



Commissioner Brewer
Commissioner Lawson
Commissioner Parrish
Commissioner Peters
Commissioner Raymond
Commissioner Sutherland
Commissioner White

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, July 28, 2026

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Pledge of Allegiance

Roll Call

Confirmation or Adjustments to Agenda

Approval of Minutes

2. Approval of June 23, 2026 minutes.

Architectural Review

New Business

3. Fred and Sandra Walters have filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 10' of the property line adjoining the golf course. The property address is 5626 Ahuli Place. The tax parcel number is 131C-1-13-136.000. The property is in a R-10 zoning district. The setback for a fence from the golf course is 10'. The variance requested is 10'. The Case File Number is 202600509.
4. A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line. The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.
5. CAYO HUESO, LLC, represented by Michael Casano, has filed an application requesting a re-plat of 131E-1-13-006.009 to create two separate parcels. The property is located Veterans Dr. and is in the C1 – General Commercial District. The Case File Number is 202600521.
6. Discussion of potential future rezoning.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

7. The next City Council meeting is Tuesday, August 4, 2026

The next Planning Commission meeting is Tuesday, August 25, 2026.

Adjourn or Recess



Commissioner B
Commissioner L
Commissioner Parrish
Commissioner Peters
Commissioner Raymond
Commissioner Sutherland
Commissioner White

Item No.2.

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, June 23, 2026

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Commissioner Raymond called the meeting to order at 6:00p.m.

Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Commissioner Lawson read the Statement of Purpose.

Pledge of Allegiance

All Commissioners led the Pledge of Allegiance.

Roll Call

Present at the meeting were : Commissioner Parrish, Lawson. Peters, Raymond, and White. Absent were: Commissioner Sutherland, and Chairman Brewer.

Also present were: City Attorney, Derek Cusick, Building Official, and Development Coordinator Beau King, Code Enforcement Officer, Jasmin Seferovic.

Confirmation or Adjustments to Agenda

Motion was made by Commissioner Peters, second by Commissioner Parrish to confirm the Agenda as presented.

Motion Passed Unanimously

Approval of Minutes

1. Approval of May 26, 2026 minutes.

Motion was made by Commissioner Lawson, second by Commissioner White to approve Minutes of May 26, 2026.

Motion Passed Unanimously

2. Greg Grassel has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow a second accessory structure within 16" of a side property line. The property address is 7828 Alawai Avenue. The tax parcel number is 067Q-0-36-221.000. The property is in a R-6 zoning district. One accessory structure per residence is allowed. The setback for an accessory structure from the side property line is 5'. The variance requested is a second accessory structure 3'-8" from side property line. The Case File Number is 202600301.

Motion was made by Commissioner White, second by Commissioner Parrish remove item that was tabled at the May 26th meeting.

Motion Passed Unanimously

Building Official , Beau King explained the reason and case status on the Variance request. He also told the Commissioners that the petitioners decided to withdrew their request

Motion was made by Commissioner White ,second by Commissioner Parrish to remove request.

Motion Passed Unanimously

Architectural Review

None

New Business

3. Jacob Malley has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 7.4' of a side property line. The property address is 7840 Maui Circle. The tax parcel number is 067R-2-36-187.000. The property is in a R-6 zoning district. The setback for a residence from the side property line is 10'. The variance requested is 2.6'. The Case File Number is 202600344.

Building Official. Beau King spoke and answered questions from Commissioners.

City Attorney asked if Building Department received any complaints. None were received.

Building Official, Beau King, read the staff report recommending approving the request.

motion was made by Commissioner Parrish, second by Commissioner White, to accept the finding of the Building Official and to approve the recommendation to the City Council.

Motion Passed Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

4. The next City Council meeting is Tuesday, July 7, 2026
The next Planning Commission meeting is Tuesday, July 23, 2026.

Adjourn or Recess

Motion was made by Commissioner Parrish, second by Commissioner White to adjourn the meeting at 6:11 p.m.

Motion Passes Unanimously

S. Brewer, Chairman
Planning & Zoning



5000 Diamondhead Circle
 Diamondhead, MS 39525
 Ph: 228-222-4626
 FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600509

Date 6/25/2026

Applicant: Fred and Sandra Walters

Applicant's Address: 5626 Ahuli Pl, Diamondhead, MS 39525

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) [REDACTED]

Property Owner: Fred and Sandra Walters

Owner's Mailing Address: 5626 Ahuli Pl, Diamondhead, MS 39525

Owner's Email Address [REDACTED]

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) [REDACTED]

Tax Roll Parcel Number: 1310-1-13-136000

Physical Street Address: 5626 Ahuli Pl, Diamondhead, MS 39525

Legal Description of Property: LOT 41 BLK 9 DIAMONDHEAD PH1 UN1

Zoning District: R-10

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
 (Signage-Size-Height) See attached

REQUIRED ITEM AProperty Owner Fred and Sandra WaltersStreet Address 5626 Ahuli Pl, Diamondhead, MS 39525

Statement Describing Variance Request

Due to existing deck, we're requesting
use of additional 10 feet easement to install
a 4 foot metal, black, security fence at rear of property

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Yes. This property only

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: Yes

3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: Correct

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: It would not.

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a Variance on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on JULY 28TH at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.

