



# City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525

Phone: (228) 222.4626

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[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

## STAFF REPORT TO PLANNING COMMISSION

DATE: May 12, 2020

CASE FILE NUMBER: 202000138

APPLICANT: DBHL, LLC represented by Coby Smith

PROPERTY OWNER: DBHL, LLC

TAX PARCEL NUMBER: 067-0-25-026.000 in part

PHYSICAL STREET ADDRESS: The physical address of the property is 97144 Kapalama Drive (newly assigned). The property is located south of and adjacent to Kapalama Drive. The property is also located east of Kino Street and east of and adjacent to Kapalama Cove condos.

LEGAL DESCRIPTION: The property is legally described as the west 1/3 of west 1/2 of southwest 1/4 of southwest 1/4 Section 25-7-14.

ZONING DISTRICT: R-3 High Density Single Family

ADJACENT EXISTING LAND USES: North= single family dwellings, East= Kapalama Cove condos  
West=single family dwellings; South= single family dwellings

TYPE OF APPLICATION: Conditional Use

NATURE OF REQUEST: DBHL, LLC represented by Coby Smith has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.2, Article 4.21.1 (C) and Article 2.5 to allow a "Assisted Living Facility" in a R-3 district.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: May 26, 2020

ACTION BY THE PLANNING COMMISSION: In accordance with the Comprehensive Zoning Ordinance 2.5.5 The Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

### ARTICLE 2.5.6 REVIEW AND EVALUATION CRITERIA

The Zoning Administrator and the Commission shall review and evaluate and make the following findings before recommending approval of a Conditional Use Permit application using the following criteria:

- A. Conformance with applicable regulations and standards established by the Zoning Regulations.
- B. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.

- C. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
- D. Modifications to the site or proposed use which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulation and standards and to protect the public health, safety, morals, and general welfare.
- E. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area; existing zoning and land uses in the area.
- F. Protection of persons and property from flood or water damage, odors, fire, noise, glare, and similar hazards or impacts.
- G. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- H. Adequacy and convenience of off-street parking and loading facilities.
- I. That the proposed use is in accordance with the objectives of this Zoning Ordinance and the purposes of the district in which the site is located.
- J. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses and structures in the vicinity, in accordance with the following standards:
  - i. The proposed use will be located within the district so as to be harmonious with and complimentary to adjacent and existing land uses.
  - ii. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. For the purpose of this criterion, the term neighborhood shall mean an area extending 750 feet in all directions from the lot line of the proposed structure.
  - iii. For the purposes of determining architectural compatibility, consideration shall be given to: building mass and style; roof types, pitch and material; façade treatment and materials; window and door styles; eaves and porches; trim; gables and dormers; gutters; chimneys; walls, fences, hedges and other landscape elements; colors; driveway material; signage; dimensional setbacks and building orientation on the lot; and other such features as may be appropriately considered by the Planning Commission.
  - iv. For the purpose of assessing the architectural compatibility, existing structures which may not be an architectural asset to the neighborhood shall not be considered in determining the appropriateness of a conditional use application.
- K. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- L. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**PRELIMINARY RECOMMENDATION TO PLANNING COMMISSION:**

Proper notice was given in accordance with the Zoning Ordinance i.e. through legal notice in the Echo and by notice to the adjacent property owners within 300' through the USPS.

The existing land use is vacant developable property with no wetland related issues. The property is zoned R-3 (high density single family). The future land use plan also identifies this property as high density residential (see attached). By Table 4.2 in the Zoning Ordinance an “assisted living facility” is allowed as a conditional use in an R-1, R-2 and R-3. It is allowed by right in the C-1 and C-2 zoning districts (see Table 4.2 in part). It is prohibited in the remaining other zoning district. As a general note, the Zoning map for the City does not have any mixed-use district or transitional zoning district between a purely residential area and a purely commercial area i.e. multi-family uses and light commercial uses. The Future Land Use plan does not identify any multi use zoning districts. Therefore, projects like the “assisted living facility” must be considered on an individual basis. Beehive facilities in Brookhaven, Carthage and Philadelphia, MS are all located in multi-family zoning districts, R-3, R-3 and R-4 respectively.

