



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

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, February 24, 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 December 9, 2025 minutes.

**Architectural Review**

**New Business**

3. MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District
4. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3a - Open House or Real Estate Signs. The proposed text amendment is to remove Special Condition "Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday" . The Case File Number is 202500501.
5. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 - Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts. The Case File Number is 202600065.
6. Discussion of updating the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan, as directed by the City Council.

**Unfinished Business**

**Open Public Comments to Non-Agenda Items**

**Commissioners' Comments**

**Communication / Announcements**

7. The next City Council meeting is Tuesday, March 3, 2026.

The next Planning and Zoning Commission Meeting is Tuesday, March 24, 2026.

**Adjourn or Recess**



5000 Diamondhead Circle · Diamondhead, MS 39525  
Phone: 228.222.4626 Fax: 228-222-4390  
www.diamondhead.ms.gov

STAFF REPORT – HARBOR HOUSE TOWNHOMES REPLAT

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 2, 2026

SUBJECT: Replat request before the Planning & Zoning Commission – Harbor House Townhomes

NATURE OF REQUEST: MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the re-subdivision as petitioned. The applicant as met all applicable requirements.

## Beau King

---

**From:** mcasano1@aol.com  
**Sent:** Thursday, January 22, 2026 11:46 AM  
**To:** Beau King  
**Subject:** Harbor House

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Beau,

If you need this for publication - the original plat was Phases 1 & 2. The new plat will be all one Phase (unless 2 buildings are severed out).

So, it's units 1-22 in Phase 1 and units 23-37 in Phase 2.

Let me know if you need anything else.

Thanks, Michael

Michael J. Casano, Esq.  
The Casano Law Firm, PA  
4403 West Aloha Drive  
Diamondhead, Mississippi 39525  
Tel - (228) 255-0035  
Fax- (228) 255-0078



# Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

Name	Name Type
MHHGA LLC	Legal

### Business Information

<b>Business Type:</b>	Limited Liability Company
<b>Business ID:</b>	1478596
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	02/28/2025
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	NO PRINCIPAL OFFICE ADDRESS FOUND

### Registered Agent

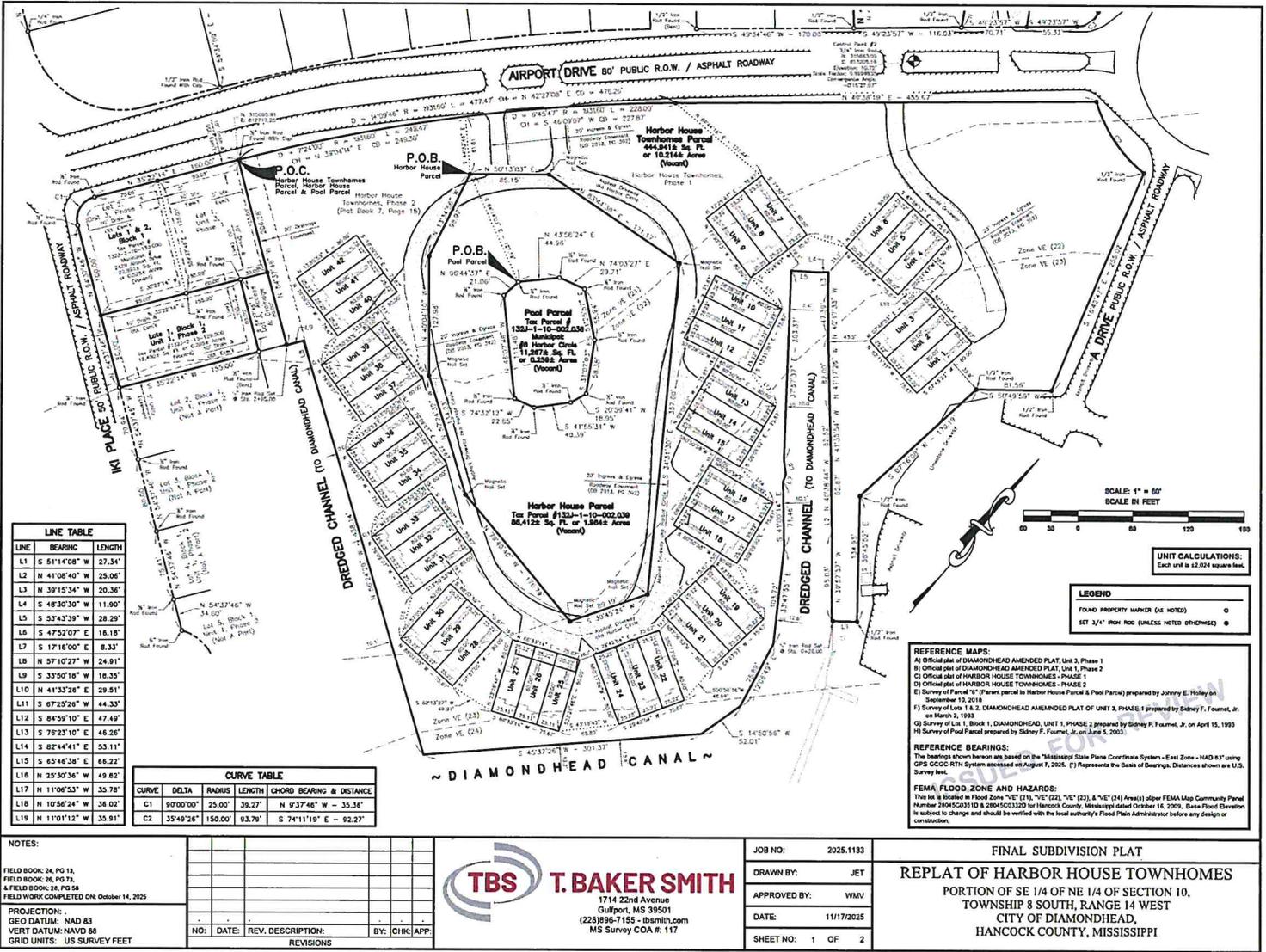
Name
Michael Casano 4403 W ALOHA DR Diamondhead, MS 39525

