

4.19 CHART OF SETBACKS AND RELATED REQUIREMENTS

TABLE 4.1: ZONING DISTRICT SUMMARY SETBACKS AND RELATED REQUIREMENTS****Summary Data Only - Refer to specific district text for full dimensional requirements and allowances****

Zoning District	Height ¹	Front Yard ²	Side Yard ²	Rear Yard ²	Lot Area ³	Lot Width ²	Density ⁴
R-1 Single-Fan	35	20/25	10 ⁵ ✓	20 ✓	10,000 ✓	80 ⁶ ✓	4 ✓
R-2 Single-Family	35	20/25	8/10 ⁵ ✓	20 ✓	6,000 ✓	60 ⁷ ✓	7
R-3 Single-Family							
Single-Family Detached	35	20	5 ⁵	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 ⁵	20	5,000	50	7
Townhouse Units	35	20	0 ⁸	20	6,000 ⁹	14	8.5
All Other Uses	35	20	10 ⁵	20	6,000	60	7
R-4 Multi-Family							
Single-Family Detached	35	20	5 ⁵	20	5,000	50	7
Single-Family 0-Lot Line	35	20	0 ⁵	20	5,000	50	7
Townhouse Units	35	20	0 ⁸	20	6,000 ⁹	14	8.5
Two-Family (Duplex)	35	20	10 ⁵	20	6,000	60	8
Multi-Family	35 ¹⁰	20	10 ⁵	20	9,600 ¹¹	80	20
MH Manufactured Home	35	20	10 ⁵	20	5,000	40	8
C-1 General Commercial	35 ¹⁰	25	5 ^{12, 13}	10 ¹³	none	100	none
C-2 Interstate Commercial/ Gaming/Resort	50 ¹⁴	25	5 ^{12, 13}	10 ¹³	none	100	none
T Technology	35	25	5 ¹³	5 ¹³	none	none	none
I Industrial	35 ¹⁰	25	5 ^{12, 13}	5 ¹³	none	none	none
PR Preservation	35	25	5	5	none	none	none
PFR Public Facilities & Recreation	35 ¹⁰	25	10	25	none	none	none

1. Building height is in feet.

2. Units are in Feet (ft)

3. Units are in Square Feet (sf)

4. Dwelling Units per Acre (DUA)

5. On a corner lot street side yard = front yard

6. 100 ft for corner lots

7. 90' for corner lots

8. 20 ft between building clusters

9. First 2 units, 1,800 sf for each additional unit

10. 50 ft with conditional use approval

11. For first 3 units, 800 sf each additional unit

12. 0 ft is permissible with continuous facade

13. 15 feet when adjacent to a residential use

25 feet when adjacent to a property zoned R-1 or R-2

14. 100 ft with conditional use approval

June 22, 2021

Mr. Ronald Jones
Building Official
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

RE: Casano - Koula Drive and Iona Street Development
Sketch Plat Review

Dear Mr. Jones,

As requested, we have reviewed the sketch plat for The Casano - Koula Drive and Iona Street Development and offer the following comments/questions:

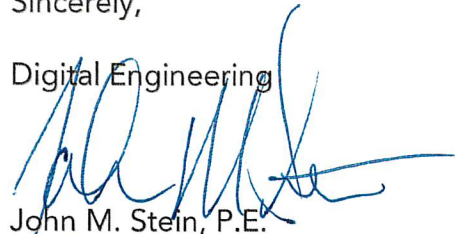
1. The proposed detention appears small. Plans shall, include detailed stormwater runoff control measures including retention and/or detention ponds capable of retaining both "during construction" and "post-construction" sediments and of holding a volume of stormwater equal to a five-year storm based on south Mississippi average rainfalls for urbanized areas wherein the rainfall duration is one (1) hour at a rainfall intensity of three (3) inches per hour. Runoff shall be drained on-site to retention ponds and allowed to discharge at a rate no greater than the average discharge prior to development. This the minimum size required.
2. How will all the storm water runoff be drained to the detention ponds?
3. Since the overall subdivision will be 19.86 acres; a large stormwater permit will be required to be submitted to MDEQ.
4. The extension of Koula St is skewed and does not match up well with the existing street. It appears to go through an existing driveway.
5. Site Data Table: RI-2 side yard setback is 8 feet, not 5 feet.
6. Numerous lots zoned RI-1 do not comply with the minimum lot width of 80' at the setback line.

digital engineering

Mr. Jones
June 22, 2021
Page 2 of 2

Sincerely,

Digital Engineering

A handwritten signature in blue ink, appearing to read "John M. Stein", with a long horizontal flourish extending to the right.

