



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

AGENDA
REGULAR MEETING OF THE CITY COUNCIL
Tuesday, October 06, 2026
6:00 PM CST
Council Chambers, City Hall
and via teleconference, if necessary

Call to Order.

Invocation - Councilmember Sheppard

Pledge of Allegiance

Roll Call

Confirm or Adjust Agenda Order

Presentation Agenda.

- a. The next Regular Meeting of the City Council will be held Tuesday October 20, 2026 at 6:00 p.m. in the Council Chambers located at City Hall.
- b. The 14th Annual Blessing of the Classics will be Wednesday, October 7th from 1 p.m. - 7 p.m. at City Hall. Cruisers, live music and food on the Town Green. Cruisers' parade to the blessing circle will be from 4 p.m. - 5 p.m.

City Manager's Report.

Public Comments on Agenda Items.

Council Comments.

Policy Agenda.

Minutes:

1. Motion to approve September 15, 2026 Regular Meeting Minutes.

Tabled Matters:

Ordinances:

2. **2026-215:** Motion to adopt Ordinance 2026-002 thereby authorizing the establishment and collection of fees for reports and services provided by the Diamondhead Police Department and for other related purposes.

Resolutions:

3. **2026-204:** Motion to adopt Resolution 2026-031 thereby reappointing Louis Ertel (Ward 2) to serve as Commissioner on the Diamondhead Water & Sewer District Board of Commissioner for a term of five (5) years expiring September 28, 2031.
4. **2026-216:** Motion to adopt Resolution 2026-032 thereby establishing the fee schedule for reports and services provided by the Diamondhead Police Department and for other related purposes.

5. **2026-217:** Motion to adopt Resolution 2026-033 of the Mayor and City Council of the City of Diamondhead urging the Mississippi Legislature to enact legislation prohibiting the manufacture, distribution, sale, and possession of kratom and kratom-derived products throughout the State of Mississippi, including concentrated, enhanced, semisynthetic, and synthetic products containing mitragynine, 7-hydroxymitragynine, or related kratom-derived compounds and for other related purposes.

Consent Agenda:

6. **2026-198:** Motion to approve Municipal Compliance Questionnaire for fiscal year end September 30, 2026.
7. **2026-199:** Motion to approve Pay Application 5 in the amount of \$162,212.50 to Gill's Crane & Dozer Services, for the Jourdan River Boardwalk Project.
8. **2026-200:** Motion to approve payments to Covington Civil & Environmental, LLC in the amount of \$122.50 for On-Call Survey Services, in the amount of \$3,175.00 for Site Development Plan, in the amount of \$20,350.00, in the amount of \$2,874.47 for East Aloha Phase II Sidewalks, and in the amount of 8,400.00 for West Aloha Roadway Improvements Project.
9. **2026-201:** Motion to approve payment to Chiniche Engineering & Surveying in the amount of \$13,986.00 and in the amount of \$11,643.00 for Rotten Bayou Nature Trail in the amount of \$11,810.50 for Montjoy Creek Nature Trail and in the amount of \$6,576.50 for Pond 6 Remediation.
10. **2026-203:** Motion to approve change order #2 in the net amount of -\$52,211.11 for a total contract amount of \$647,585.89, Final Pay Application #6 in the amount of \$35,331.42 to Gulf Pride Paving, LLC., and closeout documents for the Diamondhead Paving Project 2026.
11. **2026-205:** Motion to approve Change Order No. 1 for fifteen (15) additional days to the contract with Gill's Crane & Dozer Services, Inc. for the Jourdan River Boardwalk project with no change to the contract price.
12. **2026-206:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$30,000.00 for the Support for 2027 Annual Unit Price Contract.
13. **2026-207:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$35,000.00 for the On-Call Survey Services FY2027.
14. **2026-208:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$25,000.00 for the Site Development Plan Reviews FY2027.
15. **2026-209:** Motion to approve Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in the amount not to exceed \$30,000.00 for the Traffic Engineer Services FY2027.
16. **2026-210:** Motion to approve Addendum of Time Extension to the Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC from December 31, 2026 to March 31, 2027 for East Aloha Phase II Sidewalks.

- 17.** **2026-220:** Motion to approve Work Assignment under the Master Service Agreement with Chiniche Engineering & Surveying in the amount not to exceed \$6,000.00 for GIS System Maintenance for FY27 as needed.
- 18.** **2026-221:** Motion to approve amended Work Assignment #3 under the Master Service Agreement with Chiniche Engineering and Surveying Environmental in the amount not to exceed \$500,000 for the Design, Permitting, Bidding, Construction Administration and Observation for the Rotten Bayou Nature Trail Phase I Project. (Tidelands)

Action Agenda.

- 19.** **2026-202:** Request to let golf carts and LSV's properly registered be allowed on all streets in Diamondhead, following traffic laws including stop signs and speed limits. To update City ordinances to reflect this, and to remove signs throughout DH saying where Golf carts are not allowed. In addition, to express this change on city digital sign, eblast on website. If this needs to be presented first to P&Z then to make this a request for next P& Z meeting. (Maher)
- 20.** **2026-211:** Motion to approve the application Steven and Sandra Ricks thereby granting 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.
- 21.** **2026-212:** Motion to approve the application from Tara Corp, represented by Jim Grotkowski, and Purcell Corp, represented by Carl Joffe, and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Aloha District Mixed Use), ADTH(Aloha District Townhome), and ADCC (Aloha District Conventional Commercial), with the restriction that the ADCC zoned properties will be restrict any long-term residential use. 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.
- 22.** **2026-213:** Motion to approve the application from Tara Corp, represented by Jim Grotkowski, and the City of Diamondhead, thereby granting 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.
- 23.** **2026-214:** Motion to approve the application from Purcell Corp, Represented by Carl Joffe and the City of Diamondhead, thereby granting a Map Amendment (Rezoning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADCC (Aloha District Conventional 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.
- 24.** **2026-218:** Motion to impose a temporary moratorium on the approval, permitting, or installation of monument signs and other commercial signage within residential zoning districts, pending review of the City's current sign regulations; and to direct the Planning and Zoning Administration to place this matter on the agenda for consideration at its next meeting, recommend any

appropriate amendments to the City's sign ordinance, and schedule a public hearing if required. (Liese)

- 25.** **2026:219:** Motion for discussion and consideration of the current zoning classifications applicable to the two Diamondhead golf courses, including the potential creation of a new zoning district specifically for golf courses. The Planning and Zoning is requested to undertake this review at its earliest opportunity and to schedule a public hearing on the matter as soon as possible. (Liese, Sheppard)

Routine Agenda.

Claims Payable

- 26.** Motion to approve Docket of Claims (DKT234113-DKT234149) in the amount of \$351,833.03.
- 27.** Motion to approve Payroll Payables PRCLAIM281 in the amount of \$31,353.36, PRCLAIM282 in the amount of \$31,866.91, PRCLAIM283 in the amount of \$30,061.12, PRCLAIM284 in the amount of \$3,030.37, DKT234005 in the amount of \$90.72, DKT234035 in the amount of \$90.72, DKT234069 in the amount of \$90.72, Dkt234101 in the amount of \$90.72 and DKT234102-DKT234111 in the amount of \$48,615.69.

Department Reports

- a.** August 2026 Financials
- b.** Court
Code Enforcement
Building

Public Comments on Non-Agenda Items.

Council Closing Comments

Executive Session - If Necessary

Adjourn/Recess.

NOTE: THE CITY OF DIAMONDHEAD WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD INDIVIDUALS WITH DISABILITIES AN EQUAL OPPORTUNITY TO SERVICES AND ACTIVITIES OF THE CITY. A WRITTEN REQUEST BY OR ON BEHALF OF QUALIFYING INDIVIDUALS SHALL BE SUBMITTED IN A TIMELY MANNER TO THE CITY CLERK.



MINUTES
REGULAR MEETING OF THE CITY COUNCIL
Tuesday, September 15, 2026
6:00 PM CST
Council Chambers, City Hall

Call to Order.

At 6:00 p.m. Mayor Liese called the meeting to order.

Invocation - Councilmember Finley

Pledge of Allegiance

Roll Call

PRESENT

Mayor Anna Liese

Councilmember-At-Large Gerard Maher

Ward 1 Shane Finley

Ward 4 Austin Clark

ABSENT

Ward 2 Ricky Sheppard

Ward 3 Jessie Harwood

Confirm or Adjust Agenda Order

Motion made by Mayor Liese, Seconded by Ward 1 Finley to adjust the agenda removing from Claims Payable - DKT234086 in the amount of 7,353.50.

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

MOTION CARRIED UNANIMOUSLY

Presentation Agenda.

- a. The next Regular Meeting of the City Council will be held Tuesday October 6, 2026 at 6:00 p.m. in the Council Chambers located at City Hall.

CITY MANAGER REPORT

September 15, 2026

1. MDOT Projects – The low mast lights have been repaired by MDOT along with the roundabout border. I want to thank MDOT for getting these items repaired so quickly. Last week I was informed that the on/off ramps and Interstate lanes are going to experience temporary closures this week 14th – 17th while new signs and signs structures are installed. MDOT asks motorists as

they encounter I-10 shutdowns to remain in the travel lanes as these shutdowns are temporary and traffic will be released as soon as possible.

2. East Rec Playground – The playground equipment at the East Rec facility has been replaced by the Public Works Department. There will be some additional work and cleaning of the play equipment in the coming weeks.
3. Gazebo – The town green gazebo repairs are nearing completion. Public Works has installed the new flooring and will be working on the stairs and railing tomorrow.
4. Golf Cart Registration – The new ordinance takes effect October 1st. As of this afternoon, 181 residents have registered their golf carts or LSVs. If anyone has any questions, they can come to city hall for more information when they register. The website has also been updated with the most current information.
5. Bank Stabilization – The notice to proceed date has been set for October 12, 2026. This will allow the contractor to start working after the Blessing of the Classics event. The proposed schedule is to drain the pond starting the week of the 12th. The contract is for 180 days with a current end date of April 10th, 2027.
6. Pelican Cove – The contractor is working on contracts and insurance for this project. Once completed, a pre-construction meeting will be scheduled. This project will clean the detention pond to allow for more capacity and reconfigure the weir to allow better regulate the release of stormwater during a rain event.
7. Canal Dredging – The contract is for 240 days with the current end date of October 24th. The city has received a response back from MDEQ requesting additional information and justification of the change order per the contract. We spoke with the engineer, and he is working with the contractor on the supplementation.
8. Jourdan River Boardwalk – The contract is for 180 days with the current end date of October 17th. The contractor is working on the remaining section of the boardwalk and will start on the observation deck.
9. Montjoy Creek Nature Trail – The contract is 210 calendar days with a current end date of November 09th. The contractor is working on the grass portion of the trail and will install the sod on the trail in the next few weeks. Once again, all residents need to stay off the trail while construction is being performed.

10. Unit Price Contracts

Ewa St @ Hilo Way – The work directive for this project is on tonight's agenda for your review.

No additional updates on remaining projects.

11. Fitness Park – The city received the exercise equipment. Public Works will start working on installing everything.
12. East Aloha Drive – The MDOT meeting scheduled for August 19th is usually the final step before bidding/construction can begin. The design is complete and ready to be submitted for advertisement.
13. West Aloha Drive – I am working with American Towers to finalize the egress into the driveway access to North Bay Auto and AutoZone.

14. Commercial District – The engineer is completing the final design. Additional sewer realignment is needed to finish the project.
15. Landscaping Project – Keep Diamondhead Beautiful and their landscape architect company are working on the project scope. The city has expressed that the landscaping cannot obstruct driver's view.
16. Unit Price Contracts
Crooked Stick – A design has been created. A work directive will be submitted.
Mauna Loa Drive – A design has been created. A work directive will be submitted.
Koula Drive – A design has been created. An OPC has been issued for budget needs.
17. Hazard Mitigation Grant Program – The kickoff meeting with FEMA was held two weeks ago for the Outdoor Emergency Siren System. The project is waiting on a period of performance extension from FEMA. The bid advertisement and specifications will be on the agenda at the next council meeting for your review and approval.
18. Rotten Bayou Nature Trail – The engineer is working on final design and permitting. I have moved the expected advertisement for bids on this project to October. This agenda includes a request to extend the grant from MOSTF for six months due to the permitting process not being completed.

Public Comments on Agenda Items - None

Council Comments.

Policy Agenda.

Minutes:

1. Motion to approve September 1, 2026 Regular Meeting Minutes.
Motion made by Ward 1 Finley, Seconded by Councilmember-At-Large Maher to approve September 1, 2026 Regular Meeting Minutes.
Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 4 Clark

MOTION CARRIED UNANIMOUSLY

Resolutions:

2. **2026-190:** Motion to adopt Resolution 2026-028 thereby establishing salaries and rates effective October 5, 2026 for Fiscal Year 2027.
Motion made by Ward 1 Finley, Seconded by Councilmember-At-Large Maher to adopt Resolution 2026-028 thereby establishing salaries and rates effective October 5, 2026 for Fiscal Year 2027.
Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 4 Clark
MOTION CARRIED UNANIMOUSLY
3. **2026-195:** Motion to adopt Resolution 2026-029 thereby adopting the FY2027 Budget as finally determined by the City Council.
Motion made by Ward 4 Clark, Seconded by Ward 1 Finley to adopt Resolution 2026-029 thereby adopting the FY2027 Budget as finally determined by the City Council.

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

MOTION CARRIED UNANIMOUSLY

4. **2026-197:** Motion to adopt Resolution 2026-030 to authorize grant application to Mississippi Outdoor Stewardship Trust Fund in the amount of \$500,000 for Diamondhead Ballfields Upgrades.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to adopt Resolution 2026-030 to authorize grant application to Mississippi Outdoor Stewardship Trust Fund in the amount of \$500,000 for Diamondhead Ballfields Upgrades.

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

MOTION CARRIED UNANIMOUSLY

Consent Agenda:

Motion made by Ward 1 Finley, Seconded by Councilmember-At-Large Maher the following consent items:

5. **2026-188:** Motion to approve Work Order with Bottom 2 Top Construction, LLC in the amount not to exceed \$48,982.05 for Hilo Way and Ewa Street - 2025 Unit Price Contract.
6. **2026-189:** Motion to approve amendment #1 to the Memorandum of Understanding with the Mississippi Department of Marine Resources for FY23 GOMESA Funding Award.
7. **2026-191:** Motion to approve and amend Work Assignment under the Master Service Agreement with Covington Civil and Environmental, LLC in an amount not to exceed \$250,000.00 for the Bank Stabilization Project - Apelehama Tributary.
8. **2026-192:** Motion to approve amended application for the FY27 Tidelands Funds, Project #FY27-P510-10.
9. **2026-193:** Motion to approve purchase of a portion of land (10,372 square feet or 0.24 acres) from Michael Casano for the appraised value amount of \$7,200.00 for the completion of the Rotten Bayou Nature Trail. The Parcel Number is 132-0-09-001.002.
10. **2026-194:** Motion to declare surplus equipment and proceed with proper disposal.
11. **2026-196:** Motion to approve Budget Amendment 2026-006.

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

MOTION CARRIED UNANIMOUSLY

Routine Agenda.

Claims Payable

12. Motion to approve Docket of Claims (DKT234070-DKT234085 and DKT234087-DKT234100) in the amount of \$153,896.98.

Motion made by Ward 1 Finley, Seconded by Ward 4 Clark to approve Docket of Claims (DKT234070-DKT234085 and DKT234087-DKT234100) in the amount of \$153,896.98.

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

MOTION CARRIED UNANIMOUSLY

Public Comments on Non-Agenda Items. - None

Council Closing Comments

Adjourn/Recess.

At 6:22 p.m. with no further business to come before the council motion made by Ward 4 Clark, Seconded by Ward 1 Finley to adjourn.

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

MOTION CARRIED UNANIMOUSLY

Anna Liese
Mayor

Jeannie Klein
City Clerk

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF
DIAMONDHEAD, MISSISSIPPI AUTHORIZING THE ESTABLISHMENT AND
COLLECTION OF FEES FOR REPORTS AND SERVICES PROVIDED BY THE
DIAMONDHEAD POLICE DEPARTMENT AND FOR OTHER RELATED
PURPOSES

WHEREAS, the City of Diamondhead established the Diamondhead Police
Department to begin operating September 1, 2026 ; and,

WHEREAS, the Diamondhead Police Department will from time to time receive
requests for incident reports, State Accident Reports and fingerprinting services all of
which come at a cost to the City of Diamondhead; and,

WHEREAS, the City is empowered to assess fees and charges to recover
administrative cost associated with providing such reports and fingerprinting services,
and

WHEREAS, the Mayor and City Council hereby authorize the Police Chief and
City Clerk to charge a fee for reports and services, including but not limited to, incident
reports, State Accident Reports and fingerprinting services and other documents and that
said fee shall be from here forth established from time to time by resolution of the Mayor
and City Council:

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council for the
City of Diamondhead as follows:

SECTION 1: the Mayor and City Council hereby authorizes the Police Chief and
City Clerk to charge a fee for reports and services, including but not limited to, incident
reports, State Accident Reports and fingerprinting services and other documents and that
said fee shall be here forth established from time to time by resolution of the Mayor and
City Council.

