



Commissioner Bice
Commissioner Milton
Commissioner Bower
Commissioner Rubar
Commissioner Hourin
Commissioner Torguson
Commissioner Hector

AGENDA
PLANNING AND ZONING COMMISSION
Monday, February 24, 2020
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Statement of Purpose

Pledge of Allegiance

Roll Call

Confirmation or Adjustments to Agenda

Approval of Minutes

- [a.](#) Motion to approve January 28, 2020 Minutes.

New Business

- [a.](#) Sharon I. Gerchow represented by Larry Mitrenga with Postwood Homes has filed an application requesting a variance from the Zoning Ordinance (Article 4.6.5 E iii) to construct a covered patio (12'11" x 24') within 18' of the southwest corner and 14' of the southeast corner of the rear property line on parcel 067K-1-36-138.000. The case file number is 202000031.

The property address is 8812 Manoo Street. The tax parcel number is 067K-1-36-138.000. The legal description is Diamondhead Subdivision Phase #2, Unit 2, Block 1, Lot 15. The property is located in an R-2 zoning district. The minimum rear yard setback is 20 feet.

- [b.](#) Mini Meanie, LLC, owner Frederick Larry Tomlinson represented Mark Oster with Oster Group Consulting, LLC has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.2, Article 4.21.1 (C) and Article 2.5 to allow a "concrete sub-contracting and consulting firm" in a C-1 district. The Case File Number is 202000046.

The tax parcel number is 132H-1-03-006.005. The physical street address is 4401 Park Ten Drive. The property is located south of Park Ten Drive, east of the Diamondhead Water and Sewer District main office and west of the Park Ten Lanes. The property is in a C-1 zoning district.

- c. 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 Case File Number is 202000044.

The proposed text amendment would change the required off-street parking spaces in Table 8.1 for Restaurants with Drive-Thru or Drive-In.

- d. Elliott Homes represented by Kenneth Jones has submitted “the Master Sketch Plat for Diamondhead Lakes” for review, consideration and approval.

The master Sketch Plat is a 210 lot development having lot sizes ranging from the smallest lot of 9,563.0 to the largest lot of 42,111.2 sf. The tax parcel numbers are 067L-0-35-012.000 in part. The land is located on Section 35 Township 7S, Range 14W. The total number of acres is approximately 77. The current zoning of lots in the southern section is R-1 Low Density Single Family. The current zoning of lots in the northern section is zoned R-2 Medium Density Single Family. The property is generally located north of and adjacent Golf Club Drive; north of and adjacent to No. 8 Fairway, Cardinal golf course; west of and adjacent to No. 10 and 11 Fairways, Cardinal golf course; west of Diamondhead Drive West; south of adjacent to Twin Lakes; east of and adjacent to No. 13 and 14 Fairways, Cardinal golf course; and north of and adjacent to No. 9 Fairway, Cardinal golf course.

- e. Discussion regarding the minimum required parking spaces for selected occupancies. medical/dental office and clinic; assisted living facility; offices; retail stores-indoor; restaurant w/o drive thru; health fitness club; hotels.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

- a. next month Commission meeting: Tuesday, March 24, 2020
next City Council meeting: Tuesday, March 3, 2020

Adjourn or Recess



MINUTES
PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
January 28, 2020
6:00 p.m. CST

1. Chairman Milton called the meeting to order at 6:03p.m. CST.
2. Chairman Milton recited the Statement of Purpose.
3. Commissioner Torguson led the Pledge of Allegiance.

Present: Commissioners Hector, Hourin, Torguson, Bice, Milton, and Bower. Absent: Rubar

Also, present, City Attorney Derek Cusick, Building Official Ronald Jones, Minutes Clerk Tammy Braud, and Building Inspector Dennis Arceneaux.

4. Confirmation of the Agenda

Commissioner Bower moved, second by Commissioner Bice to approve agenda as presented.

Ayes: Hourin, Hector, Torguson, Bice, Milton, and Bower. Nays: None. Absent: Rubar

MOTION CARRIED UNANIMOUSLY

5. Approve Minutes. –

Commissioner Bower moved, second by: Commissioner Torguson to accept minutes of December 10, 2019

6. New Business –

Case File Number 201900510

Leonard J. Fontenot has filed an application requesting a variance from the Zoning Ordinance (Article 4.6.5Eiii) to construct a patio cover (12'x52') over an existing deck within 11' of rear property line on parcel 068J-1-41-398.000. The case number is 201900510.

The property address is 84593 Diamondhead Dr. North. The tax parcel number is 068J-1-41-398.000. The legal description is Diamondhead Subdivision Phase #2, Unit 11, Block 12, Lot 5. The property is located in an R-2 zoning district. The minimum rear yard setback is 20 feet.

Chairman Milton asked if anyone was present to represent the request.

Mr. Fontenot answered questions from the Commissioners .

Dennis Arceneaux, Building Inspector, proposed a recommendation to approve the application request in the matter of Case File Number 201900510 .

Chairman Milton asked if there were any public comments. None Present.

Commissioner Torguson moved, seconded by Commissioner Bice, to recommend approval to the City Council the matter in the Case File Number **201900510** as recommended by Dennis Arceneaux.

A Roll Call Vote Was Taken:

Ayes: Hourin, Torguson, Bower, Hector, Bice, and Milton. Nays: None. Absent: Rubar

MOTION CARRIED UNANIMOUSLY

Appeal

F.L.Tomlinson, President of Mini Meanie, LLC, has filed a Notice of Appeal on 12-23-19 of the decision of the Zoning Administrator concerning the use and occupancy of said building and land at 4401 Park Ten Dr. The tenant is a concrete services business “ which should fall under the definition of construction business office since it is a subcontracting business” according to Mr. Tomlinson.

At this time Chairman Milton asked if anyone was present to represent the appeal.

Attorney Chris Johnson spoke on behalf of Mr. Tomlinson.

Mr. Oster also spoke as the tenant.

Ronald Jones, Building Official, proposed a recommendation to deny the appeal.

Commissioner Bice moved, second by Commissioner Bower to uphold the decision of Zoning Administrator dated 12-18-19 with respect to the property owned by Mr. Tomlinson at 4401 Park Ten Dr. and therefore to deny the appeal.

A Roll Call Was Taken:

Ayes: Bice, Hourin, Hector, Torguson, Bower, and Milton Ayes: none

Motion Carried Unanimously

7. Unfinished Business – None

8. Open Public Comments to Non-Agenda Items

None

9. Commissioners' Comments:

None

10. Communication / Announcements. – Ronald Jones, Building Official, informed commissioners of a date change for February's meeting.

Commissioner Bower made a motion, seconded by Commissioner Hourin to change the meeting date to February 24, 2020 due to regular meeting date of Tuesday, February 25th is a holiday (Fat Tuesday)

A Roll Call Was Taken:

Ayes: Bice, Hourin, Hector, Torguson, Bower, and Milton.

Ayes: None

Motion Carried Unanimously

11. Adjourn – Commissioner Bice moved, seconded by Commissioner Hourin, to adjourn at approximately 7:30 p.m. CST.

Ayes: Hourin, Torguson, Bice, Hector, Milton and Bower. Nays: None. Absent: Rubar

MOTION CARRIED UNANIMOUSLY

Dempsey Milton,

Planning & Zoning



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 2020000031

Date 1/17/20

Applicant: POSTWOOD HOMES

Applicant's Address: 895 ON THE GREEN, BILOXI, MS 39532

Applicant's Email Address: LARRY@HYNEMAN.COM

Applicant's Contact Number: (Home) _____ (Work) 228-363-3045 (Cell) 228-596-8337

Property Owner: SHARON GERCHOW

Owner's Mailing Address: 1523 BRADNEY DR, HOUSTON, TX 77077

Owner's Email Address _____

Owner's Contact Number: (Home) 281-556-1430 (Work) _____ (Cell) _____

Tax Roll Parcel Number: 067K-1-36-138,000

Physical Street Address: 8812 MANOO ST, DIAMOND HEAD MS 39525

Legal Description of Property: LOT 15, BLK 1, UNIT 2, PHASE 2

Zoning District: R-2

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

WE ARE REQUESTING AN APPROXIMATE 5 FT. VARIANCE OF THE 20 FT. REAR SETBACK
TO ALLOW A COVERED PATIO. SEE ATTACHED SURVEY. THE VARIANCE WILL
NOT INTERFERE WITH DRAINAGE OR ANY OTHER CONCERN

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.

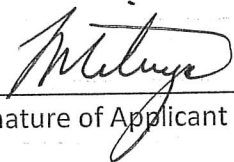
That additional information may be required by the Planning Commission prior to final disposition.

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 Feb 25, 2020 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 SHARON GERCHOW

Street Address 8812 MAHO ST. DIAMOND HEAD MS 39525

Statement Describing Variance Request

WE ARE REQUESTING AN APPROXIMATE 6 FT. VARIANCE OF THE 20 FT. REAR SETBACK TO ALLOW A COVERED PATIO. SEE SUBMITTED SURVEY

THE VARIANCE WILL NOT INTERFERE WITH DRAINAGE. THIS REQUEST IS BEING MADE IN ORDER TO SAVE A LARGE 30" DIAMETER LIVE OAK.

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?

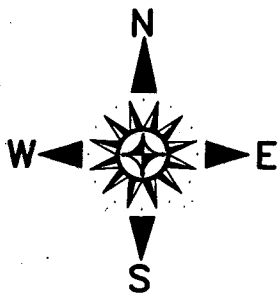
Response: ONLY TO THE EXTENT THAT ANY OWNER CAN AND HAS REQUESTED A VARIANCE IN THE PAST

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

Response: YES, THE PURPOSE OF THE VARIANCE IS TO SAVE A VERY LARGE LIVE OAK

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

Response: IT WOULD NOT GIVE ANY SPECIAL PRIVILEGE NOT SHARED BY OWNERS OF SIMILAR PROPERTIES AS SAVING A SIGNIFICANT PROTECTED LIVE OAK IS IN THE INTEREST OF THE ENTIRE COMMUNITY. THE PATIO ITSELF DOES NOT REQUIRE A VARIANCE AS IT IS ALLOWED PER CODE. THE ISSUE AND VARIANCE IS TO ALLOW THE PATIO TO BE COVERED. THE CONTRACT REQUIRED THE PATIO TO BE COVERED AND MOVING THE HOUSE TO PROTECT THE TREE IS THE REASON FOR THIS VARIANCE REQUEST



LEGEND:

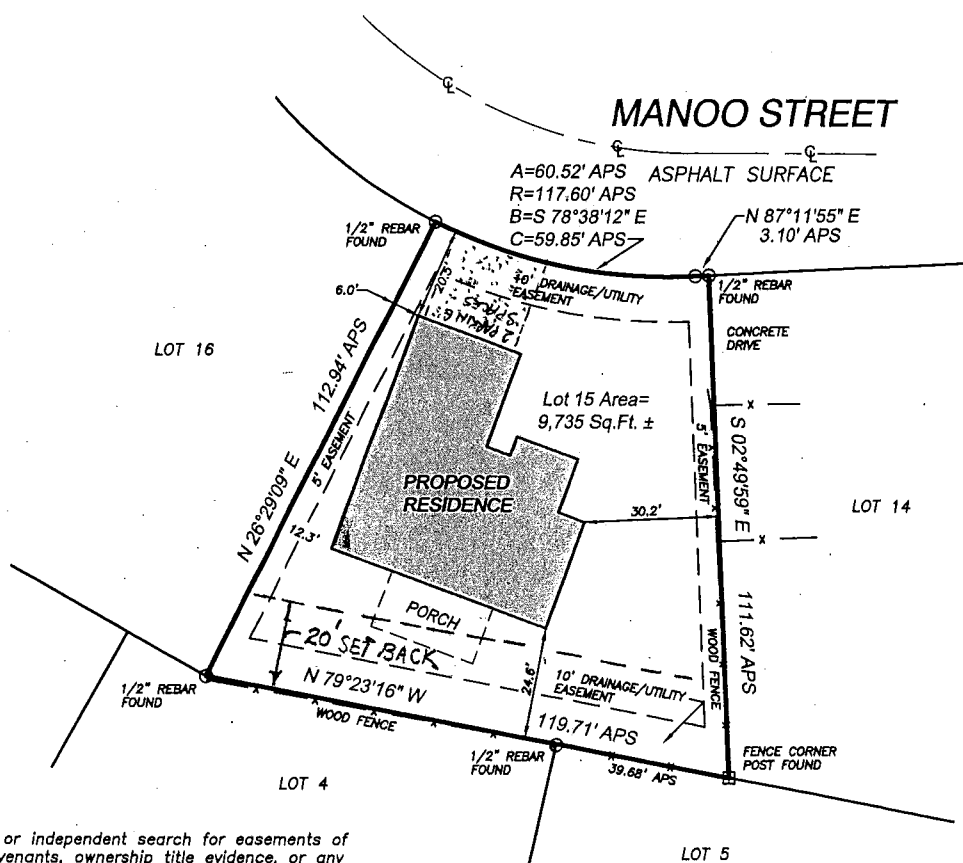
- CL CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊘ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

