



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

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, March 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 February 24, 2026 minutes.

#### **Architectural Review**

#### **New Business**

3. Holly Raymond has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence with 16' of a rear property line. The property address is 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.
4. Kathy LeRouge has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10f)xv.c to allow a fence within 10' of the property line adjoining the golf course. The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.
5. Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental. The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.

6. BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaunakapili Street and Kalaepohuku Drive.
7. Further 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**

8. The next City Council meeting is Tuesday, April 7, 2026.  
The next Planning and Zoning Commission Meeting is Tuesday, April 28, 2026.

**Adjourn or Recess**



Commissioner B  
Commissioner L Item No.2.  
Commissioner Parrish  
Commissioner Peters  
Commissioner Raymond  
Commissioner Sutherland  
Commissioner White

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, February 24, 2026**  
**6:00 PM CST**  
Council Chambers, City Hall  
and via teleconference, if necessary

---

**Call to Order**

Chairman Brewer called the meeting to order at 6:00 p.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 Raymond read the Statement of Purpose.

**Pledge of Allegiance**

Commissioners led the Pledge of Allegiance.

**Roll Call**

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

Also present at the meeting were: City Attorney, Derek Cusick. Building Official, and Planning and Zoning Coordinator, Beau King. Code Enforcement Officer Jasmin Seferovic, Minute Clerk, Tammy Braud.

**Confirmation or Adjustments to Agenda**

Motion was made by Commissioner White, second by Commissioner Parrish to accept the Agenda as presented.

**Motion Passed Unanimously**

**Approval of Minutes**

1. Approval of December 9, 2025 minutes.

Motion was made by Commissioner Parrish, second by Commissioner Raymond to approve the December 9,2025 Minutes as presented

**Motion Passed Unanimously**

## Architectural Review

None

## New Business

2. 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

Development Coordinator -Building Official, Beau King, spoke to Commissioner about the the re-plat. He informed them that letters were sent to residents, with in 400ft , and a notice was posted on property.. He also read the staff recommendation to Approve the Re-phat.

Motion was made by Commissioner Parrish, second by Commissioner White to accept the recommendation and approve to City Council.

### **Motion Passed Unanimously**

3. 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.

Chairman Brewer opened the hearing at 6:14.p.m. He then opened Public Comments.

James Marble, Lacey Perniciaro, Mo Landry, Robby Stroud, Bill Lawler, Kathy Aime, all spoke to commissioner, and mostly asked for clarity on size ,types of signs.

Chairman Brewer closed the hearing at 6:54 p.m.

After discussion, Motion was made by Commissioner Parrish, Second by Commissioner Raymond to amend the Text Amendment to State: Remove Special Condition permitted only on weekends from Friday 5 pm .until 30 minutes after sunset on Sunday. Add language to Ordinance that real estate signs cannot exceed 24" wide by 36" high including any riders; must be in 2 leg metal or resin frame. No handwriting is allowed. Directional signs are only allowed on weekends to the City Council.

### **Motion Passed Unanimously**

4. 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.

Chairman Brewer opened the hearing at 7:26 pm. Asked for Public Comments No one spoke. Closed the hearing at 7:27 pm.

Development Coordinator- Building Official, Beau King spoke to Commissioner and explained how a Modular Home are Built, and the difference between them and Mobile Homes. He also read the staff recommendation to approve changing the Text Amendment.

Motion was made by Commissioner Parrish, second by Commissioner White to accept the recommendation from the staff and approve to the City council.

**Motion Passed Unanimously**

5. Discussion of updating the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan, as directed by the City Council.

City Attorney, Derek Cusick gave Commissioners heads up on the discussion we will have in March about updating the Zoning Map to align with Envision 2040.

**Unfinished Business**

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

**Commissioners' Comments**

**Communication / Announcements**

6. 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**

Motion was made by Commissioner Parrish, second by Commissioner Raymond to adjourn the meeting at 7:38 pm.

**Motion Passed Unanimously**

---

**S. Brewer, Chairman**  
**Panning & Zoning**



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

## STAFF REPORT – 7442 MAHALO HUI DRIVE VARIANCE

TO: Planning &amp; Zoning Commission

FROM: Beau King, Building Official

DATE: March 17, 2026

SUBJECT: Variance request before the Planning &amp; Zoning Commission – 7442 Mahalo Hui Drive

NATURE OF REQUEST: Holly Raymond has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence with 16' of a rear property line. The property address is 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.

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

RECOMMENDATION: To **approve** the variance as petitioned.

The staff recommends approving the variance based on the following findings of fact.

- A. That special conditions and circumstances *do* exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district. *The lot is a narrow corner lot.*
- B. That literal interpretation of the provisions of this title *would* deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title. *There are many homes on corner lots that are closer than 16' to a rear property line.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the lot shape.*
- D. That granting the variance requested *will not* confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same zoning district. *Other similar variances have been granted.*
- E. The variance, if authorized, *will* represent the minimum variance that will afford relief and *will* represent the least modification possible of the regulation in issue. *Floor plan is conservative in size compared to lot size.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *16' rear setback still gives ample setback.*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Observed.*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *No change in use or density.*

# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

Holly Raymond 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 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.

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, March 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.

# The Sea Coast Echo

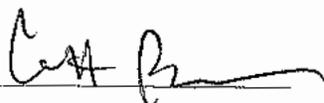
POST OFFICE BOX 2009  
BAY SAINT LOUIS, MS 39521-2009

## PROOF OF PUBLICATION

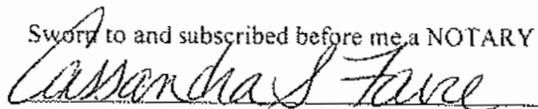
STATE OF MISSISSIPPI  
HANCOCK COUNTY

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:

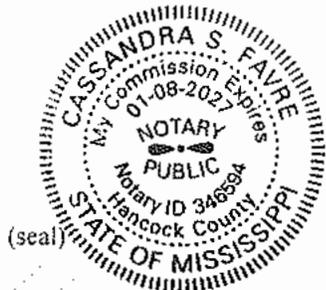
On the 5 day of March 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 5 day of March 2026



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

Holly Raymond 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 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.

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, March 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.

ISSUED DATE: 3/5/26



7442 Mahalo Hui Dr.

Item No.3.

OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ MCDONALD SHELLYE V	645 IONA ST	DIAMONDHEAD, MS 39525
<del>CITY OF DIAMONDHEAD</del>	<del>5000 DIAMONDHEAD CIRCLE</del>	<del>DIAMONDHEAD, MS 39525</del>
✓ BRELAND DIANE ETAL	642 OLIWA PL	DIAMONDHEAD, MS 39525
✓ HOLLAND WILLIAM L	7443 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ FREE JOSEPH W JR ETAL	644 IONA ST	DIAMONDHEAD, MS 39525
✓ BERNARD BOBBY M ETAL	7427 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ RICKS SANDRA ETAL	7440 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ ZANG DANIEL G ETAL	7549 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ INGRAHAM CHARLES H JR ETUX	7437 MAHALO HUI DRIV	DIAMONDHEAD, MS 39525
✓ SIERVELD LEONARD R III TRUST	6458 KOME DR	DIAMONDHEAD, MS 39525
✓ QUIBODEAUX RODERICK L ETAL	6412 KIKO ST	DIAMONDHEAD, MS 39525
✓ HATCHETT WILLIAM T ETUX	7431 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ CRIMM DOUGLAS W ETAL	647 IONA STREET	DIAMONDHEAD, MS 39525
✓ MILLER DIANNE Y (LIFE ESTATE)	7444 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ REIDENAUER ROBERT T ETUX	6438 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ EVANS BARBARA J	7447 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ MAGEE KATHERINE ETAL	6462 KOME DR	DIAMONDHEAD, MS 39525
✓ VARIANI JOSEPH P ETAL	6414 KIKO ST	DIAMONDHEAD, MS 39525
✓ HOLMES MICHAEL ETAL	6428 OLIWA PLACE	DIAMONDHEAD, MS 39525
✓ NOLAN PATRICK G	756 AUTUSTA WAY	DIAMONDHEAD, MS 39525
✓ RAYMOND HOLLY K	756 SPYGLASS CRT	DIAMONDHEAD, MS 39525
✓ HAYS RALPH E ETAL	7435 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ LILLEY PHYLLIS REVOCABLE TRI	7441 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ HARDY STACY S	648 IONA STREET	DIAMONDHEAD, MS 39525
✓ WILLIAMS GARRETT W ETAL	5035 DEERFIELD DR	KILN, MS 39556
✓ BARRIOS PETER ETAL	16200 WOODLAND TRL	BATON ROUGE, LA 70817
✓ ESCOBEDO-ALVARADO GONZAI	7446 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ WORAK ROGER E ETAL	640 OLIWA PL	DIAMONDHEAD, MS 39525
✓ KULPEKSA JOSEPH M ETAL	1901 MARILYN DR	CARUTHERSVILLE, MO 63830
✓ HERNANDEZ JUAN F ETAL	6464 KOME DR	DIAMONDHEAD, MS 39525
✓ KOPYSCIANSKI BEMJAMIN B	6410 KIKO ST	DIAMONDHEAD, MS 39525
✓ SNYDER SARAH	7445 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ SAVAGE DONALD R ETAL	642 IONA ST	DIAMONDHEAD, MS 39525
✓ GIBBONS JOE P JR ETUX	7439 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ COX JOHN C	6410 IONA ST	DIAMONDHEAD, MS 39525
✓ SANDERS JAMES D	649 IONA ST	DIAMONDHEAD, MS 39525
✓ BEDDOE MARC ETUX	6434 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ MALLEY KENT ETUX	644 OLIWA PLACE	DIAMONDHEAD, MS 39525
✓ QUEBEDEAUX BARBARA ETAL	7433 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525

30



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600131	<b>DATE ISSUED:</b> 2/20/2026
	<b>MUST COMMENCE BY:</b> 2/20/2027
<b>JOB ADDRESS:</b> 7442 MAHALO HUI DR	<b>BLK #:</b>
<b>PARCEL ID:</b>	<b>ZONING:</b>
<b>SUBDIVISION:</b>	<b>SFHA:</b>
<b>LOT #:</b>	
<b>OWNER:</b> HOLLY RAYMOND	<b>CONTRACTOR:</b> HOLLY RAYMOND
<b>ADDRESS:</b> 756 SPYGLASS CT	<b>ADDRESS:</b> 756 SPYGLASS CT
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> HOLLY RAYMOND
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Lammy Brand*  
\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

*2-20-26*  
\_\_\_\_\_  
Date



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600131

Date 2-20-26

Applicant: Holly Raymond

Applicant's Address: 756 SPYGLASS Ct Diamondhead, MS 39525

Applicant's Email Address: hollykraymond@gmail.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2283050909

Property Owner: Holly Raymond

Owner's Mailing Address: 756 SPYGLASS Ct Diamondhead, MS 39525

Owner's Email Address hollykraymond@gmail.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2283050909

Tax Roll Parcel Number: 067N-2-35-071.000

Physical Street Address: LOT 1 Mahalo<sup>7443</sup> Hui Drive Diamondhead, MS 39525

Legal Description of Property: 1 BLK 3 UN 10 PH 2 Diamondhead AA-19-205

Zoning District: 2453

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

rear variance of 4 feet on a corner lot which  
is 64' on one side & 78.81' on other side of  
the lot.

**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 March 24 at \_\_\_\_\_ 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.

Holly Raymond  
Signature of Applicant

Holly Raymond  
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 ( )

REQUIRED ITEM A

Property Owner Holly Raymond

Street Address Lot 1 Mahalo Hui Diamondhead, MS 39525

Statement Describing Variance Request

This is a corner lot. Due to the required setbacks, a 4 foot variance in the rear of the lot is requested.