SECTION 2: That no fee shall be charged under this ordinance for the following
circumstances:

1. **Victims of Crime:** A victim of a domestic violence offense, sexual
assault, stalking, or human trafficking shall receive one (1) copy of their
incident report free of charge.
2. **Governmental Agencies:** No fee shall be charged to local, state, or
federal law enforcement or government agencies requesting reports for
official investigative use.

SECTION 3: All fees collected under this Ordinance shall be accepted by the Police Department via payment methods customarily accepted by the City of Diamondhead before records are released. The City Clerk shall deposit all funds collected under this Ordinance into the City of Diamondhead’s General Fund.

ORDAINED, ADOPTED AND APPROVED by the Mayor and City Council of the City of Diamondhead, Hancock County, Mississippi at its regular meeting held on the 6th day of October, 2026.

MOTION made to adopt the foregoing Ordinance was made by Council Member _____ and SECONDED by Council Member _____ and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

	Aye	Nay	Absent
Mayor Liese	_____	_____	_____
Councilmember Maher	_____	_____	_____
Councilmember Finley	_____	_____	_____
Councilmember Sheppard	_____	_____	_____
Councilmember Harwood	_____	_____	_____
Councilmember Clark	_____	_____	_____

Mayor Anna Liese

ATTEST: _____
Jeannie Klein, City Clerk

seal

Agenda Item #2025-

City of Diamondhead, MS
Request for Council Action

TO: Council/City ClerkFROM: Councilmember SheppardDATE: 9/28/2026

☐ Ordinance ☒ Resolution ☐ Agreement ☐ Info Only ☐ Work Session ☐ Other

AGENDA LOCATION: ☐ Consent Agenda ☒ Action Agenda

AGENDA DATE REQUESTED

October 6, 2026

Motion to reappoint Louis Ertel to the Diamondhead Water & Sewer Commission for a term of five (5) years expiring September 28, 2031.

REQUIRED SIGNATURE

REQUESTED BY:

COUNCIL ACTION:

☐ Approved ☐ Denied ☐ Tabled/Deferred ☐ Info Only

Completed:

**RESOLUTION OF THE COUNCIL OF THE CITY OF DIAMONDHEAD REAPPOINTING LOUIS
ERTEL TO SERVE AS A COMMISSIONER FOR THE DIAMONDHEAD WATER & SEWER
DISTRICT BOARD OF COMMISSIONERS**

WHEREAS, the Mayor and Council (the governing body) for the City of Diamondhead have been vested the authority as of July 1, 2015 with the passage of House Bill No. 896 amending MS Code §19-5-167 to appoint the five commissioners to serve on the Diamondhead Water and Sewer District Board of Commissioners, that one (1) Commissioner from each Ward within the City of Diamondhead be appointed and further that such appointment shall be for a term of five (5) years, and

WHEREAS, the term of Louis Ertel of Ward 2 expires on September 28, 2026; and

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Diamondhead do hereby reappoint Louis Ertel, a resident of Ward 2, to serve as Commissioner to be seated on the Board of Commissioners for the Diamondhead Water & Sewer District for a term of five (5) years expiring on September 28, 2031.

SO BE IT RESOLVED, this the _____ day of _____, 2026.

The above and foregoing Resolution of the Council of the City of Diamondhead, after having been first reduced to writing, was introduced by Councilmember _____, seconded by Councilmember _____ and the matter being put to a vote, the result was as follows:

	Aye	Nay	Other
Mayor Liese	_____	_____	_____
Councilmember Finley	_____	_____	_____
Councilmember Sheppard	_____	_____	_____
Councilmember Harwood	_____	_____	_____
Councilmember Clark	_____	_____	_____
Councilmember Maher	_____	_____	_____

APPROVED _____
Mayor Anna Liese

ATTEST: _____
Jeannie Klein, City Clerk

seal

A RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF DIAMONDHEAD,
MISSISSIPPI ESTABLISHING THE FEE SCHEDULE FOR REPORTS AND SERVICES PROVIDED
BY THE DIAMONDHEAD POLICE DEPARTMENT

WHEREAS, the City of Diamondhead established the Diamondhead Police Department to begin operating September 1, 2026 ; and,

WHEREAS, the Mayor and City Council for the City of Diamondhead adopted Ordinance 2026-002 wherein the Police Chief and City Clerk were legally authorized to collect fees for incident reports, State Accident Reports and fingerprinting services provided by the Police Department; and

WHEREAS, NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of Diamondhead hereby establish a schedule of fees and charges related to reporting and fingerprinting services by Diamondhead Police Department for the providing of reports and fingerprinting services as follows:

Fingerprinting	\$25.00
State Accident Report/Crash Report	\$25.00
Incident Report.....	\$15.00
Local Criminal History/Background Check.....	\$15.00

RESOLVED by the Mayor and City Council of the City of Diamondhead, Hancock County, Mississippi at its regular meeting held on the 6th day of October, 2026.

MOTION made to adopt the foregoing Ordinance was made by Council Member _____ and SECONDED by Council Member _____ and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

	Aye	Nay	Absent
Mayor Liese	_____	_____	_____
Councilmember Maher	_____	_____	_____
Councilmember Finley	_____	_____	_____
Councilmember Sheppard	_____	_____	_____
Councilmember Harwood	_____	_____	_____
Councilmember Clark	_____	_____	_____

Mayor Anna Liese

ATTEST: _____
Jeannie Klein, City Clerk

SEAL

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
DIAMONDHEAD, MISSISSIPPI, URGING THE MISSISSIPPI LEGISLATURE TO ENACT
STATEWIDE LEGISLATION PROHIBITING KRATOM AND KRATOM-DERIVED
PRODUCTS

WHEREAS, kratom is derived from the leaves of the tropical tree *Mitragyna speciosa* and contains psychoactive alkaloids, including mitragynine and 7-hydroxymitragynine, that interact with opioid receptors in the human body; and

WHEREAS, the United States Food and Drug Administration has warned of significant health and safety concerns associated with kratom and, more recently, with increasingly potent products containing concentrated or enhanced levels of 7-hydroxymitragynine and other kratom-derived compounds; and

WHEREAS, the Centers for Disease Control and Prevention reported that United States poison centers received 14,449 kratom-related exposure reports from 2015 through 2025, with annual reports increasing from 258 in 2015 to 3,434 in 2025, an increase of approximately 1,200 percent; and

WHEREAS, the same CDC analysis identified 233 kratom-associated deaths during that period, while also noting that 184, or approximately 79 percent, involved multiple substances and that poison-center data alone cannot establish that kratom was the sole cause of those deaths; and

WHEREAS, the increasing availability of highly concentrated, enhanced, semisynthetic, and synthetic kratom-related products has created additional public-health concerns and increased the difficulty consumers may face in determining the potency and composition of products marketed as kratom; and

WHEREAS, several states bordering Mississippi have taken substantially stronger action regarding kratom, including Alabama and Arkansas, where mitragynine and 7-hydroxymitragynine remain controlled substances; Louisiana, which prohibited the possession, manufacture, production, sale, and distribution of kratom effective August 1, 2025; and Tennessee, which prohibited the possession, manufacture, delivery, and sale of kratom effective July 1, 2026 under Matthew Davenport's Law; and

WHEREAS, Mississippi enacted the Mississippi Kratom Consumer Protection Act in 2025, establishing statewide requirements governing the manufacture and sale of kratom products while expressly providing that the Act does not preempt or prohibit municipalities and counties from adopting future restrictions or bans on kratom products within their jurisdictions; and

WHEREAS, although regulation may provide certain consumer protections, the Mayor and City Council of the City of Diamondhead believe the documented increase in poison-center exposure reports, the emergence of increasingly potent kratom-derived products, and the actions taken by neighboring states warrant further consideration by the Mississippi Legislature of a comprehensive statewide prohibition; and

WHEREAS, a uniform statewide policy would provide greater consistency for consumers, retailers, health-care providers, and law-enforcement agencies than a patchwork of differing local ordinances throughout Mississippi;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DIAMONDHEAD, MISSISSIPPI, AS FOLLOWS:

SECTION 1. The Mayor and City Council of the City of Diamondhead hereby urge the Mississippi Legislature to enact legislation prohibiting the manufacture, distribution, sale, and possession of kratom and kratom-derived products throughout the State of Mississippi, including concentrated, enhanced, semisynthetic, and synthetic products containing mitragynine, 7-hydroxymitragynine, or related kratom-derived compounds.

SECTION 2. The Mayor and City Council respectfully request that members of the Mississippi Legislature carefully consider the documented public-health concerns associated with kratom and kratom-derived products, the rapidly changing nature and potency of products currently being marketed to consumers, and the actions already taken by neighboring states when considering future legislation.

SECTION 3. Nothing in this Resolution shall be construed as limiting or waiving any authority granted to the City of Diamondhead under Mississippi law. The City expressly reserves its right to consider and exercise its municipal authority to regulate, restrict, or prohibit kratom products within the City of Diamondhead as permitted by Mississippi Code Section 75-103-7.

SECTION 4. The City Clerk is hereby directed to transmit a copy of this Resolution to the members of the Mississippi Legislature representing the City of Diamondhead and to such other state officials as the Mayor and City Council may deem appropriate.

RESOLVED AND ADOPTED by the Mayor and City Council of the City of Diamondhead, Mississippi, on this the 6th day of October, 2026.

	Aye	Nay	Absent
Mayor Liese	_____	_____	_____
Councilmember Maher	_____	_____	_____
Councilmember Finley	_____	_____	_____
Councilmember Sheppard	_____	_____	_____
Councilmember Harwood	_____	_____	_____
Councilmember Clark	_____	_____	_____

ATTEST:

APPROVED: _____

JEANNIE KLEIN, CITY CLERK

Seal

ANNA LIESE

Municipal Compliance Questionnaire

As part of the municipality's audit, the governing authorities of the municipality must make certain assertions with regard to legal compliance. The municipal compliance questionnaire was developed for this purpose.

The following questionnaire and related certification must be completed at the end of the municipality's fiscal year and entered into the official minutes of the governing authorities at their next regular meeting.

The governing authorities should take care to answer these questions accurately. Incorrect answers could reduce the auditor's reliance on the questionnaire responses, resulting in the need to perform additional audit procedures at added cost.

Information

Note: Due to the size of some municipalities, some of the questions may not be applicable. If so, mark N/A in answer blanks. Answers to other questions may require more than "yes" or "no," and, as a result, more information on this questionnaire may be required and/or separate work papers may be needed.

1. Name and address of municipality:

City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525

2. List the date and population of the latest official U.S. Census or most recent official census:

2020 Census - 9529

3. Names, addresses and telephone numbers of officials (include elected officials, chief administrative officers, and attorney).

SEE ATTACHED

4. Period of time covered by this questionnaire:

From: **10-1-2025**

To: **9-30-26**

5. Expiration date of current elected officials' term: **JULY 2, 2029**

MUNICIPAL COMPLIANCE QUESTIONNAIRE

Year Ended September 30, 2025

Answer All Questions: **Y** - YES, **N** - NO, **N/A** - NON APPLICABLE

Part I - General

- | | |
|---|--------------|
| 1. Have all ordinances been entered into the ordinance book and included in the minutes? (Section 21-13-13) | Y
_____ |
| 2. Do all municipal vehicles have public license plates and proper markings? (Sections 25-1-87 and 27-19-27) | Y
_____ |
| 3. Are municipal records open to the public? | Y
_____ |
| 4. Are meetings of the board open to the public?
(Section 25-41-5) | Y
_____ |
| 5. Are notices of special or recess meetings posted?
(Section 25-41-13) | Y
_____ |
| 6. Are all required personnel covered by appropriate surety bonds? | Y
_____ |
| * Board or council members (Section 21-17-5) | Y
_____ |
| * Appointed officers and those handling money, see statutes governing the form of government (i.e., Section 21-3-5 for Code Charter) | |
| *Municipal clerk (Section 21-15-38) | Y
_____ |
| *Deputy Clerk (Section 21-15-23) | Y
_____ |
| *Chief of police (Section 21-21-1) | Y
_____ |
| *Deputy police (Section 45-5-9) (if hired under this law) | N/A
_____ |
| 7. Are minutes of board meetings prepared to properly reflect the actions of the board? (Sections 21-15-17 and 21-1519) | Y
_____ |
| 8. Are minutes of board meetings signed by the mayor or majority of the board within 30 days of the meeting? (Section 21-15-33) | Y
_____ |
| 9. Has the municipality complied with the nepotism law in its employment practices? (Section 25-1-53) | Y
_____ |
| 10. Did all officers, employees of the municipality, or their relatives avoid any personal interest in any contracts with the municipality during their term or within one year after their terms of office or employment? (Section 25-4-105) | Y
_____ |
| 11. Does the municipality contract with a Certified Public Accountant or an auditor approved by the State Auditor for its annual audit within twelve months of the end of each fiscal year? (Section 21-35-31) | Y
_____ |
| 12. Has the municipality published a synopsis or notice of the annual audit within 30 days of acceptance? (Sections 21-35-31 or 21-17-19) | Y
_____ |

PART II - Cash and Related Records

1. Where required, is a claims docket maintained?
(Section 21-39-7) Y
2. Are all claims paid in the order of their entry in the claims docket?
(Section 21-39-9) Y
3. Does the claims docket identify the claimant, claim number,
amount and fund from which each warrant will be issued? (Section
21-39-7) Y
4. Are all warrants approved by the board, signed by the mayor or
majority of the board, attested to by the clerk, and bearing the
municipal seal? (Section 21-39-13) Y
5. Are warrants for approved claims held until sufficient cash is
available in the fund from which it is drawn? (Section
21-39-13) Y
6. Has the municipality adopted and entered on it minutes a budget in
the format prescribed by the Office of the State Auditor? (Sections
21-35-15, 21-35-7, and 21-35-9) Y
7. Does the municipality operate on a cash basis budget, except for
expenditures paid within 30 days of fiscal year end or for
construction in progress? (Section 21-35-23) Y
8. Has the municipality held a public hearing and published its
adopted budget? (Sections 21-35-5, 27-39-203, 27-39-205) Y
9. Has the municipality complied with legal publication requirements
when budgetary changes of 10% or more are made to a
department's budget? (Section 21-35-25) Y
10. If revenues are less than estimated and a deficit is anticipated, did
the board revise the budget by its regular July meeting? (Section
21-35-25) N/A
11. Have financial records been maintained in accordance with the
chart of accounts prescribed by the State Auditor? (Section
21-35-11) Y
12. Does the municipal clerk submit to the board a monthly report of
expenditures against each budget item for the preceding month
and fiscal year to date and the unexpended balances of each budget
item? (Section 21-35-13) Y
13. Does the board avoid approving claims and the city clerk not issue
any warrants which would be in excess of budgeted amounts,
except for court-ordered or emergency expenditures? (Section 21-
35-17) Y

14. Has the municipality commissioned municipal depositories?
(Sections 27-105-353 and 27-105-363) Y
15. Have investments of funds been restricted to those instruments
authorized by law? (Section 21-33-323) Y
16. Are donations restricted to those specifically authorized by law?
(Section 21-17-5 (Section 66, Miss. Constitution)--Sections 21-19-45
through 21-19-59, etc.) Y
17. Are fixed assets properly tagged and accounted for? Section II -
Municipal Audit and Accounting Guide) Y
18. Is all travel authorized in advance and reimbursements made in
accordance with Section 25-3-41? Y
19. Are all travel advances made in accordance with the State Auditor's
regulations? (Section 25-3-41) Y

PART III - Purchasing and Receiving

1. Are bids solicited for purchases, when required by law (written bids
and advertising)? [Section 31-7-13(b) and (c)] Y
2. Are all lowest and best bids decisions properly documented?
[Section 31-7-13(d)] Y
3. Are all one-source item and emergency purchases documents on
the board's minutes? [Section 31-7-13(m) and (k)] Y
4. Do all officers and employees understand and refrain from
accepting gifts or kickbacks from suppliers? (Section 31-7-23) Y