PLOT PLAN



LEGAL DESCRIPTION:

A survey of Lot 15, Block 1,
Subdivision, Phase 2, Unit 2,
Hancock County, Mississippi

REFERENCES:

- 1) PLAT OF DIAMONDHEAD, PHASE 2, UNIT 2
- 2) SURVEY BY GARY DURBIN, JOB# 3126B
- 3) DEED BOOK 2019 PAGE 12738

In consideration of
this survey made by
supervision is true a
professional knowledge

Duke Levy, RL

DUKE LEVY

DA 4412 I
DIAMONDHEAD
(228)

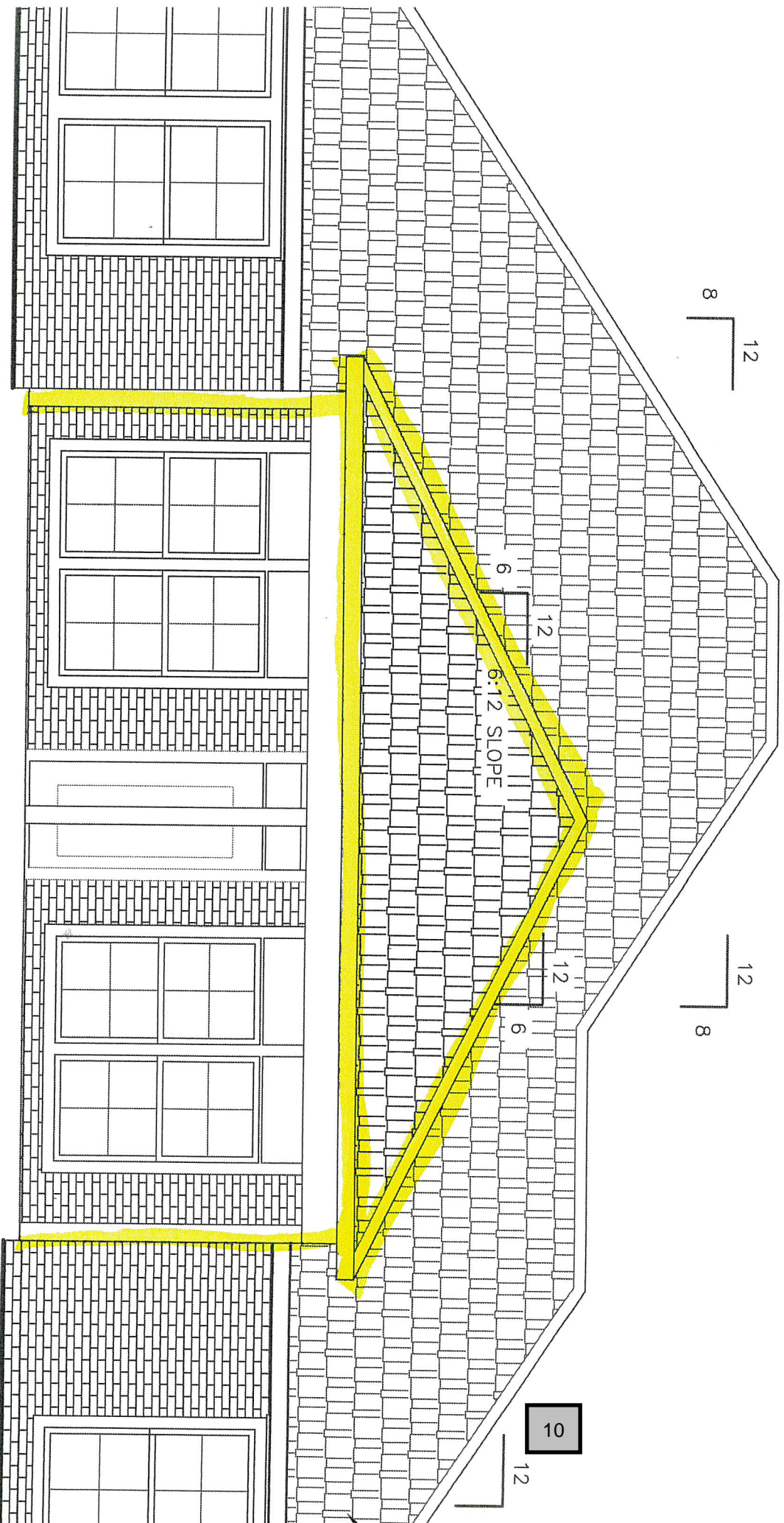
SCALE: 1" = 30'

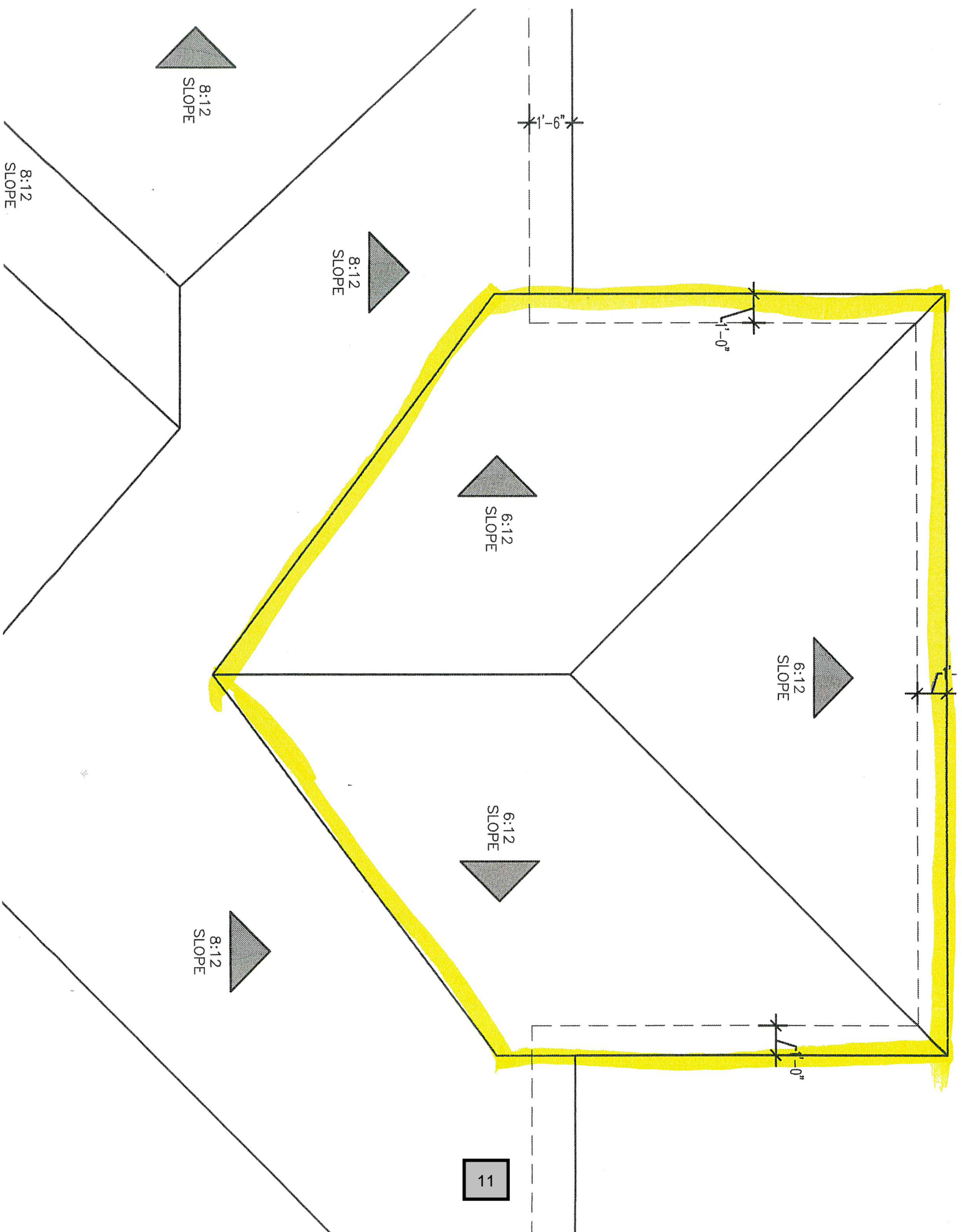
DRAWING: WO# 20

FRONT ELEVATION

Rear

8812 Manor St.





10'-11 1/2"

12'-9 1/2"

24'-0"

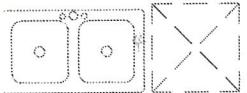
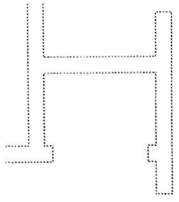
12'-11"



12

80.15' FINISHED FLOOR ELEVATION

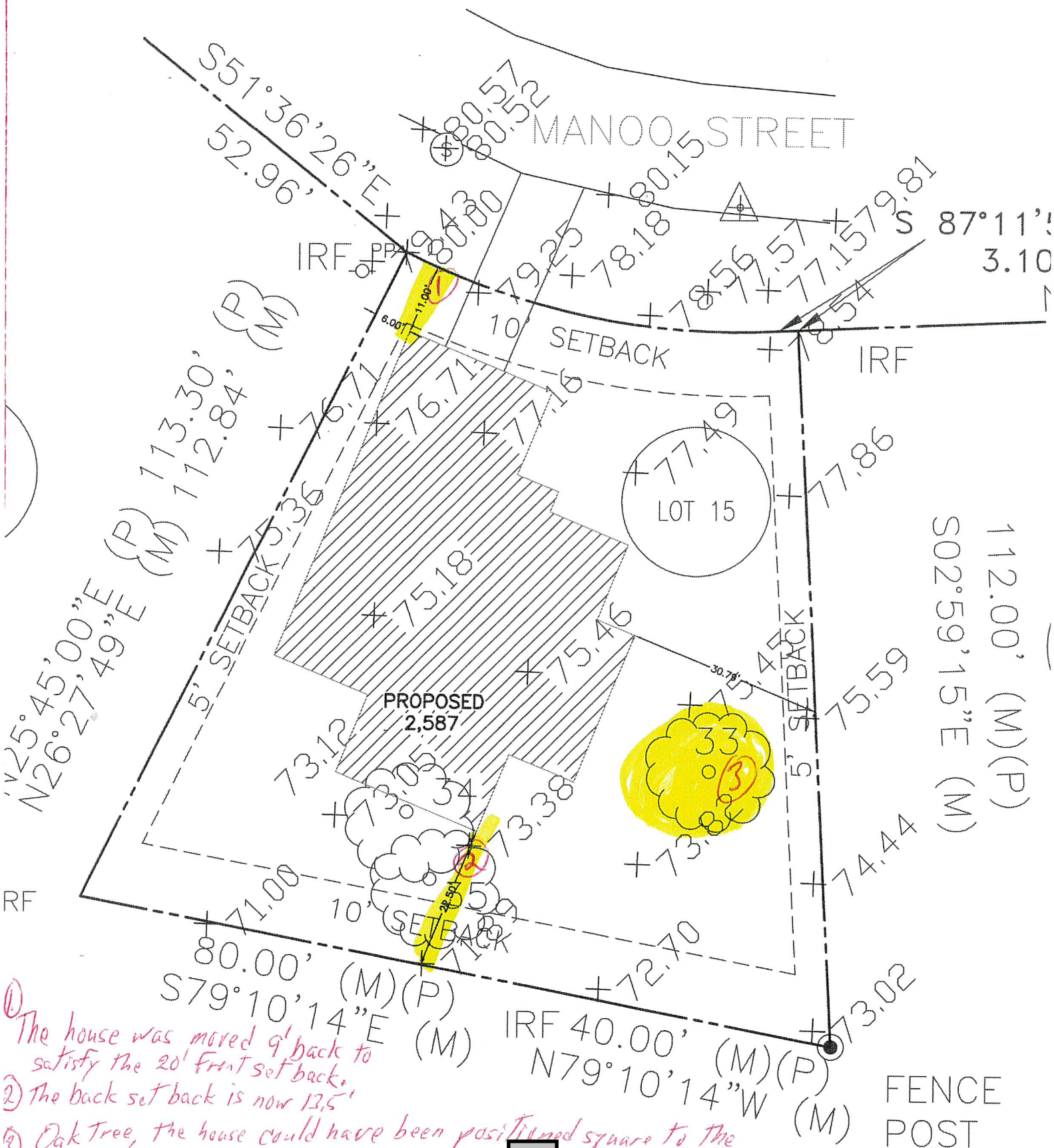
4" THICK CONCRETE SLAB REINFORCED
WITH 6X6 W 1.4/1.4 WWM ON 6 MIL.
VISQUEEN ON TERMITES TREATED
COMPACTED FILL, (TYP).