### Officers & Directors

Name	Title
Michael Casano 4403 W ALOHA DR DIAMONDHEAD, MS 39525	Member

*MCASANO1@AOL.COM*





LINE	BEARING	LENGTH
L1	S 51°14'08" W	27.34'
L2	N 41°08'40" W	25.06'
L3	N 39°15'34" W	20.36'
L4	S 48°30'30" W	11.90'
L5	S 53°43'39" W	28.29'
L6	S 47°52'07" E	18.18'
L7	S 17°18'00" E	8.33'
L8	N 57°10'27" W	24.91'
L9	S 33°50'18" W	16.35'
L10	N 41°33'26" E	29.51'
L11	S 67°25'28" W	44.33'
L12	S 84°59'10" E	47.49'
L13	S 78°23'10" E	46.26'
L14	S 82°44'41" E	53.11'
L15	S 65°46'38" E	66.22'
L16	N 25°30'36" W	49.82'
L17	N 11°06'53" W	35.78'
L18	N 10°56'24" W	38.02'
L19	N 11°01'12" W	35.91'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	97°00'00"	25.00'	36.27'	N 9°37'46" W - 35.34'
C2	35°49'24"	150.00'	93.79'	S 74°11'19" E - 92.27'



UNIT CALCULATIONS:  
Each unit is 12,024 square feet.

LEGEND  
FOUND PROPERTY MARKER (AS NOTED) ○  
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●

REFERENCE MAPS:  
A) Official plat of DIAMONDHEAD AMENDED PLAT, Unit 3, Phase 1  
B) Official plat of DIAMONDHEAD AMENDED PLAT, Unit 1, Phase 2  
C) Official plat of HARBOR HOUSE TOWNHOMES - PHASE 1  
D) Official plat of HARBOR HOUSE TOWNHOMES - PHASE 2  
E) Survey of Parcel "G" (Parcel parcel to Harbor House Parcel & Pool Parcel) prepared by Johnny E. Holley on September 10, 2018  
F) Survey of Lots 1 & 2, DIAMONDHEAD AMENDED PLAT OF UNIT 2, PHASE 1 prepared by Sidney F. Fournet, Jr. on March 2, 1993  
G) Survey of Lot 1, Block 1, DIAMONDHEAD, UNIT 1, PHASE 3 prepared by Sidney F. Fournet, Jr. on April 15, 1993  
H) Survey of Pool Parcel prepared by Sidney F. Fournet, Jr. on June 5, 2003

REFERENCE BEARINGS:  
The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using GPS GCGC-RTN System enclosed on August 7, 2025. (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:  
This lot is located in Flood Zone "VE" (21), "VE" (22), "VE" (23), & "VE" (24) Areas) other FEMA Map Community Panel Number 200402110 & 2004021320 for Hancock County, Mississippi dated October 16, 2005. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

FIELD BOOK: 24, PG 13.					
FIELD BOOK: 26, PG 73.					
FIELD BOOK: 28, PG 58.					
FIELD WORK COMPLETED ON: October 14, 2025					
PROJECTION: .					
GEO DATUM: NAD 83					
VERT DATUM: NAVD 88					
GRID UNITS: US SURVEY FEET					
NO:	DATE:	REV. DESCRIPTION:	BY:	CHK:	APP:
		REVISIONS			

**TBS T. BAKER SMITH**  
1714 22nd Avenue  
Gulfport, MS 39501  
(228)896-7155 - tbsmith.com  
MS Survey COA # 117

JOB NO:	2025.1133
DRAWN BY:	JET
APPROVED BY:	VMV
DATE:	11/17/2025
SHEET NO:	1 OF 2

FINAL SUBDIVISION PLAT  
**REPLAT OF HARBOR HOUSE TOWNHOMES**  
PORTION OF SE 1/4 OF NE 1/4 OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 14 WEST  
CITY OF DIAMONDHEAD,  
HANCOCK COUNTY, MISSISSIPPI

PROPOSED PLAT

**SURVEY LEGAL DESCRIPTIONS:**  
**HARBOR HOUSE TOWNHOMES PARCEL:**

A parcel of land situated and being located in the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) of Section 10, Township 8 South, Range 14 West, City of Diamondhead, Hancock County, Mississippi and being more particularly described as follows, to-wit:

**BEGINNING** is a 1/2-inch iron rod with plastic cap found marking the northeast corner of Lot 1, Block 1, DIAMONDHEAD AMENDED PLAT, UNIT 3, PHASE 1 and the northeast corner of HARBOR HOUSE TOWNHOMES, PHASE 2 (Plat Book 7, Page 18), said point being on the southerly margin of Airport Drive and on a curve concave to the south and having a radius of 1811.60 feet. Thence run easterly along said southerly margin of Airport Drive and along said curve a distance of 477.47 feet through an angle of 14 degrees 09 minutes 48 seconds to a 3/4-inch iron rod with plastic cap set at a point being North 42 degrees 27 minutes 04 seconds East a distance of 476.25 feet to the aforementioned point; thence run North 49 degrees 38 minutes 19 seconds East along the southerly margin of Airport Drive a distance of 455.87 feet to a 3/4-inch iron rod with plastic cap set, said point being on a curve concave to the north and having a radius of 150.00 feet; thence run easterly along said southerly margin of Airport Drive and along said curve a distance of 83.79 feet through an angle of 35 degrees 49 minutes 28 seconds to a 1/2-inch iron rod found at the intersection of the southerly margin of Airport Drive with the westerly margin of A Drive, said point being South 74 degrees 11 minutes 18 seconds East a distance of 82.27 feet from the aforementioned point; thence run North 16 degrees 02 minutes 47 seconds East along the westerly margin of A Drive a distance of 255.02 feet to a 1/2-inch iron rod found; thence run South 50 degrees 49 minutes 59 seconds West a distance of 81.54 feet to a 1/2-inch iron rod found; thence run North 15 degrees 08 seconds West a distance of 170.19 feet to a 1/2-inch iron rod found; thence run North 33 degrees 45 minutes 52 seconds East a distance of 134.95 feet to a 1/2-inch iron rod found; thence run South 51 degrees 14 minutes 08 seconds West a distance of 27.42 feet through a 3/4-inch iron rod with plastic cap set to a point on a wooden bulkhead; thence run the following courses and distances along said wooden bulkhead: North 28 degrees 57 minutes 27 seconds West a distance of 85.03 feet; North 41 degrees 08 minutes 40 seconds West a distance of 25.06 feet; North 49 degrees 38 minutes 44 seconds West a distance of 52.87 feet; North 41 degrees 35 minutes 54 seconds West a distance of 52.52 feet; North 41 degrees 17 minutes 28 seconds West a distance of 82.00 feet; North 49 degrees 38 minutes 44 seconds West a distance of 41.29 feet; North 20 degrees 15 minutes 24 seconds West a distance of 20.36 feet; North 48 degrees 30 minutes 30 seconds West a distance of 11.90 feet; South 53 degrees 43 minutes 29 seconds West a distance of 28.29 feet; South 37 degrees 57 minutes 37 seconds East a distance of 203.37 feet; South 47 degrees 52 minutes 07 seconds East a distance of 16.18 feet; South 17 degrees 16 minutes 00 seconds East a distance of 8.33 feet; South 41 degrees 02 minutes 14 seconds East a distance of 71.46 feet; South 33 degrees 47 minutes 55 seconds East a distance of 103.72 feet; South 12 degrees 06 minutes 18 seconds East a distance of 75.88 feet; South 14 degrees 02 minutes 56 seconds West a distance of 52.81 feet; South 45 degrees 37 minutes 29 seconds West a distance of 203.37 feet; North 50 degrees 24 minutes 20 seconds West a distance of 438.14 feet; North 37 degrees 10 minutes 27 seconds West a distance of 24.91 feet; South 23 degrees 50 minutes 16 seconds West a distance of 18.25 feet; thence departing said wooden bulkhead run North 54 degrees 37 minutes 48 seconds West through a 3/4-inch iron rod with plastic cap set a distance of 208.28 feet to the POINT OF BEGINNING.

Said parcel contains 10,214 acres, more or less.

**LESS AND EXCEPT HARBOR HOUSE PARCEL:**

A parcel of land situated and being located in the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) of Section 10, Township 8 South, Range 14 West, City of Diamondhead, Hancock County, Mississippi and being more particularly described as follows, to-wit:

**COMMENCING** is a 1/2-inch iron rod marking the northeast corner of Lot 1, Block 1, DIAMONDHEAD AMENDED PLAT, UNIT 3, PHASE 1 and the northeast corner of HARBOR HOUSE TOWNHOMES, PHASE 2 (Plat Book 7, Page 18), said point being on the southerly margin of Airport Drive and on a curve concave to the south and having a radius of 1811.60 feet. Thence run easterly along said southerly margin of Airport Drive and along said curve a distance of 477.47 feet through an angle of 14 degrees 09 minutes 48 seconds to a point being North 28 degrees 04 minutes 14 seconds East a distance of 249.30 feet from the aforementioned point; thence departing the southerly margin of Airport Drive, run South 46 degrees 22 minutes 46 seconds East a distance of 61.81 feet to a 3/4-inch iron rod for the POINT OF BEGINNING of the parcel herein described.

Thence run from said POINT OF BEGINNING, North 53 degrees 13 minutes 03 seconds East a distance of 85.15 feet to a magnetic nail; thence run North 83 degrees 44 minutes 38 seconds East a distance of 171.37 feet to a magnetic nail; thence run South 34 degrees 31 minutes 29 seconds East a distance of 307.00 feet to a magnetic nail; thence run South 30 degrees 45 minutes 24 seconds West a distance of 89.19 feet to a magnetic nail; thence run North 79 degrees 40 minutes 40 seconds West a distance of 176.79 feet to a magnetic nail; thence run North 57 degrees 04 minutes 14 seconds East a distance of 249.30 feet to a magnetic nail; thence run North 40 degrees 04 minutes 10 seconds West a distance of 127.38 feet to a magnetic nail; thence run North 42 degrees 34 minutes 56 seconds West a distance of 89.87 feet to the POINT OF BEGINNING.

Said parcel contains 1.984 acres, more or less.

**AND ALSO LESS AND EXCEPT POOL PARCEL:**

A parcel of land situated and being located in the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) of Section 10, Township 8 South, Range 14 West, City of Diamondhead, Hancock County, Mississippi and being more particularly described as follows, to-wit:

**COMMENCING** is a 1/2-inch iron rod marking the northeast corner of Lot 1, Block 1, DIAMONDHEAD AMENDED PLAT, UNIT 3, PHASE 1 and the northeast corner of HARBOR HOUSE TOWNHOMES, PHASE 2 (Plat Book 7, Page 18), said point being on the southerly margin of Airport Drive and on a curve concave to the south and having a radius of 1811.60 feet. Thence run easterly along said southerly margin of Airport Drive and along said curve a distance of 249.47 feet through an angle of 14 degrees 09 minutes 48 seconds to a point being North 28 degrees 04 minutes 14 seconds East a distance of 249.30 feet from the aforementioned point; thence departing the southerly margin of Airport Drive, run South 46 degrees 22 minutes 46 seconds East a distance of 61.81 feet to a 3/4-inch iron rod; thence run North 54 degrees 14 minutes 03 seconds East a distance of 127.19 feet to a 1/2-inch iron rod for the POINT OF BEGINNING of the parcel herein described.

