



Commissioner Brewer
Commissioner Lawson
Commissioner Parrish
Commissioner McKnight
Commissioner Raymond
Commissioner Sutherland
Commissioner White

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, September 22, 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 August 25, 2026 minutes.

Architectural Review

New Business

3. Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.
4. Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive. The Case File Number is 202600718.
5. Tara Corp, represented by Jim Grotkowski, and Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use) and ADCC (Aloha District Conventional Commercial). The properties are the Purcell and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-165.000. The Case File Number is 202600721.

- [6.](#) Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use). The physical address is 5310 Noma Drive. The tax parcel number is 132A-2-03-026.003. The Case File Number is 202600597.
- [7.](#) Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to C-1 (General Commercial). The property location is generally described as Purcell properties located north of Noma Drive. The tax parcel number are 132G-0-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

Adjourn or Recess



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

Item No.2.

MINUTES PLANNING AND ZONING COMMISSION

Tuesday, August 25, 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 6:00 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 White read the Statement of Purpose.

Pledge of Allegiance

All Commissioners led the Pledge of Allegiance.

Roll Call

PRESENT

Commissioner William Parrish
Commissioner Kurt Raymond
Commissioner Diana Sutherland
Commissioner Renee Lawson
Commissioner Michael White

ABSENT

Commissioner Gene Peters
Commissioner Scott Brewer

Confirmation or Adjustments to Agenda

Motion made by Commissioner Parrish, Seconded by Commissioner White to confirm agenda.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

Approval of Minutes

1. Approval of July 28, 2026 minutes.

Motion made by Commissioner White, Seconded by Commissioner Sutherland to approve July 28, 2026 minutes.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

Architectural Review

None

New Business

2. Kirk and Darla Hartsell have filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a covered patio within 18' of a rear property line. The property address is 756 Cherryhill Drive. The tax parcel number is 067P-0-35-055.000. 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 2'. The Case File Number is 202600579.

Beau King, Building Official, explained the request and answered questions from Commissioners.

Derek Cusick, City Attorney, explained that questions about the request were received, but no opposition.

Motion made by Commissioner Parrish, Seconded by Commissioner White to accept the recommendation of the Building Official and to approve the recommendation to the City Council.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

3. Greenscape Brothers Inc., represented by Kirk Edrington, on behalf of Nathan Hopper, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a covered patio within 15' of a rear property line. The property address is 646 Apelehama Court. The tax parcel number is 132A-1-03-010.000. 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 5'. The Case File Number is 202600586.

Beau King, Building Official, explained the request and answered questions from Commissioners.

Derek Cusick, City Attorney, explained that questions about the request were received, but no opposition.

Motion made by Commissioner Parrish, Seconded by Commissioner Lawson to accept the recommendation of the Building Official and to approve the recommendation to the City Council.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

4. The City of Diamondhead will hold a public hearing on proposed Text Amendments to the Zoning Ordinance Article 7. The proposed text amendments would be regarding development permits, land clearing, and trees. The Case File Number is 202600595.

Commissioner Raymond opened the public hearing at 6:10 p.m.

No public comments were received and the public hearing was closed at 6:10 p.m.

Beau King, Building Official, explained possible text amendments to tree replacement and permit expirations.

Commissioner Parrish asked questions about penalties and timelines of permits.

Commissioner Lawson asked about permit requirements for utility construction.

Derek Cusick, City Attorney, answered the commissioners questions.

No action taken.

5. Discussion of potential future rezoning.

Derek Cusick, City Attorney, explained potential future rezonings that will be on the agenda of the September Planning and Zoning Commission Meeting.

No action taken.

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

6. The next City Council meeting is Tuesday, September 1, 2026

The next Planning Commission meeting is Tuesday, September 22, 2026.

Adjourn or Recess

Motion made by Commissioner Parrish, Seconded by Commissioner Lawson to adjourn the meeting at 6:25 p.m..

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

HOUSE SIZE 2,583 SQFT
ACCESSORY ST. MAX 775 (30%)
SQFT

Item No.3.

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202100068

Date 8/18/20

Applicant: Steven Ricks

Applicant's Address: 7440 Mahalo Hui Dr, Diamondhead, MS 39525

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) N/A (Work) N/A (Cell) [REDACTED]

Property Owner: Steven and Sandra Ricks

Owner's Mailing Address: 7440 Mahalo Hui Dr, Diamondhead, MS 39525

Owner's Email Address: [REDACTED]

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

Tax Roll Parcel Number: 067N-2-35-069.000

Physical Street Address: 7440 Mahalo Hui Dr., Diamondhead, MS 39525

Legal Description of Property: S/T/R: 35/72/14W 129-130 BLK 3 UN 10 PH 2 Diamondhead

Zoning District: R-2 Medium Density Single Family (Now E-6)

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) The homeowner is requesting a Variance to Diamondhead City Code of Ordinance, Appendix A, Article 4, Subsection 4.6.5, Par. E (iii) which requires a 20 foot minimum setback for rear yards. Spacial accommodation is required for the addition of an RV/Golf Cart storage building, to match the principal dwelling for positive aesthetic affect.

To accommodate the footprint, and RV storage alignment with the proposed driveway, an 8' setback from the southern- REAR most property line is requested. A Variance is also requested for 58 sq. ft. over requirement of Subsection 4.18 (D)(ii)(d).

HOUSE SIZE 2,585 sq. ft.
 ACCESSORY STRUCTURES
 775 sq. ft. MAX

REQUIRED ITEM A

Property Owner Steven and Sandra Ricks

Street Address 7440 Mahalo Hui Dr., Diamondhead, MS 39525

Statement Describing Variance Request

To accommodate the proposed building footprint, and RV storage space alignment with the proposed additional driveway, an ^{12.5} 8' rear/side yard setback is requested.

12 FT

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: The subject property comprises two consolidated lots situated on the corner of Kome Dr. and Mahalo Hui Dr. The consolidated lots provide sufficient space for the footprint of the proposed building, however the corner lot street-side setbacks limit the building placement. No surrounding property has this configuration.

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: In the property owner's opinion, rear yards for corner properties effectively replace the side yard function due to line-of-sight access to the side street. Consequently the 10' setback, as enjoyed by properties not located on street corners, would be in keeping with the general residential building layout.

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

Response: Diamondhead City Code of Ordinance, Appendix A, Article 4, Subsection 4.6.5, Par. E (iii) requires a 20 foot minimum setback for rear yards, with no distinction for corner lots. The building footprint of 858 sq. ft. is the absolute minimum square footage that would accommodate the anticipated RV size and storage needs.

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

Response: The variances would not provide benefits beyond what is necessary to address unique (such as being a corner lot with consolidated parcels) constraints of the property, ensuring that other owners with comparable circumstances could receive similar consideration in alignment with community standards.

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 SEPT 22, 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

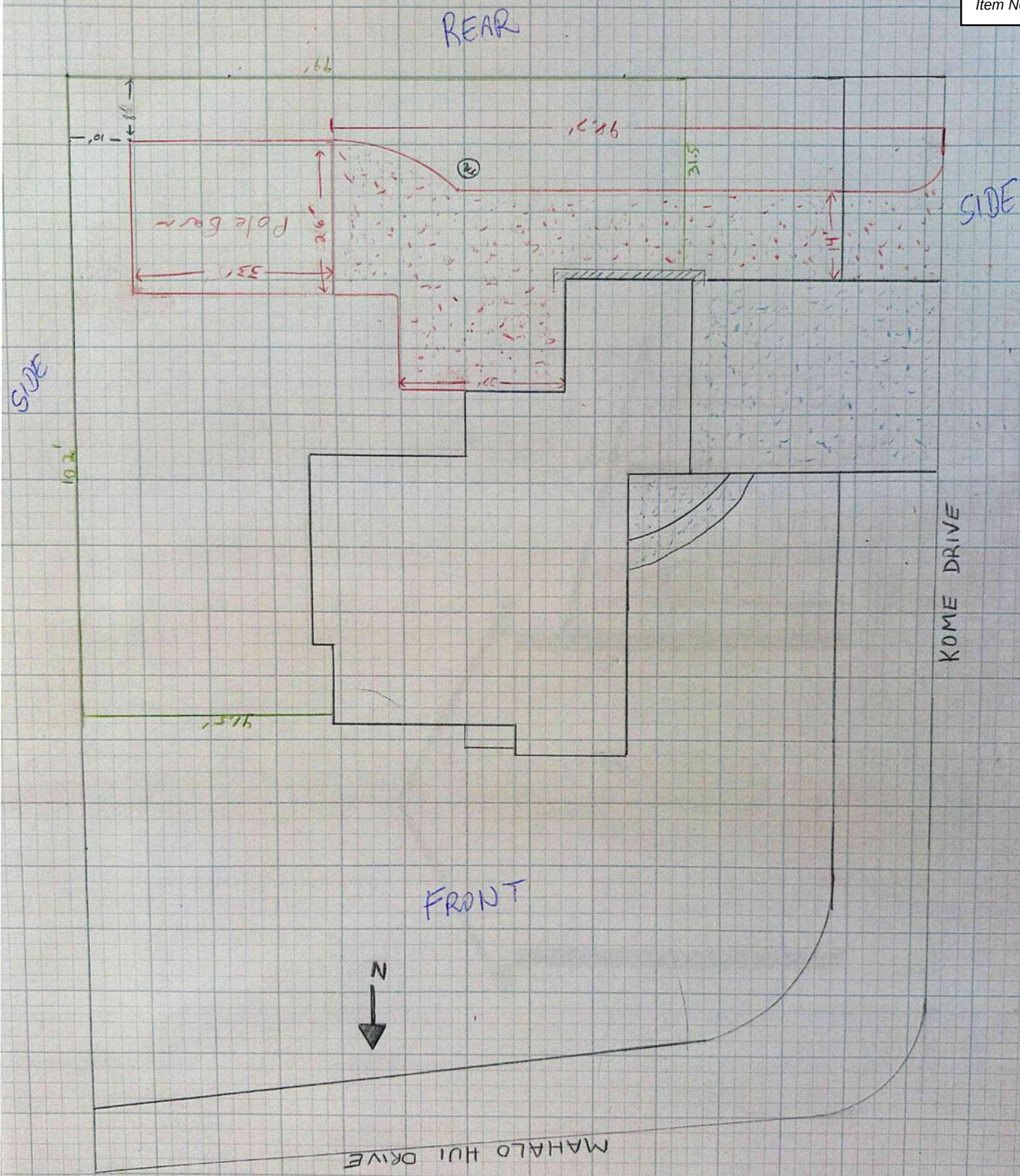


Signature of Property Owner

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 ☐



Scale = 1/32" = 1'

Proposed Driveway, Pole Barn (First Priority)

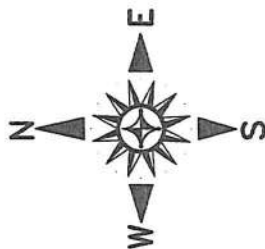
Proposed New Fence (Second Priority)

Proposed Replacement of Existing Driveway

Existing Tree (To Remain)

MAHALO HUI DRIVE

A survey of Lots 129 & 130, Block 3, Unit 10, Diamondhead, Phase 2, City of Diamondhead, Hancock County, Mississippi.



CENTERLINE
 IRON ROD FOUND
 IRON ROD SET
 FENCE CORNER POST
 POWER POLE
 FIRE HYDRANT
 AS PER SURVEY
 AS PER RECORD
 UTILITY EASEMENT
 DRAINAGE EASEMENT
 EDGE OF PAVEMENT
 EOP

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, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.

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

SCALE:	1" = 30'	DATE:	11-24-2025
DRAWING:	WO# 2025-302	CLIENT:	STEVEN RICKS

DRAWN BY: JLC

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

Item No.3.

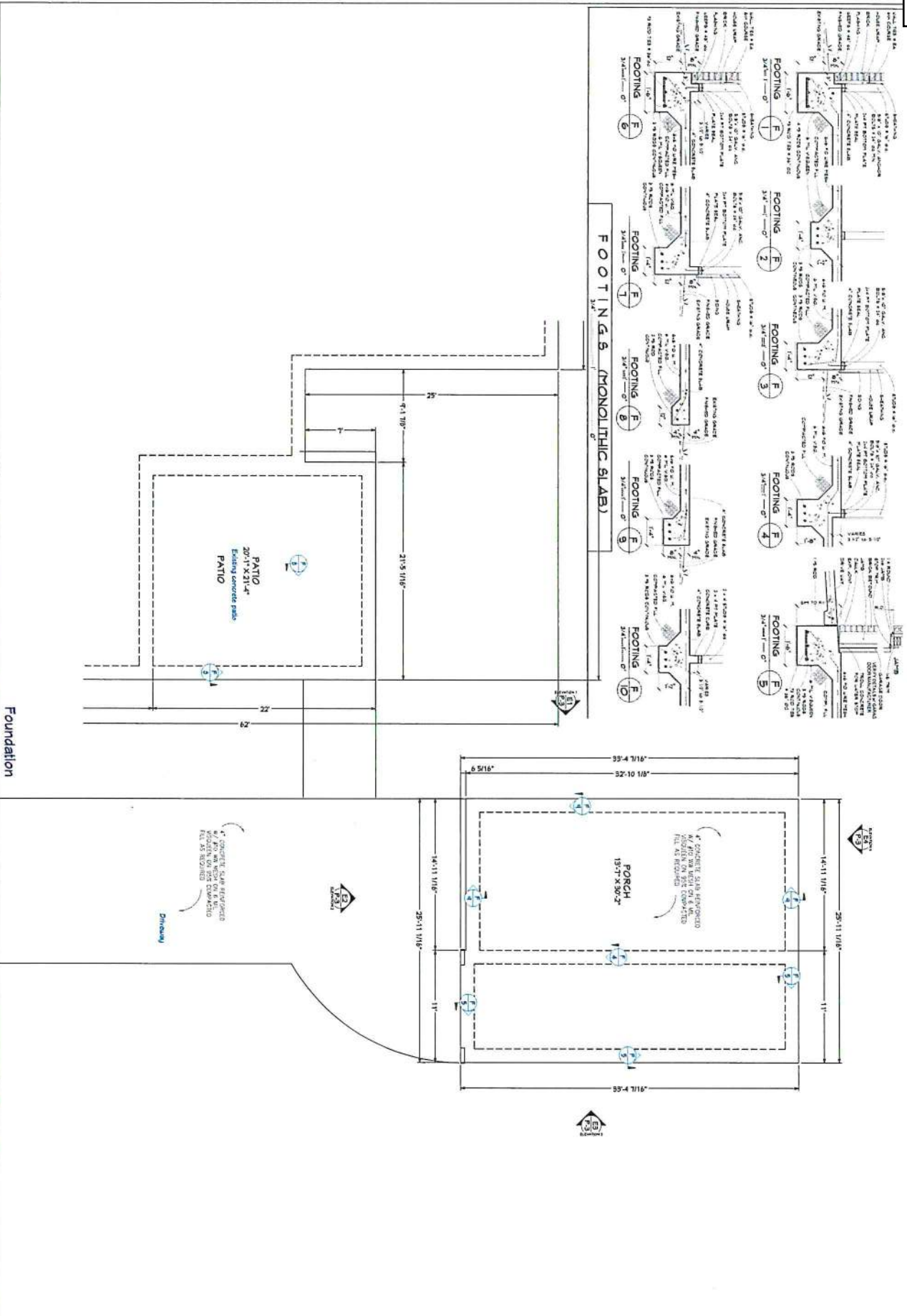
REFERENCES:

- 1) DEED BOOK 2021; PAGE 13290
- 2) PLAT OF UNIT 10; PHASE 2
- 3) HANCOCK COUNTY TAX MAP
- 4) PREVIOUS SURVEY BY DUKE LEVY
WO# 2025-132; DATED 08-19-2025

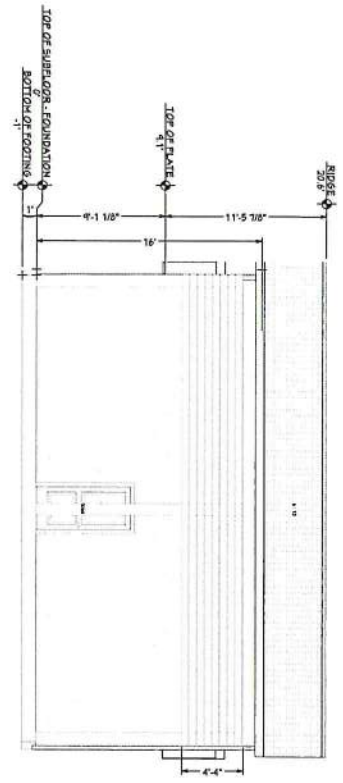
NOTES:

Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, easements, or other matters, any of which may affect the title to the property. No warranty is made, and no responsibility 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.

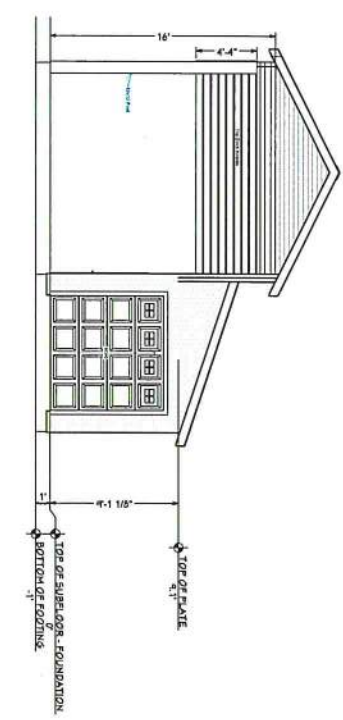




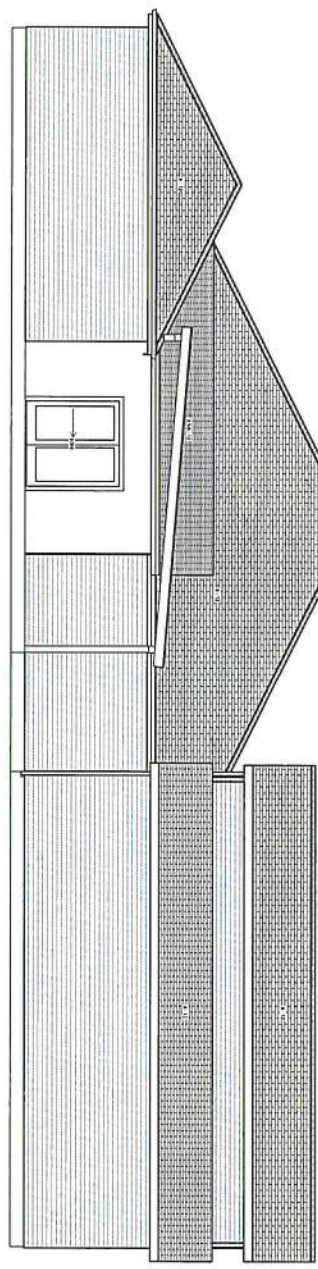




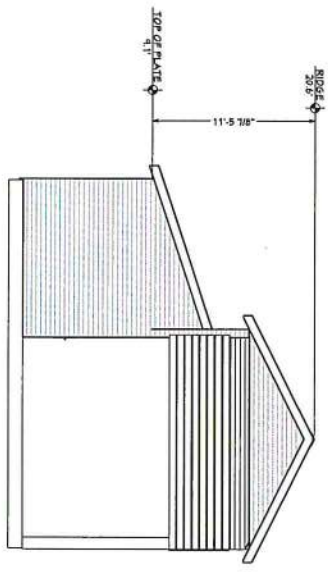
Elevation 1



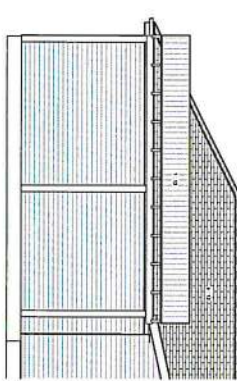
Elevation 2



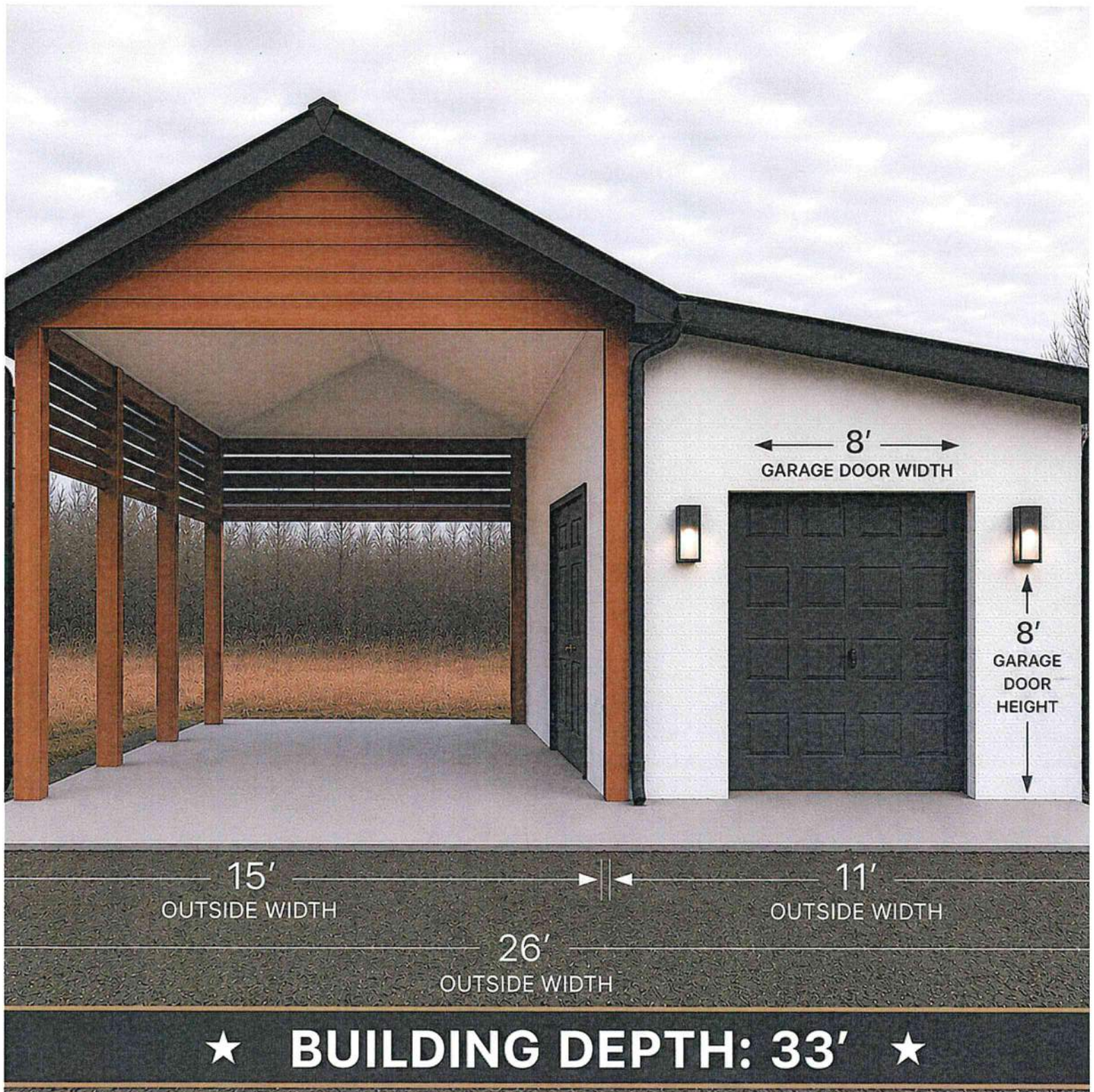
Elevation 3

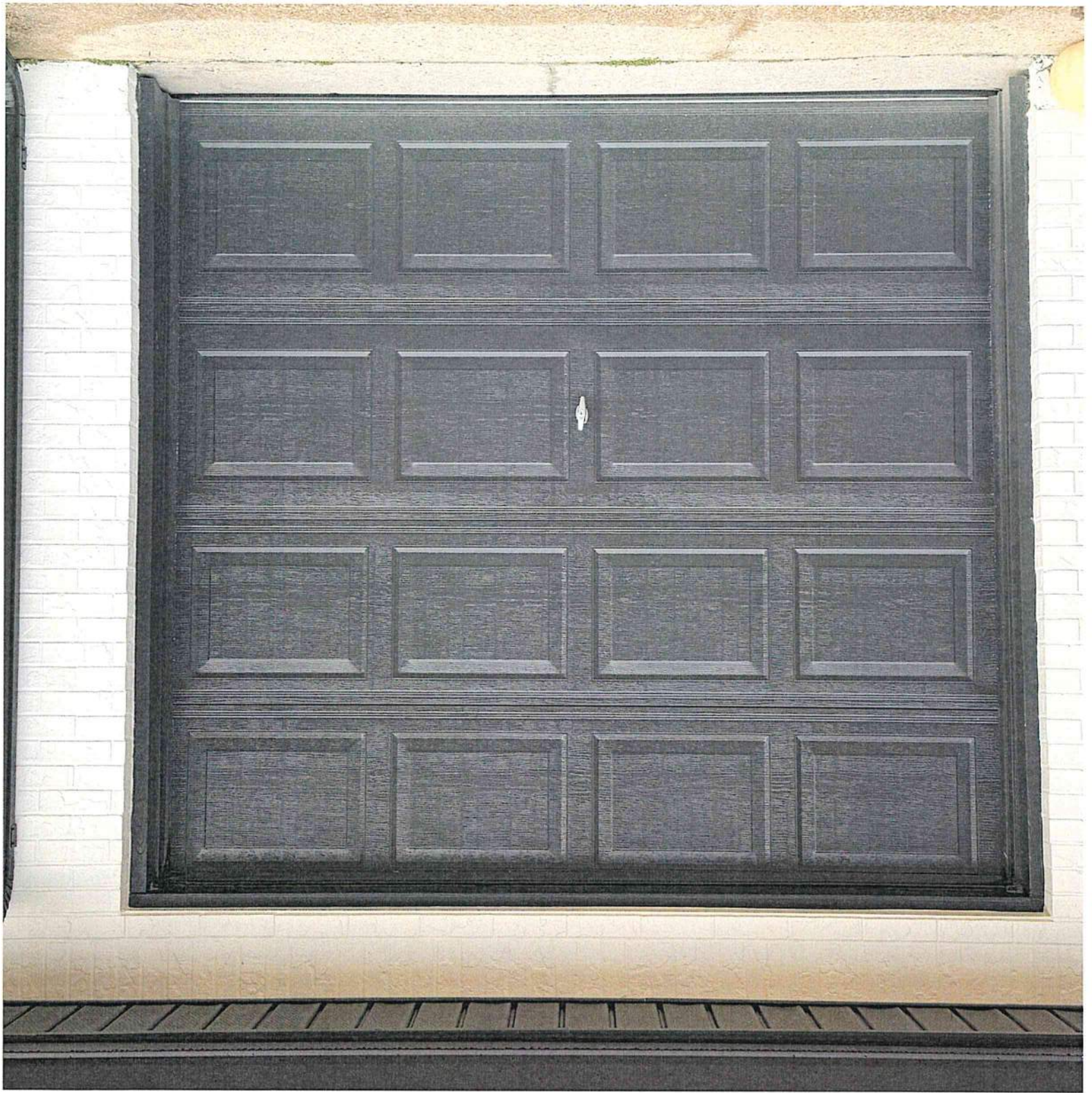


Elevation 4



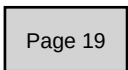






Parcel Ownership Map Section 1





September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

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

Coastal Four Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006 003. The proposed location is Rouses Markets Store #47, 4407 E. Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit in the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on **Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 5' of a rear property line.

