

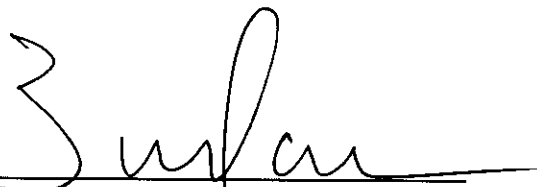
**ORDER: OPEN PUBLIC HEARING ON APPROVING THE HAMLET AT METTS  
MEADOWS PLANNED 731 UNIT DEVELOPMENT**

Motion was made by Tim Gordon, duly seconded by Scott Allen, to open Public Hearing on approving the Hamlet at Metts Meadows Planned 731 Unit Development.

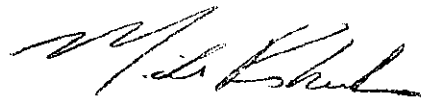
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted yes  
Supervisor Scott Allen, voted yes  
Supervisor Greg Bynum, voted yes

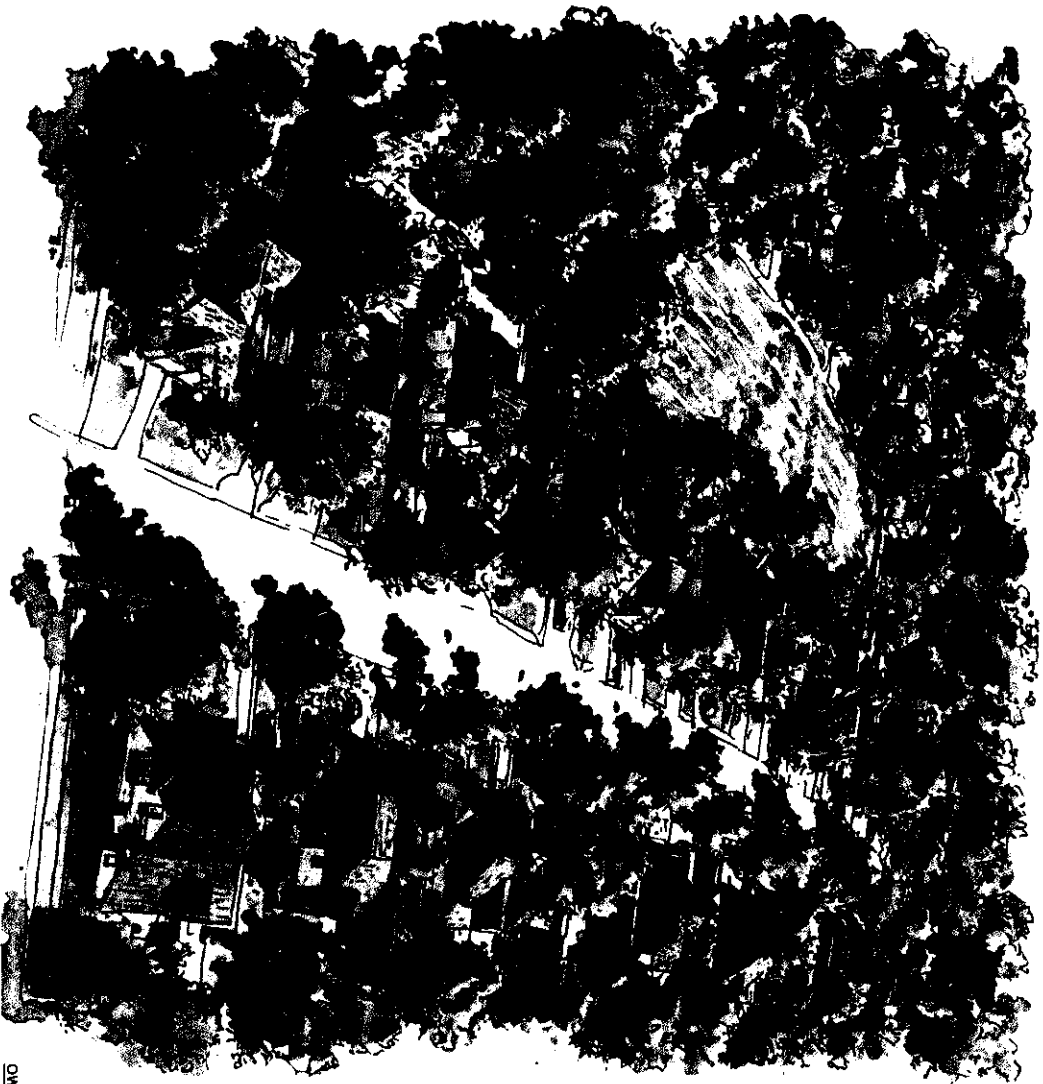
After the vote, President Larson, declared the motion carried, this the 16<sup>th</sup> day of December, 2024.