Sandra Walters
Signature of Applicant

[Signature]
Signature of Property Owner

____ For Official Use Only ____

- ☒ \$100.00
☒ Copy of Deed, Lease or Contract
☒ Site Plan
☒ Parking Spaces
☒ List of Property Owner

- ☒ Application Signed
☒ Written Project Description
☒ Drainage Plan NA ()
☒ Notarized Statement NA ()

Purpose of Variance is necessary due to the usage easement requirement of 10' across the rear of the property. The easement would restrict the installation of a 4' security fence across the rear of the property due to an existing deck. We have two German Shepherd dogs that serve as service/protection for me and my wife. The dogs need access to the yard for health reasons. Additionally there is 15 feet of green space and 4 large trees along with a golf course drainage ditch which is approximately 4 feet wide and 2 feet deep. All of this belongs to the DGC. Yet I am the one that maintains their land. What I am asking is for permission to use my own property.



PREPARED BY AND RETURN TO:
Brad D. Wilkinson Esq. (MS Bar # 10285)
511 Keywood Circle, Flowood, MS 39232
Phone 601-355-0005
File #: MR-BR-8660756 / 2024-4297

INDEX: LOT 41, BLOCK 9, DIAMONDHEAD SUBD.
HANCOCK COUNTY, MISSISSIPPI

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

GRANTORS

JAI ME MORGAN and DANIEL WAYNE MORGAN, wife and husband
5626 Ahuli Place
Diamondhead, MS 39525-3414
PH (573) – 620-1258

DO HEREBY SELL, CONVEY AND WARRANT UNTO

GRANTEES

SANDRA WALTERS AND FRED I WALTERS SR, WIFE AND HUSBAND
5626 Ahuli Place
Diamondhead, MS 39525-3414
PH (601) 498-2715

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, all their right, title and interest in and to the following described land and property situated in Hancock County, State of Mississippi, to-wit:

Lot 41, Block 9, Diamondhead Subdivision, Phase 1, Unit 1, a subdivision, according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of Hancock County, MS, reference to which is hereby made in aid of and as a part of this description.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

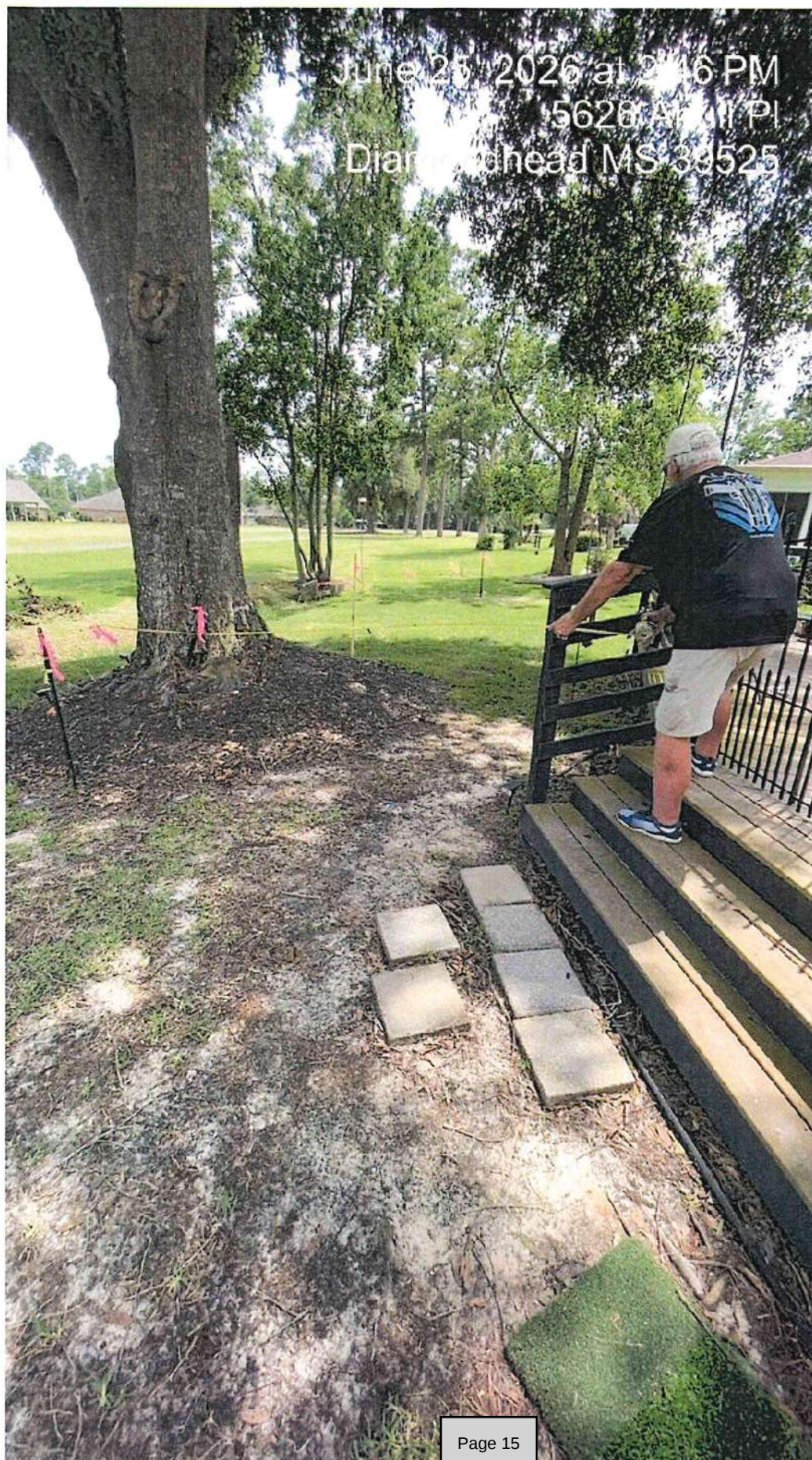
Ad valorem taxes are being prorated between the parties as of this date.





