

A RESOLUTION OF THE CITY COUNCIL, THE GOVERNING BODY ("THE COUNCIL") OF THE CITY OF DIAMONDHEAD, MISSISSIPPI (THE "LESSEE"): FINDING IT NECESSARY TO ACQUIRE EQUIPMENT FOR GOVERNMENTAL OR PROPRIETARY PURPOSES AUTHORIZED BY LAW; FINDING THAT IT WOULD BE IN THE PUBLIC INTEREST TO ACQUIRE SUCH EQUIPMENT UNDER THE TERMS OF A LEASE PURCHASE AGREEMENT NOT TO EXCEED \$500,000; DECLARING THE INTENTION OF THE COUNCIL TO ENTER INTO A LEASE PURCHASE AGREEMENT; AUTHORIZING AND DIRECTING THE AUTHORIZED OFFICERS (AS HEREINAFTER DEFINED) TO PROCEED WITH THE SECURING OF PROPOSALS TO BE SUBMITTED TO THE COUNCIL FOR LEASE PURCHASE AGREEMENT; AND TO SEEK COUNCIL APPROVAL AND ACCEPTANCE OF SUCH LEASE PURCHASE AGREEMENT WITH SUPPORTING SCHEDULES AND ATTACHMENTS INCLUDING, BUT NOT LIMITED TO, ASSIGNMENTS OF TITLE TO THE EQUIPMENT TO THE FINANCIAL INSTITUTION OF AWARD TO THE END THAT THE EQUIPMENT SHALL BE ACQUIRED BY SUCH BANK AND LEASED TO THE LESSEE ON THE TERMS AND CONDITIONS EXPRESSED IN SUCH LEASE, AND FOR OTHER RELATED PURPOSES.

WHEREAS, the Council has determined that it is necessary to acquire certain items of Equipment (the "Equipment") for use by the Lessee for purposes authorized by law; and

WHEREAS, the Council had by these presents determined that it would be in the public interest to acquire such Equipment during its Fiscal Year 2017 through a Lease Purchase Agreement as provided under Section 31-7-13 (e) MISS. CODE ANN. (1972), as amended and that such Lease Purchase shall not exceed \$500,000; and

WHEREAS, the Council anticipates that it will not issue more than \$10,000,000.00 of qualified tax-exempt obligations during calendar year 2017 and desires to designate the Lease Purchase Agreement as a qualified tax-exempt obligation of the Lessee for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, ("the Code").

WHEREAS, to the best knowledge and belief of the Council, this Lease shall qualify as a qualified project bond within the meaning of the Tax Reform Act of 1986; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

SECTION 1. Finds it necessary to acquire equipment for governmental or proprietary purposes and further finds that it would be in the best interest to acquire such equipment under the terms of a Lease Purchase Agreement not to exceed \$500,000 and declares intent to secure said funds through Lease Purchase Agreement;

SECTION 2. The City Manager and City Clerk (hereinafter the "Authorized Officers") are hereby authorized and directed to secure proposals from qualified financial institutions for a Lease Purchase Agreement (also referred to as a "Governmental Lease Purchase Agreement"), to seek Council approval of the Lease Purchase Agreement.

SO BE IT RESOLVED, this the _____ day of August, 2016.

The above and foregoing Resolution of the Mayor and Council of the City of Diamondhead, after having been first reduced to writing, was introduced by Councilmember _____, seconded by Councilmember _____, and the matter being put to a vote, the result was as follows:

	Aye	Nay	Abstain
Councilmember Lopez	_____	_____	_____
Councilmember Woolbright	_____	_____	_____
Councilmember Knobloch	_____	_____	_____
Councilmember Sislow	_____	_____	_____
Councilmember Rech	_____	_____	_____
Mayor Schafer	_____	_____	_____

Thomas E. Schafer, IV, Mayor

Attest:

Jeannie Klein, City Clerk

seal

A TEXT AMENDMENT TO THE ZONING ORDINANCE
AMENDING RESIDENTIAL ACCESSORY STRUCTURES

A resolution of the Mayor and City Council of the City of Diamondhead amending Ordinance No. 2012-019 as amended (Zoning Ordinance) (Article 4.18.3 D. RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE; SUBSECTION ii Structures) to increase the area limitations, height and setbacks.

