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 Panned 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 16th day of December, 2024.

Brent Larson, President Board of Supervisors

Mike Roberts, Chancery Clerk



OWNER: CHRIS THORNTON

ENGINEER: JM ENGINEERING AND DESIGN, LLC

COVER PAGE

THE HAMLET AT METTS MEADOWS - PUD

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

RESIDENTIAL LOT STANDARDS
TOWNHOME UNIT STANDARD

TYPCIAL STREET CROSS-SECTIONS UTILITY PLAN

CIRCULATION PLAN LAND USE PLAN AERIAL MAP

EXISTING CONDITIONS

MISSION STATEMENT CONCEPTION SITE PLAN

TABLE OF CONTENTS

VICINITY MAP

PROJECT LOCATION

WE MAKETHE DEFINITION OF WORKFORLE-CRIENTED HOUSING BASED ON A DISHAR TRUBE, THAT ALSO WELLBE OBSQUETE ALMOST HARFDIATED SPRICES SWANG DEAMAIT MAS 40% BOTHA HATERALS AND CAROR

MISSION STATEMENT

MUCH PHOUGHT AND NAAN NOCKS HAVE COME TOGETHER 10 PART CIPATE IN THIS DESCRISO THAT THE METTS MEATIGMS COMBUNITY WHE REE SPECIAL TO VISIORS AND HOUREMANERS AT LYERY TURN

NEW PARAMENTER HATAMAKEN HEGERFOR HATAMAKEN KAN KENEMINANDER PARAMENTER KASERLUMITHERADS. SAM DURT INZ BANDER HER SAMER SERVA AUF MARAMEN KAN DURT MEN MORROM ON VILLE MARAMEN HATAMAKEN BANDER SAMERHATION MORROM L SAMER SERVAN BANDER BANDER SAMERHATION KAN DURT MEN MORROM ON VILLE MARAMEN KAN DURT MEN MARAMEN KAN DER MEN MORROM SAMERHATION MEN DER MARAMEN KAN DURT MEN MARAMEN KAN DER MEN MARAMEN MARAMEN KAN DER MEN MARAMEN MARAMEN KAN DER MEN MARAMEN MARAMEN KAN DER MEN MARAMEN MARAMEN KAN DER MEN MARAMEN KAN DER MEN MARAMEN KAN DER MEN MARAMEN KAN DER MEN MARAMEN MARAMEN KAN DER MEN MARAMEN KAN DER MEN MARAMEN MARAMEN MEN MARAMEN MARAMEN MEN MARAMEN MARAMEN

EUSE MENDS IN THE COMMOUNTY COMER REMAINS COSTE HER HANGES. SOME WITH SARRODS IN TO JUST OUTLIVE HELP PART OF THE MANDATY. SOME ALTINE IN COMERNATION AND MAYBE SOME CHEEKKA ON THE REBELS AS THEY WATCH THE BILL GAME ON THE BIG SCREIN

NASHDOS HAR DAN HAR THE BEGES HARGE HOWER HAWRE BY THE BRIDGES GROWNEN IS PARABUT AT FORE HERY. HE STRAW Heaven hat persone beguna haraferal kom bess bestal a dan da magama terben inakalamah persak ela maka 1974 to Company te befar doss har rome fores hat at the more was and brack occus one the repert and more than the source of the state of whole Worken terben land and and hare and company and by 1 just at the more mount indicate occus one to the land at the brack of the state of the brack of the state of the brack of

OMENA, MARSHIS, KOMMUNIYA, MINGESIAS KANLA MERALAMI SALA MUNIKATALES UGHOMO ONEN MEN UMUNIYA MENGESIAS KANLA MERALAMI SALATAMI SALA MUNIKATALESIA MANDELEN MANDELEN SULOKA HERI HALI UGHOMO KANLA MANDEKANSI MOMENI