1 LOT 1 PLAN

IRF

59.83'



- ① The house was moved 9' back to satisfy the 20' front setback.
- ② The back setback is now 13.5'
- ③ Oak Tree, the house could have been positioned square to the back property line within the setbacks the oak tree would have been lost

Dennis R. Arceneaux

Prepared By:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035
File No: 19-0736

Return To:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035

STATE OF MISSISSIPPI
COUNTY OF Hancock

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, it

Landmark Contractors, LLC , Grantor
1079 Tina Ladner Vic Faye Road
Pass Christian, MS 39571
Phone: 228-669-4444

Does hereby sell, convey, bargain and warrant to

Sharon I. Gerchow , Grantee
1523 Bradney Drive
Houston, TX 77077
Phone: 281-556-1430

The following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

**Lot 15, Block 1, Unit 2, Phase 2, Diamondhead, Hancock County, Mississippi,
as per the map or plat thereof on file and of record in the office of the
Chancery Clerk of Hancock County, Mississippi.**

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.


This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantee herein.

WITNESS MY SIGNATURE, this the 10th day of October, 2019.


Landmark Contractors, LLC


By: David D. Malley, Member

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 10th day of October, 2019, within my jurisdiction, the within named David D. Malley, who acknowledged that he is Member of Landmark Contractors, LLC, and that for and on behalf of said company, and as its act and deed executed the above and foregoing instrument, after first having been duly authorized so to do.




Notary Public
My Commission Expires:



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

APPLICATION FOR CONDITIONAL USE

Case Number: 202000046

Date 1-29-2020

RECEIVED
BY: RJ 4:45 P.M.

Applicant: Mark Oster, Oster Group Consulting LLC

Applicant's Address: 6813 Oahu Ct. Diamondhead, Ms 39525

Applicant's Email Address: Mark @ Oster group consulting llc . com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) 228-355-5477

Property Owner: Mini Meanie, LLC

Owner's Mailing Address: P.O. Box 2507 Gretna, LA 70054

Owner's Email Address Lavinatomlinson @cox.net

Owner's Contact Number: (Home) 504-347-1107 (Work) _____ (Cell) 504-650-5555

Tax Roll Parcel Number: 132H-1-03-006.005

Physical Street Address: 4401 Park Ten Drive D, Head, Ms 39525

Legal Description of Property: Pt Gov Lot 63-8-14

Zoning District: General Commercial C-1

State Purpose of Request: Conditional use request for tenant.

Copies

Date: January 30, 2020

To Whom It May Concern:

I Fredrick L. Tomlinson, President of Mini Meanie LLC, owner of the property located at 4401 Park Ten Drive, Diamondhead, MS, do hereby designate Mark Oster of Oster Brown Consulting LLC, my tenant as agent for myself and Mini Meanie LLC, in regard to our Application for Conditional Use of my property listed above.

Subscribed and Sworn by me on this date before the Notary Public listed below.


Signature of F. L. Tomlinson


Notary Public



Responses to Required Items:

1) Descriptive statement including operating characteristics and nature.

Oster Group Consulting is a Concrete sub-contracting and consulting firm. Our organization specializes in high tolerance concrete floors and concrete floor polishing.

Oster Group currently employees over 100 field employees around the nation and 5 office employees here in the local area.

Currently the plan usage for the location in questions is to run a subcontracting business full time out of the establishment. Our intentions will be to remove some non-loading bearing walls in the building to allow for proper storage of our equipment and tools. Along with adding cubicles to the interior of the building allowing for more segregated office areas.

For the exterior of the building we intend to park trailers ranging from 8'-24' in the south west side of the lot. Total number of trailers not to exceed 5 at this time. The trailers will be used daily by employees to carry out are day to day operations. We are proposing to install either an 8' chain link fence slatted or a 6' wood privacy fence on the southeast corner running south to the proper line and the same will happen on the southwest corner running south to the property line. This area will have a 12' wide double gate allowing for the trailers and misc. materials to be stored and secured. Both the enclosed area inside the fence and the area in front of the loading dock leading to the gate at the new fence will be covered in stoned to allow for access in any potential weather condition.

For the front entry of the building we intend to keep the store front for clients to have an accessible way to the office along with accommodating parking. We will have 3 company trucks parked in the front parking lot every evening. There will not be an increase in traffic at any time that would hinder the flow of traffic anywhere in the city.

As for the use of the loading dock, Oster Group would not have any 18-wheeler traffic unless under certain conditions for possible new equipment deliveries. This would only happen possible twice a year.

B:

- I. There will be no modifications to the site grading that will alter the natural flow of runoff water. The site and building are preexistent.
- II. **NA**
- III. The appearance of the building would be minor cosmetics to freshen up the exterior of the building. Not including the fence previously mentioned.
- IV. No site improvements needed. The preexisting loading dock will be used maybe 2 times a year for new equipment deliveries. We intend to put a fence up as marked on the drawing provided. See attached. Yes, we would want a sign reading the business name above the store front entrance.

- V.** The operations being ran out of the business is a Concrete sub-contracting business as stated in our opening statement. The front office area would have normal operating business hours 8am-5pm Mon- Friday.
- VI.** NA
- VII.** Off street parking would be only for registered trailer parking as discussed in earlier statements behind the new fence.
- VIII.** NA
- IX.** See attached
- X.** The intended business blends well with the existing business surrounding the building. To the immediate North is a General contracting business with all the same outside parking characteristics of our proposed use. West of the building is the Diamondhead water and sewer department and the northwest property is a sheet metal fabrication company. All business using their yards for outdoor storage and vehicle and trailer parking.
- XI.** At this time I'm unaware of any applicable fee.

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Conditional Use 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 request on his own behalf.

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

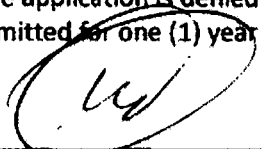
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The Public Hearing will be held on Feb 24 2020 at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

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 ☐

Geoportal Map

MASS HUNTINGDONTS LLC

SUNNIGRIS LLC

SUNNIGRIS LLC

189

SWEETMAN JAMES W EIAL

PARK 1FN DR

150'

233.0'

240'

115'

5.002

6.6 Ac.

DANCONHEAD WATER & SEWER DISTRICT

6.003

6.004

DUNNIGRIS

180'

220'

224'

90'

205'

DUNNIGRIS

6.005

180'

205'

100'

A-2

FRISMAN JAMES W EIAL

CAUSIN LAND LLC

21

6.002

A-1

5.66 Ac.

January 29, 2020

DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

1 inch = 68 feet

0 30 60 90 120

Feet

LEASE

THIS LEASE made and entered into on this the 1st day of DECEMBER, 2019 by and between **MINI MEANIE, LLC**, ("Lessor") and **OSTER GROUP CONSULTING LLC** ("Lessee")

WITNESSETH:

In consideration of the mutual covenants set forth herein, Lessor and Lessee hereby agree as follows:

1. LEASED PREMISES

- 1.1 Subject to the terms, conditions and covenants hereafter set forth, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the premises located at 4401 Park Ten Drive, Diamondhead, MS 39525

2. TERM

- 2.1 The term ("Initial Term") of this Lease is for Two (2) years and shall commence on DECEMBER 1ST, 2019 and shall end on NOVEMBER 30TH, 2021 unless terminated earlier as provided in this Lease.

3. RENT

- 3.1 Upon execution of the lease, Tenant agrees to pay a one lump sum of Eighteen Thousand Dollars (\$18,000.00) to Lessor Mini Meanie, LLC for One Year Rental. On DECEMBER 1ST, 2020, one lump sum of Eighteen Thousand Dollars (\$18000.00) will be paid to Lessor MINI MEANIE, LLC for the second year lease.

Purchase Option – During this lease period or at the expirations thereof, Tenant shall have the right to purchase the property subject to all the terms and conditions hereof, for the purchase price of

Tenant has the option to exercise this purchase option at any time during this lease agreement, and this Agreement is drafted upon the expectation that it is the intent of the parties that tenant will be exercising this purchase option. Upon exercise of the purchase option, a \$6,000.0 (Six Thousand Dollars) from the second year's rental will be credited.

4. UTILITIES

- 4.1 Lessee agrees to pay all monthly utility payments for the Premises including electrical, gas, water, phone, fire protection, sewer and security services, if applicable.

5. USE OF PREMISES

- 5.1 The Leased Premises may be used for the storage, repair, manufacturing, or maintenance of Lessee's property and for any other lawful purpose.
- 5.2 Lessee shall not cause the Leased Premises to be in violation of Federal, State, or Local Laws, Ordinances or Regulations relating to environmental conditions on, under or about the Leased Premises, including but not limited to, soil and ground water conditions. Lessee shall not use, generate, manufacture, store or dispose of on, or under, 22 out Leased Premises or transport to or from the

Leased Premises any toxic or hazardous materials, substances or waste which may be in violation of Local, State or Federal Law. Should any pollution or contamination occur on this property, Lessee shall be responsible for all cleanup and restoration expenses associated with restoring this land (Leased Premises) to its original state at the inception of this Lease, to include but not limited to attorney's fees. Lessor represents that the Leased Premises are not in violation of federal, State or Local Laws, regarding the use, generation, manufacturing, storage or disposal of on, under or about the Leased Premises or transportation to or from the Leased Premises any toxic or hazardous materials, substances or waste..

6. SUBLETTING

- 6.1 The Lessee shall not sublet the Leased Premises or assign the Lease, or any part thereof, without prior written consent of Lessor, which shall not be unreasonably withheld. Notwithstanding the above, Lessee's parent company, its subsidiary companies and divisions shall be able to use Leased Premises without necessity of a sublease or assignment.

7. TAXES AND ASSESSMENTS

- 7.1 Lessor agrees to pay directly to the taxing authorities all ad valorem taxes and the assessments levied or assessed on the Leased Premises. Lessee shall pay personal property taxes on Lessee's inventory and equipment during the Initial or any Extended Term of this Lease. Should any improvements to this property by the Lessee cause an increase in taxes and assessments, Lessee shall be responsible proportionally for any increased taxes due.

8. INDEMNITY

- 8.1 Lessee agrees that it will defend, protect and save and keep the Lessor, all LLC members and all LLC owners, harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any laws or ordinances, where occasioned by the neglect of Lessee or those holding under Lessee. Lessee will at all times defend, protect, indemnify and save and keep the Lessor harmless against and from any and all loss, damage or expense, arising out of or from any accident or other occurrence on or about said Leased Premises, causing injury to any person or property whomsoever or whatsoever. Lessee will defend, protect, indemnify, save and hold the Lessor harmless against and from any and all claims and against and from any and all loss, cost, damage or expense, including reasonable attorney's fees, arising out of any failure of Lessee in any respect to comply with and perform all requirements and provisions hereof.