June 25, 2026 at 2:47 PM
5626 Ahuli Pl
Diamondhead MS 39525









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

Fred and Sandra Walters have filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 10' of the property line adjoining the golf course.

The property address is 5626 Ahuli Place. The tax parcel number is 131C-1-13-136.000. The property is in a R-10 zoning district. The setback for a fence from the golf course is 10'. The variance requested is 10'. The Case File Number is 202600509.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 28, 2026, at 6:00 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. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023.

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

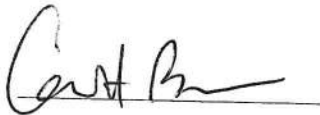
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 9 day of JULY 2026

On the _____ day of _____ 2026

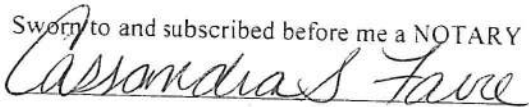
On the _____ day of _____ 2026

On the _____ day of _____ 2026



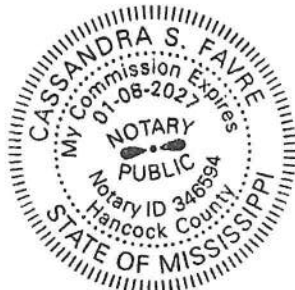
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 9 day of JULY 2026

(seal)



NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

DIAMONDHEAD, MS

Fred and Sandra Walters have filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 10' of the property line adjoining the golf course.

