



Commissioner Flowers
Commissioner Layel
Commissioner Debrow
Commissioner Torguson
Commissioner Hector

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, August 23, 2022
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Pledge of Allegiance

Roll Call

Confirmation or Adjustments to Agenda

Approval of Minutes

2. Approval of June 28, 2022 minutes.

New Business

3. 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 proposed text amendment is the requirement to submit the facades of proposed structures to determine compatibility. The Case File Number is 202200360. The proposed changes will be in Article 12.8.1 Architectural Compatibility adding sub-section D. Add text Article 12.8.1 D. Any developer, builder and/or person who develops and plats subdivisions shall submit the facades (elevations) for all sides of the structure depicting the above building design items listed in 12.8.1 C. This information shall be submitted before any building permits are reviewed and issued. Based on the number of proposed platted lots, the developer, builder and/or person shall submit the minimum number of required different facades in sufficient detail to determine compatibility with the surrounding neighborhood.

Number of lots	Required Plans
1-10	5
11-20	10
21-30	15
31-40	20
40 plus	25

4. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text/map amendment in accordance with the Zoning Ordinance Article 2.8 Amendment (Rezoning) Procedure. The proposed text/map amendment would set the required minimum square footage for residential structures for selected areas that were not established when the Zoning Ordinance was adopted on October 15, 2012. The Case File Number is 202200361.
5. 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 proposed text amendment is to create Zoning Districts and Use Regulations for Medical Cannabis Facilities. The proposed changes are Article 4.21.1 - Conditions Governing Permitted Uses Table 4.2: Chart of Determinate Uses, Other Non Residential Uses, add “Medical Cannabis Cultivation Facility¹⁷”, and “Medical Cannabis Processing Facility¹⁷”, Use by Right in I and not allowed in other zoning classifications; “Medical Cannabis Dispensary Facility^{17,18}”, “Medical Cannabis Research Facility¹⁷” and “Medical Cannabis Testing Facility¹⁷”, Use by Right in C-1 and C-2 and not allowed in other zoning classifications; “Medical Cannabis Transportation Facility¹⁷”, Use by Conditional Use in I and not allowed in other zoning classifications; add conditions as note “17” after Table 4.2 “17. The main point of entry of a medical cannabis establishment shall not be located within one thousand (1,000) feet of the nearest property boundary line of any school, church, or childcare facility. A medical cannabis establishment may receive a waiver to this distance restriction by receiving approval from the school, church, or childcare facility and by applying for a waiver with its respective licensing agency, provided the main point of entry of the cannabis establishment is not located within five hundred (500) feet of the nearest property boundary line of any school, church, or childcare facility in accordance with Mississippi Senate Bill 2095. A business privilege license is required.” and note “18. No medical cannabis dispensary may be located within a one thousand five hundred (1,500) feet radius from the main point of entry of the dispensary to the main point of entry of another medical cannabis dispensary in accordance with Mississippi Senate Bill 2095. The Case File Number is 202200359.

Unfinished Business

6. Presentation of the final draft for Short Term Rental Ordinance.

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

7. The next City Council Meeting is Tuesday, September 6, 2022.
The next Planning Commission meeting is Tuesday, September 27, 2022.

Adjourn or Recess