In the 25-year Comprehensive Plan for the City of Diamondhead, one of the Housing Goals is to “ensure the availability of housing opportunities within the City to meet the needs of all market sectors”. Objective 9.1 states “to provide housing availability for an aging population”. Policy 9.1.2 states “the City of Diamondhead will encourage the development of group housing development for the aging and elderly. This includes assisted living facilities and nursing homes”. Therefore, this type of project is recommended and in harmony with the Comprehensive Plan.

This project shall meet the following conditions and/or regulations for the overall development of this project.

- A. Conformance with applicable regulations and standards established by the Zoning Regulations  
A site plan has been submitted for construction. Please see the attached site plan review for planning and zoning and shall show evidence of compliance. When a Development Review Committee convenes to review and comments on the site and building plans, their recommendations shall be followed as well.

The setbacks for an R-3 zoning district are 20’ front and rear yard and 10’ side yard.

The parking area being in the rear of the property should minimize any potentially unfavorable impacts regarding the parking area. The minimum number of parking spaces shall be provided including adequate width of ingress/egress lanes particularly for emergency and fire vehicles. The minimum width of the fire apparatus access road shall be 20’.

- B. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features. Upon compliance with the site plan review for planning and zoning, the site should be in harmony with the surrounding neighborhood,
- C. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. Based on my knowledge, I’m not aware of any unfavorable effects or impacts which may exceed those which reasonably may result from this type of development.
- D. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic

reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area; See the attached letter from A.J. Gambino with the Hancock county Sheriff's office.

Based on the trip generation rates from the 8<sup>th</sup> edition ITE Trip Generation Report for a 16 occupants of a congregate care facility, the calculated daily trips are 34. Likewise, the maximum density is 7 dwelling units per acre in an R-3 zoning district. So, the development site is ~2.12 acres. Seven dwelling units per acre times 2.12 acres is 14.84 single family homes. Using the ITE Trip Generation Report, 14 single family homes would generate 134 daily trips (see attached ITE Report). Therefore, this development would have less of an impact than a 14 unit single family subdivision of the city's infrastructure.

- E. Protection of persons and property from flood or water damage, odors, fire, noise, glare, and similar hazards or impacts. See attached letter from Mike Munger, Diamondhead Fire Chief.

Adequate provision shall be made for the fire department access road and any fire department apparatus to turn around. The water main shall be sized to meet the demand for general fire fighting purposes and the auto sprinkler system. The water main shall also be looped. Fire hydrants shall be provided for general fire fighting purposes and to support the auto sprinkler system. Fire Chief Munger has talked to AMR and they require 11' vertical clearance for their ambulances to prevent damage to the radio antennas and tracking equipment, the plans are showing 9' for the "covered drive thru". Provision shall be made for ambulances to use the covered drive thru.

This property is not located in a Special Flood hazard Area.

As it relates to drainage, post construction water surface runoff shall not exceed pre-construction water surface runoff. Water surface run-off shall not have any adverse impacts on surrounding properties in accordance with the Stormwater Ordinance.

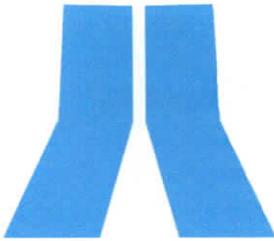
The protection of persons and property of those hazards shall be a condition for development. It is not anticipated that these issues will be a problem. However, if any issues occurs in the future, it shall be immediately abated by Beehive Homes.

- F. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties. The applicant has to provide lighting for the parking lot since it is over 10 spaces. At this time, no signs have been proposed at the entrance of Kapalama Drive. It will be the city's prerogative to create a speed zone for that area and/or other traffic control measures.
- G. Adequacy and convenience of off-street parking and loading facilities. One off-street loading space shall be provided. Please see the attached site plan review for planning and zoning.
- H. That the proposed use is in accordance with the objectives of this Zoning Ordinance and the purposes of the district in which the site is located. This proposed use is in accordance with the objectives of the Zoning Ordinance as well as the goals, objectives and policies of the Comprehensive Plan.