PART IV - Bonds and Other Debt

1. Has the municipality complied with the percentage of taxable
property limitation on bonds and other debt issued during the year?
(Section 21-33-303) Y
2. Has the municipality levied and collected taxes, in a sufficient
amount for the retirement of general obligation debt principal and
interest? (Section 21-33-87) Y
3. Have the required trust funds been established for utility revenue
bonds? (Sections 21-27-65) N/A
4. Have expenditures of bond proceeds been strictly limited to the
purposes for which the bonds were issued? (Section
21-33-317) Y
5. Has the municipality refrained from borrowing, except where it had
specific authority? (Section 21-17-5) Y

PART V - Taxes and Other receipts

- | | |
|--|------------|
| 1. Has the municipality adopted the county ad valorem tax rolls?
(Section 27-35-167) | <u>Y</u> |
| 2. Are interest and penalties being collected on delinquent ad valorem taxes? (Section 21-33-53) | <u>Y</u> |
| 3. Has the municipality conducted an annual land sale for delinquent ad valorem taxes? (Section 21-33-63)
CONDUCTED BY HANCOCK COUNTY TAX COLLECTOR | <u>*Y</u> |
| 4. Have the various ad valorem tax collections been deposited into the appropriate funds? (Separate Funds for Each Tax Levy) (Section 21-33-53) | <u>Y</u> |
| 5. Has the increase in ad valorem taxes, if any, been limited to amounts allowed by law? (Sections 27-39-320 and 27-39-321) | <u>Y</u> |
| 6. Are local privilege taxes collected from all businesses located within the municipality, except those exempted? (Section 27-17-5) | <u>Y</u> |
| 7. Are transient vendor taxes collected from all transient vendors within the municipality, except those exempted? (Section 75-85-1) | <u>Y</u> |
| 8. Is money received from the state's "Municipal Fire Protection Fund" spent only to improve municipal fire departments? (Section 83-1-37) (Interlocal w/ Hancock County and Diamondhead Fire Dept.) | <u>Y</u> |
| 9. Has the municipality levied or appropriated not less than 1/4 mill for fire protection and certified to the county it provides its own fire protection or allowed the county to levy such tax? (Section 83-1-37 and 83-1-39) | <u>N/A</u> |
| 10. Are state-imposed court assessments collected and settled monthly? (Section 99-19-73, 83-39-31, etc.) | <u>Y</u> |
| 11. Are all fines and forfeitures collected when due and settled immediately to the municipal treasury? (Section 21-15-21) | <u>Y</u> |
| 12. Are bids solicited by advertisement or, under special circumstances, three appraisals obtained when real property is sold? (Section 21-17-1) | <u>Y</u> |
| 13. Has the municipality determined the full and complete cost for solid waste for the previous fiscal year? (Section 17-17-347) | <u>Y</u> |
| 14. Has the municipality published an itemized report of all revenues, costs and expenses incurred by the municipality during the immediately preceding fiscal year in operating the garbage or rubbish collection or disposal system? (Section 17-17-348) | <u>Y</u> |
| 15. Has the municipality conducted an annual inventory of its assets in accordance with guidelines established by the Office of the State Auditor? (MMAAG) | <u>Y</u> |

Certification to Municipal Compliance**Questionnaire Year Ended September 30, 20 26**

We have reviewed all questions and responses as contained in this Municipal Compliance Questionnaire for the Municipality of City of Diamondhead, and, to the best of our knowledge and belief, all responses are accurate.

(City Clerk Signature)

(Mayor Signature)

(Date)

(Date)

Minute Book References:

Book Number _____

Page _____



September 22, 2026

Mr. Jon McCraw
City Manager
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

RE: Pay Application 5 for the Jourdan River Boardwalk Project

Dear Mr. Jon McCraw,

Please find attached Pay Application No. 5 for Gill's Crane & Dozer Services, Inc. in the amount of \$162,212.50 for work completed on the Jourdan River Boardwalk Project.

This recommendation for payment is based upon intermittent site inspections of the Work, review of submitted pay quantities, and information available to the Engineer at the time of review, and as verified by the Contractor. While the Engineer has reviewed the pay application and supporting documentation in accordance with professional judgment and standard practice, Chiniche Engineering & Surveying is not retained for full-time construction inspection services. Therefore, this recommendation is based on periodic observations and available project information rather than continuous verification of all work in place and quantities claimed.

Accordingly, Pay Application No. 5 is recommended for payment.

Thank you for your consideration with this matter. If you have any questions or need any additional information, contact me at (228) 467-6755 or jason@chiniche.com.

Sincerely,

Jason Chiniche, P.E.

Jason Chiniche, P.E.
Principal Engineer

Enclosure

PAYMENT APPLICATION AND CERTIFICATE

Application No: 5

9/1/2026

Period: 8/1/26-8/31/26

Sheet 1 of 3

Project: JOURDAN RIVER BOARDWALK

Gill's Crane and Dozer Service, Inc.

116 Marlin Drive

Slidell, LA 70461

1	Original contract sum		\$	1,266,140.00
2	Contract modifications approved in previous applications:			
	Additions: \$ _____ Deductions: \$ _____		\$	-
3	Contract modifications approved this period			
	Additions: \$ _____ Deductions: \$ _____		\$	-
4	Net change by contract modifications	(Sum of lines 2 & 3)	\$	-
5	Revised contract amount:	(Sum of lines 1 & 4)	\$	1,266,140.00
6	Total value of work to date	(Attached payment breakdown)	\$	838,090.00
7	Percent Project Complete	(Line 6 divided by 5 x 100)		66%
8	Materials on hand	(Listing Attached)	\$	-
9	Partial payment undelivered equipment	(Listing Attached)	\$	-
10	Subtotal	(Sum of lines 6, 8, 9)	\$	838,090.00
11	Less amount retained	5%	\$	41,904.50
12	Total amount retained to date		\$	41,904.50
13	Approved retainage reduction		\$	-
14	Subtotal	(Line 10 - Line 11)	\$	796,185.50
15	Less previous certificates for payment	(Item 14 from Previous Application)	\$	633,973.00
16	Current payment due	(Difference between lines 14 & 15)	\$	162,212.50

The undersigned Contractor certifies that the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payments were issued and payments received from the Owner, and that the current payments shown herein is now due.

Gill's Crane & Dozer Service, Inc.

Contractor

By

9/1/2026
Date

I HEREBY ACKNOWLEDGE THAT THE MATERIAL AND LABOR INVOLVED ON THE ABOVE ESTIMATE ARE CORRECT AND PAYMENT IS DUE THE CONTRACTOR.

CHINICHE ENGINEERING, INC.

Engineer

By

9/22/2026
Date

FN: MyDocuments\BlankForms\PaymentApplicationandCertificate.xls Sheet1

[illegible]

FN: MyDocuments\BlankForms\PaymentApplicationandCertificate.xls Sheet2

VALUE OF COMPLETED WORK	\$ 838,080.00
MATERIAL INVENTORY	\$ -
SUBTOTAL	\$ 838,080.00
LESS 5% RETAINAGE	\$ 41,904.50
NET DUE	\$ 796,185.50
LESS PREVIOUS PAYMENTS	\$ 633,973.00
TOTAL THIS ESTIMATE	\$ 162,212.50

APPLICATION NO:

5

PROJECT: JOURDAN RIVER BOARDWALK

SHEET 3 OF 3

PERIOD:

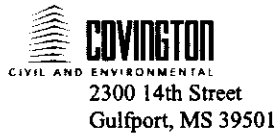
8/1/26-8/31/26

CONTRACTOR: GILL'S CRANE & DOZER SERVICE, INC.

**PAYMENT APPLICATION AND
CERTIFICATE MATERIALS
ON HAND SCHEDULE**

BID ITEM #	DESCRIPTION	VALUE PREVIOUS APPLICATION	VALUE OF MATERIAL INCORPORATED INTO STORED THIS PERIOD	VALUE OF ADDITIONAL MATERIAL STORED THIS PERIOD	TOTAL VALUE OF STORED MATERIAL THIS APPLICATION
		\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$0.00
	SUBTOTAL/TOTAL			\$0.00	\$0.00

FN: MyDocuments/BlankForms/PaymentApplicationandCertificate.xls Sheet3



200

Invoice

Item No.8.

Bill To:

City of Diamondhead

Invoice #: 16175.08267

Invoice Date: 9/24/2026

Due Date: 10/24/2026

Project: WA #39 On-Call Survey ...

P.O. Number: 39-00-05-2026

Terms: Net 30

Description	Hours/Qty	Rate	Amount
Professional Engineering Services On-Call Survey Services - WA 39 Services Provided 08/01/26 - 08/30/26			
Sarah McLellan, Engineer III	0.5	185.00	92.50
Margaret Milner, Administrative	0.5	60.00	30.00
Subtotal			122.50

All payments are due by "Due Date" shown on invoice.
Finance fees will be charged for all payments received past
"Due Date". Please call 228-396-0486 with any questions
about invoice.

Total \$122.50

Payments/Credits \$0.00

Balance Due \$122.50

Covington Civil & Environmental, LLC

Item No.8.

TIME AND EXPENSES

FILTERS USED :

Time Expense Date In : 1/1/1970 To 8/31/2026

and Bill Status In : Unbilled

and Project In : 16175.08 City of Diamondhead | WA #39 On-Call Survey Services

Sort By Date: Ascending

* A=Approved , B= Billable , S= Submit , Bd= Billed

DATE	ITEM	DESCRIPTION	ACTUAL HOURS	UNITS	RATE	ENTRY AMOUNT	*
Margaret Milner							
SERVICES							
16175.08 City of Diamondhead WA #39 On-Call Survey Services							
8/19/2026	Administrative:	Administrative	0.50		\$60.00	\$30.00	A B
		<i>Financial administration and reporting</i>					
TOTAL SERVICES FOR 16175.08 City of Diamondhead WA #39 On-Call Survey Services:			0.50	0.00		\$30.00	
Total Services:			0.50			\$30.00	
Total Services For Margaret Milner:			0.50			\$30.00	
Sarah McLellan							
SERVICES							
16175.08 City of Diamondhead WA #39 On-Call Survey Services							
8/13/2026	Engineer III:	Engineer III	0.50		\$185.00	\$92.50	A B
		<i>leke Tree Survey Coordination</i>					
TOTAL SERVICES FOR 16175.08 City of Diamondhead WA #39 On-Call Survey Services:			0.50	0.00		\$92.50	
Total Services:			0.50			\$92.50	
Total Services For Sarah McLellan:			0.50			\$92.50	
Grand Total Billable Services:			1.00			\$122.50	

GROUPED BY Employee

Covington Civil & Environmental, LLC

TIME AND EXPENSES

Item No.8.

GROUPED BY Employee



Covington Civil & Environmental, LLC
 2300 14th Street
 Gulfport, MS 39501
 228-396-0486

Project Title Project Number Invoice #		WA #38: Site Development Plan Review FY26			
		16175.08			
		16175.08-268			
	Budget	Previously Billed	Current Invoice	Balance Remaining	Percentage Complete
Task 1: Site Development Plan Review	\$ 25,000.00	\$ 8,578.50	\$ 3,175.00	\$ 13,246.50	47%
Total	\$ 25,000.00	\$ 8,578.50	\$ 3,175.00	\$ 13,246.50	47%
(Hourly)					

COVINGTON
CIVIL AND ENVIRONMENTAL
2300 14th Street
Gulfport, MS 39501

Invoice

Invoice #: 16175.08268
Invoice Date: 9/24/2026
Due Date: 10/24/2026
Project: WA #38 FY26 Site Dev ...
P.O. Number: 38-00-04-2026
Terms: Net 30

Bill To:

City of Diamondhead

Description	Hours/Qty	Rate	Amount
Professional Engineering Services Site Development Plan Review FY 26 - WA 38 Services Provided 08/01/2026 - 08/31/2026			
Sarah McLellan, Engineer III	17	185.00	3,145.00
Margaret Milner, Administrative	0.5	60.00	30.00
Subtotal			3,175.00

All payments are due by "Due Date" shown on invoice.
Finance fees will be charged for all payments received past
"Due Date". Please call 228-396-0486 with any questions
about invoice.

Total \$3,175.00

Payments/Credits \$0.00

Balance Due \$3,175.00

Covington Civil & Environmental, LLC

Item No.8.

TIME AND EXPENSES

FILTERS USED :

Time Expense Date In : 1/1/1970 To 8/31/2026

and Bill Status In : Unbilled

and Project In : 16175.08 City of Diamondhead | WA #38 Site Development Plan Review

Sort By Date: Ascending

* A=Approved , B= Billable , S= Submit , Bd= Billed

DATE	ITEM	DESCRIPTION	ACTUAL HOURS	UNITS	RATE	ENTRY AMOUNT	*
Margaret Milner							
SERVICES							
16175.08 City of Diamondhead WA #38 Site Development Plan Review							
8/19/2026	Administrative:	Administrative	0.50		\$60.00	\$30.00	A B
		Financial administration and reporting					
TOTAL SERVICES FOR 16175.08 City of Diamondhead WA #38 Site Development Plan Review:			0.50	0.00		\$30.00	
Total Services:			0.50			\$30.00	
Total Services For Margaret Milner:			0.50			\$30.00	

Sarah McLellan

SERVICES							
16175.08 City of Diamondhead WA #38 Site Development Plan Review							
8/3/2026	Engineer III:	Engineer III	2.00		\$185.00	\$370.00	A B
		Survey requirement for landscape culvert, Diamondhead Lakes Phase 3 Review					
8/4/2026	Engineer III:	Engineer III	5.00		\$185.00	\$925.00	A B
		Finalizing Diamondhead Phase 3 Plan Review					
8/5/2026	Engineer III:	Engineer III	3.00		\$185.00	\$555.00	A B
		Submitted Diamondhead Lakes Phase 3 Review to City					
8/10/2026	Engineer III:	Engineer III	2.00		\$185.00	\$370.00	A B
		Bryant 842 Kipona Court Diamondhead and 1059 Bayou Circle, DH Landscape Culvert Review					
8/14/2026	Engineer III:	Engineer III	1.00		\$185.00	\$185.00	A B
		Questions from Kimley Horne about Diamondhead Phase 3					

GROUPED BY Employee

Covington Civil & Environmental, LLC

Item No.8.

TIME AND EXPENSES

Sort By Date: Ascending

* A=Approved, B= Billable, S= Submit, Bd= Billed

DATE	ITEM	DESCRIPTION	ACTUAL HOURS	UNITS	RATE	ENTRY AMOUNT	*
Sarah McLellan							
SERVICES							
8/17/2026	Engineer III:	Engineer III	1.50		\$185.00	\$277.50	A B
		Correspondence with Kimley Horne about Diamondhead Lakes Phase 3					
8/18/2026	Engineer III:	Engineer III	1.00		\$185.00	\$185.00	A B
		Zimmerman Drainage Review					
8/19/2026	Engineer III:	Engineer III	1.50		\$185.00	\$277.50	A B
		Review of Zimmerman final submittal, Correspondence with Kimley Horne about Diamondhead Lakes Phase 3					
TOTAL SERVICES FOR 16175.08 City of Diamondhead WA #38 Site Development Plan Review:			17.00	0.00		\$3,145.00	
Total Services:			17.00			\$3,145.00	
Total Services For Sarah McLellan:			17.00			\$3,145.00	
Grand Total Billable Services:			17.50			\$3,175.00	

GROUPED BY Employee



Covington Civil & Environmental, LLC
2300 14th Street
Gulfport, MS 39501
228-396-0486

Project Title Project Number Invoice #		Bank Stabilization Project			
		16175.08			
		16175.08-269			
Budgeted Tasks	Budget	Previously Billed	Current Invoice	Balance Remaining	Percentage Complete
Surveying	\$ 120,000.00	\$ 114,000.00	\$ 6,000.00	\$ -	100%
Engineering and Design	\$ 172,250.00	\$ 172,250.00	\$ -	\$ -	100%
Permitting	\$ 36,000.00	\$ 36,000.00	\$ -	\$ -	100%
Bidding	\$ 9,750.00	\$ -	\$ 9,750.00	\$ -	100%
Construction Inspection and Oversight	\$ 92,000.00	\$ -	\$ 4,600.00	\$ 87,400.00	5%
Total	\$ 430,000.00	\$ 322,250.00	\$ 20,350.00	\$ 87,400.00	



Invoice

Invoice #: 16175.08269

Invoice Date: 9/24/2026

Due Date: 10/24/2026

Project: FP WA 2 - Bank Stabiliz...