ATH HE INTRESE ACERSIT MENACRIMENTESSING WERKHULD IN TOOPER TO MAKE IS NOT HE MOMES HERE THE BIST VALUE DOSGLE IN TH Wighd nament which well be heltol to assanct her bigder of the wighes dire needing homen here. COMMUNITY IS AN AMBITIOUS ENDEAVOR. ONE OF ABUTIDANT AMENDIES, ATTRACTIVE DESIGN AND COMPELING VALUE

ICHIELA RE CURRANTY WEI DACH BEUDER BITH CORDINO MARKEI WEI HAVE SEIVA MILLARBOTT HE DIRKUIN. FIND DIE VIER IM RET HAUD MEERIONET HEM LITUUR, MANT TOO SEUTHAT WILL CHARLE THE FORMELE FOR MUN WE COMPART ELE PRODUCT OF THE CERRA RET AS THEY WELL UNDERCUT THE MARKEL DIMAMITICALD. E OUR DESCORMENT WILL NE RUNT PLEHESS. OVER AN EXPECTED SIGHT YEAR, WE REFO TO LAKE SURE THE FORVULA DEFINING OUR NEDICT OREINED HOUSING CAN SUSTAIN SUCH A COMPETTION.

THE THE ACCE AMPRIESY, OF THE EFFECTACE OF THAT, TRUSTESS AND THE AMPRIESY, THAT THOSE ALL THESE SESSION IN RECHBERGA MAIN HAND HATERO SHEE MAIN DAM ASSESSION AND MAIL HAND TO BE HERE RECHBERGAN AN AND FORWARD HAND AND SOCKED THE EFFECTION OF WITH HAUST ELERBOHICH MAY BE COMPREED THAT SEX, MAIN COURS ON AN ALL THAT AND SOCKED THE ASSESSION AND ARREST MAY NAVIOUR THAT TO MICKESSION COMPREED ON AND PROMISE THE TEST PROMISES HELD.

APPHHELDISON REFORE OUT IS ALT FUR HOMES MANN OF WHICH WILL BE TOWNHOMES WILL BE FOMES TRACEID TO STAN, WORKFORD AND WILLDEFFIELD ON SWITH HE PERSON WARKET MATERIANCES, FOR THE COUNT WHELE WE WILL DO SHE HER TEST TO, EASTED HER STANDARDS FOR THE PERSON WHICH WE WILL DO SHE HER BEST TO, EASTED HER STANDARDS FOR THE PERSON HOR TO WHICH THE PERSON HER WORLD AND HOMES ACHIEVED.

1" IN THE BOTTOM 1935 ON THE RANGE OF PRICE HER SQUARE FOOT IN "HE OSHORID MARKE" LIBEA FOR HEW CONSTRUCTION DUTSIDE OUR NEISHBUR-OOD. DR

JOYS BELOW THE AVERAGE PRICE PER SQUARK FOOT IN THE OXYDRIC MARKET AREA FOR NEW COLS FRUCTION FOR THE MUNICER OF BLURGONS AND BATHS OFFERED JUSTION CUR METO-BUSHHOUD, LIR

SHATTHE 80" OM 105 OF SALES PRICE COMPARISON FOR NEW CONSTRUCTION IN THE OMORD MARKE" ARK A FOR THE SAMENI MEER OF REDROJAMS AND RATHS OPPERED IXILEDING THISSE METHE REGENORMODE



