



Commissioner Bennett
Commissioner Brewer
Commissioner Debrow
Commissioner Parrish
Commissioner Harwood
Commissioner Raymond
Commissioner Nicaud

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, March 25, 2025

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 February 25, 2025 minutes.

Architectural Review

New Business

3. Robert J. Gros has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow the re-subdivision of the lot to be 9,426 square feet. The property address is 659 Koula Drive. The tax parcel number is 067N-2-35-168.000. The property is in a R-10 zoning district. The minimum lot size is 10,000 square feet. The variance requested is 574 square feet. The Case File Number is 202500087.
4. Donna Goedde has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the extension of the existing garage within 3'6" of the side yard property line. The property address is 896 Maili Way. The tax parcel number is 067J-2-36-024.000. The property is in an R-6 zoning district. The side yard setback is 10 feet. The variance requested is 6'6". The Case File Number is 202500100.

Unfinished Business

5. Tabled variance request for David C. Dreher, Jr. at 8438 Kimo Ct.
6. Tabled Text Amendment to Article 6 – Off-street Parking and Loading. The proposed text amendment is to remove "residential yards," and make the following changes to 6.1 – General Provisions, "This includes median areas and roadways." and remove "b) Overflow parking for residential uses shall be located between the garage the nearest side lot line, but in no case shall the overflow be located in front of the house unless located on a circular drive." from Article 6.1.4 – Location of Parking Lot. The Case File Number is 202500003.

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

7. The next City Council meeting is Tuesday, April 1, 2025.
The next Planning Commission meeting is Tuesday, April 22, 2025.

Adjourn or Recess



Commissioner B
Commissioner B Item No.2.
Commissioner Debrow
Commissioner Parrish
Commissioner Harwood
Commissioner Raymond
Commissioner Nicaud

MINUTES
PLANNING AND ZONING COMMISSION
Tuesday, January 28, 2025
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Debrow called the meeting to order at 6:00 p.m.

Statement of Purpose

Commissioner Bennett read the 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.

Commissioner Bennett read the Statement Of Purpose

Pledge of Allegiance

Commissioner Parrish led The Pledge of Allegiance

Roll Call

Present at the meeting were Commissioners: Parrish, Nicaud, Bennett, Raymond, and Debrow. Absent from the meeting were Commissioners Harwood, Brewer.

Also present were City Attorney, Derek Cusick, Development Coordinator, Pat Rich, Building Official, Beau King. Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

1. Approval of December 10, 2024 minutes.

Commissioner Bennett made a motion, second by Commissioner Parrish to accept the Agenda as presented.

Motion Passed Unanimously

Approval of Minutes

Commissioner Parrish made a motion, second by Commissioner Raymond to accept the Minutes as presented.

Motion Passed Unanimously

Architectural Review

None

New Business

- 2. **Public Hearing** on Article 4.3.5 – Uses and Conditions – Home Occupations. The public hearing is to determine whether changes are required to the ordinance. The Case File Number is 202500002.

Hearing started at 6:02 p.m. Paulette Snyder Gilbert spoke to commissioners about concerns of heavy traffic. She would like to see the Ordinance tightened..

Eric Ross made a suggestion to Commissioners to open up parking so that business could hire employees

Hearing was closed at 6:06 p.m.

- 3. **Public Hearing** on a proposed Text Amendment to Article 6 – Off-street Parking and Loading. The proposed text amendment is to remove “residential yards,” and make the following changes to 6.1 – General Provisions, “This includes median areas and roadways.” and remove “b) Over flow parking for residential uses shall be located between the garage the nearest side lot line, but in no case shall the overflow be located in front of the house unless located on a circular drive.” from Article 6.1.4 – Location of Parking Lot. The Case File Number is 202500003.

Eric Ross asked a question to Commissioners . " What does it mean when talking about parking in yards"?

Development Coordinator , Pat Rich explained where the Ordinance came from , and said that " This Ordinance is unenforceable." The cars parked in yards must be in running condition, have legal tags and license ,or they will have to be removed.

Paulette Snyder had concerns about R V's and Boats. Our Ordinance states No R V's or Boats may be parked in front of houses with certain exceptions stated in the Ordinance.

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

- 4. The next City Council meeting is Tuesday, February 4, 2025.

The next Planning Commission meeting is Tuesday, February 25, 2025.

Adjourn or Recess

Commissioner Nicaud made a motion, second by Commissioner Bennett to adjourn the meeting at 6:19 p.m.