P.O. Number: 2023-0257

Terms: Net 30

Bill To:

City of Diamondhead

Description	Hours/Qty	Rate	Amount
Professional Engineering Fees Bank Stabilization Project FP WA 2 PO #2023-0257 Requisition #R-05205 Services Provided 04/01/26 - 08/31/26			
Surveying	0.05	120,000.00	6,000.00
Engineering and Design	0	172,250.00	0.00
Permitting	0	36,000.00	0.00
Bidding	1	9,750.00	9,750.00
Construction Inspection and Oversight	0.05	92,000.00	4,600.00

All payments are due by "Due Date" shown on invoice.
Finance fees will be charged for all payments received past
"Due Date". Please call 228-396-0486 with any questions
about invoice.

Total \$20,350.00

Payments/Credits \$0.00

Balance Due \$20,350.00



Covington Civil & Environmental, LLC
 2300 14th Street
 Gulfport, MS 39501
 228-396-0486

Project Title Project Number Invoice #		East Aloha Phase II Sidewalks			
		16175.08			
		16175.08-265			
Budgeted Tasks	Budget	Previously Billed	Current Invoice	Balance Remaining	Percentage Complete
Preliminary Engineering Services	\$71,861.83	\$68,495.78	\$2,874.47	\$491.58	99%



Invoice

Invoice #: 16175.08265
Invoice Date: 9/24/2026
Due Date: 10/24/2026
Project: 16175.08 WA 16 E Aloha...
P.O. Number:
Terms: Net 30

Bill To:

City of Diamondhead

Description	Hours/Qty	Rate	Amount
Professional Engineering Fees East Aloha Phase II Sidewalks - WA 16 Services provided 04/01/26 - 08/31/26 Preliminary Engineering Services Contract	0.04	71,861.83	2,874.47

All payments are due by "Due Date" shown on invoice.
 Finance fees will be charged for all payments received past
 "Due Date". Please call 228-396-0486 with any questions
 about invoice.

Total \$2,874.47

Payments/Credits \$0.00

Balance Due \$2,874.47



Covington Civil & Environmental, LLC

2300 14th Street

Gulfport, MS 39501

228-396-0486

Project Title Project Number Invoice #		West Aloha Roadway Improvements Project			
		16175.08			
		16175.08-266			
Budgeted Tasks	Budget	Previously Billed	Current Invoice	Balance Remaining	Percentage Complete
Surveying and Engineering, Design and Permitting	\$ 168,000.00	\$ 117,600.00	\$ 8,400.00	\$ 42,000.00	75%
Total	\$ 168,000.00	\$ 117,600.00	\$ 8,400.00	\$ 42,000.00	75%



Invoice

Invoice #: 16175.08266

Invoice Date: 9/24/2026

Due Date: 10/24/2026

Project: FP WA 12 - West Aloha

P.O. Number: 00-08-2025

Terms: Net 30

Bill To:

City of Diamondhead

Description	Hours/Qty	Rate	Amount
Professional Surveying Services West Aloha Roadway Improvements Project - FP WA 12 Services Provided through 08/31/26			
Task 1: Surveying and Engineering, Design and Permitting	0.05	168,000.00	8,400.00

All payments are due by "Due Date" shown on invoice.
Finance fees will be charged for all payments received past
"Due Date". Please call 228-396-0486 with any questions
about invoice.

Total \$8,400.00

Payments/Credits \$0.00

Balance Due \$8,400.00



Covington Civil & Environmental, LLC
2300 14th Street
Gulfport, MS 39501
228-396-0486

Project Title Project Number Invoice #		WA #39 - On-Call Survey Services			
		16175.08			
		16175.08-267			
	Budget	Previously Billed	Current Invoice	Balance Remaining	Percentage Complete
Task 1: Site Survey Services	\$ 35,000.00	\$ 25,222.00	\$ 122.50	\$ 9,655.50	72%
Total	\$ 35,000.00	\$ 25,222.00	\$ 122.50	\$ 9,655.50	72%

201

Item No.9.

Chiniche Engineering & Surveying
407 Highway 90
Bay St. Louis, MS 39520
+12284676755
jason@chiniche.com
www.chiniche.com



INVOICE

BILL TO
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS

INVOICE # 17-057-0312
DATE 09/04/2026
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/04/2026	Engineering Services	Wetlands Delineation	1	13,986.00	13,986.00

Rotten Bayou Nature Trail	BALANCE DUE	\$13,986.00
---------------------------	-------------	--------------------

Invoice

Ecological Asset Management, LLC
530 Main Street, Suite B
Bay St. Louis, MS 39520

Date	Invoice #
8/5/2026	19882

Bill To
Chiniche Engineering & Surveying c/o Kristen Rorabaugh 407 Highway 90 Bay St. Louis, MS 39520

Ship To
Chiniche Engineering & Surveying c/o Kristen Rorabaugh 407 Highway 90 Bay St. Louis, MS 39520 kristen@chiniche.com

Project Number - Name		Terms	Ship	Via
20260052 Rotten Bayou Tra		Due on receipt	8/5/2026	
Quantity	Item Code	Description	Price Each	Amount
1	Wetland Delineation	Wetland Delineation and Permit Consultation on a +/- 1.6 mi project area, located near Rotten Bayou in Sections 3, 4 & 9, Township 8-South, Range 14-West and Section 34, Township 7-South, Range 14-West; Diamondhead, Hancock County, Mississippi.	13,986.00	13,986.00
			Total	\$13,986.00
Finance charges will be imposed on all balances over 30 days. The finance charge will be 1.5% per month on balances over 30 days, which corresponds to the ANNUAL PERCENTAGE RATE OF 18%.			Payments	\$0.00
Thank you for your business.			Balance Due	\$13,986.00
Ecological Asset Management, LLC 530 Main St. Suite B Bay St. Louis, MS 39520 admin@ecologicalasset.com O: 228-231-1077				

Chiniche Engineering & Surveying
 407 Highway 90
 Bay St. Louis, MS 39520
 +12284676755
 jason@chiniche.com
 www.chiniche.com



INVOICE

BILL TO

City of Diamondhead
 5000 Diamondhead Circle
 Diamondhead, MS
 Rotten Bayou Nature Trail

INVOICE # 17-057-0314

DATE 09/30/2026

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/31/2026	Professional Surveyor	Review tidal data, calcs and plan for MHW.	2:30	149.00	372.50
09/01/2026	Survey Crew Chief	Mean high water prep, benchmarking, site prep	5:00	86.00	430.00
09/01/2026	Professional Surveyor	Review data, tidal data, calcs and plan for MHW. Check water level at BWYC.	4:30	149.00	670.50
09/01/2026	Professional Engineer/Project Manager 1	Coord MHW survey info, review permitting timeline	4:00	155.00	620.00
09/01/2026	Survey Instrument Person	17-057-00-04 RBNT (MHW) Low tide mean	6:00	69.00	414.00
09/02/2026	Professional Surveyor	Review data, tidal data, calcs and plan for MHW. Check water level at BWYC.	4:00	149.00	596.00
09/09/2026	Survey Crew Chief	Mean high-water benchmark, pinflags, and location	6:00	86.00	516.00
09/09/2026	Professional Surveyor	Review data, tidal data, calcs and plan for MHW. Check water level at BWYC.	2:30	149.00	372.50
09/09/2026	Professional Engineer/Project Manager 1	Check in with survey, review permit portal info	5:30	155.00	852.50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/09/2026	Survey Instrument Person	17-057-00-04 RBNT (MHW) Mean tide	6:00	69.00	414.00
09/10/2026	Professional Surveyor	Review data, calcs and start drawing for MHW.	5:00	149.00	745.00
09/11/2026	Professional Engineer/Project Manager 1	Permit Coord, survey MHW coord	6:30	155.00	1,007.50
09/14/2026	CAD Drafter	17-057-00-04-2024-RB Nature Observatory- HWM and Impact Report Exhibit	8:00	98.00	784.00
09/14/2026	Professional Engineer/Project Manager 1	Check in with permitting, work on exhibit for MHW, send response to USACE, check in with city, review timeline	6:00	155.00	930.00
09/15/2026	CAD Drafter	17-057-00-04-2024 Nature Observatory- Email from Kristen about the Impact Report and needing additional S.F. information over High Water mark. Gathered the information she requested and gave it to Kristen.	5:30	98.00	539.00
09/23/2026	CAD Drafter	17-057-00-04-2024 RBNT Observatory- Kristen emailed needing another exhibit sheet showing the different waters with different hatches and MHW and Structure, PDF'd and Emailed	6:00	98.00	588.00
09/23/2026	Professional Engineer/Project Manager 1	Coord with Nacole, work on permitting response.to RFI. Verify open water vs marsh standards. review marsh veg list. Coord with Jon. Discuss project and next steps with Jason	6:30	155.00	1,007.50
09/24/2026	Principal Engineer	project review	3:30	224.00	784.00

Scan to pay



BALANCE DUE

\$11,643.00



Chiniche Engineering & Surveying
 407 Highway 90
 Bay St. Louis, MS 39520
 +12284676755
 jason@chiniche.com
 www.chiniche.com



INVOICE

BILL TO

City of Diamondhead
 Montjoy Creek Nature Trail

INVOICE # 17-057-0313

DATE 09/30/2026

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/24/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:30	98.00	245.00
08/25/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:00	98.00	196.00
08/26/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:45	98.00	269.50
08/27/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	3:00	98.00	294.00
08/28/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	1:30	98.00	147.00
08/31/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:00	98.00	196.00
09/01/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	3:00	98.00	294.00
09/01/2026	Professional Engineer/Project Manager 1	project coordination	2:30	155.00	387.50
09/02/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:30	98.00	245.00
09/02/2026	Professional Engineer/Project Manager 1	Review progress, review contractor forman, request quantities. Review RPR reports,	4:30	155.00	697.50
09/03/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:45	98.00	269.50
09/03/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:45	98.00	269.50
09/03/2026	Professional Engineer/Project Manager 1	Pay app and project coordination, discussing site	3:00	155.00	465.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		access with city. Discussing project progress and calling Ivan Holliday.			
09/04/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:00	98.00	196.00
09/04/2026	Professional Engineer/Project Manager 1	Coord with Jay and contractor	3:30	155.00	542.50
09/08/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:30	98.00	245.00
09/08/2026	Professional Engineer/Project Manager 1	Check in on project. Discuss pay app. Handrails discussion	4:30	155.00	697.50
09/09/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	3:00	98.00	294.00
09/09/2026	Professional Engineer/Project Manager 1	Handrails RFI, check in with Jay	3:30	155.00	542.50
09/10/2026	Professional Engineer/Project Manager 1	Check in with Jay	2:30	155.00	387.50
09/14/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:30	98.00	245.00
09/14/2026	Professional Engineer/Project Manager 1	Check in with Jay, try to set up meeting with contractor	1:30	155.00	232.50
09/15/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	3:00	98.00	294.00
09/15/2026	Professional Engineer/Project Manager 1	Call with the city about pay app and budget	3:30	155.00	542.50
09/16/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	3:00	98.00	294.00
09/17/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:45	98.00	269.50
09/17/2026	Professional Engineer/Project Manager 1	Check in with Jay	2:30	155.00	387.50
09/18/2026	Professional Engineer/Project Manager 1	check in with Jay, check reports	4:00	155.00	620.00
09/21/2026	Professional Engineer/Project Manager 1	Submittal, check in with contractor, schedule meeting, check in with Jay	3:30	155.00	542.50
09/22/2026	Professional Engineer/Project Manager 1	meeting coord., review geotech report and clarify pile and loading info to contractor and	4:30	155.00	697.50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		fabricator.			
09/23/2026	Inspector/Res. Project Rep./Debris Monitoring	On site inspector	2:30	98.00	245.00
09/24/2026	Principal Engineer	Project Review	2:30	224.00	560.00

BALANCE DUE

\$11,810.50

Chiniche Engineering & Surveying
 407 Highway 90
 Bay St. Louis, MS 39520
 +12284676755
 jason@chiniche.com
 www.chiniche.com



INVOICE

BILL TO

City of Diamondhead
 Pond 6 Remediation

INVOICE # 17-057-0315

DATE 09/30/2026

TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/21/2026	Professional Engineer/Project Manager 3	coordination	3:30	201.00	703.50
08/24/2026	Professional Engineer/Project Manager 3	addendum	2:30	201.00	502.50
08/26/2026	Professional Engineer/Project Manager 3	bid opening, reviewing bids, bid tab	2:30	201.00	502.50
08/27/2026	Professional Engineer/Project Manager 3	bid tab, rec letter	3:00	201.00	603.00
08/27/2026	Inspector/Res. Project Rep./Debris Monitoring	Checking on issues on project due to recent rains	2:30	98.00	245.00
08/31/2026	Professional Engineer/Project Manager 3	coordination, NOA, contract	2:30	201.00	502.50
09/02/2026	Professional Engineer/Project Manager 3	coordination, contract	3:30	201.00	703.50
09/16/2026	Professional Engineer/Project Manager 3	contracts	4:00	201.00	804.00
09/21/2026	Professional Engineer/Project Manager 3	coordination	4:30	201.00	904.50
09/22/2026	Professional Engineer/Project Manager 3	pre-con docs	3:00	201.00	603.00
09/23/2026	Professional	pre-con	2:30	201.00	502.50

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Engineer/Project Manager 3				
BALANCE DUE					\$6,576.50



September 16, 2026

Mr. Jon McCraw
City Manager
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

**Re: Change Order #2 (Summary) Recommendation
Diamondhead Paving Project 2026
Gulf Pride Paving, LLC**

Dear Mr. McCraw:

For consideration by the Council, I have enclosed Change Order #2 (Summary Change Order) for this project. This Change Order serves to remedy the actual project quantities needed to complete the project. As shown, this Change Order decreases the total contract amount by \$52,211.11. Additionally, the contract time is reduced by 19 days as the project was substantially completed, June 26, 2026.

With that said, I recommend that the Council approve this Change Order #2 (Summary). Should you have any questions, please do not hesitate to contact me at 228-396-0486 or sarah@ccellc.us.

Sincerely,

COVINGTON CIVIL & ENVIRONMENTAL, LLC

A handwritten signature in dark ink, appearing to read "Sarah McLellan", is written over a faint, larger version of the same signature.

Sarah McLellan, P.E.
Project Engineer

Enclosures: Change Order 2 (Summary) Signed

CHANGE ORDER**OWNER:**

City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

CHANGE ORDER NO. 2 (Summary)

DATE: September 14, 2026

CONTRACTOR:

Gulf Pride Paving, LLC
10210 Logan Cline Rd.
Gulfport, MS 39503

ENGINEER: Covington Civil &
Environmental

PROJECT: Diamondhead Paving Project
2026

SUMMARY:

This change order serves to decrease the contract amount and contract time.

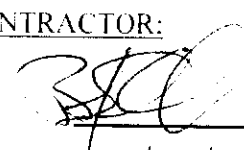
Installed quantities in the field differ from the original estimated quantities in the contract. A detailed summary of the quantity adjustments is included with this Change Order. The net change to the Contract Amount with these adjustments is a decrease in the total contract amount by \$52,211.11.

The project was substantially complete as of June 26, 2026, reducing the contract time by 19 calendar day.