Thence run from said POINT OF BEGINNING, North 43 degrees 58 minutes 24 seconds East a distance of 43.96 feet to a 1/2-inch iron rod; thence run North 74 degrees 03 minutes 27 seconds East a distance of 293.71 feet to a 1/2-inch iron rod; thence run South 51 degrees 25 minutes 57 seconds East a distance of 55.84 feet to a 1/2-inch iron rod; thence run South 51 degrees 07 minutes 53 seconds East a distance of 26.38 feet to a 1/2-inch iron rod; thence run South 20 degrees 55 minutes 41 seconds West a distance of 18.15 feet to a 1/2-inch iron rod; thence run South 41 degrees 55 minutes 31 seconds West a distance of 40.39 feet to a 1/2-inch iron rod; thence run South 74 degrees 22 minutes 12 seconds West a distance of 22.85 feet to a 1/2-inch iron rod; thence run North 42 degrees 07 minutes 48 seconds West a distance of 111.48 feet to a 1/2-inch iron rod; thence run North 06 degrees 44 minutes 37 seconds East a distance of 21.06 feet to the POINT OF BEGINNING.

Said parcel contains 0.259 acres, more or less.

**STATE OF MISSISSIPPI COUNTY OF HANCOCK CERTIFICATE OF COMPARISON**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF HARBOR HOUSE TOWNHOMES AND FIND IT TO BE AN EXACT COPY AND DUPLICATE OF THE OTHER.

WITNESS our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

WITNESSES: TITANY LEE COWMAN, CHANCERY CLERK HANCOCK COUNTY, MISSISSIPPI

Deputy Clerk

**OWNER'S CERTIFICATION & DEDICATION**

This is to certify that **MOGA, LLC**, owner of record of the land shown on this plat, dedicates this to be a site of HARBOR HOUSE TOWNHOMES, and that said owner hereby dedicates all streets, right-of-ways, easements and other improvements to the public or private use of HARBOR HOUSE TOWNHOMES to City of Diamondhead, Mississippi and Diamondhead Water and Sewer District.

WITNESS my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: Michael J. Casano, Member

STATE OF MISSISSIPPI COUNTY OF HANCOCK

Personally appeared before me the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, within my jurisdiction, the within named Michael J. Casano, Member, who acknowledged before me that he executed the above and foregoing dedication of HARBOR HOUSE TOWNHOMES.

WITNESS my seal and signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: NOTARY PUBLIC My Commission Expires \_\_\_\_\_

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Diamondhead City Council by Order duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 and entered in the official Minutes of the City of Diamondhead, Mississippi, in Minute Book No. \_\_\_\_\_, Page(s) \_\_\_\_\_.

CITY OF DIAMONDHEAD

By: \_\_\_\_\_ Mayor Date of Execution \_\_\_\_\_

\_\_\_\_\_, Municipal Clerk Date of Execution \_\_\_\_\_

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Diamondhead Water and Sewer District on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF DIAMONDHEAD

By: \_\_\_\_\_ General Manager Date of Execution \_\_\_\_\_

\_\_\_\_\_, Municipal Clerk Date of Execution \_\_\_\_\_

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Diamondhead Subdivision Rules and Regulations relative to the preparation and submission of a Subdivision Plat have been fulfilled, approved of this Plat is hereby granted, subject to further provisions of the said rules and regulations.

DIAMONDHEAD PLANNING COMMISSION

By: \_\_\_\_\_ Administrator Date of Execution \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, Michael P. Blanchard, Professional Land Surveyor in and for the State of Mississippi, do hereby certify that the foregoing plat and descriptions are true and correct to the best of my knowledge and belief.

WITNESS my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

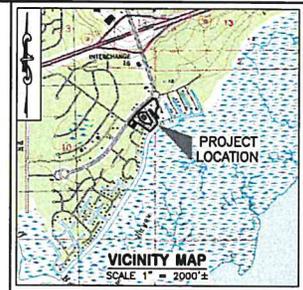
Michael P. Blanchard, P.S. - Reg. No. 2834

STATE OF LOUISIANA PARISH OF LAFOURCHE

Personally appeared before me the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, within my jurisdiction, the within named Michael P. Blanchard, who acknowledged before me that he signed, sealed and delivered the foregoing certification on the day and year mentioned for the purpose(s) therein expressed.

WITNESS my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: NOTARY PUBLIC My Commission Expires \_\_\_\_\_



**ENGINEER'S CERTIFICATION**

The plans of said subdivision and the construction of all improvements therein, which are or may become the property of the City of Diamondhead, have been designed and constructed in accordance with the subdivision regulations of the City of Diamondhead and all other laws, rules, ordinances, regulations and that they meet or exceed all accepted engineering standards.

WITNESS my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Terril J. Moran, Jr., PE #0005

STATE OF MISSISSIPPI COUNTY OF HARRISON

Personally appeared before me the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, within my jurisdiction, the within named Terril J. Moran, Jr., who acknowledged before me that he signed, sealed and delivered the foregoing certification on the day and year mentioned for the purpose(s) therein expressed.

GIVEN under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: NOTARY PUBLIC My Commission Expires \_\_\_\_\_

RECORDING CERTIFICATE

Filed and recorded by duplicate in the Record of Plats of Hancock County, Mississippi in Plat Book \_\_\_\_\_ on Page \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Tiffany Lee Cowman, Chancery Clerk Hancock County, Mississippi

Deputy Clerk

11/20/2025 - PLAN-2025-0252-1133 SURVEY CORE SURVEY PLAN-2025-0252-1133 SUBDIVISION PLATING

**NOTES:**

FIELD BOOK 24, PG 13  
FIELD BOOK 26, PG 73  
FIELD BOOK 28, PG 58  
FIELD WORK COMPLETED ON: October 14, 2025

PROJECTION: \_\_\_\_\_  
GEO DATUM: NAD 83  
VERT DATUM: NAVD 88  
GRID UNITS: US SURVEY FEET

NO.	DATE	REV. DESCRIPTION	BY:	CHK.	APP.

