



Commissioner Bennett
Commissioner Brewer
Commissioner Parrish
Commissioner Peters
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, December 09, 2025

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 October 28, 2025 minutes.

Architectural Review

New Business

3. Shawn Botts has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a storage shed within 6 feet of the rear yard property line. The address is 6410 Huko Ct. Tax parcel number is 131D-2-13-008.000. The property is in a R-10 zoning district. The rear yard setback for a storage shed is 10 feet. The variance requested is 4 feet. The Case File Number is 202500721.
4. Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732
5. Proposed Text Amendment to the Fence Ordinance Article 4.3.10. The amendment is to add "Residential Districts abutting Commercial Districts or the I-10 Walking Trail shall not exceed eight (8) feet in height for the section of the fence abutting the above. The Case File Number is 202500498.
6. Approval of Planning Commission 2026 calendar.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments**Communication / Announcements**

7. The next City Council meeting is Tuesday, December 16, 2025.

The next Planning Commission meeting is Tuesday, January 27, 2025.

Adjourn or Recess



Commissioner B
Commissioner B
Commissioner Parrish
Commissioner Peters
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

Item No.2.

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, October 28, 2025

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Commissioner Raymond called the meeting to order at 6:02 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 Parrish read The Statement of Purpose.

Pledge of Allegiance

Commissioner Southerland led The Pledge of Allegiance.

Roll Call

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

Absent from meeting was: Chairman Brewer.

Also present were: City Attorney, Derek Cusick. Development Coordinator, Pat Rich, Building Official , Beau King, Code Enforcement Officer Jasmine Sescrovic.

Absent was: Building Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

Commissioner Peters made a motion ,second by Commissioner Parrish to accept the Agenda as presented.

Motion Passed Unanimously

Approval of Minutes

1. Approval of September 23, 2025 minutes.

Commissioner Parrish made a motion, second by Commissioner Sutherland to accept the Minutes as presented.

Motion Passed Unanimously

Architectural Review

None

New Business

2. Robert Shiyou has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a covered patio addition within 11 feet of the rear yard property line. The address is 784 Maui Circle. Tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The rear yard setback for an addition is 20'. The variance requested is 9'. The Case File Number is 202500630.

Development Coordinator , Pat Rich explained why the Variance was needed. He answered questions.

Robert Shiyou spoke and answered questions from Commissioners.

Commissioner Parrish made a motion, second by Commissioner White, to accept the Variance as petitioned to the City Council.

Motion Passed Unanimously

3. Public hearing on a proposed Text Amendment to the Landscaping Ordinance Article 5.9. The Case File Number is 202500600.

Commissioner Raymond opened the hearing.

No one spoke.

Commissioner Raymond closed the hearing.

Commissioner Peters spoke on inconsistencies, wants to review Ordinances from other cities.

4. Public hearing on a proposed Text Amendment to the Tree Ordinance Article 7.1. The Case File Number is 202500601.

Commissioner Raymond opened the hearing

No one was there to speak.

Commissioner Raymond closed the hearing.

Commissioners had questions on current Tree Ordinance, Tree Species.

5. Public hearing on a proposed Text Amendment to the Fence Ordinance Article 4.3.10. The purpose of the amendment is to allow fences greater than 6 feet in selected areas. The Case File Number is 202500498.

Commissioner Raymond opened the Hearing.

No one spoke.

Commissioner Raymond closed the Hearing.

Development Coordinator, Pat Rich explained 8ft on Mdot and Commercial Properties.

Commissioner Peters asked if Trees could be planted between properties.

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

6. The next City Council meeting is Tuesday, November 4, 2025.

The next Planning Commission meeting is Tuesday, December 9, 2025.