Motion Passed Unanimously

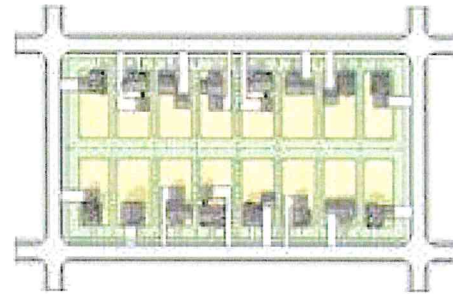
L. Debrow, Chairman
Planning & Zoning

3 ARTICLE 3 - DISTRICTS

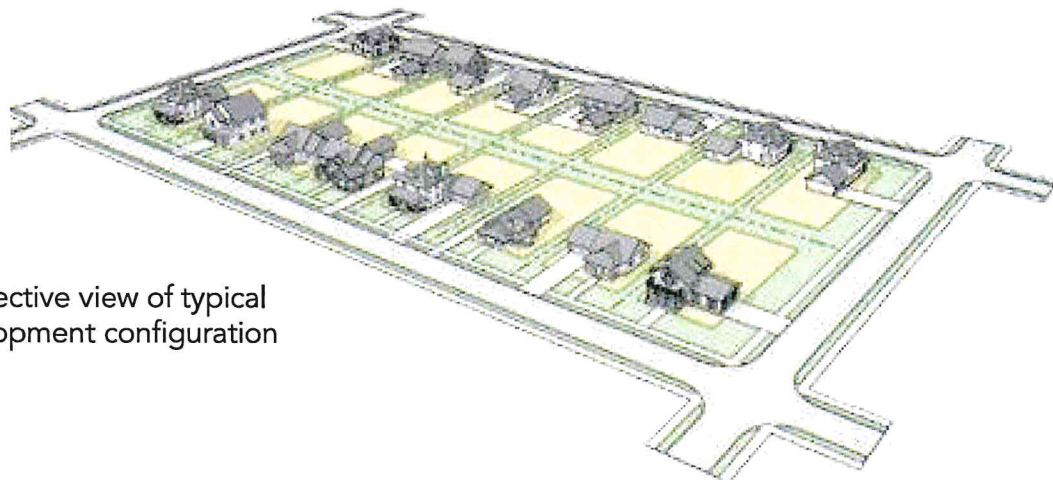
3.4.7 Residential R-10 – Low Density Single-Family District

The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as low density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

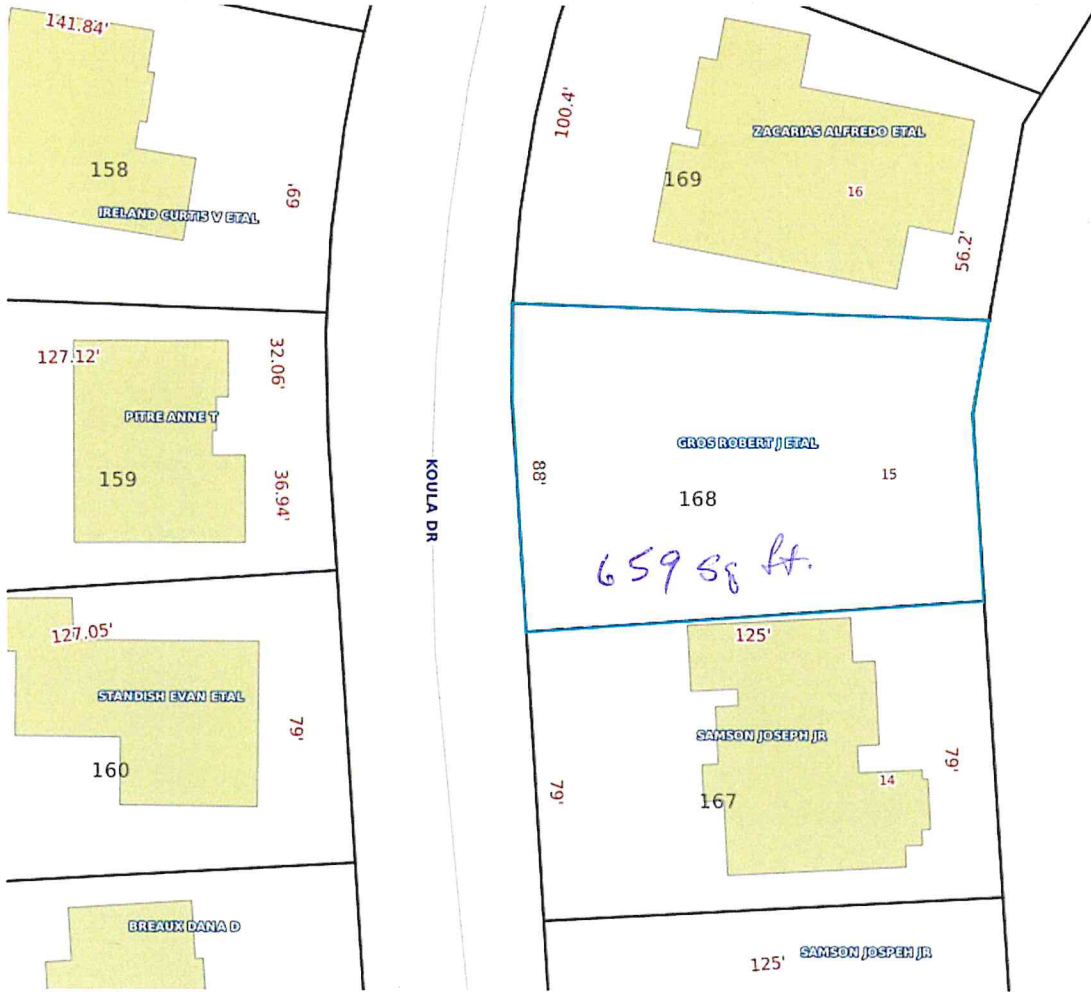
1. Lot Standards and Buildable Area ¹	
Minimum Lot Size	10,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	80'
Front Yard (min/max)	20'/none
Side Yard	10'
Rear Yard	20'
2. Use and Intensity	
Permitted Primary and Accessory Uses	See Article 4, Table 4.1, Use Matrix
Residential Intensity	4 Dwellings/Acre
Impervious Surface Ratio	0.45
Floor Area Ratio	None
Maximum Structure Height ²	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	See Article 6
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5
5. District Exceptions and Notes	
¹ See methods for dimensional measurements	
² See exceptions to height limitations	



