

TO: Mayor, City Council and City Manager

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: August 31, 2022

SUBJECT: Recommendation from Planning Commission Text Amendment Required Number of Facades

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 is the requirement to submit the facades of proposed structures to determine compatibility. The proposed changes will be in Article 12.8.1 Architectural Compatibility adding sub-section D. The Case File Number is 202200360.

Add text Article 12.8.1 D:

D. Any developer, builder and/or person who develops and plats subdivisions shall submit the facades (elevations) for all sides of the structure depicting the above building design items listed in 12.8.1 C. This information shall be submitted before any building permits are reviewed and issued. Based on the number of proposed platted lots, the developer, builder and/or person shall submit the minimum number of required different facades in sufficient detail to determine compatibility with the surrounding neighborhood.

Number of lots	Required <del>Plans</del> Facades*
1-10	5
11-20	10
21-30	15
31-40	20
40 plus	25

\*Editorial change to clean up language.

At its regularly scheduled meeting on August 23, 2022, the Planning Commission voted 7-0 to recommend approving the Text Amendment.

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## 12.8. SINGLE-FAMILY RESIDENTIAL DISTRICTS.

### 12.8.1 Architectural Compatibility.

To ensure architectural compatibility with homes in the immediate vicinity of the building site, building design shall be in keeping with the design patterns and architectural features that exist in the immediate vicinity.

- A. The immediate vicinity shall include an area within the same zoning district and a 500' radius of the building site.
- B. If no buildings exist within the immediate vicinity, then 10 homes within the same zoning district and similarly situated as the proposed building site shall be selected from within the City of Diamondhead. Similarly situated shall mean houses which have a similar location and characteristics as that which is proposed. Examples of similar location and characteristics include, but are not limited to, golf course orientation, water frontage, airport access, attached vs. detached units, square footage, etc. The 10 homes shall be utilized as a compatibility guide to determine compliance with Section 12.8.1(C).
- C. Building design shall conform to the prevailing pattern and materials within the immediate vicinity. The following items shall be used to determine compatibility:
  - i. Roof pitch.
  - ii. Roofing materials.
  - iii. Exterior finishes and materials.
  - iv. Garage orientation.
  - v. Landscaping.
  - vi. Color scheme.
  - vii. Mailbox design and construction.
  - viii. Driveway and walkway materials.
  - ix. Porches, dormers, or other features.
  - x. Building orientation.
- D. Any developer, builder and/or person who develops and plats subdivisions shall submit the facades (elevations) for all sides of the structure depicting the above building design items listed in 12.8.1 C. This information shall be submitted before any building permits are reviewed and issued. Based on the number of proposed platted lots, the developer, builder and/or person shall submit the minimum number of required different facades in sufficient detail to determine compatibility with the surrounding neighborhood.

Number of lots	Required Facades
1-10	5
11-20	10
21-30	15
31-40	20
40 plus	25

### 12.8.2. General Design Characteristics.



Commissioner Flowers  
Commissioner Layel  
Commissioner Debrow  
Commissioner Torguson  
Commissioner Hector

## AGENDA PLANNING AND ZONING COMMISSION

Tuesday, August 23, 2022

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 28, 2022 minutes.

### New Business

3. 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 is the requirement to submit the facades of proposed structures to determine compatibility. The Case File Number is 202200360. The proposed changes will be in Article 12.8.1 Architectural Compatibility adding sub-section D. Add text Article 12.8.1 D. Any developer, builder and/or person who develops and plats subdivisions shall submit the facades (elevations) for all sides of the structure depicting the above building design items listed in 12.8.1 C. This information shall be submitted before any building permits are reviewed and issued. Based on the number of proposed platted lots, the developer, builder and/or person shall submit the minimum number of required different facades in sufficient detail to determine compatibility with the surrounding neighborhood.

Number of lots	Required Plans
1-10	5 facades
11-20	10
21-30	15
31-40	20
40 plus	25

**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 proposed text amendment is the requirement to submit the facades of proposed structures to determine compatibility. The proposed changes will be in Article 12.8.1 Architectural Compatibility adding sub-section D. The Case File Number is 202200360.

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Number of lots	Required Plans
1-10	5
11-20	10
21-30	15
31-40	20
40 plus	25

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 **Tuesday, August 23, 2022, 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. This meeting will also be live streamed for your convenience on:  
<https://www.youtube.com/channel/UCeVCwwZhvNqXCWXPczIOoMQ/featured>

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 228-242-1613.