Communication / Announcements

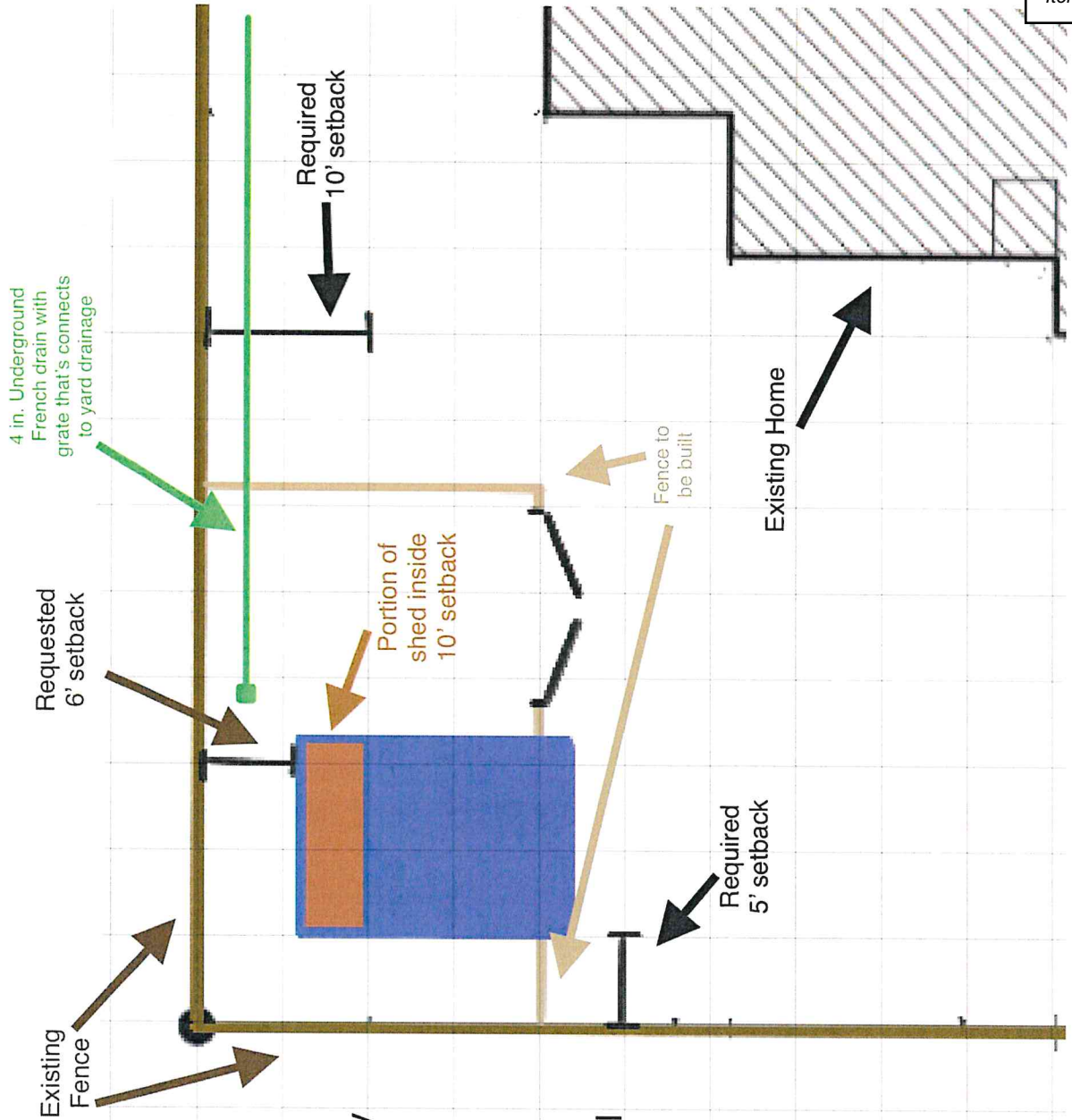
None

Adjourn or Recess

Commissioner Parrish made a motion, second by Commissioner Southerland to adjourn the meeting at 7:07 p.m.

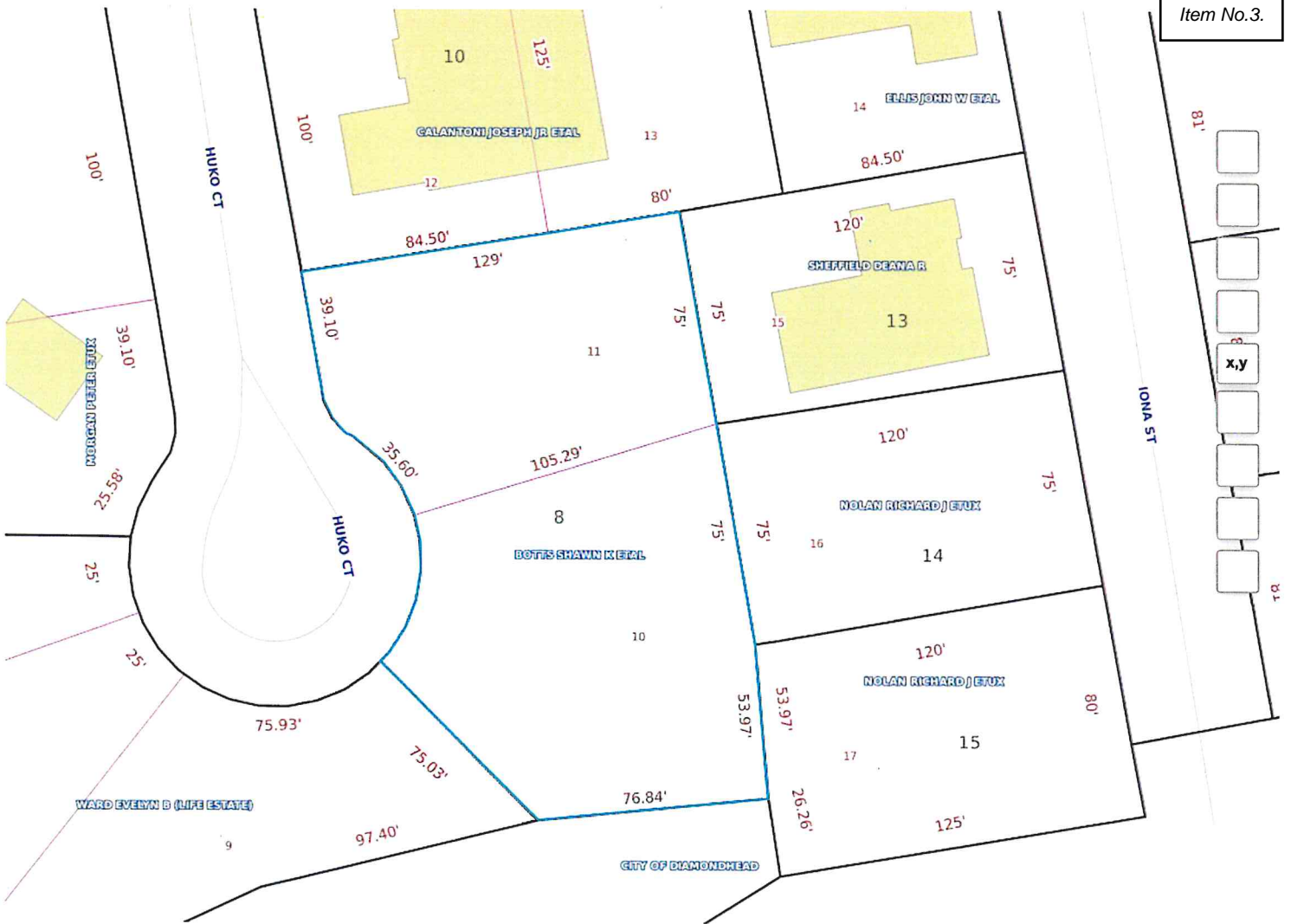
Motion Passed Unanimously

S. Brewer, Chairman
Planning & Zoning



Scaled drawing of rear corner
of 6410 Huko Ct.