- I. The type of residential use will be in an R-3 district and will be harmonious with and complimentary to adjacent and existing land uses.
- J. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. Based on the elevations shown in the construction plans, it should be architecturally compatible.
- K. The conditions set forth are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- L. The proposed use, together with the conditions, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. At this point in time, no evidence has been documented that this development will be materially injurious to properties, improvements and public infrastructure. The potential impacts on water, sewer and fire will be assessed through the Development Review committee and plan review process. During this process, if any adverse impacts are noted, the developer shall be responsible to mitigate those impacts. There is an 8-inch water line on the north side of Kapalama and a fire hydrant at the northwest corner of Luawai Way and Kapalama Drive. A 6' sewer force main is located on the south side of Kapalama Drive.
- M. This conditional use application is for only a proposed assisted living facility on the property which is located on the south side of Kapalama Drive at 97144 Kapalama Drive. In the future if other facilities are proposed, those facilities will have to stand on its own merits.

Notwithstanding comments from concerned citizens and Planning Commissioners, one could make a determination based on the documents submitted that this proposed assisted living facility could be allowed at this location as a condition use in an R-3 zoning district complying with the above conditions and statements set forth in their application. This recommendation allows the development of an assisted living facility (residential congregate living facilities (nontransient)) with the above stated conditions located on the parcel that is south of and adjacent to Kapalama Drive. This type of development shall be classified as a type of residential occupancy as defined by the International Building Code.

Attachments



# City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525  
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## Site Plan / Zoning Compliance Review

ADDRESS: 97144 Kapalama Drive

AD VALOREM TAX PARCEL NUMBER: 067-0-25-026.000 in part

LEGAL: The property is legally described as the west 1/3 of west 1/2 of southwest 1/4 of southwest 1/4 Section 25-7-14. See metes and bound description in Conditional Use application for DBHL, LLC.

SPECIAL FLOOD HAZARD AREA: X

ZONING DISTRICT: R-3 PROVIDED

MAX BLDG HEIGHT: 35' less than 26'

MAX BLDG SITE COVERAGE: 60% 10.96% (10,127 sf footprint)

MINIMUM LOT AREA: 6,000 SF 2.12 acres (92,347.2 sf)

FRONT YARD SETBACK: 20' 20' North

SIDEYARD SETBACK: 10' 58'3" East

SIDEYARD SETBACK: 10' 32'1" West

REAR YARD SETBACK: 20' 95' South

MINIMUM LOT WIDTH: 60'

MINIMUM PARKING SPACES: 16 spaces required; 22 provided (including 4 accessible spaces; **van accessible spaces shall be 11' in width Show evidence of compliance** 9' x 19' regular  
CONCRETE ASPHALT

### PARKING AND AISLES:

Requirements for Dead-end Fire Apparatus Access Roads IFC Table D103.4

Length 151-500 feet Width=20' Turnarounds Required 120' hammerhead, 60' "Y" or 96' diameter cul-de-sac in accordance with figure D103.1 **Provide evidence of compliance**

ZO 8.4.3 A. Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such manner as will least interfere with the movement of traffic, and so as to provide adequate maneuvering area for the vehicle to turn around where only one entry or exit is provided in order that no backing of vehicles into the street or alley is required. **No driveway or curb cut in any district shall exceed forty feet in width and the location of such driveway or curb cut shall be subject to the approval of the Zoning**

**Administrator on the basis of providing the minimum traffic interference. Provide evidence of compliance. Provide cross-section detail of driveway and drainage features on each side of roadway.**

Zo 8.4.3 B Parking lot access drives may be designed for either one-way or two-way traffic and in either case shall be appropriately marked. In the case of two-way traffic, a parking lot access drive shall not be less than twenty-four (24) feet in width. **Provide evidence of compliance-access drive entrance to parking lot of 16 spaces.**

ZO 8.4.3 C . Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry. **Provide evidence of compliance**

#### NIGHTTIME ILLUMINATION

ZO 8.4.5 A. Any parking area designed for use by ten (10) or more cars after dusk shall be adequately illuminated.  
B. Illumination shall be provided in compliance with Article 18. See attachment. **Provide evidence of compliance**

#### LANDSCAPING **Provide evidence of compliance**

- ZO 8.4.6
- A. All parking spaces and access drives shall be at least five (5') feet from any side or rear lot lines.
  - B. All areas not serving as parking spaces, aisles, access drives or pedestrian walkways shall be permanently landscaped and maintained.
  - C. Except where entrance and exit drives cross street lines, all parking areas for any purpose other than single family residences shall be physically separated from any public street by a concrete curb and by a planting strip which shall not be less than ten (10') feet in depth (measured from the right-of-way line).
  - D. Planted areas shall be planted and maintained with live landscape material, such as trees, plants, or shrubbery. In the event any location is subject to more than one provision with respect to planting areas, the more restrictive provision shall apply.
  - F. All parking rows must be anchored on either end with a curbed planted island/projection. Each island/projection must have one (1) indigenous shade tree for single parking rows, and two (2) for double parking rows at a minimum two-and-one-half (2½) inch caliper.