WHEREAS, The current and proposed text amendments are as follows:

CURRENT TEXT: Article 4.18.3 D.

ii. Structures. Structures (such as bathhouses, greenhouses, and storage sheds) not otherwise addressed herein shall not exceed 144 square feet in total area, shall not exceed fifteen (15') feet in height, and shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. Accessory structures shall not be utilized for the parking of automobiles and shall not contain a doorway large enough for an automobile to pass through.

PROPOSED TEXT CHANGE TO Article 4.18.3 D. ii: delete in its entirety; insert the proposed text amendment as follows:

- ii. Structures.
 - (a) Uses: A principal structure shall be already constructed on the same lot.
 - (b) Use Limitation: Accessory structures shall not be used as a habitable dwelling unit.
 - (c) Types of structures i.e. bathhouses, greenhouses, outdoor kitchens, storage sheds, detached decks, pergolas and RV/camper storage etc. not otherwise addressed herein.
 - (d) Area limitation: Accessory structures shall not exceed 30% of the primary structure.
 - (e) Maximum height: Height shall not exceed twenty-five (25') feet in height. The accessory structure shall not exceed one (1) story (see f).
 - (f) Setbacks: The structure shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. If the height exceeds fifteen (15') feet, the accessory structure shall meet the required setbacks of the primary structure.
 - (g) Types of Materials: To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
 - (h) Number of structures: There shall only be one accessory structure on a property.

WHEREAS, the Mayor and City Council has reviewed the application, related materials and public comments from the public hearing held by the Planning and Zoning Commission on July 26, 2016 and finds that it would be in the best interest of the health, safety and welfare of the citizens of Diamondhead to amend Article 4.18.3 D. ii.

NOW, THEREFORE, BE IT RESOLVED the Mayor and City Council of the City of Diamondhead do hereby amend Ordinance No. 2012-019 as amended (Zoning Ordinance))

(Article 4.18.3 D. RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE; SUBSECTION ii Structures) to increase the area limitations, height and setbacks.

Delete in its entirety the current text of Article 4.18.3 D. ii; insert the proposed text amendment as follows:

- ii. Structures.
 - (a) Uses: A principal structure shall be already constructed on the same lot.
 - (b) Use Limitation: Accessory structures shall not be used as a habitable dwelling unit.
 - (c) Types of structures i.e. bathhouses, greenhouses, outdoor kitchens, storage sheds, detached decks, pergolas and RV/camper storage etc. not otherwise addressed herein.
 - (d) Area limitation: Accessory structures shall not exceed 30% of the primary structure.
 - (e) Maximum height: Height shall not exceed twenty-five (25') feet in height. The accessory structure shall not exceed one (1) story (see f).
 - (f) Setbacks: The structure shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. If the height exceeds fifteen (15') feet, the accessory structure shall meet the required setbacks of the primary structure.
 - (g) Types of Materials: To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
 - (h) Number of structures: There shall only be one accessory structure on a property.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING RESOLUTION WAS ADOPTED IN THE AFFIRMATIVE BY THE FOLLOWING VOTE OF COUNCIL OF THE CITY OF DIAMONDHEAD ON THE 2nd DAY OF AUGUST, 2016.

	Aye	Nay	Absent
Mayor Schafer	_____	_____	_____
Councilmember Knobloch	_____	_____	_____
Councilmember Lopez	_____	_____	_____
Councilmember Woolbright	_____	_____	_____
Councilmember Rech	_____	_____	_____
Councilmember Sislow	_____	_____	_____

THOMAS SCHAFER, IV MAYOR

ATTEST: _____
Jeannie Klein, City Clerk



City of Diamondhead

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: Ronald R. Jones, Building Official *Ronald*

DATE: July 29, 2016

SUBJECT: Recommendation of Planning & Zoning Commission-
City of Diamondhead; Case File Number 2016-00192

At its meeting on Tuesday, July 26, 2016, the Planning & Zoning Commission by a unanimous vote **approved** the text amendment as petitioned by City of Diamondhead regarding accessory structures.

The City of Diamondhead represented by Ronald Jones filed an application requesting a text amendment from the Zoning Ordinance Article 4.18.3 D ii. The purpose of this text amendment is to allow more flexibility in gross floor area, height, and setbacks for accessory structures.

The application and draft minutes are attached. If you have any questions or comments, please advise.