9. INSURANCE

- 9.1 As long as this Agreement is in force, Lessee shall maintain, at its sole cost, the following types of insurance:
- 9.1.1. Comprehensive General Liability insurance with a combined single limit of \$1,000,000.00 per occurrence. The policy shall include products/completed operations and contractual coverage. The policy shall be on an "occurrence" basis and contain a Waiver of Subrogation in favor of certificate holder as required by written contract.

9.1.2. Automobile Liability insurance with a combined single limit of \$500,000.00 per occurrence. The policy shall provide coverage for all owned, non-owned, and hired vehicles.

9.1.3. Workers Compensation/Employers Liability insurance with the following limits:

- 9.1.3.1.1. Workers Compensation -- Statutory
- 9.1.3.1.2. Employer's Liability -- \$500,000.00 per occurrence

Lessee shall name Lessor Mini Meanie, LLC, Larry Tomlinson, Troy Tomlinson, and Stephanie Tomlinson as additional named insureds on the insurance policies. Lessee shall provide Lessor with an insurance certificate(s) as evidence that the required insurance is in force. Lessee will provide renewal certificates to Lessor as long as this agreement is in force. Such certificates shall specify that Lessor shall be given thirty (30) days notice prior to cancellation of any of the required insurance policies.

10. INSPECTION

10.1 The Lessor may enter the Leased Premises at reasonable times to inspect same, upon prior notice to and in the presence of Lessee's agent or employee (except in emergencies.)

11. DEFAULT OF LESSEE

11.1 Should Lessee fail to pay any of the rentals provided for herein, or should Lessee fail to comply with any of the other obligations of this Lease, within ten (10) days from the mailing, by Landlord of notice demanding same, Landlord shall have the right, at Landlord's option (a) to cancel this Lease, in which event there shall be due to Landlord as liquidated damages, a sum equal to the amount of the guaranteed rent for one year, or alternatively at Landlord's option to be reimbursed all actual cost incurred in reentering, renovating and reletting said Premises; (b) to accelerate all rentals due for the unexpired remaining term of this Lease and declare same immediately due and payable; or (c) to sue for the rents in intervals or as the same accrues. The foregoing provisions are without prejudice to any remedy that might otherwise be used under the laws of Mississippi for arrears of rent or breaches of contract, or to any lien to which Landlord may be entitled.

Should Landlord terminate this Lease as provided in this article, Landlord may reenter said Leased Premises and remove all persons, or personal property, without legal process, and all claims for damages by reason of such reentry are expressly waived.

Landlord's failure to strictly and promptly enforce these conditions shall not operate as a waiver of Landlord's right, Landlord hereby expressly reserving the right to always enforce prompt payment of rent, or to cancel this Lease regardless of any indulgences or extensions previously granted.

Lessee agrees that should Lessor have to sue Lessee for the possession of the premises, for the rentals due, or for any other reason under the terms of the lease, that Lessee shall pay Lessor's attorney's fees.

12. ALTERATION, ADDITIONS AND IMPROVEMENTS

12.1 The Lessee agrees not to make permanent alterations or improvements to the Leased Premises without the written consent of Lessor, which consent shall not be unreasonably withheld. The Lessee agrees to conform to sign criteria standards as set for by a 24 appropriate governmental authorities. Any Signage must

have the written consent of Lessor, which consent shall not be unreasonably withheld. Lessee shall not remove any of the permanent improvements or additions at the termination of this Lease, unless specifically requested by Lessor to remove alterations or improvements constructed by Lessee solely for Lessee's benefit, including but not limited to signage.

14. NOTICES

- 14.1 Notices may be served upon the Lessor either in person or by certified mail at P. O. Box 2507 Gretna, Louisiana 70054. Notice may be served upon the (Lessee) 6813 Oak Court Diamondhead, MS 39523.

17. REPRESENTATIONS AND COMPLIANCE WITH LAW

- 17.1 Lessor represents to Lessee that Lessor has full authority to enter into this Lease, that Lessor has fee title to all the buildings, improvements, and the land which constitute the Leased Premises.
- 17.2 Lessor represents that it has no knowledge of any defect at the Leased Premises, that the Leased Premises conform to all laws, ordinances, restrictions, zoning regulations and requirements of all governmental authorities or agencies.
- 17.3 This Lease and all its terms shall be governed by and construed in accordance with the laws of the State of Mississippi.

WITNESS OUR SIGNATURES on this 27th day of November 2019

LESSOR:

LESSEE:

MINI MEANIE, LLC

OSTER Group Consulting LLC

By: F. L. Tomlinson
F. L. TOMLINSON

By: MARK OSTER
MARK OSTER

Ronald Jones

From: Mark Oster <mark@ostergroupconsultingllc.com>
Sent: Monday, February 10, 2020 9:16 PM
To: Ronald Jones; Frederick Larry Tomlinson (lavinatomlinson@cox.net)
Cc: Michael J. Reso; Dennis Arceneaux; Tammy Braud
Subject: RE: RE: FW: Conditional Use Application; Requesting more info
Attachments: 4401 Floor plan.jpg; Overview revised.jpg

Ronald,

See attached overview of the shop showing the proposed fencing and parking lot addition leading to the fence gate and also in the fenced area for trailer parking and storage.

Also attached is a sketch showing the proposed floor plan. At this time my last concern is any future retail in the front of the building. Oster Groups main concern is to either get the power on and move forward or move on..

As for hours of operations. As stated in the C-1 application we have full time operations from 8am-5pm. Outside of that there may be a company trailer or truck dropped off/picked up outside of those hours.

If I have missed something or you have any questions or need clarification pertaining to the above matter my direct number is on the email signature. Please give me a call.

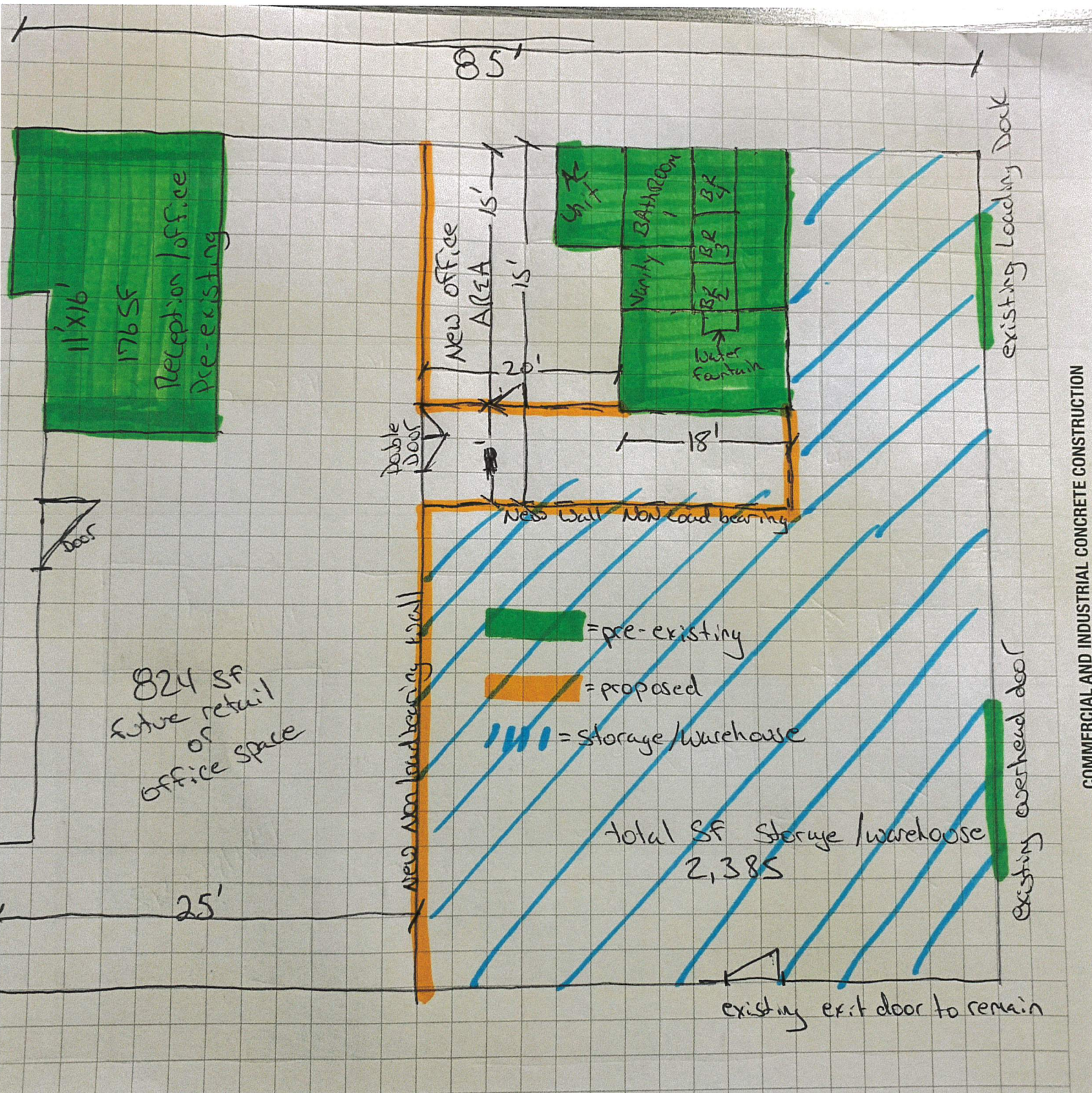
MARK OSTER.

OSTER GROUP CONSULTING LLC

"THE CONCRETE PROFESSIONALS"

228.355.5477.....615.916.6923

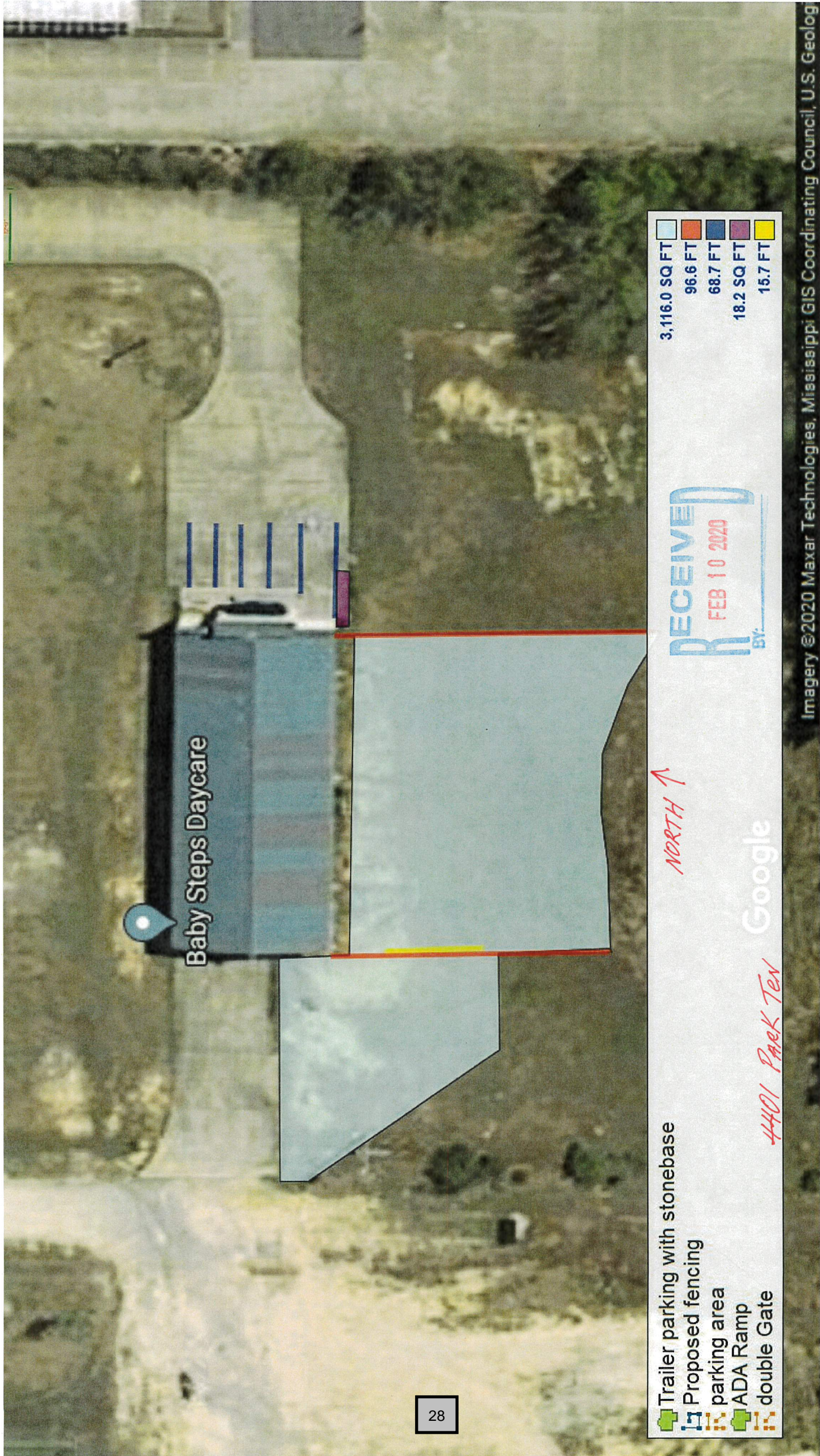
↓ NORTH



COMMERCIAL AND INDUSTRIAL CONCRETE CONSTRUCTION

4401 PARK TEN

RECEIVED
FEB 10 2020
BY: _____



Baby Steps Daycare

- Trailer parking with stonebase
- Proposed fencing
- parking area
- ADA Ramp
- double Gate