**Brent Larson, President  
Board of Supervisors**



**Mike Roberts, Chancery Clerk**



# THE HAMLET AT METTS MEADOWS - PUD

OWNER: CHRIS THORNTON  
ENGINEER: JM ENGINEERING AND DESIGN, LLC

COVER  
PAGE

UTILITIES:  
WATER: CITY OF OXFORD  
SEWER: ON-SITE  
ELECTRICAL: NORTHEAST MS POWER ASSOC.

JM ENGINEERING  
AND DESIGN, LLC  
OXFORD, MS  
(662) 801-8800

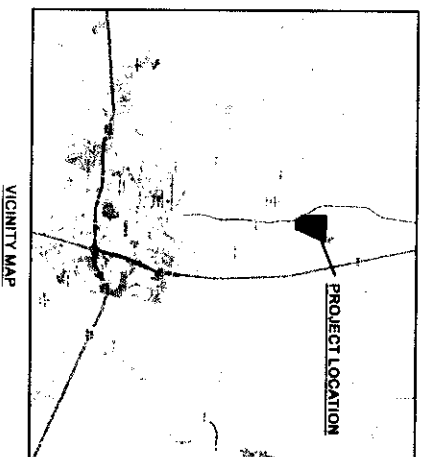


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VICINITY MAP



## MISSION STATEMENT

THE HAMLET AT METTS MEADOWS IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL. THE COMMUNITY IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL. THE COMMUNITY IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL.

FROM EARLY MORNING, THE SUN IS SHINING. THE DAYS ARE OPEN TO THE SKY. THE COMMUNITY IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL. THE COMMUNITY IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL. THE COMMUNITY IS BUILT FOR THE PEOPLE WHO WANT TO LIVE IN A COMMUNITY THAT IS BOTH MODERN AND TRADITIONAL.

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# THE HAMLET AT METTS MEADOWS - PUD

## MISSION STATEMENT

AN ENGINEERING  
AND DESIGN, LLC  
AND ITS AFFILIATES

# THE HAMLET AT METTS MEADOWS - PUD

CONCEPTUAL  
SITE PLAN

JM ENGINEERING  
AND DESIGN, LLC  
DORSET, MA  
(508) 687-1800



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## SITE PLAN

The conceptual site plan consists of a residential development consisting of 527 residential lots, 180 townhomes, 10,000 SF Commercial Spaces and multiple amenity areas. Access will be achieved by three different connections to CR 101.