THE HAMLET AT METTS MEADOWS - PUD

STATEMENT **NOISSIM**



THE HAMLET AT METTS MEADOWS - PUD

CR 707

SITE PLAN

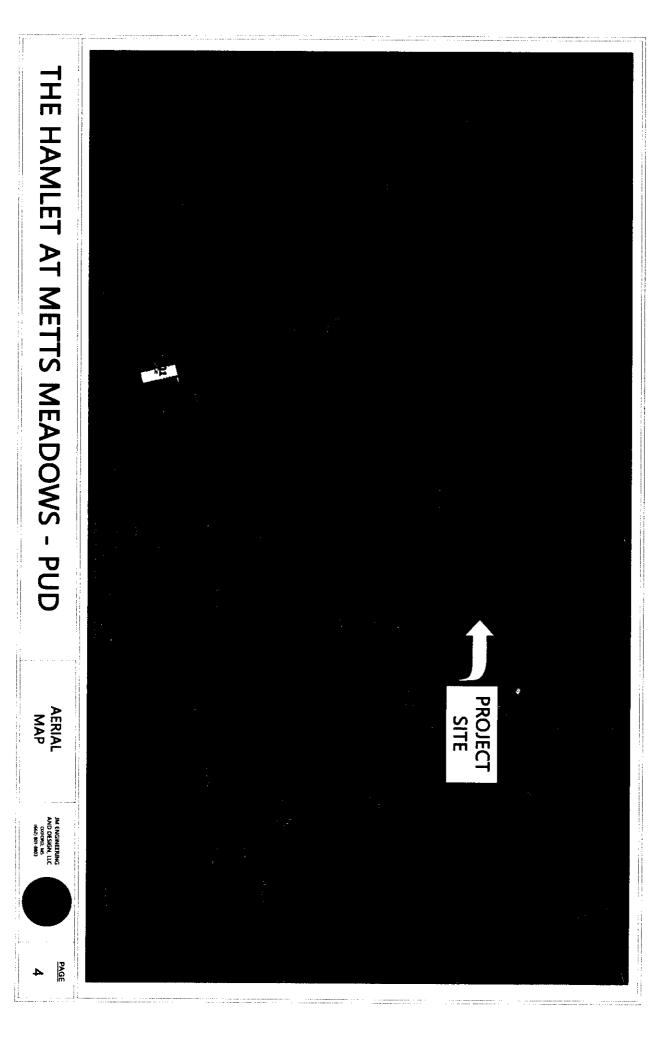
al sile plan consits of a residential development consisting tital lobs, 180 townhomes, 10,000 SF Commercial Space immensity areas. Access will be achieved by three different

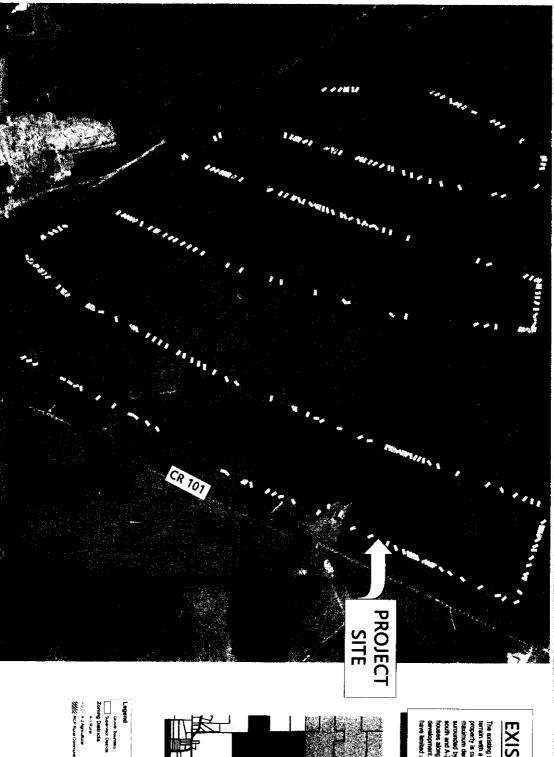
CONCEPTUAL
SITE PLAN

JM ENGINEERING AND DESIGN, LLC DISORD, MS (662) 901-9903



PAGE





ZONING MAP

EXISTING CONDITIONS

THE HAMLET AT METTS MEADOWS - PUD

AND DESIGN, LLC OXFORD MS (862) 801-3803



PAGE

EXISTING CONDITIONS

The existing site is approximately 302 acrees with rolling terrain with a mixture of feebs and evocated areas. The property is currently zoned A-1 and would slow for a maximum femalty 785 residential loss. The property is surrounded by matighe zonings: 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 apopers to have limited uses and does not appear to be developed.