The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-009 000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet. The Case File Number is 202600668.

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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Tara Corp, represented by Jim Grotowski, and Parcel Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use) and ADUC (Alpha District Conventional Commercial).

The properties are the Parcel and Tara Corp parcels located on the Park, Tea Extension and on the western side of Nona Drive. The tax parcel numbers are 132E-1-01-020 000 through 132E-1-01-101 000. The Case File Number is 202600721.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

DIAMONDHEAD, MS

Tara Corp, represented by Jim Grotowski, and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use).

The physical address is 1119 Nona Drive. The tax parcel number is 132A-2-01-026 003. The Case File Number is 22260042.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Parcel Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use).

The property location is generally described as Parcel parcel located north of Nona Drive. The tax parcel number is 132E-1-01-021 000, 132E-1-01-022 000. The Case File Number is 202600721.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Diamondhead, Mississippi, is hereby giving notice of a public hearing on the application for a Conditional Use Permit for a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006 003. The proposed location is Rouses Markets Store #47, 4407 E. Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit in the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on **Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**



42 ADDRESSES

Item No.3.

MCDONALD SHELLYE V
645 IONA ST
DIAMONDHEAD, MS 39525

FREE JOSEPH W JR ETAL
644 IONA ST
DIAMONDHEAD, MS 39525

INGRAHAM CHARLES H JR ETUX
7437 MAHALO HUI DRIV
DIAMONDHEAD, MS 39525

VALENTINE DAVID ETAL
646 OLIWA PLACE
DIAMONDHEAD, MS 39525

CRISS KATHLEEN
6414 IONA ST
DIAMONDHEAD, MS 39525

EVANS BARBARA J
7447 MAHALO HUI DR
DIAMONDHEAD, MS 39525

PASTORAL MARIA D ETAL
7425 MAHALO HUI DR
DIAMONDHEAD, MS 39525

LILLEY PHYLLIS REVOCABLE TRUS
7441 MAHALO HUI DR
DIAMONDHEAD, MS 39525

BARRIOS PETER ETAL
16200 WOODLAND TRL
BATON ROUGE, LA 70817

LAFONTAINE RONALD J ETUX
648 OLIWA PL
DIAMONDHEAD, MS 39525

BRELAND DIANE ETAL
642 OLIWA PL
DIAMONDHEAD, MS 39525

BERNARD BOBBY M ETAL
7427 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525

SIERVELD LEONARD R III TRUSTE
6458 KOME DR
DIAMONDHEAD, MS 39525

HATCHETT WILLIAM T ETUX
7431 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525

MILLER DIANNE Y (LIFE ESTATE)
7444 MAHALO HUI DR
DIAMONDHEAD, MS 39525

MAGEE KATHERINE ETAL
6462 KOME DR
DIAMONDHEAD, MS 39525

RAYMOND HOLLY K
756 SPYGLASS CRT
DIAMONDHEAD, MS 39525

HARDY STACY S
648 IONA STREET
DIAMONDHEAD, MS 39525

ESCOBEDO-ALVARADO GONZAL
7446 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525

KULPEKSA JOSEPH M ETAL
1901 MARILYN DR
CARUTHERS, MS 39525

HOLLAND WILLIAM L
7443 MAHALO HUI DR
DIAMONDHEAD, MS 39525

RICKS SANDRA ETAL
7440 MAHALO HUI DR
DIAMONDHEAD, MS 39525

QUIBODEAUX RODERICK L ETAL
6412 KIKO ST
DIAMONDHEAD, MS 39525

CRIMM DOUGLAS W ETAL
647 IONA STREET
DIAMONDHEAD, MS 39525

REIDENAUER ROBERT T ETUX
6438 MAHALO HUI DR
DIAMONDHEAD, MS 39525

HOLMES MICHAEL ETAL
6428 OLIWA PLACE
DIAMONDHEAD, MS 39525

HAYS RALPH E ETAL
7435 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525

WILLIAMS GARRETT W ETAL
5035 DEERFIELD DR
KILN, MS 39556

WORAK ROGER E ETAL
640 OLIWA PL
DIAMONDHEAD, MS 39525

HAPP TESSIE N
6429 KOME DR
DIAMONDHEAD, MS 39525

HERNANDEZ JUAN F ETAL
6464 KOME DR
DIAMONDHEAD, MS 39525

SNYDER SARAH
7445 MAHALO HUI DR
DIAMONDHEAD, MS 39525

GIBBONS JOE P JR ETUX
7439 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525

BEDDOE MARC ETUX
6434 MAHALO HUI DR
DIAMONDHEAD, MS 39525

HYDE SUZETTE ETAL
7430 MAHALO HUI DR
DIAMONDHEAD, MS 39525

CUDNEY SHELLEY L/E
6424 OLIWA PLACE
DIAMONDHEAD, MS 39525

COX JOHN C
6410 IONA ST
DIAMONDHEAD, MS 39525

MALLEY KENT ETUX
644 OLIWA PLACE
DIAMONDHEAD, MS 39525

PULLEN MICHAEL DARREN
6452 KOME DR
DIAMONDHEAD, MS 39525

SAVAGE DONALD R ETAL
642 IONA ST
DIAMONDHEAD, MS 39525

SANDERS JAMES D
649 IONA ST
DIAMONDHEAD, MS 39525

QUEBEDEAUX BARBARA ETAL
7433 MAHALO HUI DRIVE
DIAMONDHEAD, MS 39525



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – 7440 MAHALO HUI DRIVE VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 7440 Mahalo Hui Drive

NATURE OF REQUEST: Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

DATE OF PUBLIC HEARING: September 22, 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 corner lot which requires two front setbacks.*
- 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 have an accessory structure closer than 20' to a rear property line. Variances have been granted for larger structures.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the house orientation on the corner lot.*
- 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. *Setbacks meet the requirement for accessory structures under 15' height. Extra square footage is open construction.*
- 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. *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**

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line.

The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.



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

Item No.4.

APPLICATION FOR CONDITIONAL USE

Case Number: 202600718

Date 9/21/2026

Applicant: Taylor Bourgeois / Coastal Pour Company

Applicant's Address: 4433 Leisure Time Dr Suite D

Applicant's Email Address: [REDACTED]

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

Property Owner: Rouses Markets store #47

Owner's Mailing Address: 4407 East Aloha Drive

Owner's Email Address: [REDACTED]

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

Tax Roll Parcel Number: 131E-1-13-006.003

Physical Street Address: 4407 East Aloha Drive

Legal Description of Property: Supermarket

Zoning District: C-1

State Purpose of Request: to operate its permitted mobile food unit

at Rouses Market located at 4407 East Aloha Drive.

Unit will set up and sell retail food and non-alcoholic

beverages with written permission from Rouses (attached)

REQUIRED ITEMS:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Zoning Administrator may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial processes and the ability of the use to meet performance standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.
- B. Site plans, preliminary building elevation, preliminary improvement plans, additional maps and drawings, all sufficiently dimensioned as required illustrating the following:
 - i. The date, scale, north point, title, name of owner, and name of persons preparing the site plan.
 - ii. The location and dimension of boundary lines, with distances and bearings, easements, and required yards and setbacks, water course drainage features and location and size of existing and proposed street and alleys, 100-year flood plains.
 - iii. The location, height, bulk general appearance and intended use existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 100 feet.
 - iv. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaping areas, utility or service areas, fencing and screening, signs, and lighting.
 - v. A narrative identifying the nature of the operation of proposed use, including but not limited to, hours of operation, type of processes utilized (if any), type of products sold or services offered, etc.
 - vi. The location of watercourses and drainage features.
 - vii. The number of existing and proposed off -street parking and loading spaces, and a calculation of applicable minimum requirements.
 - viii. All proposed site grading and drainage provisions and proposals including contour data at a contour interval sufficient to indicate the topography of the site, but in no case to exceed a two-foot (2') interval, including proposed erosion control measures.
 - ix. A plan showing the Buffer Yards as required in Section 5.4.4.
 - x. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
 - xi. Any applicable fee established by the City Council.
- C. Payment of fee for request: \$100.00 as per Ordinance 2013-032.3

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Conditional Use 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 request 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 to the Planning Commission for review.

The Public Hearing will be held on SEPTEMBER 22ND 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.



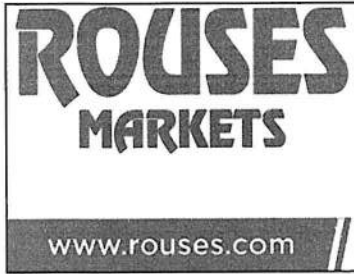
Signature of Applicant

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 ☒



Joel Patterson

Store Director

47-Diamondhead

4407 East Aloha Drive

Diamondhead, MS 39525

P:(228)364-6084



08-31-2026

To: Coastal Pour Company- Taylor Bourgeois

From- Joel Patterson- Rouses Diamondhead

RE: Parking Lot

Greetings Taylor,

This Letter give your permission to set up in our parking lot

We look forward to a community partnership

Joel Patterson- Store Director

Joel Patterson

CONDITIONAL USE SUPPORTING STATEMENT

Coastal Pour Company LLC

Proposed Location: Rouses Market, 4407 East Aloha Drive, Diamondhead, MS 39525

Applicant: Taylor Bourgeois

Date: August 31, 2026

Nature and Purpose of Proposed Use

Coastal Pour Company LLC is requesting conditional use approval to periodically operate its permitted mobile food unit in the parking lot of Rouses Market located at 4407 East Aloha Drive, Diamondhead, Mississippi.

Rouses Market management has granted Coastal Pour Company LLC written permission to operate from the property. A signed authorization letter from the Rouses Market Store Director is included with this application.

The mobile unit will be used for the preparation and retail sale of food and non-alcoholic beverages. The unit is completely mobile and will be removed from the property when not operating unless otherwise permitted.

Coastal Pour Company LLC maintains a separate office and permitted commissary location in Diamondhead. The office and commissary are used for business operations, storage, preparation, cleaning, and other support functions. No retail sales will be conducted from the office or commissary location.

Proposed Operating Location

The proposed operating area is along the southern perimeter of the Rouses Market parking lot, near the southwest corner of the property.

The mobile unit will occupy only a small portion of the existing paved parking area. Its placement will be maintained so that it does not obstruct:

- *Store entrances or exits*
- *Fire lanes or emergency vehicle access*
- *Normal vehicular circulation*
- *Pedestrian access*
- *Accessible parking spaces*
- *Rouses loading or service areas*
- *Existing driveways or entrances to the property*

The exact positioning of the mobile unit may be adjusted within the area authorized by Rouses management when necessary for traffic, safety, parking, or store operations.

Hours and Characteristics of Operation

Operations will occur periodically based upon business demand, weather, events, and authorization from Rouses Market.

The proposed use is a small mobile retail operation and is not expected to generate significant additional traffic beyond the normal commercial traffic already associated with Rouses Market and the surrounding commercial development.

Customers will utilize the existing parking and circulation areas. No dedicated permanent parking spaces, roads, driveways, or loading facilities are proposed.

Site Improvements

No permanent construction or site improvements are proposed as part of this conditional use.

The proposed operation will not require construction of a building, alteration of existing buildings, grading, excavation, modification of drainage, installation of permanent utilities, new roads, new parking areas, fencing, landscaping, or other permanent changes to the property.

Existing grades, drainage, landscaping, lighting, parking, vehicle circulation, pedestrian access, and other site improvements will remain unchanged.

Utilities and Sanitation

The mobile unit is designed and equipped to operate as a self-contained mobile food unit in accordance with applicable health and sanitation requirements.

Food preparation, storage, cleaning, wastewater handling, and other required support activities will be conducted in accordance with applicable Mississippi State Department of Health requirements and through Coastal Pour Company LLC's permitted commissary operations.

No permanent utility connections or modifications to the Rouses property are proposed.

Parking and Traffic

The proposed mobile operation will utilize a limited number of existing parking spaces along the perimeter of the property. Rouses Market contains substantial existing parking associated with the grocery store and surrounding commercial uses. The proposed mobile operation will not alter existing traffic patterns or require construction of additional parking.

The proposed location along the southern perimeter near the southwest corner was selected to minimize interference with customer parking, pedestrian movement, vehicle circulation, deliveries, and normal Rouses Market operations.

Drainage, Grading and Floodplain

No grading, excavation, drainage improvements, or other land disturbance is proposed. The mobile operation will utilize the existing paved parking surface. Existing drainage patterns and facilities will remain unchanged. Because no permanent construction or land disturbance is proposed, no new erosion-control measures or drainage facilities are proposed as part of this request.

Relationship to Surrounding Property

The proposed use will occur within an existing commercial development and is compatible with the commercial nature of Rouses Market and surrounding businesses.

The mobile unit will operate entirely within the existing developed parking area and will not require expansion onto neighboring property or public rights-of-way.

No off-site improvements are proposed.

Site Plan

An aerial site plan is attached showing:

Rouses Market and the existing parking area, East Aloha Drive, Existing access and circulation areas the general area authorized by Rouses Market, The proposed Coastal Pour Company LLC mobile-unit location along the southern perimeter near the southwest corner

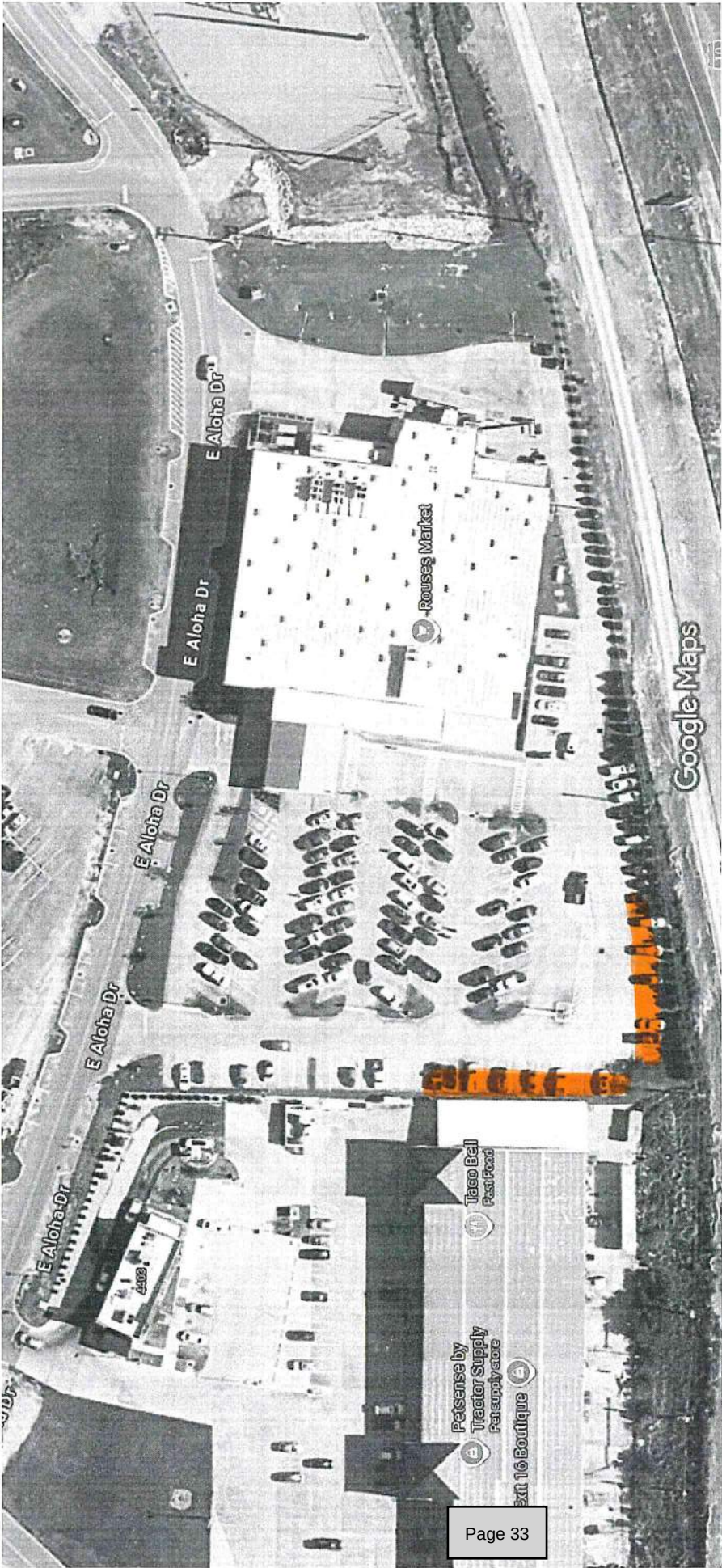
The site plan is intended to illustrate the proposed temporary mobile use of the existing parking area. No permanent structures or site improvements are proposed.

Conclusion

Coastal Pour Company LLC respectfully requests approval of the conditional use to periodically operate its mobile food unit at Rouses Market, 4407 East Aloha Drive, Diamondhead, Mississippi.

The proposed use is temporary and mobile in nature, requires no permanent alteration to the property, and will be operated in a manner intended to minimize impacts on parking, traffic, pedestrian circulation, neighboring properties, and normal Rouses Market operations.

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

Highlighted area is proposed site



Corrective Action Required:

Yes

Item No.4.

Corrections required by (Date)

Food Establishment Inspection Report / PERMIT TO OPERATE

Establishment	Coastal Pour Company	Permit Date	5/6/2026	Time In	4:48 PM
Address	4433 Leisure time dr	City/State	Diamondhead,	Zip	39525
Telephone	228-226-3985			Risk Level	2
License/Permit #	6246411	Permit Holder	Taylor Bourgeois		

Circle designated compliance status (IN, OUT, N/O, N/A) for each numbered item IN = in compliance OUT = not in compliance N/O = not observed N/A = not applicable Mark "X" in appropriate box for COS and R COS = corrected on-site during inspection R = repeat violation

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Risk Factors are food preparation practices and employee behaviors most commonly reported to the Centers for Disease Control and Prevention as contributing factors in foodborne illness outbreaks. Public health interventions are control measures to prevent foodborne illness or injury.

Compliance Status	COS	R
Supervision		
1 ☒ IN ☐ OUT		
Person in charge present, demonstrates knowledge, and performs duties		
2 ☒ IN ☐ OUT ☐ N/A		
Manager certification		
Employee Health		
3 ☒ IN ☐ OUT		
Management awareness; policy present		
4 ☒ IN ☐ OUT		
Proper use of reporting, restriction & exclusion		
Good Hygienic Practices		
5 ☐ IN ☐ OUT ☒ N/O		
Proper eating, tasting, drinking, or tobacco use		
6 ☐ IN ☐ OUT ☒ N/O		
No discharge from eyes, nose, and mouth		
Preventing Contamination by Hands		
7 ☒ IN ☐ OUT ☐ N/O		
Hands clean and properly washed		
8 ☒ IN ☐ OUT ☐ N/A ☐ N/O		
No bare hand contact with ready-to-eat foods		
9 ☒ IN ☐ OUT		
Adequate handwashing facilities supplied & accessible		
Approved Source		
10 ☒ IN ☐ OUT		
Food obtained from approved source		
11 ☐ IN ☐ OUT ☐ N/A ☒ N/O		
Food received at proper temperature		
12 ☒ IN ☐ OUT		
Food in good condition, safe, and unadulterated		
13 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Required records available: shellstock tags, parasite destruction		
Protection from Contamination		
14 ☒ IN ☐ OUT ☐ N/A		
Food separated and protected		
15 ☒ IN ☐ OUT ☐ N/A		
Food - contact surfaces: cleaned & sanitized		
16 ☒ IN ☐ OUT		
Proper disposition of returned, previously served, reconditioned, and unsafe food		
Potentially Hazardous Food (TCS food)		
17 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Proper cooking time and temperatures		
18 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Proper reheating procedures for hot holding		
19 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Proper cooling time and temperature		
20 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Proper hot holding temperatures		
21 ☒ IN ☐ OUT ☐ N/A		
Proper cold holding temperatures		
22 ☒ IN ☐ OUT ☐ N/A ☐ N/O		
Proper date marking and disposition		
23 ☐ IN ☐ OUT ☒ N/A ☐ N/O		
Time as a public health control: procedure & records		

Compliance Status	COS	R
Consumer Advisory		
24 ☒ IN ☐ OUT ☒ N/A		
Consumer advisory provided for raw or undercooked foods		
Highly Susceptible Populations		
25 ☒ IN ☐ OUT ☒ N/A		
Pasteurized foods used; prohibited foods not offered		
Chemical		
26 ☐ IN ☐ OUT ☒ N/A		
Food additives: approved and properly used		
27 ☒ IN ☐ OUT		
Toxic substances properly identified, stored, used		
Conformance with Approved Procedures		
28 ☐ IN ☐ OUT ☒ N/A		
Compliance with variance, specialized process, and HACCP plan		
29 ☐ IN ☐ OUT ☒ N/A		
Risk control plan as required		
Other Critical Factors		
Preventative measures to control the introduction of pathogens, chemicals and physical objects into foods.		
30 ☒ IN ☐ OUT		
Water and ice from approved source		
31 ☒ IN ☐ OUT		
Insects, rodents, and animals not present		
32 ☒ IN ☐ OUT ☐ N/A		
Hot and cold water available; adequate pressure		
33 ☒ IN ☐ OUT ☐ N/A		
Plumbing installed; proper backflow devices		
34 ☒ IN ☐ OUT ☐ N/A		
Sewage and waste water properly disposed		
35 ☒ IN ☐ OUT		
Toilet facilities: properly constructed, supplied		
36 ☐ IN ☐ OUT ☒ N/A		
Permit/Last inspection posted		

Date	Friday, May 8, 2026
Person in Charge (Signature)	
Inspector (Signature)	
Next encounter date: Saturday, May 8, 2027, Next encounter type: Permit 2 \$132.25	

Food Facility Inspection Results

Permit ID 6246411	Facility Name, Address Coastal Pour Company 4433 Leisure time dr	Date Friday, May 8, 2026
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CRITICAL VIOLATIONS

ready to operate

no criticals.

CORRECTION PLAN AND SCHEDULE

note: all food will be prepped on mobile unit. only dry storage at commissary. if to prep insole would need to update ceiling tiles (smooth and non absorbent) and flooring (carpet) must be removed.

Encounter Type

- ☐ Scheduled
☐ Complaint
☐ Consultation
☐ Plan Review/Const.
☐ No Inspection
☐ Training
☐ Permit Follow-Up
☐ FDA State Contract Inspection

- ☐ Permit No Charge
☐ Permit 1
☒ Permit 2
☐ Permit 3
☐ Permit 4
☐ Re-Inspection
☐ Corrective Follow-Up

Permit Date
5/6/2026

Environmental Code
WORTHAM CHERE - CW9

tsylor bougeois
Certified Manager

6246411
License Number

Facility Signature

Environmental Signature

CW Player

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

Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on **Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.



September 4, 2026 at 3:52 PM
4407 E Aloha Dr
Diamondhead MS 39525

September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

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

Coastal Four Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 13HE-1-13-006 003. The proposed location is Routes Markets Store #47, 4497 E Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 5' of a rear property line.

The property address is 7440 Mahalo Hai Drive. The tax parcel number is 067N-2-35-009 000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet. The Case File Number is 20260668.

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 in 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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Tara Corp, represented by Jim Goshawski, and Parvill Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alhola District Mixed Use) and MDC (Alhola District Commercial Consistent).

The properties are the Parvill and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 1326-1-03-029 999 through 1326-1-03-040 000. The Case File Number is 202609723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

DIAMONDHEAD, MS

Tara Corp, represented by Jim Goshawski, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alhola District Mixed Use).

The physical address is 5110 Noma Drive. The tax parcel number is 1326-2-03-026 001. The Case File Number is 202609447.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Parvill Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alhola District Mixed Use).

The property location is presently described as Parvill properties located north of Noma Drive. The tax parcel number is 1326-1-03-029 999 through 1326-1-03-040 000. The Case File Number is 202609723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

PUBLIC NOTICE

The Planning and Zoning Commission is hereby giving notice that it will consider a Map Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alhola District Mixed Use) and MDC (Alhola District Commercial Consistent) for the properties located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 1326-1-03-029 999 through 1326-1-03-040 000. The Case File Number is 202609723.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. This meeting will also be live streamed for your convenience.

