



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

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, December 10, 2024

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 October 22, 2024 minutes.

Architectural Review

New Business

3. The City of Diamondhead proposes a Text Amendment to Article 4.3.6.a – Uses and Conditions – Swimming Pool. The proposed text amendment is to add “Screened pool enclosures are considered pool appurtenance structures.” The Case File Number is 202400570.
4. The City of Diamondhead proposes a Text Amendment to Article 4.3.10.f.xiii – Uses and Conditions - Fences. The proposed text amendment is to remove “In the situation of a corner lot, each street-side frontage shall be considered as a front yard.” The Case File Number is 202400571.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

5. The next City Council meeting is Tuesday, December 17, 2024.
The next Planning Commission meeting is Tuesday, January 28, 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, October 22, 2024
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

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

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 Raymond read The Statement of Purpose

Pledge of Allegiance

All Commissioners led The Pledge of Allegiance.

Roll Call

Present at meeting were: Commissioner Parrish, Commissioner Harwood, Commissioner Raymond, Commissioner Nicaud (via teleconference) Chairman Debrow. Absent were: Bennett, 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

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

Roll Call:

Ayes : Parrish, Harwood, Raymond, Nicaud, Debrow Nay: None

Motion Passed Unanimously

Approval of Minutes

1. Approval of August 27, 2024 minutes.

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

Roll Call:

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow Nay: None

New Business

2. Gale York has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a pool enclosure within 11' of the rear yard property line. The property address is 889 Manoo Court. The tax parcel number is 067K-1-36-179.000. The property is in an R-6 zoning district. The rear yard setback is 20'. The variance requested is 9'. The Case File Number is 202400465.

Development Coordinator, Pat Rich spoke and answered their questions.

Josh and Dawn were present representing A Plus Patio and Screens spoke and answered questions from Commissioners.

Development Coordinator , Pat Rich read a letter into record from Ms, Fran Vosbein opposing . Her concerns were pool water flooding adjacent properties, drainage issues, and fill dirt.

Development Coordinator, Pat Rich read the staff report recommending approving the variance as petitioned .

Commissioner Parrish made a motion, second by Commissioner Raymond to accept the recommendation of the staff to the City Council.

Roll Call:

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow

Motion Passed Unanimously

3. Purcell Co. Inc. has filed an application requesting a re-subdivision tax parcel number 132-0-09-001.001 and 132F-0-04-014.000 and combining the 2 new adjoining parcels. The properties are located on Noma Dr. and are in the PFR Public Facilities and Recreation District. The Case File Number is 202400496.

Development Coordinator, Pat Rich spoke to Commissioners, and answered their questions. He read the staff report recommending approval.

Commissioner Parrish made a motion, second by Commissioner Harwood to accept the recommendation of the staff as petitioned to the City Council.

Roll Call:

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow

Motion Passed Unanimously

4. Authorize Staff to present a recommendation to the Commission on changes to fence setbacks on corner lots.

Development Coordinator, Pat Rich spoked to the Commissioners about Fence setbacks on Corner lots. He had a recommendation in coming back in December to change the ordinance.

motion was made by Commissioner Harwood, second by Commissioner Raymond to accept the recommendation as presented.

Roll Call:

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow

Motion Passed Unanimously

- 5. Authorize Staff to present a recommendation to the Commission on changes to setback requirements on screened pool enclosures.

Development Coordinator, Pat Rich spoke to Commissioner about changing setbacks on no roof screened pool enclosures.

Commissioner Raymond made a motion, second by Chairman Debrow to accept and change the setbacks

Roll Call:

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow

Motion Passed Unanimously

- 6. Motion to approve 2025 meeting dates and application deadlines.

Development Coordinator, Pat Rich presented a draft of 2025 Planning and Zoning meeting dates.

Commissioner Harwood made a motion, second by Commissioner Parrish to accept the dates

Roll Call

Ayes: Parrish, Harwood, Nicaud, Raymond, Debrow

Motion Passed Unanimously

Unfinished Business

Development Coordinator talked about the Sign Ordinance for legal and nonconforming. He spoke about the stress on business owners, financial assistance, He recommended coming back in January to speak on this issue.

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

Communication / Announcements

- 7. The next City Council meeting is Tuesday, November 5, 2024.
The next Planning Commission meeting is Tuesday, December 10,2024

Motion was made by Commissioner Harwood, second by Commissioner Raymond to adjourn the meeting at 6:42 p.m.

Roll Call:

Ayes: Parrish, Harwood, Nicaud. Raymond, Debrow

Motion Passed Unanimously

L.Debrow, Chairman
Planning & Zoning

**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 4.3.6.a – Uses and Conditions – Swimming Pool. The proposed text amendment is to add “Screened pool enclosures are considered pool appurtenance structures.” The Case File Number is 202400570.

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, December 10, 2024, 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.

4.3.6 Swimming Pool. Where permitted, swimming pools designed to a water depth of 24 inches or more shall be subject to the following conditions: a) Location. No pool shall be located in front of the principal building. No above or in-ground pool shall be located within ten (10') feet of a side or rear lot line or under any electrical lines, or over any utility or drainage facility. No portion of any walkway or pool appurtenance structure shall be closer than four (4') feet to any lot line. b) Fence. Swimming pools shall be fenced in accordance with the applicable building code in force for the City of Diamondhead. **Screened pool enclosures are considered pool appurtenances.**

4.3.10 Fences, f) Requirements, xiii. No fence shall be constructed in the required front yard building setback area of R-1, R-2, R-3, R-4, MH, C-1, C-2, T, I, PR, or PFR zoning districts. ~~In the situation of a corner lot, each street side frontage shall be considered as a front yard.~~ In the case of the primary structure being set back further than the required front yard setback, no fence shall be constructed closer to the street than the building façade.

**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 4.3.10.f.xiii – Uses and Conditions - Fences. The proposed text amendment is to remove “In the situation of a corner lot, each street-side frontage shall be considered as a front yard.” The Case File Number is 202400571.

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, December 10, 2024, 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.