



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: Bower 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: Bower 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: Bower 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: Bower 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: Bower 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: Bower and Milton.

MOTION CARRIED UNANIMOUSLY

Unfinished Business Open Public Comments to Non-Agenda items –

None

Commissioners' Comments –

None

8. Communication / Announcements

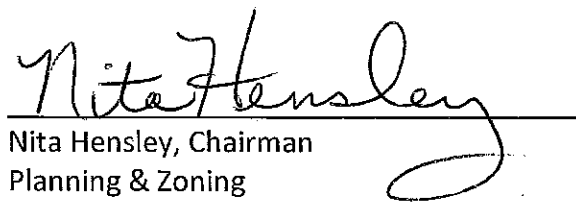
Ronald Jones announced that CASE FILE NUMBER 2015-00280 and CASE FILE NUMBER 2016-00192 would be presented to the City Council on August 2, 2016 for approval.

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: Bower and Milton

MOTION CARRIED UNANIMOUSLY



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