



# City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525  
Phone: (228) 222.4626  
FAX: (228) 222-4390  
[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

## Site Plan / Zoning Compliance Review

ADDRESS: TBD Highpoint Drive

AD VALOREM TAX PARCEL NUMBER: 067L-0-35-089.00

LEGAL: SE ¼ of NE ¼ Section 35 and SW ¼ of NW ¼ of Section 36, Township 7 South, Range 14 West, Hancock County, Mississippi

SPECIAL FLOOD HAZARD AREA: X

ZONING DISTRICT:	R-3	PROVIDED
MAX BLDG HEIGHT:	35'	22.5'
MAX BLDG SITE COVERAGE:	70%	45%
MINIMUM LOT AREA:	33,000 SF *	90,604.8 SF (2.08 acres)
FRONT YARD SETBACK:	20'	30.8'
SIDEYARD SETBACK:	10'	57'
SIDEYARD SETBACK:	10'	58.5'
REAR YARD SETBACK:	20'	74'
MINIMUM LIVING AREA:	950 SF	1,292 SF Conditioned 1,429 SF Total
MINIMUM LOT WIDTH:	60'	293.66'
MAXIMUM DWELLING UNITS:	17 – 8.5 per acre	17
MINIMUM PARKING SPACES:	34 - 2 per unit	34

\*Lot area calculation: 6,000 for first two units, 1,800 per unit for remaining 15 units.

DRAINAGE: awaiting reply from city engineer.

FIRE DEPARTMENT: A fire apparatus access road is needed for the storage building. One more hydrant needs to be added around units E-J. – (From Fire Chief Michael Munger)

RESIDUAL DENSITY OF TREES: Sixty-three (63) trees of any species are required on site. Live oaks and southern magnolias are protected species and cannot be removed without prior approval.

OTHER SITE ISSUES: You shall have effective erosion control measures, port-a-john, and a dumpster before the start of construction. Parking spaces must be concrete or asphalt.

**APPROVED:**

**DENIED:**

Beau King, Building Inspector 10-11-2022

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

Structures of Diamondhead, Inc. represented by Jimmy Grotkowski has submitted a Sketch Plat for "~~Townhomes~~ at Highpoint" for review, consideration, and approval.

*Townhouses*

The Sketch Plat is a 17-lot single-family attached townhouse unit subdivision on a 2.08 Acre tract of land, being 067L-0-35-089.000. The subject property is in PT SE1/4-NE1/4 35-7-14. The property is bordered on three sides by Highpoint Drive and homes along Golf Club on the southwest.

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 **Tuesday, October 25, 2022, 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.



**Parcels**  
**067L-0-35-089.000**

Parcel Number: 067L-0-35-089.000  
 Owner Name: STRUCTURES OF DIAMONDHEAD INC  
 Owner Address: P O BOX 6326  
 Owner City, State ZIP: DIAMONDHEAD, MS 39525  
 Physical Address: 0  
 Improvement Type:  
 Year Built:  
 Base Area:  
 Adjusted Area: 14702  
 Actual Total Value: 14702  
 Taxable Total Value: 275.05000000  
 Estimated Tax:  
 Homestead Exemption: No  
 Deed Book: 2019  
 Deed Page: 886

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INDEXING INSTRUCTIONS: SE ¼ of NE ¼ of Section 35, Township 7, South,  
Range 14 West, Hancock County, Mississippi, and  
SW ¼ of the NW ¼ of Section 36, Township 7 South,  
Range 14 West, Hancock County, Mississippi

**EXHIBIT "A"**

A parcel of land lying in the SE ¼ of the NE ¼ of Section 35, Township 7 South, Range 14 West and in the SW ¼ of NW ¼ of Section 36, Township 7 South, Range 14 West, Hancock County, Mississippi; commencing at the northeast corner of Lot 6, Block 2, Unit 7, Phase 1, Diamondhead Subdivision, the Point of Beginning; thence N 64° 54' 16" W 46.41' to a point; thence N 11° 36" E 160.0' to a point; thence N 66° 24' 47" E 171.58' to a point; thence N 23° 30' E 140.65' to a point; thence S 39° 45' 51" E 297.02' to a point of intersection with the northwest boundary of a 50.0' right-of-way between Lot 10 and Lot 11, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along said right-of-way boundary to the northern corner of said Lot 10; thence southwesterly along the northwest boundary of said Lot 10 a distance of 100.5' to the northern corner of Lot 9, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said Lot 9 a distance of 82.4' to the northern corner of Lot 8, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said Lot 8 a distance of 95.0' to the northern corner of Lot 7, Block 2 Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said lot 7 a distance of 95.0' to a point of intersection with the northern boundary line of Lot 6, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence N 40° 25' W 90.0' to the Point of Beginning, LESS AND EXCEPT any streets situated thereon as now laid out and improved which were conveyed to the Diamondhead Country Club and Property Owners Association, Inc. by Purcell Co., Inc. by Special Warranty Deed dated September 11, 1985, recorded in Book AA 97 at Page 577 of the land records in the Office of the Chancery Clerk of Hancock County, Bay St. Louis, Mississippi, which streets were subsequently conveyed by Diamondhead Country Club and Property Owners Association, Inc. and Purcell Co., Inc. by Deed of Dedication to the City of Diamondhead on January 7, 2013, recorded in Book 2013 at Page 372 of said land records.