



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

A handwritten signature in blue ink, appearing to read "J. Pat Rich", is written over the printed name.

DATE: October 28, 2022

SUBJECT: Recommendation from Planning Commission Sketch Plat for Structures of Diamondhead, LLC Townhouses at Highpoint Subdivision

Structures of Diamondhead, Inc. represented by Jimmy Grotkowski has submitted a Sketch Plat for "Townhouses at Highpoint" for review, consideration, and approval. The Sketch Plat is a 17-lot single-family attached townhouse unit subdivision on a 2.08 Acre tract of land, being 067L-0-35-089.000. The subject property is in PT SE1/4-NE1/4 35-7-14. The property is bordered on three sides by Highpoint Drive and homes along Golf Club on the southwest. The property is zoned R-3, high density single family residential.

The townhouses will be individually platted for sale and are not apartments. Renting is allowed by right (short-term by permit). From a zoning perspective, they are the same as Highpoint with the same uses permitted. The development meets the Zoning Ordinance and Subdivision Regulations requirements, and no variances are required. The required legal notice was published in The Sea Coast Echo and mailed to property owners within 400' of the development.

At its regular meeting on October 25, 2022, the Planning Commission voted 6-1 to recommend approving the Sketch Plat with the following conditions:

1. The developer is responsible for any off-site drainage improvements.
2. Provide Fire Department access road to storage area.
3. Adjust the property lines to remove city streets from parcel.



Commissioner Bennett
Commissioner Brewer
Commissioner Cook
Commissioner Debrow
Commissioner Flowers
Commissioner Layel
Commissioner Nicaud

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, October 25, 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 September 27, 2022 minutes.

New Business

3. Structures of Diamondhead, Inc. represented by Jimmy Grotkowski has submitted a Sketch Plat for "Townhouses at Highpoint" for review, consideration, and approval. The Sketch Plat is a 17-lot single-family attached townhouse unit subdivision on a 2.08 Acre tract of land, being 067L-0-35-089.000. The subject property is in PT SE1/4-NE1/4 35-7-14. The property is bordered on three sides by Highpoint Drive and homes along Golf Club on the southwest.
Approve 6-1
4. Elliott Homes, LLC. represented by Josh Fleming has submitted a request for a variance from the Subdivision Regulations (Article 308.6) to allow the construction of a cul-de-sac 723 feet in length. The variance requested is 123 feet. The property address is the proposed Hahalua Lane at Diamondhead Lakes Drive in the Diamondhead Lakes subdivision. The tax parcel number is 067L-0-35-012.000. The maximum length of a cul-de-sac is 600 feet. The variance requested is 123 square feet. The Case File Number is 202200448.
5. Craig Bergeron has filed an application requesting a variance from the Zoning Ordinance (Article 4.5.5 G) to allow the construction of a 1,706 square foot residence on a lot designated 2,000 square foot minimum. The variance requested is 294 square feet. The property address is 6410 Huko Court. The tax parcel number is 131D-2-13-009.000. The property is in a R-1 zoning district. The minimum square footage for this lot is 2,000. The variance requested is 294 square feet. The Case File Number is 202200450.

Unfinished Business



City of Diamondhead

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STAFF REPORT TO PLANNING COMMISSION

DATE: October 17, 2022

CASE FILE NUMBER: 202200264

APPLICANT: Structures of Diamondhead, LLC

TAX PARCEL NUMBER: 067L-0-35-089.000

PHYSICAL STREET ADDRESS:

ZONING DISTRICT: R-3 High-Density Single-Family Home

TYPE OF APPLICATION: Sketch Plat Approval

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: October 25, 2022

ACTION BY THE PLANNING COMMISSION:

FINDINGS: The Planning Commission may recommend approval, conditional approval, or denial.

RECOMMENDATION TO PLANNING COMMISSION: To **approve** the sketch plat as petitioned.

The staff recommends **approval** of the sketch plan based on the following findings of fact.

Per the Site Plan/Zoning Compliance Review, all conditions for approval are met.

Pat Rich

From: Pat Rich
Sent: Thursday, October 27, 2022 3:21 PM
To: sandra gray
Subject: RE: Development near Highpoint

Good afternoon Ms. Gray,

Thank you for the additional comments/suggestions. I will forward them to Jimmy Grotkowski.

Respectfully,

J. Pat Rich
Development Coordinator

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525
228-242-1613

From: sandra gray <skg1202@yahoo.com>
Sent: Thursday, October 27, 2022 3:13 PM
To: Pat Rich <prich@diamondhead.ms.gov>
Subject: Development near Highpoint

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello again Mr. Rich,

I think we obtained a lot of info at the meeting Tuesday evening.

A few of the owners here are wondering if the builder has considered another option for the layout of this development.