#### SCREENING **Provide evidence of compliance**

ZO 8.4.7 A. Any area of six (6) or more spaces which is not within a building and abuts or is across a street from any lot in a residential zoning district, shall be provided with a suitable fence, wall, berm, or evergreen planting, or a combination thereof, at least four (4') feet in height, designed to screen visibility and headlight glare from such residential lot.

#### OFF-STREET LOADING FACILITIES **Provide evidence of compliance**

ZO 8.5.1 TABLE 8.5 ONE (1) 10' X 25' off street load zone required.

ZO 8.5.1 C No loading space shall be closer than fifty (50) feet to any property in a residential district unless completely enclosed by building walls, or a uniformly painted solid noncombustible fence or wall, or any combination thereof not less than six (6) feet in height. No permitted or required loading space shall be located within fifty (50) feet of the nearest point of intersection of any two streets.

#### DUMPSTERS **Provide evidence of compliance**

- ZO 12.4.1 A. All dumpsters shall be screened from sight by a fence or wall at least six inches taller than the tallest point on the dumpster. In no case shall said wall or fence exceed eight feet in height.
- B. The fence shall be constructed of an opaque material made of brick, stucco, split face block, wood, vinyl, or similar material to that of the principal building.
- C. Fences constructed of chain link or chain link with vinyl slats shall not be allowed.
- D. Dumpsters shall be located in the rear yard behind the building they serve, or otherwise in an inconspicuous location.

#### GRADING, SURFACE DRAINAGE

ZO 8.4.4 Adequate storm water drainage facilities shall be installed in order to insure that storm water will not collect upon the parking areas and remain there and to insure that storm water will not flow onto abutting property or abutting sidewalks. **Provide evidence of compliance; Provide drainage plan, stamped and sealed and designed by a professional engineer registered in the State of MS showing calculations in accordance with the Stormwater Ordinance.**

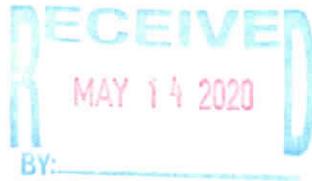
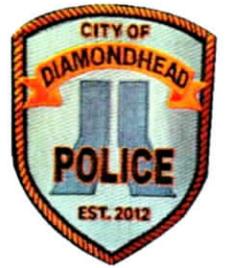
Section B (A) of the City of Diamondhead Ordinance for Storm water Runoff, Illicit Discharges and Illegal Connections states "It is prohibited to place fill material or construct impervious cover or construct or place any other structure on such person's property or perform any excavation or grading in a manner, which alters the flow of surface water across said property in a manner which damages any adjacent property."

Ronald R. Jones, Building Official  
5-06-2020



# Diamondhead Police Department

5000 Diamondhead Circle, Diamondhead, MS  
Phone: 228-222-4649 Fax:228-222-4654



May 14, 2020

It has been requested of me to write a letter expressing safety and convenience of vehicular and pedestrian circulation in the vicinity of the proposed Beehive Assisted Living Facility. According to the drawing Ronald Jones has presented to me it does not appear any issues would hinder this requirement. However, due to its location on Kapalama Dr. I would recommend that the City of Diamondhead place signs acknowledging the facility and create a speed zone in the area. This opinion is based on my experience associated with these types of facilities and the possible issues which could potentially arise from the possibilities of vulnerable pedestrians in the area.

Professionally,

A handwritten signature in black ink, appearing to read "A.J. Gambino".

