



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

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, May 26, 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 April 28, 2026 minutes.

Architectural Review

New Business

3. The City of Diamondhead represented by Beau King, Building Official, has filed an application requesting a text amendment to Article 3.4.12 of the Zoning Ordinance to allow Aloha District Mixed Use in the C-1 Zoning District.
4. Craig McElveen has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 0' of a rear property line. The property address is 87134 Highpoint Drive. The tax parcel number is 067L-0-35-012.013. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 10'. The Case File Number is 202600298.
5. Greg Grassel has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow a second accessory structure within 16" of a side property line. The property address is 7828 Alawai Avenue. The tax parcel number is 067Q-0-36-221.000. The property is in a R-6 zoning district. One accessory structure per residence is allowed. The setback for an accessory structure from the side property line is 5'. The variance requested is a second accessory structure 3'-8" from side property line. The Case File Number is 202600301.
6. Raymond Edwards has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 0' of a rear property line adjoining the golf course. The property address is 8932 Anahola Place. The tax parcel number is 067J-3-36-150.000. The property is in a R-

6 zoning district. The setback for a fence from the rear property line adjoining the golf course is 10'. The variance requested is 10'. The Case File Number is 202600339.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

7. The next City Council meeting is Tuesday, June 2, 2026

The next Planning Commission meeting is Tuesday, June 23 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, April 28, 2026
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Commissioner Raymond called the meeting to order at 6:02 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.

Commissioners Peters read the Statement of Purpose.

Pledge of Allegiance

Commissioner Raymond led The Pledge of Allegiance.

Roll Call

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

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

Confirmation or Adjustments to Agenda

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

Motion Passed Unanimously

Approval of Minutes

1. Approval of March 24, 2026 minutes.

Motion was made by Commissioner White, second by Commissioner Parrish to accept the Minutes of March 24, 2026 as presented.

Motion Passed Unanimously

Architectural Review

None

New Business

2. Public Hearing on a proposed text amendment to the Zoning Ordinance Articles 3, 4, and 5 to allow Aloha District Mixed Use, Live-Make, and Townhome Uses in the C-1 District.

Commissioner Raymond opened the Hearing at 6:03 p.m.

Bob Barber joined the meeting by Teleconference. He spoke about The Aloha District allowing Mix Use, Townhouses ,and Live-Make uses in C-1 Districts. He also spoke on it being a walkable environment.

Commissioner Raymond asked for Public Comments, there were none. Commissioner Raymond closed the meeting at 6:18 p.m.

3. SELA Construction, LLC, on behalf of John Kirschenbaum, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 17' of a rear property line. The property address is 557 Golf Club Drive. The tax parcel number is 131C-2-13-092.000. The property is in a R-10 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 3'. The Case File Number is 202600241.

Development Coordinator, Beau King spoke to Commissioners and explained the Variance.

Trey Giarusso representing Sela Construction was at the meeting .

Development Coordinator , Beau King spoke to Commissioners about the Variance. He also read the Staff's recommendation to approve the Variance.

Commissioner Raymond asked for Public Comments. There were none.

Motion was made by Commissioner Parrish, second by Commissioner Lawson to accept the recommendation of the Staff ,and approve to the city Council.

Motion Passed Unanimously

4. Doug Parker has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 8' of a rear property line. The property address is 85007 Diamondhead Lakes Boulevard. The tax parcel number is 067M-2-35-032.000. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 2'. The Case File Number is 202600240.

Development Coordinator, Beau King spoke to Commissioners and answered questions about the Variance.

Josh DeSalvo representing Gulf Coast Pools showed the Commissioner a larger set of prints .

Commissioner Raymond asked for Public Comments. there were none.

Development Coordinator. Beau King , read the staff report recommending approving the Variance.

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

Motion Passed Unanimously.

Unfinished Business

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

5. The next City Council meeting is Tuesday, May 5, 2026.

The next Planning and Zoning Commission Meeting is Tuesday, May 26, 2026.

Adjourn or Recess

Motion was made by Commissioner Parrish, second by Commissioner White to adjourn the meeting at 6:33 p.m.

Motion Passed Unanimously

S. Brewer. Chairman
Planning & Zoning

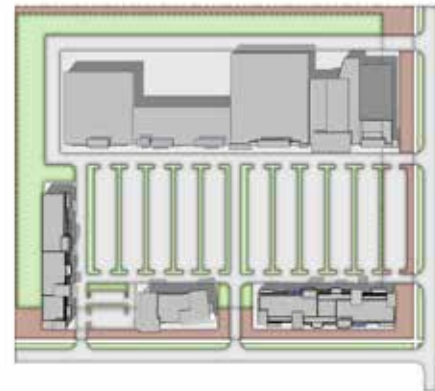
3.4.12 C-1 General Commercial District

The district is intended to implement the Suburban Commercial and Suburban Redevelopment set out in Envision Diamondhead 2040 Comprehensive Plan. The district is designed to provide for the retail and personal service needs at a community level scale as well as those traveling to and through Diamondhead.