**TBS T. BAKER SMITH**  
1714 22nd Avenue  
Gulfport, MS 39501  
(228) 896-7155 - tbsmith.com  
MS Survey COA #: 117

JOB NO:	2025.1133
DRAWN BY:	JET
APPROVED BY:	WVW
DATE:	11/17/2025
SHEET NO:	2 OF 2

ISSUED FOR REVIEW

**FINAL SUBDIVISION PLAT**  
**REPLAT OF HARBOR HOUSE TOWNHOMES**  
PORTION OF SE 1/4 OF NE 1/4 OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 14 WEST  
CITY OF DIAMONDHEAD,  
HANCOCK COUNTY, MISSISSIPPI





5000 Diamondhead Circle  
Diamondhead, MS 39525-3260  
Phone: 228.222.4626 Fax: 228-222-4390  
www.diamondhead.ms.gov

TO: Property Owner

FROM: Beau King, Building Official

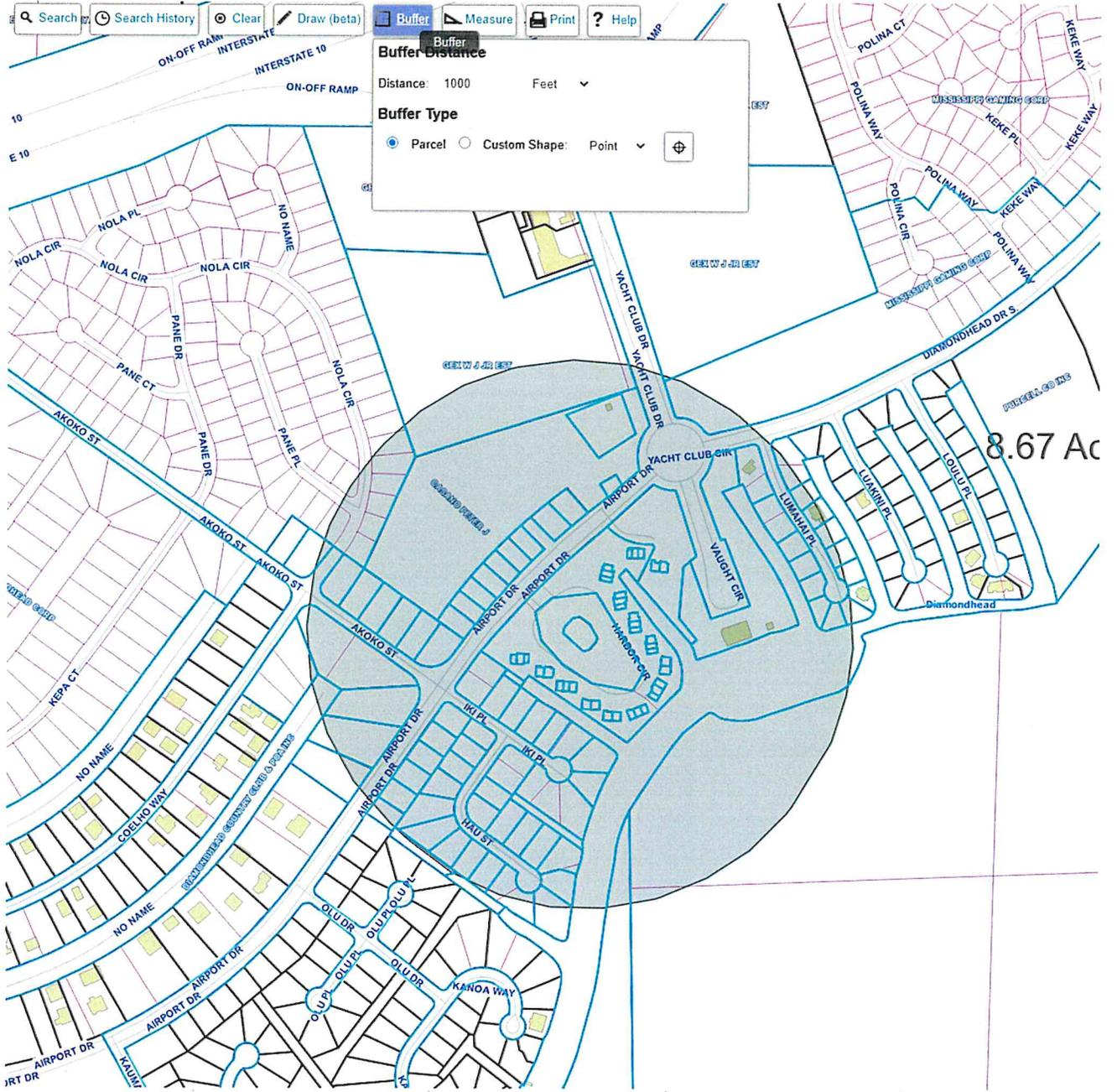
DATE: February 2, 2026

SUBJECT: Replat request before the Planning & Zoning Commission

MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.



OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
MHHGA, LLC ✓	1044 MALAHINI PL	DIAMONDHEAD, MS 39525
SECRETARY OF STATE ✓	401 MISSISSIPPI ST	JACKSON, MS 39201
MILTON DEMPSEY C JR ETAL ✓	9426 KAWANAHAKOA PL	DIAMONDHEAD, MS 39525
THOMAS FREDERIC ETAL ✓	73267 ARTESIAN DRIVE	COVINGTON, LA 70435
QUINTANA ANAYANCI ETAL ✓	5566 MAUNA LOA DR	DIAMONDHEAD, MS 39525
WETHERINGTON DON ETAL ✓	1322 ENOS ST	DIAMONDHEAD, MS 39525
MISSISSIPPI GAMING CORP ✓	1013 PRINCESS ST	ALEXANDRIA, VA 22314
SHARP JOSEPH A ETAL ✓	3725 LOUISE DRIVE	LAUDERDALE, MS 39335
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
BAIRD MICHAEL JAY ETAL ✓	39211 KEAGHEY RD	PONCHATOULA, LA 70454
UKIAH LLC ✓	286 KING RD	HATTIESBURG, MS 39402
SANDERSON PAUL J ETAL ✓	3417 METAIRIE HEIGHTS AVE	METAIRIE, LA 70002
SULLIVAN RENTAL LLC ✓	5133 LINCOLN RD EXT	HATTIESBURG, MS 39402
EL POMO LLC ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
HARBOR HOUSE POA ✓	12596 W BAYAUD AVE STE 100	LAKEWOOD, CO 80401
PAMELA'S PROPERTIES LLC ✓	425 SUGAR TRAIL ST	HOUMA, LA 70364
PERNICIARO THOMAS ETAL ✓	7531 CROOKED STICK DR	DIAMONDHEAD, MS 39525
DIAMONDHEAD COUNTRY CLUB ✓	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS. 39525
CASANO PETER J ✓	7511 TURNBERRY DR	DIAMONDHEAD, MS 39525
MAPLES DAVID JR ETAL ✓	2375 COELHO WAY	DIAMONDHEAD, MS 39525
CAUSIN RANDY J ETAL ✓	P O BOX 3308	HARVEY, LA 70059
BROST FRANK GEORGE IV ETAL ✓	2422 HAU ST	DIAMONDHEAD, MS 39525
CAMPBELL DANIEL M ETAL ✓	3428 LUMAHAI PL	DIAMONDHEAD, MS 39525
TABBERT WILLIAM S ETAL ✓	2949 STERNS RD	ERIE, MI 48133
SULLIVAN GLEN D ✓	5133 LINCOLN ROAD EXT	HATTIESBURG, MS 39042
EYSTER KELLY MURPHY ETAL ✓	2012 CHRISTIE LN S	COVINGTON, LA 70433
TCB II LLC ✓	3410 LUMAHAI PL	DIAMONDHEAD, MS 39525
HASSELVANDER LLC ✓	17 EAST RESERVOIR ROAD	COLOMBIA, MS 39429
BRAUN JOY ✓	32 GIBBS LANE	CARRIERE, MS 39426
SANSONE JOHN ✓	N-1 ST JOHN COURT	NEW ORLEANS, LA 70119
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
DELEON ARTURO ETAL ✓	7928 BAROCCO DRIVE	HARAHAN, LA 70123
VAUGHN RENTAL PROPERTIES LLC ✓	110 HOLLY TRAIL	BRANDON, MS 39047
HARBOR HOUSE POA ✓	4402 E ALOHA DR #4	DIAMONDHEAD, MS 39525
SEITZ UWE H ✓	2460 IKI PL	DIAMONDHEAD, MS 39525
DIAMONDS NEAR THE BAY LLC ✓	81292 S HUCKLEBERRY LANE	BUSH, LA 70431
DIAMONDHEAD CORP ✓	4402 E ALOHA DR	DIAMONDHEAD, MS 39525
VAZ ANTHONY V ETUX ✓	2145 DEAN NURSERY RD	LUCEDALE, MS 39452
CARMAN TIMOTHY J ✓	344 DIAMONDHEAD DR S	DIAMONDHEAD, MS 39525
SECRETARY OF STATE ✓	401 MISSISSIPPI ST	JACKSON, MS 39201
SILVER SLIPPER CASINO VENTURE ✓	P O BOX 3270	BAY ST LOUIS, MS 39521
MARONGE TODD ETAL ✓	64369 HWY 1054	ROSELAND, LA 70456
GOODING JAMES G ETUX ✓	19 DEVIL'S ELBOW	DIAMONDHEAD, MS 39525

WALTERS STEVE ETAL ✓	2511 CREWS LAKE HILLS LOOP S	LAKELAND, FL 33813
UKIAH LLC ✓	286 KING RD	HATTIESBURG, MS 39402
EL POMO LLC ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
SULLIVAN RENTAL LLC ✓	5133 LINCOLN RD EXT	HATTIESBURG, MS 39402
BROST FRANK GEORGE IV ETAL ✓	2422 HAU ST	DIAMONDHEAD, MS 39525
TABBERT WILLIAM S ETAL ✓	2949 STERNS RD	ERIE, MI 48133
GEX W J JR EST ✓	P O BOX 6328	DIAMONDHEAD, MS 39525
TRUJILLO PROPERTIES, LLC ✓	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
WATTS SEAN ETAL ✓	1418 PAANI COURT	DIAMONDHEAD, MS 39525
PAMELA'S PROPERTIES LLC ✓	425 SUGAR TRAIL ST	HOUMA, LA 70364
MS SELECT RIDGE LLC ✓	P O BOX 1177	KILN, MS 39556
DIAMONDHEAD COUNTRY CLUB ✓	7610 COUNTRY CLUB CIR	DIAMONDHEAD, MS 39525
DIAMONDHEAD WATER & SEWER ✓	R 4425 PARK TEN DR	DIAMONDHEAD, MS. 39525
GASPARD KEVIN J ETUX ✓	516 GARDEN LANE	WAVELAND, MS 39576
HODGES GARY ✓	1551 LEDA COURT	NEW ORLEANS, LA 70119
LENHOFF MICHEL ASHLIE ✓	2462 IKI PL	DIAMONDHEAD, MS 39525
CUTY NANCY S ✓	802 KING NEPTUNE LANE	CAPE CANAVERAL, FL 32920
BRAUN JOY ETAL ✓	32 GIBBS LANE	CARRIERE, MS 39426
MHHGA, LLC ✓	1044 MALAHINI PL	DIAMNONDHEAD, MS 39525

February 3, 2026 at 2:28 PM  
Airport Dr  
Diamondhead MS 39525



**Beau King**

---

**From:** Beau King  
**Sent:** Tuesday, January 27, 2026 11:52 AM  
**To:** Andrea Galvin  
**Cc:** Jeannie Klein; Jasmin Seferovic  
**Subject:** Public Notice - Sea Coast Echo - Harbor House Townhomes Replat  
**Attachments:** Notice of Public Hearing - Harbor House Replat.docx

Andrea,

Please have this notice published in the Sea Coast Echo at the next printing date.

Thanks,

Beau King, CBO  
Building Official  
City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
Office: 228-222-4626 Ext. 1807  
Direct: 228-222-4023



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

MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.