City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525



Office 228-222-4626  
Fax 228-222-4390  
www.Diamondhead.ms.gov

*Text amendment*

APPLICATION FOR ZONING CHANGE

CASE NO. 202200360

DATE 7-21-22

APPLICANT: City of Diamondhead - Ronald Jones, Building Official

APPLICANT'S ADDRESS: 5000 DH Circle

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

PROPERTY OWNER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

TAX ROLL PARCEL NUMBER: NA

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: NA

ZONING CHANGE (FROM) NA (TO) \_\_\_\_\_

STATE PURPOSE OF REZONING: text amendment - insert new (additional) text

under Article 12.8.1 Architectural Compatibility sub-section D  
Sub-section D shall require developers to submit a minimum  
number of different facades for proposed structures to  
determine compatibility with the surrounding neighborhood.  
See attached notice of public hearing.

## 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~~ <sup>200.00</sup> 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 Tuesday, August 23, 2022 at 6:00 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

N/A <sup>200.00</sup>  
( ) ~~\$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 ( )

7/19/22

utility easement on the front of the property of Lot 1, Beaux Vue Subdivision, Phase 1 and Lot A, The Preserve Subdivision, Phase 1. The physical address is 87120 Highpoint Dr.; parcel number 067K-2-36-216.001. (Levy)

7. **2022-258:** Motion to adopt Resolution 2022-050 finding and determining that the Resolution declaring intent of the Diamondhead City Council to either issue General Obligation Bonds of the City, Issue a General Obligation Bond of the City for Sale the the Mississippi Development Bank or enter into a loan with the Mississippi Development Bank, all in the aggregate principal amount of not to exceed \$6,000,000 and adopted on June 7, 2022, was published as required by Law, that no petitions or other objections of any kind or character against the issuance of General Obligation Bonds of the city, or the Issuance of a Qualified Obligation Bond of the City for purchase by the Mississippi Development Bank or for the City to borrow funds by entering in to a loan with the Mississippi Development Bank, all described in said resolution was filed, and authorizing said bonds and loan to be issued or entered into, as the case may be.
8. **2022-260:** Motion to adopt Resolution 2022-051 authorizing application to Mississippi Development Authority for FY22 Gulf Coast Restoration Fund project funding.

#### Consent Agenda:

9. **2022-247:** Motion to accept FY21 Audit Engagement Letter with Necaise & Company.
10. **2022-248:** Motion to approve payment to Machado Patano in the amount of \$1,462.50 for professional services relating to the Hilo Way Drainage Project.
11. **2022-249:** Motion to approve payment to Digital Engineering for professional services in the amount of \$1,160.00 for GIS Maintenance, \$3,187.50 Paving Phase 4 and \$1,917.50 for Beaux Vue Phase 2 Drainage.
12. **2022-250:** Motion to approve the Memorandum of Understanding with the Mississippi Department of Marine Resources for FY22 GOMESA Funding Award.
13. **2022-252:** Motion to approve payment to Compton Engineering in the amount of \$2,777.50 for professional services relating to Anahola and Hana Place Drainage.
14. **2022-257:** Motion to approve payment to Rostan Solutions in the amount of \$4,427.50 for professional services for the period June 1 - 30, 2022 relating Grant Administration DR4576 (Zeta).

#### Action Agenda.

15. **2022-246:** Motion to approve Change Order No. 3 to East Aloha Improvements Phase 1 adding 50 calendar days for project completion at with no change in project cost.
16. **Motion 2022-255:** Motion to authorize the Planning Commission to publish and hold a public hearing for the purpose of creating zoning districts and use regulations for Medical Cannabis facilities. *opt out? Note?*
17. **2022-256:** Motion to accept the form of the FY23 Budget (department level), set the public hearing for August 23, 2022 and approve the advertisement providing public notice of same.
18. **2022-259:** Motion to authorize the Planning Commission to hold a public hearings to consider a Text Amendment to the Zoning Ordinance and/or Subdivision Regulations to require a specified number of home designs.

Approved  
if -

Approved  
5-0

# The Sea Coast Echo

POST OFFICE BOX 2009  
BAY SAINT LOUIS, MS 39521-2009

## PROOF OF PUBLICATION

STATE OF MISSISSIPPI  
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State, GEOFF BELCHER, General Manager of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 weeks to-wit:

On the 3 day of August 2022

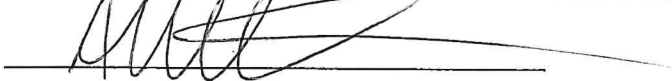
On the \_\_\_\_\_ day of \_\_\_\_\_ 2022

On the \_\_\_\_\_ day of \_\_\_\_\_ 2022

On the \_\_\_\_\_ day of \_\_\_\_\_ 2022

  
General Manager

Sworn to and subscribed before me A NOTARY PUBLIC



This 3 day of August 2022



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

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11-20	10
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Publish Dates: Aug. 3, 2022