



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

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, March 23, 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 February 23, 2021 Minutes

#### **New Business**

3. Election of Chairperson and Vice Chairperson
4. 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 amendments would add “no net fill” regulations for Article 14: Land alterations and disturbances. New language would be added to Article(s) 14.1, add the word “filling” to the first sentence; 14.1.1, add the paragraph “No development permit is required for the clearing, grubbing (as to clear by digging up by the roots) or clipping of underbrush.”; 14.1.2, add “Zoning Administrator/Building Official.” to the 2<sup>nd</sup> paragraph; 14.1.3, add “5. All temporary entrances to the site shall have limestone and/or gravel placed from the edge of the asphalt to the property line.”; and new Article 14.1.4 Filling, 1. *Fill permit require*. Excessive filling of land may cause detrimental drainage impacts, elevated grades that are out of scale with surrounding buildings and environment, soil erosion, and other negative community impacts. To mitigate these negative effects and ensure proper stormwater management, no fill may be placed on any parcel of land for the purpose of raising its elevation without first submitting an application for and obtaining a fill permit. 2. *Application to fill land*. An application to fill land shall contain the following: a) Plot plan, drawn to scale, showing the following: i) Existing site topography, elevations, and drainage flow, ii) Proposed site topography, elevation and drainage flow, iii) Volume, type, and area of proposed fill, iv) Distances from surrounding property lines and buildings, b) A statement expressing the purpose of the proposed fill c) Additional related information as may be requested by the Zoning

Administrator, 3. *Fill requirements*. The fill permit application shall demonstrate that the following: a) The least amount of fill is proposed to achieve the purposes of the operation, b) The amount of fill shall be offset so as to achieve no net increase in soil volume on the site, c) Fill shall not exceed a height of 12 inches above adjacent grade, d) Fill standards shall not preclude the excavation and movement of soil from one area of a site to another to establish buildable grade consistent with section 14.1.2 above, e) Fill shall not encroach into any designated draining easements adjacent to side and rear lot lines, f) Fill shall not cause negative impacts to surrounding property, 4. An application to fill land shall be evaluated by the Zoning Administrator/Building Official for compliance with this section. The Zoning Administrator/Building Official shall either approve, approve with modifications, or deny the fill permit application.

#### **Unfinished Business**

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

#### **Commissioners' Comments**

#### **Communication / Announcements**

Next City council Meeting April 6, 2021

Next Planning Commission Meeting April 27, 2021

#### **Adjourn or Recess**