

## REPORT TO THE PLANNING COMMISSION

**MEETING DATE:** November 5, 2026

**SUBJECT:** Case #260183 - Hinton Preserve PD Subdivision, Phase 1, Final Subdivision Plat

### **INTRODUCTION:**

- McCarty Granberry (Josh Hankins, AICP), on behalf of Magnolia Homes, Inc (Reggie Garner), is requesting the approval of the revised Final Plat for Phase 1 of the Hinton Preserve PD.
- Phase 1 will include 26 lots, one of which is zoned R-25 and 25 of the lots are zoned R-1. The R-25 lot will have frontage and access directly onto Fleming Road. The remaining 25 lots will have frontages and driveways on the internal private road network.
- The revised Preliminary Subdivision Plat, Phases 1 -3 is also being reviewed by the Planning Commission on November 5, 2026.

### **BACKGROUND:**

- The Final Plat for Phase 1 was approved by the Planning Commission (PC) in March 2026.
- The applicants applied for a PD Amendment to transfer ownership of the internal roads from public to private, allowing the neighborhood to be gated.
- The PC did not recommend approval of the PD Amendment at their May 2026 meeting; however, the BMA approved the PD amendment in July 2026 (see Exhibit 6).
- The requested revisions to the Final Plat account for the private roads in common areas, and easements (water and sewer).

### **KEY POINTS:**

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

- The private rights-of-way within the PD are shown as common open spaces (COS) on the plat and each right-of-way will be a separate COS.
- The developer will construct a separated public sidewalk along the west side of Fleming Road connecting to the internal road and sidewalk system through COS A.
- COS A will be largest at 2.6 acres and will serve as a vegetated buffer along Fleming Road, and it will retain most of the existing tree canopy.

#### **2. Traffic, sewer, and stormwater concerns are being addressed with the revised construction drawings.**

- The developer will dedicate roughly 42,000 square feet of right-of-way along Fleming Road and will pay a fee in lieu of future road improvements.
- Engineering reviewed the stormwater flows and the 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 fountain for aeration.
- 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 in Phase 2 and/or 3.

**STAFF RECOMMENDATION:** Approval of the revised Final Subdivision Plat is recommended, as it

is generally consistent with the approved revised Preliminary Plat, the Town's Zoning Ordinance and Subdivision Regulations, and the revised Outline Plan.

**ATTACHMENTS:**

[Exhibit 1 - Vicinity Map 01-2026](#)

[Exhibit 2 - Conditions of Approval 11-5-2026](#)

[Exhibit 3 - Applicant's Cover Letter 08-20-2026](#)

[Exhibit 4 - Final Subdivision Plat, Phase 1 08-18-2026](#)

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