



MINUTES

PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
September 25, 2018
6:00 p.m. CST

1. Chairman Milton called the meeting to order at 6:09 p.m. CST.
2. Commissioner Bower recited the Statement of Purpose.
3. Chairman Milton led the Pledge of Allegiance.
4. Present: Commissioners Williams, Milton, Hensley and Bower. Absent: Bice and Crosby

Also, present City Attorney Derek Cusick, Assistant City Attorney Kimber Roten, Building Official Ronald Jones, Building Inspector Dennis Arceneaux, City Manager Mike Reso, Minutes Clerk Tammy Braud and Tammy Garber.

5. Confirmation of the Agenda

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

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

MOTION CARRIED UNANIMOUSLY

6. Approve Minutes. –

Commissioner Hensley moved, seconded by Commissioner Bower, to approve the Minutes of August 28, 2018 as presented.

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

MOTION CARRIED UNANIMOUSLY

7. New Business –

Case File Number 201800339

Dipak Patel of Jenny, Inc. represented by Leah Watters, architect, of Watters Architecture has filed an application requesting a variance from the Zoning Ordinance (Article 8.4.1 C) to allow parked vehicles to back into the right of way of Gex Road.

Article 8.4.1 C states “No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except those of a single family or two-family dwelling.”

The property address is 4315 Gex Road (Subway). The tax parcel number is 132H-1-03-009.901. The property is located in a C-1 zoning district.

Leah Watters presented the case in the application request and answered questions from the commissioners.

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

Ronald Jones, Building Official, recommended approval of proposed variance request in the matter of Case File Number **201800339**.

Commissioner Williams moved, seconded by Commissioner Hensley, to recommend for approval to the City Council the matter in the Case File Number **201800339** as recommended by Ronald Jones.

A Roll Call Vote Was Taken:

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

MOTION CARRIED UNANIMOUSLY

Discussion regarding any proposed changes to the Tree ordinance

Ronald Jones, Building Official, presented a working draft of a tree protection ordinance. The Commission discussed the items listed below:

- Creation of tree protection advisor and duties
- Number and type of protected trees
- Real property to which the Ordinance will apply; as presented its all real property
- Permits required; as presented no permit required for non-protected trees
- The effect of Site plan for development
- Cost of filing
- Tree relocation or replacement; 1 to 1 ratio; residual density
- Protection of trees during construction
- Harvesting of trees
- Variances and appeals
- Penalties

Based upon suggestions of the Planning Commission, the staff will revise the work draft.

At this time, Commissioner Milton called for any public comments or questions regarding the working draft of the tree ordinance. Mr. Jeff Jassby ask a few questions regarding the effect of the working draft on property.

Zoning Ordinance Article 8.4.1.C

The Planning Commission considered starting the initiation of a text amendment concerning Article 8.4.1.C to allow parked vehicles to back into the right of way. The Planning Commission agreed to deal with this issue as a case by case basis. Therefore, no action was taken by the Planning Commission.

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

None

9. Open Public Comments to Non-Agenda Items

None

10. Commissioners' Comments

None

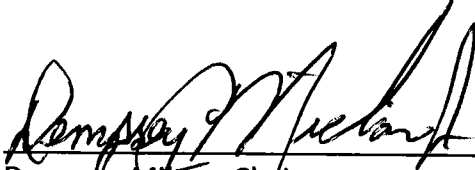
11. Communication / Announcements. –

None

Adjourn - Commissioner Williams moved, seconded by Commissioner Bower, to adjourn at approximately 7:55 p.m. CST.

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

MOTION CARRIED UNANIMOUSLY



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