Attachments

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525



Office 228-222-4626
Fax 228-222-4390
www.Diamondhead.ms.gov

APPLICATION FOR ZONING CHANGE

TEXT
N

CASE NO. 2016 00192

DATE _____

APPLICANT: City of Diamondhead rep by Ronald Jones

APPLICANT'S ADDRESS: 5000 Diamondhead Circle

APPLICANT'S TELEPHONE: (HOME) _____ (WORK) 228-222-4626

PROPERTY OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: (HOME) _____ (WORK) _____

TAX ROLL PARCEL NUMBER: _____

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: _____

ZONING CHANGE (FROM) _____ (TO) _____

STATE PURPOSE OF REZONING: TEXT AMENDMENT: To allow for more flexibility in gross floor area, height, setbacks for accessory structures. See notice of public hearing for the actual text amendment - Section 4.18.3 D of the Zoning Ordinance

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

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance Article 4.18.3 D. Residential Accessory Building, Structure or Use ii. Structures. Delete in its entirety Article 4.18.3 D. ii. Insert the proposed text amendment as follows.

- ii. Structures.
 - (a) Uses: A principal structure shall be already constructed on the same lot.
 - (b) Use Limitation: Accessory structures shall not be used as a habitable dwelling unit.
 - (c) Types of structures i.e. bathhouses, greenhouses, outdoor kitchens, storage sheds, detached decks, pergolas and RV/camper storage etc. not otherwise addressed herein.
 - (d) Area limitation: Accessory structures shall not exceed 30% of the primary structure.
 - (e) Maximum height: Height shall not exceed twenty-five (25') feet in height. The accessory structure shall not exceed one (1) story (see f).
 - (f) Setbacks: The structure shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. If the height exceeds fifteen (15') feet, the accessory structure shall meet the required setbacks of the primary structure.
 - (g) Types of Materials: To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
 - (h) Number of structures: There shall only be one accessory structure on a property.

In accordance with the Comprehensive Zoning Ordinance Article 2.9.3, the Planning Commission may recommend to the Mayor and City Council approval of a text amendment as the application was applied for or in a modified form or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 26, 2016 at 5:30 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.



MINUTES

PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
July 26, 2016
5:39 p.m. CST

1. Chairman Hensley called the meeting to order at 5:39 p.m. CST.
2. Chairman Hensley recited the Statement of Purpose.
3. Commissioner Bice led pledge of Allegiance.
4. Clerk Tammy Garber called roll- Present: Commissioners Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bowers and Milton.

Also, present City Attorney Derek Cusick, Ronald Jones, Building Official, and Minutes Clerk Tammy Garber.

5. Confirmation of the Agenda

Commissioner Williams moved, seconded by Commissioner Crosby to approve the agenda as presented.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

6. Approve Minutes. –

Commissioner Garrison moved, seconded by Commissioner Crosby, to approve the Minutes of June 28, 2016.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

7. New Business –

CASE FILE NUMBER 2015-00280

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow pervious paving systems. Case File Number 201500280.

Proposed Amendment: *Underlined text represents additions to existing ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.1 General Requirements

E. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

8.4.1. J Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

1. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.
2. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
3. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
4. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.

5. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
6. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
7. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
8. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

8.4.2 Parking Space Geometry.

- E. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.1.J.

8.5.2 Construction and Maintenance

- B. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

Commissioner Bice moved, seconded by Commissioner Crosby that **CASE FILE NUMBER 2015-00280** be taken off the table.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

Ronald Jones presented **CASE FILE NUMBER 2015-00280** and answered questions from the Commissioners and stated he would obtain information needed for installation and maintaining the pervious pavement systems.

At this time, Commissioner Hensley called for any public comments or questions in reference to this case file with none presented.

Commissioner Bice moved, seconded by Commissioner Crosby to approve **CASE FILE NUMBER 2015-00280** as presented.

Ayes: Bice, Crosby, Hensley, and Williams. Abstain: Garrison Absent: Bice and Milton.

MOTION CARRIED

CASE FILE NUMBER 2016-00192

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance Article 4.18.3 D. Residential Accessory Building, Structure or Use ii. Structures. Delete in its entirety Article 4.18.3 D. ii. Insert the proposed text amendment as follows.