Plan view illustration of typical development configuration



Perspective view of typical development configuration



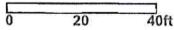
x,y

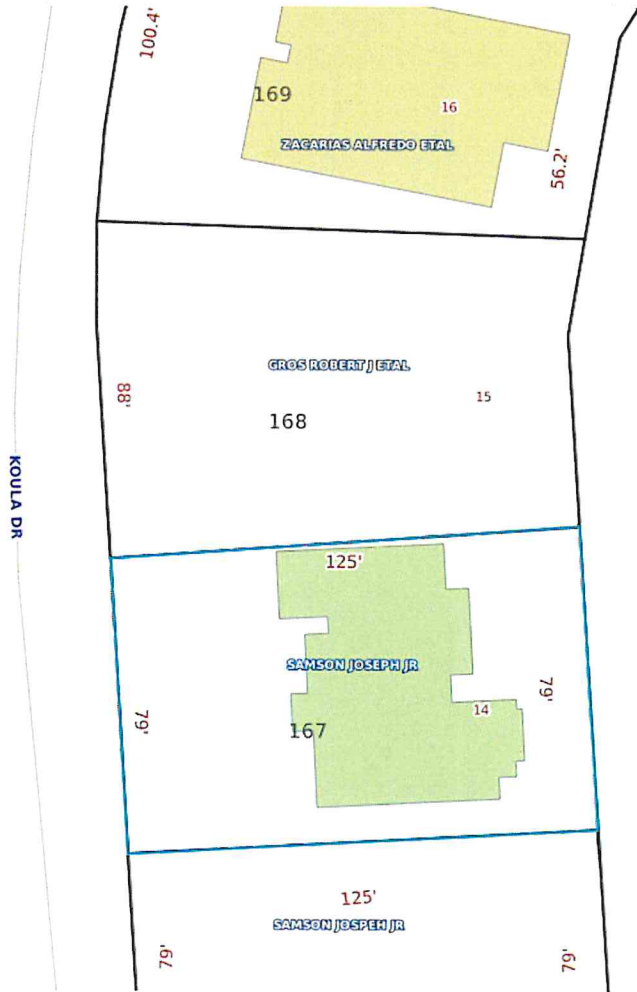
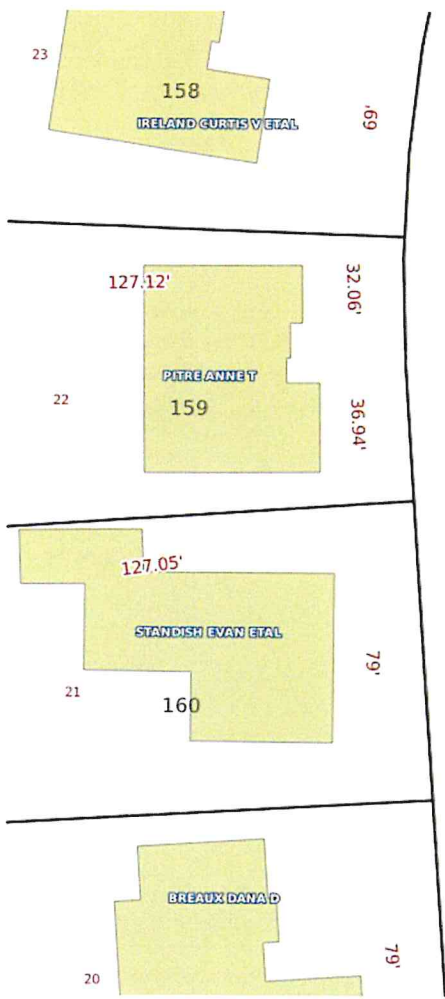
Parcels
067N-2-35-168.000

Parcel Number: 067N-2-35-168.000
 Owner Name: GROS ROBERT J ETAL
 Owner Address: 7530 CROOKED STICK DR
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 0
 Improvement Type:
 Year Built: 0
 Base Area: 0
 Adjusted Area: 0
 Actual Total Value: 40000
 Taxable Total Value: 0
 Estimated Tax: 753
 Homestead Exemption: No
 Deed Book: 2023
 Deed Page: 8203

Close Export

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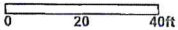


Vertical column of checkboxes with 'x,y' in the second box.

Parcels
067N-2-35-167.000

Parcel Number: 067N-2-35-167.000
 Owner Name: SAMSON JOSEPH JR
 Owner Address: 6511 KOULA DR
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 6511 KOULA DR
 Improvement Type: RES
 Year Built: 2002
 Base Area: 2076
 Adjusted Area: 2459
 Actual Total Value: 213364
 Taxable Total Value: 0
 Estimated Tax: 1736.42
 Homestead Exemption: Yes
 Deed Book: 2023
 Deed Page: 8201
 Legal Description 1: 14 BI K 5 UN 10

Close Export



**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Robert J. Gros has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow the re-subdivision of the lot to be 9,426 square feet.

