



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, Building Official *J. Patrick*

DATE: July 28, 2021

SUBJECT: Recommendation from Planning Commission Sketch Plat for Structures of Diamondhead The Preserve Subdivision Phase 2

Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration, and approval. The Sketch Plat is a 25 lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 acres as part of a larger parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located north of and adjacent to The Preserve Subdivision Phase 1. The case file number is 202100255.

At its regular meeting on July 27, 2021, the Planning Commission voted 5-0 to recommend approving the Sketch Plat.



City of Diamondhead

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STAFF REPORT TO PLANNING COMMISSION

DATE: July 27, 2021

CASE FILE NUMBER: 202100255

APPLICANT: Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer

PROPERTY OWNER: Structures of Diamondhead

TAX PARCEL NUMBER: 068L-0-35-090.000

PHYSICAL STREET ADDRESS: To be determined

LEGAL DESCRIPTION: PT NE 1/4 - NE 1/4 35-7-14

ZONING DISTRICT: R-2 Medium Density single Family

ADJACENT LAND USES: Single family residential homes; golf course; vacant developable land

TYPE OF APPLICATION: Sketch Plat for The Preserve Subdivision, Phase 2

NATURE OF REQUEST: The Sketch Plat is a 24-lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 acres as part of a larger parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located north of and adjacent to The Preserve Subdivision Phase 1

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: July 27, 2021

ACTION BY THE PLANNING COMMISSION: The Planning Commission shall review and submit a recommendation to the City Council

PRELIMINARY RECOMMENDATION TO THE PLANNING COMMISSION: The recommendation of the staff is to **approve** the Sketch Plat of The Preserve Subdivision Phase 2, subject to meeting all other adopted codes and regulations. No variances have been requested.



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

AGENDA PLANNING AND ZONING COMMISSION

Tuesday, July 27, 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 June 29, 2021 minutes.

New Business

3. Anthony Diaz has filed an application requesting a variance from the Zoning Ordinance (Article 9.8 J) to construct a 6' wood privacy fence starting 40' from the southeast corner of the house towards Amoka Drive, extending 10' towards Ieke Drive then along Ieke Drive to the southwest rear property line. The variance requested is 40' from the front façade of the house (southeast corner) and 6' from the front property line (Ieke Drive side). The property address is 8454 Amoka Drive. The tax parcel number is 068J-1-41-325.000. The legal description is Diamondhead Subdivision Phase #2, Unit 11, Block 7, Lot 4. The property is located in an R-2 zoning district. Corner lots have two front yard setbacks and two front facades (along each street). The fence is required to be set back 20' from the front property line but not any closer than the façade of the house.

*Withdrawn
Removed
by Applicant
@*

4. Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval. The Sketch Plat is a 24²⁵ lot development having lot sizes ranging from the smallest lot of 7,025 sf to the largest lot of 12,906 sf. The total number of acres is approximately 8.97 acres as part of a larger parcel of 28 acres. The current zoning of lots is R-2 medium Density single Family. The property is generally located north of and adjacent to The Preserve Subdivision Phase 1.

*Approved
5-0*

5. MDGA, LLC represented by Michael Casano and Kyle Ladner has submitted a Sketch Plat for a new subdivision for review, consideration, and approval. The Sketch Plat is for a 7²⁴ single family lot subdivision on a 19.86 Acre tract of land, parcel number 132A-01-03-113.000. The subject property is in NW ¼ of Section 2 Township 8S Range 14W. The lot sizes range from the smallest of