Requesting a variance on the 10' rear set back required for auxiliary buildings by 4'. The proposed building would be 12'x16' and would be 6' off of the rear property line and surrounded by fencing all sides. Drainage will be provide by underground French drains that will connect to yard drainage system for the entire property.



Parcels
131D-2-13-
008.000

Parcel Number: 131D-2-13-008.000
 Owner Name: BOTTIS SHAWN K ETAL
 Owner Address: 9526 LAA LA CT
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address:
 Improvement Type:
 Year Built: 0
 Base Area: 0
 Adjusted Area: 0
 Actual Total Value: 24000
 Taxable Total Value: 0
 Estimated Tax: 451.8
 Homestead Exemption: No
 Deed Book: 2023
 Deed Page: 3594
 Legal Description 1: 10-11 BI K 12 UN

Close Export



5000 Diamondhead Circle ·
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390

TO: Shawn Botts and adjacent property owners

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: November 20, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Shawn Botts has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a storage shed within 6 feet of the rear yard property line. The address is 6410 Huko Ct. Tax parcel number is 131D-2-13-008.000. The property is in a R-10 zoning district. The rear yard setback for a storage shed is 10 feet. The variance requested is 4 feet. The Case File Number is 202500721.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, 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, December 9, 2025, 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 J. Pat Rich, Development Coordinator, at 228-242-1613 or prich@diamondhead.ms.gov.

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

Shawn Botts has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a storage shed within 6 feet of the rear yard property line. The address is 6410 Huko Ct. Tax parcel number is 131D-2-13-008.000. The property is in a R-10 zoning district. The rear yard setback for a storage shed is 10 feet. The variance requested is 4 feet. The Case File Number is 202500721.

Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732.

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

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202500721Date 11/03/2025Applicant: Shawn BottsApplicant's Address: 6410 Huko Ct.Applicant's Email Address: shawnbotts@icloud.comApplicant's Contact Number: (Home) _____ (Work) _____ (Cell) 228-324-2176Property Owner: Shawn BottsOwner's Mailing Address: 9526 Loe La Ct. Diamondhead, MS 39525Owner's Email Address shawnbotts@icloud.comOwner's Contact Number: (Home) _____ (Work) _____ (Cell) 228-324-2176Tax Roll Parcel Number: 131D-2-13-008 000Physical Street Address: 6410 Huko Ct. Diamondhead, MS 39525

Legal Description of Property: _____

Zoning District: R-10

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) Request of rear setback to be reduced from
10 feet to 6 feet for 12ft x 16ft garden shed

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 December 9th, 2025 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 AProperty Owner Shawn BottsStreet Address 6410 Huko Ct.Statement Describing Variance Request

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: Due to the lot being on a cul-de-sac, the lot is not very deep. This pushed the house farther back than normal and made auxiliary shed pushed further back.

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

Response: Other cul-de-sac lots need variances to properly fit structures on their lots.

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

Response: The depth of the lot is because of the cul-de-sac caused all structures to be pushed back

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

Response: No



Pat Rich

From: Karen Salaway <k.salaway@yahoo.com>
Sent: Friday, December 5, 2025 3:45 PM
To: Pat Rich
Subject: Variance request before the Planning & Zoning Commission

You don't often get email from k.salaway@yahoo.com. [Learn why this is important](#)

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

12/5/2025

Mr. Rich,

Our names are Olevia West and Karen Salaway, we reside at 844 Kipona ct. in Diamondhead. My next-door neighbor has submitted a request for variance to build a garage encroaching past the ten feet of my property line. Their address is 842 Kipona ct., parcel number 067M-1-35-275.000.

They have already poured a slab for this build and it has redirected rainwater from their property onto ours.

This is one concern. If their request is granted, I would ask that the additional water redirected by a garage roof, be properly channeled with a gutter system and redirected to the drainage ditch in front of his property avoiding erosion of my lawn.

Also, I have a tall privacy hedge of azaleas that their new slab comes to within three feet. These bushes hide their house from view and I would ask that they not be damaged during construction of this garage if approved. This new garage would hurt my home's resale potential drastically if not hidden away behind the hedge as close to my house as the wall of the garage would come.

Their property has a very large backyard which could easily have accommodated this garage being built for their boat storage. It is upsetting that this addition may very well diminish the value of my home. We are opposed to it's construction, and would like this noted for record.

Thank you, Mr. Rich

Sincerely,

Olevia West, Karen Salaway

Gene English - #0 of 225
8416 Kipona Ct. Drainage from view
Item No. 4.



5000 Diamondhead Circle
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390

TO: Jessie Bryant and adjacent property owners

FROM: J. Pat Rich, Development Coordinator

A handwritten signature in black ink, appearing to read "J. Pat Rich", is written over the printed name.

DATE: November 20, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, 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, December 9, 2025, 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 J. Pat Rich, Development Coordinator, at 228-242-1613 or prich@diamondhead.ms.gov.



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

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202500732Date 11/5/25Applicant: A Plus Patio & Screen, LLCApplicant's Address: 22530 Hwy 49 Saucier, Ms. 39574Applicant's Email Address: apluspatiodawn@gmail.comApplicant's Contact Number: (~~Home~~) _____ (Work) 228-863-9919 (Cell) 228-697-1218Property Owner: Jessie BryantOwner's Mailing Address: 842 Kipona Ct. Diamondhead, Ms. 39525Owner's Email Address: bro.jessie.bryant@outlook.comOwner's Contact Number: (~~Home~~) _____ (~~Work~~) _____ (Cell) 228-342-5500* Tax Roll Parcel Number: 067M-1-35-275.000Physical Street Address: 842 Kipona Ct. Diamondhead, Ms. 39525

* Legal Description of Property: _____

* Zoning District: R-6State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) _____

16' x 27' Aluminum Carport Cover for protection
over Boat

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 December 9 at 25 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.