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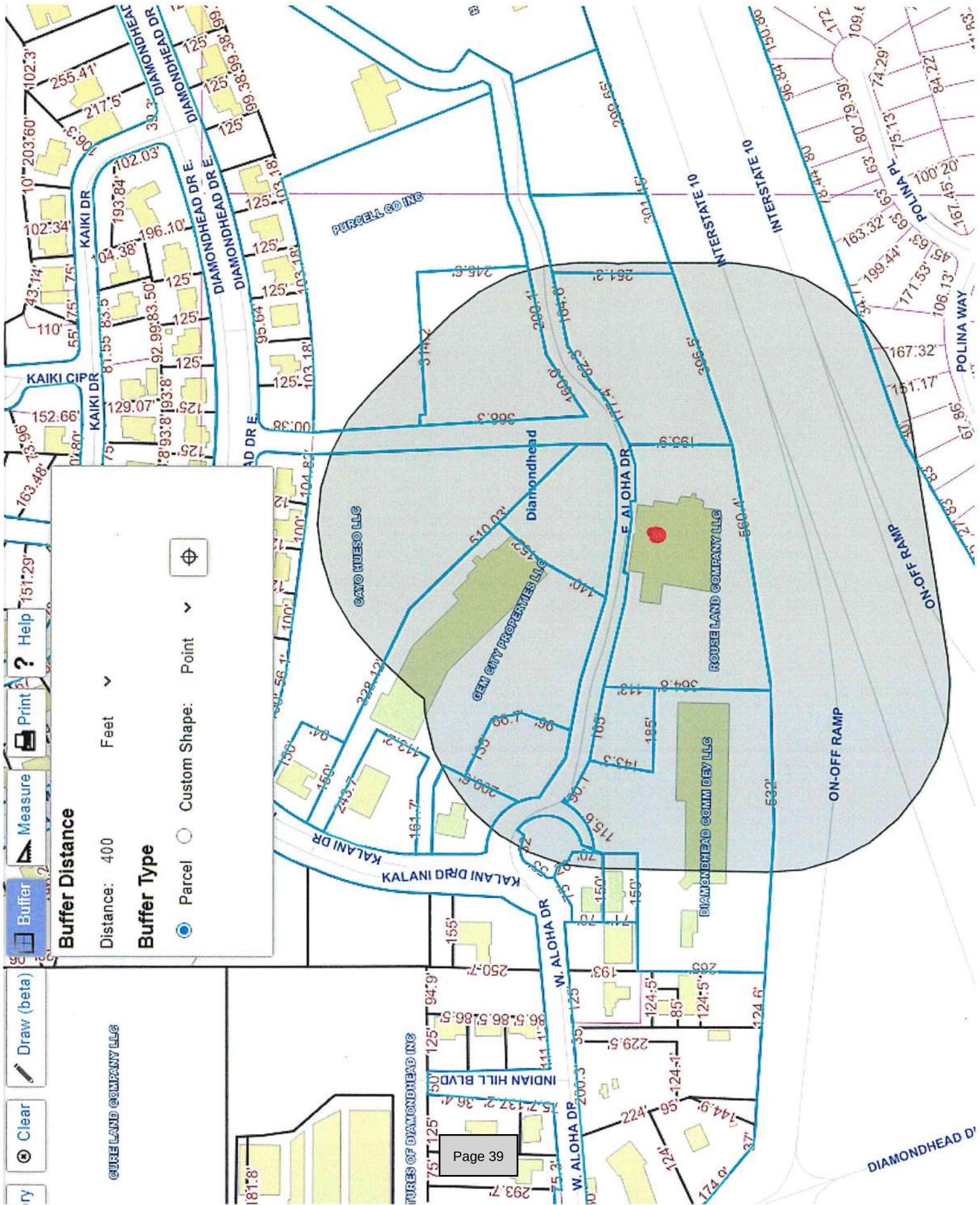
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PURCELL CO INC
4402 E ALOHA DR STE 3
BAY ST LOUIS, MS 39520

ROUSE LAND COMPANY LLC
P O BOX 5358
THIBODAUX, LA 70302

DIAMONDHEAD COMM DEV LLC
PO BOX 6326
DIAMONDHEAD, MS 39525

MARSHALL INVESTMENT GROUP
16 RIVERS BEND DR
GULFPORT, MS 39507

CASANO MICHAEL J ETAL
4403 E ALOHA DR
DIAMONDHEAD, MS 39525

CASANO MICHAEL J
4370 LEISURE TIME DR
DIAMONDHEAD, MS 39525

GEM CITY PROPERTIES LLC
758 AUGUSTA WAY
DIAMONDHEAD, MS 39525

DIAMONDHEAD WATER & SEWER
4425 PARK TEN DRIVE
DIAMONDHEAD, MS 39525

MISSISSIPPI GAMING CORP
1013 PRINCESS ST
ALEXANDRIA, VA 22314

COAST ELECTRIC POWER ASSOC
P O BOX 2430
BAY ST LOUIS, MS 39521-7351

THE FIRST
P O BOX 15549
HATTIESBURG, MS 39404

CAYO HUESO LLC
4403 E ALOHA DRIVE
DIAMONDHEAD, MS 39525



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – COASTAL POUR COMPANY – CONDITIONAL USE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Conditional Use before the Planning & Zoning Commission – Coastal Pour Company

NATURE OF REQUEST: Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive. The Case File Number is 202600718.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the conditional use permit as petitioned.

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

- a) Conformance with applicable regulations and standards established by the Zoning Regulations. 4.9.3 Mobile food vendor. Where permitted, mobile food vendors shall be subject to the following conditions:
 - a) Mobile food vendors are permitted in the districts indicated in the chart of uses where there is an existing principle commercial use on site. *Conditional in chart of uses.*
 - b) Bathrooms must be accessible to the mobile food vendor operators. *Rouses restrooms.*
 - c) Mobile food vendors shall have the written permission of the property owner. *Acquired.*
 - d) Mobile food vendors shall also be permitted on construction sites with an active building permit and on-going construction activity. *N/A*
 - e) Mobile food vendors shall operate for a maximum of ten consecutive days and no more than thirty days in a ninety-day period. *To be observed.*
 - f) A maximum of three mobile food vendors shall be permitted at any one location at the same time. *Only one vendor at location.*
 - g) Mobile food vendors shall not be located in any fire lane, travel lane, entrance/exit or in any required parking space. *Located in extra parking spaces.*
 - h) Mobile food vendors shall be located on a level, paved, or gravel surface with safe pedestrian access. *Located in paved parking lot.*
 - i) The vicinity around the mobile food vendor shall be kept clean and free of debris and trash receptacles shall be provided. *To be observed.*
 - j) Amplified music or other sounds from any mobile food vendor may not unreasonably disturb nearby businesses, pedestrians, or vehicles. *To be observed.*

- k) The area of a mobile food vendor operation shall be kept neat and orderly. *To be observed.*
- l) Mobile food vendors are prohibited from being stored in any residential zone. *Currently stored in a separated, permitted, commercial location in Diamondhead.*
- m) Mobile food vendors associated with a city sponsored special event shall be exempt from these use conditions. *N/A*
- b) Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features. *N/A*
- c) Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. *None observed.*
- d) Modifications to the site or proposed use which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulation and standards and to protect the public health, safety, morals, and general welfare. *None observed.*
- e) Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area; existing zoning and land uses in the area. *To be observed.*
- f) Protection of persons and property from flood or water damage, odors, fire, noise, glare, and similar hazards or impacts. *To be observed.*
- g) Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties. *None proposed.*
- h) Adequacy and convenience of off-street parking and loading facilities. *Plenty of extra parking.*
- i) That the proposed use is in accordance with the objectives of this Zoning Ordinance and the purposes of the district in which the site is located. *Agreed.*
- j) That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses and structures in the vicinity, in accordance with the following standards:
 - i. The proposed use will be located within the district so as to be harmonious with and complimentary to adjacent and existing land uses. *Agreed.*
 - ii. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. For the purpose of this criterion, the term "neighborhood" shall mean an area extending 750 feet in all directions from the lot line of the proposed structure. *N/A*
 - iii. For the purposes of determining architectural compatibility, consideration shall be given to: building mass and style; roof types, pitch and material; façade treatment and materials; window and door styles; eaves and porches; trim; gables and dormers; gutters; chimneys; walls, fences, hedges and other landscape elements; colors; driveway material; signage; dimensional setbacks and building orientation on the lot; and other such features as may be appropriately considered by the Planning Commission. *N/A*
 - iv. For the purpose of assessing the architectural compatibility, existing structures which may not be an architectural asset to the neighborhood shall not be considered in determining the appropriateness of a conditional use application. *N/A*
- k) That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area. *Agreed.*
- l) That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. *Agreed.*

CITY OF DIAMONDHEAD, MISSISSIPPI

JOINT APPLICATION FOR REZONING

Submitted by: City of Diamondhead, Mississippi, and the Property Owner(s) identified below

Date: 7/28/2026

1. Application and Requested Action

The **City of Diamondhead, Mississippi** (the "City") and the undersigned owner(s) of the property described below (collectively, the "Applicants") jointly submit this application for an amendment to the Official Zoning Map of the City of Diamondhead.

The Applicants request that the City rezone the Subject Properties from **R-6 (Medium Density Dwelling District to ADMU (Aloha District Mixed Use) and ADCC (Aloha District Conventional Commercial)**, subject to review, public hearing, recommendation by the Planning Commission, and final legislative action by the Mayor and City Council as required by the Diamondhead Zoning Ordinance.

This application is submitted in reliance on and to implement the applicable goals, policies, future land-use designations, and recommendations of the **Diamondhead 2040 Comprehensive Plan**, and in accordance with Section 2.8 of the **Diamondhead Zoning Ordinance**.

2. Applicant and Ownership Information

A. City Applicant

City of Diamondhead, Mississippi

Address: 5000 Diamondhead Circle

Authorized representative: Beau King

Title: Building Official

Telephone: 228-222-4626

Email: bking@diamondhead.ms.gov

B. Property Owner(s)

Owner name(s): Tara Corp

Mailing address(es): 758 Augusta Way Diamondhead, MS 39525

Telephone: [REDACTED]

Email: [REDACTED]

Owner name(s): Purcell Co Inc

Mailing address(es): 4402 E Aloha Dr Ste 3 Diamondhead, MS 39525

Telephone: [REDACTED]

Email: [REDACTED]

The undersigned represent that they are the owner(s) of the entire land area proposed for rezoning, or are authorized agents of all such owners. If the Subject Property is held in more than one ownership, all owners or their authorized agents join in this application.

C. Interest in Application

The City seeks the requested rezoning as consistent with its adopted land-use planning policies and the public interest. The Property Owner(s) seek the requested rezoning to allow lawful development and use of the Subject Property in the requested zoning district, subject to all applicable City ordinances, approvals, and regulations.

3. Subject Property

Street address or location: Attached as **Exhibit B.**

Tax parcel number(s): Attached as **Exhibit B.**

Total acreage: Attached as **Exhibit B.**

Legal description: Attached as **Exhibit A.**

Current zoning: R-6

Requested zoning: ADMU and ADCC

Current use(s): Vacant land

Existing structures and ownership of structures: n/a

A map and site plan identifying the Subject Property, affected land area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas are attached as **Exhibit B.**

4. Proposed Development and Timing

Description of Proposed Development or Use

The Applicants propose the following development, use, or land-use pattern for the Subject Property: T/B/D No proposed development currently. Rezoning from residential to mixed use is desired before significant investments are made to design developments. The requested rezoning does not itself authorize construction, subdivision, site development, or any particular use. Any subsequent development remains subject to all applicable zoning, subdivision, site-plan, permitting, drainage, utility, access, environmental, and other City, state, and federal requirements.

5. Basis for Requested Rezoning

A. Comprehensive Plan Consistency

The requested rezoning is consistent with the Diamondhead 2040 Comprehensive Plan because:

- 1.- The Subject Property is located within or is appropriately related to the following Comprehensive Plan future land-use designation, planning area, policy, goal, objective, strategy, or recommendation: **See attached Exhibits.**
- 2.- The requested zoning district supports the Plan's intended pattern of land use, development character, infrastructure, public facilities, transportation, housing, economic development, conservation, or other applicable planning objectives as follows:
- 3.- The requested zoning classification advances orderly development and is compatible with the City's Comprehensive Plan and/or Land Use Plan.

B. Zoning Ordinance Criteria

The Applicants submit that the requested rezoning satisfies Section 9.10 of the Diamondhead Zoning Ordinance because it is in harmony with the Comprehensive Plan and/or Land Use Plan, is compatible with the zoning of the surrounding area, and benefits the community and the City in a consistent manner.

The requested rezoning is supported by the following applicable criterion or criteria:

Changed or changing conditions / neighborhood character and public need. The character of the surrounding neighborhood has changed or is changing, and a public need exists for additional land bearing the requested zoning classification, as shown by Exhibit F.

6. Surrounding Area and Probable Effects

The surrounding-area analysis and tax parcel map are attached as **Exhibit D**. The exhibit identifies existing streets or roads, property lines, current and proposed zoning boundaries, and the area necessary to show the Subject Property's relationship to surrounding properties, as determined by the Zoning Administrator.

The Applicants anticipate the following probable effects of the requested rezoning on surrounding land uses and properties: none.

Measures proposed to address compatibility, access, drainage, buffers, utilities, traffic, screening, or other foreseeable impacts include: All issues to be addressed in permitting and approval processes for the development when submitted.

7. Adjacent Property Owners

A list of all owners of adjacent property within five hundred (500) feet, exclusive of the width of intervening streets, alleys, or bodies of water, is attached as **Exhibit E**. The list includes each owner's name and mailing address.

8. Required Exhibits and Supporting Materials

The Applicants submit or will submit the following materials as part of this application:

- **Exhibit A:** Legal description of the Subject Property.

- **Exhibit B:** Site plan showing the affected area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas.
- **Exhibit C:** Development schedule and, if applicable, phased-development description.
- **Exhibit D:** Tax parcel and surrounding-area map showing existing streets or roads, property lines, current and requested zoning boundaries, and the required surrounding area.
- **Exhibit E:** Names and mailing addresses of qualifying adjacent property owners.
- **Exhibit F:** Comprehensive Plan consistency narrative and cited Plan provisions.
- **Exhibit G:** Evidence of ownership, right of possession, and authority of any signing agent.
- **Exhibit H:** City Council motion or resolution authorizing City initiation of or participation in the application, if applicable.
- **Exhibit I:** Any additional information, reports, studies, or maps requested by the Zoning Administrator.

9. Request for Review and Public Hearing

The Applicants request that the Zoning Administrator determine the application complete, conduct the required review and investigation, transmit the application and staff recommendation to the Planning Commission, and schedule the required public hearing and notice.

The Applicants further request that, after the public hearing and consideration of the evidence, the Planning Commission recommend approval and the Mayor and City Council approve the requested amendment to the Official Zoning Map.

10. Certifications and Signatures

The undersigned certify that the information supplied in this application and its exhibits is true and correct to the best of their knowledge. The Property Owner(s) authorize City staff and authorized representatives to enter the Subject Property as reasonably necessary to review this application, subject to reasonable notice and applicable law.

This application is a request for legislative rezoning action. Nothing in this application limits the City's legislative discretion, commits the City to approve the requested rezoning, or waives any requirement of the Diamondhead Zoning Ordinance or other applicable law.

CITY OF DIAMONDHEAD, MISSISSIPPI

By: 
 Name: BEN RINE
 Title: BUILDING OFFICIAL
 Date: 7-28-26

PROPERTY OWNER

Owner: _____
 By: _____

Name/Title: _____

Date: _____

ADDITIONAL PROPERTY OWNER(S), IF APPLICABLE

Owner: _____

By: _____

Name/Title: _____

Date: _____

11. City Staff Use OnlyDate received: 7-28-26Application complete: ☒ Yes ☐ NoFee received, if applicable: N/AZoning Administrator: ✓Posted on Property and at City Hall: ✓Notices sent to adjoining property owners: ✓Advertising Dates: ✓Planning Commission hearing date: 9-22-26 6PM

Planning Commission action: _____

Mayor and City Council action: _____

132G-1-03-020.000

EXHIBIT A**Owner City, State ZIP:****Physical Address:****Improvement Type:****Year Built: 0****Base Area: 0****Adjusted Area: 0****Actual Total Value: 2000****Taxable Total Value: 0****Estimated Tax: 37.65****Homestead Exemption: No****Deed Book: BB1****Deed Page: 296****Legal Description 1: 3 BLK 1 DIAMONDHEAD PHASE #3****Legal Description 2: UNIT #1****Legal Description 3:****Legal Description 4:****Legal Description 5:****Legal Description 6:****Longitude: 0****Latitude: 0****Square Footage: 7734.42**

132G-1-03-165.000

EXHIBIT A

Owner City, State ZIP: DIAMONDHEAD, MS 39525

Physical Address:

Improvement Type:

Year Built: 0

Base Area: 0

Adjusted Area: 0

Actual Total Value: 600

Taxable Total Value: 0

Estimated Tax: 11.3

Homestead Exemption: No

Deed Book: 2024

Deed Page: 12581

Legal Description 1: PT 7 BLK2 PH3 UN1 DIAMONDHEAD

Legal Description 2:

Legal Description 3:

Legal Description 4:

Legal Description 5:

Legal Description 6:

Longitude: 0

Latitude: 0

Square Footage: 8173.12

EXHIBIT B

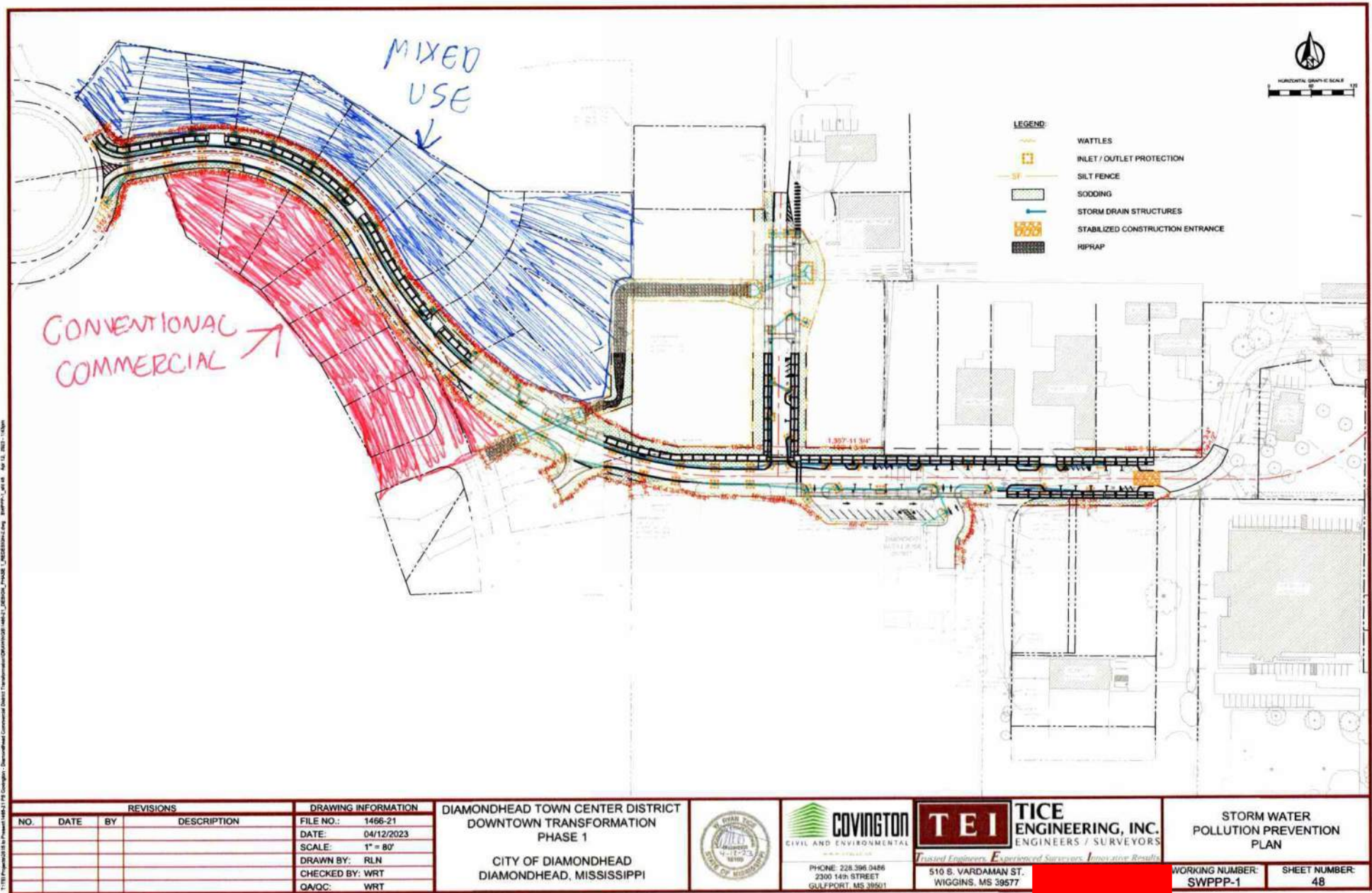


EXHIBIT B

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.

TARA CORP - PARK TEN CONVENTIONAL COMMERCIAL (ADCC)



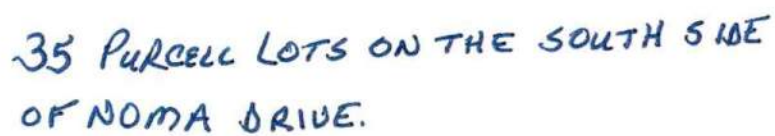
Parcels 132G-1-03- 019.000

Parcel Number: 132G-1-03-019.000
 Owner Name: WILLIAMS JANE E
 Owner Address: 5400 INDIAN HILL BLVD
 Owner City, State ZIP: DIAMONDHEAD,
 MS 39525
 Physical Address:
 Improvement Type:
 Year Built: 0
 Base Area: 0
 Adjusted Area: 0
 Actual Total Value: 2000
 Taxable Total Value: 0
 Estimated Tax: 37.65
 Homestead Exemption: No
 Deed Book: BB51
 Deed Page: 785
 Legal Description 1: 2 R1 K 1 L1 N 1

Close Export

LOTS 1, 3, 4, 5, 6, 7, 8, 9, 10 & 11,
PHASE III, UNIT 1, BLOCK 1

ALOHA DISTRICT MIXED USE
ADMU



1326-1-03-020.00

Page 53

EXHIBIT D

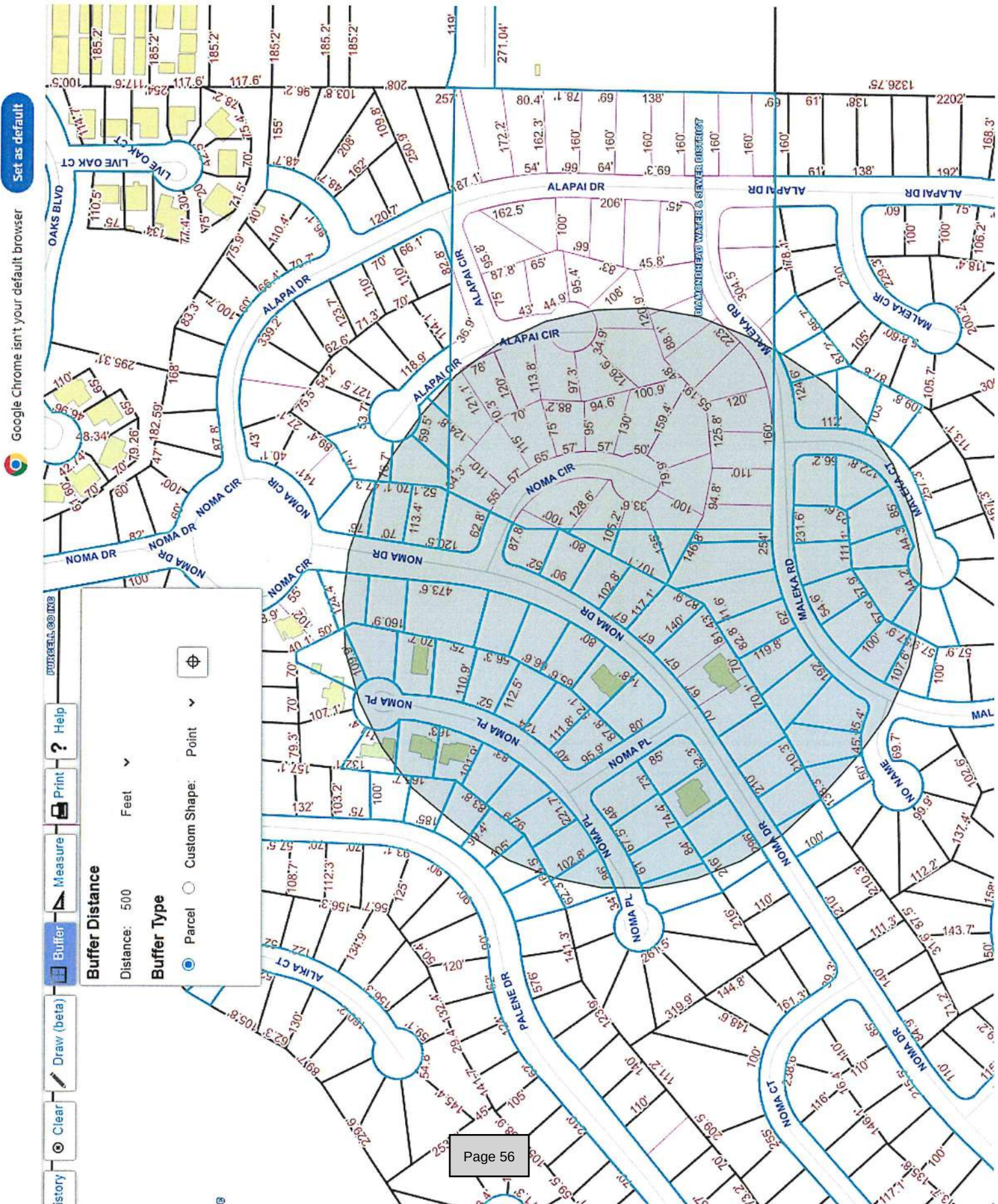
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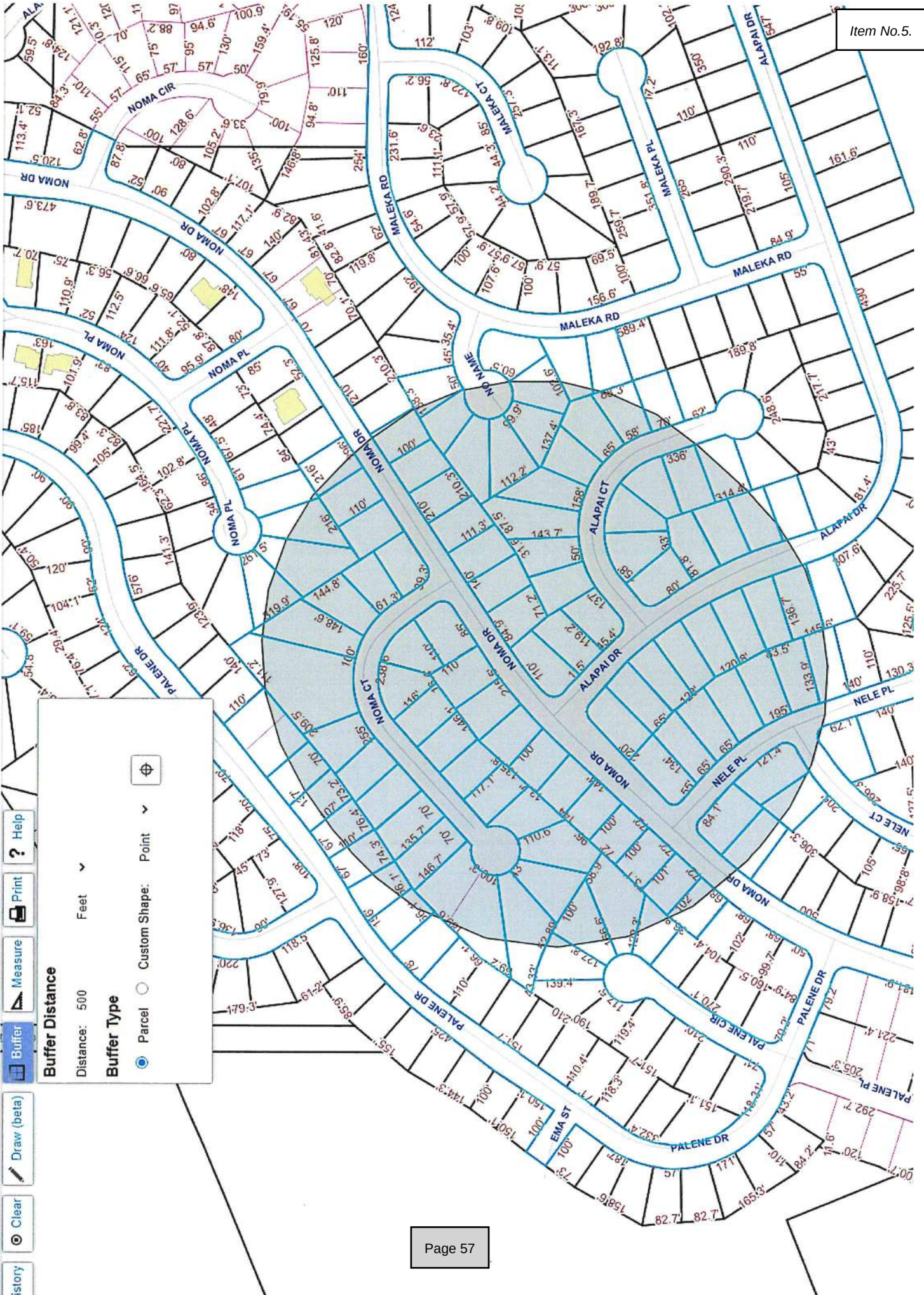