1. Lot Standards and Buildable Area ¹	
Minimum Lot Size	none
Minimum Lot Frontage	40'
Lot width at the building line	100'
Front Yard (min/max)	25'/none
Side Yard	5' or 0' when sites are simultaneously developed facade is continuous and
Rear Yard	10'
2. Use and Intensity	
Permitted Primary and Accessory Uses	See Article 4, Table 4.1, Use Matrix
Residential Intensity	n/a
Impervious Surface Ratio	0.75
Floor Area Ratio	None
Maximum Structure Height ^{2,3}	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	See Article 6
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	See Article 5
5. District Exceptions and Notes	
¹ See methods for dimensional measurements	
² See exceptions to height limitations	
³ 50 feet shall be allowed with conditional use approval	
6. Alternative Development Using Aloha District Mixed-Use Provisions	
See Provision on the following page	



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration

a. Alternative Development Using Aloha District Mixed-Use Provisions

- i. Purpose. The purpose of this section is to allow properties within the C-1 General Commercial District to be developed using the standards of the Aloha District, in order to encourage high-quality, mixed-use, and form-based development as a part of the C-1 District.

b. Applicability

- i. Properties zoned C-1 General Commercial may elect to be developed in accordance with the Aloha District Mixed-Use provisions as an alternative to the requirements of the C-1 District.
- ii. The Aloha District Mixed-Use shall remain a separate zoning district, but shall be made available when affirmatively elected by the applicant and approved in accordance with this Section.

c. Election of Standards

- i. An applicant may elect to utilize the Aloha District Mixed Use provisions at the time of application for subdivision, site, or development plan approval
- ii. Any such application shall clearly state and affirm the election to utilize Aloha District Mixed Use standards.
- iii. The application shall include all materials required for development within the Aloha District Mixed Use District, including:
1. Any required regulating plan or site plan
 2. Any required building design and form standards
 3. Any required streetscape and public realm plans

d. Effect of Election

- i. Upon approval, the development shall be governed by the use, form, and design standards of the Aloha District Mixed Use provisions.
- ii. The underlying C-1 General Commercial zoning designation shall remain in place but shall not apply to those aspects of development regulated by the Aloha District Mixed Use standards.
- iii. Where conflicts exist, the Aloha District Mixed Use standards shall control.