- ii. Structures.
 - (a) Uses: A principal structure shall be already constructed on the same lot.
 - (b) Use Limitation: Accessory structures shall not be used as a habitable dwelling unit.
 - (c) Types of structures i.e. bathhouses, greenhouses, outdoor kitchens, storage sheds, detached decks, pergolas and RV/camper storage etc. not otherwise addressed herein.
 - (d) Area limitation: Accessory structures shall not exceed 30% of the primary structure.
 - (e) Maximum height: Height shall not exceed twenty-five (25') feet in height. The accessory structure shall not exceed one (1) story (see f).
 - (f) Setbacks: The structure shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. If the height exceeds fifteen (15') feet, the accessory structure shall meet the required setbacks of the primary structure.
 - (g) Types of Materials: To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
 - (h) Number of structures: There shall only be one accessory structure on a property.

Ronald Jones presented **CASE FILE NUMBER 2016-00192**, answered questions from the Commissioners.

At this time, Commissioner Hensley called for any public comments or questions in reference to this variance request with none presented.

Commissioner Williams moved, seconded by Commissioner Bice, to approve **CASE FILE NUMBER 2016-00192** as presented.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

Unfinished Business Open Public Comments to Non-Agenda items –

None

Commissioners' Comments –

None

8. Communication / Announcements

Ronald Jones announced that CASE FILE NUMBER 2015-00280 and CASE FILE NUMBER 2016-00192 would be presented to the City Council on August 2, 2016 for approval.

Mr. Jones also noted as of today, there are no cases on file for August and the deadline for the August meeting has passed.

9. Adjourn - Commissioner Williams moved, seconded by Commissioner Crosby, to adjourn at approximately 5:56 p.m. CST. .

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton

MOTION CARRIED UNANIMOUSLY

Nita Hensley, Chairman
Planning & Zoning
City of Diamondhead, MS

A TEXT AMENDMENT TO THE ZONING ORDINANCE
AMENDING OFF-STREET DESIGN STANDARDS, GEOMETRY,
CONSTRUCTION AND MAINTENANCE

A resolution of the Mayor and City Council of the City of Diamondhead amending Ordinance No. 2012-019 as amended (Zoning Ordinance) (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow pervious paving systems.

WHEREAS, The proposed text amendment is as follows:

PROPOSED TEXT CHANGE TO (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE); *Underlined text represents additions to existing (current) ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.1 General Requirements

E. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures.

Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

8.4.1. J Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

1. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.
2. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
3. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.

4. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.
5. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
6. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
7. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
8. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

8.4.2 Parking Space Geometry.

- E. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.1.J.

8.5.2 Construction and Maintenance

- B. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

WHEREAS, the Mayor and City Council has reviewed the application, related materials and public comments from the public hearing held by the Planning and Zoning Commission on July 26, 2016 and finds that it would be in the best interest of the health, safety and welfare of the citizens of Diamondhead to amend Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE).

NOW, THEREFORE, BE IT RESOLVED the Mayor and City Council of the City of Diamondhead do hereby amend Ordinance No. 2012-019 as amended (Zoning Ordinance) (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL

REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow for an alternative to traditional impervious paving systems.

PROPOSED TEXT CHANGE: *Underlined text represents additions to existing (current) ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.2 General Requirements

- E. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

8.4.1. J Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

9. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.
10. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
11. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
12. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.
13. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
14. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.

- 15. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
- 16. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

8.4.2 Parking Space Geometry.

- F. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.1.J.

8.5.2 Construction and Maintenance

- C. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING RESOLUTION WAS ADOPTED IN THE AFFIRMATIVE BY THE FOLLOWING VOTE OF COUNCIL OF THE CITY OF DIAMONDHEAD ON THE 2nd DAY OF AUGUST, 2016.

	Aye	Nay	Absent
Mayor Schafer	_____	_____	_____
Councilmember Knobloch	_____	_____	_____
Councilmember Lopez	_____	_____	_____
Councilmember Woolbright	_____	_____	_____
Councilmember Rech	_____	_____	_____
Councilmember Sislow	_____	_____	_____

THOMAS SCHAFFER, IV MAYOR

ATTEST: _____
Jeannie Klein, City Clerk



City of Diamondhead

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: Ronald R. Jones, Building Official *Ronald*

DATE: July 29, 2016

SUBJECT: Recommendation of Planning & Zoning Commission-
City of Diamondhead; Case File Number 2015-00280

At its meeting on Tuesday, July 26, 2016, the Planning & Zoning Commission by a 4-0 vote with 1 abstention **approved** the text amendment as petitioned by City of Diamondhead regarding pervious paving systems.