The property address is 659 Koula Drive. The tax parcel number is 067N-2-35-168.000. The property is in an R-10 zoning district. The minimum lot size is 10,000 square feet. The variance requested is 574 square feet. The Case File Number is 202500087.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 25, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.



5000 Diamondhead Circle ·
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390
www.diamondhead.ms.gov

TO: Robert J. Gros and adjacent property owners *J. Pat Rich*

FROM: J. Pat Rich, Development Coordinator

DATE: March 10, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Robert J. Gros has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow the re-subdivision of the lot to be 9,426 square feet. The property address is 659 Koula Drive. The tax parcel number is 067N-2-35-168.000. The property is in an R-10 zoning district. The minimum lot size is 10,000 square feet. The variance requested is 574 square feet. The Case File Number is 202500087.

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If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: 202500087

Date 7-20-25

Applicant: Robert J. Gros

Applicant's Address: 7530 Crooked Stick Dr.

Applicant's Email Address: BobbyLynns@yahoo.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) 985-637-0118

Property Owner: Robert Gros

Owner's Mailing Address: same

Owner's Email Address _____

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) 985-637-0118

Tax Roll Parcel Number: 067N-2-35-168,000

Physical Street Address: 659 Kowla Dr

Legal Description of Property: Pl 2 UN 10 BLK 15 lot 15

Zoning District: R-10

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) Remove property line 8' and add to lot 14
which results in to eliminate encroachment to allow for
5' Drains + Utility Easement on either side of Property
line

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a Variance on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on March 25, 2025 at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.

Signature of Applicant



Signature of Property Owner

_____ For Official Use Only _____

- \$100.00
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces NA
- List of Property Owner NA

- Application Signed
- Written Project Description
- Drainage Plan NA
- Notarized Statement NA

REQUIRED ITEM A

Property Owner Robert Gros

Street Address 659 Kuala Dr

Statement Describing Variance Request

Allow 574 sq ft. variance to 10,000 sq ft. minimum lot side requirement in R-10

The reasons why it complies with the criteria for variances:

- 1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Yes

- 2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: Yes

- 3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: No

- 4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: No

Exhibit A-1

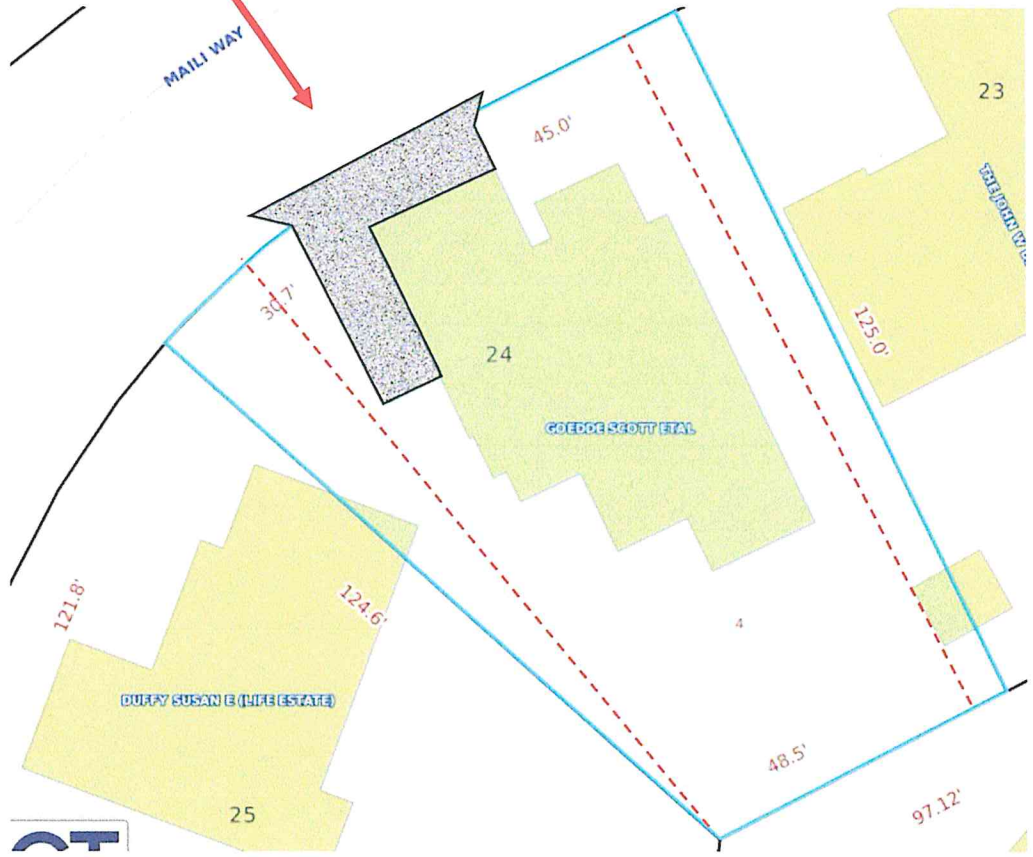
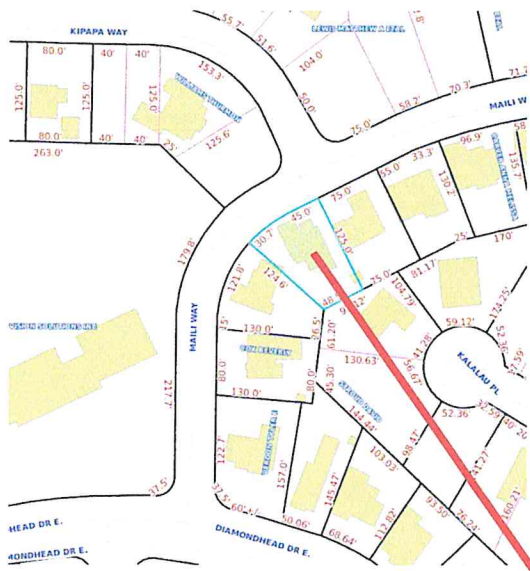