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: corner lot with two required setbacks

- 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: other corner lots with property lines closer than 20 feet

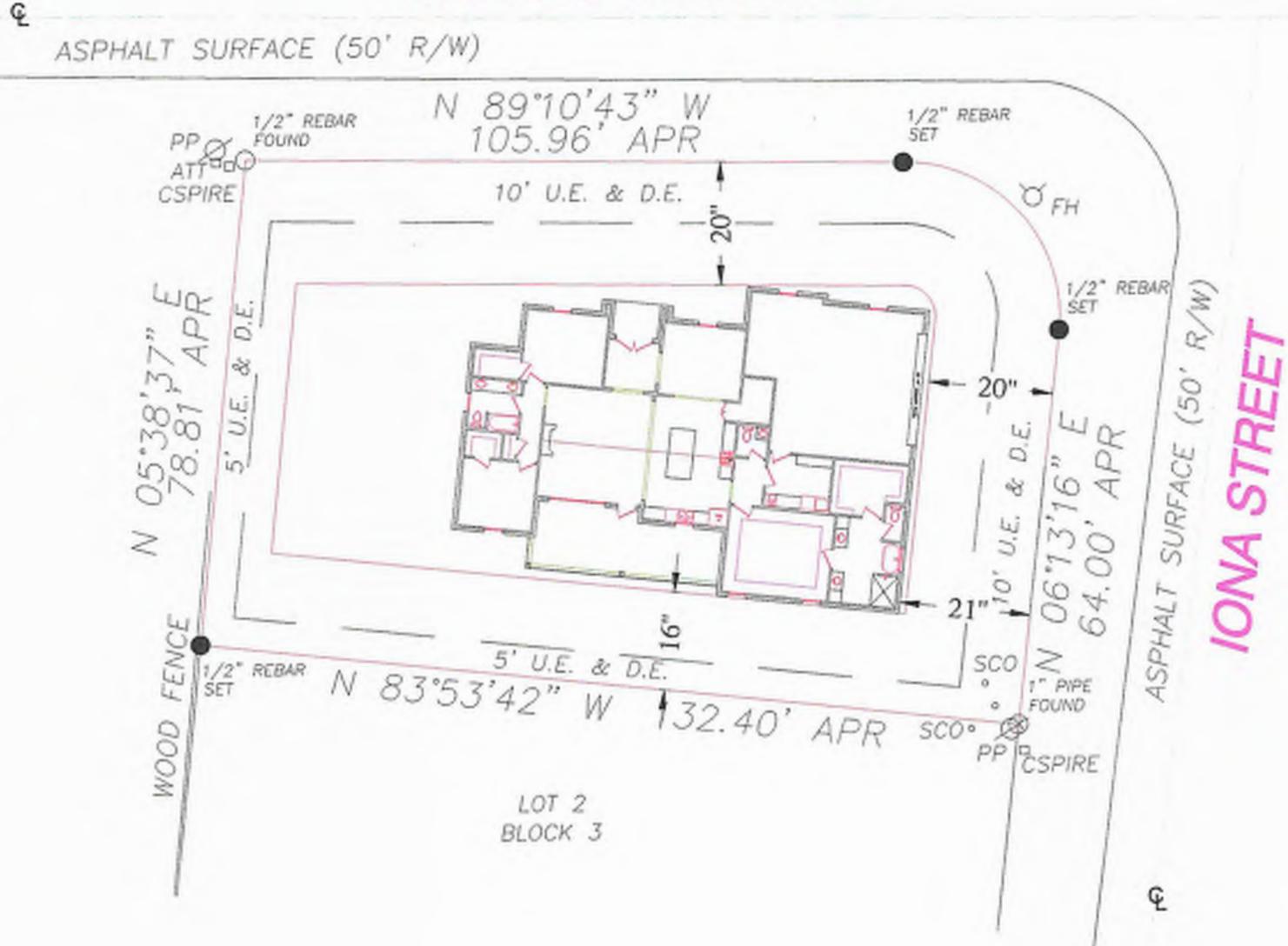
- 3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: narrow corner lot requiring variance to build home

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

Response: no this does not give me any special privileges

# MAHALO HUI DRIVE



NECAISE NOTES: THIS SET BEING AN ARCHITECTURAL OR ENGINEERING DRAWING, IT IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RESPONSIBILITY OF THE USER'S CONTRACTOR TO CONDUCT THE WORK AND/OR MAINTENANCE AT HIS/HER EXPENSE, AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGN.

Revisions  
date description

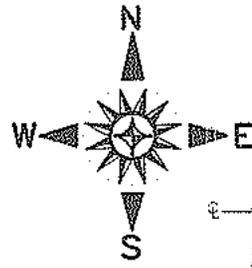
PLOT PLAN  
NECAISE DESIGN  
228-493-1046

PLANS FOR  
RAYMOND  
RESIDENCE

DRAWN BY : FH  
DATE : 2-4-25  
SCALE : 1/8" = 1'-0"  
SHEET NUMBER :  
**10**

**BOUNDARY SURVEY**

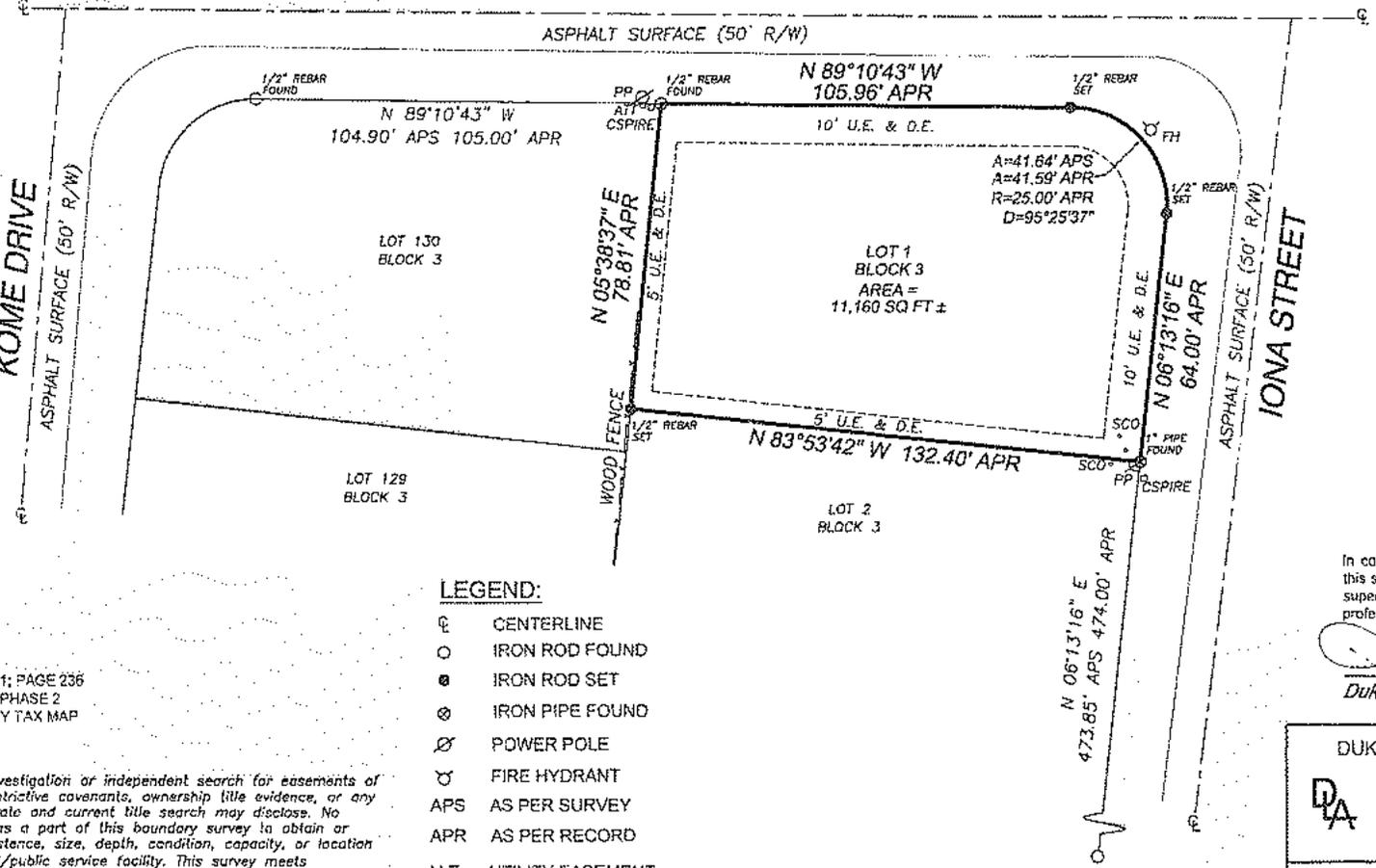
**LEGAL DESCRIPTION:**  
 A survey of Lot 2, Block 3, Unit 10,  
 Diamondhead, Phase 2, City of  
 Diamondhead, Hancock County, Mississippi.



**MAHALO HUI DRIVE**

**KOME DRIVE**  
 ASPHALT SURFACE (50' R/W)

**IONA STREET**  
 ASPHALT SURFACE (50' R/W)



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

*Duke Levy*  
 Duke Levy, RLS #1722

**REFERENCES:**

- 1) DEED BOOK BB251; PAGE 236
- 2) PLAT OF UNIT 10; PHASE 2
- 3) HANCOCK COUNTY TAX MAP

**LEGEND:**

- ⊕ CENTERLINE
- IRON ROD FOUND
- ⊙ IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊘ POWER POLE
- ⊙ FIRE HYDRANT
- APS AS PER SURVEY
- APR AS PER RECORD
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