The City of Diamondhead represented by Ronald Jones filed an application requesting a text amendment from the Zoning Ordinance (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow pervious paving systems. The purpose of this text amendment is to allow an alternative to more traditional types of impervious paving systems. Pervious paving systems also allows water surface runoff to filter into the soil through the material. This type of system will be allowed in residential and commercial applications and only as an alternative. It is not a mandatory requirement. This allows the owner of the property a choice.

The application and draft minutes are attached. If you have any questions or comments, please advise.

Attachments

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525



Office 228-222-4626

Fax 228-222-4390

www.Diamondhead.ms.gov

TEXT

APPLICATION FOR ZONING CHANGE

CASE NO. 201500280

DATE 8/27/15

APPLICANT: City of Diamond by Ronald R. Jones

APPLICANT'S ADDRESS: 5000 Diamondhead Circle

APPLICANT'S TELEPHONE: (HOME) _____ (WORK) 228-222-4626

PROPERTY OWNER: _____

MAILING ADDRESS: _____

TELEPHONE NUMBER: (HOME) _____ (WORK) _____

TAX ROLL PARCEL NUMBER: _____

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: N/A

ZONING CHANGE (FROM) N/A (TO) _____

STATE PURPOSE OF REZONING: text amendment: To allow pervious pavement systems - see attachments

Proposed Zoning Code Amendment Regarding Allowance of Permeable Paving Options

- I. **Initiator of Amendment:** Gulf Coast Community Design Studio, as part of the Rotten Bayou Watershed Partnership

- II. **Intent of Ordinance Amendment:** To update the standards related to parking and driveway surfacing requirements to better align with the City's goals, objectives and policies.

- III. **Appropriate Sections of Zoning Code:**

Article 8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES
Article 8.5 OFF STREET LOADING FACILITIES

- IV. **Background:**

The Land Trust for the Mississippi Coastal Plain and Mississippi State University's Gulf Coast Community Design Studio are facilitating the development of a watershed implementation plan for Rotten Bayou Watershed with the help of community leaders and residents. Rotten Bayou is a tributary of the Bay of St. Louis and a significant asset to the City of Diamondhead. As a result of concerns regarding organic enrichment, low dissolved oxygen, turbidity, and nutrient levels that did not meet water quality standards, Rotten Bayou was listed on the EPA's 2006 Section 303(d) list of impaired waterways. This designation triggered the need for a watershed implementation plan to outline steps to improve water quality.

A preliminary review of US Geological Survey (USGS) water quality data by environmental and engineering consulting firm, Anchor QEA, suggests that current nutrient levels are not exceedingly high, but do increase during storm events especially coming from the parts of Diamondhead within the watershed (most of the area north of I-10). These findings imply that the area actually has a relatively good standing in terms of water quality, but that any new development has the potential of pushing those nutrient levels higher. The prevalence of impervious surfaces associated with development increases stormwater runoff and the potential for flooding, erosion and pollutants entering the waterways.

Currently, the City's zoning ordinance does not allow for pervious paving options in commercial parking areas, loading facilities or access drives. By allowing and even encouraging the use of pervious paving options the City would be furthering the environmental goals established in the 25 Year Comprehensive Plan and taking necessary steps to protect water quality in Rotten Bayou and the watershed. The following proposed amendment seeks to allow for pervious paving while addressing the City's concerns about ADA compliance and long-term maintenance.

Because the proposed change would allow for, but not require, permeable paving, the change would not cost the city or deter future development.

V. **Relationship to Comprehensive Plan:**

Goal 2: Guide and direct development in a manner which is sensitive and responsible with respect to the natural environment and natural resources.

Objective 2.1: Provide an incentive for developers and land owners to preserve environmentally sensitive areas and to employ development techniques which result in the conservation of natural resources or otherwise benefit the natural environment.

Goal 18: Develop or encourage building practices, services or procedures within Diamondhead that serve to enhance the natural environment by conserving energy and natural resources.

Policy 18.4.1: Diamondhead will encourage the use of rain barrels, solar panel systems, pervious paving systems, swales and other similar practices as a means to conserve resources.

Objective 18.5: Implement city programs designed to enhance environmental quality.

VI. **Proposed Amendment:** *Underlined text represents additions to existing ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.1 General Requirements

- A. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.9.

...

8.4.9 Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

- A. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be

provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.

- B. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
- C. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
- D. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.
- E. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
- F. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
- G. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
- H. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

...

8.4.2 Parking Space Geometry.

- E. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.9.

...

