



MINUTES

PLANNING AND ZONING COMMISSION
Diamondhead, Mississippi
Diamondhead City Hall Council Chambers
FEBRUARY 26, 2019
6:00 p.m. CST

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

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

5. Confirmation of the Agenda

Commissioner Bower moved, second by : Commissioner Crosby

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

None

MOTION CARRIED UNANIMOUSLY

6. Approve Minutes. –

Commissioner Bower moved, seconded by Commissioner Rubar to approve the Minutes of January 22, 2019 as presented.

MOTION CARRIED UNANIMOUSLY

7. New Business –

Case File Number 201900048

Karen Rice has 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 "Assisted Living Facility" in a R-3 district.

The tax parcel number is 067-0-25-026.000. the property is located north of and adjacent to and south of and adjacent to Kapalama Drive. The property is legally described as the west 1/3 of west 1/2 of

southwest ¼ of southwest ¼ Section 25-7-14. The address of the property is 97141 Kapalama Drive. The property is a R-3 zoning district.

At this time, Commissioner Milton called for any public comments or questions in reference to the case request. Harold Babin spoke in favor of the case.

Karen Rice presented her case and answered questions from the Commissioners.

Ronald Jones, Building Official, then proposed a recommendation to approve the application request in the matter of Case File Number **201900048** with conditions as stated in staff report.

Commissioner Bice moved, seconded by Commissioner Hensley, to recommend that the City Council accept the Building Official's recommendation to approve the request for Conditional Use Permit in Case File Number **201900048**, based on the Building Official's findings. Conditions placed on the property, in addition to those recommended in the Staff Report, are (1) there must be an entrance on Kapalama Drive; (2) a Conditional Use hearing must be held if a second structure is to be placed on the property at a later date.

A Roll Call Vote Was Taken:

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

MOTION CARRIED UNANIMOUSLY

Case File Number 201900036

Purcell Company represented by Kenneth Jones has filed an application requesting to change the current zoning district classification from PFR (Public Facilities and Recreation) to R-2 (Medium Density Single Family) in accordance with the Zoning Ordinance (Article 2.8) for the purpose of constructing homes for residential sale. The tax parcel number is 132a-2-03-026.007. The property is located north of and adjacent to Diamondhead Drive East, east of Diamondhead Drive North and north of the DHPOA Community Center.

Carl Joffe, attorney, for Purcell spoke regarding the application.

Brandon Elliott and Kenneth Jones of Elliott Homes presented a power point presentation to support the rezoning, and also answered questions from the commissioners.

At this time Chairman Milton called for any public comments or questions in reference to this case.

Residents opposed to the zoning change:

Kathy Parker, Steve Gibson, Brian Douring, Jon Ritten, Howard Thickman, William Garber, and Steve Wilson.

Ronald Jones, Building Official, proposed a recommendation to approve the application's request to rezone the subject property in Case File Number **201900036** from PFR to R-2 Medium Density Single Family, based on his findings that a manifest error existed in the original zoning designation.

Commissioner Bower moved, seconded by Commissioner Rubar, to recommend that the City Council accept the Building Official's recommendation to approve the request in the Case File Number 201900036 .

A roll call was taken

Ayes: Bice, Rubar, Hourin, Hensley, Bower, and Milton. Nays: Crosby.

Motion Carried

8. Unfinished Business

At the next meeting (3.26.2019), the proposed amendments to the Tree Ordinance will be discussed.

9. Open Public Comments to Non-Agenda Items

None


10. Commissioners' Comments : None

11. Communication / Announcements. –

12. Adjourn – Commissioner Crosby moved, seconded by Commissioner Bice, to adjourn at approximately 8:43 p.m. CST.

Ayes: Bice, Milton, Cosby, Hensley, Rubar, Hourin and Bower. Nays: None. Absent:

MOTION CARRIED UNANIMOUSLY



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