THE CONTRACT IS AMENDED AS SHOWN BELOW:

(Not valid until executed by the Owner, Engineer, and Contractor)

The original Contract Sum:	\$699,797.00
Net Change by previously authorized Change Orders:	\$0.00
The Contract Sum prior to this Change Order was:	\$699,797.00
The Contract Sum will now Change (-):	(\$52,211.11)
The New Contract Sum including this Change Order will be:	\$647,585.89
The original Contract Time:	6/18/2026
Net Change by previously authorized Change Orders:	27
The Date of Substantial Completion prior to this Change Order:	7/15/2026
The Contract Time will now Change by (-) days:	-19
The New Date of Substantial Completion will be:	6/26/2026

CONTRACTOR:**ENGINEER:****OWNER:**By: 

By: _____

By: _____

Date: 9/15/26Date: 9/14/2026

Date: _____

DIAMONDHEAD PAVING PROJECT 2026
CITY OF DIAMONDHEAD
CHANGE ORDER #2 (SUMMARY)
SUMMARY OF AMENDED QUANTITIES AND TOTALS

PAY ITEM NO.	PAY ITEM	UNIT	UNIT PRICE	ORIGINAL CONTRACT		AMENDED QUANTITIES		CONTRACT REVISIONS		DELTA
				CONTRACT QUANTITY	EXTENSION	INCREASE	DECREASE	NEW QUANTITY	NEW EXTENSION	
3	Silt Fence	LF	\$ 2.50	500	\$ 1,250.00		(500)	0	\$ -	\$ (1,250.00)
4	Wattles	LF	\$ 10.00	300	\$ 3,000.00		(300)	0	\$ -	\$ (3,000.00)
5	Removal of Pavement (All Types and Thicknesses)	SY	\$ 12.00	3,150	\$ 37,800.00		(110)	3,040	\$ 36,480.00	\$ (1,320.00)
6	Excess Excavation, LVM	CY	\$ 11.00	1000	\$ 11,000.00		(316)	684	\$ 7,524.00	\$ (3,476.00)
7	Borrow Material, LVM	CY	\$ 20.00	100	\$ 2,000.00		(100)	0	\$ -	\$ (2,000.00)
8	Geotextile Fabric - MDOT Type V	SY	\$ 4.00	3,150	\$ 12,600.00		(110)	3,040	\$ 12,160.00	\$ (440.00)
9	610 Granular Aggregate Base	CY	\$ 200.00	580	\$ 116,000.00		(72)	508	\$ 101,600.00	\$ (14,400.00)
10	1.5" 9.5mm, ST, Asphalt Pavement	SY	\$ 15.98	11000	\$ 175,780.00		(352)	10,648.00	\$ 170,155.04	\$ (5,624.96)
11	2" 12.5 mm, ST, Asphalt Pavement	SY	\$ 20.00	3150	\$ 63,000.00		(110)	3,040.00	\$ 60,800.00	\$ (2,200.00)
12	Thermoplastic Traffic Markings, 24" Stop Bar	LF	\$ 12.25	125	\$ 1,531.25		34	159	\$ 1,947.75	\$ 416.50
13	4" Thermoplastic, Traffic Stripe, Continuous Yellow	LF	\$ 1.85	9200	\$ 17,020.00		(1082)	8,118	\$ 15,018.30	\$ (2,001.70)
14	4" Thermoplastic, Traffic Stripe, Continuous White	LF	\$ 1.85	8900	\$ 16,465.00		(992)	7,908	\$ 14,629.80	\$ (1,835.20)
16	Solid Sodding	SY	\$ 15.00	50	\$ 750.00		100	150	\$ 2,250.00	\$ 1,500.00
A2-1	Removal of Payment (All Types of Thicknesses)	SY	\$ 12.00	1250	\$ 15,000.00		(75)	1,175	\$ 14,100.00	\$ (900.00)
A2-2	Excess Excavation, LVM	CY	\$ 11.00	395	\$ 4,345.00		(131)	264	\$ 2,904.00	\$ (1,441.00)

A2-3	Borrow Material, LVM	CY	\$ 20.00	50	\$ 1,000.00		(50.00)	0.00	\$ -	\$ (1,000.00)
A2-4	Geotextile Fabric - MDOT Type V	SY	\$ 4.00	1250	\$ 5,000.00		(75.00)	1,175.00	\$ 4,700.00	\$ (300.00)
A2-5	610 Granular Aggregate Base	CY	\$ 200.00	230	\$ 46,000.00		(34.0)	196	\$ 39,200.00	\$ (6,800.00)
A2-6	1.5" 9.5mm, ST, Asphalt Pavement	SY	\$ 15.98	5150	\$ 82,297.00		(205.0)	4,945	\$ 79,021.10	\$ (3,275.90)
A2-7	2" 12.5mm, ST, Asphalt Pavement	SY	\$ 20.00	1250	\$ 25,000.00		(75.0)	1,175	\$ 23,500.00	\$ (1,500.00)
A2-8	Thermoplastic Traffic Markings, 24" Stop Bar	LF	\$ 12.25	25	\$ 306.25		23.0	48	\$ 588.00	\$ 281.75
A2-9	4" Thermoplastic, Traffic Stripe, Continuous Yellow	LF	\$ 1.85	3800	\$ 7,030.00		(6.0)	3,794	\$ 7,018.90	\$ (11.10)
A2-10	4" Thermoplastic, Traffic Stripe, Continuous White	LF	\$ 1.85	3850	\$ 7,122.50		(10.0)	3,840	\$ 7,104.00	\$ (18.50)
A2-11	Manhole and Valve Riser	EA	\$ 500.00	8	\$ 4,000.00		(3.2)	5	\$ 2,385.00	\$ (1,615.00)

TOTAL CONTRACT CHANGE (DECREASE) \$ (52,211.11)



September 16, 2026

Mr. Jon McCraw
City Manager
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

**Re: Pay Application #6 FINAL
Diamondhead Paving Project 2026
Gulf Pride Paving, LLC**

Dear Mr. McCraw:

Enclosed, please find Pay Application #6 FINAL to be considered for approval by the City Council at the next meeting. The Application includes the period from 7/23/2026 to 9/11 /2026. The project is Substantially Complete as of June 26, 2026. The Contractor submitted the following closeout documents: Affidavit of Payment of Debts & Claims, Affidavit of Release of Liens, Consent of Surety, Power of Attorney, and Warranty Letter.

I have reviewed this pay application and find that it is an accurate request according to the amount of work that has been completed since the project began. With that said, I recommend that the Council approve payment to Gulf Pride Paving, LLC, in the amount of \$35,331.42. Please do not hesitate to contact me should you have any questions.

COVINGTON CIVIL & ENVIRONMENTAL, LLC

Sincerely,

A handwritten signature in dark ink, appearing to read "Sarah McLellan", is written over a light blue horizontal line.

Sarah McLellan, P.E.
Project Engineer

Enclosures: Pay Application #6 FINAL Signed

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 of 2 PAGES

To Owner: **City of Diamondhead** PROJECT: **Diamondhead Paving 2026** APPLICATION NO: **6 Final**

FROM CONTRACTOR: **Gulf Pride Paving, LLC** VIA ENGINEER: **Covington Engineering** PERIOD TO: **9/11/26**

10200 Logan Cline Road PRODUCT NOS: **16175.08 - WA #37**

Gulfport, MS 39503 CONTRACT DATE: **02/03/26**

CONTRACTOR: **Diamondhead Paving**

Distribution to:

☐ GC

☒ ENGINEER

☐ CONTRACTOR

☐ OWNER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 699,797.00

2. Net change by Change Orders \$ (82,211.11)

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 617,585.89

4. TOTAL COMPLETED & STORED TO DATE (Column C on G703) \$ 647,585.89

5. RETAINAGE

a. 0 % of Completed Work \$

(Column D - 1 on G703)

b. % of Stored Material \$

(Column E on G703)

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5a) 647,585.89

LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 612,254.47

8. CURRENT PAYMENT DUE \$ 35,331.42

9. BALANCE TO FINISH INCLUDING RETAINAGE \$ 0.00

(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		82,211.11
TOTALS		82,211.11
NET CHANGES by Change Order		(82,211.11)

The undersigned Contractor certifies that to the best of the Contractor's knowledge information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Gulf Pride Paving, LLC**

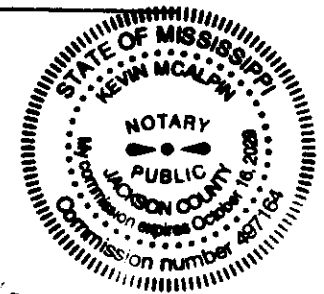
By: [Signature] Date: 9/11/26

State of **Mississippi** County of: **Hancock**

Subscribed and sworn to before me this 11 day of September 2026

Notary Public: [Signature]

My Commission expires 16 October 2029

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the

Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 35,331.42

Attach explanation if amount certified differs from the amount applied. Initial all figures on this application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT: [Signature] Date: 9/14/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

PAGE 2 OF 2 PAGES

APPLICATION NO: 6 Final
 APPLICATION DATE: 9/11/26
 PERIOD TO: 9/11/26
 ENGINEERS PROJECT NO: 16175.08 - WA #37

ITEM NO.:	ITEMS:	UNITS:	ESTIMATED CONTRACT QUANTITY:	UNIT PRICE:	ESTIMATED CONTRACT AMOUNT:	COMPLETED THIS PERIOD:	AMOUNT THIS PERIOD:	COMPLETED TO DATE:	AMOUNT TO DATE:
Base Bid									
1	Mobilization	1.00	LS	\$25,000.00	\$25,000.00		\$ -	100%	\$ 25,000.00
2	Maintenance of Traffic	1.00	LS	\$17,500.00	\$17,500.00		\$ -	100%	\$ 17,500.00
3	Silt Fence	500.00	LF	\$2.50	\$1,250.00		\$ -		\$ -
4	Wattles	300.00	LF	\$10.00	\$3,000.00		\$ -		\$ -
5	Removal of Pavement (All Types and Thicknesses)	3,150.00	SY	\$12.00	\$37,800.00		\$ -		\$ -
6	Excess Excavation, PM	1,000.00	CY	\$11.00	\$11,000.00		\$ -	3040	\$ 36,480.00
7	Borrow Material, LVM	100.00	CY	\$20.00	\$2,000.00		\$ -	884	\$ 7,524.00
8	Geotextile Fabric - MDOT Type V	3,150.00	SY	\$4.00	\$12,600.00		\$ -		\$ -
9	610 Granular Aggregate Base	580.00	CY	\$200.00	\$116,000.00		\$ -	3040	\$ 12,160.00
10	1.5" 9.5 mm, ST, Asphalt Pavement	11,000.00	SY	\$15.98	\$175,780.00		\$ -	508	\$ 101,600.00
11	2" 12.5 mm, ST, Asphalt Pavement	3,150.00	SY	\$20.00	\$63,000.00		\$ -	10648	\$ 170,155.04
12	Thermoplastic Traffic Markings, 24" Stop Bar	125.00	LF	\$12.25	\$1,531.25	70	\$ 857.50	159	\$ 1,947.75
13	4" Thermoplastic, Traffic Stripe, Continuous Yellow	9,200.00	LF	\$1.85	\$17,020.00		\$ -	8118	\$ 15,018.30
14	4" Thermoplastic, Traffic Stripe, Continuous White	8,900.00	LF	\$1.85	\$16,465.00		\$ -	7908	\$ 14,629.80
15	Manhole and Valve Riser	4.00	EA	\$500.00	\$2,000.00		\$ -	4	\$ 2,000.00
16	Solid Sodding	50.00	SY	\$15.00	\$750.00	150	\$ 2,250.00	150	\$ 2,250.00
Alternate 2 - Alla Street									
A2-1	Removal of Pavement (All Types and Thicknesses)	1250	SY	\$12.00	\$15,000.00		\$ -	1175	\$ 14,100.00
A2-2	Excess Excavation, PM	395	CY	\$11.00	\$4,345.00		\$ -	264	\$ 2,904.00
A2-3	Borrow Material, LVM	50	CY	\$20.00	\$1,000.00		\$ -		\$ -
A2-4	Geotextile Fabric - MDOT Type V	1250	SY	\$4.00	\$5,000.00		\$ -		\$ -
A2-5	610 Granular Aggregate Base	230	CY	\$200.00	\$46,000.00		\$ -	1175	\$ 4,700.00
A2-6	1.5" 9.5 mm, ST, Asphalt Pavement	5150	SY	\$15.98	\$82,297.00		\$ -	196	\$ 39,200.00
A2-7	2" 12.5 mm, ST, Asphalt Pavement	1250	SY	\$20.00	\$25,000.00		\$ -	4945	\$ 79,021.10
A2-8	Thermoplastic Traffic Markings, 24" Stop Bar	25	LF	\$12.25	\$306.25		\$ -	1175	\$ 23,500.00
A2-9	4" Thermoplastic Traffic Stripe, Continuous Yellow	3800	LF	\$1.85	\$7,030.00		\$ -	48	\$ 588.00
A2-10	4" Thermoplastic Traffic Stripe, Continuous White	3850	LF	\$1.85	\$7,122.50		\$ -	3794	\$ 7,018.90
A2-11	Manhole and Valve Riser	8	EA	\$500.00	\$4,000.00		\$ -	3840	\$ 7,104.00
TOTAL					\$ 699,797.00		\$ 3,107.50	4.77	\$ 2,385.00
									\$ 647,585.89



Document G706™ – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: <i>(Name and address)</i> Diamondhead Paving Project 2026	ARCHITECT'S PROJECT NUMBER: 16175.08 - WA #37	OWNER: ☒
TO OWNER: <i>(Name and address)</i> City of Diamondhead 5000 Diamondhead Circle Diamondhead, MS 39525	CONTRACT FOR: General Construction CONTRACT DATED: 02/03/26	ARCHITECT: ☐ CONTRACTOR: ☐ SURETY: ☐ OTHER: ☐

STATE OF:
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

- Consent of Surety to Final Payment.
Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

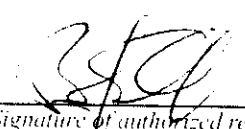
Indicate Attachment ☐ Yes ☒ No

The following supporting documents should be attached hereto if required by the Owner:

- Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
- Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
- Contractor's Affidavit of Release of Liens (AIA Document G706.A).

CONTRACTOR: *(Name and address)*

Gulf Pride Paving, LLC
10200 Logan Cline Road
Gulfport, MS 39503

BY: 

(Signature of authorized representative)

B. J. SELLERS, Jr. - Director
(Printed name and title)

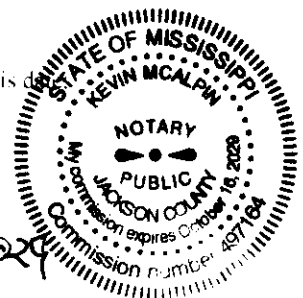
Subscribed and sworn to before me on this day

11 September 2026

Notary Public: 

My Commission Expires:

16 October 2029





AIA® Document G706A™ – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> Diamondhead Paving Project 2026	ARCHITECT'S PROJECT NUMBER: 16175 08 - WA #37	OWNER: ☒
	CONTRACT FOR: General Construction	ARCHITECT: ☐
TO OWNER: <i>(Name and address)</i> City of Diamondhead 5000 Diamondhead Circle Diamondhead, MS 39525	CONTRACT DATED: 02/03/26	CONTRACTOR: ☐
		SURETY: ☐
		OTHER: ☐

STATE OF: Mississippi
COUNTY OF: Harrison

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*
Gulf Pride Paving, LLC
10200 Logan Cline Road
Gulfport, MS 39503

BY:

(Signature of authorized representative)

BJ Sellers Jr - DIR OF OPER.
(Printed name and title)

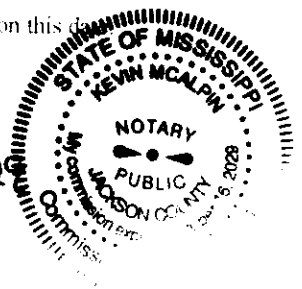
Subscribed and sworn to before me on this day

11 September 2026

Notary Public:

My Commission Expires:

16 October 2026



AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond # GSA2000105

PROJECT: <i>(Name and address)</i> Diamondhead Paving 2026	ARCHITECT'S PROJECT NUMBER:	OWNER: ☐
	CONTRACT FOR: Construction	ARCHITECT: ☐
TO OWNER: <i>(Name and address)</i> City of Diamondhead 5000 Diamondhead Circle Diamondhead, MS 39525	CONTRACT DATED:	CONTRACTOR: ☐
		SURETY: ☐
		OTHER: ☐

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

The Gray Casualty & Surety Company
 P.O. Box 6202
 Metairie, LA 70009-6202

, SURETY.

on bond of

(Insert name and address of Contractor)

Gulf Pride Paving, LLC
 10210 Logan Cline Rd.
 Gulfport, MS 39503

, CONTRACTOR.

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety
 of any of its obligations to

(Insert name and address of Owner)

City of Diamondhead
 5000 Diamondhead Circle
 Diamondhead, MS 39525

, OWNER.

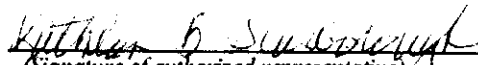
as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereto set its hand on this date: August 24th, 2026

(Insert in writing the month followed by the numeric date and year.)

