



MINUTES
PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
FEBRUARY 24, 2020
6:00 p.m. CST

1. Chairman Milton called the meeting to order at 6:00 p.m. CST.
2. Chairman Milton recited the Statement of Purpose.
3. Chairman Milton led the Pledge of Allegiance.

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

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 Rubar to approve agenda as presented.

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

MOTION CARRIED UNANIMOUSLY

5. Approve Minutes. –

Commissioner Bower moved, second by: Commissioner Rubar to accept the corrected minutes of January 28, 2020

Approved: **Unanimously**

6. New Business –

Case File Number 202000031

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Sharon I. Gerchow ,represented by Larry Mitrenga with Postwood Homes has filed an application requesting a variance from the Zoning Ordinance (Article 4.6.5Eiii) to construct a covered patio (12'11"x24') 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 setback is 20 feet

Chairman Milton asked if anyone was present to represent Sharon Gerchow

David Soloman a representative for Postwood Homes answered questions from the Commissioners .

Dennis Arceneaux, Building Inspector, proposed a recommendation to approve the application request as petitioned in the matter of Case File Number 202000031 .

Chairman Milton asked if there were any public comments. None

Commissioner Hourin moved, seconded by Commissioner Bower, to recommend approval to the City Council the matter in the Case File Number **202000031** as recommended by Dennis Arceneaux.

A Roll Call Vote Was Taken:

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

MOTION CARRIED UNANIMOUSLY

Case File Number 2020000046

Mini Meanie, LLC, owner Fredrick Larry Tomlinson represented Mark Oster with Oster Group Consulting, LLC has file an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.2 Article 4.21.2 (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 of park Ten Lanes. The property is in a C-1 zoning district.

Ronald Jones, Building Official explained what a Conditional Use Permit was. He also presented the case and answered questions from the commissioners.

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At this time Chairman Milton asked if anyone was present to represent the Oster Group. Mark Oster representing Oster Group Consulting answered questions from the commissioners.

Ronald Jones, Building Official, proposed a recommendation to approve the application request with conditions as listed in his staff report.

Commissioner Rubar moved, second by Commissioner Bower to approve to the City Council with conditions listed in the staff report.

A roll call was taken:

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

Motion Carried Unanimously

CASE FILE NUMBER 20200044

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.

Chairman Milton asked Mr. Jones to address the commissioners .
Ronald Jones presented his case, and answered questions from the commissioners.

Commissioner Bower moved, second by Commissioner Hourin to approve to the City Council as presented by Ronald Jones, Building Official.

A roll call was taken:

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

Motion Carried Unanimously

Elliott Homes – Master Sketch Phat for Diamondhead Lakes

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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.

Kenneth Jones presented a power point presentation on the general overview of the subdivision and answered questions from the commissioners.

Chairman Milton asked for Pubic Comments. Diane Ackerman spoke in favor of the project.

Ronald Jones, Building Official presented the staff report and answered questions from the commissioners. His recommendation is to approve the variances as petitioned as well as the overall Sketch Plat with conditions including the issues and comments stated by the DRC.

Commissioner Hourin made a motion, second by Commissioner Bower to deny the variances for Lots 11 and 12,Northern Section

A roll call was taken:

Ayes: Hourin, Hector, Torguson, and Bower Nays: Rubar, Milton Absent : Bice

Motion Passed

Commissioner Bower made a motion, second by Commissioner Rubar to reconsider the motion to deny the variances for Lots 11 & 12,

A roll call was taken:

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

Motion Pass Unanimously

Commissioner Bower made a motion, second by Commissioner Rubar to recommend to the City Council to accept the Master Sketch Phat for Diamondhead Lakes with conditions including the issues and comments stated by the D.R.C. (see staff report).

A roll call was taken:

Ayes: Rubar, Hourin, Hector, Torguson, Bower, and Milton

Motion Carried Unanimously

A motion was made by Chairman Milton, second by Commissioner Torguson to take a 5 minute recess.

A motion was made by Commissioner Rubar, second by Commissioner Bower to reconvene.

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

Ronald Jones, Building Official, presented various parking requirements for selected uses from selected municipalities in Ms.

A recommendation was presented to change the various parking requirements.

A motion was made by Commissioner Rubar, second by Commissioner Bower to accept the recommendation presented by Ronald Jones, Building Official.

These recommendations will be in the form of text amendments to Table 8.1 of the Zoning Ordinance to be presented at a public hearing on March 24, 2020.

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 variance cases for our next meeting March 24, 2020.

11. Adjourn – Commissioner Torguson moved, seconded by Hourin, to adjourn at approximately 9:20 p.m. CST.

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

MOTION CARRIED UNANIMOUSLY

Dempsey Milton, Chairman

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