e. Relationship to C-1 and Other Regulations

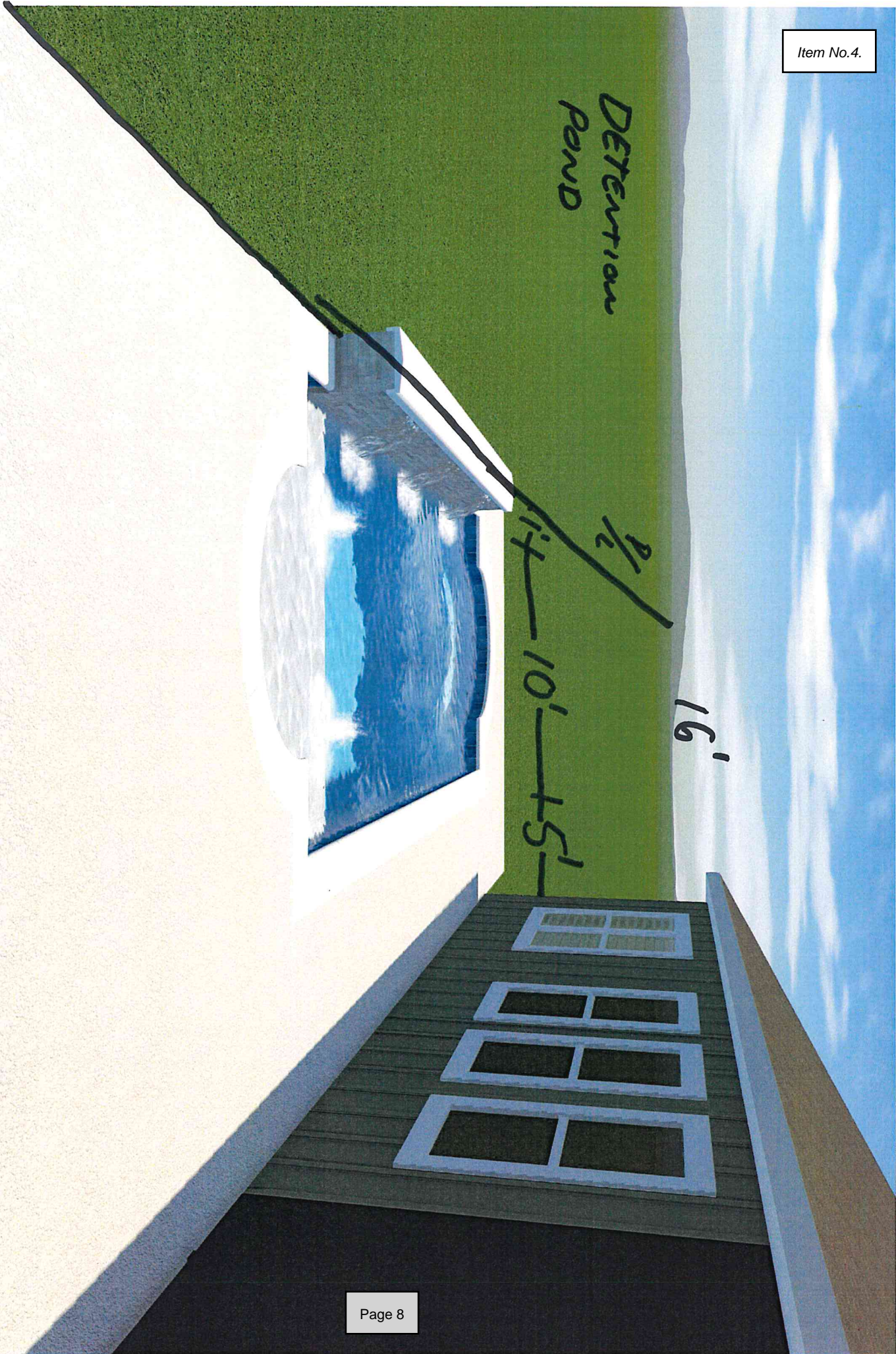
- i. The Aloha District Mixed Use provisions shall replace the following for developments approved under this Section:
1. Permitted and conditional uses
 2. iDimensional standards
 3. Building form and design standards
 4. Streetscape and frontage standards
- v. Standards not addressed by the Aloha District Mixed Use provisions shall default to the requirements of the C-1 General Commercial District and any other applicable provisions of this Ordinance.

f. Approval and Vesting

- i. Approval of a development under this Section shall establish the Aloha District Mixed Use standards as the governing regulations for the subject property.
- ii. All subsequent development shall be consistent with the approved plans and Aloha District Mixed Use standards.
- iii. Modifications shall be reviewed for consistency with the approved development.

g. Continuation and Reversion

- i. Once a property has been approved for development under this Section, the Aloha District Mixed Use standards shall continue to govern the property.
- ii. The property shall not revert to the standard C-1 General Commercial standards except through an amendment to the Official Zoning Map in accordance with the rezoning procedures of this Ordinance.



Item No.4.



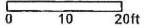
 x,y

067L-0-35-012.013

Parcel Number: 067L-0-35-012.013
 Owner Name: MCELVEEN CRAIG S ETUX
 Owner Address: 87134 HIGHPOINT DR
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 87134 HIGHPOINT DR
 Improvement Type: RES
 Year Built: 2024
 Base Area: 1597
 Adjusted Area: 1922
 Actual Total Value: 182767
 Taxable Total Value: 0
 Estimated Tax: 3440.58
 Homestead Exemption: No
 Deed Book: 2024
 Deed Page: 4872
 Legal Description 1: 7 THE PRESERVE S/D PH 1
 Legal Description 2:

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May 11, 2026 at 9:44 AM
87132 Highpoint Dr
Diamondhead MS 39525