5000 Diamondhead Circle · Diamondhead, MS 39525  
Phone: 228.222.4626 Fax: 228-222-4390  
www.diamondhead.ms.gov

STAFF REPORT – REAL ESTATE/OPEN HOUSE SIGNS

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 2, 2026

SUBJECT: Text Amendment request before the Planning & Zoning Commission –Real Estate/Open House Signs

NATURE OF REQUEST: The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3.a – Open House or Real Estate Signs. The proposed text amendment is to remove Special Condition “Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday”.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the text amendment as written. The staff spends roughly 6 hours a week on real estate/open house signs including answering complaints, making phone calls, sending letters, etc. the average number of signs that are found in violation per week is 20-30. Currently, there are around 223 properties for sale in Diamondhead. Also, it is our opinion that if we be required to check signs to a uniform size and construction, we are not currently staffed to handle that workload.



3 bed house in Aust

Save search

List

Map

Filters

Price

Rooms

Home type

New construction

Min \$1

### Diamondhead, MS homes for sale & real estate

223 Homes Sort by Relevant listings

How much home can I afford?

Brokered by ListWithFreedom.com Inc.



ML...ted LLC



House for sale

**\$279,000** ↓ \$10k

4 bed 3 bath 2,636 sqft 0.24 acre lot

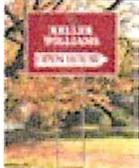
8354 Makiki Dr  
Diamondhead, MS 39525

Email Agent

Table 8.3. Sign Requirements by Type

Sign Type	Location	Number	Area	Min/ Max Height	Special Conditions
a) Open House	Placed on private property only	1 per lot	3 ft (2)	3' max	<del>Permitted only on weekends from 5 pm Friday until 30 minutes after sunset Sunday</del> <i>Remove</i>
b) Development	Placed facing street on private property	1 per site	32 ft (2) 6 ft (2)	8' max	Installed no more than 15 days prior to the start of construction and removed 30 days after completion of a home or 90 days after completion of a model home
c) Neighborhood Identification	On private or public right of way if approved by Council	-	36 ft (2)	6' max	Ground mounted only
d) Ground-Mounted Monument	1 per street frontage per lot Setback - 10'	1 per lot	3 ft per lineal foot of building frontage 100 ft (2) max 64 ft (2) 36 ft (2) for 1 District	8' max	For multi-tenant buildings, sign area for each tenant space with frontage may be calculated separately
e) Ground-Mounted Pole	1 per street frontage per lot Setback - 10'	1 per every 300' of frontage of a parcel to a street	3 ft per lineal foot of building frontage 300 ft (2) max per sign	25' max height	-
f) Wall-Mounted	Flat against a wall surface	No limit	3 ft (2) per lineal ft of building frontage 150 ft (2) max-80% of building width max		Interstate Frontage Exception - Wall frontage directly adjacent to Interstate 10 shall be allowed additional wall signage at a rate of 3ft (2) per lineal foot of building frontage with 150 ft (2) max to be allocated on the interstate wall only
g) Projecting Signs	Affixed to wall surface	1 per street frontage	-1 ft (2) per lineal foot of building frontage-100 ft (2) max	-10' min Cornice line max	Projecting signs may not extend more than twenty-four (24) inches beyond a wall surface.
h) Window Signs	Affixed to window	No limit	25% of window area max	n/a	Rope lighting of any kind/type within the window casement is prohibited. Window lighting shall only be operational during business hours.
i) Temporary Sidewalk or "A" Frame	Sidewalk adjacent to the front of the building façade	1 per store front	6 ft (2)	3'	Placement may not obstruct pedestrian traffic
j) Outdoor Advertising (Billboards)	Separation Radius - 2640' Interstate Access Setback - 500'		350 ft (2) per face, 700 max all faces	25'	Maximum separation between two sign faces shall be 5'; Mounting shall be on a single pole centered in the sign face

**Table 8.1. Table of Permitted Sign Types**

<b>On-premises Freestanding</b>	
<p><b>a) Open House Sign or Real Estate Signs.</b> Open house signs announce the availability of open house events. Real estate signs advertise the sale of real estate. The signs are temporary in nature and supported by a metal frame with two ground penetrating supports.</p>	
<p><b>b) Temporary Special Event Banner.</b> Temporary special events banners announce special community events or occasions on the site of the event.</p>	
<p><b>c) Development Sign.</b> Development signs identify building, development or construction sites and identify the address, development name, general contractor and owner. The purpose of such sign is to facilitate the delivery of materials and services for the period of construction only</p>	
<p><b>d) Neighborhood Identification Signs.</b> Neighborhood identification signs include entrance identification for subdivision, multi-family developments, and other similar residential developments. These signs illustrate the development name, description or location only.</p>	
<p><b>e) Ground-Mounted Monument Signs.</b> A sign which is generally a low profile sign supported by a base having a width of 80% of the sign width, and having little or no space between the bottom of the sign's message area and the top of the base. Includes Ground-Mounted Monument Group signs which accommodate shopping center, office complexes, clusters of businesses or similar arrangements.</p>	
<p><b>f) Ground-Mounted Pole Signs.</b> A sign which is generally mounted on a supporting pole or pylon or multiple poles or pylons.</p>	
<p><b>g) Temporary sidewalk or "A" frame sign.</b> A sign which is temporary in nature, that is not secured to the ground, and constructed in a manner as to form an "A" or tent-like shape used for the purpose of advertising on the angular sides.</p>	



5000 Diamondhead Circle • Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

DATE: August 29, 2025

SUBJECT: Real Estate Signs Special Conditions

- Remove restriction of display on weekends only.
- Allow display 24/365.

The Planning & Zoning Commission voted 4-1 to recommend approving.