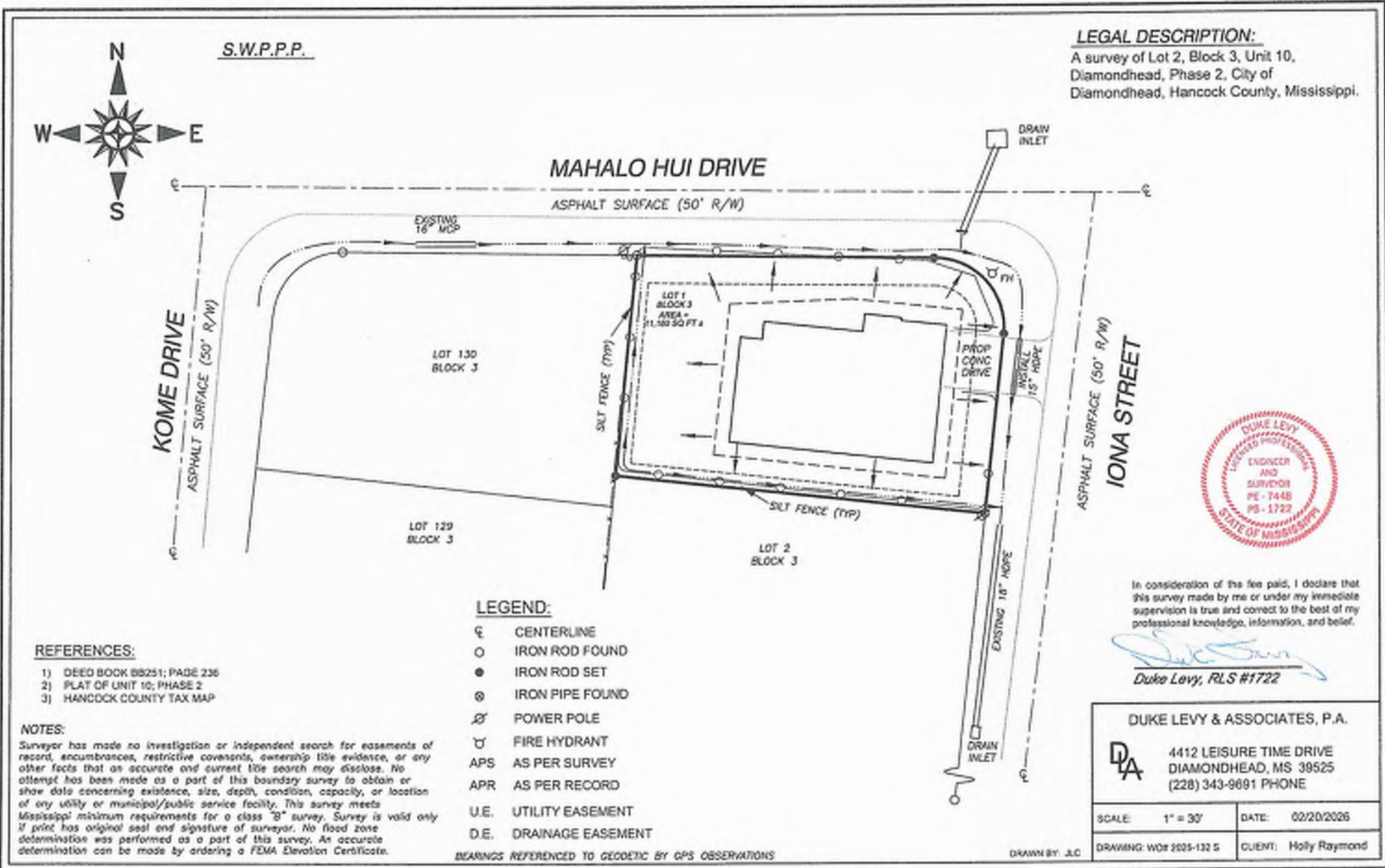
**NOTES:**

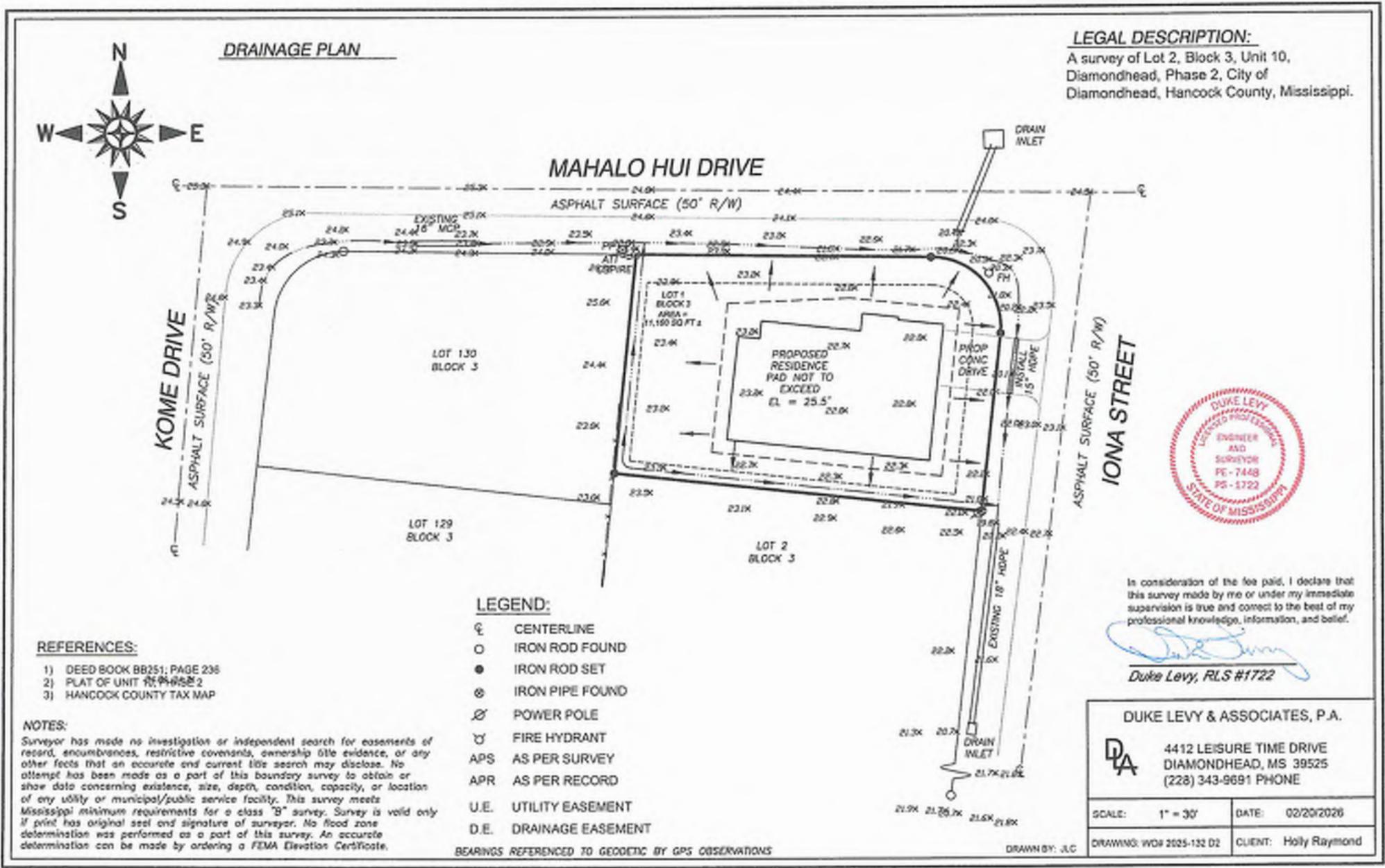
Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: JLC

<b>DUKE LEVY &amp; ASSOCIATES, P.A.</b>	
4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 343-9691 PHONE	
SCALE: 1" = 30'	DATE: 06-19-2025
DRAWING: WO# 2025-132	CLIENT: Holly Raymond





**DRAINAGE PLAN**

**LEGAL DESCRIPTION:**  
 A survey of Lot 2, Block 3, Unit 10,  
 Diamondhead, Phase 2, City of  
 Diamondhead, Hancock County, Mississippi.



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

*Duke Levy*  
 Duke Levy, RLS #1722

**REFERENCES:**

- 1) DEED BOOK BB251; PAGE 238
- 2) PLAT OF UNIT 10, PHASE 2
- 3) HANCOCK COUNTY TAX MAP

**LEGEND:**

- ☉ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊗ POWER POLE
- ☒ FIRE HYDRANT
- APS AS PER SURVEY
- APR AS PER RECORD
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

**NOTES:**  
 Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: J.C.

**DUKE LEVY & ASSOCIATES, P.A.**

**DLA** 4412 LEISURE TIME DRIVE  
 DIAMONDHEAD, MS 39525  
 (228) 343-9691 PHONE

SCALE: 1" = 30'	DATE: 02/20/2026
DRAWING: WDF 2025-132 D2	CLIENT: Holly Raymond

2024 7968  
FILED  
MAY 22 2024

Item No.3.

IN THE CHANCERY COURT OF HANCOCK COUNTY, MISSISSIPPI

TIFFANY LEE COWMAN  
CHANCERY CLERK

IN THE MATTER OF THE ESTATE OF  
THOMAS F. RAMSKI, DECEASED

CAUSE NO.: 23CH1:23-cv-00512-JP

BY \_\_\_\_\_ D.C.

TIMOTHY E. RAMSKI, PETITIONER

**ORDER FOR AUTHORITY TO SELL REAL PROPERTY**

THIS MATTER came on to be heard upon the Petition of the Administrator of the Estate of Thomas F. Ramski, deceased, petitioning this Court for authority to Sell Real Property, and the Court having reviewed the same and finding that it is well taken, hereby grants the Petition as follows:

I.

That on June 26, 2023, Thomas F. Ramski departed this life intestate and maintained a fixed place of residence in, and owned certain real property located within the jurisdiction of this Court in Hancock County, Mississippi and therefore, this Court has jurisdiction over the parties and of the subject matter herein.

II.

A judgment appointing Timothy E. Ramski as Administrator was filed on November 14, 2023 [DKT 5]. Letters of Administration were issued on December 5, 2023 [DKT 9].

III.

That Timothy E. Ramski and Christine Stakal are the only known heirs at law to receive the decedent's assets. That the heirs at law were adjudicated on February 7, 2024 [DKT 17].

## IV.

That the decedent owned real property located at Lot #1, Mahalo Hui Drive, Diamondhead, Mississippi, more accurately described as 1 Blk 3 Diamondhead, Phase #2, Unit #10, AA-19-206.

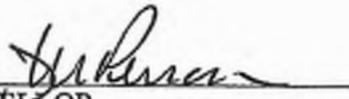
## V.

That Holly K Raymond desires to purchase the property more accurately described above, that is, in part, the real property of the estate for a price of \$25,000.00. That Holly K Raymond and Petitioner have entered into a Contract to Purchase said property, a copy of said contract being attached to the Petition as Exhibit "A," and the Administrator requests that this court acknowledge same. The Administrator would show that the sales price for the property is reasonable and that it is in the best interest of the estate for the Court to approve the sale of the decedent's real property in all respects. The Administrator would further show that the net sales proceeds should be paid by the closing agent into the registry of the Court in a non-interest bearing account, where the proceeds shall remain on deposit until further order of this Court. The Administrator requests that upon the conclusion of this matter, that the funds on deposit in the registry of the Court be transferred to the heirs at law herein. Christine Stakal has entered a joinder/waiver [DKT 19]. It is therefore,

ORDERED AND ADJUDGED that the Petition to Sell Real Property is hereby granted and that the real property located at Lot #1, Mahalo Hui Drive, Diamondhead, Mississippi, more accurately described as 1 Blk 3 Diamondhead, Phase #2, Unit #10, AA-19-206 shall be sold to Holly K Raymond for the price of \$25,000.00 pursuant to the contract attached to the Petition as Exhibit "A," and the net proceeds from the sale shall be

deposited into the Registry of the Hancock County Chancery Clerk until further order of this Court.

SO ORDERED AND ADJUDGED, this 22 day of May, 2024.

  
CHANCELLOR

**Prepared by:**

\_\_\_\_\_  
MARY MITCHELL  
MS Bar No. 103806  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, Mississippi 39525  
Telephone No.: (228) 255-0035  
Facsimile No.: (228) 255-0078

Hancock County  
I certify this instrument was filed on  
05-28-2024 12:21:24 PM  
and recorded in Deed Book  
2024 at pages 7965 - 7970  
Tiffany L. Cowan







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

STAFF REPORT – 7848 MOANALUA WAY VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 18, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 7848 Moanalua Way

NATURE OF REQUEST: Kathy LeRouge has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10f)xv.c to allow a fence within 10' of the property line adjoining the golf course. The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.

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

RECOMMENDATION: To **approve** the variance as petitioned.

The staff recommends approving the variance based on the following findings of fact.

- A. That special conditions and circumstances *do* exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district. *The position of the primary structure is close to the lot line, and the fence would have to be 5' from the rear steps.*
- B. That literal interpretation of the provisions of this title *would* deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title. *Many golf course lots have fences.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Not applicable to this request.*
- D. That granting the variance requested *will not* confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same zoning district. *having a fenced rear yard larger than 5' is not a special privilege.*
- E. The variance, if authorized, *will* represent the minimum variance that will afford relief and *will* represent the least modification possible of the regulation in issue. *If on the property line, they will only have about 15' of rear yard.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *Agreed*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Agreed*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *No change in use or density.*

# DIAMONDHEAD

COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION  
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

March 11, 2026

To: City of Diamondhead Planning Commission

RE: Variance Request Case File 202600124

To Whom It May Concern:

Please allow this letter to serve as official notice that the Diamondhead Country Club and Property Owners Association is opposed to the variance requested in the abovementioned case file.

In order to support the continuity of golf course adjoining properties, we respectfully request that you deny the request for a zero foot variance for a fence and instead uphold the standard setback of ten feet.

Sincerely,

Wallace 'Hoppy' Smith

General Manager

Diamondhead Country Club and POA

**Beau King**

---

**From:** Andrea Jones <ajones@dhpoa.org>  
**Sent:** Wednesday, March 11, 2026 3:27 PM  
**To:** Beau King  
**Cc:** Wallace Smith  
**Subject:** Variance oppositions 202600133 & 202600124  
**Attachments:** Variance Opposition 202600133.docx.pdf; Variance Opposition 202600124.docx.pdf

You don't often get email from ajones@dhpoa.org. [Learn why this is important](#)

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

Good Afternoon,

Please find the attached notices of opposition to the above referenced variances.

Thank You,

**Andrea C. Jones, Esq.**

Legal/HR Administrator  
**The Club at Diamondhead & POA**  
7610 Country Club Circle  
Diamondhead, MS 39525  
Office: 228-255-1900 Ext 100

**NOTICE OF CONFIDENTIALITY:** This email, and any attachments thereto, is intended for use only by the addressee(s) named herein and may contain confidential information, legally privileged information and attorney-client work product. If you are not the intended recipient of this email, you are hereby notified that any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited. If you have received this email in error, please notify the sender by email or telephone, and permanently delete the original and email and/or printout thereof.

**PRIVILEGED AND CONFIDENTIAL:** The information contained in this email and any attachments hereto may be confidential and / or privileged. The information has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message.

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

Kathy LeRouge has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10f)xv.c to allow a fence within 10' of the property line adjoining the golf course.