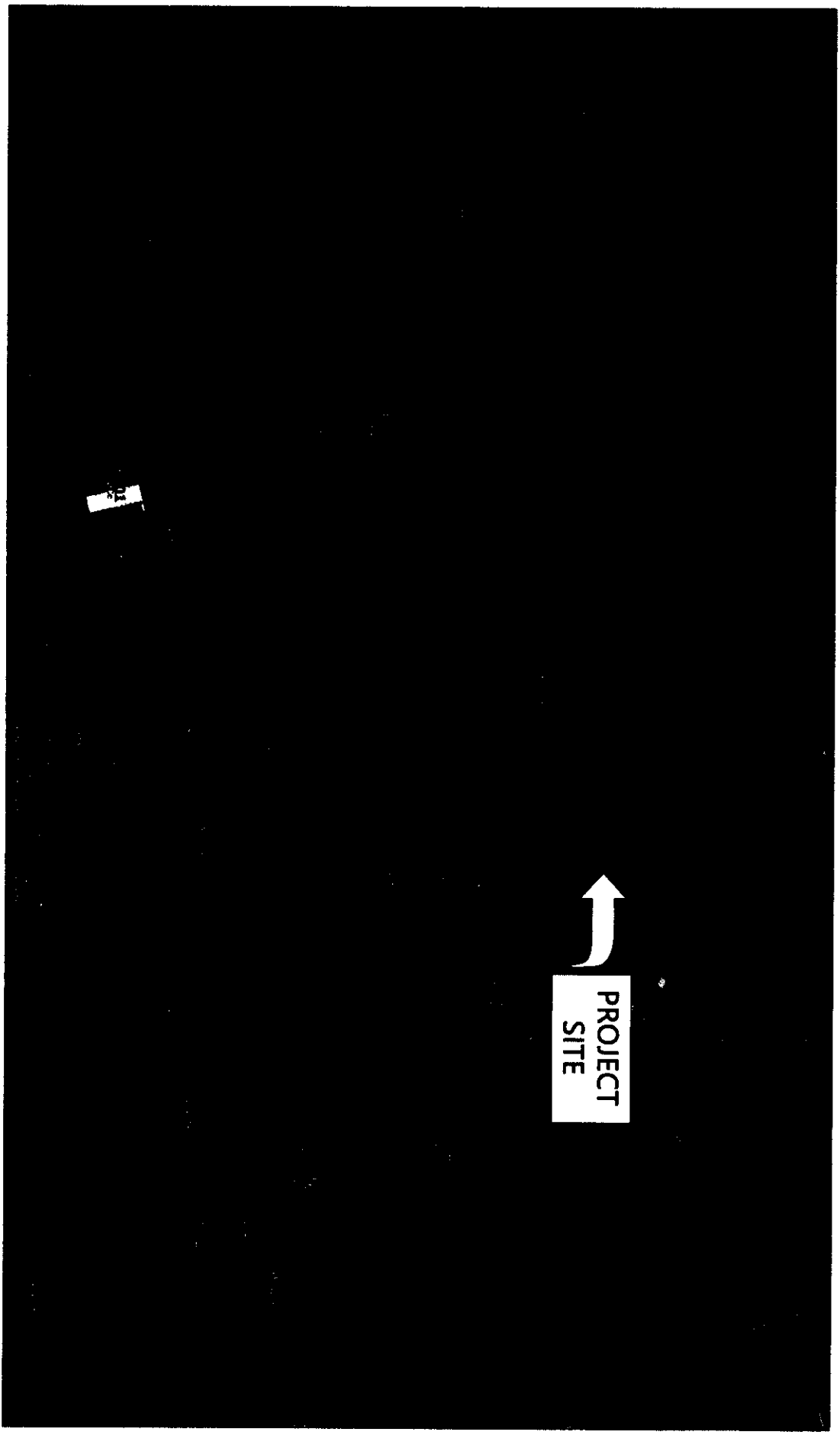
# THE HAMLET AT METTS MEADOWS - PUD

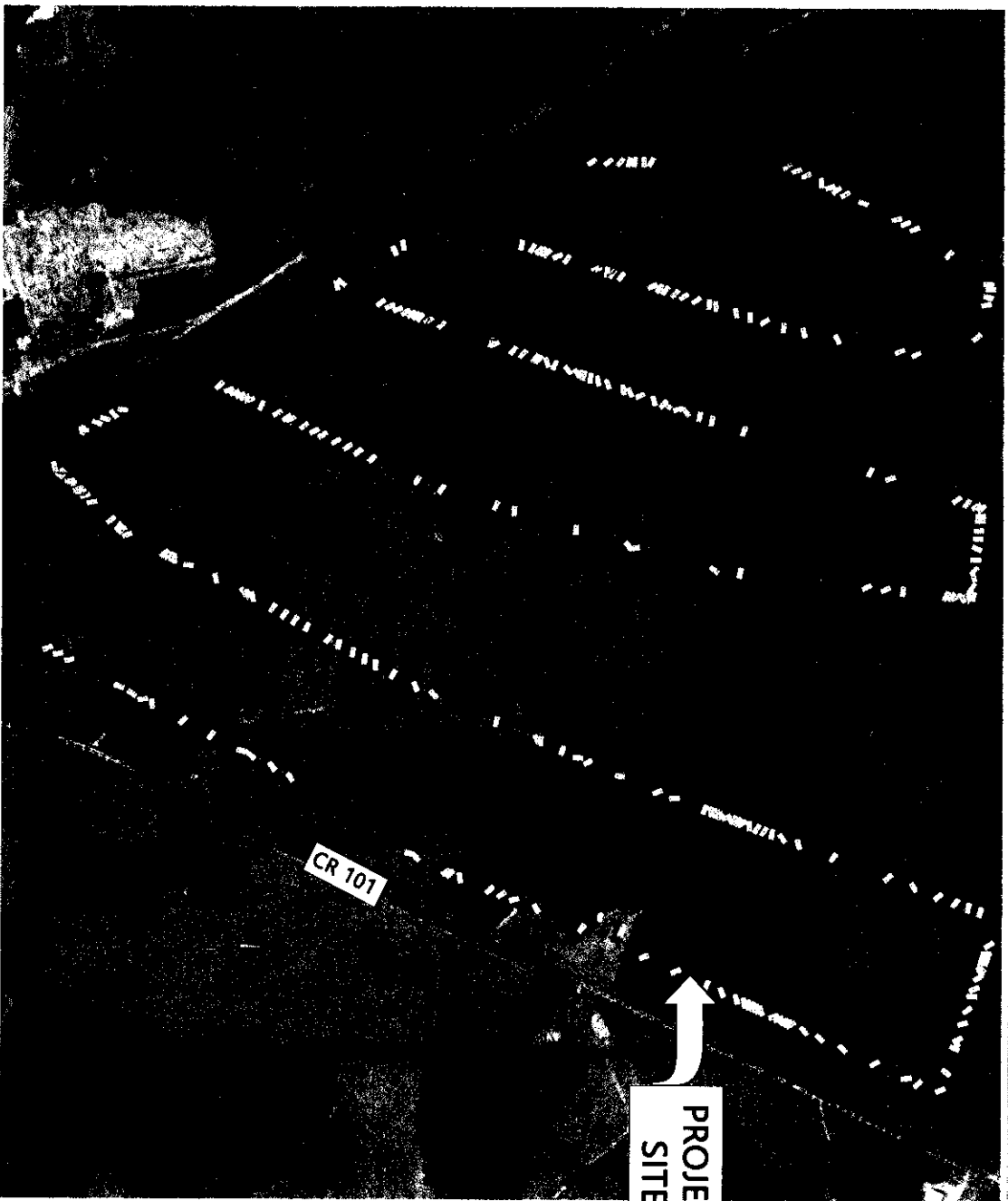
AERIAL  
MAP

JM ENGINEERING  
AND DESIGN, LLC  
16401 80th Street  
Houston, TX 77058



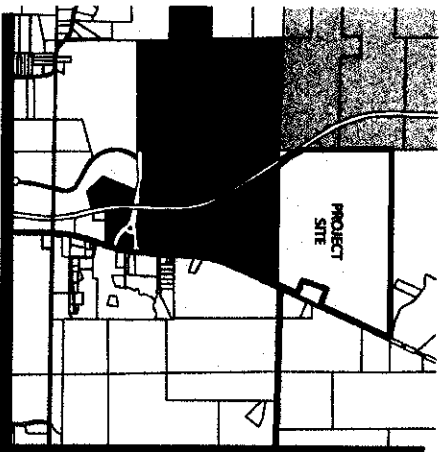
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## EXISTING CONDITIONS

The existing site is approximately 302 acres with rolling terrain, with a mixture of fields and wooded areas. The property is currently zoned A-1 and would allow for a maximum density 