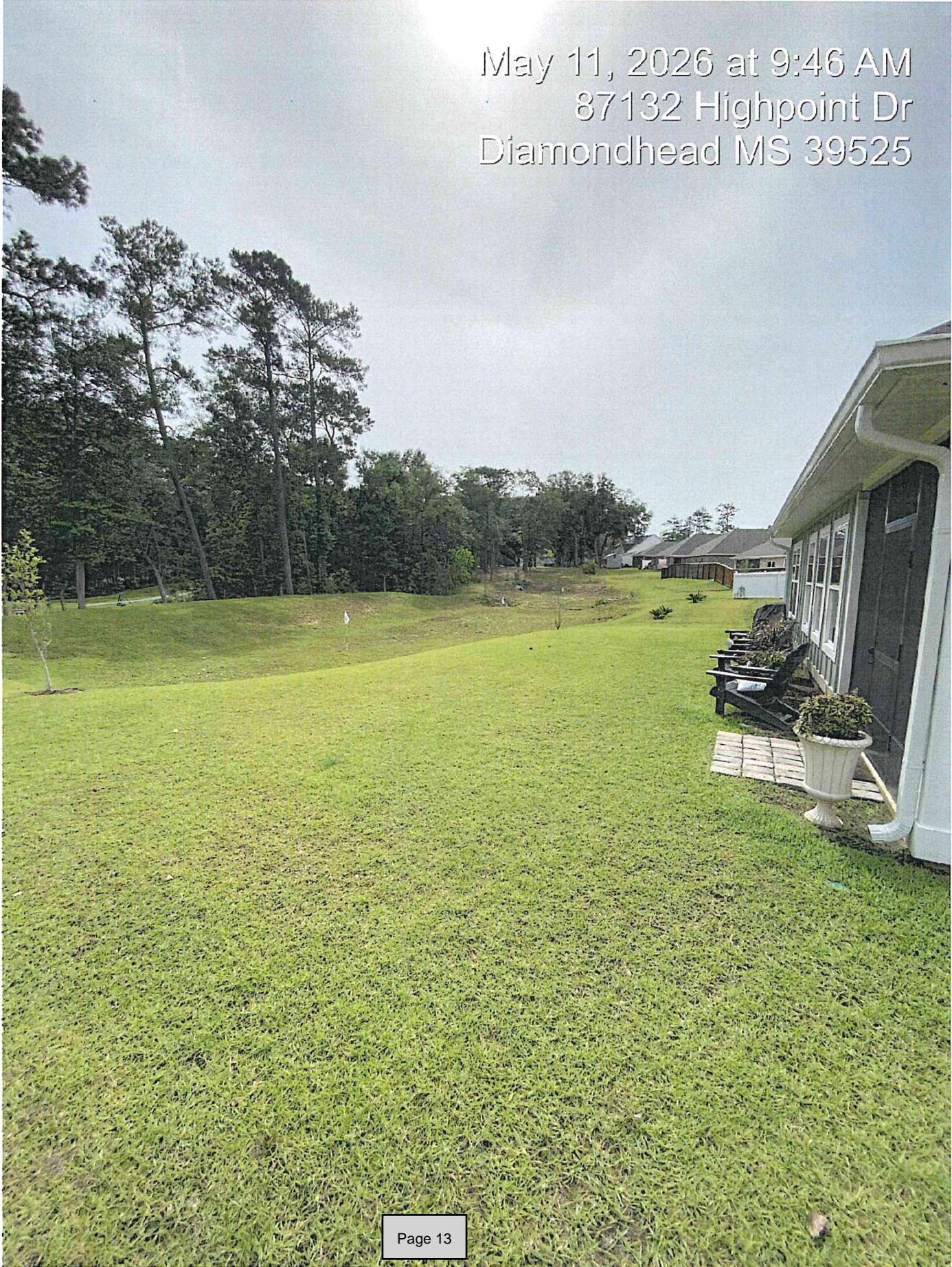
May 11, 2026 at 9:46 AM
87132 Highpoint Dr
Diamondhead MS 39525