Dawn Coleman

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 AProperty Owner Jessie BryantStreet Address 842 Kipona Ct Diamondhead, Ms. 39525

Statement Describing Variance Request

Asking for a 5' Side Set Back Variance
current Requirement is 10'

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: layout of house & property lines
(previously established) does not allow for the
carport cover to be in an alternate location

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

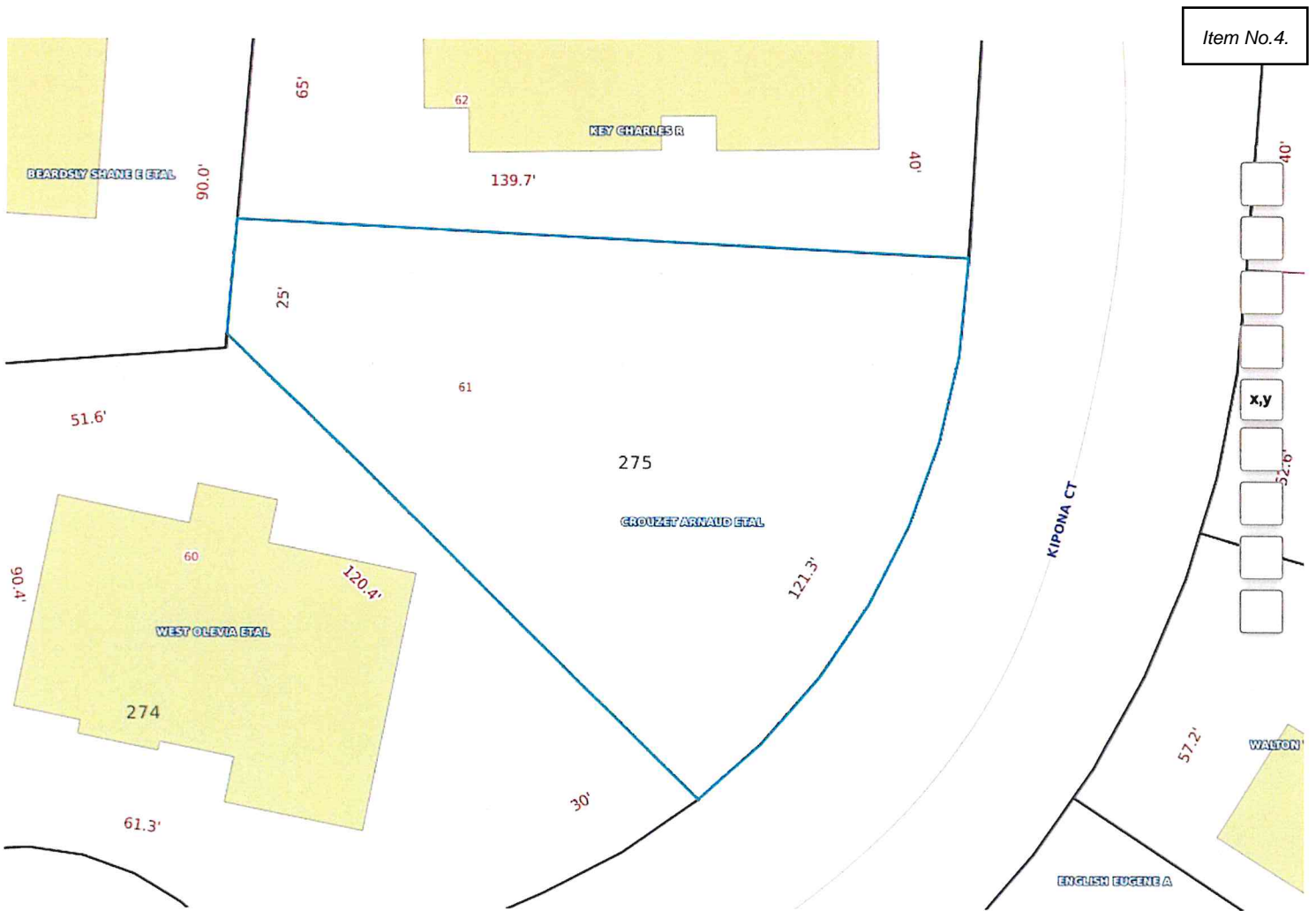
Response: Yes, the current set back Requirements

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

Response: location of house in Relationship to
property lines only allows for 1 section of the
property for the storage of his boat

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

Response: It will not give the owner special
privileges



Item No.4.

40'

X,Y

52.6'

067M-1-35-
275.000

Parcel Number: 067M-1-35-275.000
Owner Name: CROUZET ARNAUD
ETAL
Owner Address: 5509 CARTIS HELTON
PL
Owner City, State ZIP: GRANITE
FALLS, NC 28630
Physical Address: 842 KIPONA CT
Improvement Type: RES
Year Built: 2017
Base Area: 1598
Adjusted Area: 1892
Actual Total Value: 154382
Taxable Total Value: 0
Estimated Tax: 1637.47
Homestead Exemption: Yes
Deed Book: 2017
Deed Page: 9095
Legal Description 1: 61 BLK 6 UN 6
DIAMONDHEAD PHAS

Close Export

2024 12030
Recorded in the Above
Deed Book & Page
08-20-2024 10:42:26 AM
Tiffany L Cowman
Hancock County

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

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

Grantors:
Arnaud Crouzet
Chelsea Crouzet
5509 Cartis Helton Place
Granite Falls, NC 28630
(817) 881-0016

Grantees:
Jessie E. Bryant
Tammy R. Bryant
842 Kipona Court
Diamondhead, MS 39525
(228) 342-5500

File No. F241283N

INDEXING INSTRUCTIONS: Lot 61, Blk 6, Diamondhead, Unit 6, Ph 2, 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, we, **Arnaud Crouzet and Chelsea Crouzet**, do hereby sell, convey and warrant unto **Jessie E. Bryant and Tammy R. Bryant**, 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 61, Block 6, Diamondhead, Unit 6, Phase 2, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi, in Plat Book 4, at Page 37.