EXHIBIT D



Set as default

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Buffer Distance

Distance: 500 Feet

Buffer Type

☒ Parcel ☐ Custom Shape: ☐ Point

Buffer Measure Print Help

Draw (beta) Clear History

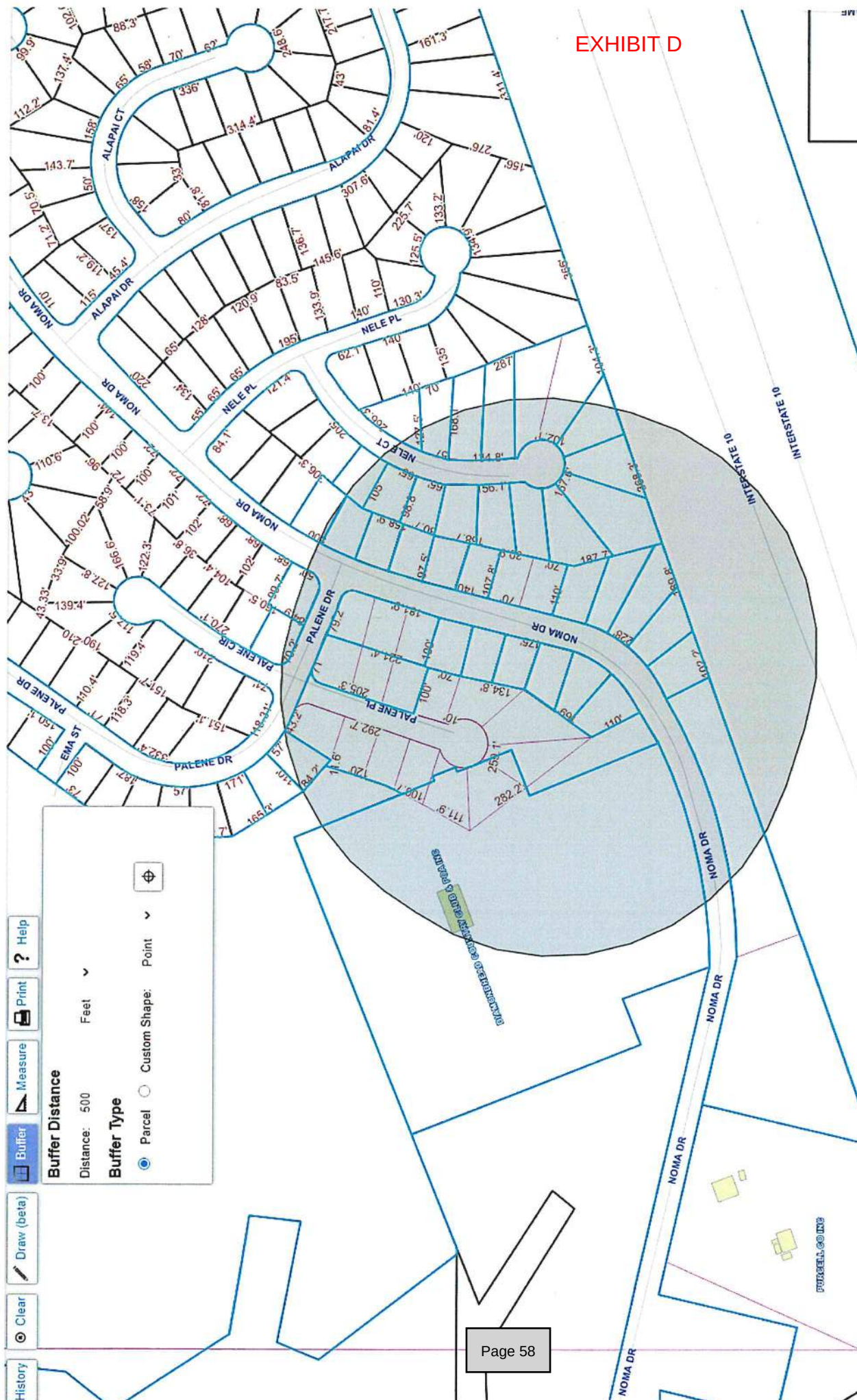


EXHIBIT D

Item No.5.

EXHIBIT E

Item No.5.

WILLIAMS JANE E
5400 INDIAN HILL BLVD
DIAMONDHEAD, MS 39525

SWAIN DILLON V
#1 HOLLY CORNER
DIAMONDHEAD, MS 39525

JEMILLO-ROSE CAROL C ET VIR
1 WILDERNESS RUN
DIAMONDHEAD, MS 39525

DEREYNA OTIS
216 JUNIPER RIDGE CRT
SANDFORD, FL 32771

CUMMINS APRIL N
42138 NOMA DR
DIAMONDHEAD, MS 39525

MICELI KATHLEEN E (LIFE ESTATE)
5 HOLLY CORNER
DIAMONDHEAD, MS 39525

BISSELL JOHN J ETAL
3514 LOULU PLACE
DIAMONDHEAD, MS 39525

SACKETT DUSTIN M ETUX
#2 TIMBER PARK
DIAMONDHEAD, MS 39525

DIAMONDHEAD WATER & SEWER
4425 PARK TEN DR
DIAMONDHEAD, MS 39525

PEELER CAROLYN T
#7 HOLLY CORNER
DIAMONDHEAD, MS 39525

LAMB MELANIE
4212 NOMA PLACE
DIAMONDHEAD, MS 39525

CLARK LIONEL V
4218 NOMA PLACE
DIAMONDHEAD, MS 39525

FAVRE E SCOTT
4014 ROAD 319
PERKINSTON, MS 39573

KOCH JOHN G ETUX
2833 MCKEAG DR
FT COLLINS, CO 80526

CROSBY CYNTHIA
7 TIMBER PARK
DIAMONDHEAD, MS 39525

MILLER DEREK ETAL
4 TIMBER PARK
DIAMONDHEAD, MS 39525

ROCHA DECORATIVE
5337 DOVE TREE ST
ORLANDO, FL 32611

SECRETARY OF STATE
401 MISSISSIPPI ST
JACKSON, MS 39201

SHARLOW HEATHER M
5 TIMBER PARK
DIAMONDHEAD, MS 39525

SELF RICHARD
855 PIERREMONT RD SUITE 123
SHREVEPORT, LA 71106

HARRIS JAN A
#3 HOLLY CORNER
DIAMONDHEAD, MS 39525

GOWEN LISA C
4224 NOMA PLACE
DIAMONDHEAD, MS 39525

SOUTHERN MS REAL ESTATE LLC
2252 BEACH DRIVE
GULFPORT, MS 39507

HAGGERTY DANIEL B ETAL
102 HERRING DR
SLIDELL, LA 70461

REAVES KENNETH ETAL
8921 MAILI WAY
DIAMONDHEAD, MS 39525

PAUL KATY
3 WILDERNESS RUN
DIAMONDHEAD, MS 39525

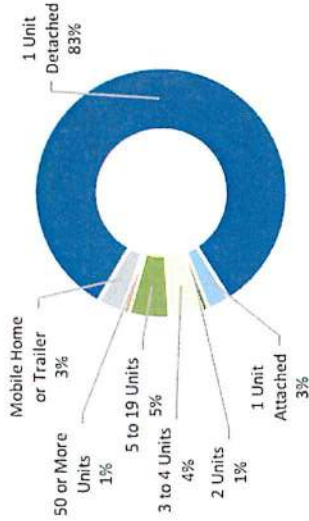
HILLIARD EDWARD
117 BELLE TERRE CRT
LONG BEACH, MS 39560

PARSANLALL KRISHNA
4 HOLLY CORNER
DIAMONDHEAD, MS 39525

PARKER PAUL LINDSAY
#2 HOLLY CORNER
DIAMONDHEAD, MS 39525

DIAMONDHEAD COUNTRY CLUB
5300 DIAMONDHEAD CIRCLE
DIAMONDHEAD, MS 39525

Diamondhead Housing Units by Type



Diamondhead Housing Tenure

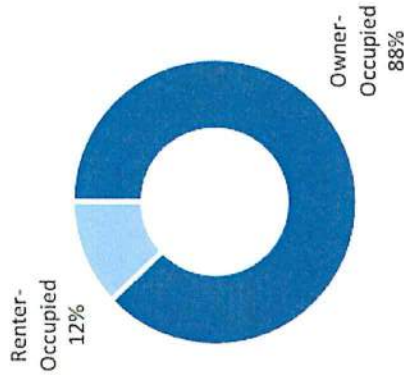


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: EnviroNics Analytics)

Residential Real Estate Market

Data from the Multiple Listing Services provides yet another insight into the residential market in Diamondhead. Median listing price is a measure of home values as they come on the market. The graphic to the right displays the median listing price in June 2020 by zip code for Diamondhead and surrounding communities. The median listing price in 39525 Diamondhead was \$229,500. The 39571 Pass Christian had the highest median listing price at \$339,050. The median number of days on the market for listings in the 39525 Diamondhead zip code

was 84.

The number of new single-family permits in Diamondhead has been steadily increasing over the past five years, with 64 new single-family permits granted in 2019.

Opportunities for Future Residential Development in Diamondhead

The demographics analysis indicates continued growth in Diamondhead, particularly among two age brackets (Ages 25-34 and Ages 65-74). Housing will be an important component in accommodating this growth while shaping the community according to its overall vision, as population projections suggest an additional 800 housing units will be needed by 2040. Opportunities exist to

develop a variety of housing product that meets the needs of the aging population in Diamondhead while also attracting young professionals and families in the region. Types of housing development in Diamondhead may include:

- **Middle Housing:** Multi-unit housing comparable in scale and form to single-family homes and located within a walkable neighborhood that includes neighborhood commercial uses, green spaces and amenities. Examples of middle housing include cottage courts, townhomes, duplexes, live-work spaces and mixed use buildings.
- **Senior Housing:** Allows residents to age in place while providing easy access to retail, medical and professional services, fitness and wellness. This includes assisted living, group living, cottage homes and independent senior apartments.



Typical housing types in Diamondhead

The data presented in the Retail Leakage Table comes from Nielsen Claritas, Inc., a national retail marketing service used by town planners, retail & restaurant site planners, and national chains for their market research. Claritas gets its data from a number of sources including: Census of Retail Trade; Annual Survey of Retail Trade; Claritas Business Facts; Census of Employment and Wages; Sales Tax Reports; and various Trade Associations.

The retail leakage analysis indicates that both Diamondhead and the 15-minute drivetime primary trade area leaked approximately \$135 million in retail sales over the past year.

- Stores in Diamondhead sold \$69.8 million in merchandise while consumers living in Diamondhead spent \$204.9 million in merchandise. Therefore, Diamondhead leaked \$135.1 million in sales last year.
- Stores in the 15-minute drivetime primary trade area sold \$172.1 million in merchandise while consumers living in the 15-minute drivetime spent \$308.1 million in merchandise. Therefore, the 15-minute drivetime area leaked \$136 million in sales last year.

chart below provides retail leakage in select categories fenced in the 15-minute drivetime. This leakage translates into untunities to capture existing market demand. Key opportunities include grocery stores, restaurants (both full-service and limited-service), clothing stores, and pharmacies and drug stores.

Potential Retail Capture

The retail leakage analysis suggests that there is significant demand in both Diamondhead and the 15-minute trade area, but much of that demand is absorbed within the larger region. Therefore, it is not realistic to expect to capture all of the existing retail leakage experienced in Diamondhead and the trade area.

However, there are many opportunities for Diamondhead to capture a percentage of both local and regional demand, particularly if attention is given to recruiting businesses that match the local market. For example, if Diamondhead were to recapture 25% of the LOCAL demand generated by residents of the city limits, it could support approximately 67,436 sf of new retail. This is a conservative scenario.

A more moderate scenario shows that if Diamondhead were to recapture 15% to 25% of leakage from the 15-minute drive trade area, it could support approximately 94,614 to 157,690 square feet of retail space. Key retail categories include:

Restaurants

- 20,473 square feet of demand
- 5-8 restaurants depending on size

Retail Leakage in 15-Min Drivetime

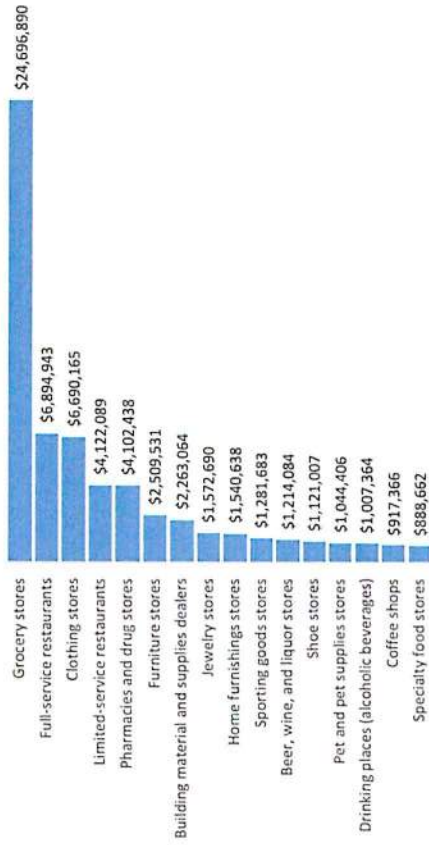


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area (Source: Environics Analytics)

- Both fast food (\$4.5m local demand) and full-service restaurants (\$5.3m local demand)

Grocery

- 16,687 square feet
- A small format grocery store is typically 25,000 square feet
- Opportunity for expanding existing grocer, merchandising in retail store, farmers market

TABLE 5 - RETAIL LEAKAGE TABLE

	Diamondhead	15-Minute Drivetime	Gulfport MSA	30-Minute Drivetime
Consumer Expenditures	\$204,946,102	\$308,087,951	\$1,143,545,703	\$3,444,405,036
Retail Sales	\$69,796,979	\$172,093,540	\$1,903,078,488	\$4,204,953,376
Retail Leakage (Gain)	\$135,149,123	\$135,994,411	(\$759,532,785)	(\$760,548,340)

The development vision is vital its success. The vision may include a walkable, mixed-use development that serves as a community gathering place and town center. Elements of the mixed-use development may include:

Retail, Dining and Entertainment

- Variety of options
- Local and unique

- Office Space

- Headquarters
- Creative Lofts

- Other Commercial

- Professional services
- Health and wellness

- Hotel

- Housing Options

- Apartments or condominiums
- Live-work units

- Townhomes

- Single-family housing
- Senior housing

- Green space

- Community gathering space
- Dog park
- Walkability

- Civic and Cultural Spaces

- City Hall
- Library
- Courthouse
- Performing arts center
- Amphitheater

Right, Above and Below:
Suwannee Town Center in
Suwannee, Georgia

- 735,000 in local demand for specialty food (meat, fruits and vegetables, baked goods)

Furniture/Home Furnishings

- 6,148 square feet
- Small independent boutique or specialty shop with home decor

- Clothing

- 5,575 square feet

- 1 or 2 specialty stores

- Family clothing (\$3.3m local demand) and Women's clothing (\$1.2m local demand)

Sporting Goods

- 2,150 square feet
- Small independent / specialty store – golf, tennis, outdoor sports, etc.

Coffee Shop

- \$625k in local demand, \$917k demand in trade area
- Identified as a local need

other categories that show a more limited amount of demand, but they provide opportunities for expansion of existing businesses, include beer and wine stores, drinking places, shoes, jewelry, books, gifts, hobby, pet and pet supplies, and automotive stores.

Mixed Use Opportunity

Projected population growth, coupled with local and regional retail demand, present an opportunity for Diamondhead to create a signature mixed-use development that meets the needs of local residents while also pulling in customers from the surrounding region.

TABLE 6 - POTENTIAL RETAIL CAPTURE

	15% Scenario	25% Scenario
Retail Sales Captured	\$20,399,162	\$33,998,603
Square Footage	94,614	157,690



RESIDENTIAL NEIGHBORHOODS

SUBURBAN NEIGHBORHOODS

The Suburban Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for conventional residential development. Suburban Neighborhoods typically serve as a transition from the least dense natural and rural environment to the more dense urban environment while strategically incorporating natural features into site design and providing formal open spaces. Existing landscapes may be preserved to define curvilinear streets, common areas, parks and recreation opportunities associated with civic and institutional uses. Ideally landscapes, rather than buildings, are used to frame these neighborhoods. A range of lot sizes are encouraged to create opportunities for diverse housing choices. The suburban character of these residential areas is best maintained by preserving or adding to existing vegetation and a balance between buildings and open space.

TRADITIONAL NEIGHBORHOODS

The Traditional Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for residential development. While higher density residential use is typically dominant, they often feature a core of commercial and civic activity as a library, small scale store, coffee shop, bank or other



Above: Typical Diamondhead home

PLANNED CHARACTERISTICS		PLANNED CHARACTERISTICS	
SUBURBAN NEIGHBORHOODS		TRADITIONAL NEIGHBORHOOD	
Primary Land Uses	Single Family Dwellings	Primary Land Uses	Single Family Dwellings and Commercial Mixed
Secondary Uses	Condominiums, Townhomes, Multiple-family Dwellings, Institutional Uses	Secondary Uses	Condominiums, Townhomes, Multiple-family Dwelling
Intensity Range	4 to 8 dwellings/acre	Intensity Range	6 to 20 dwellings/acre
Development Policies	Low Impact Design Resource Buffers Tree Canopy Preservation	Development Policies	Low Impact Design Resource Buffers Vertically and Horizontally Mixed Uses
ESSENTIAL BUILDING CHARACTER		ESSENTIAL BUILDING CHARACTER	
Building Placement	Buildings placed at varying setbacks, clustering for non single family units	Building Placement	Buildings placed very close to street
Frontage and Height	No Requirement	Frontage and Height	3 stories
ESSENTIAL SITE CHARACTER		ESSENTIAL SITE CHARACTER	
Parking and Access	Low impact parking preferred	Parking and Access	On street and parking to rear in commercial areas
Landscape	None prescribed but trees and foundation plantings are encouraged	Landscape	Street trees, parking lot and foundation plantings
Amenities	As provided in original Diamondhead Master Plan	Amenities	10 to 20 percent open space
MOBILITY		MOBILITY	
Street Types	Local, Collector	Street Types	Local, Collector
Bike/Pedestrian/Golf Carts	Bikeways, trails - See mobility section for plan	Bike/Pedestrian/Golf Carts	Bikeways, Trails, Golf Carts - See mobility section for plan

neighborhood oriented businesses. They may feature parks, schools or other public features. They should be easy to navigate on foot with important features within a 20 minute walk for the average resident.

The context of a traditional neighborhood includes small blocks on a grid formation with a discernible center public space and an edge that transitions into different, less intensive uses. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. Buildings have minimal setbacks from the street, but allow for wide

tree-lined sidewalks, as well as space for sidewalk uses like cafés and sales tables. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings. Some buildings contain multiple uses. A wide variety of housing types are provided, both in size and affordability, with higher density housing types closer to the center of the neighborhood. Active public open space is located at or near the center. This space will be suitable for passive recreation as well as organized events, such as festivals, farmers markets and performances.

COMMERCIAL CENTERS

SECTION OVERVIEW

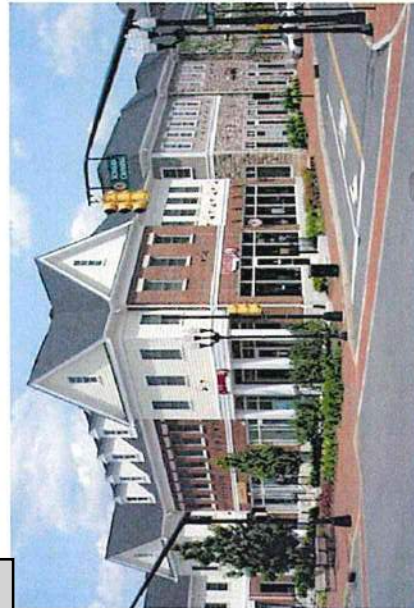
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

- a. Suburban Redevelopment
- b. Town Center Mixed Use
- c. Aloha District and Suburban Redevelopment
- d. Suburban Center

In addition to the general description provided for each of these types, detailed designs illustrating development principles more precisely are provided for the Aloha District.

SUBURBAN REDEVELOPMENT

As was mentioned in the historic context for Diamondhead in the factory section of the plan, the primary area classified as suburban redevelopment in Diamondhead was not a part of the original master planned community. This area lies at the major



Above: Example suburban redevelopment



EXHIBIT F



Above: Example town center mixed use development

PLANNED CHARACTERISTICS OF SUBURBAN REDEVELOPMENT	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
First generation buildings to maintain positioning	
Building Placement	Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	As required
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	Local, Collector, Arterial depending on intensity and context
Bike/Pedestrian/Golf Carts	Bike lanes, bike parking, pedestrian facilities provided throughout as well as provisions for the circulation and parking of golf carts

entryway into Diamondhead at the intersection of Aloha and Gex Drives. Because the area was not master planned, it developed in unincorporated Hancock County under county zoning controls. These controls allowed for commercial development that was heavily automobile oriented, of minimal architectural character, and characterized by excessive parking areas devoid of landscaping and lacking pedestrian facilities.

Additional suburban redevelopment place types are designated in the expansion area with one being located at Interstate 10 and Delisle Road and the other located at the northern entrance into Diamondhead along Kapalama.

Envision Diamondhead 2040 seeks to implement policies that will promote redevelopment of these areas through the retrofit of parking lots with appropriate landscaping, the infilling of parking lots with buildings lined close to the streets, and complimented by ample pedestrian facilities. In addition, commercial and residential uses are intended to be mixed with residential uses permitted above ground floor retail and office uses.

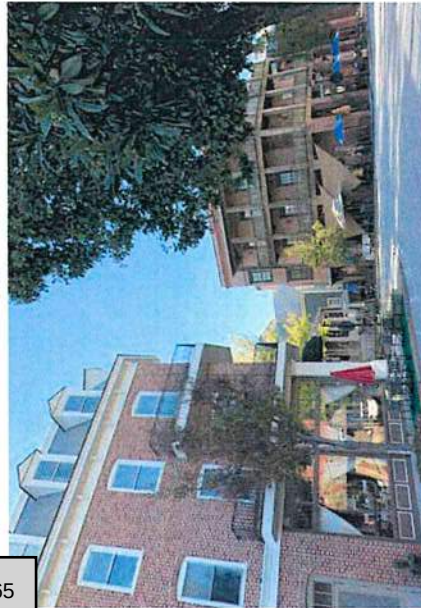
COMMERCIAL CENTERS

TOWN CENTER MIXED USE

Town Center Mixed Use is to provide for and promote the development of a compact mixed use town center reflecting the timeless building patterns of traditional downtowns. These characteristics include design features that prioritize pedestrian activity, human scales, outdoor environments, abundant landscape and natural features, and quality architecture. The district accommodates a range of commercial, residential, small scale production, open space and recreational activities. While land use is a very important element in the district, building form, lot placement, and streetscape take precedent in creating the desired environment.

The general development principles of the Town Center Mixed Use District are to:

- Promote form-based development through form-based standards. In contrast to conventional zoning standards that emphasize on the regulation of land uses, form-based mixed-use development standards focus on promoting a walkable,



Above: Example of town center mixed use development

PLANNED CHARACTERISTICS OF TOWN CENTER MIXED USE	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
Building Placement	First generation buildings to maintain positioning Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	On street parking and parking to the rear of buildings
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	See mobility section
Bike/Pedestrian/Golf Carts	Bike lanes are provided along with bike parking, pedestrian facilities are provided throughout as well as provisions for the circulation and parking of golf carts



Above: Example of town center mixed use development

- urban form of development consistent with traditional downtowns and commercial centers.
- Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.

- Encourage creativity, architectural diversity, and exceptional design.
- Promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

NEW COMPLETE STREETS AND RETROFITS

Multiple street projects are planned within the City of Diamondhead to provide new connections, reduce pressure at traffic pinch points, and transform existing streets into complete streets.

1. I-10 Interchange and Gex Drive/West Aloha Drive Intersection

MDOT is in design phase for a project that will build roundabouts at the relatively high traffic intersections of the I-10 exit ramps and at the intersection of Gex Drive and W. Aloha Drive, the primary entrance point for the entire City. A wide sidewalk is included along the entire length of this project, from Yacht Club Drive south of the Interstate to all four corners of the proposed roundabout at Gex Drive and W Aloha Drive. Because this focal point is the primary gateway from the Interstate, all medians and islands will be landscaped to create a beautiful entrance into the City.

2. East Aloha Drive

To support the redevelopment of Aloha Drive as the City's walkable street with mixed-use storefront buildings, East Aloha Drive will be retrofitted into a complete street. It will feature on-street parking, tree-lined sidewalks, and a multimodal sidewalk on one side to

facilitate bicycles and 10' walks on both sides.

3. Golf Course Subdivisions

Proposed residential subdivisions in the golf course area will enable new street connections from Diamondhead Drive North to Golf Club Drive, which will enable safe pedestrian, bicycle and car travel directly to the Diamondhead Country Club.