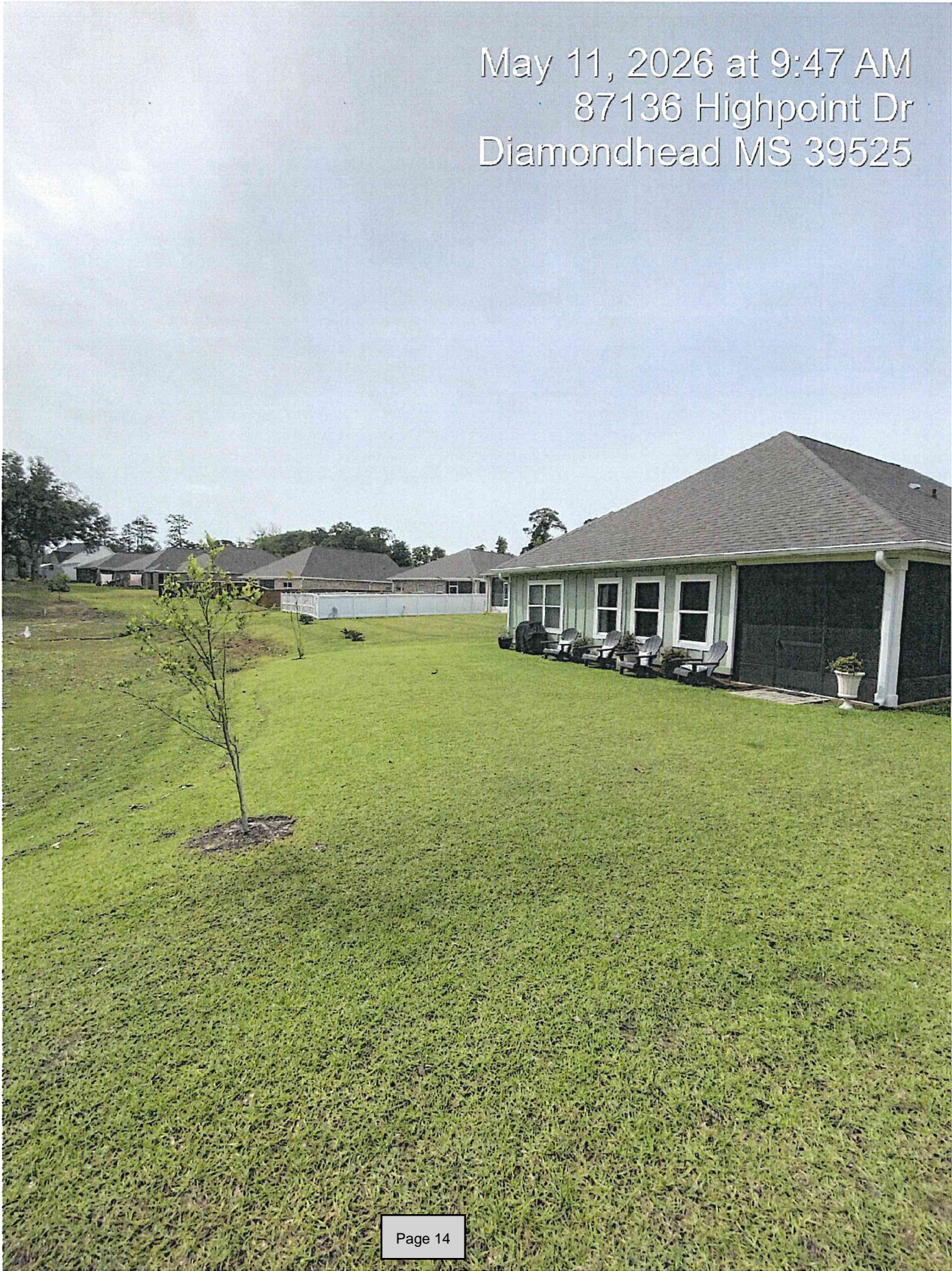
May 11, 2026 at 9:46 AM
87132 Highpoint Dr
Diamondhead MS 39525



May 11, 2026 at 9:46 AM
87132 Highpoint Dr
Diamondhead MS 39525



May 11, 2026 at 9:47 AM
87136 Highpoint Dr
Diamondhead MS 39525



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

Craig McElveen has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 0' of a rear property line.

The property address is 87134 Highpoint Drive. The tax parcel number is 067L-0-35-012.013. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 10'. The Case File Number is 202600298.

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, May 26, 2026, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

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

The Sea Coast Echo

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

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

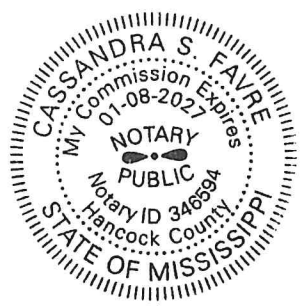
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been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

On the 7 day of May 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026

C. A. King
Publisher

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

This 7 day of May 2026



(seal)

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS
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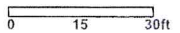