Exhibit A-2

Right (West)
Property Line

10' Side
Setback

9'x24' Garage
Extension
Approval
Request

Existing Driveway
and Side Parking

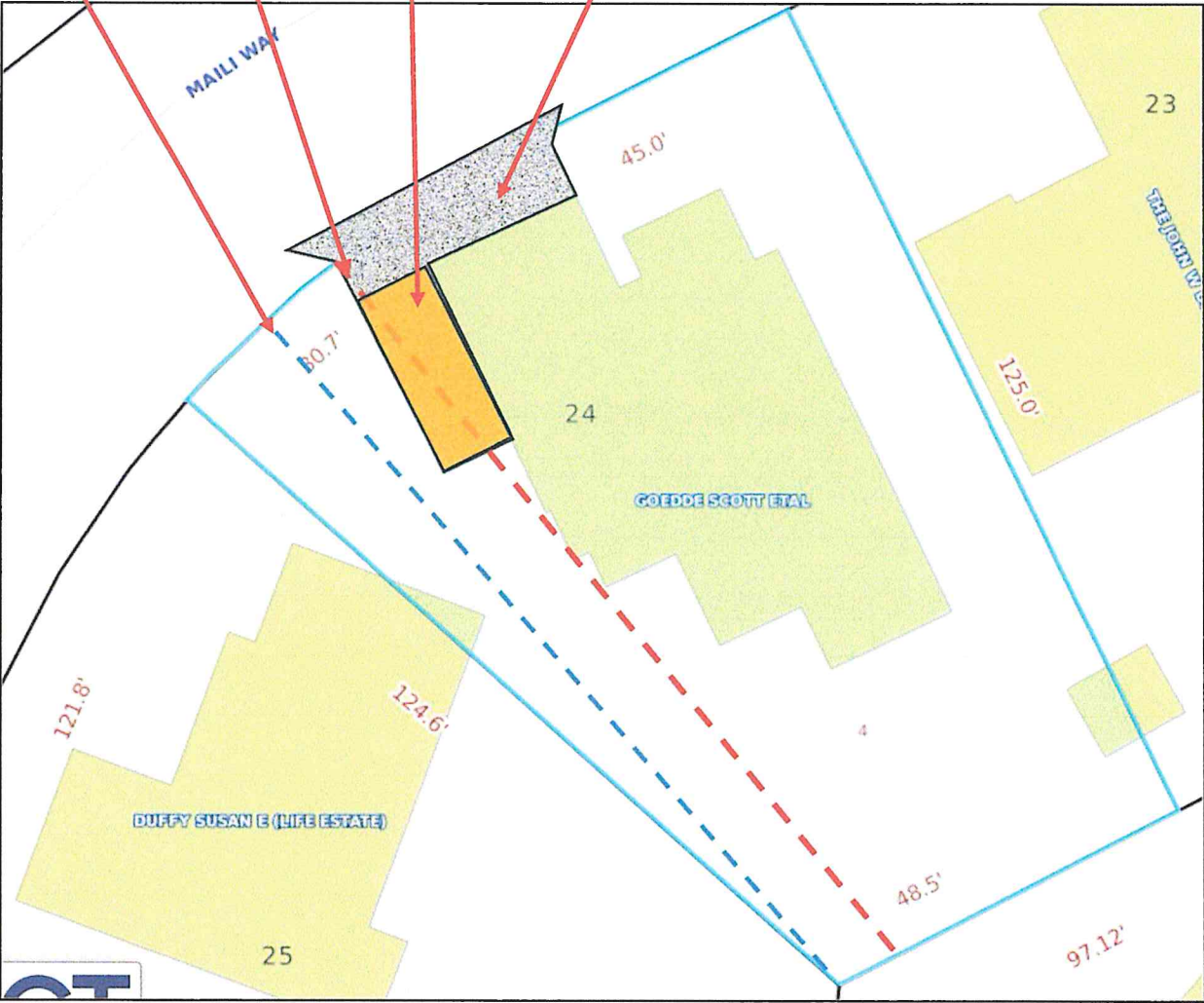


Exhibit A-3 Elevation Illustration







TO WHOM IT MAY CONCERN:
26FEB2025


CITY OF DIAMONDHEAD BUILDING & PLANNING

I DANIEL DUFFY (SUSAN DUFFY- OWNER) LIVE DIRECTLY NEXT TO THE GOEDDE'S AT 896 MAILI WAY.