4. New Town Center

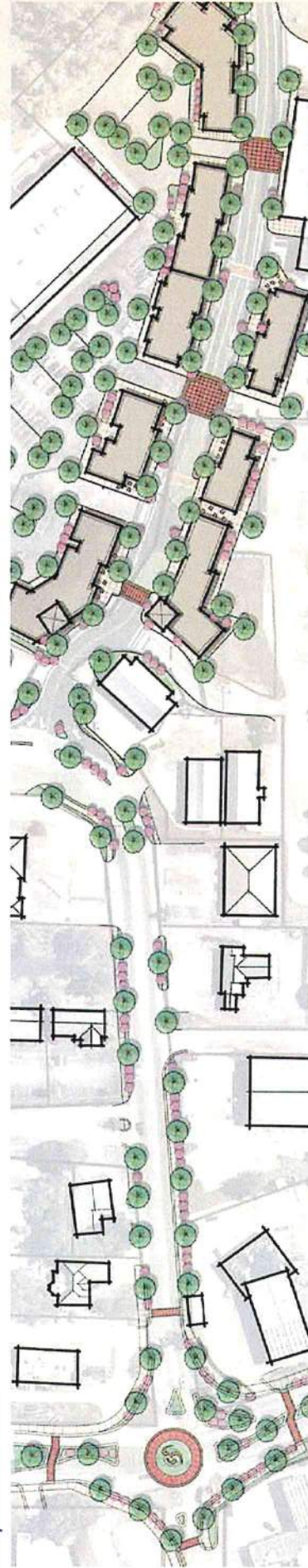
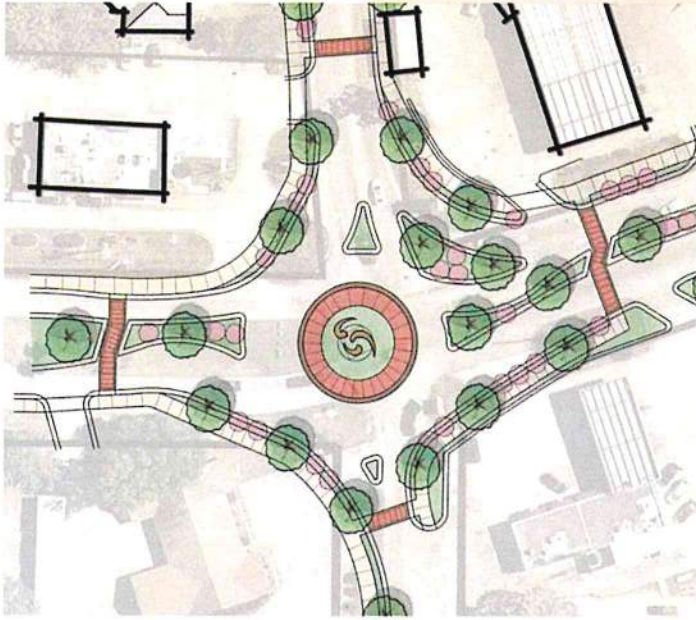
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal multimodal circulation and connectivity to surrounding neighborhoods.

5. Expansion Area

Any proposed expansion to the east should be accompanied by new street connections that provide new access points to residents on the east side of the City and expand walking and biking routes for residents.

Right: Roundabout retrofit of existing intersection

Below: The Aloha District retrofitted for a roundabout intersection and pedestrian access



ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX										
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Cost	Status
21.Improve Athletic Fields	Project	5	1	Improved and permanent athletic fields	Task group	Task established		Park Comm., Admin, Council	\$ TBD	Open
22.Design Indoor Recreation Center	Project	5	2	Conceptual Design	Commission design	Services retained		Park Comm., Admin, Council	\$ TBD	Open
23.Construct Indoor Recreation Center	Project	5	2	Creation of recreation center	Commission design	Project funded		Park Comm., Admin, Council	\$ TBD	Open
2 Growing Diamondhead										
With a mixed-use, walkable, and aesthetically pleasing downtown										
24.Establish a Mixed Use District	Policy	2	1	Mixed Use District established	Draft district	Adopted district	IM	PC, Admin, Council	Budgeted	✓
25. Revise design for Aloha Drive consistent with Suburban Redevelopment Place Type	Project	5	1	Revised plan for walkability	Revise Plans	Revised plans	IM	Admin	Budgeted	✓
26.Develop incentive package of downtown economic incentives for development and redevelopment to include TIF Eligibility	Project and Policy	5	1	Accessible information, motivated investors and investment activity	Catalog, publish and promote	Incentive package	LT	Admin	\$0	✓
27.Initiate a "Main Street" Program	Mgmt		2	Main Street program organized as a 501(c)3	Join MS Main Street Assn., Initiate program feasibility	MMSA joined	ST	Chamber, Council, Admin	\$5000 to initiate	Open
28.Actively mitigate nuisance properties through code enforcement	Policy	5	1	Attractive properties in standard condition	Administer policy	# Of properties cleaned	OG	Council, Admin	Initial outlay with costs recouped	Open
With sensitive waterfront development along the Bay										
29.Implement public portion of the Town Waterfront development plan	Project	5	1	Public amenity constructed, private development catalyzed	Complete feasibility study	Services retained	ST	Admin, Council	#10,000	Open

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX									
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Status
30. Promote the development of the Resort Waterfront development place type	Policy	5	2	• Resort established	• Align development code to place type	• Code aligned	MT	PC, Admin, Council	Open
With enlarged territory to accommodate growth and expanded community opportunity									
31. File for annexation	Policy	5	1	• Diamondhead territory is expanded	• Initiate annexation study	• Services retained	ST	Council, Admin	Open
With diversified housing choices accommodating all life stages									
32. Enact mixed use zoning districts	Policy	3,5	1	• Zoning that facilitates diversified housing choices	• Align zoning code to Envision Diamondhead 2040 vision	• Code alignment	ST	PC, Admin, Council	Open
33. Incentive and/or recruit a high quality retirement facility	Project, Policy	3,5	1	• Establishment of desired retirement facility	• Identify and contact developers	• Contacts	ST	Admin	Open
Enact rental housing policy for short term and long term rentals	Policy	3,5	2	• Enacted policies	• Retain services	• Services Retained	IM	PC, Admin, Council	Open
prepared and resilient in the face of coastal climate challenges									
35. Establish low impact environmental design elements in the development code	Policy	2,5	1	• LID design standards incorporated into development code	• Retain service	• Services retained	IM	Admin, PC	Open
36. Administer Flood Zone Provision of the Mississippi Emergency Management Agency	Policy, Project	2,5	2	• Flood resilient city	• Review requirements for compliance	• Review completed	OG	Admin	Open
37. Monitor Sea Level Rise Conditions and promote issue awareness	Policy	3,5	1	• Ongoing awareness and adjustment as conditions change	• Review latest reports	• Reports reviewed, information decimated to public	OG	Admin	Open
38. Maintain and administer most current building code	Policy, Project	3	1	• Resilient and storm damage resistant buildings	• Adopt latest building code	• Adoption	IM	Admin	Budgeted
3 Connecting Diamondhead									
By enhancing bike and pedestrian pathways and linkages throughout the city									

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX									
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Status
39. Adopt Complete Streets Policy	Policy	5	1	• Policy Adoption	• Draft policy	• Services retained	ST	PC, Admin, Council	Open
40. Designate, prioritize and design multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Design	• Project authorization		Admin, Council	✓
41. Build multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Build	• Project authorization		Admin, Council	Open
By linking the original community to downtown for pedestrians, cyclists, and alternative vehicles, and by linking the downtown to the waterfront									
42. Revise MDOT Roundabout design for pedestrian connections	Project	5	1	• Implementation of the Downtown core provisions of this plan	• Plan and initiate the project	• Strategy outline, MDOT support, tactical urbanism event	ST	Admin Council	✓
3. Design Way Finding System	Project	5	1	• Comprehensive way finding	• Retain services, establish design	• Services retained	IM	Admin, Council	Open
44. Build Way Finding System	Project	5	2	• Comprehensive way finding	• Retain services, establish design	• Services retained	ST	Admin, Council	Open
By creating additional entry points and access to and within the city									
45. Plan an eastern connection through the expansion area connecting to Delisle Road	Project	5	1	• Future connection to Diamondhead	• Retain services	• Services retained	LT	Admin, Council	Open
46. Request Notification from Hancock County of any development proposed in the Reserve Area	Policy	5	1	• Input on development that might impede future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	Open
47. Request Hancock County adopt the plan for the reserve area	Policy	5	1	• Reservation of land for future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	Open
48. Establish street grid in the Town Center Mixed Use area	Project	5	1	• New street construction	• Design and engineering	• Retain services	IM	Admin	✓
With selected connections to the river and bayou									

MOTION CARRIED UNANIMOUSLY

12. **2025-307:** Motion to approve the Planning Commission recommendation 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

Motion made by Ward 3 Harwood, Seconded by Ward 1 Finley to approve the Planning Commission recommendation 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.

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

MOTION CARRIED UNANIMOUSLY

13. **2025-308:** Motion to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

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

MOTION CARRIED UNANIMOUSLY

14. **2025-310:** Motion to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

Motion made by Mayor Liese, Seconded by Ward 1 Finley to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

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

MOTION CARRIED UNANIMOUSLY

15. **2025-311:** Motion to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan.

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

Tara Corp, represented by Jim Grotkowski, and Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use) and ADCC (Aloha District Conventional Commercial).

The properties are the Purcell and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-165.000. The Case File Number is 202600721.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.



September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

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

Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.001. The proposed location is Rouses Markets Store #47, 4407 E. Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an \$18 square foot accessory structure within 5' of a rear property line.

The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-009.000. The property is in a R-4 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 81 square feet. The Case File Number is 202600668.

In accordance with the Comprehensive Zoning Ordinance Article 9.6, 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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Tara Carr, represented by Jim Gorkowski, and Parcel Corp, represented by Carl Jolly and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Re-zoning) to change the zoning from R-4 (Medium Density Residential) to ADU-1 (Accessory Dwelling Units) and ADU-2 (Accessory Dwelling Units).

The properties are located on the Parcel Corp parcel located on the Park View Extension and on E-01 161.000. The tax parcel number is 132E-1-01-020.000. The Case File Number is 202600221.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

DIAMONDHEAD, MS

Tara Carr, represented by Jim Gorkowski, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Re-zoning) to change the zoning from R-4 (Medium Density Residential) to ADU-1 (Accessory Dwelling Units) and ADU-2 (Accessory Dwelling Units).

The properties are located on 7111 Nona Drive. The tax parcel number is 132A-2-01-020.001. The Case File Number is 202600491.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

**PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

Parcel Corp, represented by Carl Jolly and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Re-zoning) to change the zoning from R-4 (Medium Density Residential) to ADU-1 (Accessory Dwelling Units) and ADU-2 (Accessory Dwelling Units).

The properties are located on Parcel Corp parcel located on the Park View Extension and on E-01 161.000. The tax parcel number is 132E-1-01-020.000. The Case File Number is 202600221.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – PARK TEN/SOUTH NOMA – REZONING

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Rezoning before the Planning & Zoning Commission – Park Ten/South Noma

NATURE OF REQUEST: Tara Corp, represented by Jim Grotkowski, and Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use) and ADCC (Aloha District Conventional Commercial). The properties are the Purcell and Tara Corp parcels located on the Park Ten Extension and on the southern side of Noma Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-165.000. The Case File Number is 202600721.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

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

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

9.10.10 a) i. Whether or not there has been a change in the character of the neighborhood surrounding the subject property and a public need exists for additional lands bearing the requested zoning classification. *There has been a change in the neighborhood with new roadways, infrastructure, and developments being constructed. The public need exists as is shown in the Comprehensive Plan. Please see attached application and exhibits for further explanation of recommendation.*

CITY OF DIAMONDHEAD, MISSISSIPPI

JOINT APPLICATION FOR REZONING

Submitted by: City of Diamondhead, Mississippi, and the Property Owner(s) identified below

Date: 7/28/2026

1. Application and Requested Action

The **City of Diamondhead, Mississippi** (the "City") and the undersigned owner(s) of the property described below (collectively, the "Applicants") jointly submit this application for an amendment to the Official Zoning Map of the City of Diamondhead.

The Applicants request that the City rezone the Subject Property from **R-6 Medium Density Dwelling District**) to **ADMU (Aloha District Mixed Use)** subject to review, public hearing, recommendation by the Planning Commission, and final legislative action by the Mayor and City Council as required by the Diamondhead Zoning Ordinance.

This application is submitted in reliance on and to implement the applicable goals, policies, future land-use designations, and recommendations of the **Diamondhead 2040 Comprehensive Plan**, and in accordance with Section 2.8 of the **Diamondhead Zoning Ordinance**.

2. Applicant and Ownership Information

A. City Applicant

City of Diamondhead, Mississippi

Address: 5000 Diamondhead Circle

Authorized representative: Beau King

Title: Building Official

Telephone: 228-222-4626

Email: bking@diamondhead.ms.gov

B. Property Owner(s)

Owner name(s): Tara Corp

Mailing address(es): 758 Augusta Way Diamondhead, MS 39525

Telephone: [REDACTED]

Email: [REDACTED]

The undersigned represent that they are the owner(s) of the entire land area proposed for rezoning, or are authorized agents of all such owners. If the Subject Property is held in more than one ownership, all owners or their authorized agents join in this application.

C. Interest in Application

The City seeks the requested rezoning as consistent with its adopted land-use planning policies and the public interest. The Property Owner(s) seek the requested rezoning to allow lawful development and use of the Subject Property in the requested zoning district, subject to all applicable City ordinances, approvals, and regulations.

3. Subject Property

Street address or location: 5310 Noma Drive

Tax parcel number(s): 132A-2-03-026.003

Total acreage: 10

Legal description: Attached as **Exhibit A**.

Current zoning: R-6

Requested zoning: ADMU

Current use(s): Vacant land

Existing structures and ownership of structures: N/A

A map and site plan identifying the Subject Property, affected land area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas are attached as **Exhibit B**.

4. Proposed Development and Timing

Description of Proposed Development or Use

The Applicants propose the following development, use, or land-use pattern for the Subject Property: T/B/D. No proposed development currently. Rezoning from residential to mixed use is desired before significant investments are made to design developments. The requested rezoning does not itself authorize construction, subdivision, site development, or any particular use. Any subsequent development remains subject to all applicable zoning, subdivision, site-plan, permitting, drainage, utility, access, environmental, and other City, state, and federal requirements.

5. Basis for Requested Rezoning

A. Comprehensive Plan Consistency

The requested rezoning is consistent with the Diamondhead 2040 Comprehensive Plan because:

- 1.- The Subject Property is located within or is appropriately related to the following Comprehensive Plan future land-use designation, planning area, policy, goal, objective, strategy, or recommendation: **See attached Exhibits.**
- 2.- The requested zoning district supports the Plan's intended pattern of land use, development character, infrastructure, public facilities, transportation, housing, economic development, conservation, or other applicable planning objectives as follows. See attached Exhibits.

3.- The requested zoning classification advances orderly development and is compatible with the City's Comprehensive Plan and/or Land Use Plan.

B. Zoning Ordinance Criteria

The Applicants submit that the requested rezoning satisfies Section 9.10 of the Diamondhead Zoning Ordinance because it is in harmony with the Comprehensive Plan and/or Land Use Plan, is compatible with the zoning of the surrounding area, and benefits the community and the City in a consistent manner.

The requested rezoning is supported by the following applicable criterion or criteria:

Changed or changing conditions / neighborhood character and public need. The character of the surrounding neighborhood has changed or is changing, and a public need exists for additional land bearing the requested zoning classification, as shown by Exhibit F.

6. Surrounding Area and Probable Effects

The surrounding-area analysis and tax parcel map are attached as **Exhibit D**. The exhibit identifies existing streets or roads, property lines, current and proposed zoning boundaries, and the area necessary to show the Subject Property's relationship to surrounding properties, as determined by the Zoning Administrator.

The Applicants anticipate the following probable effects of the requested rezoning on surrounding land uses and properties: None

Measures proposed to address compatibility, access, drainage, buffers, utilities, traffic, screening, or other foreseeable impacts include: All issues to be addressed in permitting and approval processes for the development when submitted.

7. Adjacent Property Owners

A list of all owners of adjacent property within five hundred (500) feet, exclusive of the width of intervening streets, alleys, or bodies of water, is attached as **Exhibit E**. The list includes each owner's name and mailing address.

8. Required Exhibits and Supporting Materials

The Applicants submit or will submit the following materials as part of this application:

- **Exhibit A:** Legal description of the Subject Property.
- **Exhibit B:** Site plan showing the affected area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas.
- **Exhibit C:** Development schedule and, if applicable, phased-development description.
n/a
- **Exhibit D:** Tax parcel and surrounding-area map showing existing streets or roads, property lines, current and requested zoning boundaries, and the required surrounding area.
- **Exhibit E:** Names and mailing addresses of qualifying adjacent property owners.

- **Exhibit F:** Comprehensive Plan consistency narrative and cited Plan provisions.
- **Exhibit G:** Evidence of ownership, right of possession, and authority of any signing agent. n/a
- **Exhibit H:** City Council motion or resolution authorizing City initiation of or participation in the application, if applicable.
- **Exhibit I:** Any additional information, reports, studies, or maps requested by the Zoning Administrator.

9. Request for Review and Public Hearing

The Applicants request that the Zoning Administrator determine the application complete, conduct the required review and investigation, transmit the application and staff recommendation to the Planning Commission, and schedule the required public hearing and notice.

The Applicants further request that, after the public hearing and consideration of the evidence, the Planning Commission recommend approval and the Mayor and City Council approve the requested amendment to the Official Zoning Map.

10. Certifications and Signatures

The undersigned certify that the information supplied in this application and its exhibits is true and correct to the best of their knowledge. The Property Owner(s) authorize City staff and authorized representatives to enter the Subject Property as reasonably necessary to review this application, subject to reasonable notice and applicable law.

This application is a request for legislative rezoning action. Nothing in this application limits the City's legislative discretion, commits the City to approve the requested rezoning, or waives any requirement of the Diamondhead Zoning Ordinance or other applicable law.

CITY OF DIAMONDHEAD, MISSISSIPPI

By: 
 Name: BEAU KING
 Title: BUILDING OFFICIAL
 Date: 7-28-26

PROPERTY OWNER

Owner: _____
 By: _____
 Name/Title: _____
 Date: _____

ADDITIONAL PROPERTY OWNER(S), IF APPLICABLE

Owner: _____
 By: _____
 Name/Title: _____
 Date: _____

11. City Staff Use OnlyDate received: 7-28-26Application complete: ☒ Yes ☐ NoFee received, if applicable: N/AZoning Administrator: ✓Posted on Property and at City Hall: ✓Notices sent to adjoining property owners: ✓Advertising Dates: ✓Planning Commission hearing date: 9-22-2026 6PM

Planning Commission action: _____

Mayor and City Council action: _____

132A-2-03-026.003

EXHIBIT A

Parcel Number: 132A-2-03-026.003
Owner Name: TARA CORP
Owner Address: 758 AUGUSTA WAY
Owner City, State ZIP: DIAMONDHEAD, MS 39525
Physical Address: 0 NOMA DR
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 244200
Taxable Total Value: 0
Estimated Tax: 4597.07
Homestead Exemption: No
Deed Book: 2024
Deed Page: 9016
Legal Description 1: PT NE 1/4 SEC 3-8S-14W
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 423572.15



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.

A horizontal number line with tick marks at 0, 100, and 200ft.

Buffer Distance
Distance: 500 Feet
Buffer Type
☒ Parcel ☐ Custom Shape: Point

EXHIBIT D



DIAMONDHEAD COUNTRY CLUB
5300 DIAMONDHEAD CIRCLE
DIAMONDHEAD, MS 39525

PIAZZA GEORGE P JR ETUX
63770 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

PURCELL CO INC
4401 E ALOHA DR
DIAMONDHEAD, MS 39525

CORNIN KATRINA W
1525 GRAYSON HWY APT 205
GRAYSON, GA 30017-1909

MONTJOY PAUL
63767 DIAMONDHEAD DR NORTH
DIAMONDHEAD, MS 39525

BERGER WARREN G III ETAL
22 AUGUSTA WAY
DOVER, NH 03828

LEE BAXTER H ETUX
63766 DIAMONDHEAD DR NORTH
DIAMONDHEAD, MS 39525

SETTLE SHARON M RTODD
#6 QUAIL CREEK
DIAMONDHEAD, MS 39525

RIZZO RICHARD O ETAL
6338 BANYAN PLACE
DIAMONDHEAD, MS 39525

REAVES KENNETH ETAL
8921 MAILI WAY
DIAMONDHEAD, MS 39525

EXHIBIT E
AGEE GARY N
909 BOURBON STREET
NEW ORLEANS, LA 70116

LANDRY DAYLE L (TODD)
5 QUAIL CREEK
DIAMONDHEAD, MS 39525

HATCHETT WENDY
4 FOX TROT STREET
DIAMONDHEAD, MS 39525

CITY OF DIAMONDHEAD
5000 DIAMONDHEAD CIRCLE
DIAMONDHEAD, MS 39525

PITTARI BRYAN P
6 STAG COURT
DIAMONDHEAD, MS 39525

WHITTAKER STEFANIE N
1 FOX TROT
DIAMONDHEAD, MS 39525

MALONEY HARDIE ETAL
855 PIERRENONT RD SUITE 123
SHREVEPORT, LA 71106

DIAMONDHEAD COMMUNITY
5301 DIAMONDHEAD CIRCLE
DIAMONDHEAD, MS 39525

LADNER JESSICA ET VIR
3 FOX TROT
DIAMONDHEAD, MS 39525

THE OAKS POA INC
P O BOX 6129
DIAMONDHEAD, MS 39525

VISTE THOMAS J ETUX
63773 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

GLEASON GERALDINE M (RTOD)
63764 DIAMONDHEAD DR NORTH
DIAMONDHEAD, MS 39525

CARR JAMES W JR ETAL
63777 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

GRAHAM JACQUELIN L ETAL
#1 WHISPERING BRANCH
DIAMONDHEAD, MS 39525

HANSON TIM
203 FELICITY ST
BAY ST LOUIS, MS 39520

PARKER REID A ETAL
3 WHISPERING BRANCH
DIAMONDHEAD, MS 39525

CLARK WILLARD C ETUX
63772 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

COLAVITA LAURA A (LIFE ESTATE)
6 FOX TROT
DIAMONDHEAD, MS 39525

KYLOR ROBERT W JR ETAL
63775 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

MONTJOY PAUL D III (RTODD)
63767 DIAMONDHEAD DR NORTH
DIAMONDHEAD, MS 39525

EXHIBIT E

Item No.6.

CRABTREE CHARLES D ETAL
1 QUAIL CREEK
DIAMONDHEAD, MS 39525

STACKHOUSE ROSE M
5 WHISPERING BRANCH
DIAMONDHEAD, MS 39525

HUGHES ROSALYN C
2 WHISPERING BRANCH
DIAMONDHEAD, MS 39525

HARKO ROBERT J ETUX
2 FOX TROT
DIAMONDHEAD, MS 39525

UNDERWOOD ERRON J ETUX
5 FOX TROT
DIAMONDHEAD, MS 39525

HAUF RONALD ETAL
633 MOKE WAY
DIAMONDHEAD, MS 39525

TARA CORP
758 AUGUSTA WAY
DIAMONDHEAD, MS 39525

YOUNG BOBBY J FAMILY TRUST
63768 DIAMONDHEAD DR N
DIAMONDHEAD, MS 39525

DAGGS STELLA
P O BOX 2103
HARVEY, LA 70059

SMASAL JOANN J
5 STAG CT
DIAMONDHEAD, MS 39525

MANIX BARBARA
7 QUAIL CREEK
DIAMONDHEAD, MS 39525

DIAMONDHEAD METHODIST
5305 NOMA DR
DIAMONDHEAD, MS 39525

GRIFFIN MICHAEL G ETAL
7 STAG COURT
DIAMONDHEAD, MS 39525

was 84.

The number of new single-family permits in Diamondhead has been steadily increasing over the past five years, with 64 new single-family permits granted in 2019.

Opportunities for Future Residential Development in Diamondhead

The demographics analysis indicates continued growth in Diamondhead, particularly among two age brackets (Ages 25-34 and Ages 65-74). Housing will be an important component in accommodating this growth while shaping the community according to its overall vision, as population projections suggest an additional 800 housing units will be needed by 2040. Opportunities exist to

develop a variety of housing product that meets the needs of the aging population in Diamondhead while also attracting young professionals and families in the region. Types of housing development in Diamondhead may include:

- Middle Housing: Multi-unit housing comparable in scale and form to single-family homes and located within a walkable neighborhood that includes neighborhood commercial uses, green spaces and amenities. Examples of middle housing include cottage courts, townhomes, duplexes, live-work spaces and mixed use buildings.
- Senior Housing: Allows residents to age in place while providing easy access to retail, medical and professional services, fitness and wellness. This includes assisted living, group living, cottage homes and independent senior apartments.