The Gray Casualty & Surety Company

(Surety)


(Signature of authorized representative)

Kathleen B. Scarborough, Attorney-in-Fact

(Printed name and title)

Attest:
(Seal):



08/24/2026 09:29

4702698014690

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: GSA2000105

Principal: Gulf Pride Paving, LLC

Project: Diamondhead Paving 2026

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Troy P Wagener, Jim E. Brashier, Dewey Mason, Kathleen B. Scarborough, Susan Skrmetta, Patrick T. Mason, Lisa R. Butler, Joey Beattie, Christopher H. Boone, Sharon Tuten, Charlotte Ramsey, Kimberly B. Barhum, David R. Fortenberry, Debbie L. Dunaway, and Ryan Anderson of Gulfport, Mississippi jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 24th day of August, 2026

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 24th day of August, 2026

Leigh Anne Henican





10200 Logan Cline Road
Gulfport, MS 39503

Ph: 228 314 7283
E: info@gulf-pride.com

ONE YEAR WARRANTY

September 11, 2026

To: City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Via: Covington Civil and Environmental

Project: 16175.08 WA #37 Diamondhead Paving 2026

Statement of Warranty

Gulf Pride Paving, LLC certifies that all work performed under this contract has been carried out in accordance with the contract documents and that materials are new and free from faults or defects. Any work or material found to be defective or not in compliance with the contract terms will be immediately corrected by Contractor at its cost (including cost to replace work of others) and to the satisfaction of the City of Diamondhead. This General Warranty will be effective on the date of Substantial Completion and extend one year (1) thereafter. Work completed under this general warranty shall have an additional warranty period of one (1) year from the date the warranty work is completed and accepted by the City of Diamondhead.

Substantial Completion Date: June 26, 2026

Warranty Period End Date: June 26, 2027

A handwritten signature in black ink, appearing to read "B. J. Sellers, Jr.", written over a horizontal line.

B. J. Sellers, Jr.
Director of Project Operations & Sales
Gulf Pride Paving, LLC

Change Order No. 1

Date of Issuance: _____ Effective Date: _____
 Owner: City of Diamondhead Owner's Contract No.: 2025-015
 Contractor: Gill's Crane & Dozer Services, Inc. Contractor's Project No.: #413
 Engineer: Jason Chiniche, PE Engineer's Project No.: 17-057-00-13
 Project: Jourdan River Boardwalk Contract Name: Jourdan River Boardwalk

The Contract is modified as follows upon execution of this Change Order:

Description: Contractor requests 15 additional days due to high tides and coastal flooding due to Tropical Storm Eduardo.

Attachments: See attached request from Gill's Crane & Dozer Services, Inc.

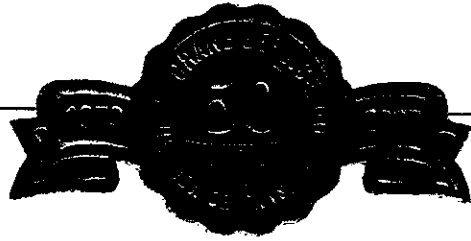
CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>1,266,140.00</u>	Original Contract Times: NTP April 20, 2026 Substantial Completion: <u>180 calendar days</u> Ready for Final Payment: <u>210 calendar days</u>
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: \$ <u>N/A</u>	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Substantial Completion: <u>N/A</u> Ready for Final Payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>\$ 1,266,140.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>180 calendar days</u> Ready for Final Payment: <u>210 calendar days</u>
[Increase] [Decrease] of this Change Order: \$ <u>N/A</u>	Increase of this Change Order: <u>15 days</u> Substantial Completion: <u>195 Calendar days</u> Ready for Final Payment: <u>225 Calendar days</u>
Contract Price incorporating this Change Order: \$ <u>1,266,140.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>195 Calendar days</u> Ready for Final Payment: <u>225 Calendar days</u>

RECOMMENDED:		ACCEPTED:	
By: <u>Jason Chiniche, P.E.</u>	By: _____	By: <u>Ryan Chiniche</u>	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Corporate Treasurer
Title: <u>Principal Engineer</u>	Title: _____	Title: _____	Title: _____
Date: <u>9/28/2026</u>	Date: _____	Date: <u>9/28/26</u>	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____

Gill's Crane & Dozer Service, Inc.



Licensed - Bonded - Insured

Since 1973

116 Marlin Drive

Slidell, Louisiana 70461

504-662-5530

September 25, 2026

Chiniche Engineering & Surveying

407 Highway 90

Bay St. Louis, MS 39520

Re: Jourdan River Boardwalk – Project No. 2025-015

Attn: Nancy Hoelzel, Project Manager

Dear Nancy,

This letter is written to request that an additional fifteen (15) days be added to the completion time for the above referenced project.

This request is due to the high tide and coastal flooding that occurred between August 31, 2026 and September 3, 2026 from Tropical Storm Eduardo.

Thank you, in advance, for your attention to this request. Please contact us if you need any further information.

Sincerely,

Ryan Audibert,

Owner/Corporate Treasurer

GRA/ala

EXHIBIT "C"**WORK ASSIGNMENT
WORK ASSIGNMENT NO 47**

PROJECT NUMBER: - Support for 2027 Annual Unit Price Contract

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead, Mississippi and Covington Civil and Environmental, LLC on the 29th day of October 2025.

WHEREAS, each of said parties represents that it continues to have authority to execute this Work Assignment and that all certifications previously made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract and agree to add the following items of work to the above Agreement under the additional terms and conditions as are hereinafter stated:

**SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR
PHASE**

Tasks:

- A. Provide schematic level drawings as needed to be used by unit price contractor showing the components of the project (i.e. location, depth, pipe size, inverts, etc)
- B. Perform field site visits and investigations at the request of the city to determine the need and scope of improvements.
- C. Perform field site visits to inspect the work completed by the unit price contractor.
- D. Perform field surveys and documents as requested by the City of Diamondhead and as necessary to support the work of the unit price contractor.
- E. Perform other tasks requested by the City of Diamondhead to support the unit price contractor.

Fees will be based off the current master service agreement rate schedule and shall be tracked for each project request.

WORK ASSIGNMENT TERM [No new Work Assignments shall be executed after *September 30, 2027.*]

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until *September 30, 2027*, at 11:59 P.M. CDT. However, the Engineer may not begin work prior to receiving a Notice to Proceed.

DBEGOAL

The DBE goal established for this Work Assignment shall be 0 %

KEY PERSONNEL

CITY

CONSULTANT PROJECT
MANAGER: (Certified as a
Professional Engineer to do
business in the State of Mississippi)



Ben Benvenuti, P.E., Principal Engineer

MAXIMUM ALLOWABLE COST

Contract Maximums:

Under no circumstances shall the amount payable by the City for this assignment exceed \$30,000.00 (Total of all Charges) without the prior written consent of both parties.

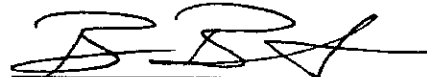
Both parties hereto represent that they have authority to enter into Work Assignment No. 47, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE _____ DAY OF _____ -

City of Diamondhead

Signature

Covington Civil and Environmental



Signature

WITNESS this my signature in execution hereof, this the _____ day of _____.

ATTEST: _____

EXHIBIT "C"**WORK ASSIGNMENT
WORK ASSIGNMENT NO 46****PROJECT NUMBER: - On-Call Survey Services FY 2027**

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead, Mississippi and Covington Civil and Environmental, LLC on the 29th day of October 2025.

WHEREAS, each of said parties represents that it continues to have authority to execute this Work Assignment and that all certifications previously made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract and agree to add the following items of work to the above Agreement under the additional terms and conditions as are hereinafter stated:

**SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR
PHASE**

Task 1: Site :

- A. Property and Right-of-Way Surveys. Conduct surveys suitable for the determination of property lines and corners and the preparation of Legal Descriptions, Property, and Right-of-Way Maps. These surveys will be used to define project boundaries and for the acquisition of property needed for project construction.
- B. Topographic Surveys. Conduct surveys to determine the horizontal and vertical position of existing natural features (ground elevations, bodies of water, vegetation, etc.), and constructed features (roads, pipelines, utilities, drainage structures, buildings, etc.) within a specified area.
- C. Bathymetric and Hydrographic Surveys. Conduct surveys to determine the shoreline and depths of ponds, bays, tidal inlets, and other bodies of water requested by the City.

Fees will be based off the current master service agreement rate schedule and shall be tracked for each survey request.

WORK ASSIGNMENT TERM [No new Work Assignments shall be executed after *September 30, 2027.*]

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until *September 30, 2027*, at 11:59 P.M. CDT. However, the Engineer may not begin work prior to receiving a Notice to Proceed.

DBEGOAL

The DBE goal established for this Work Assignment shall be 0 %

KEY PERSONNEL

CITY

CONSULTANT PROJECT
MANAGER: (Certified as a
Professional Engineer to do
business in the State of Mississippi)



Ben Benvenuti, P.E., Principal Engineer

MAXIMUM ALLOWABLE COST

Contract Maximums:

Under no circumstances shall the amount payable by the City for this assignment exceed \$35,000.00 (Total of all Charges) without the prior written consent of both parties.

Both parties hereto represent that they have authority to enter into Work Assignment No. 46, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE _____ DAY OF _____ -

City of Diamondhead

Signature

Covington Civil and Environmental



Signature

WITNESS this my signature in execution hereof, this the _____ day of _____.

ATTEST: _____

EXHIBIT "C"**WORK ASSIGNMENT
WORK ASSIGNMENT NO 45****PROJECT NUMBER: - Site Development Plan Reviews FY 2027**

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead, Mississippi and Covington Civil and Environmental, LLC on the 29th day of October 2025.

WHEREAS, each of said parties represents that it continues to have authority to execute this Work Assignment and that all certifications previously made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract and agree to add the following items of work to the above Agreement under the additional terms and conditions as are hereinafter stated:

**SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR
PHASE**

Task 1: Site Development Plan Review:

- A. Review drainage plans and design for various site development projects located within the City of Diamondhead. Following the review, a formal recommendation will be provided to the City of Diamondhead.
- B. Initial site development review will be completed within 14 business days of receipt of a complete submittal by the developer. Subsequent reviews will be completed with 7 business days after a complete re-submittal by the developer.
- C. Fees will be based off the current master service agreement rate schedule and shall be tracked for each site development review.

Assumptions and Qualifications:

- Review is based on the information provided to the City of Diamondhead by the developer and developer's engineer.

WORK ASSIGNMENT TERM [No new Work Assignments shall be executed after *September 30, 2027.*]

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until *September 30, 2027*, at 11:59 P.M. CDT. However, the Engineer may not begin work prior to receiving a Notice to Proceed.

DBEGOAL

The DBE goal established for this Work Assignment shall be 0 %

KEY PERSONNEL

CITY

CONSULTANT PROJECT
MANAGER: (Certified as a
Professional Engineer to do
business in the State of Mississippi)



Ben Benvenuti, P.E., Principal Engineer

PROGRESS SCHEDULE

PROGRESS SCHEDULE		
Task	Description	Completion Time
1	Initial Site Development Review	14 days
1	Re-submittal Site Development Review	7 days

MAXIMUM ALLOWABLE COST

Contract Maximums:

Under no circumstances shall the amount payable by the City for this assignment exceed \$25,000.00 (Total of all Charges) without the prior written consent of both parties.

Both parties hereto represent that they have authority to enter into Work Assignment No. 45, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE _____ DAY OF _____ -

City of Diamondhead

Signature

Covington Civil and Environmental



Signature

WITNESS this my signature in execution hereof, this the _____ day of _____.

ATTEST: _____

EXHIBIT "C"**WORK ASSIGNMENT
WORK ASSIGNMENT NO 48****PROJECT NUMBER: - Traffic Engineer Services FY 2027**

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead, Mississippi and Covington Civil and Environmental, LLC on the 29th day of October, 2025.

WHEREAS, each of said parties represents that it continues to have authority to execute this Work Assignment and that all certifications previously made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract and agree to add the following items of work to the above Agreement under the additional terms and conditions as are hereinafter stated:

**SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR
PHASE**

The City of Diamondhead has the need for a traffic engineer to provide periodic engineering services when requested by the City Manager. Services will include but will not be limited to surveying, studies, design and reporting. When services are requested, the engineer shall submit a task order form (attached) which will identify the scope and budget of services.

The engineer has not and will not, unless specifically directed by the City Manager, reviewed traffic installation and proper timing and maintenance of traffic control devices, conducted engineering analyses of traffic accidents and devise remedial measures, conducted engineering investigations of traffic conditions, planned the operation of traffic on the streets, roadways and highways of the city for the purpose of making recommendations to the board of mayor and councilmen in regard thereto, to cooperate with other city officials in the development of ways and means to improve traffic conditions. Furthermore, Covington is not liable and does not accept responsibility for existing or future traffic conditions throughout the City of Diamondhead outside of any task order issued under this agreement.

WORK ASSIGNMENT TERM [No new Work Assignments shall be executed after *September 30, 2027.*]

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until *September 30, 2027*, at 11:59 P.M. CDT.

DBEGOAL

The DBE goal established for this Work Assignment shall be 0 %

KEY PERSONNEL**CITY**

Jon McCraw, City Manager

**CONSULTANT PROJECT
MANAGER:** (Certified as a
Professional Engineer to do
business in the State of Mississippi)

Ben Benvenuti, P.E., Principal Engineer

MAXIMUM ALLOWABLE COST**Contract Maximums:**

Under no circumstances shall the amount payable by the City for this assignment exceed \$30,000.00 (Total of all Charges) without the prior written consent of both parties.

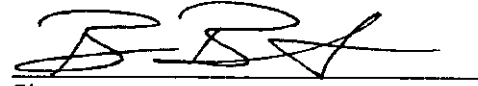
Both parties hereto represent that they have authority to enter into Work Assignment No. 48, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE _____ DAY OF _____ -

City of Diamondhead

Signature

Covington Civil and Environmental



Signature

WITNESS this my signature in execution hereof, this the _____ day of _____.

ATTEST: _____

ADDENDUM TO EXTEND TIME
LPA PROFESSIONAL SERVICES CONTRACT
City of Diamondhead
& Covington Civil and Environmental

This Addendum is made a part of that Professional Services Contract entered into by and between the *City of Diamondhead* (known as the "LPA") and *Covington Civil and Environmental* (Known as the "CONSULTANT"), whose address is *2300 14th Street, Gulfport MS, 39501* signed by CONSULTANT on *May 20th, 2025*, and signed by LPA on *June 17th, 2025*.

WHEREAS, in consideration of the agreement of the Parties hereto to modify the original Professional Services Contract between them, the *City of Diamondhead* and *Covington Civil and Environmental*, do by entering into this Addendum mutually agree to amend ARTICLE III. CONTRACT TERM of the original contract as aforescribed herein, in order to extend the Contract Term or period of performance of the Professional Services Contract for an additional *three (3) months*, and said Professional Services Contract is amended as set out below:

ARTICLE III. CONTRACT TERM: The CONTRACT ending date as shown in this Article for *Covington Civil and Environmental* for *East Aloha Phase II Sidewalk Improvements, STP-0045-00(035)LPA/109181-711000, Hancock County* will change from *December 31st, 2026*, to *March 31st, 2027, at 11:59 P.M.*

Except as provided herein, all other terms and conditions set forth in the original Professional Services Contract of the parties, and not in conflict with this Addendum, shall remain in full force and effect.

WITNESS this my signature in execution hereof, this the _____ day of _____ 20__.

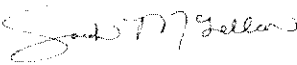
Jon McCraw, City Manger

WITNESS this my signature in execution hereof, this the 30th day of September 2026.



Ben Benvenuti, P.E., Principal

Attested By:



Address: 2300 14th Street
Gulfport, MS 39501

EXHIBIT "C"**WORK ASSIGNMENT –****WORK ASSIGNMENT NO -****PROJECT NUMBER: -17-057 GIS Maintenance**

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead Mississippi and Chiniche Engineering on 29th day of October, 2025.

WHEREAS, each of said parties represent that continues to have authority to execute this Work Assignment and that all certification made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract an agree to add the following items of work to the above Agreement under the additional terms and condition as herein after stated:

SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR PHASE

1. Monthly maintenance of the City's GIS system as requested. Maintenance of the system will include updates for road and drainage systems and excludes field work such as surveying.

WORK ASSIGNMENT TERM No new Work Assignments shall be executed after October 28, 2029.

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until December 31, 2026 at 11:59 P.M. CDT. However, the Engineer may not begin work prior to receiving a Notice to Proceed.

DBE GOAL

The DBE goal established for this Work Assignment shall be _____%.

KEY PERSONNEL

CITY

CONSULTANT PROJECT MANAGER

Jason Chiniche, PE

PROGRESS SCHEDULE**MAXIMUM ALLOWABLE COST**

Contract Maximums:

Under no circumstances shall the amount payable by the City for this assignment exceed **\$6,000.00** (Total of all Charges) without the prior written consent of both parties.

The Labor Rates have been identified in Table 1: Rate Schedule for Labor Hours.