8.5.2 Construction and Maintenance

- B. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from

potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.9.

VII. Examples of Pervious Paving

Pervious Concrete

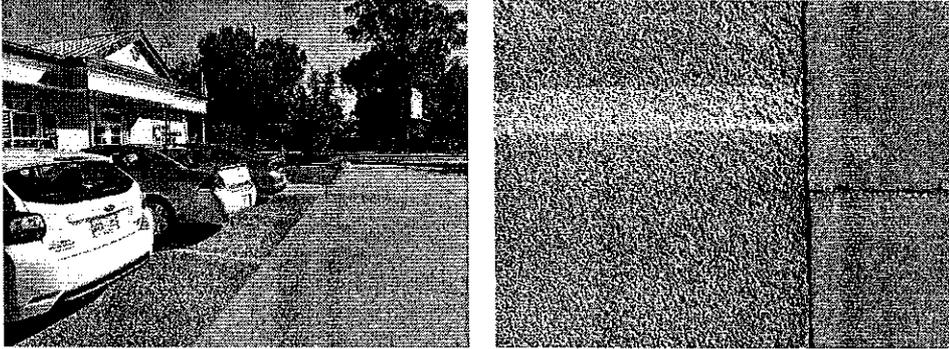


Photo: Bank at the corner of Porter Ave. and Robertson St. in Biloxi

Modular Pavers

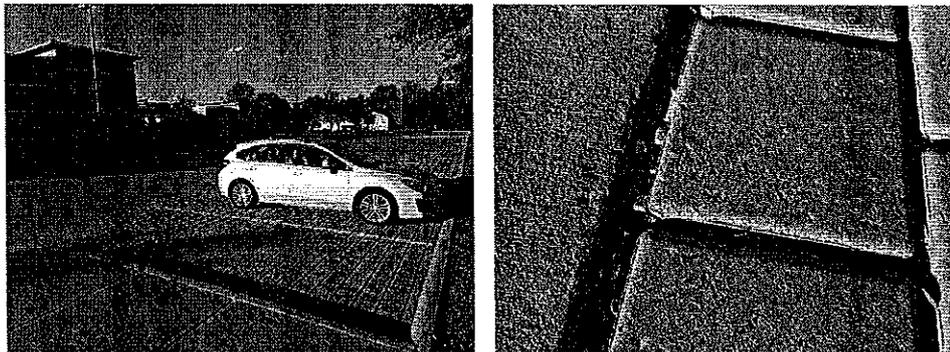


Photo: Behind the Biloxi Civic Center and Library (580 Howard Ave.). Modular pavers are currently being installed by the City of Biloxi at Lighthouse Park at Hwy 90 and Porter Ave.)

Lattice or Honeycomb Concrete Grids

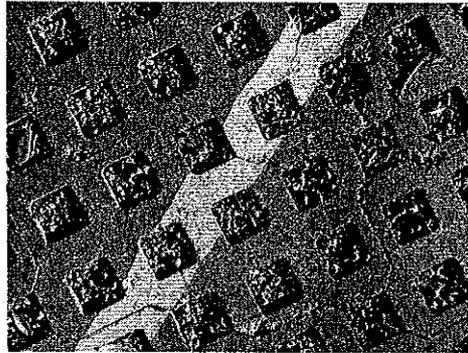


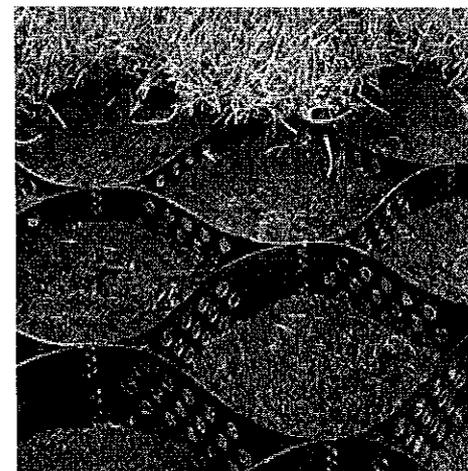
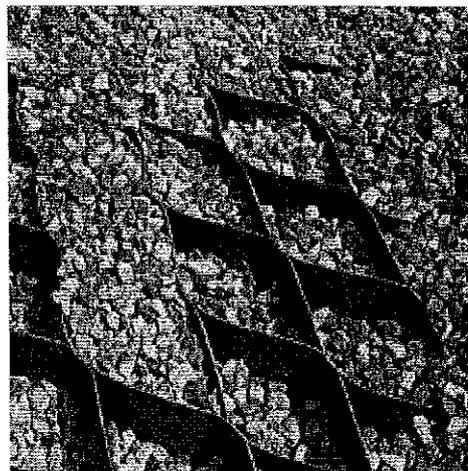
Photo: Ohr O'Keefe Museum of Art (386 Beach Blvd., Biloxi). Also installed at the Biloxi Yacht Club (408 Beach Blvd., Biloxi).