IT IS MY UNDERSTANDING THAT THEY ARE WANTING TO ADD AN ADDITION GARAGE TO THEIR HOME AND THERE IS A SLIGHT VARIENCE.

WE HAVE NO ISSUE WITH THIS GARAGE BEING BUILT ONTO THEIR HOME.

SIGNED

 3/8/25
DANIEL DUFFY ON BEHALF OF SUSAN DUFFY (MOTHER)

3/13/25

Ms. Susan Duffy, as owner, does not agree with
issuing this variance





5000 Diamondhead Circle ·
 Diamondhead, MS 39525-3260
 Phone: 228.222.4626 Fax: 228-222-4390
 www.diamondhead.ms.gov

TO: Donna Goedde and adjacent property owners

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: March 10, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Donna Goedde has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the extension of the existing garage within 3’6” of the side yard property line. The property address is 896 Maili Way. The tax parcel number is 067J-2-36-024.000. The property is in an R-6 zoning district. The side yard setback is 10 feet. The variance requested is 6’6”. The Case File Number is 202500100.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 25, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.

**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Donna Goedde has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the extension of the existing garage within 3'6" feet of the side yard property line.

The property address is 896 Maili Way. The tax parcel number is 067J-2-36-024.000. The property is in an R-6 zoning district. The side yard setback is 10 feet. The variance requested is 6'.6' feet. The Case File Number is 202500100.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 25, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.

202500100

Item No.4.



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: _____

Date 2/27/25

Applicant: Bryon Griffith (David Rush Construction LLC)

Applicant's Address: 79326 Diamondhead Drive East, Diamondhead MS 39525

Applicant's Email Address: Bgriffith.cr2@gmail.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) _____

Property Owner: Donna Goedde

Owner's Mailing Address: 896 Maili Way, Diamondhead MS 39525

Owner's Email Address Dlg219@gmail.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) (414) 403-7821

Tax Roll Parcel Number: 067J-2-36-024.000

Physical Street Address: 896 Maili Way, Diamondhead MS 39525

Legal Description of Property: DIAMONDHEAD PH 2 UN 2 BLK 4 LO

Zoning District: R2 – Medium Density Residential

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) _____

Request for approval to extend (widen) existing garage 9' x 24' over existing parking pad. Project would maintain existing front (N), left side (E), and rear (S) setback restrictions as complied with in the build of the existing residential structure. The project would require a variance to the right (W) side property line of between 3'-6.5'. The variance requested stems from the unique pie shaped angularity of the owner's lot, compounded by the particularly sharp arc of path of Maili Way at the confluence of the lot frontage of this property.

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a Variance on his own behalf.

That all required attachments have been provided to the City of Diamondhead.


That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

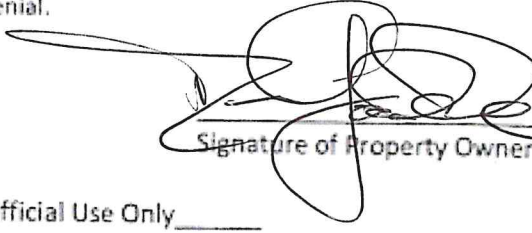
The Public Hearing will be held on March 25, 2025 at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.



Signature of Applicant



Signature of Property Owner

_____ For Official Use Only _____

- \$100.00
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces
- List of Property Owner

- Application Signed
- Written Project Description
- Drainage Plan NA ()
- Notarized Statement NA ()

REQUIRED ITEM A

Property Owner Donna Goedde

Street Address 896 Maili Way

Statement Describing Variance Request

My husband (Scott Goedde) and I are requesting a one-time variance from the existing building ordinance pertaining to the limitation of the 10' side setback ordinance. We are specifically requesting approval to extend (widen) our existing garage 9' x 24' over our existing parking pad. The widened garage maintains existing front, left side, and rear setback restrictions.. The project would require a variance to the right (West) side property line of between 3'-6.5'. The variation stems from the pie shaped angularity of our lot compounded by the sharp arc of Maili Way at our house.

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: _____

The requested variance (special condition) is unique to our homesite and, to the best of our understanding, will not adversely effect surrounding or similar properties. The unique geometric angles created by our narrow (45' back line) and (75' front line) which seam into Maili Way right at the confluence of the hard SE arc it takes to line up to Diamondhead Dr. E would make our project breach the West side Property line 3' nearest Maili Way at the NW corner of the new construction, and 6.5' at the back end SW corner.

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: Yes. Whether; (1) by virtue of grandfathered accessory structures prior to the Incorporation of Diamondhead as a City, (2) by the retention of separable and unique sub-lots on combined multi-lot build sites, or (3) by isolated approval of prior variance requests, numerous homesites throughout Diamondhead enjoy more than one accessory structure.

3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: _____

No, the special condition requested is caused by our requested widening of our existing garage. No external factors are related to this request.

