



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

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, February 28, 2023

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Flowers called the meeting to order at 6:05 p.m.

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.

Commissioner Layel read the Statement of Purpose.

Pledge of Allegiance

Commissioner Bennett led the Pledge of Allegiance.

Roll Call

Present at the meeting were: Chairman Flowers, Commissioners Layel, Bennett, Nicaud. Absent from meeting were: Commissioners Debrow, Cook, Brewer.

Also present were: City Attorney ,Melissa Williams, City Attorney, Derek Cusick, via teleconference, Building Official, Ronald Jones, Development Coordinator, Pat Rich, Building Inspector, Beau King. Absent : Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

Motion was made by Commissioner Layel, second by Commission Bennett to accept the Agenda as presented.

Motion Passed Unanimously

Approval of Minutes

1. Approval of January 24, 2023 minutes.

Motion was made by Commissioner Bennett, second by Commissioner Layel to accept the minutes of January 24, 2023 .

Motion Passed Unanimously

New Business

2. Dennis Mitchell, Jr. has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to construct a residence within 9'2 ½" of the side yard property line. The property address is 1430 Hanakealoha Place. The tax parcel number is 132R-0-10-118.000. The property is in a R-2 zoning district. The side yard setbacks are 10'. The variance requested is 9 ½". The Case File Number is 202300000.

Development Coordinator, Pat Rich presented the case to commissioners.

Chairman Flowers asked if someone was present to speak on behalf of the variance.

Mr. Dennis Mitchell spoke and answered questions from the Commissioners.

Chairman Flowers asked for any public comments. None.

Development Coordinator, Pat Rich read the staff report recommending to approve the variance based on the findings listed in the report.

Commissioner Bennett made a motion, second by Commissioner Layel to accept the recommendation and approve to the City Council.

Motion Passed Unanimously

3. Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant. The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.

Development Coordinator, Pat Rich presented the case to the Commissioners.

Chairman Flowers asked if anyone was present to represent Diamondhead P.O.A./Camphouse.

Gary Knoblock with Lighting Quick Signs, spoke and answered questions from commissioners.

Chairman Flowers asked for any public comments. None.

Development Coordinator, Pat Rich read the staff report recommending to deny the variance for reasons listed in the report.

Commissioner Bennett made a motion ,second by Commissioner Layel to accept the recommendation and deny the variance to the City Council

Motion Passed Unanimously

4. Cure Land Company, LLC, represented by Carlene Alfonso has filed an application requesting a map amendment (Rezoning) in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure). The Case File Number is 202300023. Cure Land Company, LLC desires to change the current zoning from C-1 (General Commercial District) to R-3 (High Density Single

Family Residential). The physical address is 5410 Gex Drive. The tax parcel number is 132A-2-03-028.000. The purpose of the zoning change is for condominium development. The parcel of property is generally described as being bounded on the west by Diamondhead Drive North, the north by the Duck Pond and Lakeview Court, the east by Diamondhead Drive East and Prestige Properties and the south by Universal Storage and a vacant parcel owned by Tara Corp. The parcel of property is legally described as 8.72 Acre Pt. J B Ladner Claim 13-8-14.

Commissioner Layel recused herself from the meeting at 6:29 p.m.

City Attorney, Derek Cusick advised that due to the fact there was no longer a Quorum, the meeting has ended. The Public Hearing will be held at the City Council meeting on March 7, 2023 at 6:00 p.m.

Commissioner Layel returned at 6:36 p.m.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

5. The next City Council meeting is Tuesday, March 7, 2023.
The next Planning Commission meeting is March 28, 2023.

Adjourn or Recess

Commissioner Layel made a motion, second by Commissioner Nicaud to adjourn the meeting at 6:37 p.m.

Motion Passed Unanimously

H. Flowers, Chairman
Planning & Zoning