765 residential lots. The property is surrounded by multiple zoning: A-1 to the north, I-2 to south and A-2 to the west. There are existing residential houses along CR 101 that will be surrounded by the development. The other surrounding property appears to have limited use and does not appear to be developed.



## ZONING MAP

**Legend**

County Boundary	R-2 Residential Medium Density	C-3 Commercial High Density
Subdivided Parcel	R-1 Residential Low Density	I-1 Light Industrial
<b>Zoning Districts</b>	R-2 Residential Medium Density	I-2 Heavy Industrial
A-1 Rural	R-3 Residential High Density	S-1 Special Use District
A-2 Agriculture	C-1 Commercial Low Density	P-1 Planned Unit Development
R-1 Single-Family Detached	C-2 Commercial Medium Density	P-2 Planned Unit Development

# THE HAMLET AT METTS MEADOWS - PUD

EXISTING  
CONDITIONS

JM ENGINEERING  
AND DESIGN, LLC  
(404) 881-8800

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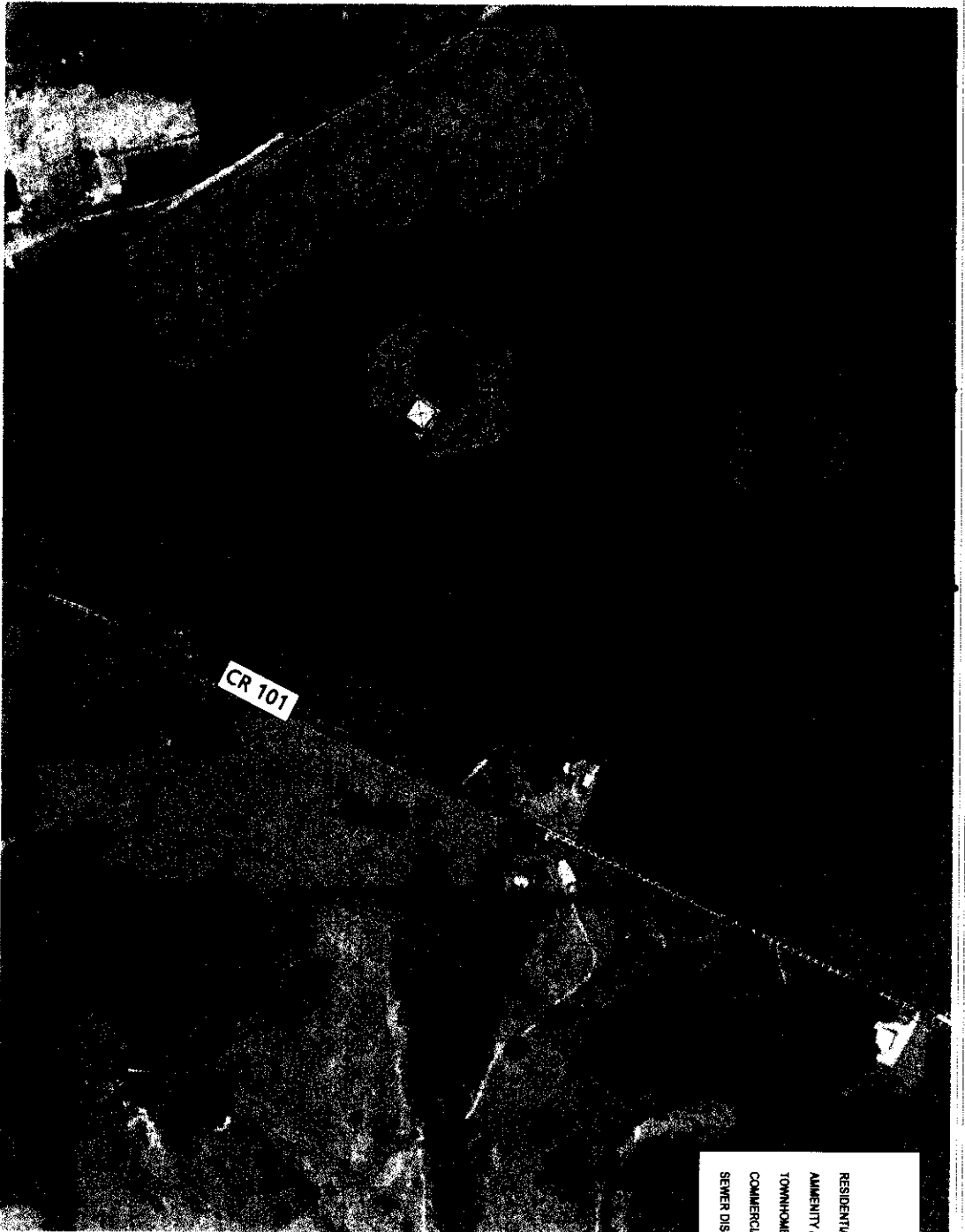
# THE HAMLET AT METTS MEADOWS - PUD