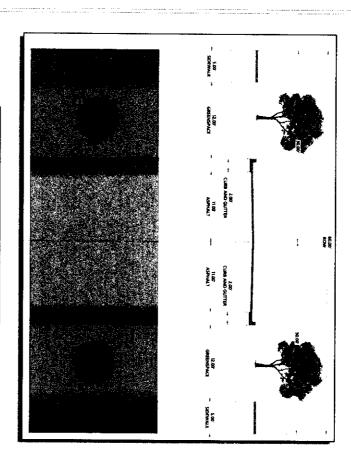
SITE

THE HAMLET AT METTS MEADOWS - PUD CR 101 LAND USE SEWER DISPOSAL AREA COMMERCIAL AREA TOWNHOMES AMMENITY AREAS RESIDENTIAL LOTS LAND USE

JM ENGINEERING AND DESIGN, ELC OXFORD, MS (662) 801-8903

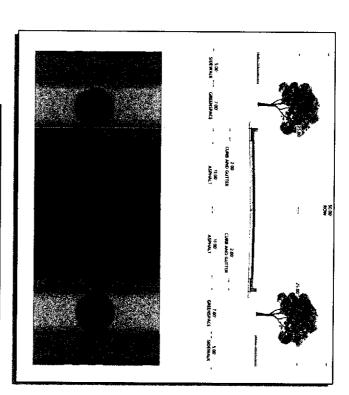


THE HAMLET AT METTS MEADOWS - PUD CR 101 CIRCULATION PLAN STREET TYPE 'A' CIRCULATION PLAN



STREET A Right-of-Way: 60' Travel Lane(s): 11' Curb and Gutter: 2'

Planting Strip:



STREET B

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

THE HAMLET AT METTS MEADOWS - PUD

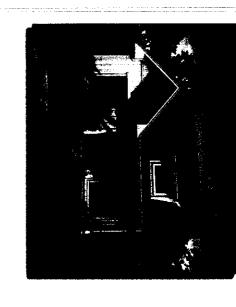
TYPCIAL STREET CROSS-SECTIONS

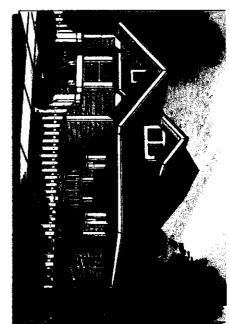
JAM ENGINEERING AND DESIGN, LLC OXFORD, MS

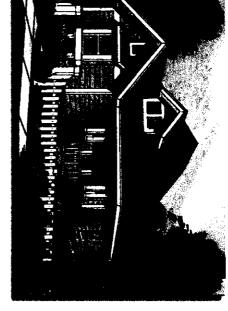


PAGE

THE HAMLET AT METTS MEADOWS - PUD SEWER TREATMENT AREA CR 101 **EXISTING OXFORD** WATER MAIN UTILITY PLAN SEWER: Sewer will be treated on site with a new treatment syste and utility association set up specifically for this development. WATER: Water will be supplied by the City of Oxford. **PROJECT UTILITIES**







THE HAMLET AT METTS MEADOWS - PUD

RESIDENTIAL HOMES



RESIDENTIAL LOTS

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

Minimum Lot Size: Meximum Building Height: 2-Story 7,500 SF

Minimum Lot Width: Maximum Lot Coverage:

57 min. 57 min.



THE HAMLET AT METTS MEADOWS - PUD

FIRST FLOOR

HOOM YMAN

FAMILY FLOOM

TOWNHOMES

SECOND FLOOR

BED#3 BED#3 BED#3

JM ENGINEERING AND DESIGN, LLC OXFORD, MS (662) 801-8803



TOWNHOMES

Maximum Building Height: 2-Story

Minimum Building Seperation: 20'