Captain A.J. Gambino

EST. 2012

## Trip Generation Rates from the 8th Edition ITE Trip Generation Report

KSF<sup>2</sup>=Units of 1,000 square feet  
 Fuel Position: # of vehicles that could be fueled simultaneously

NA: Not Available  
 DU: Dwelling Unit  
 Occ.Room: Occupied Room

**Instructions:**  
 Enter Numbers into the "Expected Units"  
 in the Corresponding Yellow Column

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA
General Light Industrial 110	KSF <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA
General Heavy Industrial 120	KSF <sup>2</sup>	1.50	0.68	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA
General Heavy Industrial 120	Employees	6.96	0.86	21%	79%		0	0	NA	NA
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA
Industrial Park 130	KSF <sup>2</sup>	3.82	0.74	36%	64%		0	0	NA	NA
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA
Manufacturing 140	KSF <sup>2</sup>	3.56	0.32	25%	75%		0	0	NA	NA
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA
Warehousing 150	KSF <sup>2</sup>	2.50	0.26	51%	49%		0	0	NA	NA
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA
High-Cube Warehouse 152	KSF <sup>2</sup>	1.44	0.10	33%	67%		0	0	NA	NA
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA
Utilities 170	KSF <sup>2</sup>	NA	0.76	45%	55%		0	0	NA	NA
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA
Single Family Homes 210	DU	9.57	1.01	63%	37%	14.0	134	14	9	5
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%	0.0	0	0	NA	NA
Congregate Care Facility 253	Occ.DU	2.15	0.17	64%	44%	16.0	34	3	2	1
Elderly Housing-Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA

All Suites Hotel 311	Occ. Room	6.24	0.55	42%	58%	0	0	NA	NA
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%	0	0	NA	NA
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%	0	0	NA	NA
Business Hotel 312	Employees	72.67	7.60	60%	40%	0	0	NA	NA
Motel 320	Occ. Room	9.11	0.58	53%	47%	0	0	NA	NA
Motel 320	Rooms	5.63	0.47	54%	46%	0	0	NA	NA
Motel 320	Employees	12.81	0.73	54%	46%	0	0	NA	NA
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%	0	0	NA	NA
Resort Hotel 330	Rooms	NA	0.42	43%	57%	0	0	NA	NA
City Park 411	Picnic Sites	5.87	NA	NA	NA	0	NA	NA	NA
County Park 412	Acres	2.28	0.06	41%	59%	0	0	NA	NA
State Park 413	Picnic Sites	9.95	0.65	43%	57%	0	0	NA	NA
State Park 413	Employees	NA	4.67	43%	57%	0	0	NA	NA
Water Slide Park 414	Parking Space	2.27	NA	NA	NA	0	NA	NA	NA
Beach Park 415	Acres	29.81	1.30	29%	71%	0	0	NA	NA
Campground/RV Park 416	Acres	74.38	0.39	NA	NA	0	0	NA	NA
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%	0	0	NA	NA
Regional Park 417	Employees	79.77	10.26	45%	55%	0	0	NA	NA
National Monument 418	Employees	31.05	5.58	NA	NA	0	0	NA	NA
Marina 420	Berths	2.96	0.19	60%	40%	0	0	NA	NA
Golf Course 430	Employees	20.52	1.48	48%	52%	0	0	NA	NA
Golf Course 430	Holes	35.74	2.78	45%	55%	0	0	NA	NA
Miniature Golf Course 431	Holes	NA	0.33	33%	67%	0	0	NA	NA
Golf Driving Range 432	Tees	NA	1.25	45%	55%	0	0	NA	NA
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA	0	0	NA	NA
Live Theater 441	Seats	NA	0.02	50%	50%	0	0	NA	NA
Movie Theater w/o matinee 443	KSF <sup>2</sup>	78.06	6.16	94%	6%	0	0	NA	NA
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%	0	0	NA	NA
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%	0	0	NA	NA
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA	0	0	NA	NA
Movie Theater w/ matinee 444	KSF <sup>2</sup>	NA	3.80	64%	36%	0	0	NA	NA
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%	0	0	NA	NA
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%	0	0	NA	NA
Horse Track 452	Attendees	2.60	NA	50%	50%	0	NA	NA	NA
Dog Track 454	Attendees	1.09	0.13	66%	34%	0	0	NA	NA
Arena 460	Employees	10.00	NA	50%	50%	0	NA	NA	NA
Ice Rink 465	Seats	1.26	0.12	NA	NA	0	0	NA	NA
Casino/Video Lottery Establishment 473	KSF <sup>2</sup>	NA	13.43	56%	44%	0	0	NA	NA
Amusement Park 480	Employees	8.33	0.50	61%	39%	0	0	NA	NA
Zoo 481	Acres	114.88	NA	50%	50%	0	NA	NA	NA
Zoo 481	Employees	23.93	NA	50%	50%	0	NA	NA	NA
Tennis Courts 490	Courts	31.04	3.88	NA	NA	0	0	NA	NA
Tennis Courts 490	Employees	66.67	5.67	NA	NA	0	0	NA	NA
Racquet Club 491	Courts	38.70	3.35	NA	NA	0	0	NA	NA
Racquet Club 491	KSF <sup>2</sup>	14.03	1.06	NA	NA	0	0	NA	NA
Racquet Club 491	Employees	45.71	4.95	NA	NA	0	0	NA	NA
Health Club 492	KSF <sup>2</sup>	32.93	3.53	57%	43%	0	0	NA	NA
Bowling Alley 494	KSF <sup>2</sup>	33.33	3.54	35%	65%	0	0	NA	NA
Recreational Com. Center 495	KSF <sup>2</sup>	22.88	1.45	37%	63%	0	0	NA	NA
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%	0	0	NA	NA
Military Base 501	Employees	1.78	0.39	NA	NA	0	0	NA	NA
Elementary School 520	Students	1.29	0.15	49%	51%	0	0	NA	NA
Elementary School 520	KSF <sup>2</sup>	15.43	1.21	45%	55%	0	0	NA	NA
Elementary School 520	Employees	15.71	1.81	49%	51%	0	0	NA	NA
Private School (K-12) 536	Students	2.48	0.17	43%	57%	0	0	NA	NA
Middle/JR. High School 522	Students	1.62	0.16	49%	51%	0	0	NA	NA
Middle/JR. High School 522	KSF <sup>2</sup>	13.78	1.19	52%	48%	0	0	NA	NA
High School 530	Students	1.71	0.13	47%	53%	0	0	NA	NA
High School 530	KSF <sup>2</sup>	12.89	0.97	54%	46%	0	0	NA	NA
High School 530	Employees	19.74	1.55	54%	46%	0	0	NA	NA
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%	0	0	NA	NA
Junior/ Comm. College 540	KSF <sup>2</sup>	27.49	2.54	58%	42%	0	0	NA	NA
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%	0	0	NA	NA
University/College 550	Students	2.38	0.21	30%	70%	0	0	NA	NA
University/College 550	Employees	9.13	0.88	29%	71%	0	0	NA	NA