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PUBLISH DATE: 7/9/26



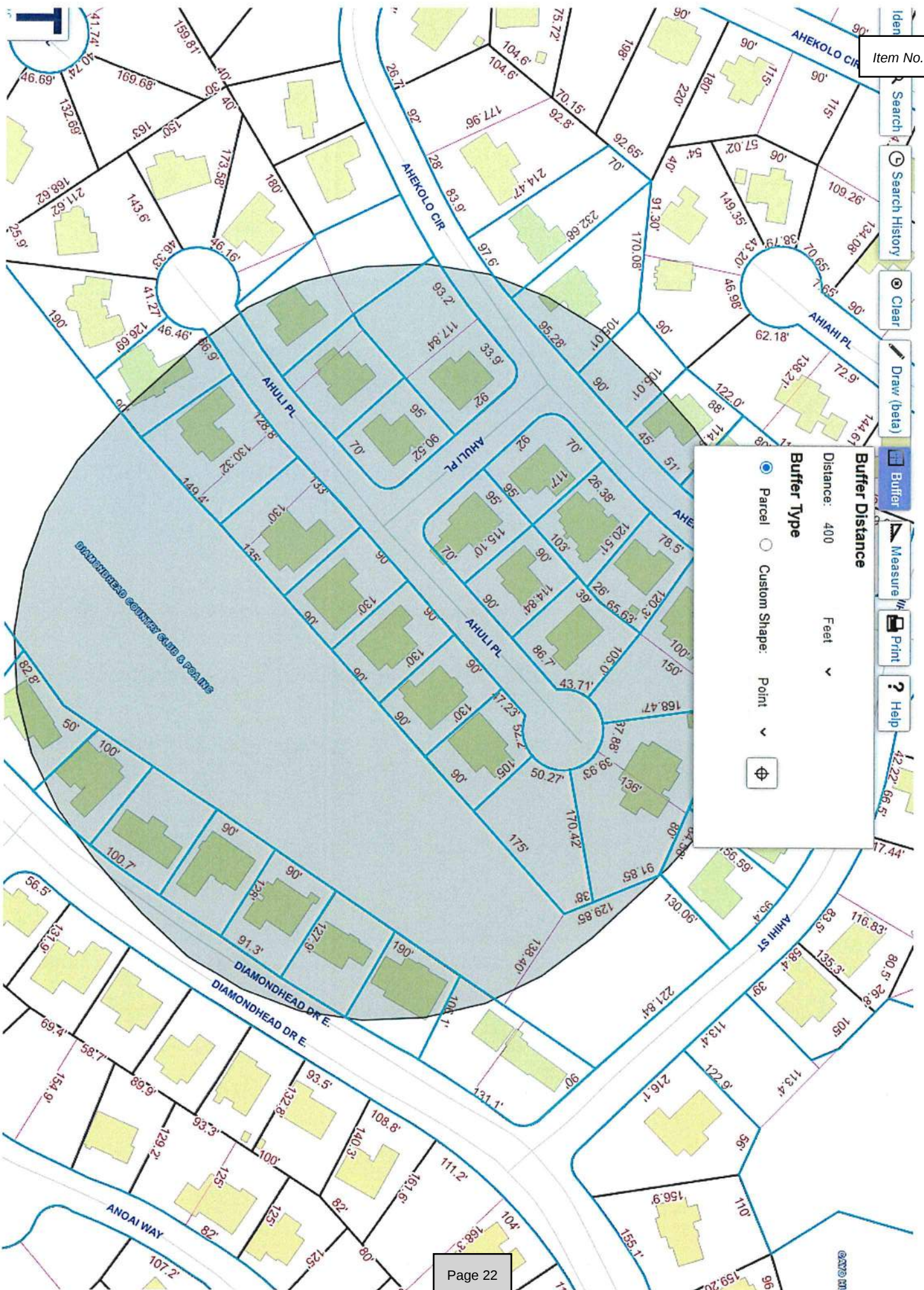
	OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
1	TRUITT MARGARET F	6630 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
2	CLEMENTE EDUARDO G ETAL	113 ELAINE DR	BAY ST LOUIS, MS 39520
3	HAYES DANIEL SETH ETAL	561 AHULI PLACE	DIAMONDHEAD, MS 39525
4	HUETE ROSA MARIA	564 AHULI PL	DIAMONDHEAD, MS 39525
5	JOHNSTON DON K ETAL	6623 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
6	GENOIS EDMOND R ETAL	6636 AHULI PLACE	DIAMONDHEAD, MS 39525
7	SMITH RICHARD T ETAL	56131 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
8	SCHINDLER HARVEY S ETAL	5628 AHULI PLACE	DIAMONDHEAD, MS 39525
9	ACQUISTAPACE HANS P ETAL	56137 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
10	LOCKMON SAMUEL J JR ETAL	6634 AHEKOLO CIR	DIAMONDHEAD, MS 39525
11	BLACKWELL ROBERT C REVOCABLE TRUST	57145 DIAMONDHEAD DRIVE EAST	DIAMONDHEAD, MS 39525
12	MARK & JULIENNE SMITH RENTAL LLC	5125 ASHLEY LANE	LONG BEACH, MS 39560
13	ROSSER JIMMIE L ETAL	675 AHIHI ST	DIAMONDHEAD, MS 39525
14	DIAMONDHEAD COUNTRY CLUB & POA INC	5300 DIAMONDHEAD CIRCLE	DIAMONDHEAD, MS 39525
15	STEEN JERRY ETAL	5622 AHULI PLACE	DIAMONDHEAD, MS 39525
16	GOLLADAY JOHN DALE (RTODD)	6642 AHULI PL	DIAMONDHEAD, MS 39525
17	CRAWFORD BRYAN M ETAL	562 AHULI PLACE	DIAMONDHEAD, MS 39525
18	SMITH HERBERT F ETAL TRUSTEES	6628 AHEKOLO CIR	DIAMONDHEAD, MS 39525
19	MORGAN JAIME ETVIR	5626 AHULI PLACE	DIAMONDHEAD, MS 39525
20	KENDRICK FRANK H ETUX	56139 DIAMONDHEAD DR E	DIAMONDHEAD, MA 39525
21	LEAR GEORGE E JR ETAL	5618 AHULI PLACE	DIAMONDHEAD, MS 39525
22	GRILLO MARILYN D (LIFE ESTATE)	6629 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
23	CITY OF DIAMONDHEAD	5000 DIAMONDHEAD CIR	DIAMONDHEAD, MS 39525
24	MS SELECT RIDGE LLC	P O BOX 1177	KILN, MS 39556
25	DERMODY STEPHEN G	2419 53RD ST CT NW	GIG HARBOR, WA 98335
26	JORDAN JOHN A ETAL	56133 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
27	GULF SHIP LLC	16201 E MAIN ST	CUT OFF, LA 70345
28	FONTE STEPHEN J ETAL	566 AHULI PLACE	DIAMONDHEAD, MS 39525
29	MCKENZIE KENNETH L ETAL	6632 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
30	SULLIVAN EUGENE & ETUX	560 AHULI PLACE	DIAMONDHEAD, MS 39525
31	EMPLOYEE LEASING INC	12025 HOME PORT DR	MAUREPNS, LA 70449
32	RAYNER KAREN	5630 AHULI PLACE	DIAMONDHEAD, MS 39525
33	JARRELL RICHARD P ETUX TRUSTEES	56135 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
34	SMITH GERRITT R (RTODD)	6625 AHEKOLO CIR	DIAMONDHEAD, MS 39525
35	MITTERER ROBIN ETAL	6640 AHULI PLACE	DIAMONDHEAD, MS 39525
36	KNIGHT BRIAN J ETUX	6619 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
37	KIRSCHENBAUM CAROL Y (RTODD)	5624 AHULI PL	DIAMONDHEAD, MS 39525
38	PAGE JUDTITH H ETAL (LIFE ESTATE)	67149 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
39	BLACKWELL GARY ETAL	5616 AHULI PLACE	DIAMONDHEAD, MS 39525
40	KORNICK LANA V	56141 DIAONDHEAD DR EAST	DIAMONDHEAD, MS 39525

Item No.3.

