



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

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, October 26, 2021

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 August 24, 2021 minutes.

New Business

3. David Dreher has filed an application requesting a variance from the Zoning Ordinance (Article 4.18.3 D ii) to allow the construction of a roof over a concrete slab basketball court totaling 4875 sf. and 25' 6" high. This would be the second accessory building at this address. The property address is 8438 Kimo Court. The tax parcel number is 067M-1-35-175.000. The property is in an R-2 zoning district. The maximum square footage allowed for an accessory structure is 800 sf. The variance requested is 4,075 sf. The maximum height allowed is 25'. The variance requested is 6". There shall only be one accessory structure on a property. The variance requested is a second accessory building on this property. The Case File Number is 202100343.
4. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001). The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.
5. Approval of 2022 Planning and Zoning Commission Calendar.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

The next City Council meeting is November 2, 2021 at 6:00 pm.

There are no agenda items for November 9, 2021, Planning Commission meeting.

The next Planning Commission meeting is December 14, 2021.

Adjourn or Recess



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

Item No.2.

MINUTES PLANNING AND ZONING COMMISSION

Tuesday, August 24, 2021

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

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

Statement of Purpose 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 Torguson read the Statement of Purpose

Pledge of Allegiance

Commissioner Debrow led the Pledge of Allegiance.

Roll Call

Commissioner Flowers, Torguson, Layel, Debrow, Hourin via teleconference , Chairman Rubar , Also present City Attorney, Derek Cusick, Building Official, Ronald Jones, Building Inspector, Beau King, Code Enforcement Officer, Pat Rich, Minute Clerk, Tammy Braud. Absent: Commissioner Hector

Confirmation or Adjustments to Agenda

Commissioner Layel made a motion, second by Commissioner Flowers to approve the agenda as presented.

Roll Call

Ayes: Debrow, Flowers, Hourin, Torguson, Layel, Rubar Nays: None Absent: Hector

Motion Passed Unanimously

Approval of Minutes

1. Approval of July 27, 2021 minutes.

Commissioner Debrow made a motion, second by Commissioner Layel to approve the minutes of July 27, 2021

Roll Call

Ayes: Debrow, Flowers, Torguson, Layel, Hourin, Rubar Nays: None Absent: Hector

Motion Passed Unanimously

New Business

2. 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 increase the side yard setback from 8 feet to 10 feet in an R-2 zoning district. The proposed changes will be in Article 4.6.5 E ii., which states, "Side yards: 8 feet, except that on a corner lot the side yard abutting a street right-of-way shall be the same as the required front yard." to "Side yards: 10 feet, except that on a corner lot the side yard abutting a street right-of-way shall be the same as the required front yard." The Case File Number is 202100263.

Code Enforcement Officer, Pat Rich Spoke to commissioners .

Chairman Rubar asked for any public comments. None.

Code Enforcement Officer read the Staff Report recommending to approve the Text Amendment based on facts listed in the report.

Commissioner Layel made a motion, second by Commissioner Debrow to approve the Text Amendment as written to the City Council.

Roll Call

Ayes: Debrow, Flowers, Layel, Hourin, Torguson Rubar Nays: None Absent : Hector

Motion Passed Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments None

Communication / Announcements

3. Next City Council meeting is September 7, 2021, at 6:00 pm.
Next Planning Commission meeting is September 28, 2021, at 6:00 pm.

Adjourn or Recess

Commissioner Flowers made a motion, second by Commissioner Layel to adjourn the meeting at 6:13 p.m.

Motion Passed Unanimously

John Rubar, Chairman
Planning & Zoning



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202100343Date 8/25/2021Applicant: David C. Dreher Jr.Applicant's Address: 8438 Kimo CourtApplicant's Email Address: Gulfcoastgolfcourts@gmail.comApplicant's Contact Number: (Home) N/A (Work) 228-255-0092 (Cell) 228-669-2304Property Owner: David & Lynsey DreherOwner's Mailing Address: 8438 Kimo CourtOwner's Email Address: Gulfcoastgolfcourts@gmail.comOwner's Contact Number: (Home) _____ (Work) 228-255-0092 (Cell) 228-255-0092Tax Roll Parcel Number: 067M-1-35-175.00Physical Street Address: 8438 Kimo CourtLegal Description of Property: 25-26 BLK 4 UN 6. Diamondhead P

Zoning District: _____

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

To apply for a roof over a basketball court on a
pre-existing slab on my property behind my fence.
(estimate size 68x70) 4,830 sq. ft.