Motion made by Mayor Liese, Seconded by Ward 1 Finley to direct the Planning and Zoning Commission to review and revise the language in the current tree ordinance regarding the clearing of lots, both residential and commercial. While the ordinance clearly requires a certain number of trees to be retained, it does not fully align with the intent of preserving mature trees and safeguarding the city's tree canopy. The Commission is asked to consider incorporating a tree survey and pre- and post-inspections as part of the permitting process, as well as requiring that a clearing permit be posted on lots prior to clearing. They should also consider if said permit should publicly outline how many trees are to be retained. Furthermore, the Commission should hold a public hearing to solicit input on proposed revisions and return to the Council with updated language that more effectively protects mature trees and enhances Diamondhead's tree canopy.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

22. **2025-211:** Motion to direct the Planning and Zoning Commission to develop and present a complete, actionable plan to bring all existing commercial signage into compliance with the city's current sign ordinance. As the majority of existing signage is grandfathered under previous regulations, the plan should include a sunset clause, establishing a clear deadline for full compliance. This will ensure that our community's visual standards align with the city's growth and aesthetic goals. Additionally, the Commission should hold a public hearing to gather input from the community. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to direct the Planning and Zoning Commission to develop and present a complete, actionable plan to bring all existing commercial signage into compliance with the city's current sign ordinance. As the majority of existing signage is grandfathered under previous regulations, the plan should include a sunset clause, establishing a clear deadline for full compliance. This will ensure that our community's visual standards align with the city's growth and aesthetic goals. Additionally, the Commission should hold a public hearing to gather input from the community.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

23. **2025-216:** Motion to approve text amendment to allow real estate signs 7 days a week.

Councilmember Maher left the meeting at 7:06 p.m.

Motion made by Ward 2 Sheppard, Seconded by Ward 1 Finley to amend motion regarding text amendment to allow real estate signs 7 days a week by sending back to Planning and Zoning Commission for further review and possible amendments.

Voting Yea: Mayor Liese, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

Councilmember Maher returned to the meeting at 7:16 p.m.

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

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3.a – Open House or Real Estate Signs. The proposed text amendment is to remove Special Condition “Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday”.

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.



5000 Diamondhead Circle · Diamondhead, MS 39525  
Phone: 228.222.4626 Fax: 228-222-4390  
www.diamondhead.ms.gov

STAFF REPORT – MODULAR HOMES

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 19, 2026

SUBJECT: Text Amendment request before the Planning & Zoning Commission –Modular Homes

NATURE OF REQUEST: The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the text amendment as written. All cities along the Gulf Coast and many in other regions of the country allow modular homes in single-family residential districts. Modular homes are completely different than mobile or manufactured homes. Manufactured homes are built to be HUD compliant, while modular homes are built off-site to our adopted code. Once placed on a site built foundation, they are indistinguishable from a conventional site built home.

ARTICLE 4

ARTICLE 4 - USES AND USE CONDITIONS

Table 4.1. Use Matrix

Uses	Conventional Districts											Aloha District					Use Condition
	R-10	R-6	RHD5	RM-5	MH	C-1	C-2	TC	I	EP	PFR	ADMU	ADLM	ADTH	ADWF	ADCC	
Professional offices, studios and banks	◆	◆	◆	◆	◆	■	■	□	◆	◆	◆	■	■	◆	◆	■	-
Schools (public)	□	□	□	□	□	■	■	■	◆	■	□	□	◆	◆	◆	-	
School (private)	◆	◆	◆	◆	◆	□	□	□	■	◆	◆	□	□	◆	◆	4.10.2	
Trade school	◆	◆	◆	◆	◆	◆	◆	◆	■	◆	◆	◆	◆	◆	◆	-	
<b>Residential Uses</b>																	
Agricultural Use (General)	◆	◆	◆	◆	◆	◆	◆	◆	◆	■	◆	◆	◆	◆	◆	-	
Single-family unit	■	■	■	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	-	
Two-family units (duplex)	◆	◆	■	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.1	
Multi-family units (apartment)	◆	◆	◆	■	◆	◆	◆	◆	◆	◆	■	■	◆	◆	◆	4.11.2	
Condominium units	◆	◆	■	◆	◆	◆	◆	◆	◆	◆	■	■	◆	◆	◆	4.11.2	
Townhouse unit	◆	◆	■	■	◆	◆	◆	◆	◆	◆	◆	◆	■	◆	◆	4.11.3	
Zero lot line unit (patio homes)	◆	◆	■	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.4	
Accessory Dwelling Unit	□	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.5	
Manufactured homes (single wide)	◆	◆	◆	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.6	
Manufactured homes (double wide)	◆	◆	◆	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.6	
Manufactured home park or subdivision	◆	◆	◆	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	4.11.6	
Modular home	■	■	■	■	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	-	
Short Term Rental	■	■	■	■	◆	◆	◆	◆	◆	◆	■	■	◆	◆	◆	4.11.7	
<b>Resort Uses</b>																	
Casino gaming	◆	◆	◆	◆	◆	◆	□	◆	◆	◆	◆	◆	◆	◆	◆	-	
Marina w/accessory uses	◆	◆	◆	◆	◆	◆	□	◆	◆	◆	■	◆	◆	◆	■	-	
<b>Technology Uses</b>																	
Research, development and assembly of electronics related to aerospace, aviation, security or communication	◆	◆	◆	◆	◆	◆	◆	□	◆	◆	◆	■	■	◆	◆	-	
Geospatial and other data collection, analysis and processes	◆	◆	◆	◆	◆	◆	◆	□	◆	◆	◆	■	■	◆	◆	-	
Computer software development and simulation	◆	◆	◆	◆	◆	◆	◆	□	◆	◆	◆	■	■	◆	◆	-	
<b>Transportation Uses and Structures</b>																	
Auto storage (parking and rental, etc.)	◆	◆	◆	◆	◆	■	■	◆	◆	◆	◆	◆	◆	◆	◆	-	
Parking garage	◆	◆	◆	◆	◆	■	■	◆	■	◆	■	■	◆	◆	◆	-	
Pier, dock, boat livery, boat launch area, and related recreational facilities	◆	◆	□	□	□	■	■	◆	◆	■	■	◆	◆	◆	■	-	

*PROPOSED CHANGED*









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

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts.

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

### Aloha Subdistricts: Feb Update

#### District

- AD Conventional
- AD Mixed Use
- AD Townhome
- AD Waterfront
- ?