- Search
- Search History
- Clear
- Draw (beta)
- Buffer
- Measure
- Print
- Help

Buffer Distance
Distance: 400 Feet

Buffer Type
☒ Parcel ☐ Custom Shape: Point





5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600510Date 6-26-26Applicant: A Plus Patio & Screen LLC.Applicant's Address: 22530 Hwy 49 Saucier, MS. 39574

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) [REDACTED]

Property Owner: Raeana and Joe YawnOwner's Mailing Address: 6624 Ahiahi Place Diamondhead, MS.Owner's Email Address [REDACTED] 39525

Owner's Contact Number: (Home) [REDACTED] (Work) [REDACTED] (Cell) [REDACTED]

Tax Roll Parcel Number: 131C-2-13-015.000Physical Street Address: 6624 Ahiahi PlaceLegal Description of Property: Phase 1, Unit 1, Block 4, Lot 44 + 45

Zoning District: _____

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)

(Signage-Size-Height) _____

Requesting Variance for rear setback
encroachment of 4' rear setback is needed 16'.
20' is required by City of Diamondhead.

REQUIRED ITEM AProperty Owner Raeana and Joe YawnStreet Address 6624 Ahiahi Place Diamondhead

Statement Describing Variance Request

Install 24' x 11'6" Insulated Aluminium Screen room with adjoining 11' x 11'6" open but covered patio cover.

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response:

yes

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response:

yes

3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response:

yes

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response:

Variance request, if approved, does not give any special privileges.

REQUIRED ITEMS:

- A. A statement describing the variance request and all the reasons why it complies with the criteria for variances provided in Section 2.6.5, specifically.

THE CONDITIONS FOR GRANTING A VARIANCE: (SEE ATTACHED SHEET #4)

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?
2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?
3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?
4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

- B. The property address and the name and mailing address of the owner of each lot within 300 feet of the subject property and a map with parcels keyed to the ownership and address data.

- C. Site plans, preliminary building elevation, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to their variance application:

- i. Existing and proposed location and arrangement of uses on the site, and on abutting sites within 100 feet.
- ii. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
- iii. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.
- iv. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvement related to or necessitated by the proposed use.
- v. The Zoning Administrator may request additional information necessary to enable a complete analysis and evaluation of the variance request, and determination as to whether the circumstances prescribed for the granting of a variance exist.
- vi. A fee established by the City Council shall accompany the application. A single application may include request for variances from more than one regulation applicable to the same site, or for similar variances on two or more adjacent parcels with similar characteristics.

- D. Payment of fee for Variance request: \$100.00 as per Ordinance 2012-020

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a Variance on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on July 28th 2024 at 6:00 a.m. In the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.

Dawn Coleman
Signature of Applicant

Dawn Coleman for
Signature of Property Owner Rodiana & Joe Yawn

____ For Official Use Only ____

(☒) \$100.00
(☒) Copy of Deed, Lease or Contract
(☒) Site Plan
~1/4 (☐) Parking Spaces
☒ List of Property Owner

(☒) Application Signed
(☒) Written Project Description
(☐) Drainage Plan NA (☒)
(☐) Notarized Statement NA (☒)

Raeana, Joe Yawn

Raeana or Joe Yawn

House

8'8" H to shingles

12" eve

Installing 35' x 11'6" (3") Insulated
Roof system. Installing 35 L.F.
of aluminum frame walls.
Note! 11' x 11'6" area will be open
patio area.

* See Engineering
35' x 11.5 roof
45 LF walls @ 8'3" h

DS
Jel

Screen Room

Open
patio area

3x3x5/8

22' Walls

All uprights
3x3x5/8

Concrete

35' Roof

11'6" Rear
set Back

8' side
set Back

\$116,250⁰⁰

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

A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line.

The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, July 28, 2026, at 6:00 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. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023.

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

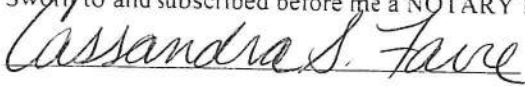
PERSONALLY appeared before me the undersigned authority in and for said County and State, GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 9 day of July 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026



Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 9 day of July 2026



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS
A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line.

The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

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July 10, 2026 at 10:34 AM
6630-6632 Ahiahi Pl
Diamondhead MS 39525

	OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
1	TRUITT MARGARET F	6630 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
2	BINNEY TRACY	402 CARDINAL DR	SLIDELL, LA 70458
3	GONZALES DOLLY HOLLINGSWORTH ETAL	6630 AHIAHI PL	DIAMONDHEAD, MS 39525
4	KAMKE KORY	P O BOX 6465	DIAMONDHEAD, MS 39525
5	CLEMENTE EDUARDO G ETAL	113 ELAINE DR	BAY ST LOUIS, MS 39520
6	YAWN JOE EVERETT ETAL	6624 AHIAHI PLACE	DIAMONDHEAD, MS 39525
7	JOHNSTON DON K ETAL	6623 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
8	WBRT LLC	1803 HENDERSON ST	WAVELAND, MS 39576
9	DIFFEY ALLISON ETAL	662 ALII PLACE	DIAMONDHEAD, MS 39525
10	WEST LAWRENCE O ETAL	6651 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
11	FOREMAN EARL DEAN	6635 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
12	CHAPMAN THOMAS D ETUX	609 ESPLANADE	BAY ST LOUIS, MS 39520
13	LOCKMON SAMUEL J JR ETAL	6634 AHEKOLO CIR	DIAMONDHEAD, MS 39525
14	GODSEY WILLIAM R & ETAL	6645 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
15	MARK & JULIENNE SMITH RENTAL LLC	5125 ASHLEY LANE	LONG BEACH, MS 39560
16	SCHMALZEL JOHN L	6640 ALII PLACE	DIAMONDHEAD, MS 39525
17	SAUTER CHRISTINE S	42109 S ELMWOOD LOOP	HAMMOND, LA 70403
18	ALLEN GEORGE O	6606 AHI AHI PLACE	DIAMONDHEAD, MS 39525
19	REMY MARC G	6618 AHIAHI PLACE	DIAMONDHEAD, MS 39525
20	CESPEDES JAMES ETAL	6640 AHEKILO CIRCLE	DIAMONDHEAD, MS 39525
21	ASSET PROPERTY GROUP LLC	21194 DAUGHERTY RD	LONG BEACH, MS 39560
22	CABALLERO JULIE HARTMAN	6668 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
23	SMITH HERBERT F ETAL TRUSTEES	6628 AHEKOLO CIR	DIAMONDHEAD, MS 39525
24	DANIELS MARGARET H	664 ALII PLACE	DIAMONDHEAD, MS 39525
25	ADAM TREVOR ETAL	6636 AHIAHI PLACE	DIAMONDHEAD, MS 39525
26	DEBROW MARY C	6631 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
27	BOSARGE DOYLE D	5615 AHEKOLO DR	DIAMONDHEAD, MS 39525
28	GRILLO MARILYN D (LIFE ESTATE)	6629 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
29	SAVROCK SAMUEL	6610 AHI AHI PLACE	DIAMODNHEAD, MS 39525
30	RAMSEY MICHAEL W ETAL	6637 AHEKOLO CIR	DIAMONDHEAD, MS 39525
31	ESPINOSA ROSE T	6666 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
32	CRISS DONNA A	6663 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
33	SMITH STACEY L ETAL	6620 AHIAHI PL	DIAMONDHEAD, MS 39525
34	CUMBERLAND JOHN J	6682 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
35	MCKENZIE KENNETH L ETAL	6632 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
36	CITY OF DIAMONDHEAD	5000 DIAMONDHEAD	DIAMONDHEAD, MS 39525
37	CAVALLERO JULIE	6668 AHEKOLA CIRCLE	DIAMONDHEAD, MS 39525
38	HANSON CLARE D	6614 AHIAHI PL	DIAMONDHEAD, MS 39525
39	EMPLOYEE LEASING INC	12025 HOME PORT DR	MAUREPNS, LA 70449
40	JOHNSON DORIS J (LIFE ESTATE)	6633 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
41	SPRAGUE ORRIN L	6638 AHIHI STREET	DIAMONDHEAD, MS 39525
42	WALLMAN JEANETTE M	6612 AHIHI STREET	DIAMONDHEAD, MS 39525
43	SMITH GERRITT R (RTODD)	6625 AHEKOLO CIR	DIAMONDHEAD, MS 39525
44	OAKES PATSY A (LIFE ESTATE)	6628 AHIAHI PLACE	DIAMONDHEAD, MS 39525
45	THOMAS DEBRA A ETL	6670 AHEKOLO CIR	DIAMONDHEAD, MS 39525
46	KNIGHT BRIAN J ETUX	6619 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
47	TRACY MELISSA GOODWIN ETAL	6638 ALII PL	DIAMONDHEAD, MS 39525
48	FARRAR LEE A	6671 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
49	DAIGLE JOAN G	664 AHIAHI PL	DIAMONDHEAD, MS 39525
50	HOPPER-HILL CAROL M TRUSTEE	6646 ALII PLACE	DIAMONDHEAD, MS 39525
51	SAVROCK SAMUEL M	340 DELLVILLE ST	



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

CAYO HUESO, LLC, represented by Michael Casano, has filed an application requesting a re-plat of 131E-1-13-006.009 to create two separate parcels. The property is located Veterans Dr. and is in the C1 – General Commercial District. The Case File Number is 202600521.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

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PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 9 day of July 2026