*Approved
5-0*

The Preserve Phase 2

~~Access to D. Detention~~
~~Stand~~

4.19 CHART OF SETBACKS AND RELATED REQUIREMENTS

TABLE 4.1: ZONING DISTRICT SUMMARY SETBACKS AND RELATED REQUIREMENTS							
Summary Data Only - Refer to specific district text for full dimensional requirements and allowances							
Zoning District	Height ¹	Front Yard ²	Side Yard ²	Rear Yard ²	Lot Area ³	Lot Width ²	Density ⁴
R-1 Single-Family	35	20	10 ⁵	20	10,000	80 ⁶	4
R-2 Single-Family	25	35	20 ✓	810 ⁵ ✓	20 ✓	6,000 ✓	60 ⁷ ✓
R-3 Single-Family							
Single-Family Detached	35	20	5 ⁵	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 ⁵	20	5,000	50	7
Townhouse Units	35	20	0 ⁸	20	6,000 ⁹	14	8.5
All Other Uses	35	20	10 ⁵	20	6,000	60	7
R-4 Multi-Family							
Single-Family Detached	35	20	5 ⁵	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 ⁵	20	5,000	50	7
Townhouse Units	35	20	0 ⁸	20	6,000 ⁹	14	8.5
Two-Family (Duplex)	35	20	10 ⁵	20	6,000	60	8
Multi-Family	35 ¹⁰	20	10 ⁵	20	9,600 ¹¹	80	20
MH Manufactured Home	35	20	10 ⁵	20	5,000	40	8
C-1 General Commercial	35 ¹⁰	25	5 ^{12, 13}	10 ¹³	none	100	none
C-2 Interstate Commercial/ Gaming/Resort	50 ¹⁴	25	5 ^{12, 13}	10 ¹³	none	100	none
T Technology	35	25	5 ¹³	5 ¹³	none	none	none
I Industrial	35 ¹⁰	25	5 ^{12, 13}	5 ¹³	none	none	none
PR Preservation	35	25	5	5	none	none	none
PFR Public Facilities & Recreation	35 ¹⁰	25	10	25	none	none	none

3.6

- | | |
|---|--|
| <p>1. Building height is in feet.</p> <p>2. Units are in Feet (ft)</p> <p>3. Units are in Square Feet (sf)</p> <p>4. Dwelling Units per Acre (DUA)</p> <p>5. On a corner lot street side yard = front yard</p> <p>6. 100 ft for corner lots</p> <p>7. 90' for corner lots</p> | <p>8. 20 ft between building clusters</p> <p>9. First 2 units, 1,800 sf for each additional unit</p> <p>10. 50 ft with conditional use approval</p> <p>11. For first 3 units, 800 sf each additional unit</p> <p>12. 0 ft is permissible with continuous facade</p> <p>13. 15 feet when adjacent to a residential use
25 feet when adjacent to a property zoned R-1 or R-2</p> <p>14. 100 ft with conditional use approval</p> |
|---|--|

DIAMONDHEAD FIRE PROTECTION DISTRICT

4440 KALANI DRIVE, DIAMONDHEAD MS 39525

May 3, 2020

Re: The Preserve Phase 2 Sketch Plat

Mr. Ron Jones,

The Fire District's two main concerns with this project are access for fire apparatus and water supply. The reference material in evaluating these features is the International Fire Code 2012. Section 503 addresses Fire Apparatus Access Roads, the roads shall have an unobstructed width of not less than 20 feet and clearance of 13 feet 6 inches. I understand at this time there are only 25 plots shown for development and that falls under the requirement for dual access. The Fire District would like to make sure that we do not end up with a situation where that number is expanded past the 30 unit limit without a secondary access road or the buildings should be sprinklered. The other issue I could not evaluate from the sketch plan was the hydrant spacing and flow capability. Hydrants should not be more than 500' apart by road distance. This would be measured from the nearest hydrant on Diamondhead Drive West not the entrance to the development. The minimum flow requirements for hydrants, per section B105, is 1000 GPM for one and two family dwellings less than 3600 ft². Lastly, on access for turning around. The cul de sac needs to be at least 96 feet in diameter. The dead end either needs a temporary turn around, suitable for fire apparatus, until the street is finished through to Highpoint Dr or the bulge in the road near lots 2,3, and 4 needs to be large enough to allow our Ladder truck (36') to turn around in a "T" type maneuver (see attached graphic fig. D103.1). Thank you for keeping us in these discussions.