067Q-0-36-221.000

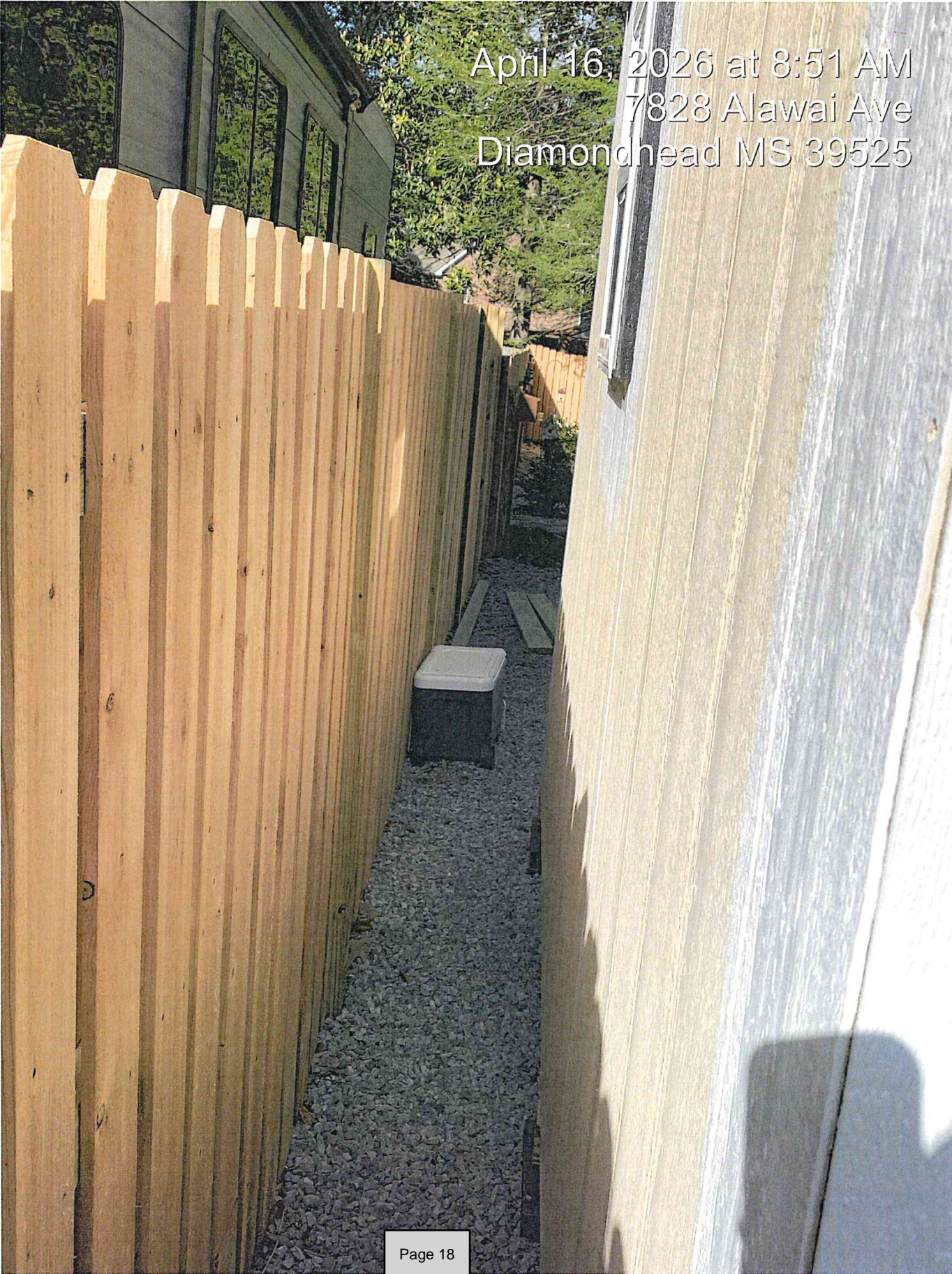
Parcel Number: 067Q-0-36-221.000
 Owner Name: GRASSEL GREG ETAL
 Owner Address: 4901 JAMES DR
 Owner City, State ZIP: METAIRIE, LA 70003
 Physical Address: 7828 ALAWAI AVE
 Improvement Type: RES
 Year Built: 1997
 Base Area: 1925
 Adjusted Area: 2431
 Actual Total Value: 174997
 Taxable Total Value: 0
 Estimated Tax: 3294.38
 Homestead Exemption: No
 Deed Book: 2025
 Deed Page: 1464
 Legal Description 1: 20 BLK 6 UN 3 PH 2 DIAMONDHEAD
 Legal Description 2:
 Legal Description 3:
 Legal Description 4:

Close Export

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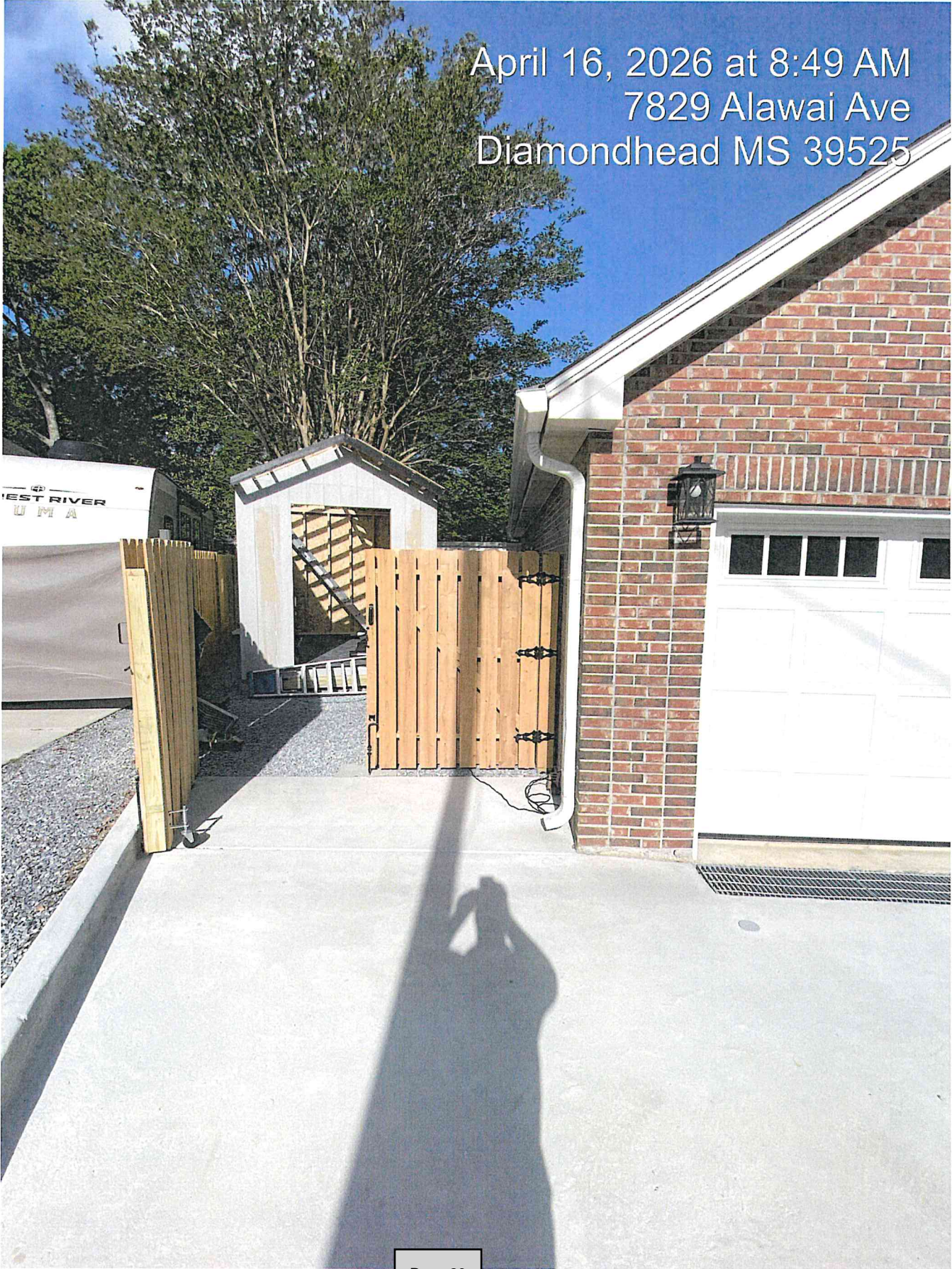


April 16, 2026 at 8:51 AM
7828 Alawai Ave
Diamondhead MS 39525





April 16, 2026 at 8:49 AM
7829 Alawai Ave
Diamondhead MS 39525



May 11, 2026 at 10:19 AM
7828 Alawai Ave
Diamondhead MS 39525



The Sea Coast Echo

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

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

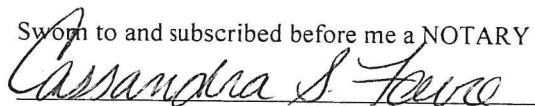
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been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

On the 7 day of May 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026

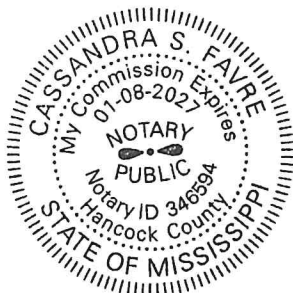


Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 7 day of May 2026



(seal)

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS
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221.000. The property is in a R-6 zoning district. One accessory structure per residence is allowed. The setback for an accessory structure from the side property line is 5'. The variance requested is a second accessory structure 3'-8" from side property line. The Case File Number is 202600301. 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, May 26, 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: 5/7/26

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PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