The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.

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, March 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.

# 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 5 day of March 2026

On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

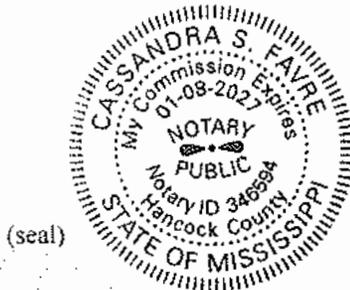
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

Publisher

Sworn to and subscribed before me a NOTARY PUBLIC

This 5 day of March 2026



(seal)

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

Kathy LeRouge has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10(xv.c) to allow a fence within 10' of the property line adjoining the golf course.

The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.

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, March 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. PUBLISH DATE: 3/5/26



1848 moana luauway

42

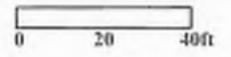
Item No.4.

OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ JAY DYLAN G	8726 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ MCKINION LINDA ETAL	784 LOA PLACE	DIAMONDHEAD, MS 39525
✓ COOGAN CHERYL	8816 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ CAMPBELL JUDITH L TRUSTEE	878 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ CARTER STEVEN J ETAL	770 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ REFFALT STEPHEN D ETAL	7833 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ FORD GEORGE T ETAL	8860 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LOWERY DAVID V ETAL	9053 BRIARWOOD PLACE	BATON ROUGE, LA 70809
✓ BIESTEK MARSHA C	882 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ BAIZA THOMAS S	8854 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ SULLIVAN KEVIN O ETUX	8832 MALINO PL	DIAMONDHEAD, MS 39525
✓ LEROUGE KATHY ETAL	7848 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LUC BRITNEY M ETVIR	788 LOA PLACE	DIAMONDHEAD, MS 39525
✓ CONAWAY FRANK L JR	7842 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ NECAISE DUSTIN C	8728 MALINO PL	DIAMONDHEAD, MS 39525
✓ TRUETT FELIX E III ETAL	8839 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD COUNTRY CLUB & PO/	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS 39525
✓ MCCARTHY JOHN L ETAL	776 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ MUTRIE BEVERLY M (LIFE ESTATE)	515 THOMPSON LANE	ARCADIA, MO 63621
✓ THE BEARSS TRUST AGREEMENT	3512 LOOK OUT POINT	TRAVERSE CITY, MI 49686
✓ COOMBS JOHNNIE	PO BOX 127	BLUE MOUNTAIN, MS 38610
✓ NAVY FEDERAL CREDIT UNION	820 FOLLIN LANE	VIENNA, VA 22180
✓ CASE WILLIAM J ETAL	PO BOX 6493	DIAMONDHEAD, MS 39525
✓ SAULS JAMES	7835 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ FERRIE LYNN ETAL	26390 BAYOU DR	ELBERTA, AL 36530
✓ DUNN GEORGE S ETUX	8722 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ TUCK MATTHEW ETAL	7740 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ GUTHRIE LINDA A ETAL	17703 REFUGE LAKE DR	CYPRESS, TX 77433
✓ MAIENSCHIN PAMELA TRUSTEE	8830 MALINO PL	DIAMONDHEAD, MS 39525
✓ NICKENS THELMA A	786 LOA PLACE	DIAMONDHEAD, MS 39525
* ✓ HULBERT MARK S ETAL	7824 ALAWAI AV	DIAMONDHEAD, MS 39525
✓ CHASTAIN JEFFREY	772 MAMALU PL	DIAMONDHEAD, MS 39525
✓ DUBOSE RONALD ETAL	7731 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ BYRD STEVEN K ETAL	8862 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ DASTUGUE CAROL L	8845 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LANGKOPP WILLIAM E SR ETAL	2301 CORINNE DR	CHALMETTE, LA 70043
✓ HOPE DORIS F (LIFE ESTATE)	7810 LOA PL	DIAMONDHEAD, MS 39525
✓ TUBBS MICHAEL F ETAL	175 WARREN AVE	MORGAN HILL, CA 95037
✓ ROTH ROBERT D II (RTODD)	4705 KENT AVE	METAIRIE, LA 70006
✓ KOGON LARRY ETAL	7850 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ GUILLORY DENNIS J ETAL	8834 MALINO PLACE	DIAMONDHEAD, MS 39525

# Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.



\*\*\*\*BUILDING DEPARTMENT COPY\*\*\*\*



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600124	<b>DATE ISSUED:</b> 2/19/2026
	<b>MUST COMMENCE BY:</b> 2/19/2027
<b>JOB ADDRESS:</b> 7848 MOANA LUA WAY	
<b>PARCEL ID:</b>	<b>BLK #:</b>
<b>SUBDIVISION:</b>	<b>ZONING:</b>
<b>LOT #:</b>	<b>SFHA:</b>
<b>OWNER:</b> KATHY & RENE LEROUGE	<b>CONTRACTOR:</b> KATHY & RENE LEROUGE
<b>ADDRESS:</b> 7848 MOANA LUA WAY	<b>ADDRESS:</b> 7848 MOANA LUA WAY
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> KATHY LeROUGE
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Sammy Brand*  
Approval Signature

\_\_\_\_\_  
Date

*2-19-26*  
Date



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600124

Date 2-18-2026

Applicant: Kathy & Rene LeRouge

Applicant's Address: 7848 Moanalua Way, Diamondhead, MS 39525

Applicant's Email Address: kathyleRouge@outlook.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-8037

Property Owner: Kathy & Rene LeRouge

Owner's Mailing Address: 7848 Moanalua Way, Diamondhead, MS 39525

Owner's Email Address kathyleRouge@outlook.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-8037

Tax Roll Parcel Number: 067K-2-36-038.000

Physical Street Address: 7848 Moanalua Way

Legal Description of Property: Lot 9, Block B, Diamondhead, Phase 1, Unit 7

Zoning District: R-2

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

(Signage-Size-Height) We would like to place an approved fence on the actual rear property line... not on the golf course's 10-ft set back. As we have done since purchasing the property, we will continue to maintain the grass to the riser on the golf course and maintain the gazebo.

**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.

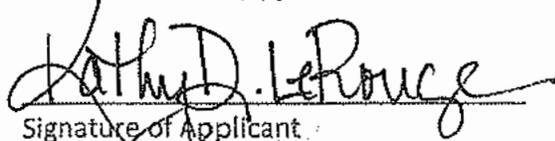
That additional information may be required by the Planning Commission prior to final disposition.

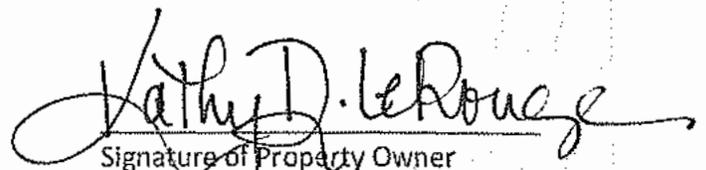
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on 24 March 2026 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.

  
Signature of Applicant

  
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

**REQUIRED ITEM A**

**Property Owner:** Kathy and Rene LeRouge

**Street Address:** 7848 Moanalua Way, Diamondhead, MS 39525

**Statement Describing Variance Request**

According to a recent conversation with someone from City Hall, the Golf Course requires anyone putting up a fence to place the fence 10 feet back from the property line. Looking at the photos provided and property survey to you, the fence would have to be placed approximately 5 feet from existing stairs (making this extremely hazardous should someone fall).

We also have a dog. We are trying to give him a safe and enclosed area in which to run and play.

We believe our house is set back enough from the golf course itself that placing the fence at the property line (rather than 10 feet back) would not interfere with the golf course itself. We have continually maintained property past the drainage area in our yard, usually going close to the rise near the fairway. We also invested money in repairs and modifications to the gazebo (which we now know is on golf course property). We do not foresee the golf course wanting to maintain grass in "our yard." As such we would continue to maintain the lawn and gazebo as we have for the last few years.

**The Reason 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 surroundings or similar properties?**

Yes.

**2. Would literal interpretation of the zoning ordinance deprive the owner/applicant of rights commonly enjoyed by other properties in the same zoning district?**

Yes, I believe it would.

**3. Are the special conditions or circumstances not caused by the owner/applicant?**

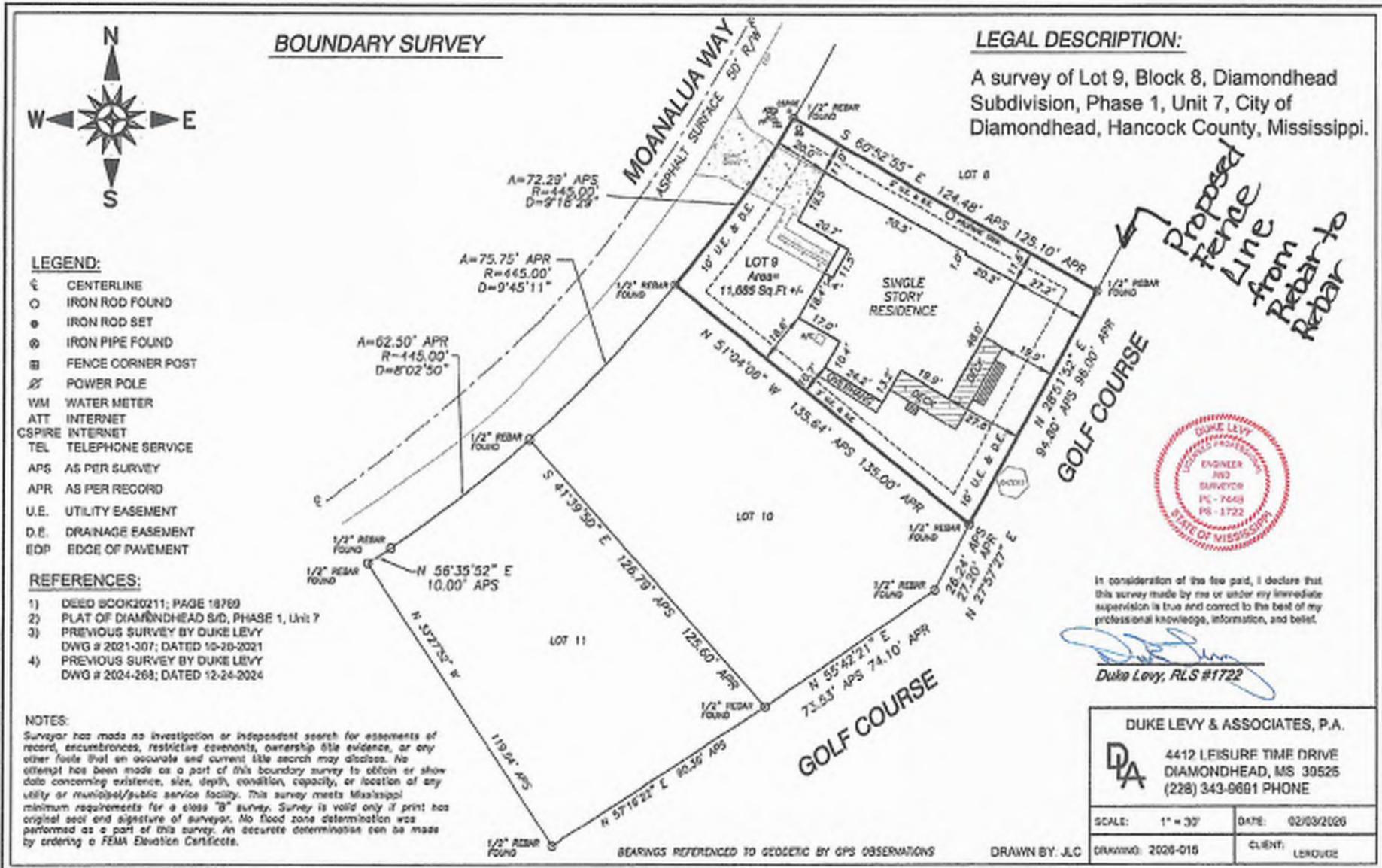
The "special condition" caused by the owner/applicant is the fact that we have stairs coming off the back of the deck. However, even if the stairs were not there (and only the deck was), we would still be asking for the variance simply to have a back yard.

