



Commissioner Flowers  
Commissioner Layel  
Commissioner Debrow  
Commissioner Rubar  
Commissioner Hourin  
Commissioner Torguson  
Commissioner Hector

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, July 27, 2021**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **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 29, 2021 minutes.

#### **New Business**

3. Anthony Diaz has filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 6' wood privacy fence starting 40' from the southeast corner of the house towards Amoka Drive, extending 10' towards Ieke Drive then along Ieke Drive to the southwest rear property line. The variance requested is 40' from the front façade of the house (southeast corner) and 6' from the front property line (Ieke Drive side). The property address is 8454 Amoka Drive. The tax parcel number is 068J-1-41-325.000. The legal description is Diamondhead Subdivision Phase #2, Unit 11, Block 7, Lot 4. The property is located in an R-2 zoning district. Corner lots have two front yard setbacks and two front facades (along each street). The fence is required to be set back 20' from the front property line but not any closer than the façade of the house.
4. Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval. The Sketch Plat is a 24 lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 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 north of and adjacent to The Preserve Subdivision Phase 1.
5. MDGA, LLC represented by Michael Casano and Kyle Ladner has submitted a Sketch Plat for a new subdivision for review, consideration, and approval. The Sketch Plat is for a 76 single family lot subdivision on a 19.86 Acre tract of land, parcel number 132A-01-03-113.000. The subject property is in NW ¼ of Section 2 Township 8S Range 14W. The lot sizes range from the smallest of

6,000 sf to the largest lot of 13,368 sf. The property is located East of Kalipekona Way and Kaiki Drive, West of Pine Golf Course Hole # 15 & 16, North of Kaiki Drive and south of Kalipekona Way. Entrances will be the south end of Iona Street, south end of Koula Drive and east end of Hoaka Lane. The case file number is 202100189.

6. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all drawings to be computer aided design (CAD) in the Subdivision Regulations (Ordinance Number 2020-001). The proposed text amendment shall add to Article 301.4. "All drawings shall be computer aided design (CAD)". The proposed text amendment shall also add to Article 302.1. "All drawings shall be computer aided design (CAD)". The proposed text amendment shall also add to Article 304.1. "All drawings shall be computer aided design (CAD)". Article 304.1 b shall also be amended. After "The plans and specifications shall be prepared in accordance with good engineering practice and City of Diamondhead's design standards". Insert "All drawings shall be computer aided design". The case file number is 202100267.

#### **Unfinished Business**

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

#### **Commissioners' Comments**

#### **Communication / Announcements**

#### **Adjourn or Recess**