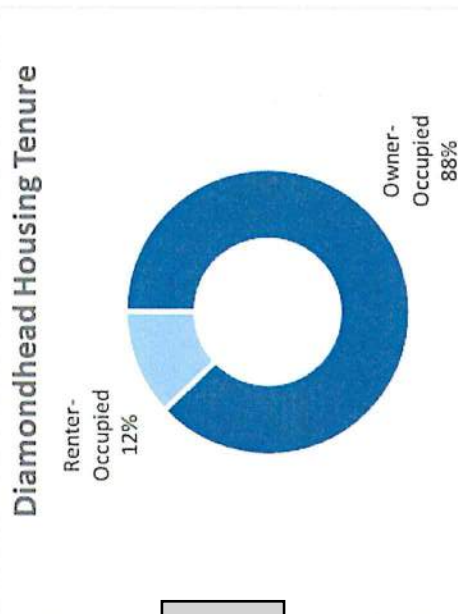
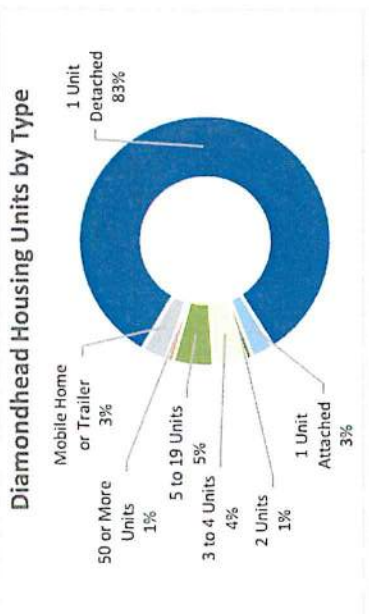
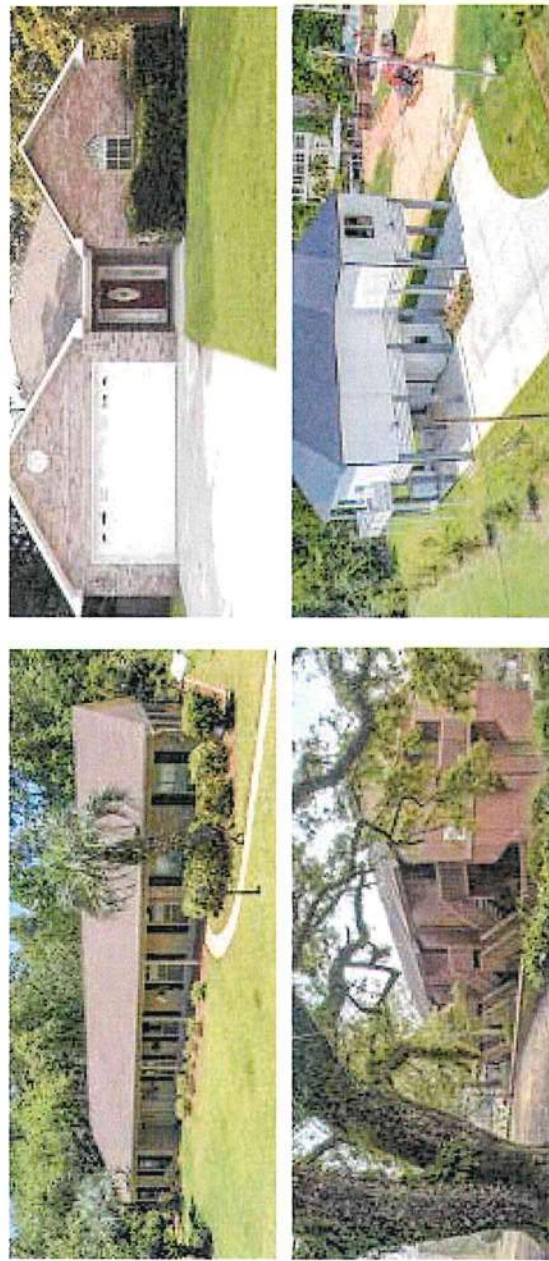


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: Envision Analytics)

Residential Real Estate Market

Data from the Multiple Listing Services provides yet another insight into the residential market in Diamondhead. Median listing price is a measure of home values as they come on the market. The graphic to the right displays the median listing price in June 2020 by zip code for Diamondhead and surrounding communities. The median listing price in 39525 Diamondhead was \$229,500. The 39571 Pass Christian had the highest median listing price at \$339,050. The median number of days on the market for listings in the 39525 Diamondhead zip code



Typical housing types in Diamondhead

The data presented in the Retail Leakage Table comes from Nielsen Claritas, Inc., a national retail marketing service used by town planners, retail & restaurant site planners, and national chains for their market research. Claritas gets its data from a number of sources including: Census of Retail Trade; Annual Survey of Retail Trade; Claritas Business Facts; Census of Employment and Wages; Sales Tax Reports; and various Trade Associations.

The retail leakage analysis indicates that both Diamondhead and the 15-minute drivetime primary trade area leaked approximately \$135 million in retail sales over the past year.

- Stores in Diamondhead sold \$69.8 million in merchandise while consumers living in Diamondhead spent \$204.9 million in merchandise. Therefore, Diamondhead leaked \$135.1 million in sales last year.
- Stores in the 15-minute drivetime primary trade area sold \$172.1 million in merchandise while consumers living in the 15-minute drivetime spent \$308.1 million in merchandise. Therefore, the 15-minute drivetime area leaked \$136 million in sales last year.

chart below provides retail leakage in select categories fenced in the 15-minute drivetime. This leakage translates into untunities to capture existing market demand. Key opportunities include grocery stores, restaurants (both full-service and limited-service), clothing stores, and pharmacies and drug stores.

Potential Retail Capture

The retail leakage analysis suggests that there is significant demand in both Diamondhead and the 15-minute trade area, but much of that demand is absorbed within the larger region. Therefore, it is not realistic to expect to capture all of the existing retail leakage experienced in Diamondhead and the trade area.

However, there are many opportunities for Diamondhead to capture a percentage of both local and regional demand, particularly if attention is given to recruiting businesses that match the local market. For example, if Diamondhead were to recapture 25% of the LOCAL demand generated by residents of the city limits, it could support approximately 67,436 sf of new retail. This is a conservative scenario.

A more moderate scenario shows that if Diamondhead were to recapture 15% to 25% of leakage from the 15-minute drive trade area, it could support approximately 94,614 to 157,690 square feet of retail space. Key retail categories include:

Restaurants

- 20,473 square feet of demand
- 5-8 restaurants depending on size

Retail Leakage in 15-Min Drivetime

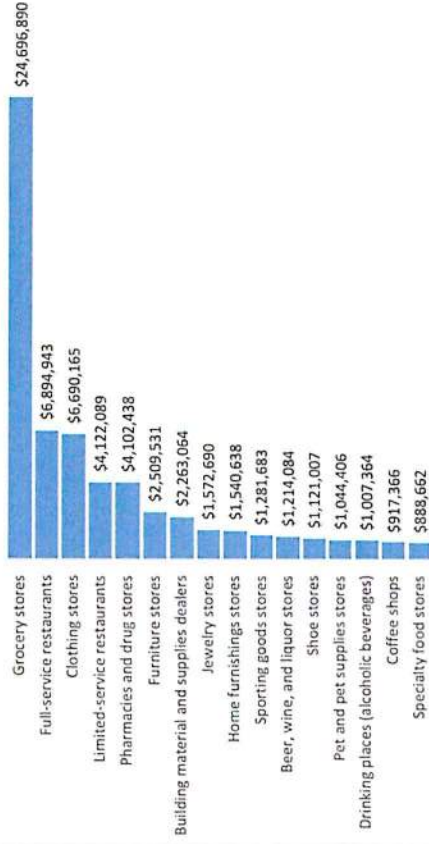


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area (Source: Environics Analytics)

- Both fast food (\$4.5m local demand) and full-service restaurants (\$5.3m local demand)

Grocery

- 16,687 square feet
- A small format grocery store is typically 25,000 square feet
- Opportunity for expanding existing grocer, merchandising in retail store, farmers market

TABLE 5 - RETAIL LEAKAGE TABLE

	Diamondhead	15-Minute Drivetime	Gulfport MSA	30-Minute Drivetime
Consumer Expenditures	\$204,946,102	\$308,087,951	\$1,143,545,703	\$3,444,405,036
Retail Sales	\$69,796,979	\$172,093,540	\$1,903,078,488	\$4,204,953,376
Retail Leakage (Gain)	\$135,149,123	\$135,994,411	(\$759,532,785)	(\$760,548,340)

The development vision is vital its success. The vision may include a walkable, mixed-use development that serves as a community gathering place and town center. Elements of the mixed-use development may include:

Retail, Dining and Entertainment

- Variety of options
- Local and unique

- Office Space

- Headquarters
- Creative Lofts

- Other Commercial

- Professional services
- Health and wellness

- Hotel

- Housing Options

- Apartments or condominiums
- Live-work units
- Townhomes
- Single-family housing
- Senior housing

- Green space

- Community gathering space
- Dog park
- Walkability

- Civic and Cultural Spaces

- City Hall
- Library
- Courthouse
- Performing arts center
- Amphitheater

Right, Above and Below:
Suwannee Town Center in
Suwannee, Georgia

- 735,000 in local demand for specialty food (meat, fruits and vegetables, baked goods)

Furniture/Home Furnishings

- 6,148 square feet
- Small independent boutique or specialty shop with home decor

• Clothing

- 5,575 square feet

- 1 or 2 specialty stores

- Family clothing (\$3.3m local demand) and Women's clothing (\$1.2m local demand)

Sporting Goods

- 2,150 square feet
- Small independent / specialty store – golf, tennis, outdoor sports, etc.

Coffee Shop

- \$625k in local demand, \$917k demand in trade area
- Identified as a local need

other categories that show a more limited amount of demand, but they provide opportunities for expansion of existing businesses, include beer and wine stores, drinking places, shoes, jewelry, books, gifts, hobby, pet and pet supplies, and automotive stores.

Mixed Use Opportunity

Projected population growth, coupled with local and regional retail demand, present an opportunity for Diamondhead to create a signature mixed-use development that meets the needs of local residents while also pulling in customers from the surrounding region.

TABLE 6 - POTENTIAL RETAIL CAPTURE

	15% Scenario	25% Scenario
Retail Sales Captured	\$20,399,162	\$33,998,603
Square Footage	94,614	157,690



RESIDENTIAL NEIGHBORHOODS

SUBURBAN NEIGHBORHOODS

The Suburban Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for conventional residential development. Suburban Neighborhoods typically serve as a transition from the least dense natural and rural environment to the more dense urban environment while strategically incorporating natural features into site design and providing formal open spaces. Existing landscapes may be preserved to define curvilinear streets, common areas, parks and recreation opportunities associated with civic and institutional uses. Ideally landscapes, rather than buildings, are used to frame these neighborhoods. A range of lot sizes are encouraged to create opportunities for diverse housing choices. The suburban character of these residential areas is best maintained by preserving or adding to existing vegetation and a balance between buildings and open space.

TRADITIONAL NEIGHBORHOODS

The Traditional Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for residential development. While higher density residential use is typically dominant, they often feature a core of commercial and civic activity as a library, small scale store, coffee shop, bank or other



Above: Typical Diamondhead home

PLANNED CHARACTERISTICS		PLANNED CHARACTERISTICS	
SUBURBAN NEIGHBORHOODS		TRADITIONAL NEIGHBORHOOD	
Primary Land Uses	Single Family Dwellings	Primary Land Uses	Single Family Dwellings and Commercial Mixed
Secondary Uses	Condominiums, Townhomes, Multiple-family Dwellings, Institutional Uses	Secondary Uses	Condominiums, Townhomes, Multiple-family Dwelling
Intensity Range	4 to 8 dwellings/acre	Intensity Range	6 to 20 dwellings/acre
Development Policies	Low Impact Design Resource Buffers Tree Canopy Preservation	Development Policies	Low Impact Design Resource Buffers Vertically and Horizontally Mixed Uses
ESSENTIAL BUILDING CHARACTER		ESSENTIAL BUILDING CHARACTER	
Building Placement	Buildings placed at varying setbacks, clustering for non single family units	Building Placement	Buildings placed very close to street
Frontage and Height	No Requirement	Frontage and Height	3 stories
ESSENTIAL SITE CHARACTER		ESSENTIAL SITE CHARACTER	
Parking and Access	Low impact parking preferred	Parking and Access	On street and parking to rear in commercial areas
Landscape	None prescribed but trees and foundation plantings are encouraged	Landscape	Street trees, parking lot and foundation plantings
Amenities	As provided in original Diamondhead Master Plan	Amenities	10 to 20 percent open space
MOBILITY		MOBILITY	
Street Types	Local, Collector	Street Types	Local, Collector
Bike/Pedestrian/Golf Carts	Bikeways, trails - See mobility section for plan	Bike/Pedestrian/Golf Carts	Bikeways, Trails, Golf Carts - See mobility section for plan

neighborhood oriented businesses. They may feature parks, schools or other public features. They should be easy to navigate on foot with important features within a 20 minute walk for the average resident.

The context of a traditional neighborhood includes small blocks on a grid formation with a discernible center public space and an edge that transitions into different, less intensive uses. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. Buildings have minimal setbacks from the street, but allow for wide

tree-lined sidewalks, as well as space for sidewalk uses like cafés and sales tables. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings. Some buildings contain multiple uses. A wide variety of housing types are provided, both in size and affordability, with higher density housing types closer to the center of the neighborhood. Active public open space is located at or near the center. This space will be suitable for passive recreation as well as organized events, such as festivals, farmers markets and performances.

COMMERCIAL CENTERS

SECTION OVERVIEW

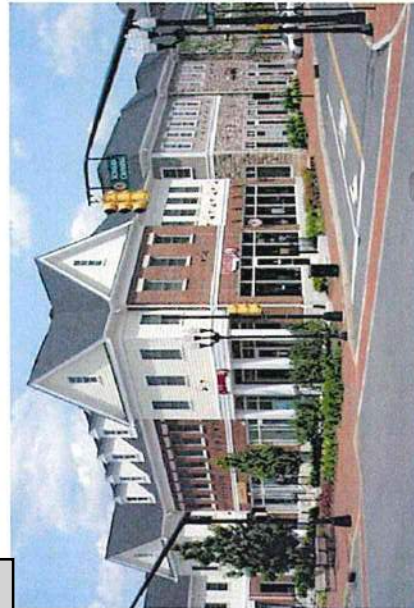
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

- a. Suburban Redevelopment
- b. Town Center Mixed Use
- c. Aloha District and Suburban Redevelopment
- d. Suburban Center

In addition to the general description provided for each of these types, detailed designs illustrating development principles more precisely are provided for the Aloha District.

SUBURBAN REDEVELOPMENT

As was mentioned in the historic context for Diamondhead in the factory section of the plan, the primary area classified as suburban redevelopment in Diamondhead was not a part of the original master planned community. This area lies at the major



Above: Example suburban redevelopment



Above: Example town center mixed use development

PLANNED CHARACTERISTICS OF SUBURBAN REDEVELOPMENT	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
First generation buildings to maintain positioning	
Building Placement	Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	As required
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	Local, Collector, Arterial depending on intensity and context
Bike/Pedestrian/Golf Carts	Bike lanes, bike parking, pedestrian facilities provided throughout as well as provisions for the circulation and parking of golf carts

entryway into Diamondhead at the intersection of Aloha and Gex Drives. Because the area was not master planned, it developed in unincorporated Hancock County under county zoning controls. These controls allowed for commercial development that was heavily automobile oriented, of minimal architectural character, and characterized by excessive parking areas devoid of landscaping and lacking pedestrian facilities.

Additional suburban redevelopment place types are designated in the expansion area with one being located at Interstate 10 and Delisle Road and the other located at the northern entrance into Diamondhead along Kapalama.

Envision Diamondhead 2040 seeks to implement policies that will promote redevelopment of these areas through the retrofit of parking lots with appropriate landscaping, the infilling of parking lots with buildings lined close to the streets, and complimented by ample pedestrian facilities. In addition, commercial and residential uses are intended to be mixed with residential uses permitted above ground floor retail and office uses.

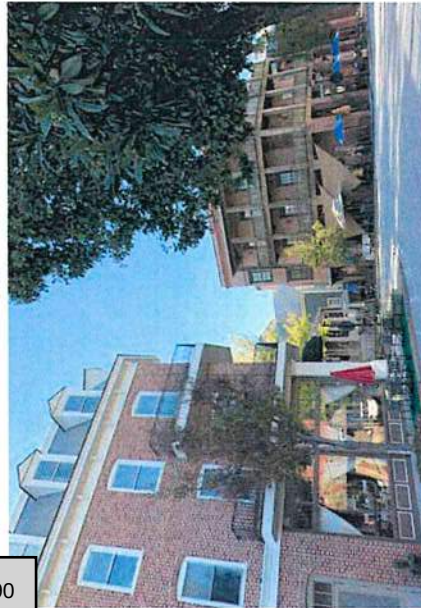
COMMERCIAL CENTERS

TOWN CENTER MIXED USE

Town Center Mixed Use is to provide for and promote the development of a compact mixed use town center reflecting the timeless building patterns of traditional downtowns. These characteristics include design features that prioritize pedestrian activity, human scales, outdoor environments, abundant landscape and natural features, and quality architecture. The district accommodates a range of commercial, residential, small scale production, open space and recreational activities. While land use is a very important element in the district, building form, lot placement, and streetscape take precedent in creating the desired environment.

The general development principles of the Town Center Mixed Use District are to:

- Promote form-based development through form-based standards. In contrast to conventional zoning standards that emphasize on the regulation of land uses, form-based mixed-use development standards focus on promoting a walkable,



Above: Example of town center mixed use development

PLANNED CHARACTERISTICS OF TOWN CENTER MIXED USE	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
Building Placement	First generation buildings to maintain positioning Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	On street parking and parking to the rear of buildings
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	See mobility section
Bike/Pedestrian/Golf Carts	Bike lanes are provided along with bike parking, pedestrian facilities are provided throughout as well as provisions for the circulation and parking of golf carts



Above: Example of town center mixed use development

- urban form of development consistent with traditional downtowns and commercial centers.
- Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

NEW COMPLETE STREETS AND RETROFITS

Multiple street projects are planned within the City of Diamondhead to provide new connections, reduce pressure at traffic pinch points, and transform existing streets into complete streets.

1. I-10 Interchange and Gex Drive/West Aloha Drive Intersection

MDOT is in design phase for a project that will build roundabouts at the relatively high traffic intersections of the I-10 exit ramps and at the intersection of Gex Drive and W. Aloha Drive, the primary entrance point for the entire City. A wide sidewalk is included along the entire length of this project, from Yacht Club Drive south of the Interstate to all four corners of the proposed roundabout at Gex Drive and W Aloha Drive. Because this focal point is the primary gateway from the Interstate, all medians and islands will be landscaped to create a beautiful entrance into the City.

2. East Aloha Drive

To support the redevelopment of Aloha Drive as the City's walkable street with mixed-use storefront buildings, East Aloha Drive will be retrofitted into a complete street. It will feature on-street parking, tree-lined sidewalks, and a multimodal sidewalk on one side to

facilitate bicycles and 10' walks on both sides.

3. Golf Course Subdivisions

Proposed residential subdivisions in the golf course area will enable new street connections from Diamondhead Drive North to Golf Club Drive, which will enable safe pedestrian, bicycle and car travel directly to the Diamondhead Country Club.

4. New Town Center

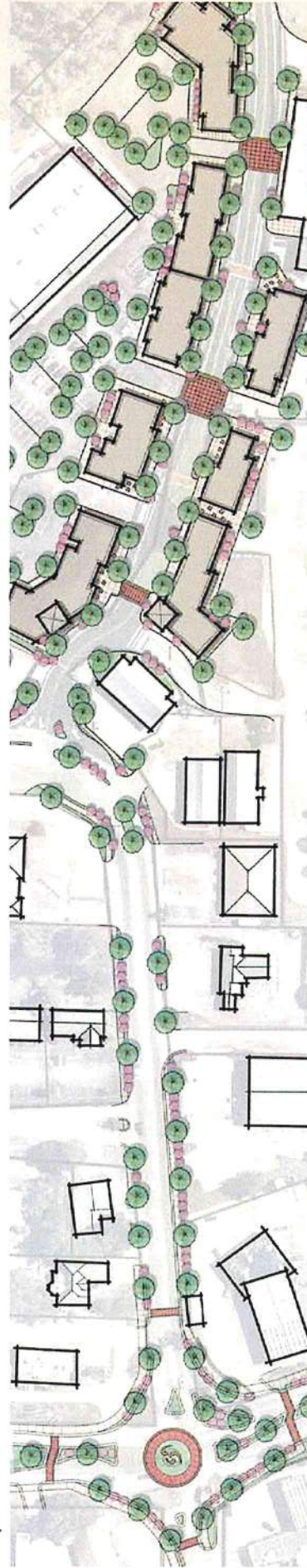
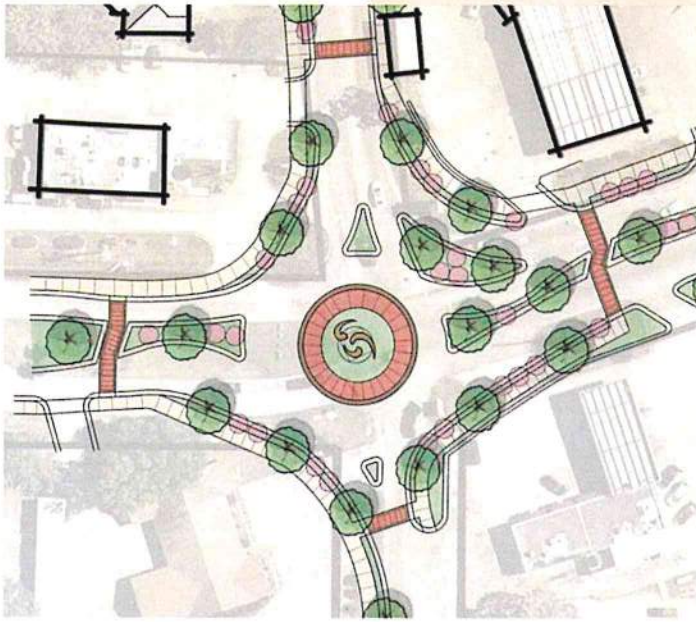
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal multimodal circulation and connectivity to surrounding neighborhoods.

5. Expansion Area

Any proposed expansion to the east should be accompanied by new street connections that provide new access points to residents on the east side of the City and expand walking and biking routes for residents.

Right: Roundabout retrofit of existing intersection

Below: The Aloha District retrofitted for a roundabout intersection and pedestrian access



ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX										
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Cost	Status
21.Improve Athletic Fields	Project	5	1	Improved and permanent athletic fields	Task group	Task established		Park Comm., Admin, Council	\$ TBD	Open
22.Design Indoor Recreation Center	Project	5	2	Conceptual Design	Commission design	Services retained		Park Comm., Admin, Council	\$ TBD	Open
23.Construct Indoor Recreation Center	Project	5	2	Creation of recreation center	Commission design	Project funded		Park Comm., Admin, Council	\$ TBD	Open
2 Growing Diamondhead										
With a mixed-use, walkable, and aesthetically pleasing downtown										
24.Establish a Mixed Use District	Policy	2	1	Mixed Use District established	Draft district	Adopted district	IM	PC, Admin, Council	Budgeted	✓
25. Revise design for Aloha Drive consistent with Suburban Redevelopment Place Type	Project	5	1	Revised plan for walkability	Revise Plans	Revised plans	IM	Admin	Budgeted	✓
26.Develop incentive package of downtown economic incentives for development and redevelopment to include TIF Eligibility	Project and Policy	5	1	Accessible information, motivated investors and investment activity	Catalog, publish and promote	Incentive package	LT	Admin	\$0	✓
27.Initiate a "Main Street" Program	Mgmt		2	Main Street program organized as a 501(c)3	Join MS Main Street Assn., Initiate program feasibility	MMSA joined	ST	Chamber, Council, Admin	\$5000 to initiate	Open
28.Actively mitigate nuisance properties through code enforcement	Policy	5	1	Attractive properties in standard condition	Administer policy	# Of properties cleaned	OG	Council, Admin	Initial outlay with costs recouped	Open
With sensitive waterfront development along the Bay										
29.Implement public portion of the Town Waterfront development plan	Project	5	1	Public amenity constructed, private development catalyzed	Complete feasibility study	Services retained	ST	Admin, Council	#10,000	Open

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX									
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Status
30. Promote the development of the Resort Waterfront development place type	Policy	5	2	• Resort established	• Align development code to place type	• Code aligned	MT	PC, Admin, Council	Open
With enlarged territory to accommodate growth and expanded community opportunity									
31. File for annexation	Policy	5	1	• Diamondhead territory is expanded	• Initiate annexation study	• Services retained	ST	Council, Admin	Open
With diversified housing choices accommodating all life stages									
32. Enact mixed use zoning districts	Policy	3,5	1	• Zoning that facilitates diversified housing choices	• Align zoning code to Envision Diamondhead 2040 vision	• Code alignment	ST	PC, Admin, Council	Open
33. Incentive and/or recruit a high quality retirement facility	Project, Policy	3,5	1	• Establishment of desired retirement facility	• Identify and contact developers	• Contacts	ST	Admin	Open
34. Enact rental housing policy for short term and long term rentals	Policy	3,5	2	• Enacted policies	• Retain services	• Services Retained	IM	PC, Admin, Council	Open
prepared and resilient in the face of coastal climate challenges									
35. Establish low impact environmental design elements in the development code	Policy	2,5	1	• LID design standards incorporated into development code	• Retain service	• Services retained	IM	Admin, PC	Open
36. Administer Flood Zone Provision of the Mississippi Emergency Management Agency	Policy, Project	2,5	2	• Flood resilient city	• Review requirements for compliance	• Review completed	OG	Admin	Open
37. Monitor Sea Level Rise Conditions and promote issue awareness	Policy	3,5	1	• Ongoing awareness and adjustment as conditions change	• Review latest reports	• Reports reviewed, information decimated to public	OG	Admin	Open
38. Maintain and administer most current building code	Policy, Project	3	1	• Resilient and storm damage resistant buildings	• Adopt latest building code	• Adoption	IM	Admin	Budgeted
3 Connecting Diamondhead									
By enhancing bike and pedestrian pathways and linkages throughout the city									

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX										
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Cost	Status
39.Adopt Complete Streets Policy	Policy	5	1	• Policy Adoption	• Draft policy	• Services retained	ST	PC, Admin, Council	\$0	Open
40.Designate, prioritize and design multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Design	• Project authorization		Admin, Council	\$15,000	✓
41.Build multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Build	• Project authorization		Admin, Council	\$ TBD	Open
By linking the original community to downtown for pedestrians, cyclists, and alternative vehicles, and by linking the downtown to the waterfront										
42.Revise MDOT Roundabout design for pedestrian connections	Project	5	1	• Implementation of the Downtown core provisions of this plan	• Plan and initiate the project	• Strategy outline, MDOT support, tactical urbanism event	ST	Admin Council	\$0	✓
3.Design Way Finding System	Project	5	1	• Comprehensive way finding	• Retain services, establish design	• Services retained	IM	Admin, Council	\$ TBD	Open
44.Build Way Finding System	Project	5	2	• Comprehensive way finding	• Retain services, establish design	• Services retained	ST	Admin, Council	\$ TBD	Open
By creating additional entry points and access to and within the city										
45.Plan an eastern connection through the expansion area connecting to Delisle Road	Project	5	1	• Future connection to Diamondhead	• Retain services	• Services retained	LT	Admin, Council	\$TBD	Open
46.Request Notification from Hancock County of any development proposed in the Reserve Area	Policy	5	1	• Input on development that might impede future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	\$0	Open
47.Request Hancock County adopt the plan for the reserve area	Policy	5	1	• Reservation of land for future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	\$0	Open
48.Establish street grid in the Town Center Mixed Use area	Project	5	1	• New street construction	• Design and engineering	• Retain services	IM	Admin	& TBD	✓
With selected connections to the river and bayou										

MOTION CARRIED UNANIMOUSLY

12. **2025-307:** Motion to approve the Planning Commission recommendation 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

Motion made by Ward 3 Harwood, Seconded by Ward 1 Finley to approve the Planning Commission recommendation 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.

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

MOTION CARRIED UNANIMOUSLY

13. **2025-308:** Motion to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

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

MOTION CARRIED UNANIMOUSLY

14. **2025-310:** Motion to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

Motion made by Mayor Liese, Seconded by Ward 1 Finley to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

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

MOTION CARRIED UNANIMOUSLY

15. **2025-311:** Motion to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan.

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

Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use).

The physical address is 5310 Noma Drive. The tax parcel number is 132A-2-03-026.003. The Case File Number is 202600597.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.