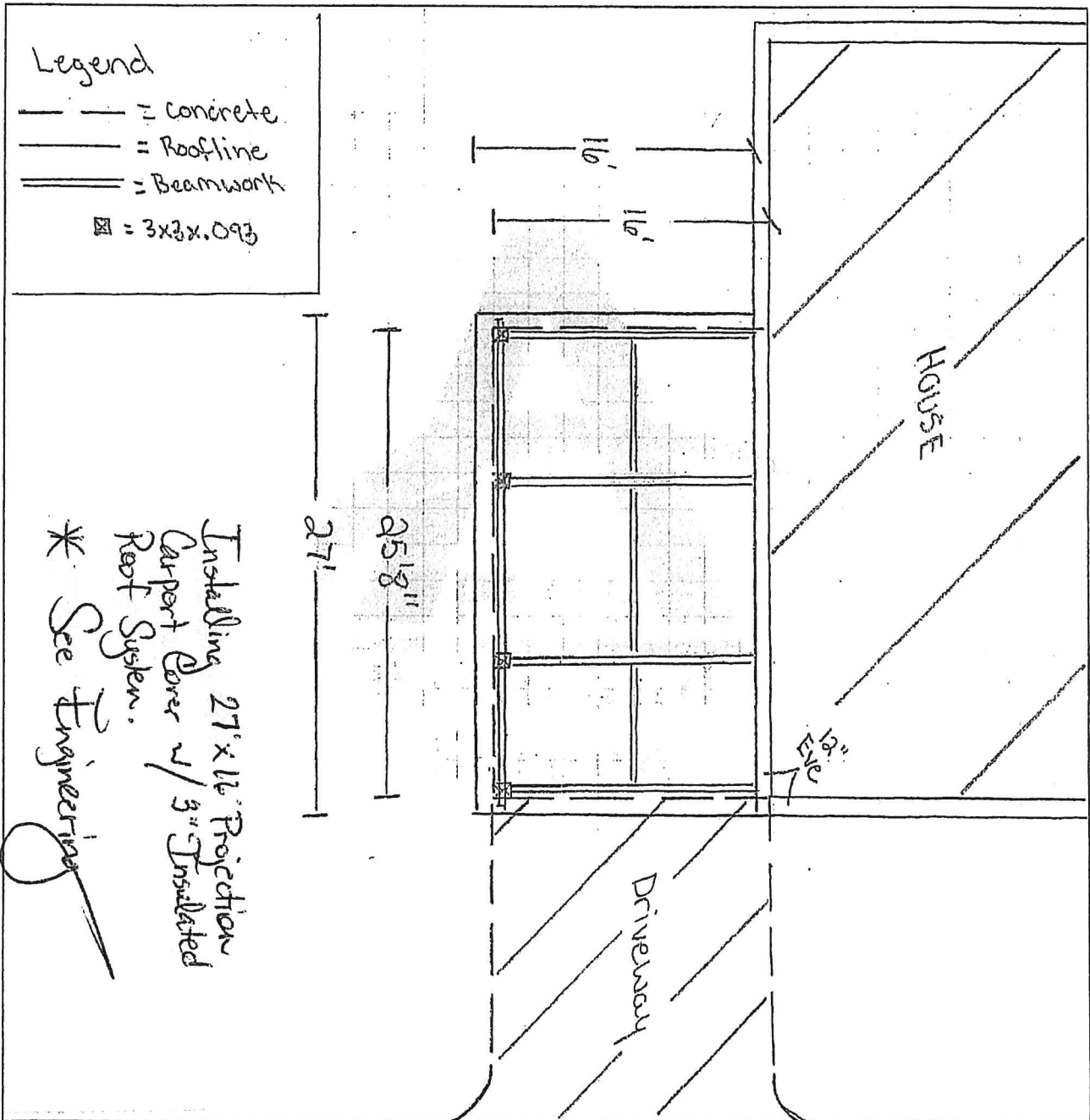
This being the same property as that conveyed to Arnaud Crouzet and Chelsea Crouzet, by instrument recorded in Deed Book 2017, Page 9095, Land Deed Records of Hancock County, Mississippi.

Gulfport (228) 863-9919
Hattiesburg (601) 583-4370
Mobile (251) 633-8694
Louisiana (985) 400-2100



www.apluspatioandscreens.com

Dwight Blythe, Owner
22530 US 49 N.
Saucier, MS 39574
MS. LIC # R21972
LA. LIC # 890002
Licensed & Insured

