



DEVELOPMENT COMMITTEE REVIEW

**Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
February 14, 2020
10:00 a.m. CST**

1. Ronald Jones called the meeting to order at 10:00 a.m. CST.
2. Present: Mike Reso, John Stein, Christina Sherlay, Mike Munger, David Carden, Richard Sullivan and Ronald Jones. Absent: A J Gambino.

Also, present, City Attorney Derek Cusick, Minutes Clerk Tammy Braud, Building Inspector Dennis Arceneaux .

3. Case – Diamondhead Lakes (Elliott Homes)

Ronald Jones opened the meeting and he explained procedural process for subdivision approval.

Elliott Homes represented by Kenneth Jones has submitted "the master Sketch Plat for Diamondhead Lakes" for review, consideration and approval. He presented a power point presentation about the development (see attached).

Mike Reso, Diamondhead City Manager commented on economic benefits for the city, the overall layout of the proposed subdivision is compatible, and commented on the letter from William Cork ,Hancock County Port & Harbor Commission, stating the need for more housing (see attached letter).

Ronald Jones, Building Official, read a letter from AJ Gambino, Hancock County Sheriff Office, stating that this development will not negatively impact police services(see attached letter).

Mike Munger, Diamondhead Fire Chief stated his concerns for 2 separate interest.

Richard Sullivan , Diamondhead Public Works Director, had no objections to the overall concept as long as the developer comply with the ordinances.

David Carden, DWSD General Manager, stated that he could not comment until the construction plans were submitted to the district.

John Stein, Digital Engineer, made comments concerning wetland, infrastructures, and drainage (see attached comments).

Ronald Jones, Diamondhead Building Official, had concerns regarding the entrance on Golf Club,

the request for numerous variances, temporary cul-da-sacs , and Phase 7 Out Lot B (see attached letter).

Ronald Jones made a motion, second by Mike Reso, to forward Diamondhead Lakes Sketch Plat to the Planning Commission for public hearing

MOTION CARRIED

DRAFT



HANCOCK COUNTY PORT & HARBOR COMMISSION

Economic Development • Stennis International Airport • Port Bienville Industrial Park • Port Bienville Railroad

May 30, 2018

Diamondhead City Council
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Dear Mayor and Councilmembers,

The City Manager of Diamondhead has informed me that you may have a prospective residential developer looking at a multi-phase development for a couple of hundred new homes. While I can't speak to the site-specific issues associated with the project, I would like to share with you my professional judgement on the need for additional residential housing stock in the market. The City Manager indicated that the price range for these new single family detached homes would be in the range of \$180,000 to \$250,000.

Today, nearly 40% of Hancock County's industrial and federal employment base lives in Louisiana and significant additional percentages live in Pearl River and Harrison County. Due to the wonderful residential character of Diamondhead, the City is the largest single residential location for people who work industrial and federal jobs in Hancock County (according to our survey data). Measurable growth is already happening with the expansion of existing industry and growth in federal (particularly Defense) spending. A pipeline of new industrial attraction is forming, and one of the key concerns the site selection professionals have about our county is the availability of quality family housing at a variety of income levels. Many of the jobs that are being projected for our industrial sector will pay \$50-60,000 on average. With two family members working, these are the kind of wages that could support the housing product contemplated.

Furthermore, our intelligence suggests that these prospective workers want smaller yards, and upgraded finishes and amenities, including robust broadband access. In addition, they seek lifestyle amenities that include outdoor activities, proximity to retail and social areas, and an overall work, live, play, worship environment.

I hope this information helps to inform your decision and wish you the best in your development process. Please let me know if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink that reads "William V. Cork". The signature is fluid and cursive, with the first and last names being clearly legible.