# DIAMONDHEAD FIRE PROTECTION DISTRICT

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4440 KALANI DRIVE, DIAMONDHEAD MS 39525

May 8, 2020

Re: Beehive ALF Project

Mr. Ron Jones,

The Fire District's two main concerns with this project are access for fire apparatus and water supply. The plans for the proposed project show a single access road that makes a 90 degree right turn into a dead-end parking lot. This arrangement would not allow proper clearance for a fire engine to turn around and it provides limited access on two sides of the structure. Please refer to NFPA 1 Chapter 18 for design requirements for fire department access roads. In short, there would need to be an approved turn around near the structure that allows the Fire Department's longest apparatus (Ladder 1 is 36') to turn around. The other issue I could not evaluate from the sketch plan was the hydrant spacing and flow capability. The flow requirement for this building based on NFPA 1 - 18.4.5.3.2 is not less than 1000 GPM for 2 hours with a residual pressure of at least 20 psi while flowing 1000 GPM. This is based on a reduction of the full required flow (2750 GPM) due to an approved sprinkler system. Per NFPA 1 - 18.5 the fire hydrant(s) servicing this building should not be more than 400' from the closest point on the building. This is measured along fire department access roads. Lastly, while not required by code it is my opinion that the exposed wood materials in the attic space should be required to either be protected by the sprinkler system or intumescent paint. This is due to the likelihood that many of the residents may not physically be able to self evacuate in the 10 minutes the 13D system is designed to slow the fire, especially if it starts in the attic, such as with a lightning strike.

Sincerely,

Michael O. Munger

Fire Chief

[dfd.munger@gmail.com](mailto:dfd.munger@gmail.com)

228-255-5560 (office)