



MINUTES

PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
June 26, 2018
6:00 p.m. CST

1. Chairman Milton called the meeting to order at 6:00 p.m. CST.
2. Commissioner Bower recited the Statement of Purpose.
3. Chairman Milton led the Pledge of Allegiance.
4. Present: Commissioners Bice, Williams, Crosby, Milton, Hensley and Bower. Absent: None

Also, present City Attorney Derek Cusick and Assistant City Attorney Kimber Roten, Building Official Ronald Jones, Building Inspector Dennis Arceneaux and Minutes Clerk Jeannie Klein and Tammy Braud.

5. Confirmation of the Agenda

Commissioner Bower moved, seconded by Commissioner Bice, to add approval of consideration of the proposed text amendment regarding the width of corner lots at the building setback line in an R-1 and R-2 Zoning District, authorize legal notice and public hearing on July 24, 2018.

Ayes: Bice, Williams, Crosby, Milton, Hensley and Bower. Nays: None. Absent: None

MOTION CARRIED UNANIMOUSLY

Commissioner Bower moved, seconded by Commissioner Bice, to approve the agenda with additions.

Ayes: Bice, Williams, Crosby, Milton, Hensley and Bower. Nays: None. Absent: None

MOTION CARRIED UNANIMOUSLY

6. Approve Minutes. –

Commissioner Williams moved, seconded by Commissioner Crosby, to approve the Minutes of May 22, 2018 as presented.

Ayes: Bice, Williams, Crosby, Milton, Hensley and Bower. Nays: None. Absent: None

MOTION CARRIED UNANIMOUSLY

7. New Business –

Case File Number 201800167

Jeff and Stephanie Boehnel have filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.2, Article 4.21.1 (C) and Article 2.5 to allow a "small engine sales and service business" in a C-1 district.

The tax parcel number is 132H-1-03-003.015. The property is located west of and adjacent to Leisure Time Drive. The property is legally described as Lot 15 of Replat of Leisure Time Park. The street address is 4480b Leisure Time Drive. The property is in a C-1 zoning district.

Stephanie Boehnel presented the case in the application request and answered questions from the commissioners.

Ronald Jones, Building Official, then proposed a recommended to approve the application request. The staff recommends to approve the Conditional Use Permit based on the following conditions:

- No outside equipment storage.
- Add 6 Ft. privacy fence along the entire western property line.

At this time, Commissioner Milton called for any public comments or questions in reference to this request. The following addressed the commissioners in favor of this request.

- Ernie Knobloch
- Mark Duffy
- Ed Roundtree
- Zohn Tennyson

Commissioner Williams moved, seconded by Commissioner Bice to approve to recommend for approval to the City Council the matter in the Case File Number 2018-00167 as requested.

A Roll Call Vote Was Taken:

Ayes: Bice, Williams, Crosby, Milton, Hensley, and Bower. Nays: None. Absent: None.

MOTION CARRIED UNANIMOUSLY

Case File Number 201800167

Jeff and Stephanie Boehnel have also filed an application requesting a variance from the Zoning Ordinance (Article 8.4.1 E) to use crushed limestone for part of the one way driving surface.

The tax parcel number is 132H-1-03-003.015. The property is located west of and adjacent to Leisure Time Drive. The property is legally described as Lot 15 of Replat of Leisure Time Park. The street address is 4480b Leisure Time Drive. The property is in a C-1 zoning district.

Stephanie Boehnel presented the case in the application request and answered questions from the commissioners.

Ronald Jones, Building Official, recommended approval of proposed variance request and answered questions from the commissioners.

At this time, Commissioner Milton called for any public comments or questions in reference to this request. The following addressed the commissioners in favor of this request.

- Ernie Knobloch
- Mark Duffy
- Ed Roundtree
- Zohn Tennyson

Commissioner Williams moved, seconded by Commissioner Crosby to approve to recommend for approval to the City Council the matter in the Case File Number 2018-00167 as requested.

A Roll Call Vote Was Taken:

Ayes: Bice, Williams, Crosby, Milton, and Hensley. Nays: Bower. Absent: None.

MOTION CARRIED

Proposed Text Amendment

Approve the consideration of the Proposed Text Amendment regarding the width of corner lots at the building setback line in an R-1 and R-2 Zoning District, authorize legal notice and public hearing on July 24, 2018.

CURRENT TEXT LANGUAGE

4.5 R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

4.5.5 Dimensional Requirements

- F. Lot width: Minimum of eighty (80) feet at building setback line, and forty (40) feet on a public or platted street. Corner lots shall have a minimum width of one hundred (100) feet at the building setback line.

4.6 R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

4.6.5 Dimensional Requirements

- F. Lot width: Minimum of sixty (60) feet at building setback line, and forty (40) feet on a public or platted street. Corner lots shall have a minimum width of ninety (90) feet at the building setback line.

PROPOSED TEXT LANGUAGE (CHANGES IN RED)

4.5 R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

4.5.5 Dimensional Requirements

- F. Lot width: Minimum of eighty (80) feet at building setback line, and forty (40) feet on a public or platted street. Corner lots shall have a minimum width of eighty five (85) feet at the building setback line.

4.6 R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

**4.6.5
Requirements**

Dimensional

- F. Lot width: Minimum of sixty (60) feet at building setback line, and forty (40) feet on a public or platted street. Corner lots shall have a minimum width of seventy five (75) feet at the building setback line.

Ronald Jones presented the text amendment regarding corner lot setbacks and answered questions from the commissioners.

At this time, Commissioner Milton called for any public comments or questions in reference to this request. Mike Reso, City Manager addressed the Commissioners in support of the Text Amendment.

Commissioner Bower moved, seconded by Commissioner Bice to approve to authorize advertisement for Public Hearing for Text Amendment for corner lot setbacks for approval to the City Council.

Ayes: Bice, Williams, Crosby, Milton, Hensley, and Bower. Nays: None. Absent: None.

MOTION CARRIED UNANIMOUSLY

8. Unfinished Business Open Public Comments to Non-Agenda items –

None

9. Open Public Comments to Non-Agenda Items

None

10. Commissioners' Comments

None

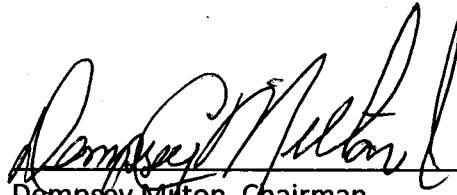
11. Communication / Announcements. –

None

Adjourn - Commissioner Williams moved, seconded by Commissioner Bower, to adjourn at approximately 7:05 p.m. CST.

Ayes: Bice, Williams, Crosby, Milton, Hensley, and Bower. Nays: None. Absent: None.

MOTION CARRIED UNANIMOUSLY

A handwritten signature in black ink, appearing to read "Dempsey Milton", written over a horizontal line.

Dempsey Milton, Chairman
Planning & Zoning
City of Diamondhead, MS