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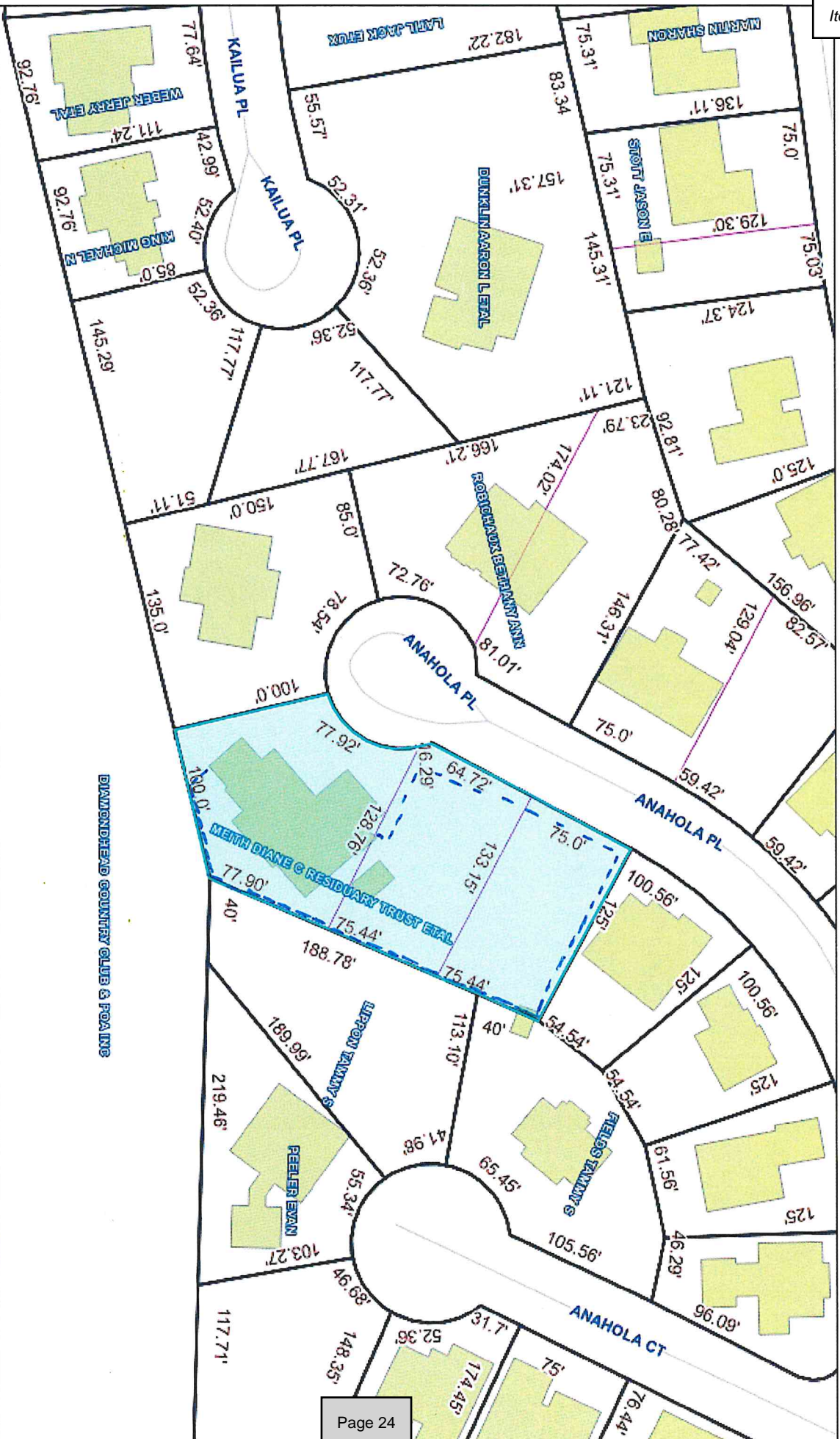
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Geoportal Map



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.

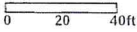


067J-3-36-150.000

Parcel Number: 067J-3-36-150.000
 Owner Name: MEITH DIANE C
 RESIDUARY TRUST ETAL
 Owner Address: 926 CHINQUAPIN PL
 Owner City, State ZIP: HOUSTAN, TX 77094
 Physical Address: 8932 ANAHOLA PLACE
 Improvement Type: RES
 Year Built: 1993
 Base Area: 3586
 Adjusted Area: 5719
 Actual Total Value: 469322
 Taxable Total Value: 0
 Estimated Tax: 8834.95
 Homestead Exemption: No
 Deed Book: 2024
 Deed Page: 15205
 Legal Description 1: 6-7 BLK 5 UN 7A PH 2
 Legal Description 2: DIAMONDHEAD

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May 11, 2026 at 10:34 AM
8930 Anahola Pl
Diamondhead MS 39525





May 11, 2026 at 10:35 AM
Diamondhead MS 39525