LAND USE  
PLAN

JM ENGINEERING  
AND DESIGN, LLC  
03060 MA  
(508) 351-9800

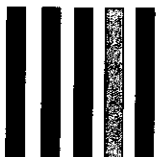


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## LAND USE

RESIDENTIAL LOTS  
AMENITY AREAS  
TOWNHOMES  
COMMERCIAL AREA  
SEWER DISPOSAL AREA



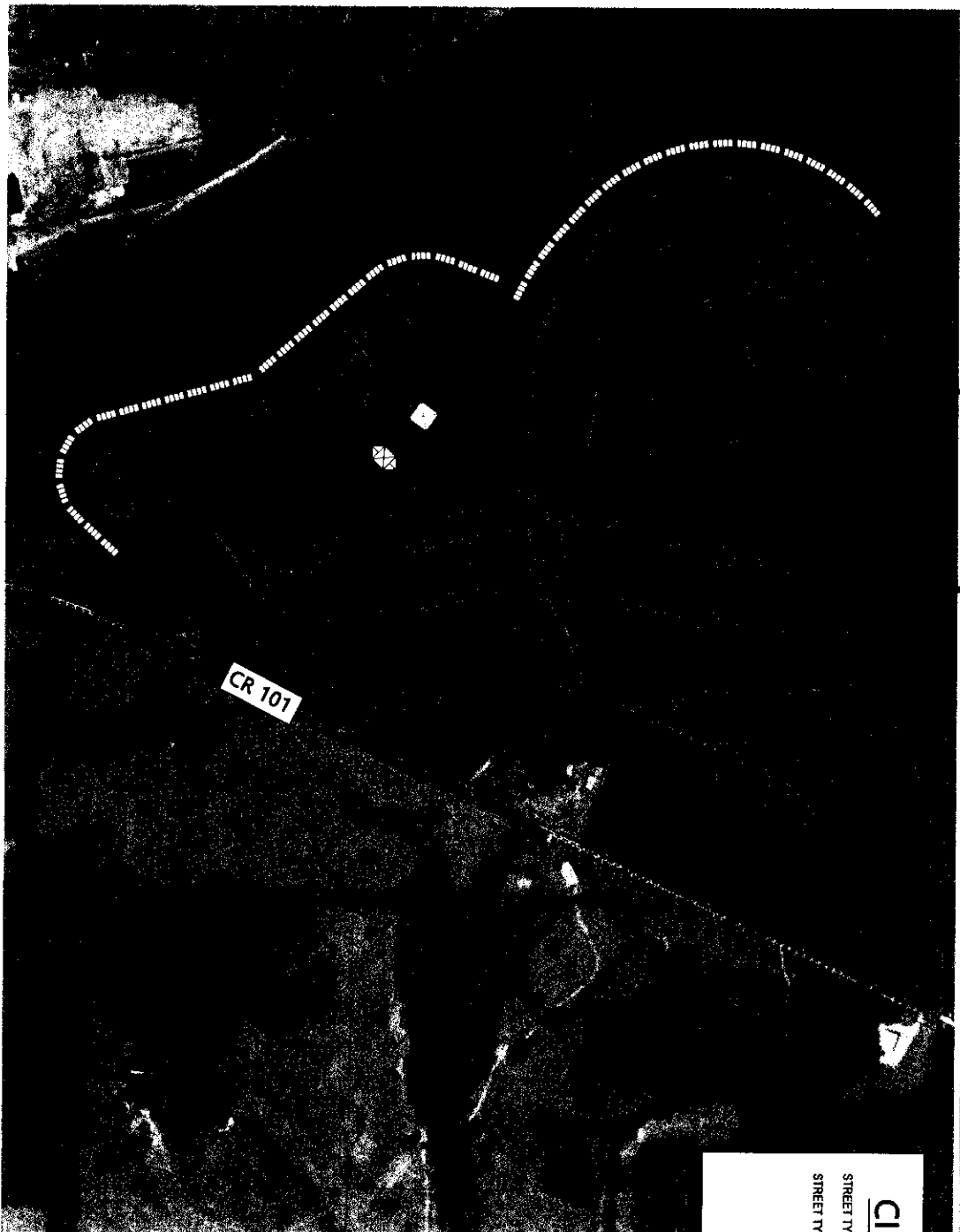
# THE HAMLET AT METTS MEADOWS - PUD

CIRCULATION  
PLAN

JM ENGINEERING  
AND DESIGN, LLC  
ORLANDO, FL  
(407) 251-1800



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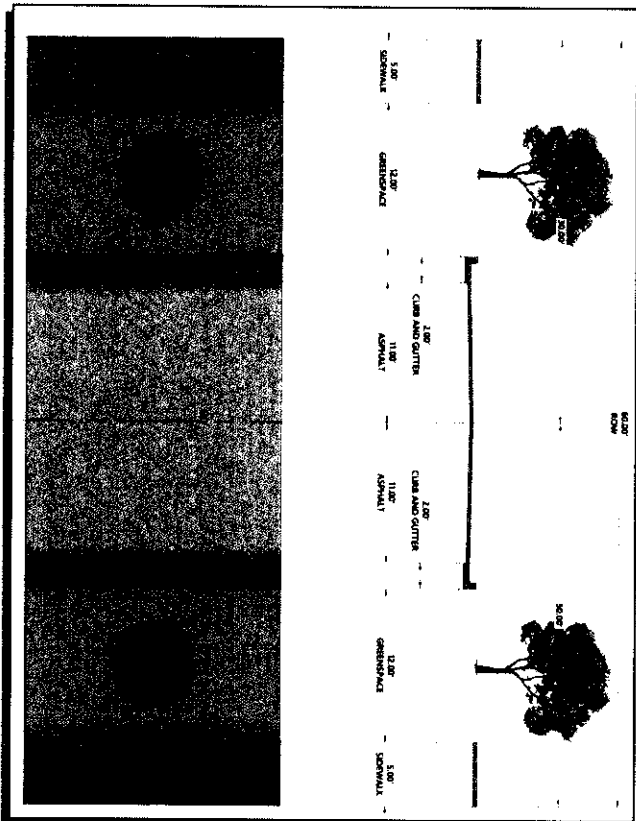
## CIRCULATION PLAN

STREET TYPE 'A'

STREET TYPE 'B'

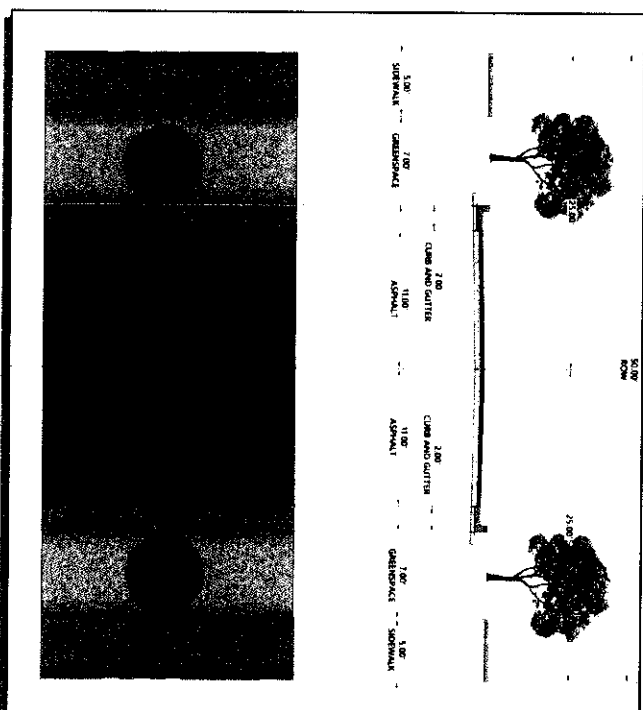






## STREET A

Right-of-Way:	60'
Travel Lane(s):	11'
Curb and Gutter:	2'
Planting Strip:	12'
Sidewalk:	5'



## STREET B

Right-of-Way:	50'
Travel Lane(s):	11'
Curb and Gutter:	2'
Planting Strip:	12'
Sidewalk:	5'

