



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

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## AGENDA PLANNING AND ZONING COMMISSION

Tuesday, June 29, 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 May 25, 2021 minutes.

### New Business

3. Public Hearing to consider a recommendation to the City Council regarding the Diamondhead Comprehensive Plan (Envision Diamondhead 2040). Presentation by Robert Barber with Orion Planning. *via Zoom*
4. **Diamondhead Community Church**, represented by Bob Chalmers, has filed an application requesting a variance from the Zoning Ordinance (Article 10.7.d) to place a directional sign at the intersection of Noma Drive and Oak Park Drive that has a copy area of 12 square feet. Maximum copy area is 6 square feet. The variance requested is 6 square feet. The property is located at 5301 Diamondhead Cirlet. The tax parcel number is 132A-2-03-027.000. The legal description is PT. NE ¼ Sec. 3-8-14. The property is located in a PFR-Public Facilities & Recreation zoning district. Maximum copy area is 6 square feet. The Case Number is 202100177.
5. Phillip Sutton has filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 6' wood privacy fence starting 8.5' from the southeast corner of the house, continuing toward Pokai Street for 24' and then continuing east along Pokai Street for 48'. This is a corner lot with 2 front setbacks and 2 front facades. The Ordinance states a privacy fence cannot extend beyond the front façade of the house. The variance requested is 8.5' from the front façade (southeast corner) and 24' towards Pokai Street. The property address is 97440 Diamondhead Drive West. The tax parcel number is 067K-1-36-0567.000. The legal description is Diamondhead Subdivision Phase #2, Unit 4A, Block 5, Lots 5 & 6. The property is located in a R-2 zoning district. The fence is required to be set back 20' from the front property line but not any closer than the façade of the house.

*Approved  
5-0*

*Denied  
5-0*

*Modified +  
Approved  
5-0*



# City of Diamondhead

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*Passed  
5-0*

## STAFF REPORT TO PLANNING COMMISSION

DATE: June 29, 2021

CASE FILE NUMBER: 202100189

APPLICANT: City of Diamondhead represented by Ronald Jones, Building Official

ZONING DISTRICT: A11

TYPE OF APPLICATION: Comprehensive Plan

NATURE OF REQUEST: The City of Diamondhead represented by Ronald Jones, Building Official, will hold a Public Hearing to consider a recommendation to the City Council regarding the Diamondhead Comprehensive Plan. The case file number is 202100189.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: June 29, 2021

ACTION BY THE PLANNING COMMISSION: To make a recommendation to the City Council regarding the Diamondhead Comprehensive Plan. The Commission may recommend as is, make modifications or recommend not to accept.

FINDINGS: Over the last 12 months, the City of Diamondhead has engaged in a planning process designed to update its 2012 Comprehensive City Plan. The community has embraced the process in a significant way. The result has been a community driven planning effort expressed by the draft of Envision Diamondhead 2040. This draft was posted on 4.14.21 for public comment. Comments were received and the draft was reviewed and adjusted. The final draft was published 6.14.21.

Envision 2040 is truly a visionary and futuristic plan. When implemented Diamondhead will truly be an extra ordinary place to live, work and enjoy its recreational amenities. Like in the movie Field of Dreams, if you build it they will come. When an area or local government has the raw numbers for the marketplace for residential and commercial development, it will happen despite any development constraints.

When implemented, this plan will totally change the face of Diamondhead having a very viable Town district and to build upon its current assets. The implementation of this plan will not happen overnight. However, synergy will happen. 1 plus 1 equals three.

RECOMMENDATION TO PLANNING COMMISSION: It is the recommendation of the staff for the Planning Commission to recommend to the Mayor and City Council to adopt Envision Diamondhead 2040. To immediately begin to follow and implement the plan each year by allocating the necessary resources for specific projects in the budget.

## Tammy Braud

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**From:** Margaret Dutton <peggydutton4@gmail.com>  
**Sent:** Tuesday, June 29, 2021 11:28 AM  
**To:** Ronald Jones  
**Subject:** Tonight's P&Z meeting

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jones:

I cannot attend tonight's meeting and would greatly appreciate it if you would give the letter below to the Commissioners. Many thanks.

7954 Hapuna Place  
Diamondhead, MS. 39525  
June 29, 2021

Dear Planning and Zoning Commissioners:

I cannot attend tonight's Planning & Zoning Commission meeting and public hearing on the new Comprehensive Plan, so I would appreciate it if you would include my written comments in the record.

The latest Comprehensive Plan draft is excellent in my view, and I am grateful for all the public input and planners' work that has gone into it. I do object, however, to one policy or action, No. 18 in the Implementation section, stating that, as one option, the city "explore means of renewing association covenants."

The covenants are a contract between the developer and buyers of real property in Diamondhead. I'm not sure what the legal implications are if a city attempts to forge a means by which a private contract, now managed by a corporation that is not a party to the contract, gets renewed, thus putting citizens' property and pocketbooks back under the control of the private corporation although their original agreement has terminated. But it is certain that the legal and community implications would be to cost citizens more money and the community more division if such an implementation were pursued.

I believe Diamondhead would be better off without it included in the plan.

Sincerely yours,

Margaret L. Dutton