

A TEXT AMENDMENT TO THE ZONING ORDINANCE
AMENDING TABLE 8.1 GENERAL OFF-STREET PARKING REQUIREMENTS
For “Restaurants with Drive-Thru or Drive-In”

A resolution of the Mayor and City Council of the City of Diamondhead amending Ordinance No. 2012-019 as amended (Zoning Ordinance) (Article 8.2.2 SCHEDULE OF OFF STREET PARKING SPACES REQUIRED; TABLE 8.1 GENERAL OFF-STREET PARKING REQUIREMENTS) to reduce the number of required off-street parking requirements for “Restaurants with Drive-Thru or Drive-In.

WHEREAS, The proposed text amendment is as follows:

Restaurants, with Drive-Thru or Drive-On 1 per 2 seats
1 9' x 50' queuing space beginning at pick up station*

***All queuing shall be contained on private property and shall not be allowed on public.**

WHEREAS, the Mayor and City Council has reviewed the application, related materials and public comments from the public hearing held by the Planning and Zoning Commission on February 24, 2020 and finds that it would be in the best interest of the health, safety and welfare of the citizens of Diamondhead to amend Article 8.2.2 SCHEDULE OF OFF STREET PARKING SPACES REQUIRED; TABLE 8.1 GENERAL OFF-STREET PARKING REQUIREMENTS to reduce the number of required off-street parking requirements for “Restaurants with Drive-Thru or Drive-In.

NOW, THEREFORE, BE IT RESOLVED the Mayor and City Council of the City of Diamondhead do hereby amend Ordinance No. 2012-019 as amended (Zoning Ordinance)) (Article Article 8.2.2 SCHEDULE OF OFF STREET PARKING SPACES REQUIRED; TABLE 8.1 GENERAL OFF-STREET PARKING REQUIREMENTS to reduce the number of required off-street parking requirements for “Restaurants with Drive-Thru or Drive-In.

CURRENT LANGUAGE: delete in its entirety

Restaurants, with Drive-Thru or Drive-On
32 spaces per 1,000 sq. ft. of seating area; 2 spaces per 3 employees
1 space per business vehicle, 1- 160' queuing space beginning at pick up station

PROPOSED TEXT CHANGE:

Restaurants, with Drive-Thru or Drive-On 1 per 2 seats
(1) 9' x 50' queuing space beginning at pick up station*

***All queuing shall be contained on private property and shall not be allowed on public**

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING RESOLUTION WAS ADOPTED IN THE AFFIRMATIVE ON MOTION BY COUNCILMEMBER _____, SECONDED BY COUNCILMEMBER _____ AND BY THE FOLLOWING VOTE OF COUNCIL OF THE CITY OF DIAMONDHEAD ON THE 3rd DAY OF MARCH, 2020.

	Aye	Nay	Absent
Mayor Schafer	_____	_____	_____
Councilmember Depreo	_____	_____	_____
Councilmember Moran	_____	_____	_____
Councilmember Morgan	_____	_____	_____
Councilmember (vacant)	_____	_____	_____
Councilmember L’Ecuyer	_____	_____	_____

THOMAS SHAFER, IV MAYOR

ATTEST: _____
Jeannie Klein, City Clerk



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 *Ronald*

DATE: February 27, 2020

SUBJECT: City of Diamondhead text amendment to Table 8.1 of the Zoning Ordinance for Restaurant with drive-thru parking standard; Recommendation from Planning Commission to Approve; 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 proposed text amendment would change the required off-street parking spaces in Table 8.1 for Restaurants with Drive-Thru or Drive-In. The purpose of this text amendment is to provide more reasonable parking space requirements. The City has had developers comment that our parking standards were high. So, on January 7, 2020, the City Council authorized the Planning Commission to look at the parking standards for all uses and to make recommendations for any changes. This text amendment is the first one since there is an opportunity for a Taco Bell to locate in Diamondhead.

A copy of the application and related documents is attached for you review and consideration.

attachments

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525



Office 228-222-4626
Fax 228-222-4390
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APPLICATION FOR ZONING CHANGE

CASE NO. 20200044

DATE 1-30-2020

APPLICANT: City of Diamondhead

APPLICANT'S ADDRESS: 5000 Diamondhead Circle

APPLICANT'S TELEPHONE: (HOME) _____ (WORK) 228-222-4626

PROPERTY OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: (HOME) _____ (WORK) _____

TAX ROLL PARCEL NUMBER: N/A

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: Applies to
all properties within the corporate limits

ZONING CHANGE (FROM) _____ (TO) _____

STATE PURPOSE OF ~~REZONING~~ text amendment- Required parking spaces for restaurant,
drive-thru/drive-in; To provide more reasonable parking space requirements.

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Zoning Change in the City of Diamondhead, I (we) understand the following:

The application fee of \$600.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designated representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a change on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on 2-24-2020 at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

Ronald R. Jones
Signature of Applicant

Signature of Property Owner

For Official Use Only

- 200.00
☐ ~~\$600.00~~
☐ Copy of Deed, Lease or Contract
☐ Site Plan
☐ Parking Spaces
☐ List of Property Owners NA ()

- ☐ Application Signed
☐ Written Project Description
☐ Drainage Plan NA ()
☐ Notarized Statement NA ()

**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 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. The current and proposed text language is stated below.

**CURRENT TEXT
LANGUAGE**

8.2.2 Schedule of Off Street Parking Spaces Required

Table 8.1 GENERAL OFF-STREET PARKING
REQUIREMENTS

Restaurants, with Drive-Thru or Drive-On 32 spaces per
1,000 sq. ft. of seating area;

2 spaces per 3 employees

1 space per business
vehicle

2 1- 160' queuing
space beginning at
pick up station

**PROPOSED TEXT
LANGUAGE (**BOLD**
AND UNDERLINE**

8.2.2 Schedule of Off Street Parking Spaces Required

Table 8.1 GENERAL OFF-STREET PARKING
REQUIREMENTS

Restaurants, with Drive-Thru or Drive-On 1 per 2 seats

1 **9' x 50' queuing
space beginning at
pick up station***

*All queuing shall
be contained on
private property
and shall not be
allowed on public.

In accordance with Article 2.8.2, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Monday, January 24, 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. 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.