**4. Would the requested variance not give the owner/applicant any special privileges or rights not shared by owners of similar properties?**

The variance would not give the owner/applicant any special privileges or rights. Our hope is that, by following the proper guidelines, the City and the City's Planning and Zoning Commission will allow our request for a variance in this matter.

Left corner - 19+ Feet from OOB Marker  
 Right corner - 40 Feet from OOB Marker  
 Gazebo - Not on our Property

Item No.4.



Maintain gazebo, lawn to drainage ditch



View of the yard and the golf course from the deck.  
The yellow tape indicates the property line.



Looking at the left property line marker. OOB marker is located by the oak tree.





View of right property line. The distance between the OOB marker and the property line is a distance of approximately 40 feet.



View of yard looking from left to right. Having to set a fence line back 10 feet from the property line would result in a fence being roughly 5 feet from the steps.



Another view of the yard from the right showing both OOB markers in comparison to the property line.



STAFF REPORT – 5584 DIAMONDHEAD DRIVE EAST VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 19, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 5584 Diamondhead Drive East

NATURE OF REQUEST: Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental. The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.

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

RECOMMENDATION: To **deny** the variance as petitioned.

The staff recommends approving the variance based on the following findings of fact.

- A. That special conditions and circumstances *do not* exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district. *Not applicable to this request.*
- B. That literal interpretation of the provisions of this title *would not* deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title. *A short-term rental is not a commonly enjoyed use in R-10.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *The existing nearby short-term rental is already permitted.*
- D. That granting the variance requested *will* confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same zoning district. *having a fenced rear yard larger than 5' is not a special privilege.*
- E. The variance, if authorized, *will* represent the minimum variance that will afford relief and *will* represent the least modification possible of the regulation in issue. *The linear feet measurement from property to property is the minimum possible.*
- F. The Variance *does not* observe the spirit of the Ordinance and *will* change the character of the district (area). *Short term rentals are not common in R-10.*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Short term rental policy recognized in comprehensive plan.*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *The use is allowed by right in the R-10 district, but has additional conditions.*

**DIAMONDHEAD**  
COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION  
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

March 11, 2026

To: City of Diamondhead Planning Commission

RE: Variance Request Case File 202600133

To Whom It May Concern:

Please allow this letter to serve as official notice that the Diamondhead Country Club and Property Owners Association is opposed to the variance requested in the abovementioned case file.

We respectfully request that you deny the request for a variance request of 125 linear feet for a neighboring short term rental and instead uphold the normally permitted footage.

Sincerely,

**Wallace 'Hoppy' Smith**

General Manager

Diamondhead Country Club and POA

**Beau King**

---

**From:** Andrea Jones <ajones@dhpoa.org>  
**Sent:** Wednesday, March 11, 2026 3:27 PM  
**To:** Beau King  
**Cc:** Wallace Smith  
**Subject:** Variance oppositions 202600133 & 202600124  
**Attachments:** Variance Opposition 202600133.docx.pdf; Variance Opposition 202600124.docx.pdf

You don't often get email from ajones@dhpoa.org. [Learn why this is important](#)

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

Good Afternoon,

Please find the attached notices of opposition to the above referenced variances.

Thank You,

**Andrea C. Jones, Esq.**

Legal/HR Administrator

**The Club at Diamondhead & POA**

7610 Country Club Circle

Diamondhead, MS 39525

Office: 228-255-1900 Ext 100

**NOTICE OF CONFIDENTIALITY:** This email, and any attachments thereto, is intended for use only by the addressee(s) named herein and may contain confidential information, legally privileged information and attorney-client work product. If you are not the intended recipient of this email, you are hereby notified that any dissemination, distribution or copying of this email, and any attachments thereto, is strictly prohibited. If you have received this email in error, please notify the sender by email or telephone, and permanently delete the original and email and/or printout thereof.

**PRIVILEGED AND CONFIDENTIAL:** The information contained in this email and any attachments hereto may be confidential and / or privileged. The information has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message.

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

Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental.

The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.

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, March 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.

# 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 5 day of March 2026

On the \_\_\_ day of \_\_\_ 2026

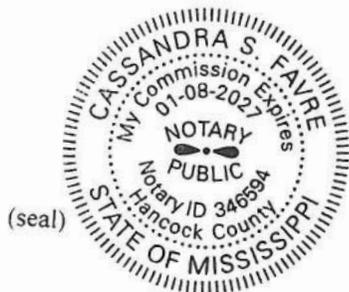
On the \_\_\_ day of \_\_\_ 2026

On the \_\_\_ day of \_\_\_ 2026

*Geoff Belcher*  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC  
*Cassandra S. Favre*

This 5 day of March 2026



NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
DIAMONDHEAD, MS  
Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental. The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.  
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, March 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 or 228-222-4023.  
PUBLISH DATE: 3/5/26



OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ WILLIAMS JANE E	897 MAILI WAY	DIAMONDHEAD, MS 39525
✓ BUCK KATHLEEN	559 AHONI ST	DIAMONDHEAD, MS 39525
✓ SCARAMUZZO MICHELE	25750 KARLY DR	PICAYUNE, MS 39466
✓ ADCOCK WILLIAM J ETAL	5514 AHONI STREET	DIAMONDHEAD, MS 39525
✓ HAND SCOTT ETAL	5583 DIAMONDHEAD RD E	DIAMONDHEAD, MS 39525
✓ SEAL JEB W ETAL	248 COTTAGE WAY	THIBODAUX, LA 70301
✓ ATHEY TYLER SCOTT	813 E EUREKA ST	GREENVILLE, MI 48838
✓ LIVINGSTON RAYMOND DEAN	5519 AHONI STREET	DIAMONDHEAD, MS 39525
✓ VIOLA RAYFORD K	5512 AHONI STREET	DIAMONDHEAD, MS 39525
✓ MARINARO PAMELA L TRUSTEE	38 FINCH ST	NEW ORLEANS, LA 70124
✓ ENGLISH JAMES B	556 AHONI ST	DIAMONDHEAD, MS 39525
✓ KILPATRICK ROBERT J ETAL	5581 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ CHATELAIN JUDITH	5584 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ FLOYD LIVING TRUST	5592 E DIAMONDHEAD DR	DIAMONDHEAD, MS 39525
✓ HARWOOD JOSEPH ETAL	553 GOLF CLUB DRIVE	DIAMONDHEAD, MS 39520
✓ ENGEL CARMEN T ETAL	5578 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD COUNTRY CLUB &	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS 39525
✓ WALTERS ROBERT	5513 AHONI ST	DIAMONDHEAD, MS 39525
✓ NICHOLS JANELL K	551 AHONI STREET	DIAMONDHEAD, MS 39525
✓ HARVILLE SHELBY	5569 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ HUDSON TERREN J ETAL	5621 AHONI STREET	DIAMONDHEAD, MS 39525
✓ BARGERY PAUL S ETAL	5575 DIAMONDHEAD DRIVE E	DIAMONDHEAD, MS 39525
✓ BUCK KATHLEEN M	559 AHONI STREET	DIAMONDHEAD, MS 39525
✓ NECAISE CARL L ETAL	5515 AHONI ST	DIAMONDHEAD, MS 39525
✓ SMITH MARK P	558 AHONI ST	DIAMONDHEAD, MS 39525
✓ HERNANDEZ LUIS M TRUST	P O BOX 395	PANACEA, FL 32346
✓ RATCLIFF EDITH W	5511 AILA ST	DIAMONDHEAD, MS 39525
✓ ROUSE MARGAURETTE D	566 AKAMU COURT	DIAMONDHEAD, MS 39525
✓ KAHL MORGAN KIM T ETAL	551 GOLF CLUB DR	DIAMONDHEAD, MS 39525
✓ MONROE BETTY J	5511 AHONI ST	DIAMONDHEAD, MS 39525
✓ LANDMARK CONTRACTORS LLC	1079 TINA LADNER VIC FAYE F	PASS CHRISTIAN, MS 39571
✓ GIUFFRIA JOSHUA P	5517 AHONI ST	DIAMONDHEAD, MS 39525
✓ LARSEN KENT P ETAL	5579 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ RUMORE LENA R (LIFE ESTATE)	5516 AHONI ST	DIAMONDHEAD, MS 39525
✓ JOHANNSEN JEFFREY ETAL	PO BOX 6412	DIAMONDHEAD, MS 39525
✓ LERILLE LINDA M	555 AHONI ST	DIAMONDHEAD, MS 39525
✓ PERNICIARO THOMAS R ETUX	7531 CROOKED STICK DR	DIAMONDHEAD, MS 39525
✓ PURCELL CO INC	4401 E ALOHA DR	DIAMONDHEAD, MS 39525
✓ MARCEL BARBARA M S ETAL	5510 AHONI ST	DIAMONDHEAD, MS 39525
✓ HAWKINS YVETTE	1076 VIEW DR	RICHMOND, CA 94803-1250
<del>CHATELAIN JUDITH</del>	<del>5584 DIAMONDHEAD DR E</del>	<del>DIAMONDHEAD, MS 39525</del>
YOUNGBLOOD MICHAEL SCOTT ET.	5594 DIAMONDHEAD DR EAS1	DIAMONDHEAD, MS 39525



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

4.11.76)

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600133

Date 2-20-20

Applicant: Randolph E. Uren and Jeanne S. Uren

Applicant's Address: 4526 SR 164 E DOVER AR 72837

Applicant's Email Address: uren@centurytel.net

Applicant's Contact Number: (Home) X (Work) X (Cell) 479-858-2416

Property Owner: Randolph E and Jeanne S Uren

Owner's Mailing Address: 4526 SR 164 E DOVER AR 72837

Owner's Email Address uren@centurytel.net

Owner's Contact Number: (Home) X (Work) X (Cell) 479 8582416

Tax Roll Parcel Number: 131D-2-13-161.000

Physical Street Address: 5584 DIAMONDHEAD DR E.

Legal Description of Property: Lot 5, Block 10, Diamondhead, Unit 1, Phase 1

Zoning District: R1

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

Need Variance to allow operation of Short term rental business  
at this location by current owners in 2026

**REQUIRED ITEM A**

Property Owner Randolph+Jeanne Uren

Street Address 5584 Diamondhead DR E.

Statement Describing Variance Request

Requesting a variance to operate a short-term rental business out of this 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, the short-term rental activity would be confined to this property and would not affect the surrounding properties.

- 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, we purchased this furnished property to be our retirement home in a few years and need the flexibility to collect rental income in the meantime.

The previous owner demonstrated a history of adequate income from short-term rentals, and that is the best use of this property until we move to Diamondhead. Our distance from the closest STR permit holder is within 120ft of the required 1,000 ft.

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

Response: Yes, they are not. We believed the property to be eligible for short-term rental income because the previous owner was running a short-term rental business there already.

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

Response: Yes, it would not. This would allow us to create income just like other short-term rentals in the area.



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600133	<b>DATE ISSUED:</b> 2/20/2026
	<b>MUST COMMENCE BY:</b> 2/20/2027
<b>JOB ADDRESS:</b> 5584 DIAMONDHEAD DR EAST	
<b>PARCEL ID:</b>	<b>BLK #:</b>
<b>SUBDIVISION:</b>	<b>ZONING:</b>
<b>LOT #:</b>	<b>SFHA:</b>
<b>OWNER:</b> RANDOLPH UREN	<b>CONTRACTOR:</b> RANDOLPH UREN
<b>ADDRESS:</b> 5584 DIAMONDHEAD DR EAST	<b>ADDRESS:</b> 5584 DIAMONDHEAD DR EAST
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> RANDOLPH UREN
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Sammy Brand*  
Approval Signature

\_\_\_\_\_  
Date

*2-20-26*  
Date

2025 6995  
Recorded in the Above  
Deed Book & Page  
03-27-2025 03:49:54 PM  
Tiffany L Cowan  
Hancock County

Prepared By:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Judith Chatelain**  
5751 Dunbar Circle  
Milton, FL 32583  
(228) 363-2875

Return To:  
**Pilger Title Co.**  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantees:  
**Randolph Uren**  
**Jeanne Uren**  
4526 SR 164 E  
Dover, AR 72837  
(479) 858-2416

File No. Z-25-930

**INDEXING INSTRUCTIONS: Lot 5, Blk. 10, Diamondhead, Unit 1, Ph. 1, Hancock County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Judith Chatelain**, an unmarried person, do hereby sell, convey and warrant unto **Randolph Uren and Jeanne Uren**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 5, Block 10, Diamondhead, Unit 1, Phase 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, Mississippi, in Plat Book 4, at Page 1.**

This being the same property as that conveyed to Judith Chatelain, by instrument recorded in Deed Book 2025, at Page 5521, Land Deed Records of Hancock County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Hancock County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

**This conveyance is not part of the Grantor(s) Homestead.**

WITNESS MY SIGNATURE, on this the 20<sup>th</sup> day of May, 2025.