- 3,116.0 SQ FT
- 96.6 FT
- 68.7 FT
- 18.2 SQ FT
- 15.7 FT

RECEIVED
FEB 10 2020
BY: _____

Google

4401 Paek Ten

NORTH ↑

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525



Office 228-222-4626
Fax 228-222-4390
www.Diamondhead.ms.gov

APPLICATION FOR ZONING CHANGE

CASE NO. 20200044

DATE 1-30-2020

APPLICANT: City of Diamondhead

APPLICANT'S ADDRESS: 5000 Diamondhead Circle

APPLICANT'S TELEPHONE: (HOME) _____ (WORK) 228-222-4626

PROPERTY OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: (HOME) _____ (WORK) _____

TAX ROLL PARCEL NUMBER: N/A

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: Applies to

all properties within the corporate limits

ZONING CHANGE (FROM) _____ (TO) _____

STATE PURPOSE OF REZONING: text amendment-Required parking spaces for restaurant,

drive-thru/drive-in; To provide more reasonable parking space requirements.

STATEMENT OF UNDERSTANDING

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

The application fee of \$600.00 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 designated 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 change 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 2-24-2020 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.

Ronald R. Jones
Signature of Applicant

Signature of Property Owner

For Official Use Only

- ~~() \$600.00~~ **200.00**
() Copy of Deed, Lease or Contract
() Site Plan
() Parking Spaces
() List of Property Owners NA ()

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

**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 in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure). The Case File Number is 202000044.

The proposed text amendment would change the required off-street parking spaces in Table 8.1 for Restaurants with Drive-Thru or Drive-In. The current and proposed text language is stated below.

**CURRENT TEXT
LANGUAGE**

8.2.2 Schedule of Off Street Parking Spaces Required

Table 8.1 GENERAL OFF-STREET PARKING
REQUIREMENTS

Restaurants, with Drive-Thru or Drive-On 32 spaces per
1,000 sq. ft. of seating area;

2 spaces per 3 employees

1 space per business
vehicle

2 1- 160' queuing
space beginning at
pick up station

**PROPOSED TEXT
LANGUAGE (**BOLD**
AND UNDERLINE**

8.2.2 Schedule of Off Street Parking Spaces Required

Table 8.1 GENERAL OFF-STREET PARKING
REQUIREMENTS

Restaurants, with Drive-Thru or Drive-On 1 per 2 seats

1 **9' x 50' queuing
space beginning at
pick up station***

*All queuing shall
be contained on
private property
and shall not be
allowed on public.

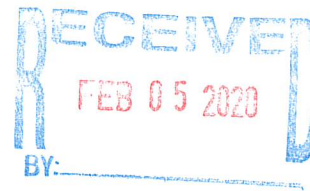
In accordance with Article 2.8.2, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Monday, January 24, 2020 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.

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.



1402 Pass Road
Gulfport, MS 39501



1/30/2020

Request and Land Description: Elliott Land Developments, LLC is asking for sketch plat approval for Diamondhead Lakes Subdivision. Diamondhead Lakes is a 210 Lot single family subdivision on a 77 Acre tract of land, being part of parcel 067L-0-35-012.000. The subject property is located in Section 35 Township 7S Range 14W.

The **Northern Portion** of the property (Approx. 30 Acres) located West of Cardinal Golf Course Holes 12, North of Hole 13, and East of Hole 14.

The **Southern Portion** (Approx. 47 Acres) is located of West of Cardinal Golf Course Holes 10-11, East of Hole 12, South of Hole 13, North of Hole 8, North and East of Hole 9

Zoning: The Northern Portion is Zoned R-2. The Southern Portion is Zoned R-1

Lot Sizes/Density – Diamondhead Lakes contains 210 Lots over a 77 Acres which equates to a total density level of 2.7 homes per acre.

- The Northern Portion has a density of 3.3 Homes per acre. R-2 Zoning allows for 7 units per acre
- The Southern portion has a density of 2.36 Homes per acre. R-1 Zoning allows for 4 units per acre.

Variances Requested – Elliott Homes is requesting several variances for setbacks, road frontage width, but very few for lot size. The main reason for variances is because of the winding design of our subdivision and utilizing Low Impact Development techniques. Many zoning ordinances are written for traditional neighborhood designs that have very straight roads. Upon further investigation, there are many lots throughout Diamondhead that would violate the subdivision ordinance standard for road frontage width and lot width at setback line at a corner lot.

Parks and Green Space – The site contains about 8 Acres of Green Space

Flood Zone: The entire tract of land is located in a X Flood Zone

Streets – The ROW width will be 50 feet wide. Street width will be a minimum of 20 feet wide, but may be as wide as 22 feet in some places. The roadway base will consist of 8-10” of soil cement and a 1.5-inch binder course layer of asphalt at the time of Final Plat. Another 1.5-inch surface course layer of asphalt will be completed within 2 years of Final Plat.

Some areas of the street will contain a center island median. This median be a bioswale that will help the aesthetic appeal of the subdivision and will also service some of the drainage for the subdivision.

Phases & Timing – Development will start from 2 separate entrances. Phase 1 will enter off of Golf Club Drive and close to the Clubhouse. Phase 2 will start from Diamondhead Drive West through an existing ROW between 2 lots and will enter into the proposed development between Holes 13 & 14. Prior to the Final Plat for Phase 2, the roadway must be complete to Diamondhead Drive West. These 2 Roads will converge between the 11th and 12th Hole in a future phase. The timing of remaining phases will take place based on sales in the subdivision, but Elliott Land Developments, plans on developing phases to allow the connection of these 2 roads as soon as possible.

Drainage – Elliott Land Development is going to utilize Low Impact Development (LID) techniques throughout the subdivision. Traditional drainage design funnels stormwater underground to a central retention area, however LID spreads out the drainage for the development into smaller drainage areas and allows the majority of the water to soak into the ground and help filter pollutants and sediment through plants and soil.

Please let me know if any further questions. You can reach me on my cell at 228-596-4471 or kenneth@myelliotthome.com

Sincerely,

Kenneth Jones II
V.P. of Land
Elliott Land Developments, LLC
Elliott Homes, LLC

Site Plan Variances Requested

Elliott Land Developments is requesting variances on the following Lots:

Northern Section

- Lot 10 – Minimum Road Frontage – Lot has 32 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.
- Lot 11 – Minimum Road Frontage – Lot has 31 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.
- Lot 12 – Minimum Road Frontage – Lot has 30 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 13 – Minimum Road Frontage – Lot has 26 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 25 – Minimum Lot Width (Corner Lot) – Lot has 71 ft where 75 ft is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 29 – Lot Width at Setback Line – Lot has 52 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts other lots. There will also be drainage for these lots along the rear of this lot and a variance is needed to ensure that the home does not impede the drainage.
- Lot 41 – Minimum Lot Width (Corner Lot) – Lot has 61 ft where 75 ft is required. Lot is a little smaller than the required width because of the needed road to go between the 13th and 14th Holes, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 42 – Minimum Lot Width (Corner Lot) – Lot has 61 ft where 75 ft is required. Lot is a little smaller than the required width because of the needed road to go between the 13th and 14th Holes, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 61 – Minimum Road Frontage – Lot has 31 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 62 – Minimum Road Frontage & Lot Width at Setback Line – Lot has 34 feet of road frontage where 35 feet is required. Lot has 42 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 63 – Lot Width at Setback Line – Lot has 56 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 64 – Lot Width at Setback Line – Lot has 49 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 65 – Minimum Road Frontage & Lot Width at Setback Line – Lot has 30 feet of road frontage where 35 feet is required. Lot has 43 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 66 – Lot Width at Setback Line – Lot has 47 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts drainage area used for retention.

Southern Section

- Lots 3 - Minimum Lot Size variance requested – Lot is 9,706 SF where 10,000 SF is required. Lot backs onto the golf course and has a slight curve in the road at this location. This makes this lot just slightly smaller than the other lots in the area.
- Lot 28 –Lot Width at Setback Line –Lot has 66 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 29 – Lot Width at Setback Line –Lot has 77 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 30 – Lot Width at Setback Line –Lot has 60 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 31 – Lot Width at Setback Line –Lot has 63 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 32 –Lot Width at Setback Line –Lot has 61 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 33 –Lot Width at Setback Line –Lot has 68 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 38 - Minimum Lot Width (Corner Lot) – Lot has 85 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 43 - Minimum Lot Width (Corner Lot) – Lot has 91 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 106 - Minimum Lot Width (Corner Lot) – Lot has 90 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.



5000 Diamondhead Circle • Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: Elliott Homes and adjacent property owners

FROM: Ronald R. Jones, CBO
Building Official

DATE: February 5, 2020

SUBJECT: Notice of Public Hearing before the Planning Commission

Elliott Homes represented by Kenneth Jones has submitted “the Master Sketch Plat for Diamondhead Lakes” for review, consideration and approval.

The master Sketch Plat is a 210 lot development having lot sizes ranging from the smallest lot of 9,563.0 to the largest lot of 42,111.2 sf. The tax parcel numbers are 067L-0-35-012.000 in part. The land is located on Section 35 Township 7S, Range 14W. The total number of acres is approximately 77. The current zoning of lots in the southern section is R-1 Low Density Single Family. The current zoning of lots in the northern section is zoned R-2 Medium Density Single Family. The property is generally located north of and adjacent Golf Club Drive; north of and adjacent to No. 8 Fairway, Cardinal golf course; west of and adjacent to No. 10 and 11 Fairways, Cardinal golf course; west of Diamondhead Drive West; south of adjacent to Twin Lakes; east of and adjacent to No. 13 and 14 Fairways, Cardinal golf course; and north of and adjacent to No. 9 Fairway, Cardinal golf course.

The **Northern Portion** of the property (Approx. 30 Acres) located West of Cardinal Golf Course Holes 12, North of Hole 13, and East of Hole 14.

The **Southern Portion** (Approx. 47 Acres) is located of West of Cardinal Golf Course Holes 10-11, East of Hole 12, South of Hole 13, North of Hole 8, North and East of Hole

The entrance to Diamondhead Development subdivision Phase 1 will be on Golf Club Drive just east of Cherryhill Drive. Another entrance is planned on Diamondhead Drive West by another development.

Elliott Homes is also requesting variances on the following lots located in Diamondhead Lakes Subdivision:

Northern Section

- Lot 10 – Minimum Road Frontage – Lot has 32 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.
- Lot 11 – Minimum Road Frontage – Lot has 31 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.