Sincerely,

Michael O. Munger

Fire Chief

dfd.munger@gmail.com

228-255-5560 (office)

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

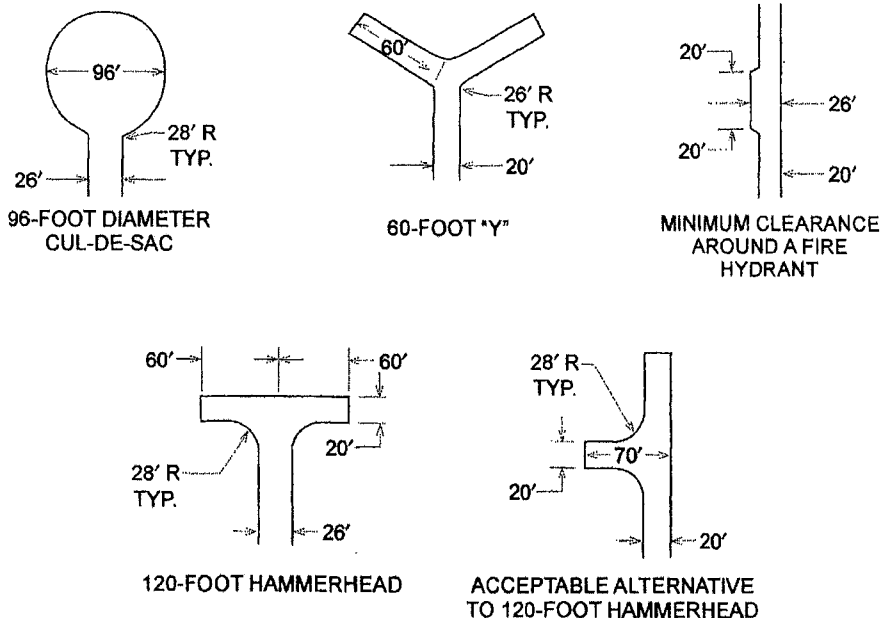
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

PLAN REVIEW

The Preserve PH 2 Sketch Plat

April 29, 2021

City of Diamondhead
Planning Department
Attn: Ronald Jones, Building Official
5000 Diamondhead Circle
Diamondhead, MS 39525

RE: Plan Review The Preserve PH 2 Sketch Plat

We have completed our review of the Sketch Plat for the above referenced project. Please see the list of items below that need to be provided or corrected. Please note, this review does not relieve the original engineer and/or surveyor of his/her responsibility to ensure that the drawings meet all subdivision regulations.

This review is based on the following codes:

- Subdivision Regulations of City of Diamondhead, Mississippi
July 15, 2020

Project Location:

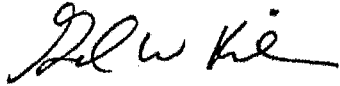
NO ADDRESS PROVIDED
Diamondhead, MS 39525

PART A: Civil Review

- A1. Identify and delineate all special flood hazard areas.
- A2. Identify the street alignment and width of all public dedicated streets.
- A3. Identify all existing utilities.
- A4. Identify all regulatory wetlands.
- A5. Identify all adjoining landowners.
- A6. Provide a cul-de-sac at the southwest side of the subdivision, where the road appears to dead-end at the 16th Fairway. No dead-end streets will be allowed and the cul-de-sac shall be designed to meet the requirements of Section 308.6 of the Subdivision Regulations.
- A7. Ensure the cul-de-sac at the east end of the subdivision is designed to meet the requirements of Section 308.6 of the Subdivision Regulations.
- A8. Minimum radii of curvature on the center line for minor streets shall be one hundred (100) feet. Center line radius at Lot 11 appears to be less than 100 feet.
- A9. The tangent between reversed curves for minor streets shall be minimum fifty (50) feet long. It appears the tangent at the reversed curve at Lots 11 & 12 does not meet this requirement.

A10. Street corners of intersections of residential minor and cul-de-sac streets shall have a minimum radius of twenty-five (25) feet. Adjust all street corners to meet this requirement.

Sincerely,



Machado | Patano

Gerrod Kilpatrick, P.E.

Principal

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

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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, July 27, 2021, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend.

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.



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TO: Structures of Diamondhead and adjacent property owners

FROM: J. Pat Rich, Planning and Zoning Administrator *J. Pat Rich*

DATE: July 9, 2021

SUBJECT: Notice of Public Hearing

Structures of Diamondhead represented by Jim Grotowski, owner, and Duke Levy, engineer, has submitted "the Sketch Plat for The Preserve Subdivision Phase 2" for review, consideration and approval.

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