Judith Chatelain  
Judith Chatelain

Hancock County  
I certify this instrument was filed on  
05-27-2025 03:49:54 PM  
and recorded in Deed Book  
2025 at pages 6995 - 6996  
Tiffany L Cowman

**ACKNOWLEDGMENT**

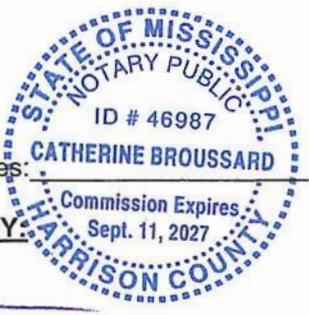
STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Heddi M. Ford

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Judith Chatelain**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20<sup>th</sup> day of May, 2025.

(AFFIX SEAL)



Catherine Broussard  
NOTARY PUBLIC

My commission expires:

**DEED ACCEPTED BY:**

Randolph Uren  
Randolph Uren

Jeanne Uren  
Jeanne Uren

Parking in driveway



**Pat Rich**

---

**From:** Pat Rich  
**Sent:** Monday, October 27, 2025 2:34 PM  
**To:** amber@coastaccommodationgroup.com  
**Cc:** Beau King; Tammy Braud  
**Subject:** Short Term Rental Application 5584 Diamondhead Dr. E.  
**Attachments:** Application for Variance Request.pdf

Amber,

During the review of the application for the above address, we found that it is located less than the 1000 linear foot (875 linear feet) requirement from an existing short term rental. Therefore we are unable to permit short term rental at this address. You may request a variance to this requirement (\$100 fee). See attached application.

Please contact me if you have any questions.

J. Pat Rich  
Development Coordinator

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525  
228-242-1613



Filter

License Status

Expiration Date  Thru

License Code

Item No.5.

License #	Exp. Date	Type	Name	Cont Status	St No#	Street	Unit	
01718	7/22/2026	R	COLATO, OSCAR	A	7332	ANALII ST		str
01739	4/07/2026	R	HOOVER/ SHEEHAN, DONALD / N	A	776	MOANALUA WAY	103	str
01743	9/26/2025	N	JERSECAT INC STEVEN & DENISI	A	181	LANAI VILLAGE		str
01752	10/13/2026	N	FRIENDSHIP OAKS PROPERTIES I	A	202	LAKESIDE VILLA	A	str
01770	7/07/2026	R	GRAVES, BARBARA	A	276	LANAI VILLAGE		str
01773	7/08/2026	R	COBBS, KATHY S	A	201	LAKESIDE VILLA		str
01781	9/30/2026	R	MEARES, HURSHEL & RITA	A	88130	KIPAPA WAY		str
01864	6/06/2026	R	ROGERS, TERRY	A	6832	HILO ST		str
01909	7/07/2026	R	ATHEY, TYLER	A	553	AHONI ST		str
01911	7/17/2026	R	MILES, KEVIN	A	6612	HALE CT		str
01916	8/04/2026	R	REED, THERESA	A	229	LAKESIDE VILLA		str



5000 Diamondhead Circle  
Diamondhead, MS. 39525

### SHORT TERM RENTAL PERMIT APPLICATION

Date: 9-5-2025

Physical Address of Rental:

5584 DIAMONDHEAD DR E.

Name of Property Owner: Randolph and Jeanne Uben

Address 4526 SR164 E

City, State, Zip DOVER AR 72837

Number of Bedrooms in Rental 3

Number of Persons Proposed to Accommodate 6

Local Contact Person:

Name Amber Rouse / Coast Accommodation Group

Address 109252 Diamondhead Dr. E

City, State, Zip Diamondhead, MS 39525

Email Address amber@coastaccommodationgroup.com

Phone # 228-800-7773

How Many Miles From Rental 1

Right of Entry :

I Randolph Uren, do hereby give permission to representatives of the Building and Fire Departments to conduct an inspection of the premises and structure for the purpose of obtaining a SHORT TERM RENTAL PERMIT.

The 5 day of September, 2025

Randolph Uren

Print

[Signature]  
Signature

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

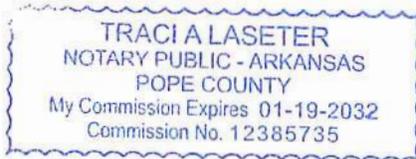
PERSONALLY APPEARED BEFORE ME, THE ABOVE SIGNED NAME, ON

5, DAY OF Sept, 2025

[Signature]

SEAL

NOTRY PUBLIC



MY COMMISSION EXPIRES:

1-19-32

Time & Date Received

\_\_\_\_\_

2025 6995  
Recorded in the Above  
Deed Book & Page  
05-27-2025 03:49:54 PM  
Tiffany L. Cowman  
Hancock County

Prepared By:  
**David B. Pilger**  
Attorney at Law  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
**Judith Chatelain**  
5751 Dunbar Circle  
Milton, FL 32583  
(228) 363-2875

Return To:  
**Pilger Title Co.**  
1406 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 215-0011

Grantees:  
**Randolph Uren**  
**Jeanne Uren**  
4526 SR 164 E  
Dover, AR 72837  
(479) 858-2416

File No. Z-25-930

**INDEXING INSTRUCTIONS: Lot 5, Blk. 10, Diamondhead, Unit 1, Ph. 1, Hancock County, MS**

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Judith Chatelain**, an unmarried person, do hereby sell, convey and warrant unto **Randolph Uren and Jeanne Uren**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 5, Block 10, Diamondhead, Unit 1, Phase 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, Mississippi, in Plat Book 4, at Page 1.**

This being the same property as that conveyed to Judith Chatelain, by instrument recorded in Deed Book 2025, at Page 5521, Land Deed Records of Hancock County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Hancock County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

**This conveyance is not part of the Grantor(s) Homestead.**

WITNESS MY SIGNATURE, on this the 30<sup>th</sup> day of May, 2025.



Judith Chatelain

Hancock County  
I certify this instrument was filed on  
05-27-2025 03:49:54 PM  
and recorded in Deed Book  
2025 at pages 6995 - 6996  
Tiffany L Cowman

**ACKNOWLEDGMENT**

STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

Hester M Ford

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Judith Chatelain**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 30<sup>th</sup> day of May, 2025.

(AFFIX SEAL)



My commission expires:

**DEED ACCEPTED BY:**

[Signature]

NOTARY PUBLIC

[Signature]  
Randolph Uren

[Signature]  
Jeanne Uren

# 3

**THE PARTIES.** This Short-Term Rental Agreement ("Agreement") made on {{reservation\_date}} between the following:

Guest: {{guest\_name}} ("Guest"), and

Host: {{host\_name}} ("Host").

**THE PREMISES.** The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host:

Mailing Address: {{address}}

Hereinafter known as the "Premises."

**LEASE TERM.** The Guest shall be allowed to occupy the Premises starting {{checkin\_date}} from {{checkin\_time}} and ending {{checkout\_date}} at {{checkout\_time}} ("Lease Term").

**QUIET HOURS.** Quiet hours begin at 10:00 PM each night and continue until sunrise. Quiet hours consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

**OCCUPANTS.** The total number of individuals staying on the Premises during the Lease Term shall be a total of {{number\_of\_guests}} guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Host.

**BOOKING FEES.** The Guest shall pay the Host the amount as detailed during the booking process.

**UTILITIES.** The Host shall be responsible for all utilities and services to the Premises EXCEPT for the following: None.

**SECURITY DEPOSIT.** The Guest shall be obligated to pay the following amounts upon the execution of this Agreement:

Security Deposit amount as detailed in the booking process. The Security Deposit is for the faithful performance of the Guest under the terms and conditions of this Agreement. The Guest must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Guest within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Host gives their written consent.

**PETS.** The Host does not allow pets: There are no pets allowed on the Premises. If the Guest is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

**SMOKING POLICY.** Smoking on the Premises is prohibited.

**PERSON OF CONTACT.** The Host can be contacted at:

Host's Name: {{host\_name}}

Telephone: {{host\_phone}}

E-Mail:

**SUBLETTING.** The guest does not have the right to sublet the Premises.

**INSPECTION.** The Host has the right to inspect the Premises with prior notice as in accordance with State law. Should the Guest violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Guest waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Guest shall vacate the Premises at the expiration time and date of this agreement.

**MAINTENANCE AND REPAIRS.** The Guest shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Guest shall leave the Premises in a ready to rent condition at the expiration of this Agreement,

defined by the Host as being immediately habitable by the next Guest. The Guest shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes damage to the Premises or its furnishings.

**TRASH.** The Guests shall dispose of all waste material generated during the Lease Term under the strict instruction and direction of the Host.

**QUIET ENJOYMENT.** The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Guest is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.

**HOST'S LIABILITY.** The Guest and any of their guests hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Guest expressly recognizes that any insurance for property damage or loss which the Host may maintain on the property does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.

**ATTORNEY'S FEES.** The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Host enforcing this agreement.

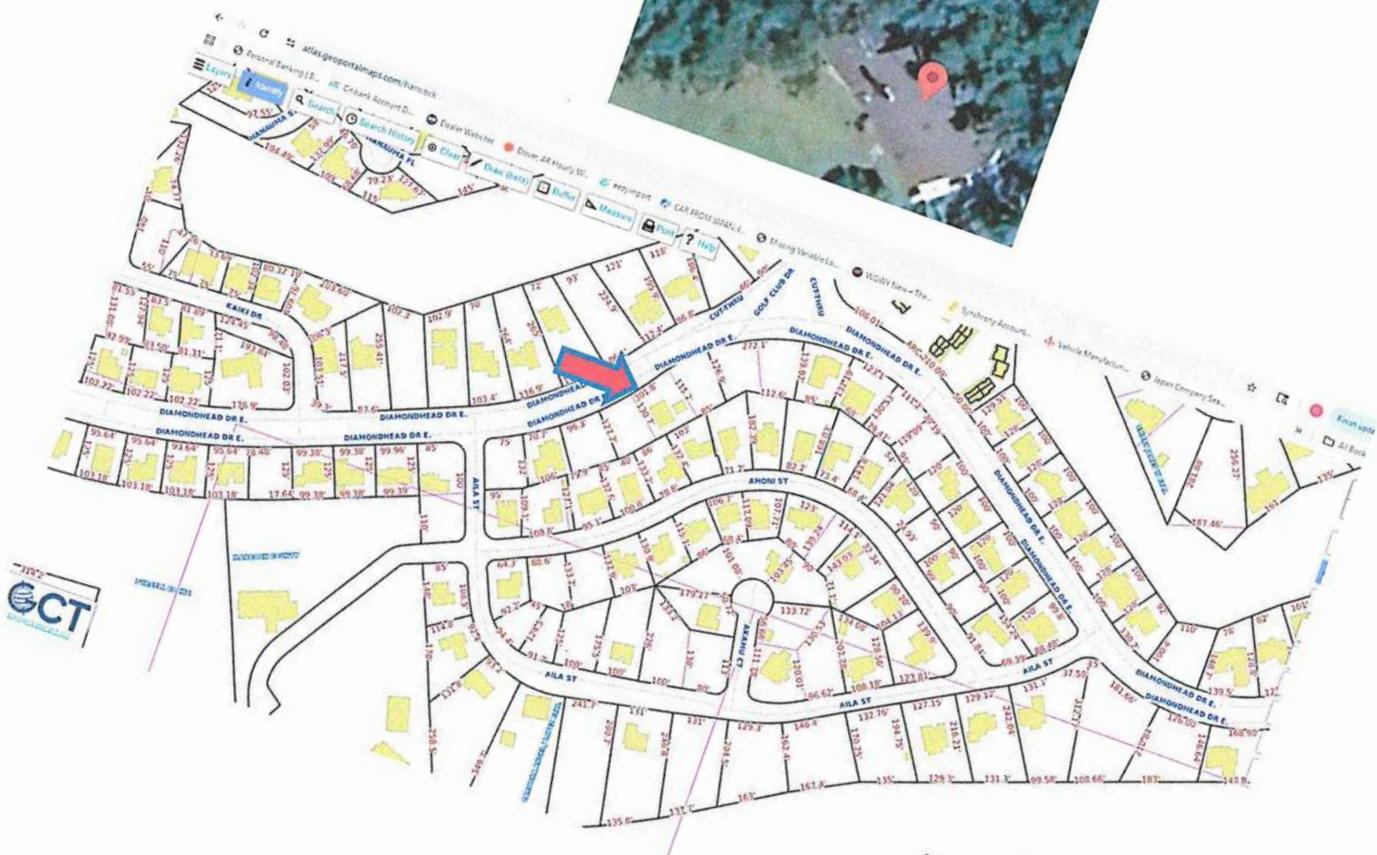
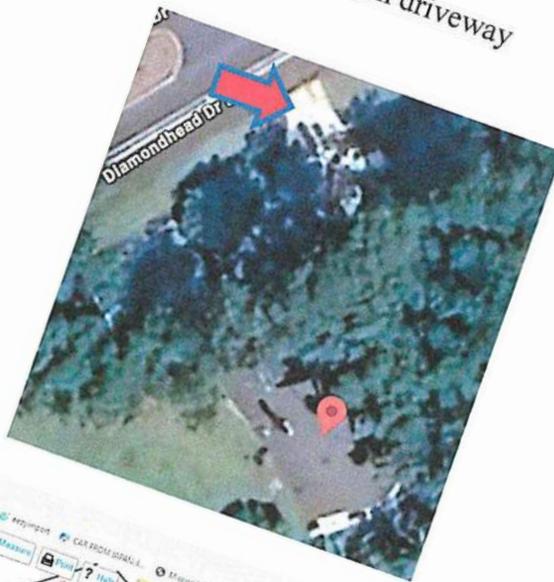
**USE OF PREMISES.** The Guest shall use the Premises for residential use only. The Guest is not authorized to sell products or services on the Premises or conduct any commercial activity.