John M. Stein, P.E.

Manager of Engineering Operations

DIAMONDHEAD FIRE PROTECTION DISTRICT

4440 KALANI DRIVE, DIAMONDHEAD MS 39525

June 24, 2021

Re: Casano Koula Drive

Mr. Ron Jones,

The Fire District's two main concerns with this type of development are access for fire apparatus and water supply. The reference material in evaluating these features is the International Fire Code 2012. Section 503 addresses Fire Apparatus Access Roads, the roads shall have an unobstructed width of not less than 20 feet and clearance of 13 feet 6 inches. As the project is drawn at this time, I do not see a problem with multi route access since they are proposing dual access on the first and second phases. I could not evaluate from the sketch plan hydrant spacing or flow capability. Hydrants should not be more than 500' apart by road distance. This would be measured from the nearest existing hydrant, not the entrance to the development. The minimum flow requirements for hydrants, per Section B105, is 1000 GPM for one and two family dwellings less than 3600 ft². Thank you for keeping us in these discussions.

Sincerely,



Michael O. Munger

Fire Chief

dfd.munger@gmail.com

228-255-5560 (office)



2020 3911
Recorded in the Above
Deed Book & Page
04-17-2020 03:43:19 PM
Timothy A Kellar
Hancock County

THIS INSTRUMENT PREPARED BY:

Carl Joffe, Attorney at Law
4401 East Aloha Drive
Diamondhead, MS 39525
228-255-9130
Mississippi Bar #3099

RETURN TO:

Casano Law Firm
4403 East Aloha Drive
Diamondhead, MS 39525
228-255-0035

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100/DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

PURCELL CO., INC., a Delaware Corporation,
(formerly Diamondhead Corporation), the "Grantor"
4401 East Aloha Drive
Diamondhead, Mississippi 39525
(228) 255-9130

acting by and through its undersigned duly authorized officers, does hereby, subject to all terms, reservations, conditions, exceptions, easements and restrictions hereinafter specified, sell, convey and warrant unto

MDGA, LLC, the "Grantee"
4403 East Aloha Drive
Diamondhead, Mississippi 39525
(228) 255-0035

that certain property situated in the City of Diamondhead, and being in Hancock County, Mississippi, more particularly described on Exhibit "A", which is attached hereto and made a part hereof.

INDEXING INSTRUCTIONS: NW ¼ of Section 2, Township 8 South, Range 14 West, Hancock County, Mississippi.

By acceptance of delivery of this Deed, the Grantee accepts the property herein conveyed and all improvements thereon, without warranty of condition or representation as to condition, and accepts the property in its present condition.

This conveyance is made subject to: (1) the reservation of oil, gas and other minerals; (2) any unrecorded utility easements and all utility, drainage or other easements or restrictive covenants recorded in the Office of the Chancery Clerk of Hancock County, Mississippi; (3) the lien of the State of Mississippi, the City of Diamondhead and Hancock County for taxes for the current year which have been accrued but are not yet payable; and, (4) any improvements made to the afore described property including any signs located on the property, and any structures placed thereon by Grantee, its successors or assigns, shall only be made with the prior written architectural approval of Grantor, which approval shall not be unreasonably withheld.

Grantor warrants payment of all taxes up to and including the year 2019. Taxes for the current year shall be prorated at closing and assumed by the Grantee. All subsequent years' taxes are assumed by the Grantee herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed by its authorized officers this 15th day of April, 2020.