Table 1: Rate Schedule for Labor Hours

NAMES	LABOR CLASSIFICATION	RATE

Both parties hereto represent that they have authority to enter into Work Assignment No. _____, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE ____ DAY OF _____, 20____.

City of Diamondhead

Authorized Signature

WITNESS this my signature in execution hereof, this the ____ day of _____, 20____. Printed Name:

Signature: _____

ATTEST: _____

EXHIBIT "C"**WORK ASSIGNMENT – AMENDMENT 3****WORK ASSIGNMENT NO - 00-04-2024****PROJECT NUMBER: -17-057 Rotten Bayou Nature Trail (Tidelands)**

This Work Assignment is executed in accordance with the Master Services Agreement entered into by the City of Diamondhead Mississippi and Chiniche Engineering on 29th day of October, 2025.

WHEREAS, each of said parties represent that continues to have authority to execute this Work Assignment and that all certification made in said Agreement remain in effect;

NOW THEREFORE, the parties hereto do further contract an agree to add the following items of work to the above Agreement under the additional terms and condition as herein after stated:

SPECIFIC SCOPE OF WORK FOR THIS WORK ASSIGNMENT OR PHASE

Desing, Permit coordination with regulatory agencies, Bidding, Construction Administration and Observation

WORK ASSIGNMENT TERM No new Work Assignments shall be executed after October 28, 2029.

This WORK ASSIGNMENT shall be effective upon the latest date of execution hereof and continue until December 31, 2026 at 11:59 P.M. CDT. However, the Engineer may not begin work prior to receiving a Notice to Proceed.

DBE GOAL

The DBE goal established for this Work Assignment shall be _____%.

KEY PERSONNEL

CITY

CONSULTANT PROJECT MANAGER

Jason Chiniche, PE

PROGRESS SCHEDULE**MAXIMUM ALLOWABLE COST**

Contract Maximums:

Under no circumstances shall the amount payable by the City for this assignment exceed **\$500,000.00** (Total of all Charges) without the prior written consent of both parties.

The Labor Rates have been identified in Table 1: Rate Schedule for Labor Hours.

Table 1: Rate Schedule for Labor Hours

NAMES	LABOR CLASSIFICATION	RATE

Both parties hereto represent that they have authority to enter into Work Assignment No. _____, as "Exhibit C" of the Agreement executed by and between the City and Engineer to which is now made a part of said Agreement.

SO EXECUTED AND AGREED THIS THE __ DAY OF _____, 20__.

City of Diamondhead

Authorized Signature

WITNESS this my signature in execution hereof, this the __ day of _____, 20__. Printed Name:

Signature: _____

ATTEST: _____

Agenda Item ^{2026 - 2022} ~~#2022~~

City of Diamondhead, MS
Request for Council Action

TO: Mayor/Council/City Clerk

FROM: Councilmember At-large Maher

DATE: 09/22/2026

☒ Ordinance ☐ Resolution ☐ Agreement ☐ Info Only ☐ Work Session ☒ Other

AGENDA LOCATION: ☐ Consent Agenda ☒ Regular Agenda

AGENDA DATE REQUESTED 02/003/2026

ORDINANCE/RESOLUTION CAPTIONS or ISSUE:

Request to let golf carts and LSV's properly registered be allowed on all streets in Diamondhead, following traffic laws including stop signs and speed limits. To update City ordinances to reflect this, and to remove signs throughout DH saying where Golf carts are not allowed. In addition, to express this change on city digital sign, eblast on website. If this needs to be presented first to P&Z then to make this a request for next P& Z meeting

REQUESTED BY:

Gerard P Maher

COUNCIL ACTION:

☐ Approved ☐ Denied ☐ Tabled/Deferred ☐ Info Only

Completed:

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

Item No.20.

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 2021000068

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 2,500 sqft.
ACCESSORY STRUCTURES
775 sqft 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' 7.5'} 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

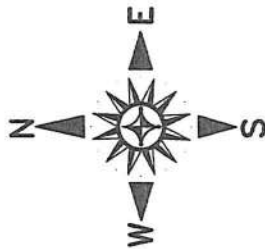
- ☐ Application Signed
- ☐ Written Project Description
- ☐ Drainage Plan NA ☐
- ☐ Notarized Statement NA ☐

BOUNDARY SURVEY

MAHALO HUI DRIVE

LEGAL DESCRIPTION:

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



LEGEND:

- CL CENTERLINE
- OR IRON ROD FOUND
- IR IRON ROD SET
- FC FENCE CORNER POST
- PP POWER POLE
- FD FIRE HYDRANT
- AS AS PER SURVEY
- AR AS PER RECORD
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- EOP EDGE OF PAVEMENT

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



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.

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

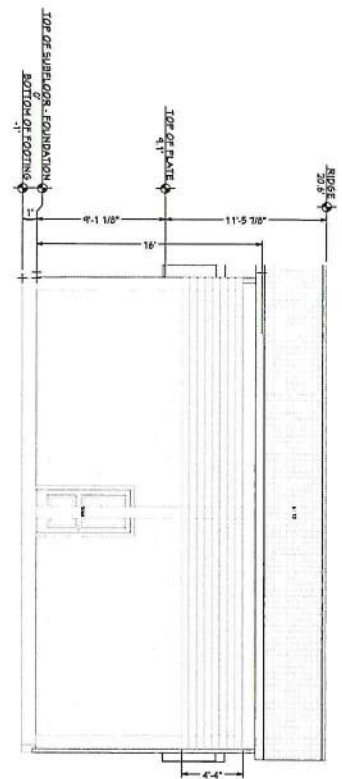
SCALE: 1" = 30'	DATE: 11-24-2025
DRAWING: WO# 2025-302	CLIENT: STEVEN RICKS

DRAWN BY: JLC

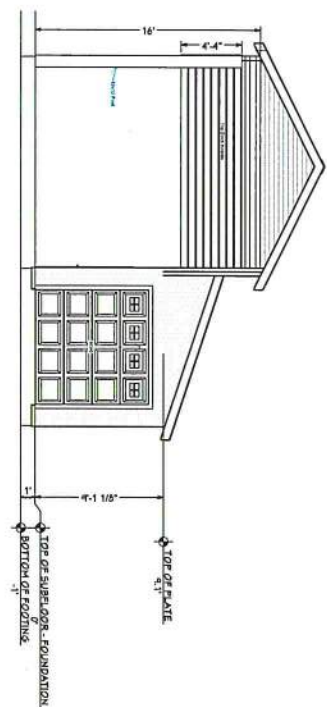
BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS



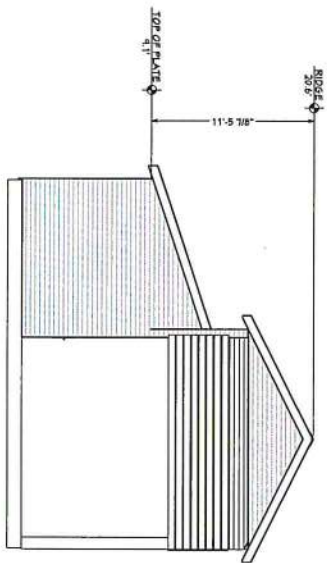
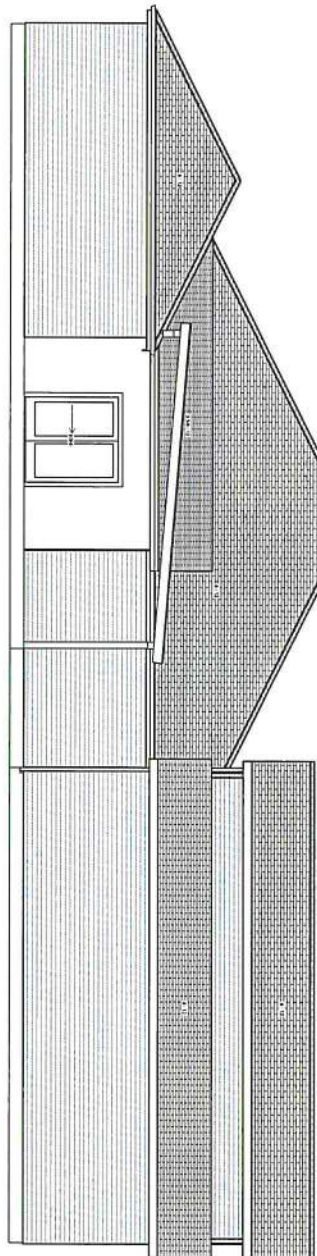




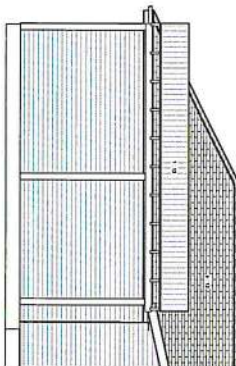
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Elevation 2