- Lot 12 – Minimum Road Frontage– Lot has 30 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 13 – Minimum Road Frontage– Lot has 26 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 25 – Minimum Lot Width (Corner Lot) – Lot has 71 ft where 75 ft is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 29 –Lot Width at Setback Line –Lot has 52 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts other lots. There will also be drainage for these lots along the rear of this lot and a variance is needed to ensure that the home does not impede the drainage.
- Lot 41 – Minimum Lot Width (Corner Lot) – Lot has 61 ft where 75 ft is required. Lot is a little smaller than the required width because of the needed road to go between the 13th and 14th Holes, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
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- Lot 62 – Minimum Road Frontage & Lot Width at Setback Line – Lot has 34 feet of road frontage where 35 feet is required. Lot has 42 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
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- Lot 66 –Lot Width at Setback Line – Lot has 47 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts drainage area used for retention.

Southern Section

- Lots 3 - Minimum Lot Size variance requested – Lot is 9,706 SF where 10,000 SF is required. Lot backs onto the golf course and has a slight curve in the road at this location. This makes this lot just slightly smaller than the other lots in the area.
- Lot 28 –Lot Width at Setback Line –Lot has 66 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 29 – Lot Width at Setback Line –Lot has 77 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 30 – Lot Width at Setback Line –Lot has 60 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 31 – Lot Width at Setback Line –Lot has 63 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.

- Lot 32 –Lot Width at Setback Line –Lot has 61 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 33 –Lot Width at Setback Line –Lot has 68 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 38 - Minimum Lot Width (Corner Lot) – Lot has 85 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 43 - Minimum Lot Width (Corner Lot) – Lot has 91 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 106 - Minimum Lot Width (Corner Lot) – Lot has 90 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.

The Planning Commission shall review and submit a recommendation to the City Council.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Monday, February 24, 2020 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.

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.

DIAMONDHEAD LAKES
YELLOW LOTS NEED VARIANCES



Northern Section

k lots 1	6,607.0 ft ² (0.151677 acres)	
k lots 2	7,071.8 ft ² (0.162345 acres)	
k lots 3	7,404.4 ft ² (0.169982 acres)	
k lots 4	7,696.8 ft ² (0.176693 acres)	
k lots 5	8,217.5 ft ² (0.188647 acres)	
k lots 6	8,767.3 ft ² (0.201270 acres)	
k lots 7	8,031.7 ft ² (0.184382 acres)	
k lots 8	8,794.1 ft ² (0.201884 acres)	
k lots 9	14,459.7 ft ² (0.331949 acres)	
k lots 10	9,149.3 ft ² (0.210039 acres)	- Minimum Road Frontage
k lots 11	10,941.0 ft ² (0.251172 acres)	- Minimum Road Frontage
k lots 12	16,437.2 ft ² (0.377346 acres)	- Minimum Road Frontage
k lots 13	9,865.2 ft ² (0.226474 acres)	- Minimum Road Frontage
k lots 14	7,508.0 ft ² (0.172361 acres)	
k lots 15	8,924.7 ft ² (0.204882 acres)	
k lots 16	9,775.9 ft ² (0.224424 acres)	
k lots 17	9,663.6 ft ² (0.221845 acres)	
k lots 18	7,792.0 ft ² (0.178879 acres)	
k lots 19	8,007.5 ft ² (0.183826 acres)	
k lots 20	8,084.7 ft ² (0.185600 acres)	
k lots 21	8,049.6 ft ² (0.184793 acres)	
k lots 22	8,191.5 ft ² (0.188051 acres)	
k lots 23	8,285.4 ft ² (0.190207 acres)	
k lots 24	9,377.9 ft ² (0.215288 acres)	
k lots 25	9,040.1 ft ² (0.207533 acres)	- Minimum Lot Width (Corner Lot)
k lots 26	14,223.0 ft ² (0.326516 acres)	
k lots 27	13,853.8 ft ² (0.318039 acres)	
k lots 28	10,221.9 ft ² (0.234662 acres)	
k lots 29	8,213.4 ft ² (0.188554 acres)	- Lot Width at Setback Line
k lots 30	14,293.3 ft ² (0.328130 acres)	
k lots 31	12,941.1 ft ² (0.297088 acres)	
k lots 32	7,982.0 ft ² (0.183241 acres)	
k lots 33	7,539.5 ft ² (0.173083 acres)	
k lots 34	8,118.8 ft ² (0.186383 acres)	
k lots 35	9,034.1 ft ² (0.207394 acres)	
k lots 36	10,237.4 ft ² (0.235019 acres)	
k lots 37	7,319.4 ft ² (0.168031 acres)	
k lots 38	6,386.6 ft ² (0.146616 acres)	
k lots 39	6,658.1 ft ² (0.152850 acres)	
k lots 40	8,009.2 ft ² (0.183866 acres)	
k lots 41	13,573.5 ft ² (0.311605 acres)	- Minimum Lot Width (Corner Lot)
k lots 42	9,375.0 ft ² (0.215221 acres)	- Minimum Lot Width (Corner Lot)
k lots 43	7,681.6 ft ² (0.176345 acres)	

k lots 44	6,888.1 ft ² (0.158129 acres)	
k lots 45	6,972.5 ft ² (0.160067 acres)	
k lots 46	8,353.1 ft ² (0.191760 acres)	
k lots 47	11,194.4 ft ² (0.256988 acres)	
k lots 48	12,359.2 ft ² (0.283728 acres)	
k lots 49	9,189.8 ft ² (0.210968 acres)	
k lots 50	7,382.0 ft ² (0.169467 acres)	
k lots 51	7,417.4 ft ² (0.170280 acres)	
k lots 52	7,730.8 ft ² (0.177475 acres)	
k lots 53	7,947.5 ft ² (0.182448 acres)	
k lots 54	7,139.7 ft ² (0.163906 acres)	
k lots 55	7,216.4 ft ² (0.165665 acres)	
k lots 56	8,365.8 ft ² (0.192051 acres)	
k lots 57	8,608.4 ft ² (0.197622 acres)	
k lots 58	9,387.8 ft ² (0.215514 acres)	
k lots 59	7,140.7 ft ² (0.163927 acres)	
k lots 60	7,962.3 ft ² (0.182789 acres)	
k lots 61	12,117.0 ft ² (0.278168 acres)	– Minimum Road Frontage
k lots 62	10,083.0 ft ² (0.231473 acres)	– Minimum Road Frontage & Lot Width at Setback Line
k lots 63	8,389.5 ft ² (0.192596 acres)	– Lot Width at Setback Line
k lots 64	10,442.7 ft ² (0.239731 acres)	– Lot Width at Setback Line
k lots 65	14,409.4 ft ² (0.330793 acres)	– Minimum Road Frontage & Lot Width at Setback Line
k lots 66	9,391.5 ft ² (0.215599 acres)	– Lot Width at Setback Line
k lots 67	7,276.0 ft ² (0.167034 acres)	
k lots 68	7,160.6 ft ² (0.164384 acres)	
k lots 69	6,712.4 ft ² (0.154095 acres)	
k lots 70	7,512.7 ft ² (0.172468 acres)	
k lots 71	8,602.4 ft ² (0.197483 acres)	
k lots 72	6,857.7 ft ² (0.157430 acres)	
k lots 73	7,385.3 ft ² (0.169542 acres)	
k lots 74	7,506.5 ft ² (0.172325 acres)	
k lots 75	7,334.8 ft ² (0.168384 acres)	
k lots 76	6,673.9 ft ² (0.153212 acres)	
k lots 77	7,018.8 ft ² (0.161129 acres)	
k lots 78	8,258.4 ft ² (0.189587 acres)	
k lots 79	9,882.8 ft ² (0.226879 acres)	
k lots 80	9,963.3 ft ² (0.228725 acres)	
k lots 81	8,463.4 ft ² (0.194293 acres)	
k lots 82	12,536.5 ft ² (0.287799 acres)	
k lots 83	7,341.6 ft ² (0.168540 acres)	
k lots 84	8,278.3 ft ² (0.190044 acres)	
k lots 85	9,424.1 ft ² (0.216349 acres)	
k lots 86	14,293.3 ft ² (0.328129 acres)	
k lots 87	12,132.2 ft ² (0.278517 acres)	
k lots 88	8,527.2 ft ² (0.195757 acres)	

k lots 89	7,792.7 ft ² (0.178896 acres)
k lots 90	7,449.8 ft ² (0.171024 acres)
k lots 91	7,480.9 ft ² (0.171739 acres)
k lots 92	8,057.0 ft ² (0.184962 acres)
k lots 93	9,276.2 ft ² (0.212952 acres)
k lots 94	8,660.7 ft ² (0.198823 acres)
k lots 95	8,595.2 ft ² (0.197318 acres)
k lots 96	8,115.3 ft ² (0.186302 acres)
k lots 97	7,475.4 ft ² (0.171611 acres)
k lots 98	6,367.8 ft ² (0.146185 acres)
k lots 99	6,477.1 ft ² (0.148694 acres)

Total: 882,784.6 ft² (20.265946 acres)

Average: 8,917.0 ft² (0.204707 acres)

Closed Surfaces: 99 (100%), Open Alignment: 0, Total Count: 99

Smallest: k lots 98 6,367.8 ft² (0.146185 acres)

Largest: k lots 12 16,437.2 ft² (0.377346 acres)

Southern Section

a lots 1	11,259.8 ft ² (0.258490 acres)
a lots 2	10,682.8 ft ² (0.245243 acres)
a lots 3	9,706.1 ft² (0.222821 acres) – Min Size Variance Needed
a lots 4	10,191.3 ft ² (0.233960 acres)
a lots 5	10,571.7 ft ² (0.242692 acres)
a lots 6	11,337.8 ft ² (0.260281 acres)
a lots 7	11,467.1 ft ² (0.263248 acres)
a lots 8	11,435.1 ft ² (0.262515 acres)
a lots 9	11,041.2 ft ² (0.253471 acres)
a lots 10	10,367.8 ft ² (0.238011 acres)
a lots 11	11,643.2 ft ² (0.267291 acres)
a lots 12	13,367.4 ft ² (0.306874 acres)
a lots 13	15,650.4 ft ² (0.359284 acres)
a lots 14	13,266.4 ft ² (0.304554 acres)

a lots 15	12,054.5 ft ²	(0.276733 acres)	
a lots 16	12,293.3 ft ²	(0.282214 acres)	
a lots 17	11,540.8 ft ²	(0.264941 acres)	
a lots 18	12,997.1 ft ²	(0.298373 acres)	
a lots 19	11,141.9 ft ²	(0.255783 acres)	
a lots 20	11,542.1 ft ²	(0.264970 acres)	
a lots 21	11,992.8 ft ²	(0.275318 acres)	
a lots 22	12,019.2 ft ²	(0.275923 acres)	
a lots 23	11,851.3 ft ²	(0.272068 acres)	
a lots 24	10,310.8 ft ²	(0.220312 acres)	
a lots 25	14,256.2 ft ²	(0.327277 acres)	
a lots 26	12,023.0 ft ²	(0.276009 acres)	
a lots 27	12,869.0 ft ²	(0.295432 acres)	
a lots 28	11,876.7 ft ²	(0.272652 acres)	– Lot Width at Setback Line
a lots 29	12,326.6 ft ²	(0.282981 acres)	– Lot Width at Setback Line
a lots 30	14,975.4 ft ²	(0.343787 acres)	– Lot Width at Setback Line
a lots 31	17,219.1 ft ²	(0.395295 acres)	– Lot Width at Setback Line
a lots 32	15,918.2 ft ²	(0.365431 acres)	– Lot Width at Setback Line
a lots 33	9,563.0 ft ²	(0.219537 acres)	– Lot Width at Setback Line
a lots 34	10,553.6 ft ²	(0.242277 acres)	
a lots 35	11,292.6 ft ²	(0.259243 acres)	
a lots 36	13,675.9 ft ²	(0.313955 acres)	
a lots 37	14,756.3 ft ²	(0.338758 acres)	
a lots 38	13,483.7 ft ²	(0.309542 acres)	Minimum Lot Width (Corner Lot)
a lots 39	15,885.5 ft ²	(0.364682 acres)	
a lots 40	13,534.7 ft ²	(0.310714 acres)	
a lots 41	11,869.2 ft ²	(0.272480 acres)	
a lots 42	11,607.4 ft ²	(0.266470 acres)	
a lots 43	12,983.5 ft ²	(0.298060 acres)	Minimum Lot Width (Corner Lot)
a lots 44	12,224.5 ft ²	(0.280636 acres)	
a lots 45	11,526.3 ft ²	(0.264608 acres)	
a lots 46	10,712.2 ft ²	(0.245918 acres)	
a lots 47	10,624.3 ft ²	(0.243901 acres)	
a lots 48	12,626.2 ft ²	(0.289859 acres)	
a lots 49	11,507.2 ft ²	(0.264169 acres)	
a lots 50	12,349.7 ft ²	(0.283509 acres)	
a lots 51	14,828.1 ft ²	(0.340407 acres)	
a lots 52	16,162.7 ft ²	(0.371044 acres)	
a lots 53	15,804.5 ft ²	(0.362821 acres)	
a lots 54	14,073.9 ft ²	(0.323093 acres)	
a lots 55	11,520.7 ft ²	(0.264479 acres)	
a lots 56	10,833.9 ft ²	(0.248711 acres)	
a lots 57	18,802.1 ft ²	(0.431637 acres)	
a lots 58	14,545.2 ft ²	(0.333912 acres)	
a lots 59	14,662.2 ft ²	(0.336599 acres)	
a lots 60	14,355.2 ft ²	(0.329551 acres)	
a lots 61	15,354.2 ft ²	(0.352484 acres)	