# THE HAMLET AT METTS MEADOWS - PUD

## TYPICAL STREET CROSS-SECTIONS

JM ENGINEERING  
AND DESIGN, LLC  
04/22/2015  
(462) 891-0003

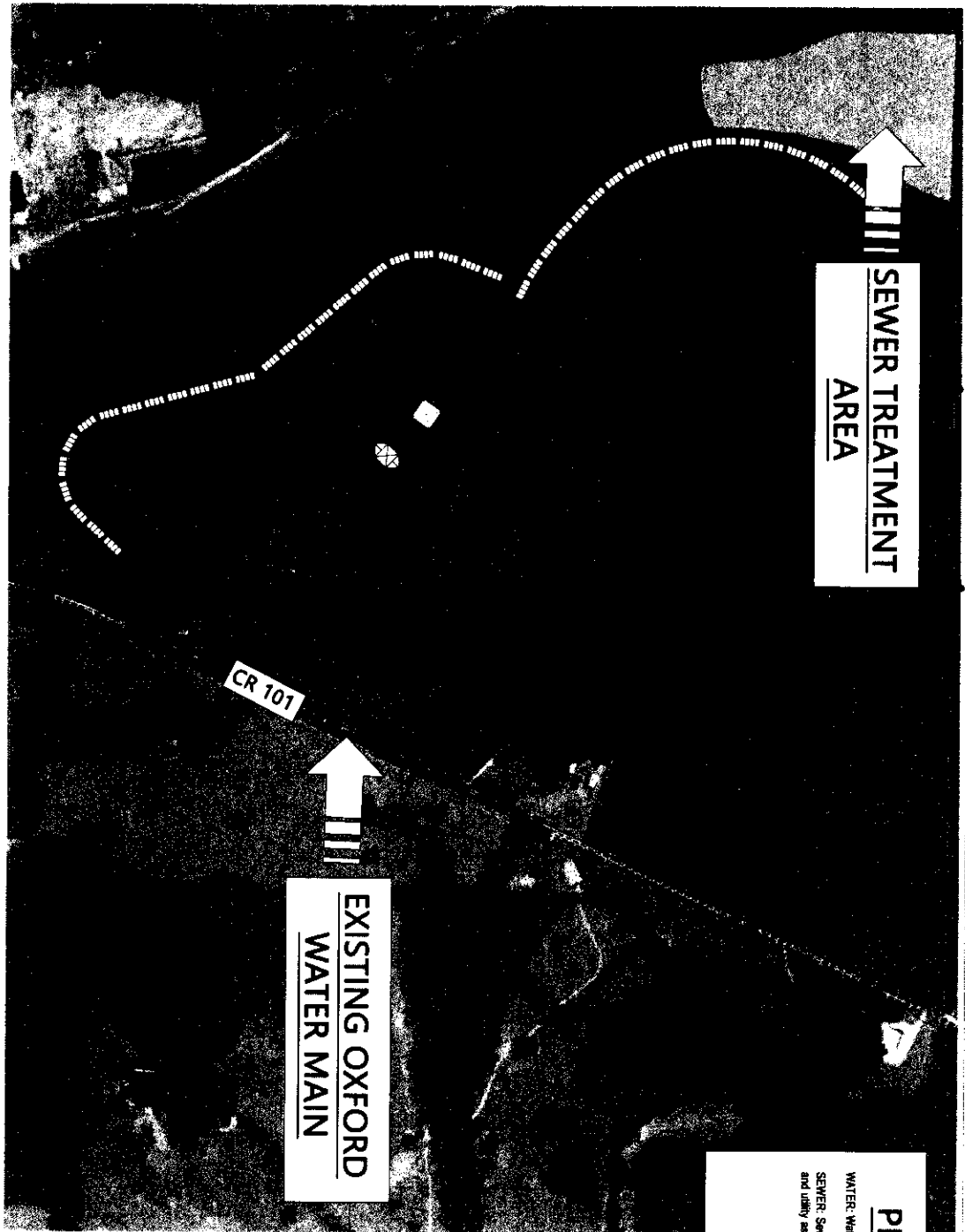
# THE HAMLET AT METTS MEADOWS - PUD

UTILITY  
PLAN

JM ENGINEERING  
AND DESIGN, LLC  
OXFORD, MS  
(662) 921-1801

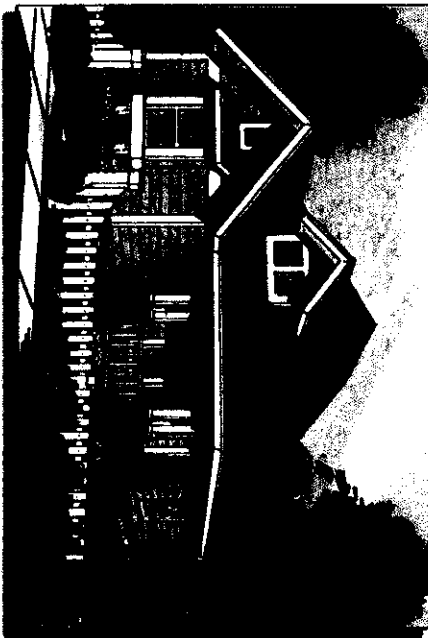
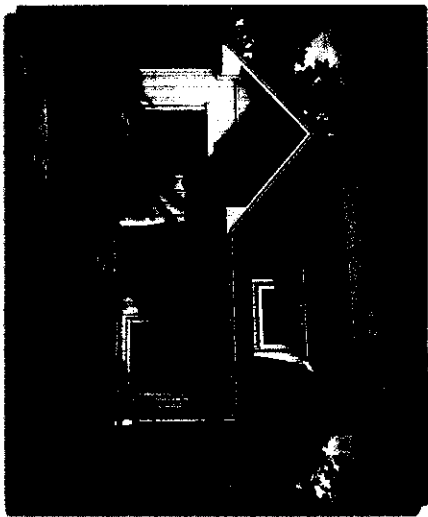


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## PROJECT UTILITIES

WATER: Water will be supplied by the City of Oxford.  
SEWER: Sewer will be treated on site with a new treatment system and utility association set up specifically for this development.