September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006 (00). The proposed location is Rousses Markets Store #47, 4407 E Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Sтивен and Sandra Rocks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 828 square foot accessory structure within 8' of a rear property line.

The property address is 7430 Mahalo Hui Drive. The tax parcel number is 067N-2-33-009 (00). The property is in a R-6 zoning district. The subject for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet. The Case File Number is 202600668.

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 to 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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Tara Corp, represented by Jay Grigoriwicz, and Parcel Corp, represented by Carl Jolly and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Re-zoning) to change the current zoning from R-4 (Medium Density Dwelling District) to ADMM (Alpha District Mixed Use) and ADCC (Alpha District Commercial) in Diamondhead, MS 39525.

The properties are the Parcel and Tara Corp parcels located on the Park Two Addition and on the nearby side of Sierra Drive. The tax parcel numbers are 132N-1-03-020 (00) through 132N-1-03-021 (00). The Case File Number is 202600721.

In accordance with Article 9.10.4, the City Council shall have jurisdiction with respect to all Text Amendments and Re-zoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Re-zoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

DIAMONDHEAD, MS

Tara Corp, represented by Jay Grigoriwicz, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Re-zoning) to change the current zoning from R-4 (Medium Density Dwelling District) to ADMM (Alpha District Mixed Use) in Diamondhead, MS 39525.

The property address is 7110 Sierra Drive. The tax parcel number is 132N-1-03-020 (00). The Case File Number is 202600721.

In accordance with Article 9.10.4, the City Council shall have jurisdiction with respect to all Text Amendments and Re-zoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Re-zoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Parcel Corp, represented by Carl Jolly and the City of Diamondhead have jointly filed an application requesting a Map Amendment (Re-zoning) to change the current zoning from R-4 (Medium Density Dwelling District) to ADMM (Alpha District Mixed Use) in Diamondhead, MS 39525.

The property is located in general vicinity of Parcel properties located north of Sierra Drive. The tax parcel number is 132N-1-03-020 (00) through 132N-1-03-021 (00). The Case File Number is 202600721.

In accordance with Article 9.10.4, the City Council shall have jurisdiction with respect to all Text Amendments and Re-zoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Re-zoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. This meeting will also be live-streamed for your convenience.

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DIAMONDHEAD, MS

Parcel Corp, represented by Carl Jolly and the City of Diamondhead have jointly filed an application requesting a Map Amendment (Re-zoning) to change the current zoning from R-4 (Medium Density Dwelling District) to ADMM (Alpha District Mixed Use) in Diamondhead, MS 39525.

The property is located in general vicinity of Parcel properties located north of Sierra Drive. The tax parcel number is 132N-1-03-020 (00) through 132N-1-03-021 (00). The Case File Number is 202600721.

In accordance with Article 9.10.4, the City Council shall have jurisdiction with respect to all Text Amendments and Re-zoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Re-zoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – 5310 NOMA DRIVE – REZONING

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Rezoning before the Planning & Zoning Commission – 5310 Noma Drive

NATURE OF REQUEST: Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use). The physical address is 5310 Noma Drive. The tax parcel number is 132A-2-03-026.003. The Case File Number is 202600597.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

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

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

9.10.10 a) i. Whether or not there has been a change in the character of the neighborhood surrounding the subject property and a public need exists for additional lands bearing the requested zoning classification. *There has been a change in the neighborhood with new roadways, infrastructure, and developments being constructed. The public need exists as is shown in the Comprehensive Plan. Please see attached application and exhibits for further explanation of recommendation.*

CITY OF DIAMONDHEAD, MISSISSIPPI

JOINT APPLICATION FOR REZONING

Submitted by: City of Diamondhead, Mississippi, and the Property Owner(s) identified below

Date: 7/28/2026

1. Application and Requested Action

The **City of Diamondhead, Mississippi** (the "City") and the undersigned owner(s) of the property described below (collectively, the "Applicants") jointly submit this application for an amendment to the Official Zoning Map of the City of Diamondhead.

The Applicants request that the City rezone the Subject Property from **R-6 (Medium Density Dwelling District to C-1 (General Commercial)** subject to review, public hearing, recommendation by the Planning Commission, and final legislative action by the Mayor and City Council as required by the Diamondhead Zoning Ordinance.

This application is submitted in reliance on and to implement the applicable goals, policies, future land-use designations, and recommendations of the **Diamondhead 2040 Comprehensive Plan**, and in accordance with Section 2.8 of the **Diamondhead Zoning Ordinance**.

2. Applicant and Ownership Information

A. City Applicant

City of Diamondhead, Mississippi

Address: 5000 Diamondhead Circle

Authorized representative: Beau King

Title: Building Official

Telephone: 228-222-4626

Email: bking@diamondhead.ms.gov

B. Property Owner(s)

Owner name(s): Purcell Co Inc

Mailing address(es): 4402 E Aloha Dr Ste 3 Diamondhead, MS 39525

Telephone: [REDACTED]

Email: [REDACTED]

The undersigned represent that they are the owner(s) of the entire land area proposed for rezoning, or are authorized agents of all such owners. If the Subject Property is held in more than one ownership, all owners or their authorized agents join in this application.

C. Interest in Application

The City seeks the requested rezoning as consistent with its adopted land-use planning policies and the public interest. The Property Owner(s) seek the requested rezoning to allow lawful development and use of the Subject Property in the requested zoning district, subject to all applicable City ordinances, approvals, and regulations.

3. Subject Property

Street address or location: Attached as **Exhibit B.**

Tax parcel number(s): Attached as **Exhibit B.**

Total acreage: Attached as **Exhibit B.**

Legal description: Attached as **Exhibit A.**

Current zoning: R-6

Requested zoning: C-1

Current use(s): Vacant land

Existing structures and ownership of structures: n/a

A map and site plan identifying the Subject Property, affected land area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas are attached as **Exhibit B.**

4. Proposed Development and Timing

Description of Proposed Development or Use

The Applicants propose the following development, use, or land-use pattern for the Subject Property: T/B/D No proposed development currently. Rezoning from residential to mixed use is desired before significant investments are made to design developments. The requested rezoning does not itself authorize construction, subdivision, site development, or any particular use. Any subsequent development remains subject to all applicable zoning, subdivision, site-plan, permitting, drainage, utility, access, environmental, and other City, state, and federal requirements.

5. Basis for Requested Rezoning

A. Comprehensive Plan Consistency

The requested rezoning is consistent with the Diamondhead 2040 Comprehensive Plan because:

- 1.- The Subject Property is located within or is appropriately related to the following Comprehensive Plan future land-use designation, planning area, policy, goal, objective, strategy, or recommendation: **See attached Exhibits.**
- 2.- The requested zoning district supports the Plan's intended pattern of land use, development character, infrastructure, public facilities, transportation, housing, economic development, conservation, or other applicable planning objectives as follows:

3.- The requested zoning classification advances orderly development and is compatible with the City's Comprehensive Plan and/or Land Use Plan.

B. Zoning Ordinance Criteria

The Applicants submit that the requested rezoning satisfies Section 9.10 of the Diamondhead Zoning Ordinance because it is in harmony with the Comprehensive Plan and/or Land Use Plan, is compatible with the zoning of the surrounding area, and benefits the community and the City in a consistent manner.

The requested rezoning is supported by the following applicable criterion or criteria:

1.- **Changed or changing conditions / neighborhood character and public need.** The character of the surrounding neighborhood has changed or is changing, and a public need exists for additional land bearing the requested zoning classification, as shown by Exhibit F.

6. Surrounding Area and Probable Effects

The surrounding-area analysis and tax parcel map are attached as **Exhibit D**. The exhibit identifies existing streets or roads, property lines, current and proposed zoning boundaries, and the area necessary to show the Subject Property's relationship to surrounding properties, as determined by the Zoning Administrator.

The Applicants anticipate the following probable effects of the requested rezoning on surrounding land uses and properties: none.

Measures proposed to address compatibility, access, drainage, buffers, utilities, traffic, screening, or other foreseeable impacts include: All issues to be addressed in permitting and approval processes for the development when submitted.

7. Adjacent Property Owners

A list of all owners of adjacent property within five hundred (500) feet, exclusive of the width of intervening streets, alleys, or bodies of water, is attached as **Exhibit E**. The list includes each owner's name and mailing address.

8. Required Exhibits and Supporting Materials

The Applicants submit or will submit the following materials as part of this application:

- **Exhibit A:** Legal description of the Subject Property.
- **Exhibit B:** Site plan showing the affected area, easements, existing and proposed structures, supporting facilities, and applicable open-space areas.
- **Exhibit C:** Development schedule and, if applicable, phased-development description.
- **Exhibit D:** Tax parcel and surrounding-area map showing existing streets or roads, property lines, current and requested zoning boundaries, and the required surrounding area.
- **Exhibit E:** Names and mailing addresses of qualifying adjacent property owners.
- **Exhibit F:** Comprehensive Plan consistency narrative and cited Plan provisions.

- **Exhibit G:** Evidence of ownership, right of possession, and authority of any signing agent.
- **Exhibit H:** City Council motion or resolution authorizing City initiation of or participation in the application, if applicable.
- **Exhibit I:** Any additional information, reports, studies, or maps requested by the Zoning Administrator.

9. Request for Review and Public Hearing

The Applicants request that the Zoning Administrator determine the application complete, conduct the required review and investigation, transmit the application and staff recommendation to the Planning Commission, and schedule the required public hearing and notice.

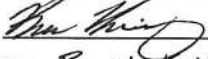
The Applicants further request that, after the public hearing and consideration of the evidence, the Planning Commission recommend approval and the Mayor and City Council approve the requested amendment to the Official Zoning Map.

10. Certifications and Signatures

The undersigned certify that the information supplied in this application and its exhibits is true and correct to the best of their knowledge. The Property Owner(s) authorize City staff and authorized representatives to enter the Subject Property as reasonably necessary to review this application, subject to reasonable notice and applicable law.

This application is a request for legislative rezoning action. Nothing in this application limits the City's legislative discretion, commits the City to approve the requested rezoning, or waives any requirement of the Diamondhead Zoning Ordinance or other applicable law.

CITY OF DIAMONDHEAD, MISSISSIPPI

By: 
 Name: BEAU LING
 Title: BUILDING OFFICIAL
 Date: ~~7-28-26~~ 7-28-26

PROPERTY OWNER

Owner: _____
 By: _____
 Name/Title: _____
 Date: _____

ADDITIONAL PROPERTY OWNER(S), IF APPLICABLE

Owner: _____
 By: _____
 Name/Title: _____
 Date: _____

11. City Staff Use OnlyDate received: 7-28-26Application complete: ☒ Yes ☐ NoFee received, if applicable: n/aZoning Administrator: ✓Posted on Property and at City Hall: ✓Notices sent to adjoining property owners: ✓Advertising Dates: ✓Planning Commission hearing date: 9-22-26 6PM

Planning Commission action: _____

Mayor and City Council action: _____

132 -0-03-001.000

EXHIBIT A

Parcel Number: 132 -0-03-001.000
Owner Name: PURCELL CO INC
Owner Address: 4401 E ALOHA DR
Owner City, State ZIP: DIAMONDHEAD, MS 39525
Physical Address:
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 18791
Taxable Total Value: 0
Estimated Tax: 353.78
Homestead Exemption: No
Deed Book: AA85
Deed Page: 311
Legal Description 1: PT GOVERMANT LOTS 1,2,3
Legal Description 2: 03-8S-14W
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 4148853.28

Sketches

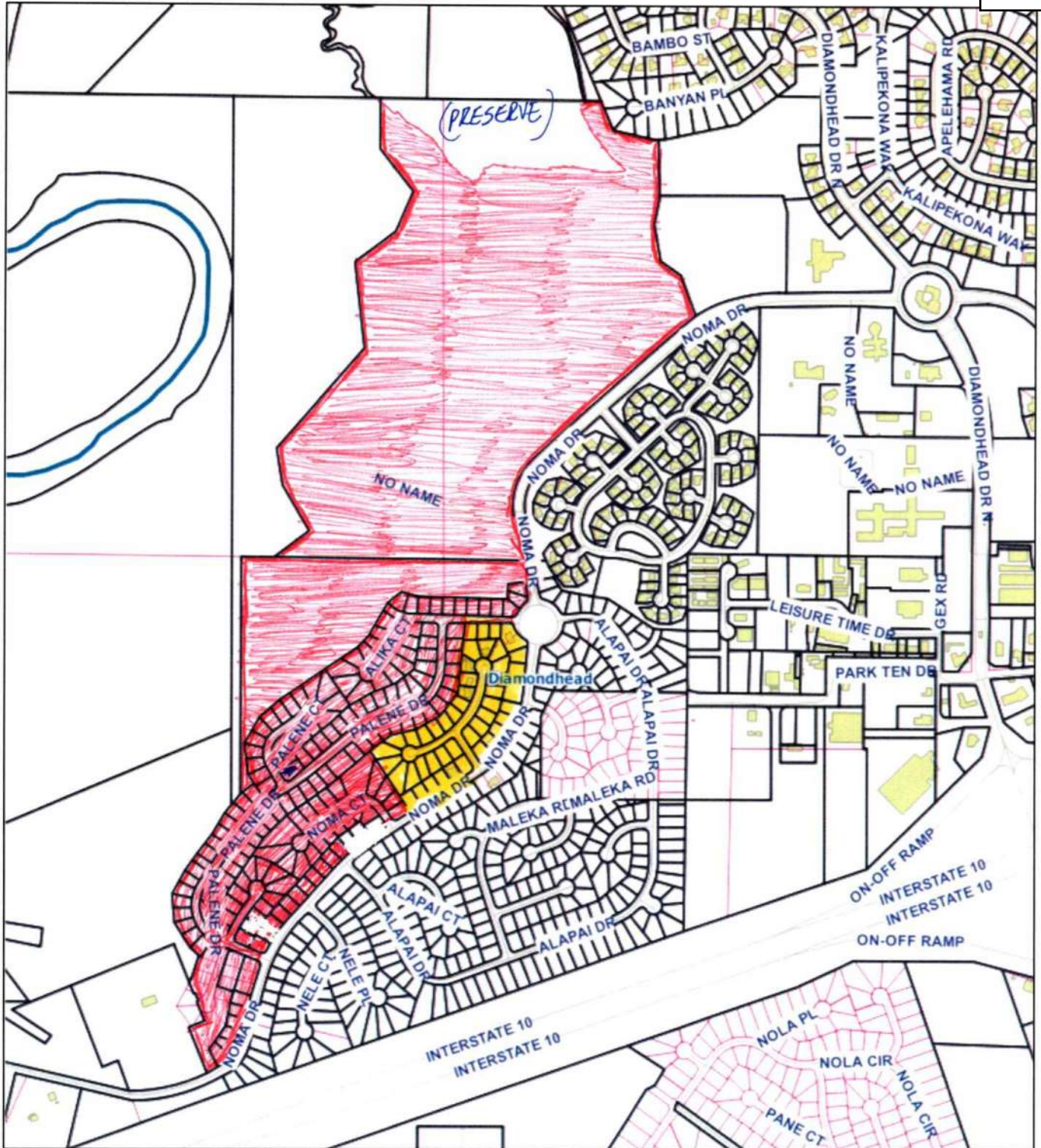
Sketch	Sketch Name
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	132_-0-03-001_00001-Model.gif
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132G-2-03-001.000

EXHIBIT A

Parcel Number: 132G-2-03-001.000
Owner Name: PURCELL CO INC
Owner Address:
Owner City, State ZIP:
Physical Address:
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 2000
Taxable Total Value: 0
Estimated Tax: 37.65
Homestead Exemption: No
Deed Book:
Deed Page:
Legal Description 1:
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 768545.63



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0 500 10

RED-C-1 (PROPOSED)

- R-G (REMAIN)



EXHIBIT E

Item No.7.

SUNSHINE PROPERTY LLC
9334 MOHONUA PLACE
DIAMONDHEAD, MS 39525

THE BIG 6, LLC
201 NORTH 2ND ST
BAY ST LOUIS, MS 39520

BOEHNEL JEFFREY ETUX
6524 MAUNA LOA PLACE
DIAMONDHEAD, MS 39525

CLARK TIMOTHY ETUX
10 LIVE OAK COURT
DIAMONDHEAD, MS 39525

WILLIAMS JANE E
5400 INDIAN HILL BLVD
DIAMONDHEAD, MS 39525

JONES DANIEL R
11446 CRIMSON RIDGE RD
BROOKWOOD, AL 35444

CUMMINS APRIL N
42138 NOMA DR
DIAMONDHEAD, MS 39525

MICELI KATHLEEN E (LIFE ESTATE)
5 HOLLY CORNER
DIAMONDHEAD, MS 39525

PAUL KATY
3 WILDERNESS RUN
DIAMONDHEAD, MS 39525

SHARLOW HEATHER M
5 TIMBER PARK
DIAMONDHEAD, MS 39525

ACOSTA JERRY W
6 LIVE OAK COURT
DIAMONDHEAD, MS 39525

PICNOT PAMELA C ETAL
8 LIVE OAK CT
DIAMONDHEAD, MS 39525

OTT DANIEL L
5 LIVE OAK COURT
DIAMONDHEAD, MS 39525

AFFORDABLE SOUTHERN LIVING
532 MAIN ST
BAY ST LOUIS, MS 39520

HARRIS JAN A
#3 HOLLY CORNER
DIAMONDHEAD, MS 39525

CLARK LIONEL V
4218 NOMA PLACE
DIAMONDHEAD, MS 39525

MCGRAW MICHAEL ETAL
3 LIVE OAK CT
DIAMONDHEAD, MS 39525

MILLER DEREK ETAL
4 TIMBER PARK
DIAMONDHEAD, MS 39525

ALPHONSO LEONARD P ETAL
2 LIVE OAK COURT
DIAMONDHEAD, MS 39525

PARKER PAUL LINDSAY
#2 HOLLY CORNER
DIAMONDHEAD, MS 39525

DAVIS CHANDLER ETAL
9 LIVE OAK COURT
DIAMONDHEAD, MS 39525

MINI MEANIE LLC
P O BOX 2507
GRETN, LA 70054

CRANE CREEK PROPERTIES LLC
6519 KOULA DRIVE
DIAMONDHEAD, MS 39525

DHP1 LLC
4501 CARTWRIGHT RD STE 705
MISSOURI CITY, TX 77459

SWAIN DILLON V
#1 HOLLY CORNER
DIAMONDHEAD, MS 39525

JEMILO-ROSE CAROL C ETVIR
1 WILDERNESS RUN
DIAMONDHEAD, MS 39525

CROSBY CYNTHIA
7 TIMBER PARK
DIAMONDHEAD, MS 39525

PEOPLES BANK BILOXI
155 LAMEUSE ST
BILOXI, MS 39530

PARSANLALL KRISHNA
4 HOLLY CORNER
DIAMONDHEAD, MS 39525

PEELER CAROLYN T
#7 HOLLY CORNER
DIAMONDHEAD, MS 39525

EXHIBIT E*Item No.7.*

KENNEY F T JR TRUSTEE
2 WILDERNESS RUN
DIAMONDHEAD, MS 39525

THE OAKS POA INC
P O BOX 6129
DIAMONDHEAD, MS 39525

JOHNSON PATRICIA H
3905 N LABARRE RD
METAIRIE, LA 70002

GOWEN LISA C
4224 NOMA PLACE
DIAMONDHEAD, MS 39525

TOLBERT DERRICK D
42156 NOMA DR
DIAMONDHEAD, MS 39525

CITY OF DIAMONDHEAD
5000 DIAMONDHEAD CIR
DIAMONDHEAD, MS 39525

KOCH JOHN G ETUX
2833 MCKEAG DR
FT COLLINS, CO 80526

REAVES KENNETH ETAL
8921 MAILI WAY
DIAMONDHEAD, MS 39525

STRUCTURES OF DIAMONDHEAD
758 AUGUSTA WAY
DIAMONDHEAD, MS 39525

WHITE JENNIFER
6 HOLLY CORNER
DIAMONDHEAD, MS 39525

GALBERTH SEAN
6 TIMBER PARK
DIAMONDHEAD, MS 39525

LAMB MELANIE
4212 NOMA PLACE
DIAMONDHEAD, MS 39525

SOUTHERN MS REAL ESTATE LLC
2252 BEACH DRIVE
GULFPORT, MS 39507

DIAMONDHEAD WATER & SEWER
4425 PARK TEN DR
DIAMONDHEAD, MS 39525

BRADEN SONIA C
4222 NOMA PLACE
DIAMONDHEAD, MS 39525

KEMPER MELISSA
554 HANAUMA COURT
DIAMONDHEAD, MS 39525

PURCELL CO INC
5300 EAST ALOHA DR
DIAMONDHEAD, MS 39525

DIAMONDHEAD COUNTRY CLUB
4401 E ALOHA DR
DIAMONDHEAD, MS 39525

PARNIGONI HENRE E
4 LIVE OAK COURT
DIAMONDHEAD, MS 39525

LINDSETH CANDACE
1 LIVE OAK CT
DIAMONDHEAD, MS 39525

GENOVA RONALD J TRUSTEE
42159 NOMA DR
DIAMONDHEAD, MS 39525

ROCHA DECORATIVE
5337 DOVE TREE ST
ORLANDO, FL 32611

FALGOUT RONALD J ETUX
4751 BARATARIA BLVD
MARRERO, LA 70072

HAYS JOHN J
7704 CIAMSHILL AVE
OCEAN SPRINGS, MS 39564

HOLLAND JAMES W JR
2209 TIFFANY DRIVE
LAPLACE, LA 70068

PURCELL CO INC
4401 EAST ALOHA DR
DIAMONDHEAD, MS 39525

TELLUS DIAMONDHEAD LLC
12287 HWY 49
GULFPORT, MS 39503

was 84.

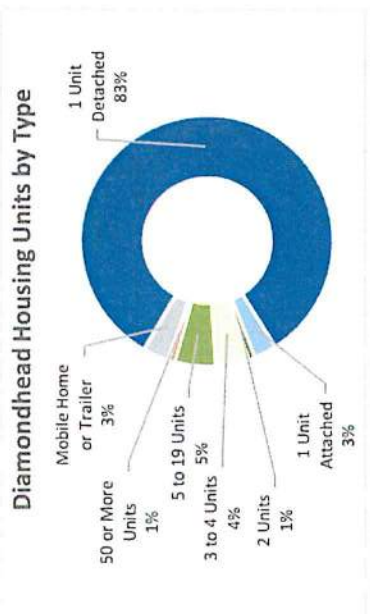
The number of new single-family permits in Diamondhead has been steadily increasing over the past five years, with 64 new single-family permits granted in 2019.

Opportunities for Future Residential Development in Diamondhead

The demographics analysis indicates continued growth in Diamondhead, particularly among two age brackets (Ages 25-34 and Ages 65-74). Housing will be an important component in accommodating this growth while shaping the community according to its overall vision, as population projections suggest an additional 800 housing units will be needed by 2040. Opportunities exist to

develop a variety of housing product that meets the needs of the aging population in Diamondhead while also attracting young professionals and families in the region. Types of housing development in Diamondhead may include:

- **Middle Housing:** Multi-unit housing comparable in scale and form to single-family homes and located within a walkable neighborhood that includes neighborhood commercial uses, green spaces and amenities. Examples of middle housing include cottage courts, townhomes, duplexes, live-work spaces and mixed use buildings.
- **Senior Housing:** Allows residents to age in place while providing easy access to retail, medical and professional services, fitness and wellness. This includes assisted living, group living, cottage homes and independent senior apartments.



Diamondhead Housing Tenure

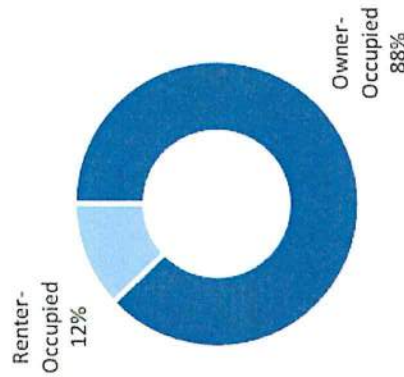


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: Envision Analytics)

Residential Real Estate Market

Data from the Multiple Listing Services provides yet another insight into the residential market in Diamondhead. Median listing price is a measure of home values as they come on the market. The graphic to the right displays the median listing price in June 2020 by zip code for Diamondhead and surrounding communities. The median listing price in 39525 Diamondhead was \$229,500. The 39571 Pass Christian had the highest median listing price at \$339,050. The median number of days on the market for listings in the 39525 Diamondhead zip code



Typical housing types in Diamondhead

EXHIBIT F

The data presented in the Retail Leakage Table comes from Nielsen Claritas, Inc., a national retail marketing service used by town planners, retail & restaurant site planners, and national chains for their market research. Claritas gets its data from a number of sources including: Census of Retail Trade; Annual Survey of Retail Trade; Claritas Business Facts; Census of Employment and Wages; Sales Tax Reports; and various Trade Associations.

The retail leakage analysis indicates that both Diamondhead and the 15-minute drivetime primary trade area leaked approximately \$135 million in retail sales over the past year.

- Stores in Diamondhead sold \$69.8 million in merchandise while consumers living in Diamondhead spent \$204.9 million in merchandise. Therefore, Diamondhead leaked \$135.1 million in sales last year.
- Stores in the 15-minute drivetime primary trade area sold \$172.1 million in merchandise while consumers living in the 15-minute drivetime spent \$308.1 million in merchandise. Therefore, the 15-minute drivetime area leaked \$136 million in sales last year.

chart below provides retail leakage in select categories fenced in the 15-minute drivetime. This leakage translates into untunities to capture existing market demand. Key opportunities include grocery stores, restaurants (both full-service and limited-service), clothing stores, and pharmacies and drug stores.

Potential Retail Capture

The retail leakage analysis suggests that there is significant demand in both Diamondhead and the 15-minute trade area, but much of that demand is absorbed within the larger region. Therefore, it is not realistic to expect to capture all of the existing retail leakage experienced in Diamondhead and the trade area.

However, there are many opportunities for Diamondhead to capture a percentage of both local and regional demand, particularly if attention is given to recruiting businesses that match the local market. For example, if Diamondhead were to recapture 25% of the LOCAL demand generated by residents of the city limits, it could support approximately 67,436 sf of new retail. This is a conservative scenario.