a lots 62	18,945.8 ft ²	(0.434936 acres)
a lots 63	11,656.8 ft ²	(0.267604 acres)
a lots 64	10,770.9 ft ²	(0.247265 acres)
a lots 65	11,326.8 ft ²	(0.260027 acres)
a lots 66	12,428.8 ft ²	(0.285326 acres)
a lots 67	11,629.1 ft ²	(0.266968 acres)
a lots 68	10,603.2 ft ²	(0.243416 acres)
a lots 69	11,987.6 ft ²	(0.275198 acres)
a lots 70	16,205.5 ft ²	(0.372028 acres)
a lots 71	15,006.7 ft ²	(0.344506 acres)
a lots 72	11,921.4 ft ²	(0.273677 acres)
a lots 73	14,931.4 ft ²	(0.342777 acres)
a lots 74	10,528.2 ft ²	(0.241693 acres)
a lots 75	10,133.8 ft ²	(0.232640 acres)
a lots 76	23,433.7 ft ²	(0.537965 acres)
a lots 77	14,155.0 ft ²	(0.324954 acres)
a lots 78	11,722.3 ft ²	(0.269106 acres)
a lots 79	12,917.6 ft ²	(0.296547 acres)
a lots 80	12,367.9 ft ²	(0.283927 acres)
a lots 81	13,057.8 ft ²	(0.299767 acres)
a lots 82	10,756.2 ft ²	(0.246928 acres)
a lots 83	10,387.7 ft ²	(0.238470 acres)
a lots 84	12,576.3 ft ²	(0.288712 acres)
a lots 85	12,698.3 ft ²	(0.291512 acres)
a lots 86	10,558.7 ft ²	(0.242395 acres)
a lots 87	10,472.7 ft ²	(0.240421 acres)
a lots 88	11,516.9 ft ²	(0.264393 acres)
a lots 89	13,097.6 ft ²	(0.300680 acres)
a lots 90	13,369.0 ft ²	(0.306911 acres)
a lots 91	14,857.5 ft ²	(0.341081 acres)
a lots 92	11,459.4 ft ²	(0.263072 acres)
a lots 93	12,039.8 ft ²	(0.276395 acres)
a lots 94	22,607.3 ft ²	(0.518991 acres)
a lots 95	42,111.2 ft ²	(0.966740 acres)
a lots 96	27,185.0 ft ²	(0.624082 acres)
a lots 97	25,578.6 ft ²	(0.587204 acres)
a lots 98	14,949.5 ft ²	(0.343194 acres)
a lots 99	19,906.2 ft ²	(0.456983 acres)
a lots 100	20,735.8 ft ²	(0.476029 acres)
a lots 101	19,031.1 ft ²	(0.436894 acres)
a lots 102	12,265.2 ft ²	(0.281570 acres)
a lots 103	10,592.9 ft ²	(0.243180 acres)
a lots 104	12,606.0 ft ²	(0.289393 acres)
a lots 105	14,095.8 ft ²	(0.323594 acres)
a lots 106	16,173.6 ft ²	(0.371294 acres) Minimum Lot Width (Corner Lot)
a lots 107	12,088.6 ft ²	(0.277515 acres)
a lots 108	12,104.7 ft ²	(0.277885 acres)
a lots 109	12,064.8 ft ²	(0.276971 acres)

a lots 110 12,520.3 ft² (0.287426 acres)
a lots 111 11,764.6 ft² (0.270079 acres)

Total: 1,500,102.3 ft² (34.437611 acres)

Average: 13,514.4 ft² (0.310249 acres)

Closed Surfaces: 111 (100%), Open Alignment: 0, Total Count: 111

Smallest: a lots 33 9,563.0 ft² (0.219537 acres)

Largest: a lots 95 42,111.2 ft² (0.966740 acres)



DEVELOPMENT COMMITTEE REVIEW

**Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
February 14, 2020
10:00 a.m. CST**

1. Ronald Jones called the meeting to order at 10:00 a.m. CST.
2. Present: Mike Reso, John Stein, Christina Sherlay, Mike Munger, David Carden, Richard Sullivan and Ronald Jones. Absent: A J Gambino.

Also, present, City Attorney Derek Cusick, Minutes Clerk Tammy Braud, Building Inspector Dennis Arceneaux .

3. Case – Diamondhead Lakes (Elliott Homes)

Ronald Jones opened the meeting and he explained procedural process for subdivision approval.

Elliott Homes represented by Kenneth Jones has submitted "the master Sketch Plat for Diamondhead Lakes" for review, consideration and approval. He presented a power point presentation about the development (see attached).

Mike Reso, Diamondhead City Manager commented on economic benefits for the city, the overall layout of the proposed subdivision is compatible, and commented on the letter from William Cork ,Hancock County Port & Harbor Commission, stating the need for more housing (see attached letter).

Ronald Jones, Building Official, read a letter from AJ Gambino, Hancock County Sheriff Office, stating that this development will not negatively impact police services(see attached letter).

Mike Munger, Diamondhead Fire Chief stated his concerns for 2 separate interest.

Richard Sullivan , Diamondhead Public Works Director, had no objections to the overall concept as long as the developer comply with the ordinances.

David Carden, DWSD General Manager, stated that he could not comment until the construction plans were submitted to the district.

John Stein, Digital Engineer, made comments concerning wetland, infrastructures, and drainage (see attached comments).

Ronald Jones, Diamondhead Building Official, had concerns regarding the entrance on Golf Club,

the request for numerous variances, temporary cul-da-sacs , and Phase 7 Out Lot B (see attached letter).

Ronald Jones made a motion, second by Mike Reso, to forward Diamondhead Lakes Sketch Plat to the Planning Commission for public hearing

MOTION CARRIED

DRAFT



HANCOCK COUNTY PORT & HARBOR COMMISSION

Economic Development • Stennis International Airport • Port Bienville Industrial Park • Port Bienville Railroad

May 30, 2018

Diamondhead City Council
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Dear Mayor and Councilmembers,

The City Manager of Diamondhead has informed me that you may have a prospective residential developer looking at a multi-phase development for a couple of hundred new homes. While I can't speak to the site-specific issues associated with the project, I would like to share with you my professional judgement on the need for additional residential housing stock in the market. The City Manager indicated that the price range for these new single family detached homes would be in the range of \$180,000 to \$250,000.

Today, nearly 40% of Hancock County's industrial and federal employment base lives in Louisiana and significant additional percentages live in Pearl River and Harrison County. Due to the wonderful residential character of Diamondhead, the City is the largest single residential location for people who work industrial and federal jobs in Hancock County (according to our survey data). Measurable growth is already happening with the expansion of existing industry and growth in federal (particularly Defense) spending. A pipeline of new industrial attraction is forming, and one of the key concerns the site selection professionals have about our county is the availability of quality family housing at a variety of income levels. Many of the jobs that are being projected for our industrial sector will pay \$50-60,000 on average. With two family members working, these are the kind of wages that could support the housing product contemplated.

Furthermore, our intelligence suggests that these prospective workers want smaller yards, and upgraded finishes and amenities, including robust broadband access. In addition, they seek lifestyle amenities that include outdoor activities, proximity to retail and social areas, and an overall work, live, play, worship environment.

I hope this information helps to inform your decision and wish you the best in your development process. Please let me know if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink that reads "William V. Cork". The signature is fluid and cursive, with the first name "William" and last name "Cork" clearly legible.

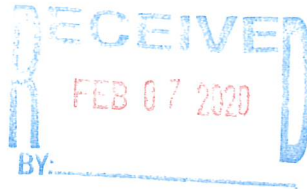
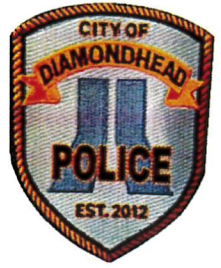
William V. Cork
CEO



Diamondhead Police Department

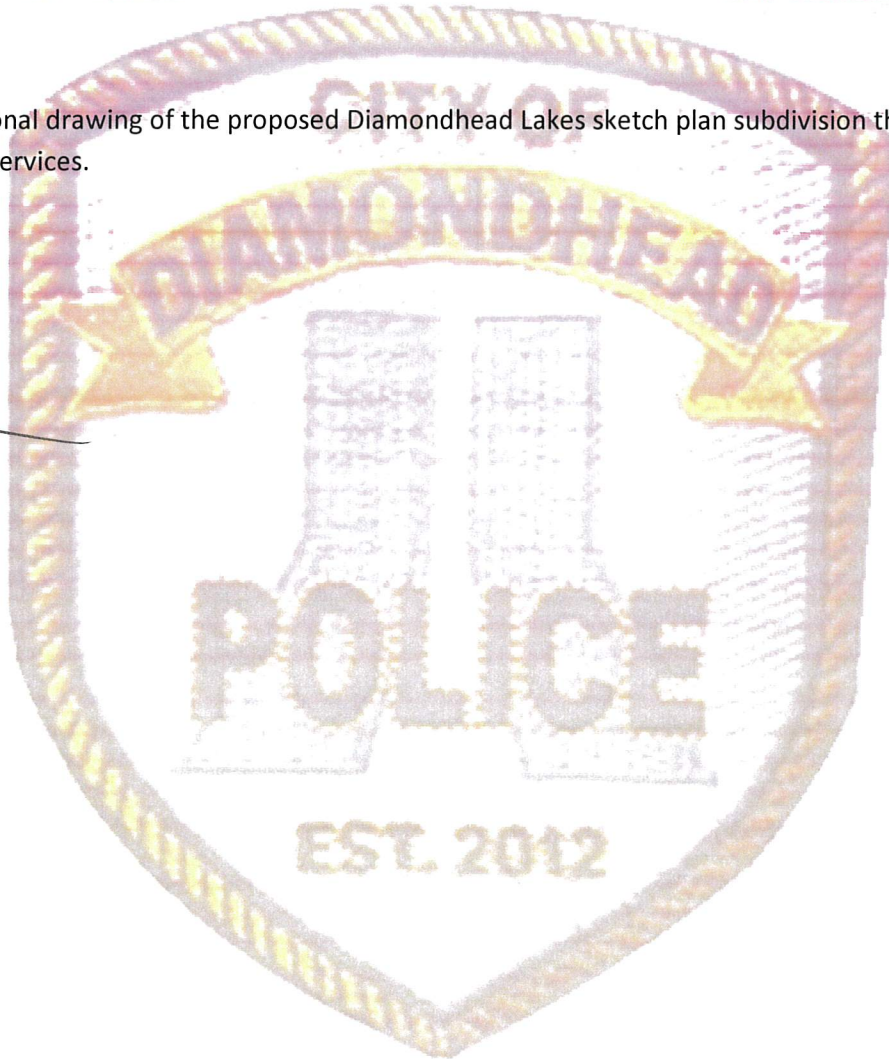
5000 Diamondhead Circle, Diamondhead, MS

Phone: 228-222-4649 Fax:228-222-4654



Based upon the conceptional drawing of the proposed Diamondhead Lakes sketch plan subdivision this development will not negatively impact police services.