REQUIRED ITEM AProperty Owner David & Lynsey DeherStreet Address 8438 Lions Court

Statement Describing Variance Request

To apply for a roof over a basketball court on a pre-existing
slab on my property behind my fence.
(estimate size 69x70)

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: It only affects the structure in question and
no other surrounding properties.

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: No it will not.

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

Response: No they are not.

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

Response: No it will not.

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 ^{(+1.00 A/H fee) = total of 101.00} 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.

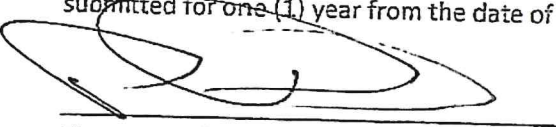
That additional information may be required by the Planning Commission prior to final disposition.

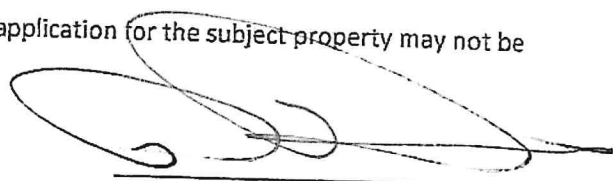
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on October 26, 2021 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

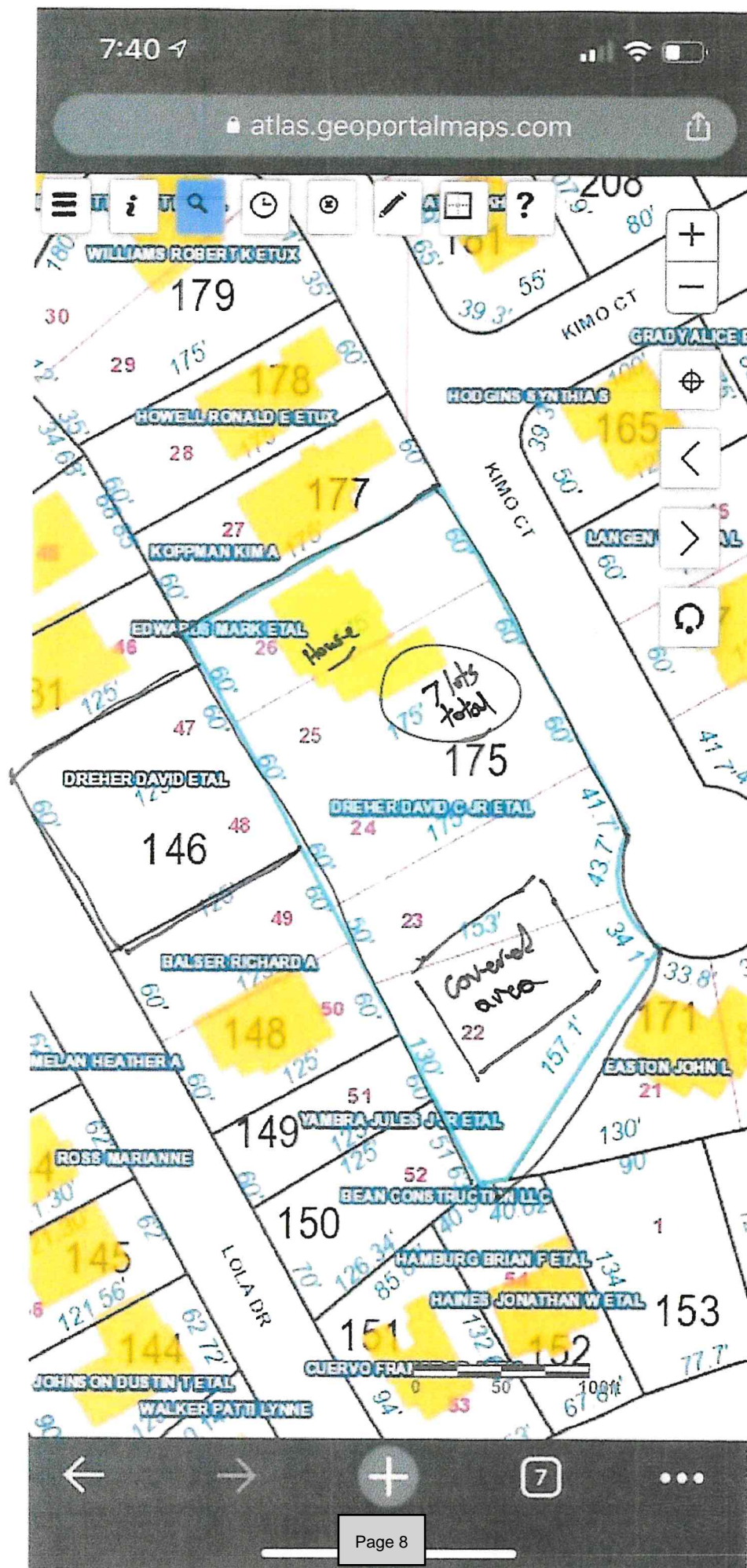
☐ List of Property Owner

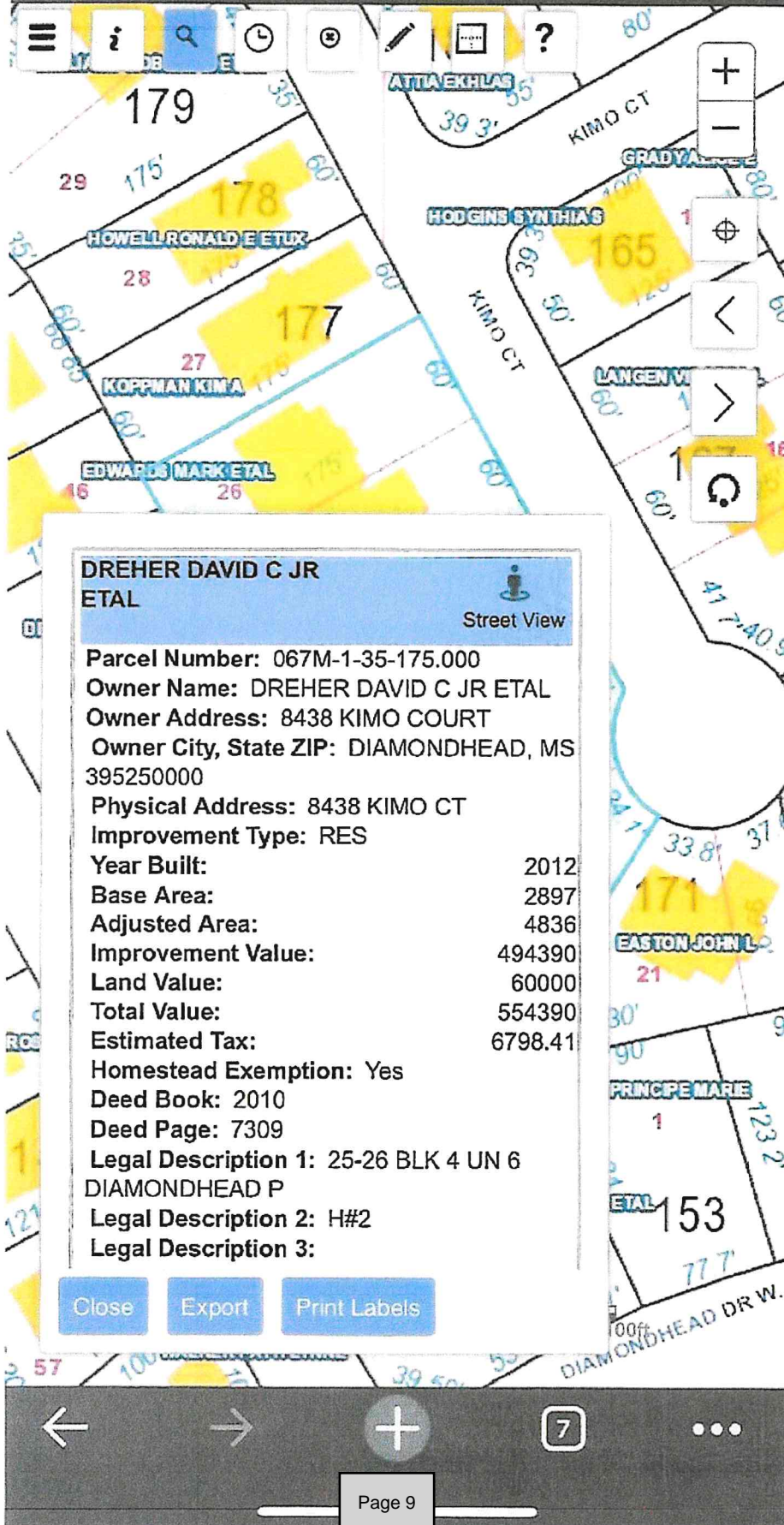
☐ Application Signed

☐ Written Project Description

☐ Drainage Plan NA ☐

☐ Notarized Statement NA ☐





25'6" Dimensions

Height

??

71 1/2

68 1/2

Concrete PAD 68 1/2 x 71 1/2

Owner City, State ZIP: DIAMONDHEAD, MS 395250000
Physical Address: 8438 KIMO CT
Improvement Type: RES
Year Built: 2012
Base Area: 2897
Adjusted Area: 4836
Improvement Value: 494390
Land Value: 60000
Total Value: 554390
Estimated Tax: 6798.41
Homestead Exemption: Yes
Deed Book: 2010
Deed Page: 7309
Legal Description 1: 25-26 BLK 4 UN 6 DIAMONDHEAD P
Legal Description 2: H#2
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89.37469675
Latitude: 30.39538154
Square Footage: 53761.078536987305

Sketches

Sketch	Sketch Name
	067M-1-35-175_00001-Model.gif

Condos

QUOTE AND ORDER DOCUMENT
NUCOR BUILDING SYSTEMS

Nucor Buildings Group - TX
 600 Apache Trail - Terrell, TX 75160
 - Phone: (972) 524-5407 - Fax: (972) 524-5417

NBS PROJECT #