On the _____ day of _____ 2026

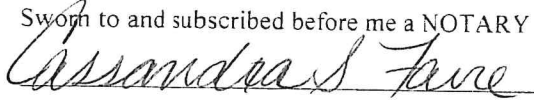
On the _____ day of _____ 2026

On the _____ day of _____ 2026

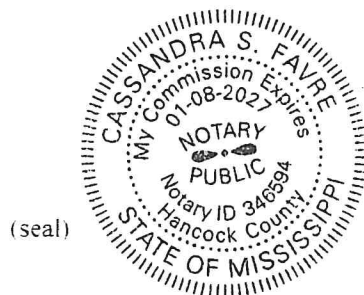


Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 9 day of July 2026



NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

DIAMONDHEAD, MS
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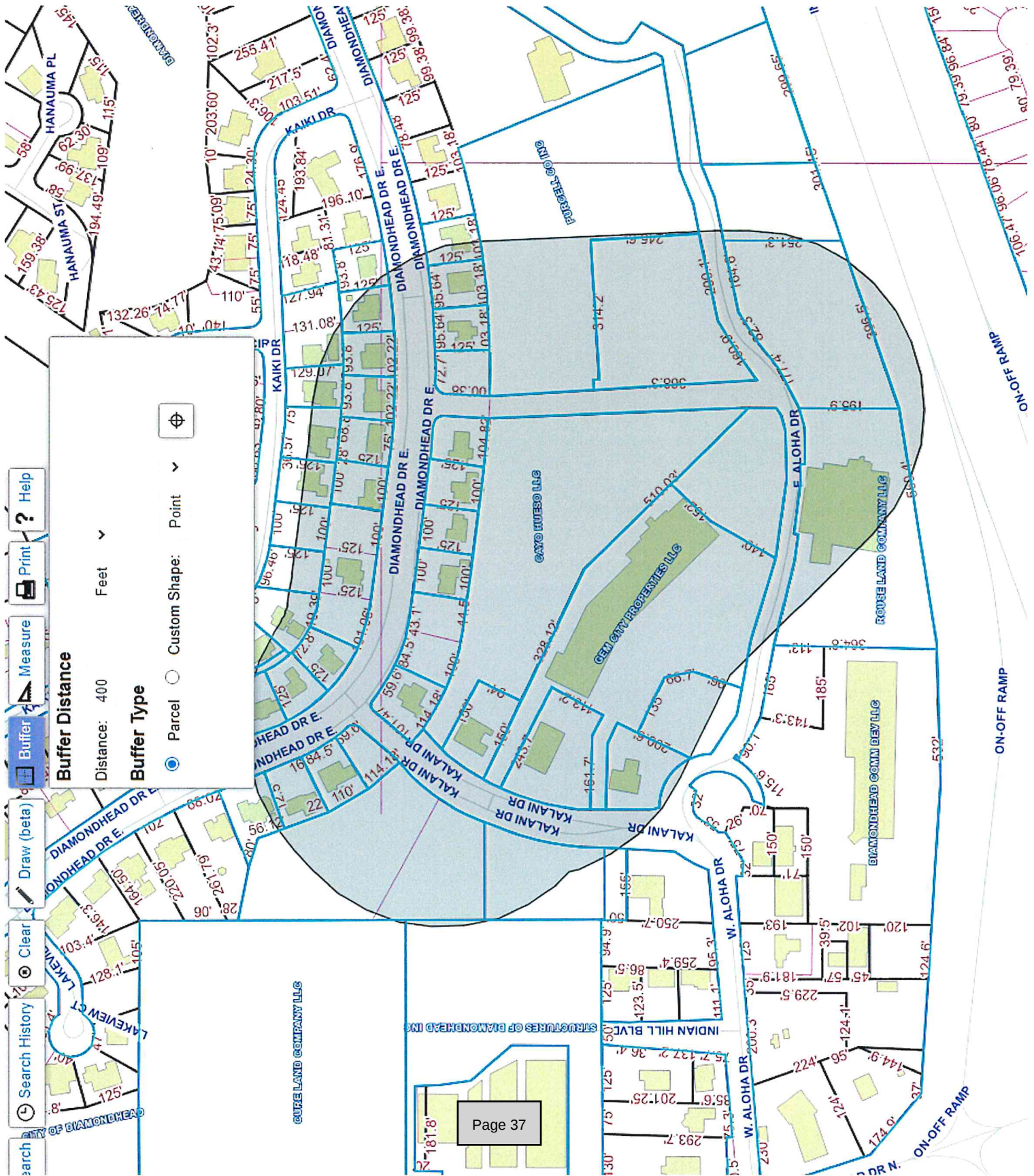
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PUBLISH DATE: 7/9/26

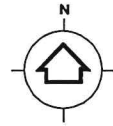


	OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
1	BULLOCK STEPHEN C	5549 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
2	SCHMIDT STACEY	5448 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
3	HAMILTON JANE E TRUST	5560 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
4	DIAMONDHEAD DG LLC	3636 N CAUSEWAY BLVD STE 200	METAIRIE, LA 70005
5	EBY TERRI G	5555 DIAMONDHEAD DR EAST	DIAMONDHEAD, MS 39525
6	CITY OF DIAMONDHEAD	5000 DIAMONDHEAD CIRCLE	DIAMONDHEAD, MS 39525
7	ARCENEUX LOUIS G	5437 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
8	HANCOCK BANK DIAMONDHEAD	11700 PRESTON RD STE 660-#193	DALLAS, TX 75230
9	ROUSE LAND COMPANY LLC	P O BOX 5358	THIBODAU, LA 70302
10	PANGAN RENNY SR ETUX	5439 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
11	SULLIVAN DARR F ETAL	5513 KAIKI DR	DIAMONDHEAD, MS 39525
12	MARSHALL INVESTMENT GROUP LLC	16 RIVERS BEND DR	GULFPORT, MS 39507
13	MCCROSSEN PATRICK O	P O BOX 6203	DIAMONDHEAD, MD 39525
14	CLEVELAND RUDOLPH (LIFE ESTATE)	5436 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
15	CANNON JOHN P ETUX	5450 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
16	ARCENEUX LOUIS G JR ETUX	5437 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
17	AMERICAN PRIDE PROPERTIES LLC	770 S 13TH ST #7307	BOISE, ID 83707
18	LEDERER GRETCHEN L	5556 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
19	PURCELL CO INC	4402 E ALOHA DRIVE	DIAMONDHEAD, MS 39525
20	PREST PROP LLC	1059 TINA LADNER VIC FAYE RD	PASS CHRISTIAN, MS 39571
21	ANDERSON JOHN C (RTODD)	5447 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
22	TALIAFERRO JUSTIN C ETAL	5423 KAIKI DR	DIAMONDHEAD, MS 39525
23	MCCARTY LUCAS	5417 KAIKI DR	DIAMONDHEAD, MS 39525
24	STROUD ROBBY C	5511 KAIKI DR	DIAMONDHEAD, MS 39525
25	DIAMONDHEAD WATER & SEWER DISTRICT	4425 PARK TEN DRIVE	DIAMONDHEAD, MS 39525
26	BRADLEY MICHAEL J ETUX	5432 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
27	COPELAND ALTON	5557 DIAMONDHEAD DR EAST	DIAMONDHEAD, MS 39525
28	LECHLER GALEN E ETUX (LIFE ESTATE)	5452 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
29	MISSISSIPPI CVS PHARMACY LLC	ONE CVS DRIVE	WOONSOCKET, RI 02895
30	MONICA REGINA E	5551 DIAMONDHEAD DR EAST	DIAMONDHEAD, MS 39525
31	BOND JANE M	5446 DIAMONDHEAD DR EAST	DIAMONDHEAD, MS 39525
32	COAST ELECTRIC POWER ASSOCIATION	P O BOX 2430	BAY ST LOUIS, MS 39521-7351
33	RUBAR JOHN N	5425 KAIKI DR	DIAMONDHEAD, MS 39525
34	HENDERSON JEFFERY L	11248 LOBOUY RD	PASS CHRISTIAN, MS 39571
35	DUVIELH GREGORY D ETUX	5558 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
36	GEM CITY PROPERTIES LLC	758 AUGUSTA WAY	DIAMONDHEAD, MS 39525
37	MAUGHAN ROBERT J	5434 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
38	THE FIRST	P O BOX 15549	HATTIESBURG, MS 39404
39	LUTHER JOHN E ETUX L/E	5415 KAIKI DR	DIAMONDHEAD, MS 39525
40	CATONE EDWARD J JR ETAL	5440 DIAMONDHEAD DR EAST	DIAMONDHEAD, MS 39525
41	CURE LAND COMPANY LLC	P O BOX 44	LAKESHORE, MS 39558
42	STRUCTURES OF DIAMONDHEAD INC	758 AUGUSTA WAY	DIAMONDHEAD, MS 39525
43	CAYO HUESO LLC	4403 E ALOHA DRIVE	DIAMONDHEAD, MS 39525

