

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

The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to the Flood Damage Prevention Ordinance (Chapter 14 in Municode).

The proposed text amendment would eliminate the 18 inches of freeboard required above the base flood elevation . The current and proposed text language is stated below.

CURRENT TEXT LANGUAGE

Article IV, Section 14-105 #5

Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, such facilities shall be located a ~~minimum of 18 inches~~ above the base flood elevation.

Section 14-106 #1

Residential construction. New construction and substantial improvement of any residential building (including manufactured homes) shall have the lowest floor, including basement, elevated ~~to no lower than 18 inches~~ above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces on exterior walls of enclosures that are subject to flooding shall be provided in accordance with standards of subsection (4) of this section. New development proposals will be designed, to the maximum extent practicable, so residential building sites, walkways, driveways, and roadways are located at natural grade with elevation not less than the base flood elevation and with evacuation routes leading directly out of the special flood hazard area.

Section 14-106 #2

Nonresidential construction. New construction and substantial improvement of any commercial, industrial, or nonresidential building (including manufactured buildings) shall have the lowest floor, including basement, elevated ~~to no lower than 18 inches~~ above the base flood elevation. Buildings located in all A zones may, together with attendant utility and sanitary facilities, be floodproofed in lieu of being elevated, provided that all areas of the building below the base flood elevation (~~plus a minimum of 18 inches of freeboard~~) are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. Dry floodproofing is allowed only where flood velocities are less than or equal to five feet per second. A registered professional engineer or architect

shall certify that the standards of this subsection are satisfied. A flood emergency operation plan and an inspection and maintenance plan must be provided by the design professional for the building. Such certification shall be provided to the floodplain administrator. New development proposals will be designed, to the maximum extent practicable, so nonresidential building sites, walkways, driveways, and roadways are located at natural grade with elevation not less than the base flood elevation and with evacuation routes leading directly out of the special flood hazard area.

Section 14-106 #7 a 1.

Elevated on a permanent foundation to have its lowest floor elevated ~~to no lower than 18 inches~~ above the base flood elevation; and

Section 14-106 #7 b 1.

The lowest floor of the manufactured home is elevated ~~to no lower than 18 inches~~ above the base flood elevation and be securely anchored to an adequately anchored foundation support system to resist floatation, collapse, and lateral movement; or

Section 14-110 #1 a

The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated ~~to 18 inches~~ above the base flood level; and

PROPOSED TEXT LANGUAGE

Article IV, Section 14-105 #5

Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, such facilities shall be located at or above the base flood elevation.

Section 14-106 #1

Residential construction. New construction and substantial improvement of any residential building (including manufactured homes) shall have the lowest floor, including basement, elevated at or above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces on exterior walls of enclosures that are subject to flooding shall be provided in accordance with standards of subsection (4) of this section. New development proposals will be designed, to the maximum extent practicable, so residential building sites, walkways, driveways, and roadways are located at natural grade with elevation not less than the base flood elevation and with evacuation routes leading directly out of the special flood hazard area.

Section 14-106 #2

Nonresidential construction. New construction and substantial improvement of any commercial, industrial, or nonresidential building (including manufactured buildings) shall have the lowest floor, including basement, elevated at or above the base flood elevation. Buildings located in all A zones may, together with attendant utility and sanitary facilities, be floodproofed in lieu of being elevated, provided that all areas of the building below the base flood elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. Dry floodproofing is allowed only where flood velocities are less than or equal to five feet per second. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A flood emergency operation plan and an inspection and maintenance plan must be provided by the design professional for the building. Such certification shall be provided to the floodplain administrator. New development proposals will be designed, to the maximum extent practicable, so nonresidential building sites, walkways, driveways, and roadways are located at natural grade with elevation not less than the base flood elevation and with evacuation routes leading directly out of the special flood hazard area.

Section 14-106 #7 a 1.

Elevated on a permanent foundation to have its lowest floor elevated at or above the base flood elevation; and

Section 14-106 #7 b 1.

The lowest floor of the manufactured home is elevated at or above the base flood elevation and be securely anchored to an adequately anchored foundation support system to resist floatation, collapse, and lateral movement; or

Section 14-110 #1 a

The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is at or above the base flood level; and

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 28, 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. Social distancing recommendations from federal and state officials in conjunction with the Center for Disease Control will limit attendees at this and future

meetings. Residents are encouraged to view the meeting live stream via the city's website at www.diamondhead.ms.gov. Any resident wishing to address the Planning Commission may do so in writing in advance by hand-delivery, mail or e-mail to rjones@diamondhead.ms.gov.

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.