

REPORT TO THE PLANNING COMMISSION

MEETING DATE: March 5, 2026

SUBJECT: Case #260183 - Hinton Preserve Subdivision, Phase 1 - Request approval of a Final Subdivision Plat for 26 lots on 16.74 acres located on the west side of Fleming Road and south of Shelby Drive.

INTRODUCTION:

- The property owner, Reggie Garner (Magnolia Homes, Inc.), is represented by McCarty Granberry Engineering (Josh Hankins).
- Hinton Preserve Subdivision will be a total of 44.85 acres developed in three phases and will consist of 84 single-family lots.
- The property abuts the west side of Fleming Road and is 0.2 miles south of the Fleming Road / Shelby Drive intersection (See Exhibit 1).
- The zoning is a mix of R-1 Low Density Residential and R-25 Low Density Residential with a Planned Development (PD) Overlay.
- Phase 1 will plat one (1) R-25 lot and twenty-five (25) R-1 lots. Once all three phases are complete, the PD will have a gross density of 1.93 dwelling units per acre.
- The R-25 lots will have individual access onto Fleming Road. An internal public road network with sidewalks, constructed by the developer to Town standards, will provide public right-of-way access to the R-1 lots.

BACKGROUND:

- The Hinton Preserve PD and related rezonings were approved by the Board of Mayor and Alderman (BMA) on July 25, 2022. The PD included a Pattern Book to ensure the quality of the open spaces and establish design standards for the single-family dwellings.
- The property was rezoned from FAR: Forest Agricultural Residential to a mixture of R-25 Low Density and R-1 Low Density.
- The Preliminary Plat was approved, with conditions, by the Planning Commission (PC) on April 4, 2023 (see Exhibit 4)
- The Development Agreement for Phase 1 was approved by the BMA on September 25, 2023 (see Exhibit 5). The site is under active construction.

KEY POINTS:

1. The Final Plat for Phase 1 is materially consistent with the Outline Plan and the Preliminary Plat.

- Phase 1 will have five acres of common open space (COS) split between six COS lots, shown as A-F on the final subdivision plat (see Exhibit 3).
- COS A will be the largest at 2.6 acres and will serve as a vegetated buffer along Fleming Road. COS A will retain most of the existing tree canopy.
- The developer will construct a separated sidewalk along the west side of Fleming Road connecting to the internal road and sidewalk system through COS A.

2. Traffic, sewer, and stormwater concerns were addressed with the Construction Drawings and conditions of approval for the Preliminary Plat and Development Agreement.

- The developer will dedicate roughly 42,000 square feet of right-of-way along Fleming Road and

will pay a fee-in-lieu for future road improvements.

- A local street connection will be made to the Fleming Gardens Subdivision in Phase 2. These connections are required before more than 50 lots can be platted.
- Engineering reviewed the stormwater flows, grading and drainage calculations to ensure there will be no adverse off-site impacts from this development.
- COS B will be slightly over one (1) acre and will feature a stormwater retention pond with a foundation for aeration.
- The internal street network will include curb and gutter, and a stormwater drainage pipe system, sending stormwater into a 48-inch stormwater pipe in Hinton Park.
- Public Utilities reviewed the sewer calculations and determined the Fleming Gardens Lift Station has the capacity for the additional homes in Phase 1. Improvements may be required for Phase 2 and/or 3.

STAFF RECOMMENDATION: Approval of the Final Subdivision Plat is recommended, as it is materially consistent with the approved Preliminary Plat, Outline Plan, and the Town's Zoning Ordinance and Subdivision Regulations.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 01/26/2026](#)

[Exhibit 2 - Conditions of Approval 2/27/2026](#)

[Exhibit 3 - Cover Letter 1/20/2026](#)

[Exhibit 4 - Final Subdivision Plat 1/20/2026](#)

[Exhibit 5- Planning Commission Minutes 4/4/2023](#)

[Exhibit 6 - Board of Mayor and Alderman Minutes 9/25/2023](#)

PROPOSED MOTION: To approve the Final Subdivision Plat for Hinton Preserve, Phase 1 for 26 lots on 16.74 acres, located along the west side of Fleming Road and south of East Shelby Drive, subject to the conditions of approval in Exhibit 2.