**ILLEGAL ACTIVITY.** The Guest shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

**POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep such items to sell or for personal use.

**GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Parking in driveway



45 Ac. INTERSTATE 10

INTERSTATE 10

## House Rules

- Absolutely no smoking or vaping in the house.
- Vehicles must be parked in the driveway. No vehicles are to be parked on the street.
- No parties or unauthorized guests.
- Max occupancy is 6 people.
- Please leave the linens on the bed and towels in the bathroom.
- Take trash to the outdoor can.
- Report any problems or broken item to Amber immediately so we may have it fixed for you and our next guest.



#7 Randolph Uren  
5584 Diamondhead Dr E  
Diamondhead, MS 39525

DIAMONDHEAD FIRE DISTRICT

# Payment History

Payments made through Nexbillpay will be available for up to 12 months online. Please call Diamondhead Fire Protection District at 228-255-5560 to review history older than 12 months.

Payment Date	Payment Amount	Payment Method	Confirmation Number
9/7/2025 <a href="#">View Receipt</a>	\$29.00	Check	25VU8GR
8/12/2025 <a href="#">View Receipt</a>	\$29.00	Check	25G8VU3
7/7/2025 <a href="#">View Receipt</a>	\$29.00	Check	259WFAN
6/9/2025 <a href="#">View Receipt</a>	\$29.00	Check	25PQ8T6



STAFF REPORT – LOTS 48-52 BBA LLC REPLAT

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 19, 2026

SUBJECT: Replat request before the Planning & Zoning Commission – Lots 48-52 BBA LLC

NATURE OF REQUEST: BBA, LLC, represented by Kevin Ashy, has filed an application requesting a replat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Kalaepohuku Drive.

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

RECOMMENDATION: To **approve** the replat as petitioned. The applicant as met all applicable requirements.

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

BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Kalaepohuku Drive.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 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.

# The Sea Coast Echo

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

## PROOF OF PUBLICATION

STATE OF MISSISSIPPI  
HANCOCK COUNTY

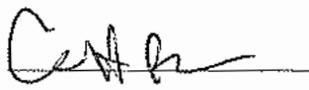
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been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

On the 5 day of March 2026

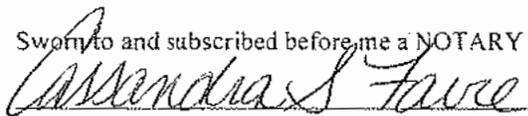
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 5 day of March 2026



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

BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Kalaepohuku Drive.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, March 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.

PUBLISH DATES: 3/5/26



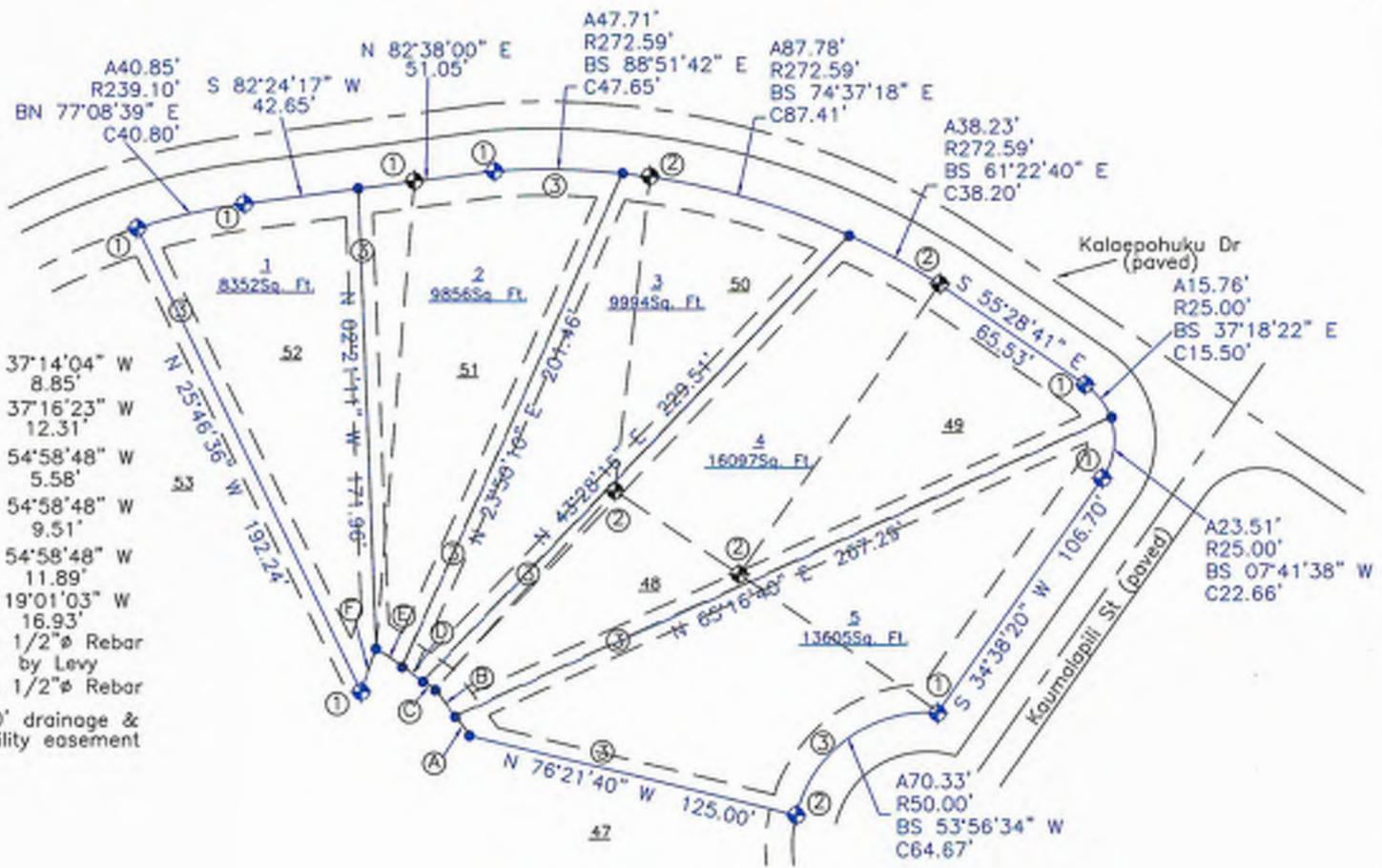
DIAMONDHEAD PROP INC	4405 E ALOHA DR	DIAMONDHEAD, MS 39525
✓ PURCELL CO INC	7150 GOODWOOD AVE	BATON ROUGE, LA 70806
✓ LOPIPARO KATHLEEN C ETAL	56100 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ BUSBY HENRY ETAL	9314 MAUNALANI PL	DIAMONDHEAD, MS 39525
✓ MURPHY PATRICK J ETAL	19620 SOUTHERN HILLS AVE	BATON ROUGE, LA 70809
✓ BBA LLC	239 MEADOW VIEW CT	THIBODAUX, LA 70301
✓ BENOIT JARED ETAL	56404 FRANK PICHON ROAD	SLIDELL, LA 70458
✓ AFM INVESTMENTS LLC	4405 E. ALOHA	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD CORP	1333 KAUMAKAPILI ST	DIAMONDHEAD, MS 39525
✓ PAPANIA JONATHAN ETAL	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
✓ TRUJILLO PROPERTIES, LLC	1515 S CARROLLTON AVE	NEW ORLEANS, LA 70118
✓ 1 DPD LLC	362 E AVENUE	CORONADO, CA 92118
✓ DEWITT TIMOTHY ETAL	68 FAIRWAY DR	NATCHEZ, MS 39120
✓ KAISER CLEMENTS J ETAL	1322 ENOS ST	DIAMONDHEAD, MS 39525
✓ WETHERINGTON DON L ETAL	1321 KALAEOHUKU DR	DIAMONDHEAD, MS 39525
✓ BREWER CHRISTOPHER D	19 DEVIL'S ELBOW	DIAMONDHEAD, MS 39525
✓ GOODING MARTHA N	PO BOX 624	PURVIS, MS 39475
✓ HAGGART JERRY ETAL	1329 KAUMAKAPILI ST	DIAMONDHEAD, MS 39525
✓ TOLAR JASON ALLEN ETAL	758 PINEHURST CT	DIAMONDHEAD, MS 39525
✓ MARTIN GERALDINE A	5027 N OAKLEY RD	ARGENTA, IL 62501
✓ WILSON MICHAEL D	68 FAIRWAY DR	NATCHEZ, MS 39120
KAISER CLEMENTS J ETAL		

**Plat of Survey for BBA, LLC**  
**Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1**  
**City of Diamondhead, Hancock Co., MS**

Scale 1"=30'  
 Date of survey: 2-18-26 by Voda  
 Bearings based on GPS, Grid North NAD 83  
 Class B Survey  
**Reference Material**  
 1) Hancock Co. Tax Map  
 2) Aerial Photograph  
 3) Official Plat of Diamondhead Ph2, Unit 1  
 4) Plat of Survey by Duke Levy for Kevin Ashy dated 3-20-23 WO# 2023-039

- Ø = Diameter
- = set 1/2" diameter rebar with a plastic cap bearing the name & license number of surveyor
- N/F = Now or formerly owned by
- Fd = Found
- POC = Point of Commencement
- POB = Point of Beginning
- (S) = Measurement as determined by survey
- (R) = Measurement according to Record
- - - = Powerline
- - - = Fenceline
- ↔ = Land hook - same owner on both sides
- - - = Line graphically shortened to fit (not to scale)

- (A) N 37°14'04" W 8.85'
- (B) N 37°16'23" W 12.31'
- (C) N 54°58'48" W 5.58'
- (D) N 54°58'48" W 9.51'
- (E) N 54°58'48" W 11.89'
- (F) S 19°01'03" W 16.93'
- ① Fd 1/2" Ø Rebar by Levy
- ② Fd 1/2" Ø Rebar
- ③ 10' drainage & utility easement



Shawn E. O'Steen, PLS 2851 (601) 530-3338  
 14966 Rowan Oak St, Gulfport, MS 39503

Proj.No. 260105  
 Sheet 1 of 2

**Final Plat for**  
**Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1**  
**City of Diamondhead, Hancock Co., MS**

**Overall Description:**

Consisting of Lots 48, 49, 50, 51, and 52, Block 11, Diamondhead Subdivision  
Phase 2, Unit 1, City of Diamondhead, Hancock County, Mississippi.