A more moderate scenario shows that if Diamondhead were to recapture 15% to 25% of leakage from the 15-minute drive trade area, it could support approximately 94,614 to 157,690 square feet of retail space. Key retail categories include:

Restaurants

- 20,473 square feet of demand
- 5-8 restaurants depending on size

Retail Leakage in 15-Min Drivetime

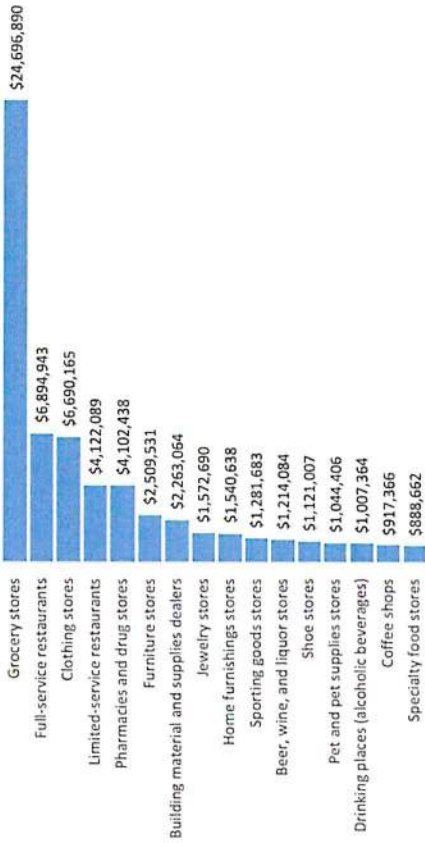


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area (Source: Environics Analytics)

- Both fast food (\$4.5m local demand) and full-service restaurants (\$5.3m local demand)

Grocery

- 16,687 square feet
- A small format grocery store is typically 25,000 square feet
- Opportunity for expanding existing grocer, merchandising in retail store, farmers market

TABLE 5 - RETAIL LEAKAGE TABLE

	Diamondhead	15-Minute Drivetime	Gulfport MSA	30-Minute Drivetime
Consumer Expenditures	\$204,946,102	\$308,087,951	\$1,143,545,703	\$3,444,405,036
Retail Sales	\$69,796,979	\$172,093,540	\$1,903,078,488	\$4,204,953,376
Retail Leakage (Gain)	\$135,149,123	\$135,994,411	(\$759,532,785)	(\$760,548,340)



The development vision is vital its success. The vision may include a walkable, mixed-use development that serves as a community gathering place and town center. Elements of the mixed-use development may include:

Retail, Dining and Entertainment

- Variety of options
- Local and unique

- Office Space

- Headquarters
- Creative Lofts

- Other Commercial

- Professional services
- Health and wellness

- Hotel

- Housing Options

- Apartments or condominiums
- Live-work units

- Townhomes

- Single-family housing
- Senior housing

- Green space

- Community gathering space
- Dog park
- Walkability

- Civic and Cultural Spaces

- City Hall
- Library
- Courthouse
- Performing arts center
- Amphitheater

Right, Above and Below:
Suwannee Town Center in
Suwannee, Georgia

- 735,000 in local demand for specialty food (meat, fruits and vegetables, baked goods)

Furniture/Home Furnishings

- 6,148 square feet
- Small independent boutique or specialty shop with home decor

- Clothing
- 5,575 square feet

- 1 or 2 specialty stores

- Family clothing (\$3.3m local demand) and Women's clothing (\$1.2m local demand)

Sporting Goods

- 2,150 square feet
- Small independent / specialty store – golf, tennis, outdoor sports, etc.

Coffee Shop

- \$625k in local demand, \$917k demand in trade area
- Identified as a local need

other categories that show a more limited amount of demand, but by provide opportunities for expansion of existing businesses, include beer and wine stores, drinking places, shoes, jewelry, books, gifts, hobby, pet and pet supplies, and automotive stores.

Mixed Use Opportunity

Projected population growth, coupled with local and regional retail demand, present an opportunity for Diamondhead to create a signature mixed-use development that meets the needs of local residents while also pulling in customers from the surrounding region.

TABLE 6 - POTENTIAL RETAIL CAPTURE		
	15% Scenario	25% Scenario
Retail Sales Captured	\$20,399,162	\$33,998,603
Square Footage	94,614	157,690

RESIDENTIAL NEIGHBORHOODS

SUBURBAN NEIGHBORHOODS

The Suburban Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for conventional residential development. Suburban Neighborhoods typically serve as a transition from the least dense natural and rural environment to the more dense urban environment while strategically incorporating natural features into site design and providing formal open spaces. Existing landscapes may be preserved to define curvilinear streets, common areas, parks and recreation opportunities associated with civic and institutional uses. Ideally landscapes, rather than buildings, are used to frame these neighborhoods. A range of lot sizes are encouraged to create opportunities for diverse housing choices. The suburban character of these residential areas is best maintained by preserving or adding to existing vegetation and a balance between buildings and open space.

TRADITIONAL NEIGHBORHOODS

Traditional Neighborhoods place type applies to land in the expansion area identified as suitable and desirable for residential development. While higher density residential use is typically dominant, they often feature a core of commercial and civic activity as a library, small scale store, coffee shop, bank or other



Above: Typical Diamondhead home

PLANNED CHARACTERISTICS	
SUBURBAN NEIGHBORHOODS	
Primary Land Uses	Single Family Dwellings
Secondary Uses	Condominiums, Townhomes, Multiple-family Dwellings, Institutional Uses
Intensity Range	4 to 8 dwellings/acre
Development Policies	Low Impact Design Resource Buffers Tree Canopy Preservation
ESSENTIAL BUILDING CHARACTER	
Building Placement	Buildings placed at varying setbacks, clustering for non single family units
Frontage and Height	No Requirement
ESSENTIAL SITE CHARACTER	
Parking and Access	Low impact parking preferred
Landscape	None prescribed but trees and foundation plantings are encouraged
Amenities	As provided in original Diamondhead Master Plan
MOBILITY	
Street Types	Local, Collector
Bike/Pedestrian/Golf Carts	Bikeways, trails - See mobility section for plan

neighborhood oriented businesses. They may feature parks, schools or other public features. They should be easy to navigate on foot with important features within a 20 minute walk for the average resident.

The context of a traditional neighborhood includes small blocks on a grid formation with a discernible center public space and an edge that transitions into different, less intensive uses. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. Buildings have minimal setbacks from the street, but allow for wide

PLANNED CHARACTERISTICS	
TRADITIONAL NEIGHBORHOOD	
Primary Land Uses	Single Family Dwellings and Commercial Mixed
Secondary Uses	Condominiums, Townhomes, Multiple-family Dwelling
Intensity Range	6 to 20 dwellings/acre
Development Policies	Low Impact Design Resource Buffers Vertically and Horizontally Mixed Uses
ESSENTIAL BUILDING CHARACTER	
Building Placement	Buildings placed very close to street
Frontage and Height	3 stories
ESSENTIAL SITE CHARACTER	
Parking and Access	On street and parking to rear in commercial areas
Landscape	Street trees, parking lot and foundation plantings
Amenities	10 to 20 percent open space
MOBILITY	
Street Types	Local, Collector
Bike/Pedestrian/Golf Carts	Bikeways, Trails, Golf Carts - See mobility section for plan

tree-lined sidewalks, as well as space for sidewalk uses like cafés and sales tables. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings. Some buildings contain multiple uses. A wide variety of housing types are provided, both in size and affordability, with higher density housing types closer to the center of the neighborhood. Active public open space is located at or near the center. This space will be suitable for passive recreation as well as organized events, such as festivals, farmers markets and performances.

COMMERCIAL CENTERS

SECTION OVERVIEW

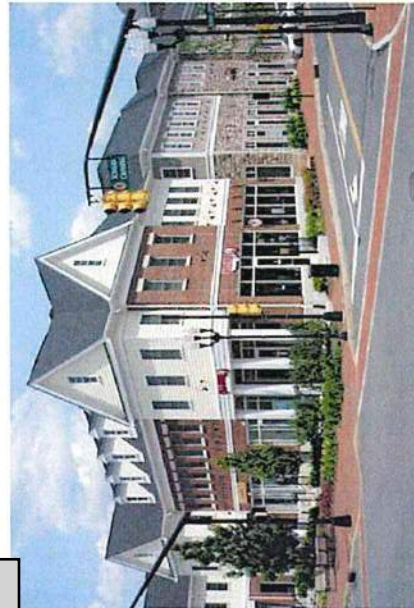
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

- a. Suburban Redevelopment
- b. Town Center Mixed Use
- c. Aloha District and Suburban Redevelopment
- d. Suburban Center

In addition to the general description provided for each of these types, detailed designs illustrating development principles more precisely are provided for the Aloha District.

SUBURBAN REDEVELOPMENT

As mentioned in the historic context for Diamondhead in the factory section of the plan, the primary area classified as suburban redevelopment in Diamondhead was not a part of the original master planned community. This area lies at the major



Above: Example suburban redevelopment



EXHIBIT F



Above: Example town center mixed use development

PLANNED CHARACTERISTICS OF SUBURBAN REDEVELOPMENT	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
First generation buildings to maintain positioning	
Building Placement	Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	As required
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	Local, Collector, Arterial depending on intensity and context
Bike/Pedestrian/Golf Carts	Bike lanes, bike parking, pedestrian facilities provided throughout as well as provisions for the circulation and parking of golf carts

entryway into Diamondhead at the intersection of Aloha and Gex Drives. Because the area was not master planned, it developed in unincorporated Hancock County under county zoning controls. These controls allowed for commercial development that was heavily automobile oriented, of minimal architectural character, and characterized by excessive parking areas devoid of landscaping and lacking pedestrian facilities.

Additional suburban redevelopment place types are designated in the expansion area with one being located at Interstate 10 and Delisle Road and the other located at the northern entrance into Diamondhead along Kapalama.

Envision Diamondhead 2040 seeks to implement policies that will promote redevelopment of these areas through the retrofit of parking lots with appropriate landscaping, the infilling of parking lots with buildings lined close to the streets, and complimented by ample pedestrian facilities. In addition, commercial and residential uses are intended to be mixed with residential uses permitted above ground floor retail and office uses.

COMMERCIAL CENTERS

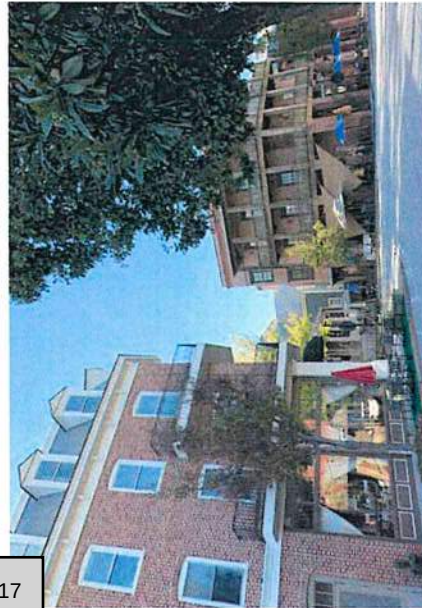
TOWN CENTER MIXED USE

Town Center Mixed Use is to provide for and promote the development of a compact mixed use town center reflecting the timeless building patterns of traditional downtowns. These characteristics include design features that prioritize pedestrian activity, human scales, outdoor environments, abundant landscape and natural features, and quality architecture. The district accommodates a range of commercial, residential, small scale production, open space and recreational activities. While land use is a very important element in the district, building form, lot placement, and streetscape take precedent in creating the desired environment.

The general development principles of the Town Center Mixed Use District are to:

- Promote form-based development through form-based standards. In contrast to conventional zoning standards that emphasize on the regulation of land uses, form-based mixed-use development standards focus on promoting a walkable,

PLANNED CHARACTERISTICS OF TOWN CENTER MIXED USE	
Primary Land Uses	Retail, office, general commercial Uses
Secondary Uses	Upper floor residential, lodging
Intensity Range	Floor area ratio of 1
Development Policies	Low impact design required
ESSENTIAL BUILDING CHARACTER	
Building Placement	First generation buildings to maintain positioning Redevelopment buildings placed near the street to create enclosure of street spaces
Frontage and Height	1 to 3 stories typical, taller building are possible
ESSENTIAL SITE CHARACTER	
Parking and Access	On street parking and parking to the rear of buildings
Landscape	Formalized street trees and parking lot landscaping
Amenities	Multi-modal pathway connections where planned (see mobility section)
MOBILITY	
Street Types	See mobility section
Bike/Pedestrian/Golf Carts	Bike lanes are provided along with bike parking, pedestrian facilities are provided throughout as well as provisions for the circulation and parking of golf carts



Above: Example of town center mixed use development



Above: Example of town center mixed use development

- urban form of development consistent with traditional downtowns and commercial centers.
- Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
- Encourage creativity, architectural diversity, and exceptional design.
- Promote high quality design, and the development review process for mixed-use projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.

NEW COMPLETE STREETS AND RETROFITS

Multiple street projects are planned within the City of Diamondhead to provide new connections, reduce pressure at traffic pinch points, and transform existing streets into complete streets.

1. I-10 Interchange and Gex Drive/West Aloha Drive Intersection

MDOT is in design phase for a project that will build roundabouts at the relatively high traffic intersections of the I-10 exit ramps and at the intersection of Gex Drive and W. Aloha Drive, the primary entrance point for the entire City. A wide sidewalk is included along the entire length of this project, from Yacht Club Drive south of the Interstate to all four corners of the proposed roundabout at Gex Drive and W Aloha Drive. Because this focal point is the primary gateway from the Interstate, all medians and islands will be landscaped to create a beautiful entrance into the City.

2. East Aloha Drive

To support the redevelopment of Aloha Drive as the City's walkable street with mixed-use storefront buildings, East Aloha Drive will be retrofitted into a complete street. It will feature on-street parking, tree-lined sidewalks, and a multimodal sidewalk on one side to

facilitate bicycles and 10' walks on both sides.

3. Golf Course Subdivisions

Proposed residential subdivisions in the golf course area will enable new street connections from Diamondhead Drive North to Golf Club Drive, which will enable safe pedestrian, bicycle and car travel directly to the Diamondhead Country Club.

4. New Town Center

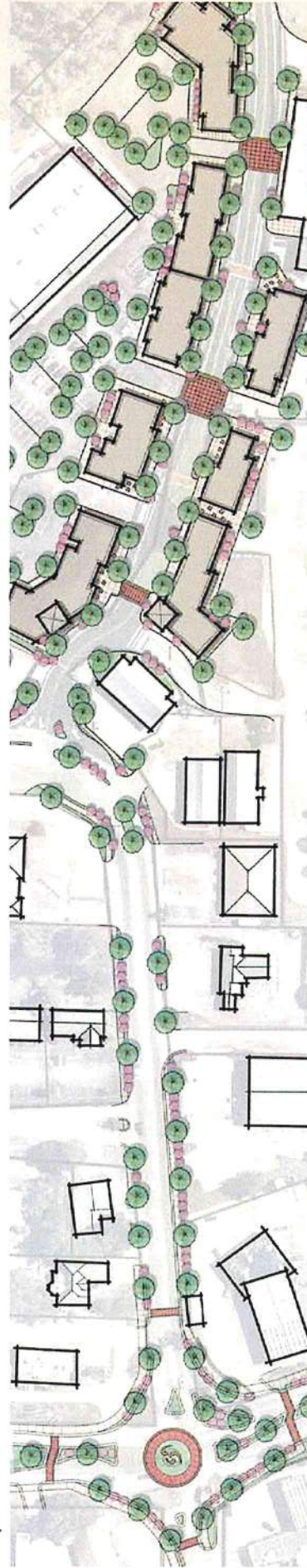
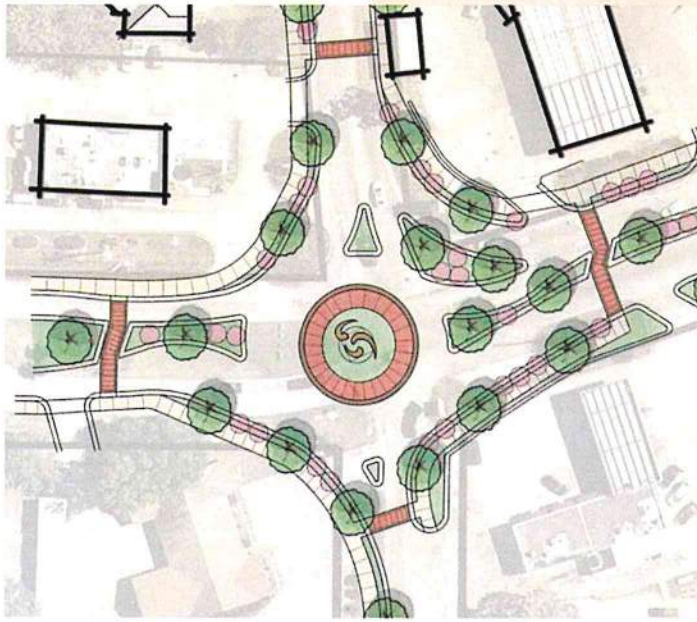
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal multimodal circulation and connectivity to surrounding neighborhoods.

5. Expansion Area

Any proposed expansion to the east should be accompanied by new street connections that provide new access points to residents on the east side of the City and expand walking and biking routes for residents.

Right: Roundabout retrofit of existing intersection

Below: The Aloha District retrofitted for a roundabout intersection and pedestrian access



ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX										
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Cost	Status
21.Improve Athletic Fields	Project	5	1	• Improved and permanent athletic fields	• Task group	• Task established		Park Comm., Admin, Council	\$ TBD	Open
22.Design Indoor Recreation Center	Project	5	2	• Conceptual Design	• Commission design	• Services retained		Park Comm., Admin, Council	\$ TBD	Open
23.Construct Indoor Recreation Center	Project	5	2	• Creation of recreation center	• Commission design	• Project funded		Park Comm., Admin, Council	\$ TBD	Open
2 Growing Diamondhead										
With a mixed-use, walkable, and aesthetically pleasing downtown										
24.Establish a Mixed Use District	Policy	2	1	• Mixed Use District established	• Draft district	• Adopted district	IM	PC, Admin, Council	Budgeted	✓
25. Revise design for Aloha Drive consistent with Suburban Redevelopment Place Type	Project	5	1	• Revised plan for walkability	• Revise Plans	• Revised plans	IM	Admin	Budgeted	✓
26.Develop incentive package of downtown economic incentives for development and redevelopment to include TIF Eligibility	Project and Policy	5	1	• Accessible information, motivated investors and investment activity	• Catalog, publish and promote	• Incentive package	LT	Admin	\$0	✓
27.Initiate a "Main Street" Program	Mgmt		2	• Main Street program organized as a 501(c)3	• Join MS Main Street Assn., Initiate program feasibility	• MMSA joined	ST	Chamber, Council, Admin	\$5000 to initiate	Open
28.Actively mitigate nuisance properties through code enforcement	Policy	5	1	• Attractive properties in standard condition	• Administer policy	• # Of properties cleaned	OG	Council, Admin	Initial outlay with costs recouped	Open
With sensitive waterfront development along the Bay										
29.Implement public portion of the Town Waterfront development plan	Project	5	1	• Public amenity constructed, private development catalyzed	• Complete feasibility study	• Services retained	ST	Admin, Council	#10,000	Open

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX									
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Status
30. Promote the development of the Resort Waterfront development place type	Policy	5	2	• Resort established	• Align development code to place type	• Code aligned	MT	PC, Admin, Council	Open
With enlarged territory to accommodate growth and expanded community opportunity									
31. File for annexation	Policy	5	1	• Diamondhead territory is expanded	• Initiate annexation study	• Services retained	ST	Council, Admin	Open
With diversified housing choices accommodating all life stages									
32. Enact mixed use zoning districts	Policy	3,5	1	• Zoning that facilitates diversified housing choices	• Align zoning code to Envision Diamondhead 2040 vision	• Code alignment	ST	PC, Admin, Council	Open
33. Incentive and/or recruit a high quality retirement facility	Project, Policy	3,5	1	• Establishment of desired retirement facility	• Identify and contact developers	• Contacts	ST	Admin	Open
34. Enact rental housing policy for short term and long term rentals	Policy	3,5	2	• Enacted policies	• Retain services	• Services Retained	IM	PC, Admin, Council	Open
prepared and resilient in the face of coastal climate challenges									
35. Establish low impact environmental design elements in the development code	Policy	2,5	1	• LID design standards incorporated into development code	• Retain service	• Services retained	IM	Admin, PC	Open
36. Administer Flood Zone Provision of the Mississippi Emergency Management Agency	Policy, Project	2,5	2	• Flood resilient city	• Review requirements for compliance	• Review completed	OG	Admin	Open
37. Monitor Sea Level Rise Conditions and promote issue awareness	Policy	3,5	1	• Ongoing awareness and adjustment as conditions change	• Review latest reports	• Reports reviewed, information decimated to public	OG	Admin	Open
38. Maintain and administer most current building code	Policy, Project	3	1	• Resilient and storm damage resistant buildings	• Adopt latest building code	• Adoption	IM	Admin	Budgeted
3 Connecting Diamondhead									
By enhancing bike and pedestrian pathways and linkages throughout the city									

ENVISION DIAMONDHEAD 2040 IMPLEMENTATION MATRIX										
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Cost	Status
39.Adopt Complete Streets Policy	Policy	5	1	• Policy Adoption	• Draft policy	• Services retained	ST	PC, Admin, Council	\$0	Open
40.Designate, prioritize and design multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Design	• Project authorization		Admin, Council	\$15,000	✓
41.Build multimodal lanes, greenways, sidepaths, and trails according to mobility plan	Project	5	1	• Expanded trails, multimodal lanes, greenways and sidepaths	• Build	• Project authorization		Admin, Council	\$ TBD	Open
By linking the original community to downtown for pedestrians, cyclists, and alternative vehicles, and by linking the downtown to the waterfront										
42.Revise MDOT Roundabout design for pedestrian connections	Project	5	1	• Implementation of the Downtown core provisions of this plan	• Plan and initiate the project	• Strategy outline, MDOT support, tactical urbanism event	ST	Admin Council	\$0	✓
3.Design Way Finding System	Project	5	1	• Comprehensive way finding	• Retain services, establish design	• Services retained	IM	Admin, Council	\$ TBD	Open
44.Build Way Finding System	Project	5	2	• Comprehensive way finding	• Retain services, establish design	• Services retained	ST	Admin, Council	\$ TBD	Open
By creating additional entry points and access to and within the city										
45.Plan an eastern connection through the expansion area connecting to Delisle Road	Project	5	1	• Future connection to Diamondhead	• Retain services	• Services retained	LT	Admin, Council	\$TBD	Open
46.Request Notification from Hancock County of any development proposed in the Reserve Area	Policy	5	1	• Input on development that might impede future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	\$0	Open
47.Request Hancock County adopt the plan for the reserve area	Policy	5	1	• Reservation of land for future connection to Diamondhead	• Advance request	• Request initiated	IM	Admin	\$0	Open
48.Establish street grid in the Town Center Mixed Use area	Project	5	1	• New street construction	• Design and engineering	• Retain services	IM	Admin	& TBD	✓
With selected connections to the river and bayou										

MOTION CARRIED UNANIMOUSLY

12. **2025-307:** Motion to approve the Planning Commission recommendation 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

Motion made by Ward 3 Harwood, Seconded by Ward 1 Finley to approve the Planning Commission recommendation 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.

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

MOTION CARRIED UNANIMOUSLY

13. **2025-308:** Motion to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to concur with the Planning Commission recommendation to approve a 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, and must be constructed of wood fencing material, for the section of the fence abutting the above. The Case File Number is 202500498.

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

MOTION CARRIED UNANIMOUSLY

14. **2025-310:** Motion to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

Motion made by Mayor Liese, Seconded by Ward 1 Finley to approve a text amendment to remove the 10 feet setback from the primary residence requirement for accessory structures. The case file number is 202500573.

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

MOTION CARRIED UNANIMOUSLY

15. **2025-311:** Motion to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to direct the Planning and Zoning Commission, at its earliest opportunity, to update the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan.

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

Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to C-1 (General Commercial).

The property location is generally described as Purcell properties located north of Noma Drive. The tax parcel number are 132G-0-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

September 4, 2026 at 3:33 PM
42138 Noma Dr
Diamondhead MS 39525

DIAMONDHEAD
PLANNING & ZONING
COMMISSION
Fourth Tuesday of the Month
at 7:00 p.m. in the Council Room

September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Coastal Power Company, represented by Taylor Bourgoin has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006 003. The proposed location is Rousses Markets Store #47, 4407 E. Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3-7 to allow an 838 square foot accessory structure within 5' of a rear property line.

The property address is 3440 Mahalo Hut Drive. The tax parcel number is 067N-2-25-069 000. The property is in a S-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet. The Case File Number is 202600668.

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, September 22, 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 the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Tara Corp, represented by Jim Guskowski, and Parcel Corp, represented by Carl Jolly and the City of Diamondhead have jointly filed an application requesting a Map Amendment (Rezonings) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use) and ADCC (Aloha District Commercial Center).

The properties are the Parcel and Tara Corp parcels located on the Park Two Expressway and on the eastern side of Vero Drive. The tax parcel numbers are 132G-4-020 000 through 132G-4-025 000. The Case File Number is 202600723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

DIAMONDHEAD, MS

Tara Corp, represented by Jim Guskowski, and the City of Diamondhead have jointly filed an application requesting a Map Amendment (Rezonings) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use).

The official address is 5112 Vero Drive. The tax parcel number is 132G-2-010 000. The Case File Number is 202600723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Parcel Corp, represented by Carl Jolly and the City of Diamondhead have jointly filed an application requesting a Map Amendment (Rezonings) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use).

The properties are Parcel Corp parcels located on the Park Two Expressway and on the eastern side of Vero Drive. The tax parcel numbers are 132G-4-020 000 through 132G-4-025 000. The Case File Number is 202600723.

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

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 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. 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 the Building Department at the above address and/or at 228-222-4626.

PUBLIC NOTICE

This Public Notice is being published in accordance with the provisions of the Mississippi Freedom of Information Act (FOIA) and the Mississippi Public Access to Government Information Act (MAGI). The purpose of this notice is to inform the public of the availability of certain records maintained by the City of Diamondhead, Mississippi.

The records are maintained by the City of Diamondhead, Mississippi, and are available for public inspection and copying during the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, at the City of Diamondhead, 5000 Diamondhead Circle, Diamondhead, MS 39525.

The records are available for inspection and copying by any person, without charge, except for the cost of reproduction. The cost of reproduction is \$0.10 per page for text and \$0.20 per page for photographs and other graphical materials.

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5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – NORTH NOMA DRIVE – REZONING

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Rezoning before the Planning & Zoning Commission – North Noma Drive

NATURE OF REQUEST: Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to C-1 (General Commercial). The property location is generally described as Purcell properties located north of Noma Drive. The tax parcel number are 132G-0-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

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

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

9.10.10 a) i. Whether or not there has been a change in the character of the neighborhood surrounding the subject property and a public need exists for additional lands bearing the requested zoning classification. *There has been a change in the neighborhood with new roadways, infrastructure, and developments being constructed. The public need exists as is shown in the Comprehensive Plan. Please see attached application and exhibits for further explanation of recommendation.*