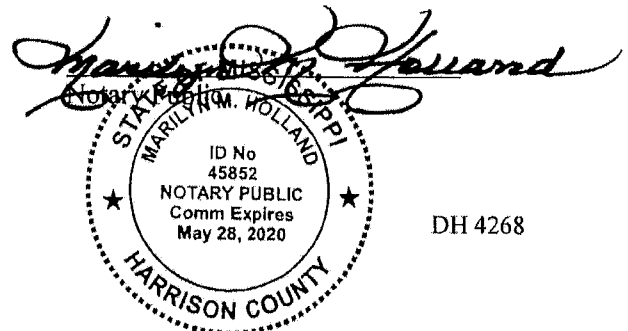
PURCELL CO., INC.

By: Artis E. James, Jr.
ARTIS E. JAMES, JR.
Vice President

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of April, 2020. within my jurisdiction, the within named ARTIS E. JAMES, JR. and CARL H. JOFFE, who acknowledged that they are the Vice President and Secretary, respectively, of PURCELL CO., INC., a Delaware corporation, and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My Commission Expires: 5/28/20



DH 4268

EXHIBIT "A"

All that certain parcel of land being situated in Diamondhead, Section II, and the John B. Ladner Claim, Township 8 South, Range 14 West, Hancock County, Mississippi, being more fully described as follows:

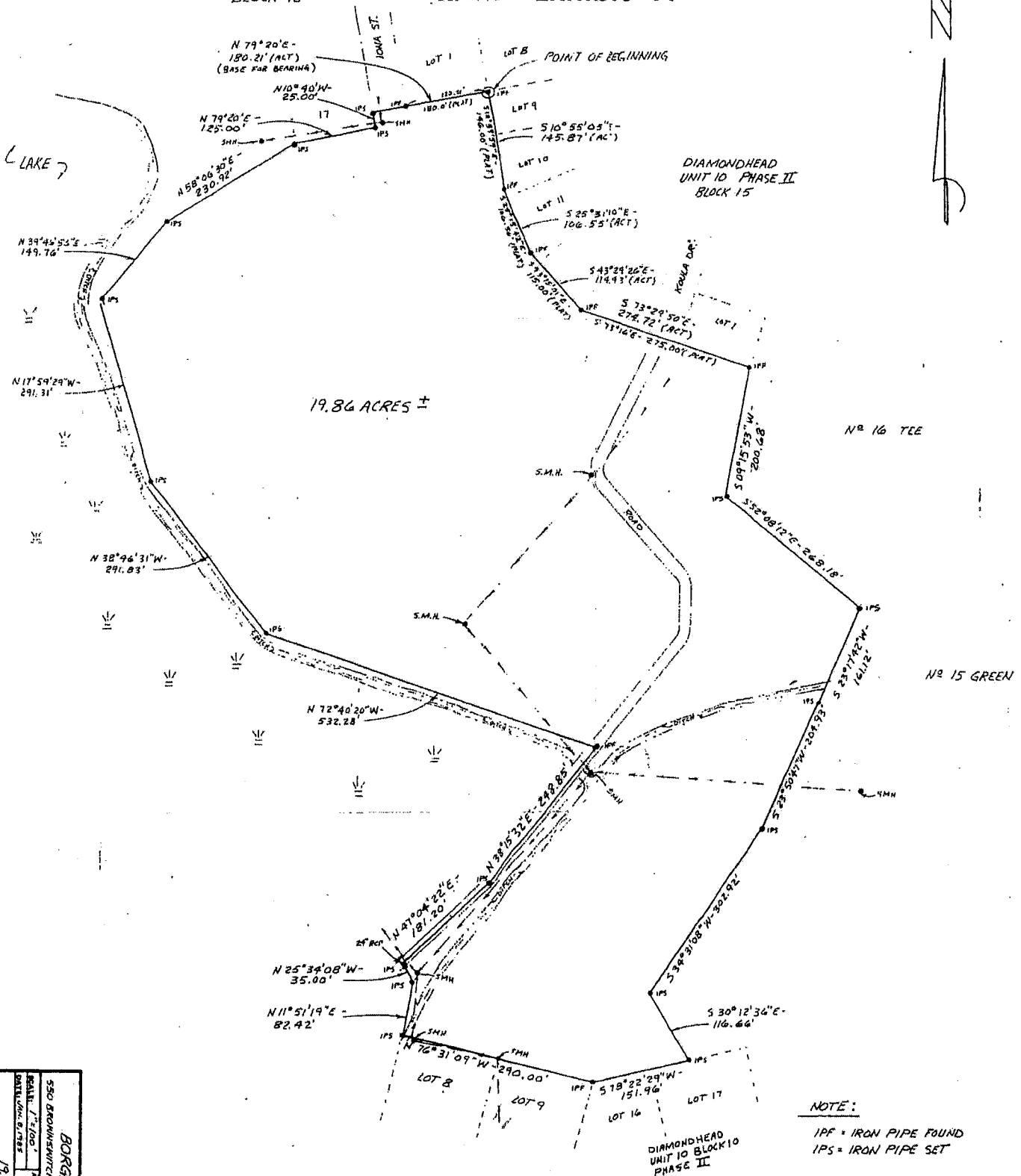
Beginning at the Northwest corner of Lot 9, Block 13, Unit 10, Phase II, Diamondhead; said corner also being the point of beginning. Thence along the boundary of Block 13, Unit 10 and Phase II, S10°55'05"E a distance of 145.87' to a point; thence along the boundary of the above said Block, Unit, and Phase II, S25°31'10"E a distance of 106.55' to a point; thence along the boundary of above said Block, Unit and Phase, S43°29'26"E a distance of 114.93' to a point; thence along the boundary of above said Block, Unit and Phase, S73°29'50"E a distance of 274.72' to the Southeast corner of Lot 1, Block 15, Unit 10 and Phase II, Diamondhead; thence S09°15'53"W a distance of 200.68' to a point; thence S52°08'12"E a distance of 268.18' to a point; thence S23°17'42"W a distance of 161.12' to a point; thence S23°50'47"W a distance of 204.93' to a point; thence S34°31'08"W a distance of 302.92' to a point; thence S30°12'36"E a distance of 116.66' to the Northwesterly Boundary Line of Lot 17, Block 10, Unit 10, Phase II, Diamondhead; thence along the boundary line of Block 10, Unit 10, Phase II, S78°22'29"W a distance of 151.96' to a point; thence along the boundary of above the said Block 10, Unit 10, Phase II, N76°31'09"W a distance of 290.00' to a point; thence N11°51'19"E a distance of 82.42' to a point; thence N25°34'08"W a distance of 35.00' to a point; thence N47°04'22"E a distance of 181.20' to a point; thence N38°15'32"E a distance of 248.85' to a point; thence N72°40'20"W a distance of 532.28' to a point; thence N38°46'31"W a distance of 291.83' to a point; thence N17°59'29"W a distance of 291.31' to a point; thence N39°46'56"E a distance of 149.76' to a point; thence N58°06'30"E a distance of 230.92' to the Southwest corner of Lot 17, Block 12, Unit 10, Phase II, Diamondhead; thence N79°20'00"E a distance of 125.00' along the Southerly boundary line of Lot 17, Block 12 in the above mentioned Unit and Phase; thence N10°40'00"W a distance of 25.00' to the Westerly right-of-way line of Iona Street; thence North 79°20'00"E a distance of 180.21' to the point of beginning. Containing in all 19.86 acres of land, more or less.

Exhibit "A"

BLOCK 12

BLOCK 13

2020 3914
Deed Book & Page



THIS SURVEY IS CERTIFIED TRUE &
CORRECT TO PURCELL CO., INC. BY:

DUKE LEVY JR.
MISS. REG. LAND SURVEYOR N^o 1722

NOTE:

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET

NOTE: THIS SURVEY INCLUDES
AND REPLACES BORDEN. ENH.
DWG. NO. 41188

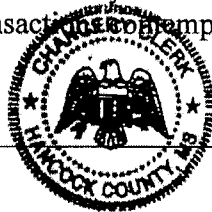
BORGEN ENGINEERING		STREBEL, LEVI STAMMACH	
550 BROWN/WHITE ROAD			
APPROX. 1" x 100"	APPROVED BY	DESIGNED BY	BY
DATE: 04/01/83			
19.86 ACRE SURVEY IN			
DIMMOLCHEND, HANCOCK COUNTY MASS/5/5/19/19			
PURELL CO, INC			
DRAWING NUMBER		DATE	

