



TO: Mayor, City Council and City Manager

FROM: J. Pat Rich, Development Coordinator 

DATE: October 27, 2021

SUBJECT: Recommendation from Planning Commission Text Amendment "Hawaiian Street Names"

The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001).

The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.

At its regular meeting on October 26, 2021, the Planning Commission voted 5-0 to recommend approve the text amendment.



City of Diamondhead

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STAFF REPORT TO PLANNING COMMISSION

DATE: October 18, 2021

CASE FILE NUMBER: 202100385

APPLICANT: City of Diamondhead

ZONING DISTRICT: ALL

TYPE OF APPLICATION: Text Amendment

NATURE OF REQUEST: The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001).

The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: October 26, 2021

RECOMMENDATION TO PLANNING COMMISSION: To **approve** the Text Amendment as petitioned.

The staff recommends approving the Text Amendment based on the following finding of fact.

The recently adopted Comprehensive Plan mentions that Diamondhead is known as the city with Hawaiian named streets. The city feels that it should promote this image by continuing to name our streets Hawaiian.



AGENDA PLANNING AND ZONING COMMISSION

Commissioner Flowers
Commissioner Layel
Commissioner Debrow
Commissioner Rubar
Commissioner Hourin
Commissioner Torguson
Commissioner Hector

Tuesday, October 26, 2021
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 August 24, 2021 minutes.

New Business

3. David Dreher has filed an application requesting a variance from the Zoning Ordinance (Article 4.18.3 D ii) to allow the construction of a roof over a concrete slab basketball court totaling 4875 sf. and 25' 6" high. This would be the second accessory building at this address. The property address is 8438 Kimo Court. The tax parcel number is 067M-1-35-175.000. The property is in an R-2 zoning district. The maximum square footage allowed for an accessory structure is 800 sf. The variance requested is 4,075 sf. The maximum height allowed is 25'. The variance requested is 6". There shall only be one accessory structure on a property. The variance requested is a second accessory building on this property. The Case File Number is 202100343.

Approved S'D

4. The City of Diamondhead represented by Ronald Jones, Building Official, has filed an application requesting a text amendment to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001). The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.

5. Approval of 2022 Planning and Zoning Commission Calendar.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

**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 to require all new street names to be Hawaiian in the Subdivision Regulations (Ordinance Number 2020-001).

The proposed text amendment shall add to Article 308.7. "All other proposed street names shall be Hawaiian.". The Case File Number is 202100385.

The City Council shall have jurisdiction with respect to all Text Amendments. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, October 26, 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. This meeting will also be live streamed for your convenience.

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.

308 – Streets and Alleys

Street improvements shall be provided in each proposed subdivision as prescribed below:

308.1 The location, grade, width and character of all streets shall be correlated with existing planned streets and topographical conditions for public safety and convenience and in relation to the proposed use of the land to be served by such streets.

308.2 In cases where the subdivision plat embraces or abuts any part of a major street, arterial street, highway or parkway, the following will apply:

308.2.1 Residentially zoned subdivisions will be required to accomplish one of the following:

- a. Include minor streets in additional right-of way parallel to and along the side of the major street or highway which functions as a service drive for any lots facing toward the major street.
- b. Have all lots along the major street or highway as double frontage lots with no direct access to the major street. Double frontage lots are prohibited on minor streets.

308.2.2 Commercially or industrially zoned subdivisions: shall be required to accomplish one of the following:

- a. Include minor streets in additional right-of-way parallel to and along the side of the major street or highway which would function as a service drive for any lots adjacent to the major street or highway unless a service drive already exists or is permitted by MDOT or the City.
- b. Have a limited number of access points onto the major street or highway with the specific access location and widths approved by the Commission at the time of the sketch plat approval. Mississippi Department of Transportation must approve access points and widths along highways prior to the Developer's request for preliminary plat approval.

308.3 Proposed streets shall be designed to conform to the contour of the land so as to produce the required street grade and lots of usable character, but shall not exceed grades listed in Article 308.9, unless a variance from these grades are granted by the Commission and City Council due to site conditions.

308.4 Minor streets shall be laid out so that their use by through traffic will be discouraged.

308.5 No new half-streets or half-alleys will be accepted.

308.6 Streets designed to have one end permanently closed (Cul-de-Sac) shall provide, at the closed end, a turnaround with a minimum right-of-way of one hundred (100) feet (diameter) and a minimum driving surface radius of thirty five (35) feet, unless a median is provided, then the minimum driving surface width shall be twenty (20) feet. No street terminating with a cul-de-sac shall exceed six hundred (600) feet in length unless a variance is granted pursuant to Section 321. No dead-end streets will be allowed.

- a. Temporary cul-de-sacs may be approved by Commission and City Council during sketch plat approval.

308.7 No street names shall be used which will duplicate or be confused with the names of existing streets in the city. Proposed streets in alignment with existing streets shall bear the names of existing streets. *All other proposed street names shall be Hawaiian.*