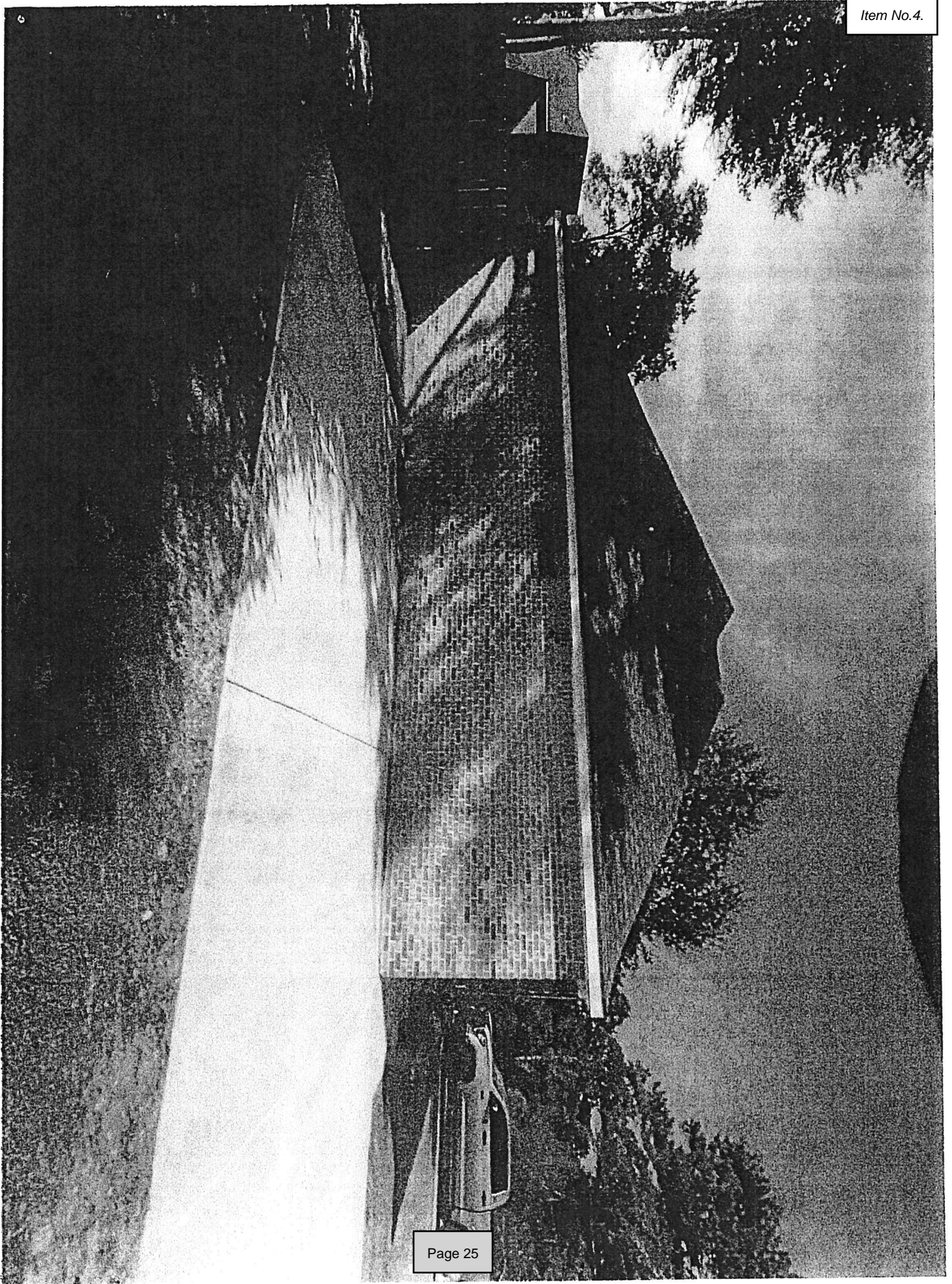


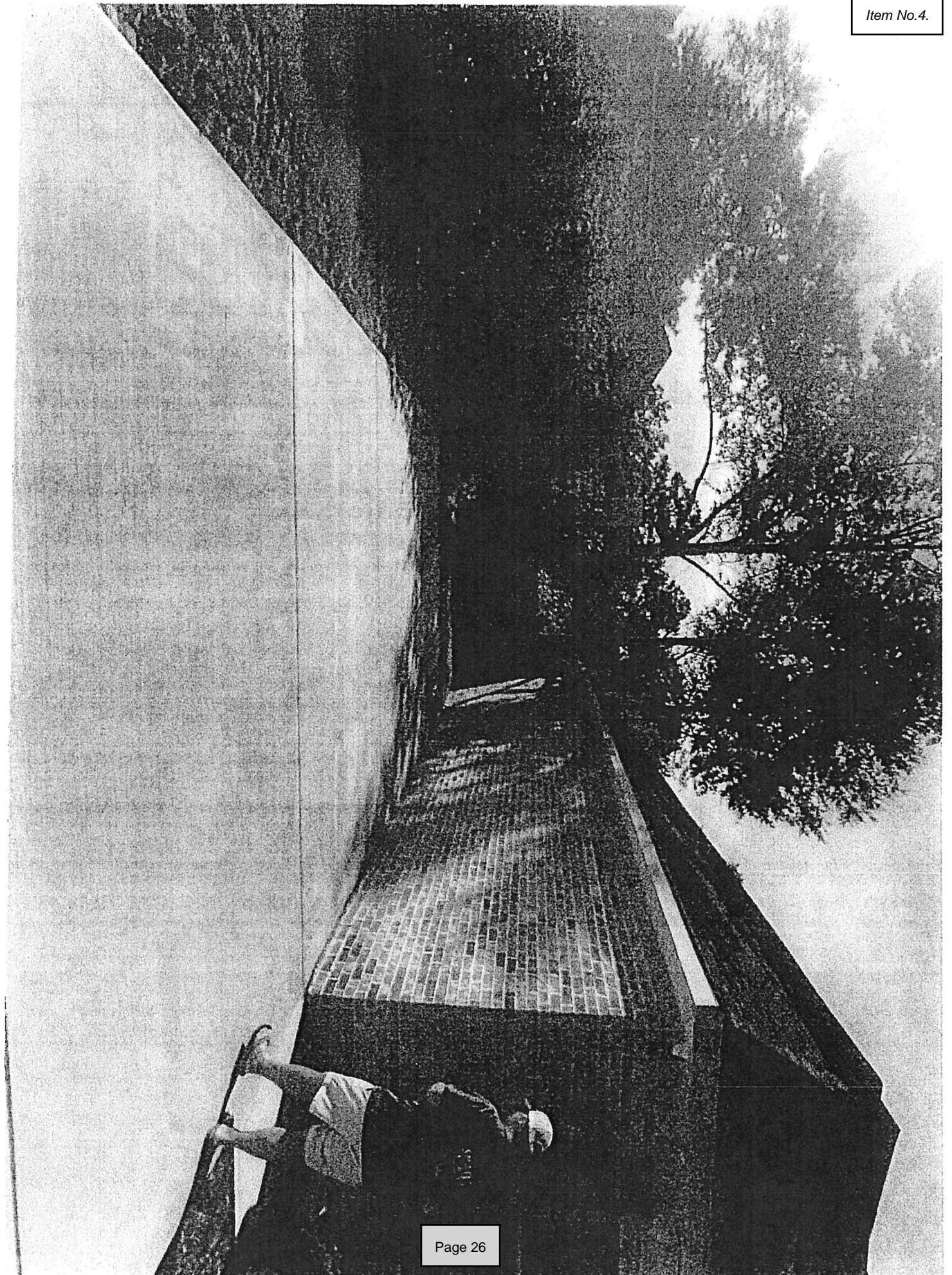
Job Type: 3" Insulated Carport Cover

Customer Name: Jessie Bryant (228) 342-5500

Address: 842 Kipona Ct, Oceanhead, MS 39525

(12,580.00) JW





4.3.10 Fences.

f) Requirements

iv. No fence shall exceed six (6) feet in height measured from the finished grade of the lot or property upon which the fence is being erected except as otherwise provided for in this Article. Residential Districts abutting Commercial Districts or the I-10 walking trail shall not exceed eight (8) feet in height for the section of the fence abutting the above. Moveable screening devices utilized to comply with the parking or storage regulations of this ordinance shall not be considered a fence for the purpose of these height restrictions.

shall meet the required setbacks of the primary structure.

- vi. **Types of Materials:** To insure architectural compatibility, building design shall be in keeping with the design patterns and architectural features consistent with the primary structure.
- vii. **Number of structures:** There shall only be one accessory structure on a property.
- c) **Aircraft Hangers.** Where permitted, residential accessory buildings, structures, or uses shall be subject to the following conditions:
 - i. Aircraft hangars and airplane storage areas shall be allowed as an accessory use upon any residential lot which is adjacent to and has direct access for aircraft to taxi to the Diamondhead Airport.
 - ii. Aircraft hangars and airplane storage areas shall not be limited in size, provided the structure is used exclusively and is sized only for the storage of an airplane.

4.3.8 Playground equipment. Where permitted, playground equipment shall be subject to the following conditions:

- i. Equipment shall be permanently affixed to the ground.
- ii. Equipment shall be placed in a rear yard only.

4.3.9 Garage and Yard Sales. Where permitted, garage and yard sales shall be subject to the following conditions:

- i. Limited to two per year per property.
- ii. Each sale shall not exceed three consecutive days.
- iii. A garage or yard sale permit shall be required and displayed conspicuously on the subject site so as to be visible from a public street.
- iv. Advertising signs shall be subject to Article 8. Such signs may be placed adjacent to public the rights-of-way, subject to the approval of the property owner. Signs may be displayed a maximum of three days.