NBS QUOTE #

CUST QUOTE #: 117721

LABEL: 0 - Base

CONTROL #: P202102021214

Page 1 of 3 Item No.3.

eQuote

DATE: 2/2/2021

1) ORDER INFORMATION

Project Name: GULF COAST GOLF CARTS

Buyer Name: METAL BUILDING AND SUPPLIES

Buyer Address: 3521 HWY 43 NORTH

PICAYUNE, MS 39466

United States

Buyer Contact: KAUL BUDDY

Contact Phone: (769) 242-2630

Contact Fax: (769) 242-2631

Contact Mobile Phone: (504) 421-8326

Contact Email: BUDDY.MBAS@YAHOO.COM

Buyer P.O. #:

(For Reference Only)

End Customer: TBD

Order Type: Production Order

Anchor Bolt Drawings: 1 sets

Erection Drawings: 1 sets

Permit Drawings: 1 sets

ShakeoutPro: No

Send Drawings Via: ☐ Mail ☒ Email (.pdf format only)

Shipping/Jobsite

Address: Diamondhead, MS 39525

United States

Jobsite County: Hancock

Est. # of Trucks: 1

Freight Method: EXW Loaded Allowed to Shipping Address

Ferry Transport: N/A

Building End Use: 4G - Community residential

Quote Requested:

Requested Delivery:

Buildings in this Order: 2

Building Warranty: One Year

Shipping Instructions:

2) BUILDING DESCRIPTION

BUILDING INFORMATION

Building Name	Building Profile	Building Width	Building Length	Distance to Ridge	Actual Eave Ht.		Roof Slope		Structural Steel Color	
					FSW	BSW	FSW	BSW	Primary	Wall Sec.
COVER	Gable Symmetrical	65' x 70' 51'-0"	70'-0"	25'-6"	18'-0"	18'-0"	1:12"	1:12"	RP	RP
LEAN - TO	Lean-To	14'-0"	70'-0"	N/A	14'-10"	16'-0"	1:12"	N/A	RP	RP

* Unless noted in Special Requirements all structural members not fabricated of prepainted or galvanized material or treated with a corrosion resistant coating are painted with one coat of shop primer. The coat of shop primer is intended to protect the steel for only a short period of exposure to ordinary atmospheric conditions.

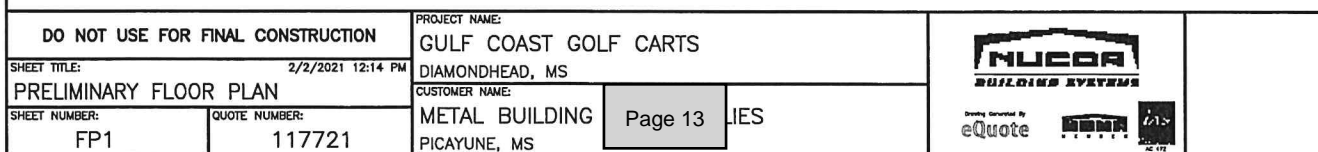
ROOF SECONDARY INFORMATION

Building Name	Secondary Type	Purlin Tie-in	Roof Sec. Color	Purlin Depth*	Typical Purlin Spacing
COVER	Purlins	None	RP	Per NBS	Per NBS
LEAN - TO	Purlins	None	RP	Per NBS	Per NBS

* All program generated depth and spacing is subject to change in final design.

SIDEWALL AND ENDWALL SPACING

Building Name	Sidewall Bay Spacing (From LEW)	FSW Soldier Column Spacing (From LEW)	BSW Soldier Column Spacing (From LEW)	Left Endwall (LEW) Column Spacing (From FSW)	Right Endwall (REW) Column Spacing (From FSW)
COVER	3@23'-4"	N/A	N/A	2@25'-6"	2@25'-6"
LEAN - TO	3@23'-4"	N/A	N/A	1@14'-0"	1@14'-0"