CERTIFIED COPY OF CORPORATE RESOLUTION

"RESOLVED, that the President or any Vice President of this Corporation be, and they are hereby authorized, empowered and directed in the name of and on behalf of this Corporation to convey any or all of the Corporation's interest in any residential lots, any residential lot improved with a residential shelter unit, or any commercial or other real property owned by the Corporation at such prices and upon such terms as said officer(s) deem advisable, situated in the following described real estate developments:

Diamondhead, Hancock County, Mississippi; Lake Arrowhead, Cherokee County, Georgia; Lake Forest, Baldwin County, Alabama; Newport on Lake Houston, Harris County, Texas; Sandpiper Cove, Okaloosa County, Florida.

BE IT FURTHER RESOLVED, that said officers be and they are hereby authorized to execute and deliver any and all sales contracts, deeds, seller's affidavits, settlement statements and any other instruments and to take any and all such actions as they in their sole discretion may deem necessary, appropriate or desirable in order to carry out the transactions contemplated by the foregoing resolution."



Hancock County
I certify this instrument was filed on
04-17-2020 03:43:19 PM
and recorded in Deed Book
2020 at pages 3911 - 3915
Timothy A Kellar

SECRETARY'S CERTIFICATE

This is to certify that the foregoing is a true and correct copy of Resolutions adopted by the Board of Directors of Purcell Co., Inc., at a meeting held at the Corporation's office in Diamondhead, Mississippi on the 29th day of June, 1987; that the foregoing Resolutions were duly adopted, are incorporated in the minutes of said Corporation and are now in full force and effect.

This is to further certify that as of this date the following are duly elected and qualified officers of Purcell Co., Inc. who hold the said offices set opposite their names:

Larry D. Johnson, President
Artis E. James, Jr., Vice President
Steven C. Roe, Vice President
Kirk Boswell, Vice President & Treasurer

Billy G. Alexander, Assistant Treasurer
Carl H. Joffe, Secretary
Elizabeth F. York, Assistant Secretary

WITNESS my hand and seal of the Corporation on this the 15th day of April, 2020.




CARL H. JOFFE
Secretary



5000 Diamondhead Circle · Diamondhead, MS 39525-3260

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: MDGA, LLC and adjacent property owners

FROM: J. Pat Rich, Planning and Zoning Administrator *J. Pat Rich*

DATE: July 9, 2021

SUBJECT: Notice of Public Hearing

MDGA, LLC represented by Michael Casano and Kyle Ladner has submitted a Sketch Plat for a new subdivision for review, consideration and approval.

The Sketch Plat is for a 76 single family lot subdivision on a 19.86 Acre tract of land, parcel number 132A-01-03-113.000. The subject property is located in NW ¼ of Section 2 Township 8S Range 14W. The lot sizes range from the smallest of 6,000 sf to the largest lot of 13,368 sf. The property is located East of Kalipekona Way and Kaiki Drive, West of Pine Golf Course Hole # 15 & 16, North of Kaiki Drive and south of Kalipekona Way. Entrances will be the south end of Iona Street, south end of Koula Drive and east end of Hoaka Lane.

The Planning Commission shall review and submit a recommendation to the City Council.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 27, 2021 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.

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

MDGA, LLC represented by Michael Casano and Kyle Ladner has submitted a Sketch Plat for a new subdivision for review, consideration and approval.

The Sketch Plat is for a 76 single family lot subdivision on a 19.86 Acre tract of land, parcel number 132A-01-03-113.000. The subject property is located in NW ¼ of Section 2 Township 8S Range 14W. The lot sizes range from the smallest of 6,000 sf to the largest lot of 13,368 sf. The property is located East of Kalipekona Way and Kaiki Drive, West of Pine Golf Course Hole # 15 & 16, North of Kaiki Drive and south of Kalipekona Way. Entrances will be the south end of Iona Street, south end of Koula Drive and east end of Hoaka Lane.

The Planning Commission shall review and submit a recommendation to the City Council.

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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.