4.3.10 Fences. Where permitted, fences shall be subject to the following conditions:

- a) It shall be unlawful for any person to erect, construct, enlarge, alter, repair, replace, remove or demolish any fence (except for maintenance purposes) regulated by this code without first obtaining a permit from the Development Coordinator. Application shall be made on a form furnished by the Development Coordinator.
- b) **Plans and specifications.** Three sets of plans and such other data as deemed necessary by the Development Coordinator shall be submitted with each permit application, drawn to scale, and to include:
 - i. Building locations and area to be fenced,
 - ii. Height of fence,
 - iii. Type of materials to be used,
 - iv. Zoning classification,
 - v. Street intersection visibility range when applicable.
- c) **Permit Issuance.** A completed application shall be reviewed by the Development Coordinator. If the work described in an application conform to the requirements of this section the permit shall be issued. An approved application may not be changed, modified, or altered without authorization from the Development Coordinator, and all work shall be done in accordance with the approved plans.
- d) **Expiration.** Every permit issued by the Development Coordinator under the provisions of this Article shall expire by limitation and become null and void if the authorized work is not commenced within 60 days from the date of permitting, or if the authorized work is not completed, or is abandoned for a period of 60 days. Before the work can be recommenced, a new permit shall be first obtained and the fee shall be one half the amount required for a new permit for such work, provided the elapsed time does not exceed 180 days in which case the permittee shall pay a new full permit fee in order to renew the permit.
- e) **Permit Fees.** The fee for each permit shall be established by the City of Diamondhead. All permit fees (building, electrical, mechanical and plumbing) shall be waived for the repair, partial and/or complete reconstruction of a structure

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ARTICLE 4 - USES AND USE CONDITIONS

due to damages from all natural disasters i.e. tropical storms, hurricanes, tornadoes, flooding and fire. The fees shall be waived no longer than 6 months from the date of the event.

f) Requirements.