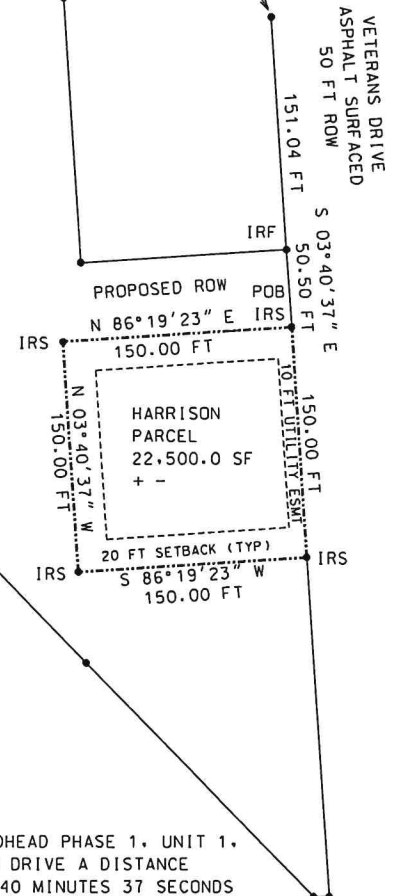


SCALE: 1" = 120'

CLASS "C" SURVEY

REFERENCE BEARING -
EAST PROPERTY LINE
AS PER SURVEY

COMMENCING AT A 1/2" IRON
ROD FOUND AT THE SE CORNER
OF LOT 11 OF BLOCK 13,
DIAMONDHEAD PHASE 1, UNIT 1.



LEGAL DESCRIPTION OF PROPOSED 22,500.0 SF + - PARCEL:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 11 OF BLOCK 13, DIAMONDHEAD PHASE 1, UNIT 1, THENCE RUN SOUTH 03 DEGREES 40 MINUTES 37 SECONDS EAST ALONG THE WEST MARGIN OF VETERANS DRIVE A DISTANCE OF 151.04 FEET TO AN IRON ROD FOUND; THENCE CONTINUE ALONG SAID MARGIN SOUTH 03 DEGREES 40 MINUTES 37 SECONDS EAST A DISTANCE OF 50.50 FEET TO AN IRON ROD SET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 40 MINUTES 37 SECONDS EAST ALONG SAID MARGIN A DISTANCE OF 150.0 FEET TO AN IRON ROD SET; THENCE RUN SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST A DISTANCE OF 150.0 FEET TO AN IRON ROD SET; THENCE RUN NORTH 03 DEGREES 40 MINUTES 37 SECONDS WEST A DISTANCE OF 150.0 FEET TO AN IRON ROD SET; THENCE RUN NORTH 86 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,500.0 SF + -

INFORMATION PROVIDED BY CLIENT

SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM

BY GRAPHIC PLOTTING ONLY

REFERENCES - SURVEY BY LARRY SMITH, 09-30-2023, DIAMONDHEAD S/D, PH 1, UNIT 1, BLK 13.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY
DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER
DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED 22,500.0 SF PARCEL, VETERANS DRIVE,
DIAMONDHEAD, HANCOCK COUNTY, MISSISSIPPI.,
SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST.

FRED C. BARNES, PLS, P.O. BOX 7269, D'IBERVILLE, MS 39540,

Page 38 590

PLS # 2904