



Commissioner Bice  
Commissioner Milton  
Commissioner Bower  
Commissioner Rubar  
Commissioner Hourin  
Commissioner Torguson  
Commissioner Hector

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, April 28, 2020**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

#### **Statement of Purpose**

#### **Pledge of Allegiance**

#### **Roll Call**

#### **Confirmation or Adjustments to Agenda**

#### **Approval of Minutes**

1. February 24, 2020

#### **New Business**

2. Kenneth McGehee has filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 6' in height wooden privacy fence extending beyond 7' from the façade of their house fronting on Koloa Street. The case file number is 202000070.

The property address is 10812 Pueo Court. The tax parcel number is 067H-1-25-025.000. The legal description is Diamondhead Subdivision Phase #1, Addition to Unit 8, Block 4, Lots 69-72. The property is located in an MH zoning district. The minimum front yard setback is 20 feet. No fence shall be constructed closer to the street than the building facade

3. Timothy and Gina Stockstill have filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 4' in height vinyl fence extending 51' beyond the façade of their house fronting on Oahu Street. The case file number is 202000115.

The property address is 689 Oahu Street. The tax parcel number is 067Q-0-36-090.000. The legal description is Diamondhead Subdivision Phase #2, Unit 3, Block 5, Lots 63 in part and 64. The property is located in an R-2 zoning district. The minimum front yard setback is 20 feet. No fence shall be constructed closer to the street than the building facade

4. Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 1" for review, consideration and approval.

The Sketch Plat is a 23 lot development having lot sizes ranging from the smallest lot of 7,042 sf to the largest lot of 18,042 sf. The total number of acres is approximately 6.9 acres as part of a larger

parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located adjacent to Beaux Vue Subdivision Phase 1 on High Point Drive.

5. OneDiamondhead, LLC has filed an application requesting a map amendment (Rezoning) in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure)). The Case File Number is 2020 .

OneDiamondhead, LLC desires to change the current zoning from R-1 (Low Density Single Family) to R-2 (Median Density Single Family) in part. The majority of the property is already zoned R-2. The tax parcel number is 067L-0-35-012.000 in part, The purpose of this map amendment is to have the same zoning district classification for a proposed 11 lot subdivision on a 5.91 acre tract of land. Currently part of the proposed subdivision is zoned R-1 and R-2.

The parcel of property is generally described as being bounded by the 5th, 6th, 7th 13th and 14th fairways of the Cardinal golf course. It is also east of and adjacent to Diamondhead Drive West. Please refer to the published legal notice for the actual metes and bounds description.

6. OneDiamondhead, LLC represented by Kenneth Jones has submitted a Sketch Plat for the “Deer Crossing Subdivision” for review, consideration and approval.

The Sketch Plat is a 11 lot single family subdivision on a 5.91 Acre tract of land, being part of parcel 067L-0-35-012.000. The subject property is located in Section 35 Township 7S Range 14W. The lot sizes range from the smallest of 10,478.8 sf to the largest lot of 19,362.9 sf.

The property is located East of Diamondhead Drive West, West of Cardinal Golf Course Hole # 12 & 13, North of Cardinal Golf Course Hole # 7.

7. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure)). The Case File Number is 202000095.

The proposed text amendment would change the required off-street parking spaces in Table 8.1 for Restaurants without Drive-Thru; medical dental office and clinic; assisted living facility; offices; retail stores-indoor; health fitness club; and hotels . Please refer to the actual published legal notice for the current and proposed text language.

## **Unfinished Business**

### **Open Public Comments to Non-Agenda Items**

### **Commissioners' Comments**

### **Communication / Announcements**

8. next City Council meeting- Tuesday, May 5, 2020, 6:00 p.m.  
next Planning Commission meeting May 26, 2020, 6:00 p.m.

**Adjourn or Recess**