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

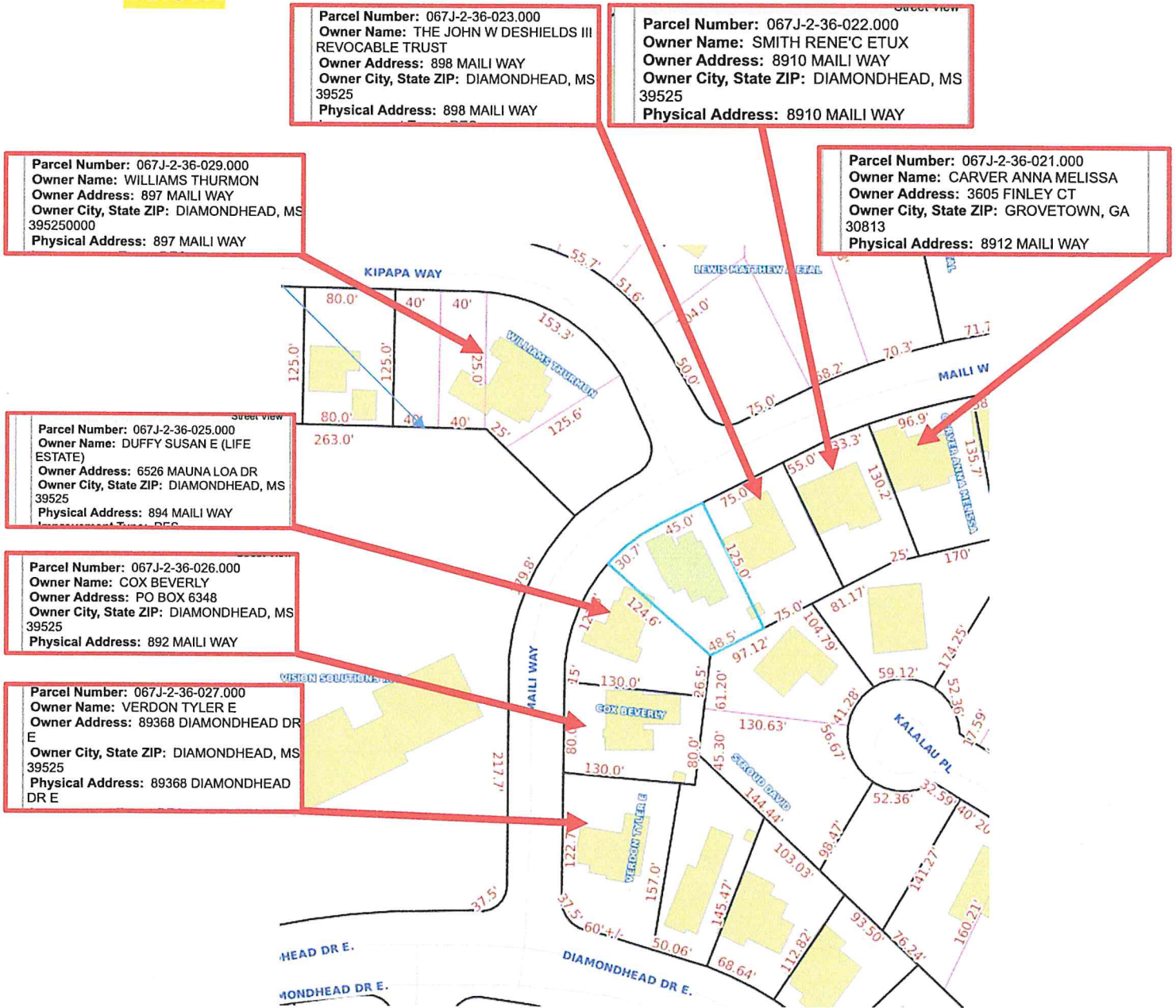
Response: _____

No, we do not perceive that the variance we are requesting will give us any special privilege or rights not available to owners of similar properties given similar underlying circumstances.

B. The property address and the name and mailing address of the owner of each lot within 300 feet of the subject property and a map with parcels keyed to the ownership and address data.

Property Address: 896 Maili Way, Diamondhead MS

See surrounding parcel ownership with addresses keyed to said parcels below:



ARTICLE 6 - OFF-STREET PARKING AND LOADING

6.1 GENERAL PROVISIONS.

The off-street parking and loading requirements hereinafter set forth in this Article supplement the district regulations for each of the districts, pursuant to this Ordinance. In no case is parking authorized on any private or public areas not specifically designed or designated for parking. This includes ~~residential yards~~, median areas and roadways.

6.1.1 Procedure. An application for a building permit for a new or enlarged building, structure or use shall include therewith a plot plan, drawn to scale, and fully dimensioned showing any off-street parking or loading facilities to be provided in compliance with the requirements of this Ordinance.

6.1.2 Extent of Control. All buildings and structures erected and all land uses initiated after the effective date of this ordinance shall comply with the off-street parking and loading requirements of this ordinance and shall provide accessory off-street parking or loading facilities as required herein for the use thereof.

6.1.3 Parking and Storage of Certain Vehicles or Equipment in Residential Zones. Within the various residential zoning districts for the City of Diamondhead, the following restrictions and limitations concerning the parking of recreational vehicles, trailers, equipment and the like shall apply.

- a) The following vehicles are prohibited from being parked in a residential zoning district for more than a 12 hour period:
 - i. All vehicles that have a dump-type bed.
 - ii. All motorized construction equipment.
 - iii. All vehicles that exceed ten (10) feet in height above the grade.
- b) The following vehicles shall be parked behind the front line of the existing house and screened from view from the street and adjacent property, including golf course areas:
 - i. Vehicles that exceed seven feet, six

inches in height above grade.