**OWNER'S CERTIFICATE DEDICATION**

THIS IS TO CERTIFY THAT BSA, LLC IS THE OWNER OF RECORD OF THE  
LAND SHOWN ON REPLAT OF LOTS 48-52, BLOCK 11, DIAMONDHEAD SUBDIVISION,  
PHASE 2, UNIT 1, AND THAT SAID OWNER HEREBY DEDICATES ALL EASEMENTS  
UNTO THE CITY OF DIAMONDHEAD AS THEIR INTEREST MAY APPEAR FOR PUBLIC  
UTILITY AND DRAINAGE PURPOSES. THE OWNER ALSO DEDICATES ALL  
EASEMENTS UNTO THE DIAMONDHEAD WATER AND SEWER DISTRICT FOR PUBLIC  
UTILITIES.

WITNESS MY SIGNATURE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
BBA, LLC

BY: \_\_\_\_\_  
KEVIN ASHY, MANAGING PARTNER

**ACKNOWLEDGEMENT**

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND  
FOR THE SAID COUNTY AND STATE ON THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2026.

WITHIN MY JURISDICTION, THE WITHIN NAMED KEVIN ASHY HAS ACKNOWLEDGED  
THAT HE IS THE MANAGING PARTNER OF BSA, LLC.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**DEDICATION - WATER AND SEWER IMPROVEMENTS**

THIS IS TO CERTIFY THAT BBA, LLC, KEVIN ASHY MANAGING PARTNER,  
DEDICATES ALL WATER AND SEWER IMPROVEMENTS TO THE DIAMONDHEAD  
WATER AND SEWER DISTRICT.

BBA, LLC

BY \_\_\_\_\_ DATE \_\_\_\_\_  
KEVIN ASHY, MANAGING PARTNER

**ACKNOWLEDGEMENT**

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY AND FOR  
THE SAID JURISDICTION, KEVIN ASHY, WHO ACKNOWLEDGED THAT HE SIGNED,  
DEALED, AND DELIVERED THE FOREGOING DEDICATION INSTRUMENTS ON THE  
DAY AND YEAR THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2026.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

Shawn E. O'Steen, PLS 2851 (601) 530-3338  
14966 Rowan Oak St, Gulfport, MS 39503

**CERTIFICATE OF FINAL RESUBDIVISION PLAT APPROVAL**

ALL REQUIREMENTS OF THE CITY OF DIAMONDHEAD SUBDIVISION RULES AND  
REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL  
SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THE PLAT IS HEREBY  
GRANTED SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND  
REGULATION.

\_\_\_\_\_  
BUILDING OFFICIAL

BY \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_

CITY OF DIAMONDHEAD

BY \_\_\_\_\_ DATE OF EXECUTION \_\_\_\_\_  
MAYOR ANNA LIESE

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

THIS FINAL SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE  
MAYOR AND CITY COUNCIL OF THE CITY OF DIAMONDHEAD, BY ORDER DULY  
ADOPTED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND  
ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF DIAMONDHEAD IN THE  
MINUTE BOOK \_\_\_\_\_ ON PAGE(S) \_\_\_\_\_  
CITY OF DIAMONDHEAD

BY \_\_\_\_\_  
CITY CLERK



**VICINITY MAP (NOT TO SCALE)**

**SURVEYOR'S CERTIFICATE**

I, SHAWN E. O'STEEN, MISSISSIPPI LICENSED PROFESSIONAL SURVEYOR  
NO. 2851, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND  
DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY  
ACTUALLY EXIST AS LOCATED, AND ALL DATA IS CORRECT. I ALSO CERTIFY  
THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR  
SURVEYING IN THE STATE OF MISSISSIPPI  
WITNESS MY SIGNATURE AND SEAL, THIS 13 DAY OF March, 2026

\_\_\_\_\_  
SHAWN E. O'STEEN, MS PLS 2851

**CERTIFICATE OF COMPARISON**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED  
THIS DUPLICATE PLAT OF SUBDIVISION WITH THE ORIGINAL PLAT THEREOF  
AND FIND IT TO BE AN EXACT COPY THEREOF.  
CITY OF DIAMONDHEAD

\_\_\_\_\_  
CITY CLERK SHAWN E. O'STEEN, MS PLS 2851

**RECORDING CERTIFICATE**

FILED AND RECORDED IN DUPLICATE ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2026, IN THE RECORD PLATS OF HANCOCK COUNTY,  
MISSISSIPPI IN PLAT BOOK \_\_\_\_\_ SLIDE \_\_\_\_\_

\_\_\_\_\_  
BY JOSEPHINE LADNER, CHANCERY CLERK DEPUTY CLERK

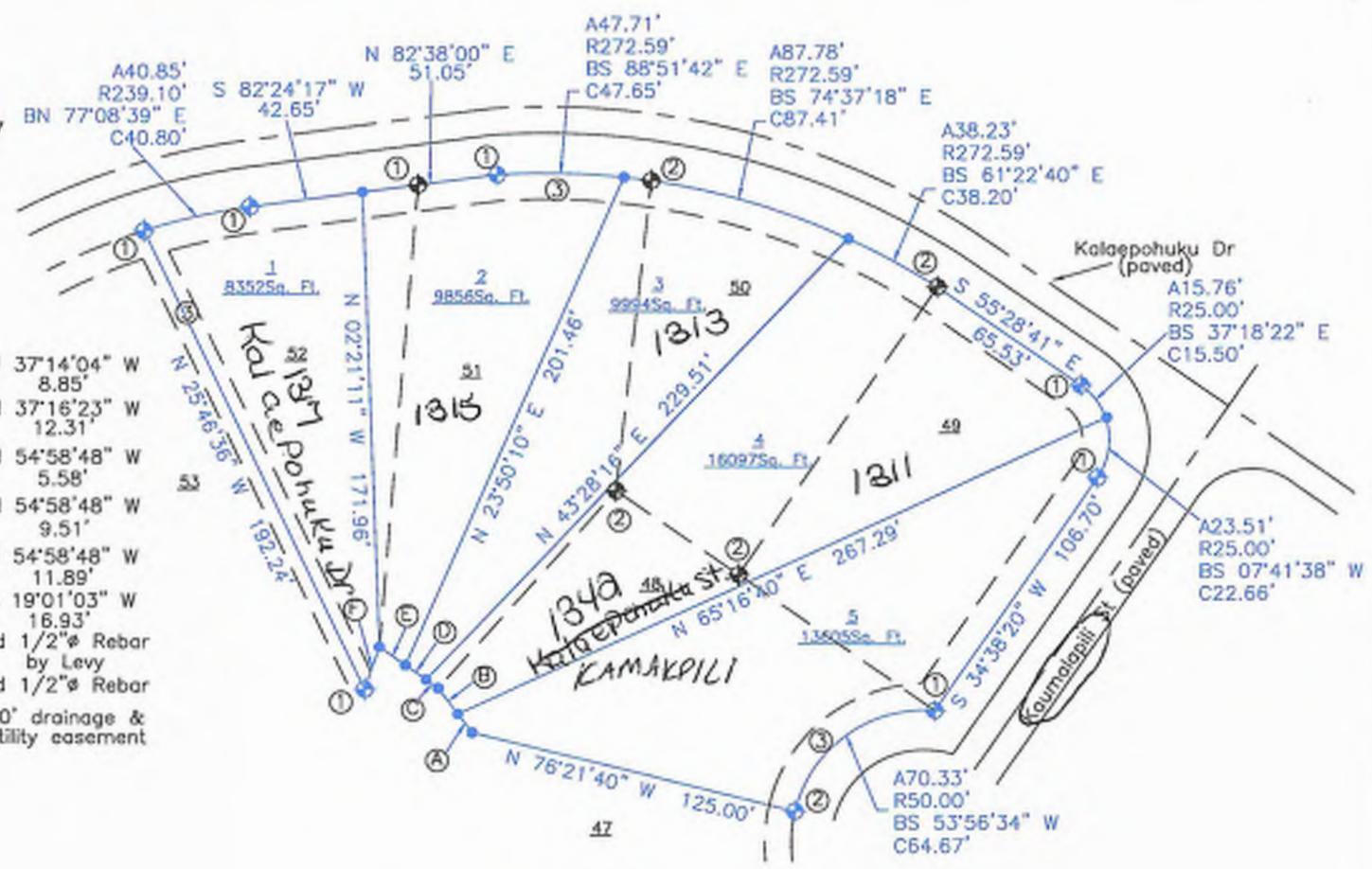
**Plat of Survey for BBA, LLC**  
**Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1**  
**City of Diamondhead, Hancock Co., MS**

Scale 1"=30'  
 Date of survey: 2-18-26 by Voda  
 Bearings based on GPS, Grid North NAD 83  
 Class B Survey

- Reference Material**  
 1) Hancock Co. Tax Map  
 2) Aerial Photograph  
 3) Official Plat of Diamondhead Ph2, Unit 1  
 4) Plat of Survey by Duke Levy for Kevin Ashy dated 3-20-23 WO# 2023-039

- Ø = Diameter
- = set 1/2" diameter rebar with a plastic cap bearing the name & license number of surveyor
- N/F = Now or formerly owned by
- Fd = Found
- POC = Point of Commencement
- POB = Point of Beginning
- (S) = Measurement as determined by survey
- (R) = Measurement according to Record
- - - = Powerline
- \* - = Fenceline
- N = Land hook - same owner on both sides
- / - = Line graphically shortened to fit (not to scale)

- (A) N 37°14'04" W 8.85'
- (B) N 37°16'23" W 12.31'
- (C) N 54°58'48" W 5.58'
- (D) N 54°58'48" W 9.51'
- (E) N 54°58'48" W 11.89'
- (F) S 19°01'03" W 16.93'
- ① Fd 1/2" Ø Rebar by Levy
- ② Fd 1/2" Ø Rebar
- ③ 10' drainage & utility easement



Shawn E. O'Steen, PLS 2851 (601) 530-3338  
 14966 Rowan Oak St, Gulfport, MS 39503

Proj.No. 260105  
 Sheet 1 of 1



*Louisiana*  
**SECRETARY  
 OF STATE**  
 NANCY LANDRY

(<https://www.sos.la.gov/Pages/default.aspx>)

[Buy Certificates and Certified Copies](#)

[Subscribe to Electronic Notification](#)

[Print Detailed Record](#)

Name	Type	City	Status
BBA, LLC	Limited Liability Company	BATON ROUGE	Active

#### Previous Names

**Business:** BBA, LLC  
**Charter Number:** 45145523K  
**Registration Date:** 11/3/2022

#### Domicile Address

3003 OLD FORGE DR. STE A  
 BATON ROUGE, LA 70808

#### Mailing Address

P.O. BOX 14649  
 BATON ROUGE, LA 70898

#### Status

**Status:** Active  
**Annual Report Status:** In Good Standing  
**File Date:** 11/3/2022  
**Last Report Filed:** 1/20/2026  
**Type:** Limited Liability Company

#### Registered Agent(s)

**Agent:** BRYAN BUSH  
**Address 1:** 3003 OLD FORGE DR STE A  
**Address 2:** OFC  
**City, State, Zip:** BATON ROUGE, LA 70808  
**Appointment Date:** 11/3/2022

#### Officer(s)

Additional Officers: No

**Officer:** KEVIN ASHY  
**Title:** Member  
**Address 1:** 19620 SOUTHERN HILLS AVE  
**Address 2:** OFC  
**City, State, Zip:** BATON ROUGE, LA 70808

**Beau King**

---

**From:** Beau King  
**Sent:** Monday, February 23, 2026 11:58 AM  
**To:** ron.k.stelly@gmail.com  
**Subject:** Kevin Ashy Resubdivision  
**Attachments:** Appendix B - Subdivision Regulation 10.23.23.pdf

Ronnie,

For replats over 1 acre, a replat fee of \$250 is required. You can drop off payment or pay over the phone. Also, side lot line drainage and utility easements will be need on the new side lot lines. Have your surveyor note or show this on the plan. There will also need to be a recording page for signatures when the plat is recorded. In the attached document, pages 10-12 show what is needed.

Let me know if you have any questions.

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