09.23.2021



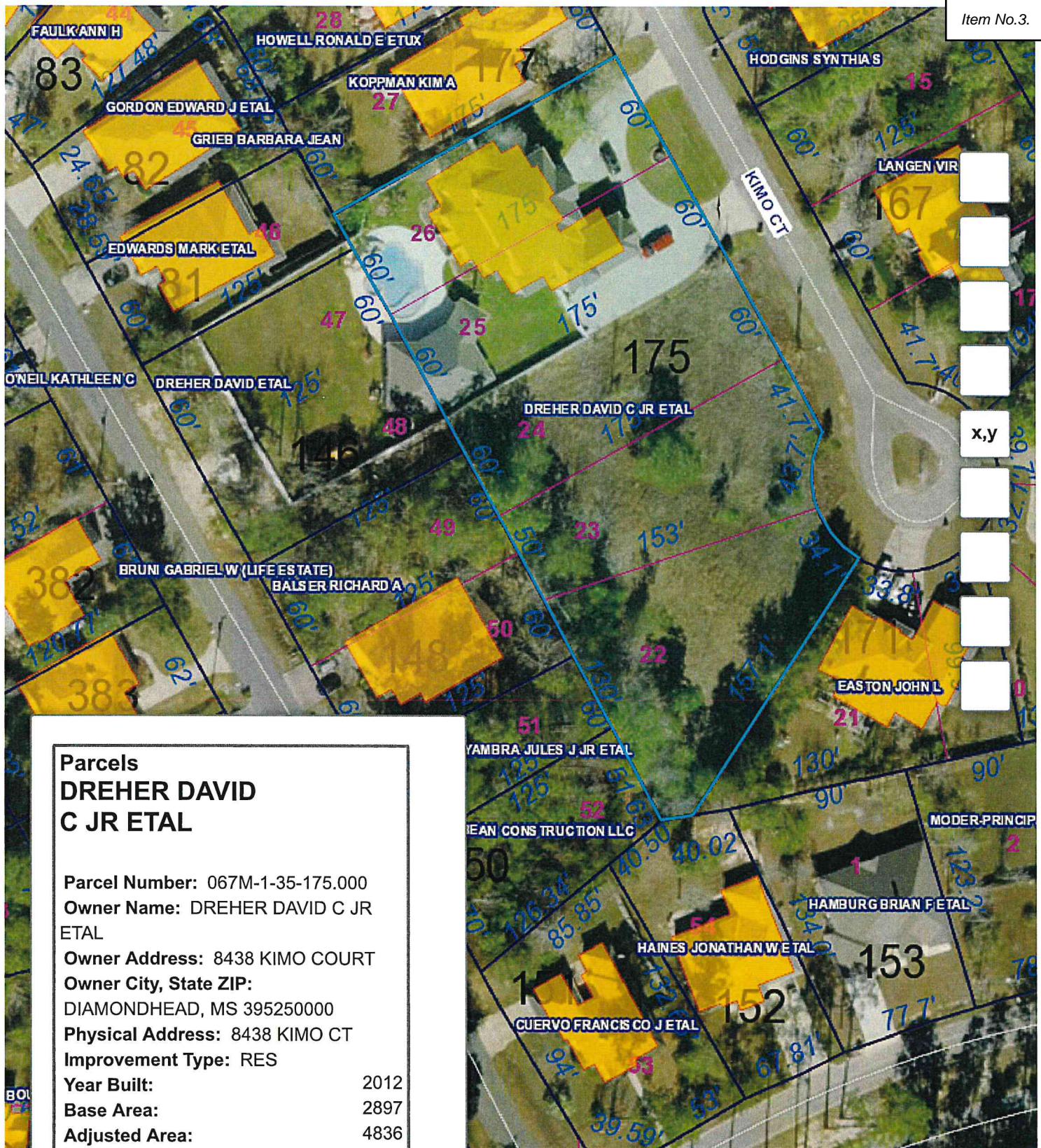


Item No.3.

09.23.2021

09-23-2021



**Parcels****DREHER DAVID
C JR ETAL**

Parcel Number: 067M-1-35-175.000

Owner Name: DREHER DAVID C JR
ETAL

Owner Address: 8438 KIMO COURT

Owner City, State ZIP:

DIAMONDHEAD, MS 395250000

Physical Address: 8438 KIMO CT

Improvement Type: RES

Year Built: 2012

Base Area: 2897

Adjusted Area: 4836

Improvement Value: 494390

Land Value: 60000

Total Value: 554390

Estimated Tax: 6798.41

Homestead Exemption: Yes

Deed Book: 2010

Close

Export

Print Labels



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

TO: David Dreher and adjacent property owners

FROM: J. Pat Rich *J. Pat Rich*
Planning & Zoning Administrator

DATE: October 8, 2021

SUBJECT: Variance application request before the Planning & Zoning Commission

David Dreher has filed an application requesting 2 variances from the Zoning Ordinance (Article 4.18.3 D ii) to allow the construction of a roof over a concrete slab basketball court totaling 4875 sf. and 25' 6" high. This would be the second accessory building at this address.

The property address is 8438 Kimo Court. The tax parcel number is 067M-1-35-175.000. The property is in an R-2 zoning district. The maximum square footage allowed for an accessory structure is 800 sf. The variance requested is 4,075 sf. The maximum height allowed is 25'. The variance requested is 6". There shall only be one accessory structure on a property. The variance requested is a second accessory building on this property. The Case File Number is 202100343.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, 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, October 26, 2021, 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 the Building Department at the above address and/or at 228-222-4626.