Reinforced Turf Grass



Photo: Riverside (12420 Lamey Bridge Rd., Daberville)

Plastic Geocells





MINUTES

PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
July 26, 2016
5:39 p.m. CST

1. Chairman Hensley called the meeting to order at 5:39 p.m. CST.
2. Chairman Hensley recited the Statement of Purpose.
3. Commissioner Bice led pledge of Allegiance.
4. Clerk Tammy Garber called roll- Present: Commissioners Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bowers and Milton.

Also, present City Attorney Derek Cusick, Ronald Jones, Building Official, and Minutes Clerk Tammy Garber.

5. Confirmation of the Agenda

Commissioner Williams moved, seconded by Commissioner Crosby to approve the agenda as presented.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

6. Approve Minutes. –

Commissioner Garrison moved, seconded by Commissioner Crosby, to approve the Minutes of June 28, 2016.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

7. New Business –

CASE FILE NUMBER 2015-00280

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance (Article 8.4.1 E DESIGN STANDARDS FOR OFF-STREET PARKING-GENERAL REQUIREMENTS; Article 8.4.2 E.; PARKING SPACE GEOMETRY; Article 8.5.2 B CONSTRUCTION AND MAINTENANCE) to allow pervious paving systems. Case File Number 201500280.

Proposed Amendment: *Underlined text represents additions to existing ordinance.*

8.4 DESIGN STANDARDS FOR OFF-STREET PARKING FACILITIES

8.4.1 General Requirements

E. Surfacing of all parking facilities shall be concrete, asphaltic concrete, or asphalt and all parking facilities shall be properly graded for drainage and maintained in a good condition, free of weeds, dust, trash and debris, potholes or other surface failures. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

8.4.1. J Pervious pavement or pervious pavement systems. Pervious pavement or pervious pavement systems, capable of carrying a wheel load of four thousand (4,000) pounds, including pervious asphalt, pervious concrete, modular pavers designed to funnel water between blocks, lattice or honeycomb shaped concrete grids with turf grass or gravel filled voids to funnel water, plastic geocells with turf grass or gravel, reinforced turf grass or gravel with overlaid or embedded meshes, or similar structured and durable systems are permitted. Gravel, turf, or other materials that are not part of a structured system designed to manage stormwater shall not be considered pervious pavement or a pervious pavement system. Pervious pavement and pervious pavement systems shall meet the following conditions:

1. All materials shall be installed per industry standards. Appropriate soils and site conditions shall exist for the pervious pavement or pervious pavement system to function. Documentation that verifies appropriate soils and site conditions shall be provided. For further guidance and technical assistance, please refer to the following source: Georgia Stormwater Management Manual: Volume 2 Technical Handbook.
2. All materials shall be maintained per industry and city standards. Damaged areas shall be promptly repaired. Gravel that has migrated from the pervious pavement systems onto adjacent areas shall be swept and removed regularly.
3. Pervious pavement or pervious pavement systems, except for pervious asphalt or pervious concrete, shall not be used for accessible parking spaces or the accessible route from the accessible space to the principal structure or use served.
4. Pervious pavement or pervious pavement systems shall be prohibited in areas used for the dispensing of gasoline or other engine fuels or where hazardous liquids could be absorbed into the soil through the pervious pavement or pervious pavement system.

5. Pervious pavement or pervious pavement systems that utilize turf grass shall be limited to overflow parking spaces that are not utilized for required parking and that are not occupied on a daily or regular basis.
6. Pervious pavement or pervious pavement systems used for parking or associated drive aisles or driveways shall count as impervious surface for the purposes of impervious surface coverage in any zoning district that has a maximum impervious surface limit or percentage, except where a pervious pavement system utilizing turf grass is provided for a fire access lane that is independent of a parking lot.
7. Pervious pavement or pervious pavement systems shall not allow parking spaces, drives aisles, or driveways to be located anywhere not otherwise permitted by the regulations of this zoning ordinance and the district in which it is located.
8. Parking areas shall have the parking spaces marked as required by this article except that pervious pavement systems that utilize gravel or turf may use alternative marking to indicate the location of the parking space, including, but not limited to, markings at the end of spaces on the drive aisle or curbing, wheel stops, or concrete or paver strips in lieu of painted lines.