It has been suggested that a road be built that crosses the property from one entrance into HP over to the other, bordering the back of those homes on GCD. Then they would have their own entrance and exit and their parking places would be on the interior of the property.

I said I would email you about this idea.

Many are skeptical about the privacy we could lose having this development so close to HP.

There are questions about the use of our parking spaces for their over flow parking.

I hope the builder, Jimmy will consider placing a dumpster for his tenants/owners further way from ours since we do have an odor problem that we deal with.

Thank you for your time and any input.

Sandra Gray

President HTPOA Board

[Sent from Yahoo Mail on Android](#)

Planning and Zoning Committee

Diamondhead, MS 39525

October 25, 2022

Committee Members,

Thank you for listening to our concerns regarding the new development located in between the entrances into Highpoint Townhomes POA at 200 Highpoint Drive, Diamondhead, MS

Here is a list of questions that the Highpoint Board and other interested owners would like to ask this committee at this time.

1. We are requesting that another name be chosen instead of "Townhomes of Highpoint." Our community, Highpoint Townhomes POA, was developed and built in the 80s; we are a well-established and well-known private community, and we prefer that our name or any likeness to our name, not be associated with any other development.
2. We would like to emphasize with the P/Z Committee our desire to see the builder leave plenty of green spaces and trees. Our own surrounding community has lots of trees and green spaces that make Highpoint a more enjoyable place to live.
3. In what areas will the contractor park employee/company vehicles? Our parking is limited.
4. Where will the building supplies be housed?
5. What time of day will construction be allowed? We are a quiet community.
6. Where will the contractor keep debris contained and off Highpoint property?
7. Where will the dumpster(s) for the new community be located?
8. This new development will increase the traffic in and out of both entrances into Highpoint. The second entrance can be a dangerous exit because the driver's view of the oncoming traffic on Golf Club Drive doesn't always slow down, even though there's a warning sign a little further down the road. Perhaps the city should give special consideration to this entrance/exit to GCD.
9. Will the P/Z committee allow the builder to house 7 units in one building?

Thank you,

Highpoint Townhomes Property Owners' Association Board and other residents.

My name is Cindy Sievert. My mother, Joanne Sievert, and I live at 77109 Golf Club Dr. Our lots #7 and #8 are part of the southern border of the Townhomes at Highpoint development.

First of all, we acknowledge the owner of the planned Townhomes at Highpoint development has the right to develop the land as allowed by existing laws, codes and approvals.

We also acknowledge that prior owners of our property at 77109 Golf Club Dr, have extended the "back yard", onto Townhomes at Highpoint development property by clearing some trees/underbrush and planting lawn, trees and other decorative shrubs and features. We and prior owners have benefited from the unauthorized use of this property.

We have some thoughts and concerns regarding the drainage and landscaping of the planned Townhomes at Highpoint development.

1. We request the developer to consider slightly re-positioning and/or re-shaping the drainage retention pond to hopefully save the "island" of trees and shrubs behind our house.
2. We are used to not seeing the existing pump house in the southwest corner of the development, and ask the developer to not be clear cut the trees and under-shrubs, leaving a natural woods around the existing pump house.
3. We also ask the developer to save as many trees as possible and consider leaving the natural woods between the condos and the houses along Golf Club Drive in its natural state, to provide as much privacy between the condos and landowners on the southern development boundary.
4. During heavy rains both the proposed development land and the Golf Club Drive area, flow onto our southwest property line of Lot 7. The drainage floods a sizeable area on our property and takes several days to drain. Our neighbors, Del and Mary Pearl at 77107 Golf Club Dr have an overflow drain installed on their property near Golf Club Dr. The drainage from our Lot 7 flows over the Pearl's driveway before entering the existing drain on their property. We see the current plans include a proposed installation of a 15" drainage pipe by the City of Diamondhead along the southwest Lot 7 line. We would like to meet with the planning/development department about this drainage problem to determine a way to fix the flooding on our property.

Thank you for your time. We invite the owners of the Townhomes at Highpoint development and the planning/development department to meet with us at our home at any time to personally walk our lots and discuss our concerns.