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

David Dreher has filed an application requesting a variance from the Zoning Ordinance (Article 4.18.3 D ii) to allow the construction of a roof over a concrete slab basketball court totaling 4875 sf. and 25' 6" high. This would be the second accessory building at this address.

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In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, 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 time 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, October 26, 2021, 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 the Building Department at the above address and/or at 228-222-4626.

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

The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001).

The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.

The City Council shall have jurisdiction with respect to all Text Amendments. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, October 26, 2021, 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 the Building Department at the above address and/or at 228-222-4626.

308 – Streets and Alleys

Street improvements shall be provided in each proposed subdivision as prescribed below:

308.1 The location, grade, width and character of all streets shall be correlated with existing planned streets and topographical conditions for public safety and convenience and in relation to the proposed use of the land to be served by such streets.

308.2 In cases where the subdivision plat embraces or abuts any part of a major street, arterial street, highway or parkway, the following will apply:

308.2.1 Residentially zoned subdivisions will be required to accomplish one of the following:

- a. Include minor streets in additional right-of way parallel to and along the side of the major street or highway which functions as a service drive for any lots facing toward the major street.
- b. Have all lots along the major street or highway as double frontage lots with no direct access to the major street. Double frontage lots are prohibited on minor streets.

308.2.2 Commercially or industrially zoned subdivisions: shall be required to accomplish one of the following:

- a. Include minor streets in additional right-of-way parallel to and along the side of the major street or highway which would function as a service drive for any lots adjacent to the major street or highway unless a service drive already exists or is permitted by MDOT or the City.
- b. Have a limited number of access points onto the major street or highway with the specific access location and widths approved by the Commission at the time of the sketch plat approval. Mississippi Department of Transportation must approve access points and widths along highways prior to the Developer's request for preliminary plat approval.

308.3 Proposed streets shall be designed to conform to the contour of the land so as to produce the required street grade and lots of usable character, but shall not exceed grades listed in Article 308.9, unless a variance from these grades are granted by the Commission and City Council due to site conditions.

308.4 Minor streets shall be laid out so that their use by through traffic will be discouraged.

308.5 No new half-streets or half-alleys will be accepted.

308.6 Streets designed to have one end permanently closed (Cul-de-Sac) shall provide, at the closed end, a turnaround with a minimum right-of-way of one hundred (100) feet (diameter) and a minimum driving surface radius of thirty five (35) feet, unless a median is provided, then the minimum driving surface width shall be twenty (20) feet. No street terminating with a cul-de-sac shall exceed six hundred (600) feet in length unless a variance is granted pursuant to Section 321. No dead-end streets will be allowed.

- a. Temporary cul-de-sacs may be approved by Commission and City Council during sketch plat approval.

308.7 No street names shall be used which will duplicate or be confused with the names of existing streets in the city. Proposed streets in alignment with existing streets shall bear the names of existing streets.

All other proposed street names shall be HAWAIIAN.

2022

PLANNING & ZONING COMMISSION

CITY OF DIAMONDHEAD

ALL MEETINGS BEGIN AT 6:00 P.M. CST

MEETING DATE	*APPLICATION DEADLINE
January 25, 2022	December 13, 2021
February 22, 2022	January 10, 2022
March 22, 2022	February 7, 2022
April 26, 2022	March 14, 2022
May 24, 2022	April 11, 2022
June 28, 2022	May 16, 2022
July 26, 2022	June 13, 2022
August 23, 2022	July 11, 2022
September 27, 2022	August 15 2022
October 25, 2022	September 12, 2022
November 8, 2022	September 26, 2022
December 13, 2022	October 31, 2022

* APPLICATION DEADLINE IS SUBMSSION OF THE COMPLETE APPLICATION TO BE HEARD AT THE FOLLOWING MONTH'S COMMISSION MEETING. DEADLINE FOR SUBMISSION IS 5:00 P.M. CST ON THE DATE SPECIFIED ABOVE.