvature, especially when considering drivers travelling over the posted speed limit of 24 MPH. Along with this, residents across the lake had voiced their apprehension about the headlights of those leaving The Cottages shining into their homes. The new entrance location alleviates both of these issues.

#### Revision

The large Common Open Space median has been removed from the Western end of the site.

#### Explanation

The length of the median became a point of concern for the Fire Department due to the long distance to the next turn-around. The several medians that are now within the plan are only 60' ± in length and allow for ample opportunities for fire trucks to maneuver.

Removal of this large median also alleviated problematic areas on the proposed grading plan. The previous layout and grading involved an extensive cut into the wooded area behind the Tuscan Hills Estate homes, ruining any views or buffer between their houses and The Cottages. Rather than demolishing this space, we elected to remove the median so that we could reduce the width of the disturbed area by up to 75' ± in some locations on the North side of the site.

Finally, it was found that the vegetation within said median were in poor condition. Most was merely scrub brush and briars under pine trees. It was determined that this presented very little value to the future residents and that new, high quality landscaping would be more appropriate.

#### Revision

The clubhouse has been relocated.

#### Explanation

In order to create a central node of activity for The Cottages, the clubhouse was moved to the top of the hill in a more convenient location for all residents to stop and collect their mail or hold social gatherings. The location within the revised site plan also makes the clubhouse more of a focal point and feature for the development.

#### Revision

The common open space on the East portion of the site has been integrated with the clubhouse.

#### Explanation

Rather than having a disconnect between the clubhouse and usable common open space, we decided to integrate the two to create a centralized activity area. In doing so, the surrounding cottages have been adjusted to address the focal point of a common green. This allowed for a reduction in the disturbed area in the NE corner of the site as well as the elimination of several unsightly retaining walls that would have been visible to residents of Tuscan Hills Estate.

#### Revision

Dry detention has been moved to the South to be behind the cottages and allow one additional cottage.

#### Explanation

Since our we have the space and ability to do so, it seemed logical that we shift detention to be behind two of the residences rather than have two of them face it. This also opened space for one more cottage.

#### Revision

Several small medians have been added within the main circulation and the two entrances.

#### Explanation

This brings more vegetation into the common areas, creates a more distinct and complete streetscape, and improves the aesthetic of the overall development while maintaining proper circulation for emergency services.