- i. Fences constructed on any lot, and specifically corner lots, will be subject to, and shall conform to the visibility range requirements of this code. An additional clear zone may be required by the Development Coordinator.
- ii. No fence, guy wire, brace or post shall be constructed upon or extend over property that the City has control over, owns or has an easement over or under, except upon:
 - a. Underground drainage easements that contain non-pressurized storm sewer pipes if written permission is granted by all users.
 - b. Underground sanitary sewer easements that contain non-pressurized pipes if written permission is granted by all users.
 - c. Utility easements if written permission is granted by all users.
- iii. No drainage easement, public or private, shall be fenced or obstructed in any manner, without prior written permission by all users. A gate shall be constructed in a fence along easements to allow ingress and egress for maintenance. If fences, landscaping material, and other appurtenances installed by the property owner in the easement must be removed by the city to service the drainage system, the cost of removal and/or replacement shall be the responsibility of the property owner.
- iv. No fence shall exceed six (6) feet in height measured from the finished grade of the lot or property upon which the fence is being erected except as otherwise provided for in this Article. Moveable screening devices utilized to comply with the parking or storage regulations of this ordinance shall not be considered a fence for the purpose of these height restrictions.
- v. No fence erected within the City limits shall be electrically charged in any

manner, without prior written permission by the City Council.

- vi. No fence shall be constructed of barbed wire or other sharp, pointed material except on property utilized for agricultural purposes and is five acres or greater in size.
- vii. All fences shall have a minimum of one gate for emergency ingress and egress. The minimum width of such gate shall be three feet. A driveway approach shall be required for all vehicle gates.
- viii. In C-1, C-2, T, and I zoning districts, fences shall not exceed six feet in height, unless otherwise permitted by this ordinance, and may be constructed with angle arms at the top and such angle arms may be armed with barbed wire. Such arms shall not extend over public property, city, county, or state rights-of-way, easements or adjacent private property.
- ix. In the Public Facilities and Recreation (PFR) zoning district, fences shall not exceed six feet in height unless otherwise permitted by the Development Coordinator to meet the recreational needs and standards and for public safety concerns in parks which chain link may be utilized as the fence material.
- x. Construction material may be wood, vinyl, masonry, or other approved material except in the case where a screening device is required.
- xi. Chain-link shall not be used in areas that are zoned residential.
- xii. The finished side of the fence shall display toward the outside of the lot being fenced. All exposed structural members and cross bracing shall display internally on the lot being fenced.
- xiii. No fence shall be constructed in the required front yard building setback area of R-1, R-2, R-3, R-4, MH, C-1, C-2, T, I, PR, or PFR zoning districts. In the situation of a corner lot, each street-side frontage shall be considered as a front yard. In the case of the primary structure being set back further than the required front yard setback, no fence shall be constructed closer to the street than the building façade.

10/28/25 P+2 minutes

Item No.5.

2. Robert Shiyou has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a covered patio addition within 11 feet of the rear yard property line. The address is 784 Maui Circle. Tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The rear yard setback for an addition is 20'. The variance requested is 9'. The Case File Number is 202500630.

Development Coordinator , Pat Rich explained why the Variance was needed. He answered questions.

Robert Shiyou spoke and answered questions from Commissioners.

Commissioner Parrish made a motion, second by Commissioner White, to accept the Variance as petitioned to the City Council.

Motion Passed Unanimously

3. Public hearing on a proposed Text Amendment to the Landscaping Ordinance Article 5.9. The Case File Number is 202500600.

Commissioner Raymond opened the hearing.

No one spoke.

Commissioner Raymond closed the hearing.

Commissioner Peters spoke on inconsistencies, wants to review Ordinances from other cities.

4. Public hearing on a proposed Text Amendment to the Tree Ordinance Article 7.1. The Case File Number is 202500601.

Commissioner Raymond opened the hearing

No one was there to speak.

Commissioner Raymond closed the hearing.

Commissioners had questions on current Tree Ordinance, Tree Species.

5. Public hearing on a proposed Text Amendment to the Fence Ordinance Article 4.3.10. The purpose of the amendment is to allow fences greater than 6 feet in selected areas. The Case File Number is 202500498.

Commissioner Raymond opened the Hearing.

No one spoke.

Commissioner Raymond closed the Hearing.

Development Coordinator, Pat Rich explained 8ft on Mdot and Commercial Properties.

Commissioner Peters asked if Trees could be planted between properties.

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

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

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The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Landscaping Ordinance Article 5.9. The Case File Number is 202500600.

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The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Fence Ordinance Article 4.3.10. The purpose of the amendment is to allow fences greater than 6' in selected areas. The Case File Number is 202500498.

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, October 26, 2025, 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 J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.

The Sea Coast Echo

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

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

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

On the 9 day of October 2025

On the _____ day of _____ 2025

On the _____ day of _____ 2025

On the _____ day of _____ 2025

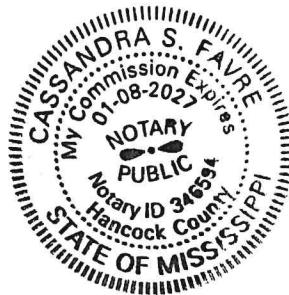
Cent Ben

Publisher

Sworn to and subscribed before me a NOTARY PUBLIC

Cassandra S. Favre

This 9 day of October 2025



(seal)

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

DIAMONDHEAD, MS

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PUBLISH DATE: 10/9/25

4.3.10 Fences.

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2026

PLANNING & ZONING COMMISSION

CITY OF DIAMONDHEAD

ALL MEETINGS BEGIN AT 6:00 P.M. CST

<u>MEETING DATE</u>	<u>*APPLICATION DEADLINE</u>
January 27	December 23, 2026
February 24	January 30
March 24	February 20
April 28	March 27
May 26	April 24
June 23	May 22
July 28	June 26
August 25	July 24
September 22	August 21
October 27	September 25
November 10	October 2
December 8	November 6

* APPLICATION DEADLINE IS SUBMISSION OF THE COMPLETE APPLICATION TO BE HEARD AT THE FOLLOWING MONTH'S COMMISSION MEETING. DEADLINE FOR SUBMISSION IS 5:00 P.M. CST ON THE DATE SPECIFIED ABOVE.