A handwritten signature in black ink, appearing to be a stylized "A" or similar character.



Ronald Jones

From: John Stein <jstein@deii.net>
Sent: Thursday, February 13, 2020 4:17 PM
To: Ronald Jones
Cc: Christina Shurley; Bruce Newton
Subject: Diamonhead Lakes
Attachments: Diamondhead Lakes Sketch Plat Review Comments.xls

Ron

Attached is a copy of our comments. Do we need to bring additional copies along.

John M. Stein, P.E.

Manager of Engineering Operations



Digital Engineering & Imaging, Inc.

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

Project Subdivision			Date	2/14/2020
AE Landmark			Reviewer	DE
Contractor			Discipline	
Developer			Item Being Reviewed	Sketch Plat
Comment No	Issue	Page/Location	Resolution	Initials of Respondent
Plan Comments				
1	General	Drawings	There is no legend provided on any of the drawings/maps, and therefore we cannot thoroughly review the proposed subdivision plan. We do not know what many items shown in the plans are representing.	
2	Wetlands	Drawings	Was a wetlands delineation conducted to determine the limits of the wetlands?	
3	Wetlands	Drawings	Some areas with a blue boundary are noted as 'wetland area', and other areas with a blue boundary have no note. Are these wetlands as well?	
4	Wetlands	Drawings	There are wetlands noted in some of the proposed lots. Will permits be obtained from the Corps for impacts to these wetlands?	
5	Drainage	Drawings	What is the overall concept of the drainage plan? Where will all storm water eventually drain? With no legend, we do not know what low impact development practices will be implemented and where they will be located. To what extent will subsurface drainage pipes and catch basins be utilized?	
6	Drainage	Drawings	Are drainage swales proposed along the roadway edge for the entire subdivision? Where will the swales be located in relation to the sidewalk (if sidewalk is to be constructed)? Will easements be required for the swales?	
7	Drainage	Drawings	How will any stormwater runoff that currently drains to the Lake from areas outside of the proposed subdivision be diverted around or through the subdivision?	
8	Drainage	Drawings	It appears that rain gardens will be implemented. Will overflow structures be included? Where will stormwater that is collected in the rain gardens ultimately drain to during a heavy rain event?	
9	Streets	Letter	Letter States "The roadway base will consist of 8-10" of soil cement and a 1.5-inch binder course layer of asphalt at the time of Final Plat. Another 1.5-inch surface course layer of asphalt will be completed within 2 years of Final Plat". Per Section 308.18.1.c of the developer guidelines a Minimum surface course asphalt pavement of 2-inch base course and 1 1/2-inch surface course	
10	Streets		Please note that all medians shall be the width of one travel lane	
11	Streets/Drainage		Drainage of stormwater will not be allowed to cross the centerline of any street as it flows over the pavement. Section 311.18 Subdivision regulations.	
12	Streets		Has a traffic study been conducted at entrances of subdivision? Are Multi-Way stops being used at these intersection. See MUTCD 2B.07	
13	Utilities		All utilities shall be in utility easements. City requires utility and drainage easements on all lots. 10' front, 5' each side and 10' rear.	
14	Streets		Are sidewalks being utilized in this subdivision? If yes they must comply with the subdivision regulations	
Specs Comments				
15				
16				



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: DRC

FROM: Ronald R. Jones, CBO *Ronald*
Building Official

DATE: 2-14-2020

SUBJECT: Diamondhead Lakes Sketch Plat

- The Golf Club Drive entrance shall be definitively reflected on the Sketch Plat. Either have a executed consent agreement with Jim Grotowski to allow the construction of a roadway or designed the roadway totally on Elliott Homes property. Provide complete legal survey. The staff recommends to Elliott Homes that this issue be resolved before Sketch Plat consideration before the City Council.
- Going north from Golf Club Drive; second street on the right; provide temporary cul-de-sac;
- Various are requested on 24 lots i.e. lot size; width of lot at the building setback line; lot width fronting on a public right-of-way; lot width of lot at the building setback line for corner lots; Reduce or eliminate the number of variances.
- Phase 7 Wetland Area: Out Lot Parcel B; Until you know exactly what type of development is planned, only show access to the property. Eliminate Phase 7.



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones *Ronald R. Jones*

DATE: December 26, 2019

SUBJECT: Proposed Text Amendment for various parking standards-Table 8.1 and Table 8.2

In the past, comments have been made from potential developers that relevant parking standards were perhaps too restrictive. Perhaps the City should take a closer look at our overall parking standards. I have attached a table comparing the parking standards for selected uses and cities in MS. I would also like to use a Planning Advisory Service Report for parking standards by the American Planning Association for comparison as well.

Perhaps the Mayor and City Council may want to consider proposed text amendments for Table 8.1 General Off-Street Parking Requirements and Table 8.2 Casino Off-Street Parking Requirements. I don't have any specific recommendations at this time for any proposed text amendments but I would like for our parking standards to be reasonable while using a national standard as a guide.

Either the Mayor and City Council or the Planning Commission can initiate this process. In accordance with Section 2.8.3 A, would the Mayor and City Council initiate the text amendment process and authorize the Planning Commission to hold a public hearing on any proposed text amendments regarding parking standards and make a recommendation?

Attachment

	DIAMONDHEAD	JACKSON	BILOXI	VECKSBURG	HATTIESBURG	MERIDIAN	SOUTHAVEN	TUPELO	NATCHEZ	GULFPORT	BAY ST. LOUIS	LONG BEACH	WAVELAND
RESTAURANT DRIVE THRU	32 spaces per 1000sf of seating area 2 spaces per 3 employees 1 space per business vehicle 1- 9' x 160' queuing space	1 space for every 75 ft of gross floor area	1 PER 150 SF INCLUDING OUTDOOR WAITING & SEATING AREA	1 space per 65 ft. of usable gross floor area	1 PER 4 SEATS	2-25' long spaces for each approach land plus 1 additional space per lane where located to be a common lane for multiple transaction points	1 SPACE PER 200 SF OF GROSS FLOOR 10 CURB SPACES FOR EACH DRIVE THRU WINDOW	1 per 250 sf floor area max- 1 per 50sf	1 SPACE PER 75 SF OF LEASEABLE GROSS FLOOR AREA OR 1 SPACE PER 2 SEATS WHICHEVER IS LOWER	1 space per 50 ft of space for customer service plus 1 space for each 2 employees	1 space for 5 seats plus 1 space for each employee	1 space per 300 gfa	1 space per 100 gfa plus 5 seating spaces for each drive thru window
MEDICAL DENTAL OFFICE AND CLINIC	7 spaces per 1000 sf	1 FOR EACH 250 SQUARE FEET OF GROSS AREA	1 PER 300 SQUARE FEET	2 SPACES PER TREATMENT ROOM	1 PER 400 GFA	1 per 200 gfa (0-25,000 gfa)	1 per 300 gfa	1 PER 400 SF	1 SPACE PER 150 SF OF GROSS FLOOR AREA	1 SPACE PER 300 SF OF GROSS FLOOR AREA	1 PER 2 BEDS	1 space per 300 gfa	1 space per 200 gfa
ASSISTED LIVING FACILITY	1 space per room or living unit	1 for each 2 resident rooms	1 per 2 beds	1 space per sleeping room	0.3 per room	1 space per bed plus 1 space per employee at largest shift	NOT ADDRESSED	NOT ADDRESSED	NOT ADDRESSED	1 PER 2 BEDS	1 space per sleeping room	NOT ADDRESSED	1 space per employee 2 spaces per 5 beds 2 spaces per business vehicle 2 visitor spaces per 1000 gfa 1 per 200 gfa
OFFICES	5 spaces per 1000 sf	1 space per 200 gfa	1 per 400 sf	1 SPACE PER 250 SF OF GROSS FLOOR AREA	1 PER 400 SF	1 PER 300 SQUARE FEET	1 SPACE PER 200 SF OF GROSS FLOOR AREA	1 PER 400 SF	1 PER 200 GFA	1 PER 300 GFA	1 space per 500 gfa, 1 space per employee	1 space per 400 gfa	0.5 space for each employee 2 spaces per business vehicle 2 spaces per 200 gfa
RETAIL STORES-Indoor	5.5 spaces per 1000sf of usable area 1 space per business vehicle	1 FOR EACH 250 SQUARE FEET OF GROSS AREA	1 PER 300 sf	5 spaces per 1000sf of usable gross floor area	1 per 300 sf	1 per 200 sf (0-25000 gfa)	1 per 300 gfa	1 per 400 sf max-1 per 100sf	1 per 250 gfa	1 per 300 gfa	1 space per 1000 gfa, 1 space for company vehicle, 1 space for each employee	1 space per 300 gfa	0.5 space for each employee 2 spaces per business vehicle 2 spaces per 200 gfa
RESTAURANT W/O DRIVE THRU	20 spaces per 1000 sf seating area 2 spaces per 3 employees 1 space per business vehicle	1 BACH FOR EACH 75 SQUARE FEET OF GROSS AREA	1 PER 150 GFA	1 SPACE PER 65 SF OF USABLE GROSS FLOOR AREA	1 PER 4 SEATS	1 per 200 sf (0-25000 gfa)	1 SPACE PER 200 SF OF GROSS FLOOR AREA	1 PER 50 SF (MAXIMUM) 1 PER 250 SF OF FLOOR AREA/MINIMUM	SAME AS WITH DRIVE-THRU	1 SPACE PER 50 SF OF USED FOR CUSTOMER SERVICE FOR EACH EMPLOYEE ON SHIFT	1 space for 5 seats plus 1 space for each employee	1 space per 300 gfa	1 space per 100 gfa
HEALTH FITNESS CLUB	NOT ADDRESSED	10 SPACES PLUS 1 SPACE PER EACH 200 SQUARE FEET OF GROSS AREA	1 PER 300 SF	1 SPACE PER 100 FEET OF GROSS FLOOR AREA	1.5 PER 1,000 SF	NOT ADDRESSED	NOT ADDRESSED	1 PER 250 SF	1 PER 225 SF	1 PER 300 SF	NOT ADDRESSED	NOT ADDRESSED	NOT ADDRESSED
HOTELS	1 space per sleeping room	1 PER GUEST ROOM WITH 1 FOR EACH 30 SQUARE FEET OF GROSS FLOOR AREA OF SPACE	1 per guest room 75% of spaces required for on-site accessory uses	1 space per guest room plus 1 space per dining/usable plus 1 space per employee on largest shift	0.8 PER ROOM PLUS 1 PER 800 SF OF PUBLIC MEETING AREA	1 space per guest room plus 1 space for each employee on max shift	1 SPACE PER UNIT	1 per sleeping room plus 1 per 100 sf of restaurant conference or lounge area	1 space per guest room, 1 space per employee on max shift, 75% of number spaces required restaurants or other facilities not part of lodging business	1.5 spaces per guest room plus required spaces applicable to other connected uses to the hotel	1 space per sleeping room	1.5 space per guest room	1 space guest room but not fewer than 2 spaces

RECOMMENDATION OF PARKING STANDARDS FOR SELECTED USES

MEDICAL DENTAL OFFICE AND CLINIC	1 per 300 gfa	CURRENT DH STANDARD 140 SPACES	AFFECT OF CHANGE 67 SPACES
ASSISTED LIVING FACILITY	1 per 2 units	16 SPACES	8 SPACES
OFFICES	1 per 300 gfa	15 SPACES	10 SPACES
RETAIL STORES-Indoor	1 per 300 gfa	28 SPACES	17 SPACES
RESTAURANT W/O DRIVE THRU	1 per 200 gfa	100 SPACES	25 SPACES
HEALTH FITNESS CLUB	1 per 300 gfa	NOT ADDRESSED (126 1ST PH)	110 SPACES
HOTELS	1 space per sleeping room plus 1 space for every 200 gfa for banquet, assembly meeting or restaurant space	1 SPACE PER SLEEPING ROOM	