Cindy Sievert 509-954-6006
Joanne Sievert 509-991-5076



City of Diamondhead

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Site Plan / Zoning Compliance Review

ADDRESS: TBD Highpoint Drive

AD VALOREM TAX PARCEL NUMBER: 067L-0-35-089.00

LEGAL: SE ¼ of NE ¼ Section 35 and SW ¼ of NW ¼ of Section 36, Township 7 South, Range 14 West, Hancock County, Mississippi

SPECIAL FLOOD HAZARD AREA: X

ZONING DISTRICT:	R-3	PROVIDED
MAX BLDG HEIGHT:	35'	22.5'
MAX BLDG SITE COVERAGE:	70%	45%
MINIMUM LOT AREA:	33,000 SF *	90,604.8 SF (2.08 acres)
FRONT YARD SETBACK:	20'	30.8'
SIDEYARD SETBACK:	10'	57'
SIDEYARD SETBACK:	10'	58.5'
REAR YARD SETBACK:	20'	74'
MINIMUM LIVING AREA:	950 SF	1,292 SF Conditioned 1,429 SF Total
MINIMUM LOT WIDTH:	60'	293.66'
MAXIMUM DWELLING UNITS:	17 – 8.5 per acre	17
MINIMUM PARKING SPACES:	34 - 2 per unit	34

*Lot area calculation: 6,000 for first two units, 1,800 per unit for remaining 15 units.

DRAINAGE: awaiting reply from city engineer.

FIRE DEPARTMENT: A fire apparatus access road is needed for the storage building. One more hydrant needs to be added around units E-J. – (From Fire Chief Michael Munger)

RESIDUAL DENSITY OF TREES: Sixty-three (63) trees of any species are required on site. Live oaks and southern magnolias are protected species and cannot be removed without prior approval.

OTHER SITE ISSUES: You shall have effective erosion control measures, port-a-john, and a dumpster before the start of construction. Parking spaces must be concrete or asphalt.

APPROVED:

DENIED:

Beau King, Building Inspector 10-11-2022

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

Structures of Diamondhead, Inc. represented by Jimmy Grotkowski has submitted a Sketch Plat for "~~Townhomes~~ at Highpoint" for review, consideration, and approval.

Townhouses

The Sketch Plat is a 17-lot single-family attached townhouse unit subdivision on a 2.08 Acre tract of land, being 067L-0-35-089.000. The subject property is in PT SE1/4-NE1/4 35-7-14. The property is bordered on three sides by Highpoint Drive and homes along Golf Club on the southwest.

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, October 25, 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.

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.

Parcels

067L-0-35-089.000

Parcel Number: 067L-0-35-089.000
Owner Name: STRUCTURES OF DIAMONDHEAD INC
Owner Address: P O BOX 6326
Owner City, State ZIP: DIAMONDHEAD, MS 39525
Physical Address: 0
Improvement Type:
Year Built:
Base Area:
Adjusted Area: 14702
Actual Total Value: 14702
Taxable Total Value: 275.05000000
Estimated Tax:
Homestead Exemption: No
Deed Book: 2019
Deed Page: 886

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INDEXING INSTRUCTIONS: SE ¼ of NE ¼ of Section 35, Township 7, South,
Range 14 West, Hancock County, Mississippi, and
SW ¼ of the NW ¼ of Section 36, Township 7 South,
Range 14 West, Hancock County, Mississippi

EXHIBIT "A"

A parcel of land lying in the SE ¼ of the NE ¼ of Section 35, Township 7 South, Range 14 West and in the SW ¼ of NW ¼ of Section 36, Township 7 South, Range 14 West, Hancock County, Mississippi; commencing at the northeast corner of Lot 6, Block 2, Unit 7, Phase 1, Diamondhead Subdivision, the Point of Beginning; thence N 64° 54' 16" W 46.41' to a point; thence N 11° 36" E 160.0' to a point; thence N 66° 24' 47" E 171.58' to a point; thence N 23° 30' E 140.65' to a point; thence S 39° 45' 51" E 297.02' to a point of intersection with the northwest boundary of a 50.0' right-of-way between Lot 10 and Lot 11, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along said right-of-way boundary to the northern corner of said Lot 10; thence southwesterly along the northwest boundary of said Lot 10 a distance of 100.5' to the northern corner of Lot 9, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said Lot 9 a distance of 82.4' to the northern corner of Lot 8, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said Lot 8 a distance of 95.0' to the northern corner of Lot 7, Block 2 Unit 7, Phase 1, Diamondhead Subdivision; thence southwesterly along the northwest boundary of said lot 7 a distance of 95.0' to a point of intersection with the northern boundary line of Lot 6, Block 2, Unit 7, Phase 1, Diamondhead Subdivision; thence N 40° 25' W 90.0' to the Point of Beginning, LESS AND EXCEPT any streets situated thereon as now laid out and improved which were conveyed to the Diamondhead Country Club and Property Owners Association, Inc. by Purcell Co., Inc. by Special Warranty Deed dated September 11, 1985, recorded in Book AA 97 at Page 577 of the land records in the Office of the Chancery Clerk of Hancock County, Bay St. Louis, Mississippi, which streets were subsequently conveyed by Diamondhead Country Club and Property Owners Association, Inc. and Purcell Co., Inc. by Deed of Dedication to the City of Diamondhead on January 7, 2013, recorded in Book 2013 at Page 372 of said land records.

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