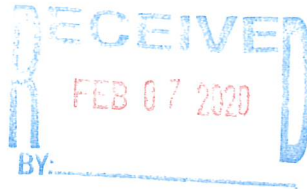
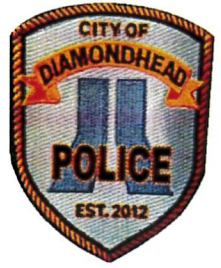
William V. Cork
CEO



Diamondhead Police Department

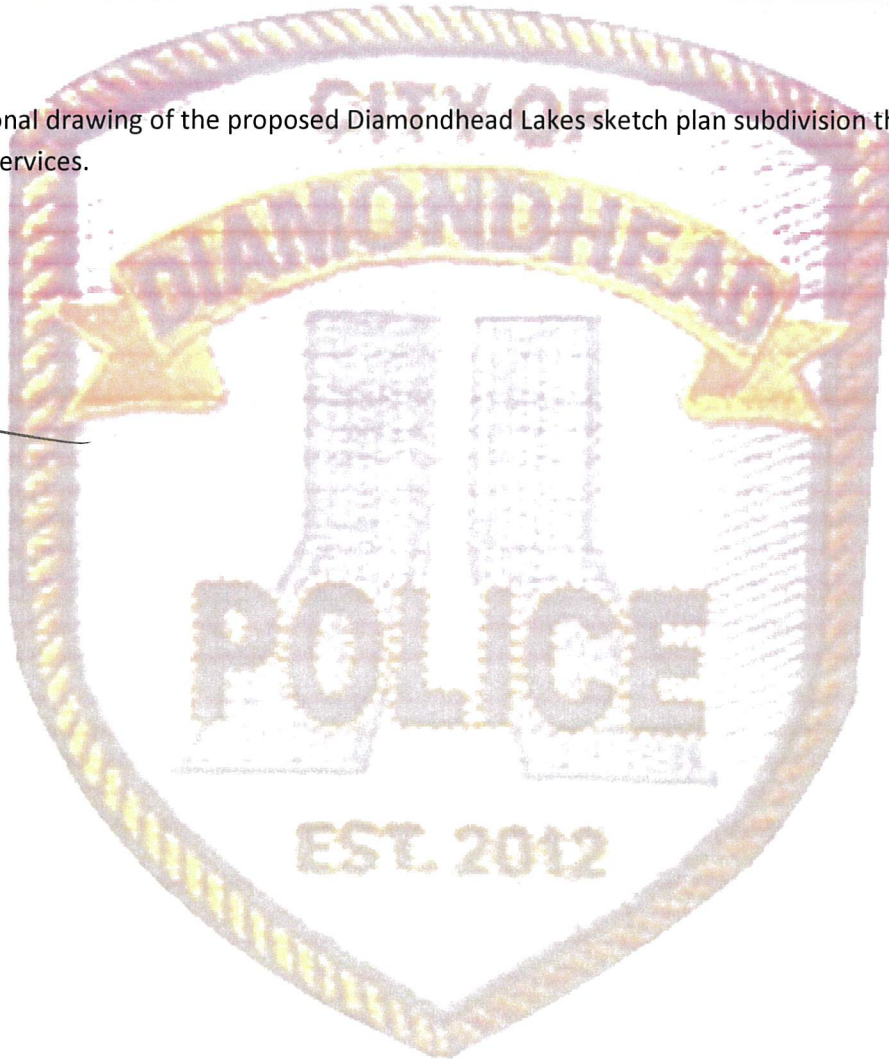
5000 Diamondhead Circle, Diamondhead, MS

Phone: 228-222-4649 Fax:228-222-4654



Based upon the conceptional drawing of the proposed Diamondhead Lakes sketch plan subdivision this development will not negatively impact police services.

A handwritten signature in black ink, consisting of a stylized, cursive letter 'A' followed by a horizontal line.



Ronald Jones

From: John Stein <jstein@deii.net>
Sent: Thursday, February 13, 2020 4:17 PM
To: Ronald Jones
Cc: Christina Shurley; Bruce Newton
Subject: Diamonhead Lakes
Attachments: Diamondhead Lakes Sketch Plat Review Comments.xls

Ron

Attached is a copy of our comments. Do we need to bring additional copies along.

