



# City of Diamondhead

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## STAFF REPORT TO PLANNING AND ZONING COMMISSION

### 44035 Veterans Drive – Boozer’s Brew

Plans for a proposed commercial building, Boozer’s Brew, at 44035 Veterans Drive were reviewed in accordance with the Diamondhead Zoning Ordinance, specifically Article 5.7 Building Form and Materials.

Below is the review provided to show compliance with Article 5.7:

#### 5.7 Building Form and Materials

##### 5.7.1 Form and Composition

- a) When adjoining a residential zone, structures shall be compatible with the character of single-family residential structures. Compatibility shall be determined by comparing the consistency of existing and proposed design elements, colors, materials, height, bulk and landscaping.  
***Proposed structure is of similar design and consistent with the single-family structures in the City of Diamondhead.***
- b) Building facades shall be oriented parallel to the streets they face. Main entrances shall be visible as a means of creating continuous streetscapes. ***Building façade and main entrance are parallel and visible from Veterans Drive.***
- c) Multiple buildings on a site should be clustered to create plaza or pedestrian mall areas. Where this cannot be achieved, buildings shall be connected by means of pedestrian walkways defined by separate paving textures and accented by landscape areas. ***Not applicable. Only one building is proposed on the site.***
- d) False or stage-set facades are prohibited. Similar materials and colors used on the street façade shall be used to the sides and rear of the building where visible from a street right-of-way or adjacent residence. ***No false or stage-set façade proposed. The blue Hardie siding is proposed for all sides of the building.***
- e) The maximum, unbroken facade plane shall be 60 feet and should be interrupted by projections, recesses, portals, courtyards, plazas, or other architectural design. Facade plane breaks shall have a minimum depth of six inches. ***The facade is broken by entrance recesses at 53’ on each end.***
- f) No flat-faced cement block or metal surfaces shall be visible upon the exterior of any building as a primary surface material or mansard. Alternatives of equal or better quality may be considered. ***No cement block or metal proposed. Hardie siding is the primary surface material.***

- g) Parapet facades may be used when of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be designed such that the reverse side of all elements shall not be visible to public view. False mansards are prohibited. ***No parapets are proposed.***
- h) Parapets should extend above the highest level of any roof mounted equipment. In no case shall such equipment be visible from adjacent grades at a distance of 75 feet. ***No roof-mounted equipment is proposed.***
- i) Building materials shall suit the architectural style of a building and be consistent or complementary throughout. Exterior surface materials shall be selected from among brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit. EFIS may only be used in banding, decorator strips, cornice lines and wall capping. ***The building is only cementitious siding (Hardie lap siding).***  
***j)-m) are not applicable to the C-1 Zoning District.***

#### 5.7.2 Roof Design and Materials

- a) All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required. ***6:12 pitch roof is proposed for entire structure.***
- b) Arcades, drive-under canopies, porches, and other features shall be created with a pitched roof. Drive-under canopies for gasoline pumps may have flat roofs with vertical or factory formed facing of finished sheet metal. ***Pitched awning over doors proposed.***
- c) Mansard roofs shall have a maximum pitch of 12:12 with a minimum of 12 foot vertical surface length. ***No mansard roof proposed.***
- d) Exposed metal flashing shall be copper or factory-finished sheet metal. ***Flashing (drip edge, z-flashing above trim) will match trim color (white) as required with Hardie.***
- e) If factory-finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. ***Flashing (drip edge, z-flashing above trim) will match trim color (white) as required with Hardie.***
- f) All buildings with flat roofs should include parapet articulation on the front façades of such building. The parapet articulation should coincide with any roof articulation may be a part of the roof design. ***Pitched roof proposed. No flat roof or parapet.***
- g) Exposed pitched roofs, as a primary roof form, shall have a slope not less than 5/12. Porches shall be sloped not less than 3/12. ***Primary roof pitch is 6:12.***
- h) Roof design shall be appropriate to the architectural style of a building. Where exposed to public view, roof material shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, or wood textured (architectural grade) or composition asphalt shingles. The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited. ***Composite asphalt shingles of a dark grey color proposed. This is appropriate to the style of the building.***

### 5.7.3 Design Detail

- a) Wall surfaces shall be composed of at least 75% a single material and color. With the exception of decorator accents, colors shall consist of subtle, neutral, or earth tones or of a coastal color palette. ***The entire wall surface, other than the white trim, is composed of a light blue coastal color.***
- b) Walls that can be seen from an arterial or collector street shall be treated as a building façade. ***The front façade will be the only façade visible from the street; however, all sides comply with the façade requirements in this section.***
- c) No less than 40% of the horizontal distance of any building front entrance shall be designed with arcades, windows, entrances, awnings, or similar features. ***The front entrance has windows, entrance doors, and awnings for almost the entirety of the façade.***
- d) Retail facades shall be glazed with clear glass no less than 40% of the first story. Other uses may provide the authentic appearance of such transparency. ***Building is not a retail occupancy, however, well more than 40% of the façade is provided with clear glazing.***

The building elevations and site plans submitted comply with the intent and purpose of the Zoning Ordinance, and therefore the Site and Design Review Committee recommends **approval** of this development to the Planning and Zoning Commission.

Beau King, Building Official 05-14-2025

A handwritten signature in black ink, appearing to read 'Beau King', with a stylized flourish at the end.