## RESIDENTIAL LOTS

A detached single-family house on a single lot with a private driveway and parking.

Maximum Building Height: 2 Story

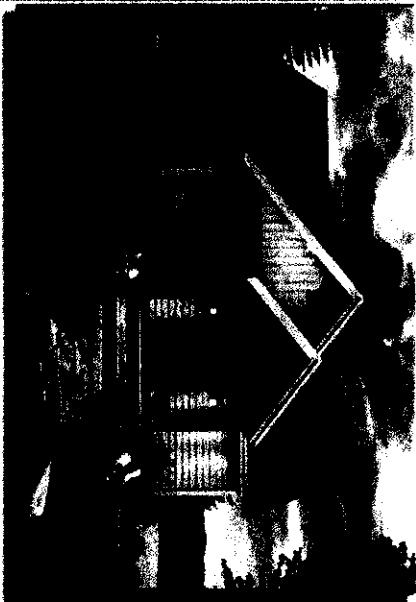
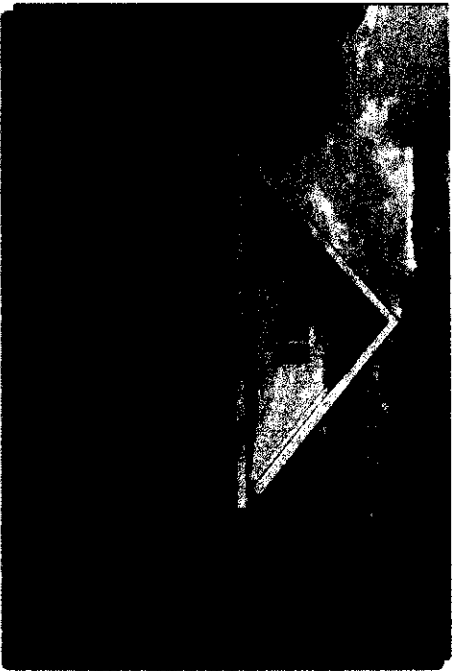
Minimum Lot Size: 7,500 SF

Minimum Lot Width: 60'

Maximum Lot Coverage: 80%

### Setbacks:

Front: 5' min.  
Side: 5' min.  
Rear: 5' min.



# THE HAMLET AT METTS MEADOWS - PUD

## RESIDENTIAL HOMES

JAI ENGINEERING  
AND DESIGN, LLC  
(562) 381-1803



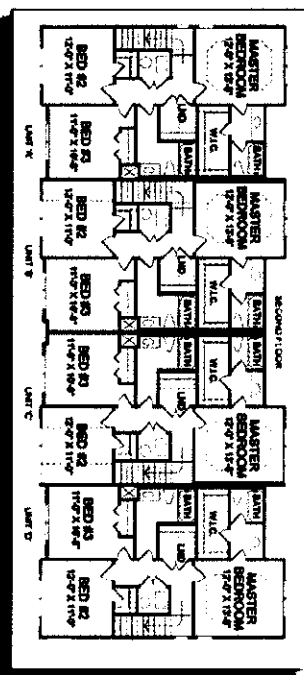
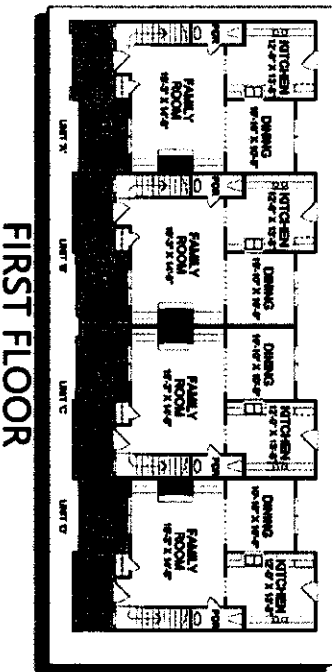


## TOWNHOMES

A single-family dwelling facing a street and attached on one or two sides. Units typically have a shallow front yard and rear yard. Designated parking lots will be in front of the units off of the main road.

Maximum Building Height: 2-Story

Minimum Building Separation: 20'



# THE HAMLET AT METTS MEADOWS - PUD

## TOWNHOMES

JM ENGINEERING  
AND DESIGN, LLC  
(408) 887-8883



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