John M. Stein, P.E.

Manager of Engineering Operations



Digital Engineering & Imaging, Inc.

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

Project			Diamondhead Lakes
AE			Subdivision
Landmark			
Contractor			
Developer			Elliott Homes
Review Comments			
Date			2/14/2020
Reviewer			DE
Discipline			
Item Being Reviewed			
Sketch Plat			
Comment No	Issue	Page/Location	Initials of Respondent
Plan Comments			
1	General	Drawings	There is no legend provided on any of the drawings/maps, and therefore we cannot thoroughly review the proposed subdivision plan. We do not know what many items shown in the plans are representing.
2	Wetlands	Drawings	Was a wetlands delineation conducted to determine the limits of the wetlands?
3	Wetlands	Drawings	Some areas with a blue boundary are noted as 'wetland area', and other areas with a blue boundary have no note. Are these wetlands as well?
4	Wetlands	Drawings	There are wetlands noted in some of the proposed lots. Will permits be obtained from the Corps for impacts to these wetlands?
5	Drainage	Drawings	What is the overall concept of the drainage plan? Where will all storm water eventually drain? With no legend, we do not know what low impact development practices will be implemented and where they will be located. To what extent will subsurface drainage pipes and catch basins be utilized?
6	Drainage	Drawings	Are drainage swales proposed along the roadway edge for the entire subdivision? Where will the swales be located in relation to the sidewalk (if sidewalk is to be constructed)? Will easements be required for the swales?
7	Drainage	Drawings	How will any stormwater runoff that currently drains to the Lake from areas outside of the proposed subdivision be diverted around or through the subdivision?
8	Drainage	Drawings	It appears that rain gardens will be implemented. Will overflow structures be included? Where will stormwater that is collected in the rain gardens ultimately drain to during a heavy rain event?
9	Streets	Letter	Letter States "The roadway base will consist of 8-10" of soil cement and a 1.5-inch binder course layer of asphalt at the time of Final Plat. Another 1.5-inch surface course layer of asphalt will be completed within 2 years of Final Plat". Per Section 308.18.1.c of the developer guidelines a Minimum surface course asphalt pavement of 2-inch base course and 1 1/2-inch surface course
10	Streets		Please note that all medians shall be the width of one travel lane
11	Streets/Drainage		Drainage of stormwater will not be allowed to cross the centerline of any street as it flows over the pavement. Section 311.18 Subdivision regulations.
12	Streets		Has a traffic study been conducted at entrances of subdivision? Are Multi-Way stops being used at these intersection. See MUTCD 2B.07
13	Utilities		All utilities shall be in utility easements. City requires utility and drainage easements on all lots. 10' front, 5' each side and 10' rear.
14	Streets		Are sidewalks being utilized in this subdivision? If yes they must comply with the subdivision regulations
Specs Comments			
15			
16			



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: DRC

FROM: Ronald R. Jones, CBO *Ronald*
Building Official

DATE: 2-14-2020

SUBJECT: Diamondhead Lakes Sketch Plat

- The Golf Club Drive entrance shall be definitively reflected on the Sketch Plat. Either have a executed consent agreement with Jim Grotowski to allow the construction of a roadway or designed the roadway totally on Elliott Homes property. Provide complete legal survey. The staff recommends to Elliott Homes that this issue be resolved before Sketch Plat consideration before the City Council.
- Going north from Golf Club Drive; second street on the right; provide temporary cul-de-sac;
- Various are requested on 24 lots i.e. lot size; width of lot at the building setback line; lot width fronting on a public right-of-way; lot width of lot at the building setback line for corner lots; Reduce or eliminate the number of variances.
- Phase 7 Wetland Area: Out Lot Parcel B; Until you know exactly what type of development is planned, only show access to the property. Eliminate Phase 7.