- ii. Lawn maintenance equipment.
 - iii. All trailers used to transport equipment or construction vehicle parked for more than 24 hours.
 - iv. Individual recreational vehicles such as boats, jet skis, all-terrain vehicles (ATV), or similar vehicles.
- c) The screening utilized to comply with this section shall require a permit issued by the Development Coordinator and shall conform to the following:
- i. When possible, materials utilized for the screen shall be similar to the exterior materials of the primary structure or fence, if a fence exists.
 - ii. In no case shall the following materials be utilized for the required screen: tarpaulin, bed linens or similar, tin or sheet metal, vinyl slatted chain-link or wire mesh, wood sheeting, plastic or vinyl sheeting, or other materials which would detract from the neighborhood.
 - iii. Landscape plantings may be utilized to accomplish the necessary screening.
- d) Major recreational equipment, including but not limited to, travel trailers, campers or camper trucks, coaches, motorized dwellings, or similar equipment, shall not be parked or stored in a driveway or parking area, except for a reasonable amount of time as may be required to load or unload personal property at a residence prior to or after use. Out of town guests of a property owner may be permitted to park major recreational equipment on premises driveway only for a period not exceeding seven days, provided no portion of the equipment extends into the road right-of-way or sidewalks if present.

6.1.4 Location of Parking Areas.

- a) Off-street parking facilities shall be provided on the same lot or parcel of land as the main building being served, or on a separate lot or parcel of land not over 500 feet from any entrance of the main building measured from the nearest point of the parking area, provided the separate lot or parcel of land intended for the parking facilities is located in the same district as the principal permitted use or in a less restricted district.

Remove section b1

~~b) Over flow parking for residential uses shall be located between the garage the nearest side lot line, but in no case shall the overflow be located in front of the house unless located on a circular drive.~~

6.2 REQUIRED NUMBER OF OFF-STREET PARKING SPACES.

6.2.1 Minimum and Maximum Requirement.

- a) Each use established, enlarged, or altered in any district shall provide and satisfactorily maintain off-street parking spaces in accordance with Table 6.1 at a minimum.
- b) The maximum number of spaces provided shall not exceed ten percent of the minimum.
- c) Uses not specifically listed in Table 6.1 shall comply with the requirements for the most similar uses listed in Table 6.1.
- d) Where a proposed use contains or includes more than one type of use, the number of parking spaces required shall be the sum of the parking requirements for each separate use.
- e) Where the computation of required parking spaces results in a fractional number, the fraction of 0.25 or more shall be counted as one.

6.2.2 Americans with Disabilities Act (ADA) Compliant Parking Spaces Required.

- a) In each parking lot a portion of the total parking spaces shall be specifically designed, located, and reserved for vehicles licensed by the State for use by person with disabilities. The required number of spaces is found in Table 6.3.
- b) Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Van accessible spaces shall be marked with an additional sign.
- c) Parking spaces designated for persons with disabilities shall be located on the shortest possible circulation route to an accessible entrance to the building. In separate parking structures or lots which do not serve a particular building, parking spaces for disabled persons shall be located on the shortest possible pedestrian route to an accessible pedestrian entrance of the parking facility.

- d) Accessible parking spaces shall be included as parking spaces satisfying the requirements for off-street parking.
- e) One space in every eight spaces shall be van accessible, but not less than one.
- f) Accessible parking spaces shall be not less than 9 feet wide by 19 feet long with a minimum 5-foot-wide access aisle. Universal parking spaces 11 feet wide with an adjacent 5-foot access aisle may be used to satisfy the requirement for accessible parking including van accessible parking spaces. See Figure 6.1.

6.3 GENERAL REGULATIONS APPLYING TO OFF-STREET PARKING FACILITIES.

6.3.1 Existing Parking. Structures and uses in existence at the effective date of this ordinance shall not be subject to the requirements of this Article, provided that the kind or extent of use is not changed and that any parking facility now serving such structures or uses shall not in the future be reduced to an amount less than that required by this ordinance.

6.3.2 Change in Use.

- a) When a building or structure erected or enlarged shall undergo a decrease in number of dwelling units, gross floor area, seating capacity, number of employees, or other unit of measurement specified for required off-street parking or loading facilities, and, further, when said decrease would result in a requirement for fewer total off-street parking or loading spaces through application of the provisions of this ordinance thereto, off-street parking and loading facilities may be reduced accordingly, provided that existing off-street parking or loading facilities shall be so decreased only when the facilities



Accommodates Accessible Parking Requirement and Vans

**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 6 – Off-street Parking and Loading. The proposed text amendment is to remove “residential yards,” and make the following changes to 6.1 – General Provisions, “This includes median areas and roadways.” and remove “b) Overflow parking for residential uses shall be located between the garage the nearest side lot line, but in no case shall the overflow be located in front of the house unless located on a circular drive.” from Article 6.1.4 – Location of Parking Lot. The Case File Number is 202500003.

In accordance with Article 9.10.2, the City Council shall have jurisdiction with respect to all Text Amendments and Map Amendments. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Map Amendments.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 25, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience. The proposed revision is available for review on the City’s website or at City Hall.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.