8.4.2 Parking Space Geometry.

- E. Pedestrian walks shall be located between every other (alternating) parking bay, a parking bay being the vehicular access aisle and parking spaces on one or both side served by it. If parking bays exceed three hundred (300) feet in length without vehicular access to adjacent bays or to another drive or street, a pedestrian walk shall be provided between each parking bay. Required pedestrian walks shall have a four foot (4') clear width and such width shall be protected and maintained by curbs or wheel guards. All pedestrian walks shall be paved and maintained free of standing water. Pervious asphalt or pervious concrete may be used as an alternative to concrete, asphaltic concrete, or asphalt subject to the provisions of Article 8.4.1.J.

8.5.2 Construction and Maintenance

- B. They shall be graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris and be free from potholes or other signs of surface failure. Pervious pavement or pervious pavement systems are allowed subject to the provisions of Article 8.4.1.J.

Commissioner Bice moved, seconded by Commissioner Crosby that **CASE FILE NUMBER 2015-00280** be taken off the table.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

Ronald Jones presented **CASE FILE NUMBER 2015-00280** and answered questions from the Commissioners and stated he would obtain information needed for installation and maintaining the pervious pavement systems.

At this time, Commissioner Hensley called for any public comments or questions in reference to this case file with none presented.

Commissioner Bice moved, seconded by Commissioner Crosby to approve **CASE FILE NUMBER 2015-00280** as presented.

Ayes: Bice, Crosby, Hensley, and Williams. Abstain: Garrison Absent: Bice and Milton.

MOTION CARRIED

CASE FILE NUMBER 2016-00192

The City of Diamondhead represented by Ronald Jones has filed an application requesting a text amendment to the Zoning Ordinance Article 4.18.3 D. Residential Accessory Building, Structure or Use ii. Structures. Delete in its entirety Article 4.18.3 D. ii. Insert the proposed text amendment as follows.

- ii. Structures.
 - (a) Uses: A principal structure shall be already constructed on the same lot.
 - (b) Use Limitation: Accessory structures shall not be used as a habitable dwelling unit.
 - (c) Types of structures i.e. bathhouses, greenhouses, outdoor kitchens, storage sheds, detached decks, pergolas and RV/camper storage etc. not otherwise addressed herein.
 - (d) Area limitation: Accessory structures shall not exceed 30% of the primary structure.
 - (e) Maximum height: Height shall not exceed twenty-five (25') feet in height. The accessory structure shall not exceed one (1) story (see f).
 - (f) Setbacks: The structure shall not be located in front of nor within ten (10') feet of the principal building and not within five (5') feet from a side lot line, nor within ten (10') feet of a rear lot line. If the height exceeds fifteen (15') feet, the accessory structure shall meet the required setbacks of the primary structure.
 - (g) Types of Materials: To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
 - (h) Number of structures: There shall only be one accessory structure on a property.

Ronald Jones presented **CASE FILE NUMBER 2016-00192**, answered questions from the Commissioners.

At this time, Commissioner Hensley called for any public comments or questions in reference to this variance request with none presented.

Commissioner Williams moved, seconded by Commissioner Bice, to approve **CASE FILE NUMBER 2016-00192** as presented.

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton.

MOTION CARRIED UNANIMOUSLY

Unfinished Business Open Public Comments to Non-Agenda items –

None

Commissioners' Comments –

None

8. Communication / Announcements

Ronald Jones announced that CASE FILE NUMBER 2015-00280 and CASE FILE NUMBER 2016-00192 would be presented to the City Council on August 2, 2016 for approval.

Mr. Jones also noted as of today, there are no cases on file for August and the deadline for the August meeting has passed.

9. Adjourn - Commissioner Williams moved, seconded by Commissioner Crosby, to adjourn at approximately 5:56 p.m. CST. .

Ayes: Bice, Crosby, Hensley, Garrison, and Williams. Absent: Bice and Milton

MOTION CARRIED UNANIMOUSLY

Nita Hensley, Chairman
Planning & Zoning
City of Diamondhead, MS