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## Brookfield subdivision set to meet changing homebuyer needs

type of floating overlay district that provides flexibility to the developer to meet usage requirements, while also meeting the goals of the developer.

The overlay is applied at the time a project is approved and may include provisions to encourage clustering of buildings, designation of common open space and restrictive covenants. A PUD is planned and built as a unit, thus fixing the type and location of uses and buildings over the entire project.

Following a recently approved change to reduce seventeen of the 90-foot lots to 60-foot lots in the first phase of building, the developers off Brookfield are now working with independent designer Cindi Brown, former owner of The Cupboard, to discuss plans and details for the subdivision, looking to incorporate classic touches and modern conveniences into homes destined for first-time and mature home buyers.

The term the Walkers use to define the style for Brookfield is "New Urbanism," and the need for these homes tends to be greater than the supply, which is why Ben and Vicki, who have owned and operated Kickapoo Properties for twenty years, say they know the homes planned for Brookfield will keep or bring in first-time homebuyers and millennials, and will also offer appropriate homes for mature homeowners to downsize.

Upscale homes, with timeless features such as high ceilings, large, inviting front porches, hardwood floors and granite countertops, are in demand.

"We feel like that's a need in Clin-

ton; homes in the \$250,000 range," Ben said.

"The concept of family-friendly front porches and hospitality" are what these homes will offer, Brown said. Her 87-year-old mother lives in a Lawson Street home in Clinton's Olde Towne area and loves it. On a summer young and old, are on their porches on Lawson Street, visiting each other and enjoying a sense of community. It's a place where residents, older and young, get to know each other, so nobody feels lonely or alone.

With millennials the driving force behind home sales for the past five years, according to a housing research brief published in June 2018, the limited supply of entry-level housing, which are new homes in the \$200,000 to 300,000 range, does not meet the demand.

The Walkers and Brown plan to select several design possibilities for Brookfield in order to keep a continuity of design and aesthetic appeal.

"We are looking at architects and picking our certain plans," Vicki said, adding that they hope to select an architect in the next few weeks.

Bill Hetrick, who has lived in The Cascades since 1989 and has been a real estate agent in Clinton for twenty-one years, is of the opinion "that we need more high-quality new construction in the \$225,000 to \$275,000 range." Statistics show that larger homes on smaller sixty-foot lots are desirable, and that homes on sixty-foot lots "allow the needed affordability to



Photo by Katherine R. Dougan

Ben Walker shows Vicki Walker (foreground) and Cindi Brown brick samples for the new Brookfield subdivision. The Walkers, owners of Kickapoo Properties, are developing the subdivision off of Pinehaven Road. Brown is serving as a design consultant.

construct those priced homes," Hetrick stated. "Homes such as these sell for strong prices-per-square foot, and sell quickly," he said, adding, "These type homes will allow first-time buyers, folks looking to downsize and residents simply wanting a small or no yard to maintain, to find a home in Clinton."

Brookfield subdivision's PUD allows Kickapoo Properties to have lots in a 90x128-foot size, and both 60x128-foot and 50x100-foot sizes.

For Phase I of the development, some lots are front-loading, which means the driveway and garage entrance are on the front of the house, while others will be back-loading, which means an

alley on the back side of the homes allows for a back entrance to the homes' garages.

The current master plan has 168 lots; however, if the smaller lots are most popular, the PUD allows for substitution of sixty-foot lots instead of areas that currently show larger. The subdivision has three lakes in the plans, as well as old-growth and new trees and green space, a playground and common areas. All phases of the subdivision will have sidewalks.

Thirty-three homes are planned for Phase I construction, which will be in the front of the development closest to Pinehaven Drive.

## December meeting of the Clinton Study Club

Special to *The Clinton Courier*

Dixie Lloyd hosted the December meeting of the Clinton Study Club, and Mary Ann Jacobs served as co-hostess. Judi Reynolds presented the program on the ancient Roman city of Pompeii.

Pompeii was destroyed when Mt. Vesuvius erupted in 79 A.D and buried the city under thirteen to twenty

feet of volcanic ash. Pompeii lay buried almost 2,000 years but remained largely preserved because of a lack of air and moisture. Archaeologists have uncovered approximately two-thirds of the city. The presentation explained how the artifacts provide extraordinary insight into the life of this once vibrant ancient city.



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