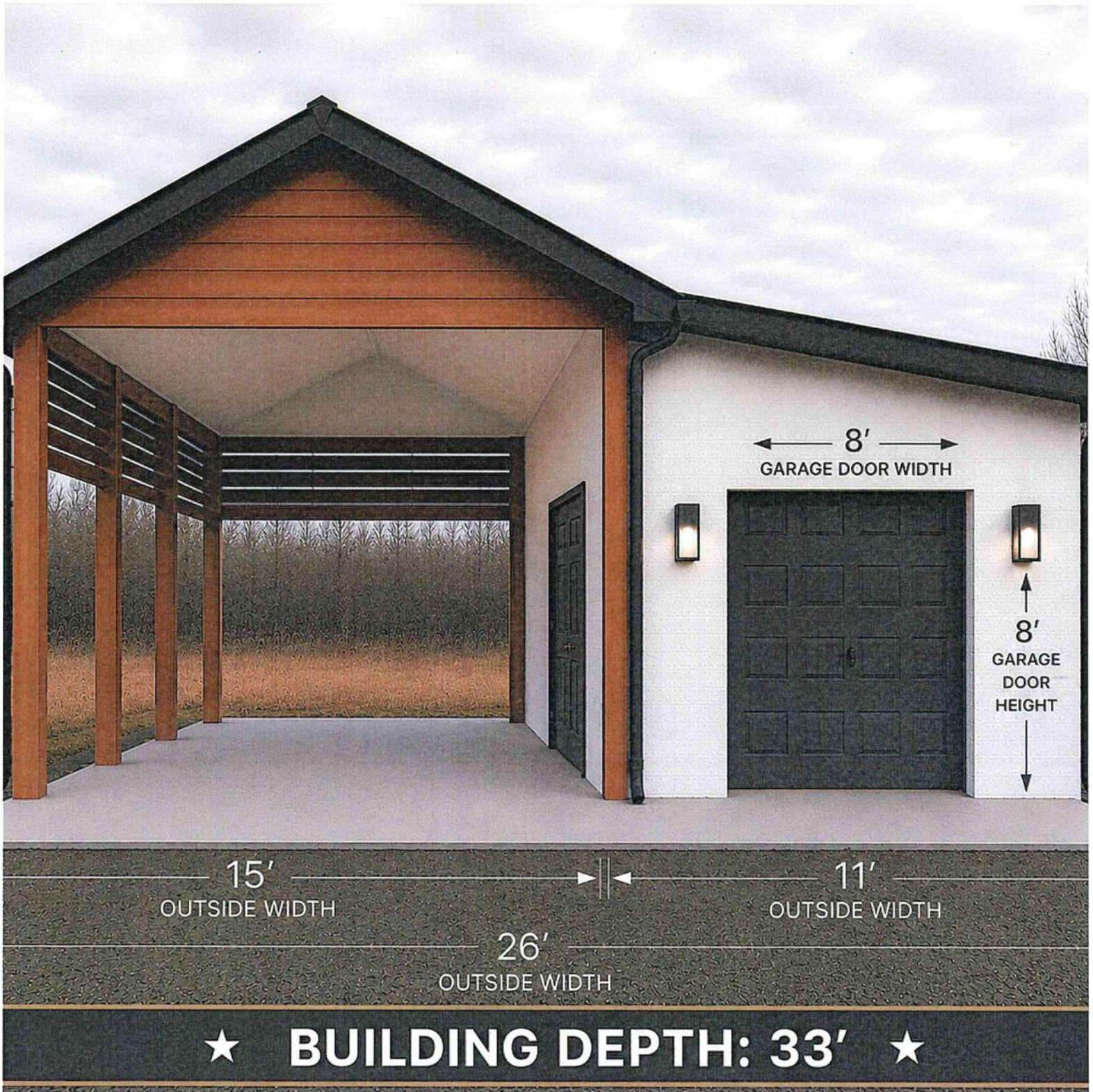


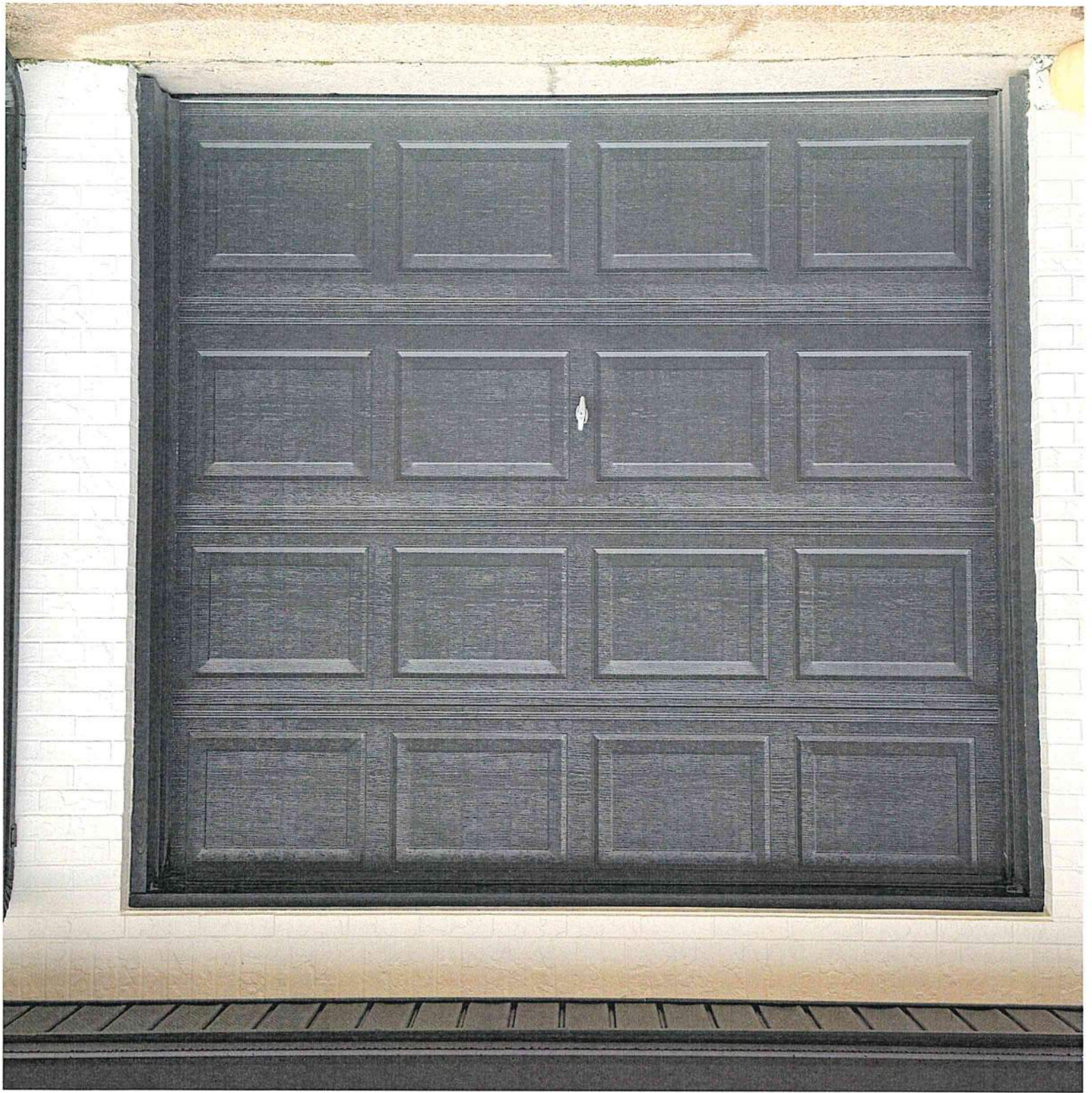
Elevation 4





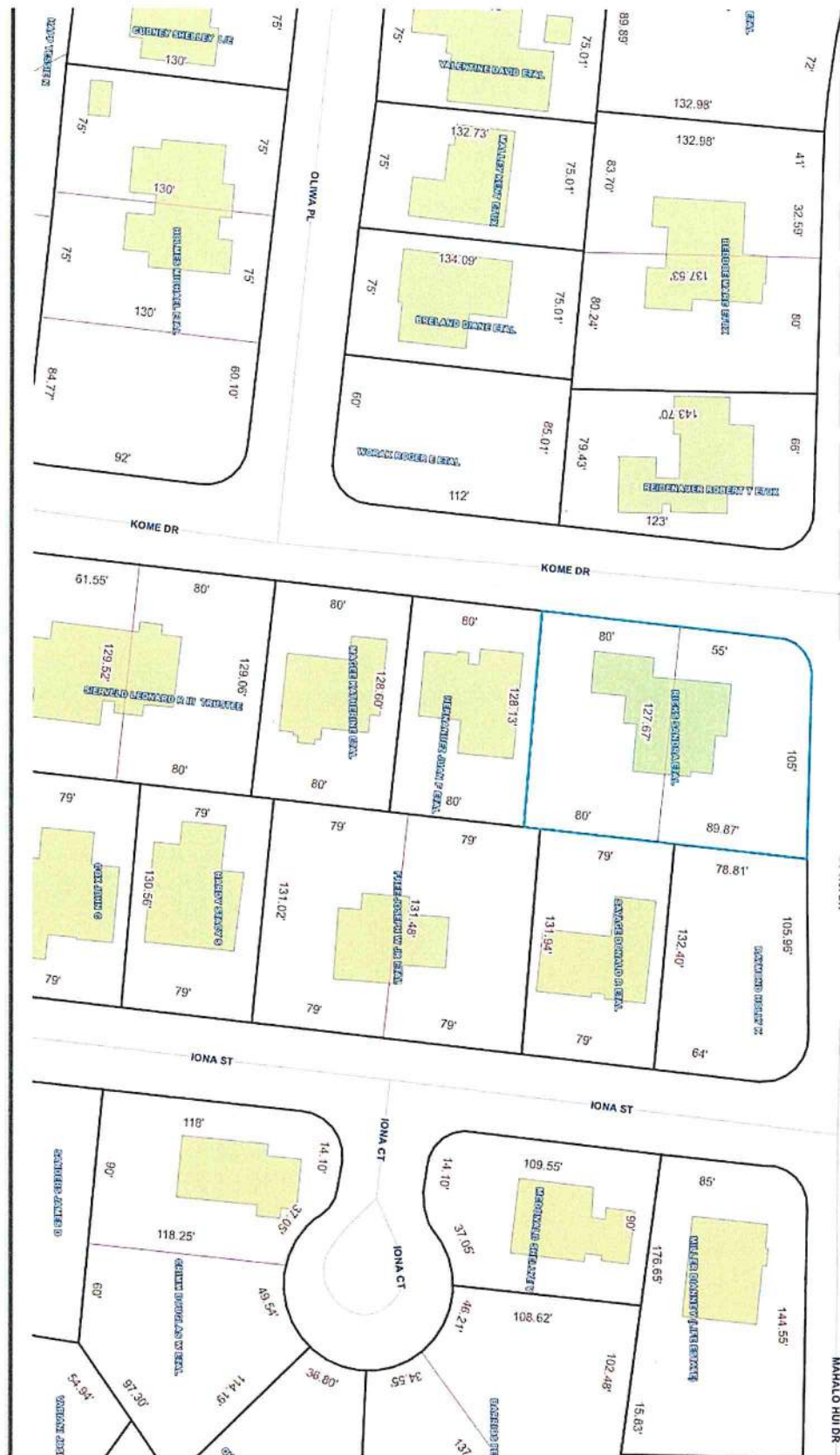
September 4, 2026 at 4:00 PM
7437 Mahalo Hui Dr
Diamondhead MS 39525







Parcel Ownership Map Section 2



NOTICE: IF YOU ARE NOT RECEIVING THIS JOURNAL, PLEASE CONTACT THE PUBLISHERS AT THE ADDRESS BELOW. IF YOU ARE CHANGING YOUR ADDRESS, PLEASE PRINT THE NEW ADDRESS AND THE DATE OF THE CHANGE.

42 ADDRESSES

Item No.20.

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, MISSISSAUGA L4R 63830

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.

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

MOTION CARRIED UNANIMOUSLY

Approval of Minutes

1. Approval of August 25, 2026 minutes.

Motion made by Commissioner Parrish, Seconded by Commissioner Lawson to approve August 25, 2026 minutes.

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

MOTION CARRIED UNANIMOUSLY

Architectural Review

None

New Business

2. 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.

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.

Beau King, Building Official, explained the request.

Chuck Ingraham spoke requesting changes to the design.

Steven Ricks answered questions from the Commission.

Motion made by Commissioner White, Seconded by Commissioner Sutherland 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, Commissioner McKnight

MOTION CARRIED UNANIMOUSLY

3. 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.

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:

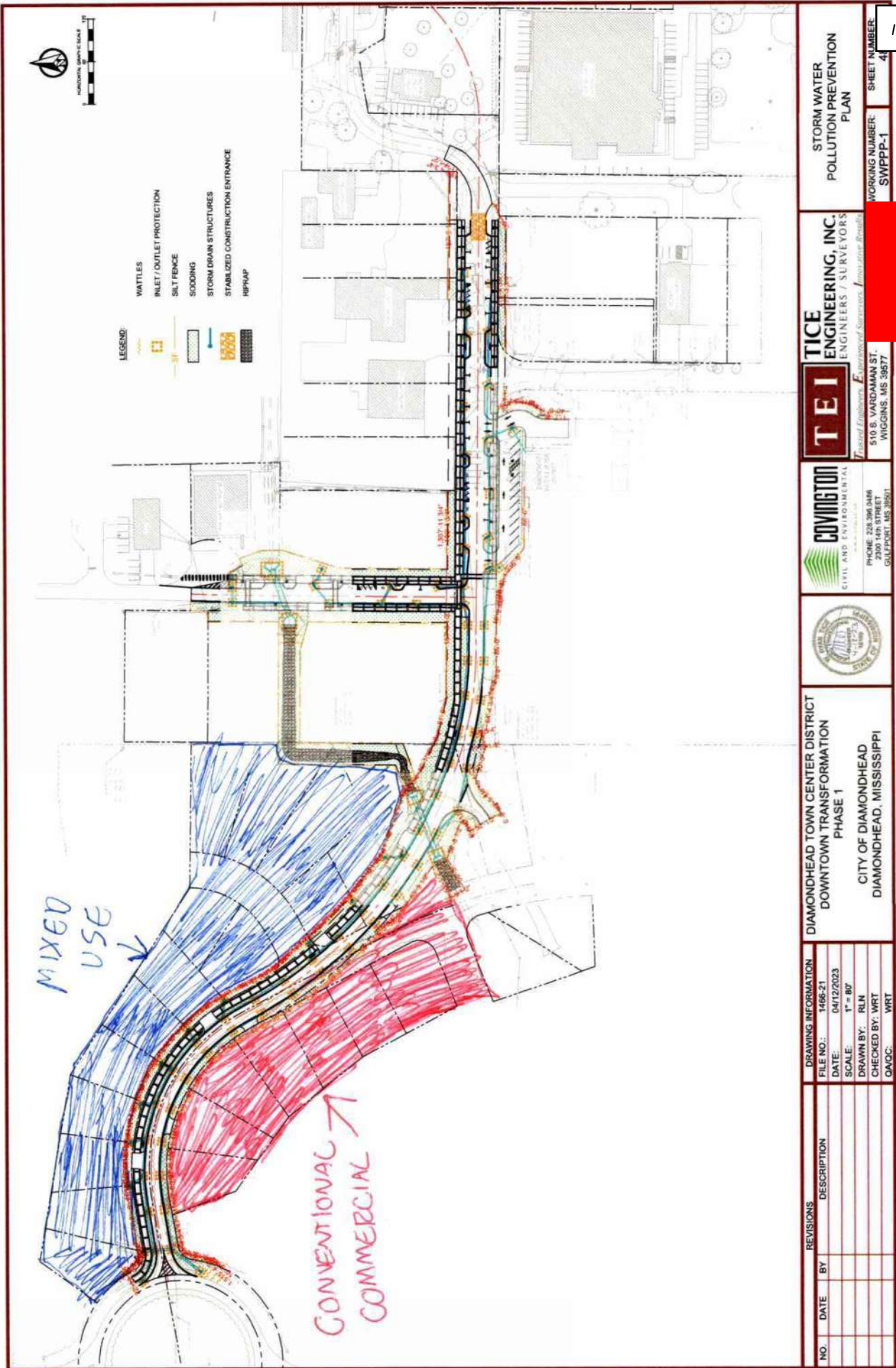
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Longitude: 0

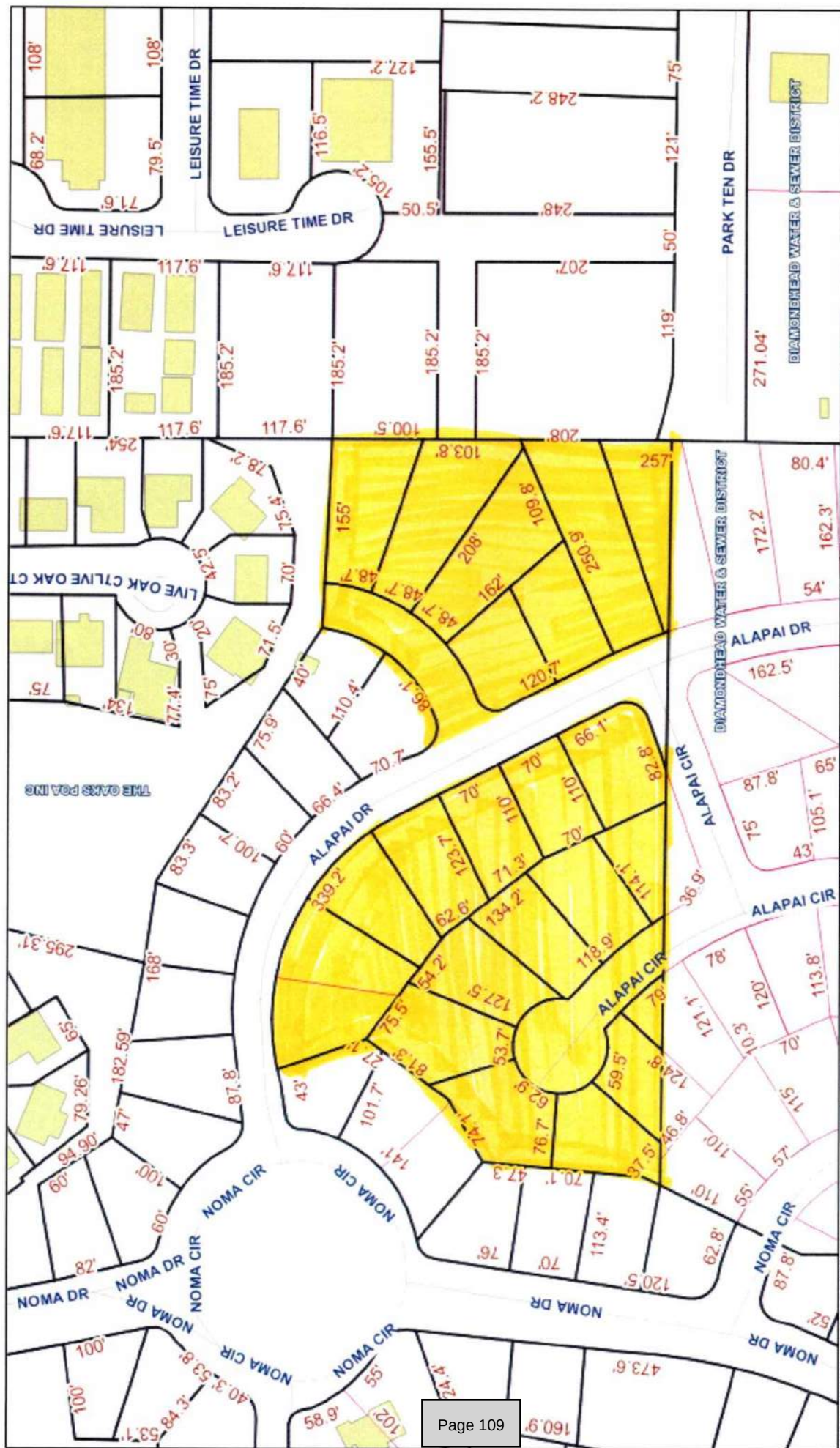
Latitude: 0

Square Footage: 8173.12

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.

THRA CORP - PARK TEN CONVENTIONAL COMMERCIAL (ADCC)

Item No.21.



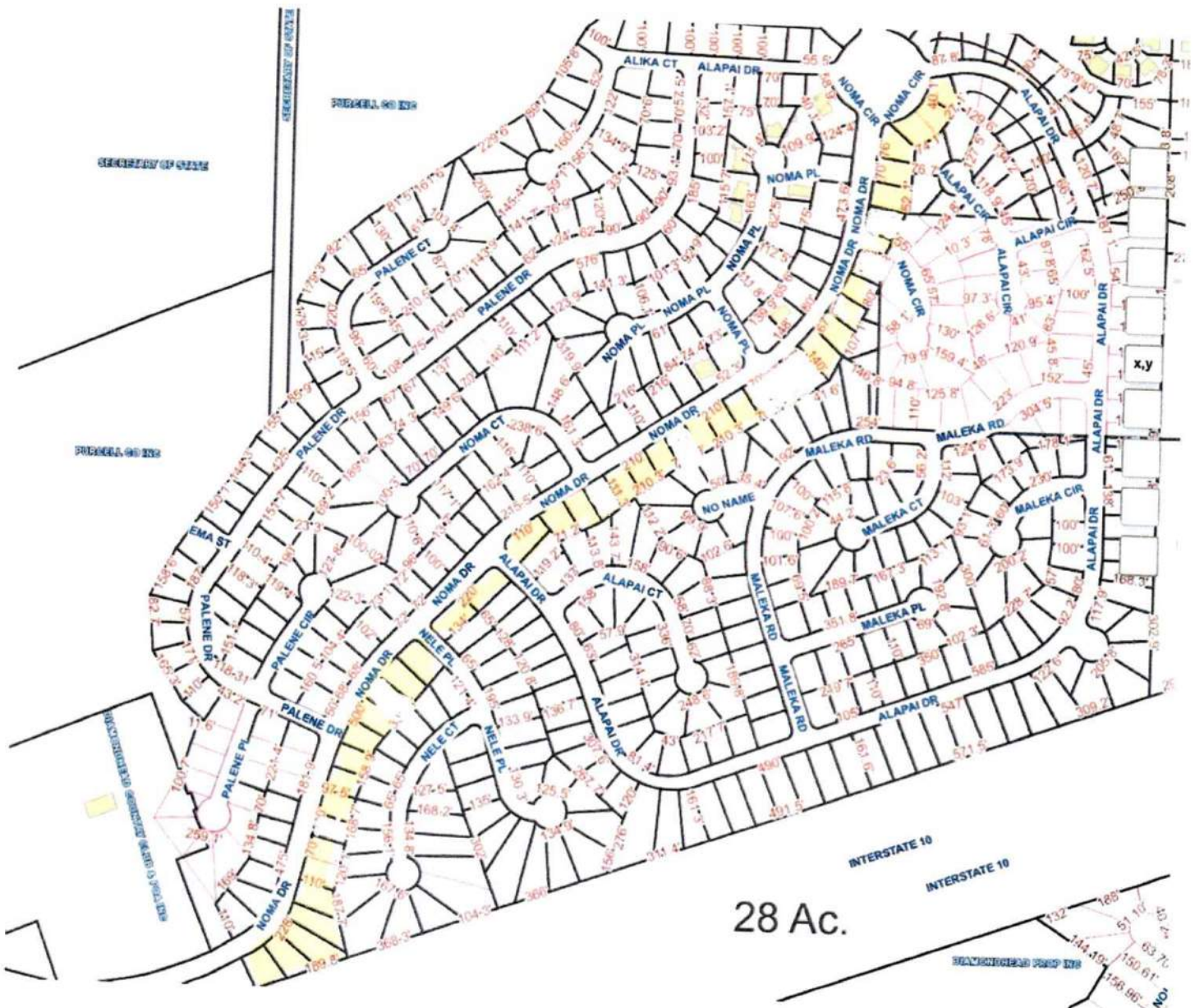
Parcels 132G-1-03- 019.000

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 R 1 K 1 L 1 N 1

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

ALOHA DISTRICT MIXED USE
 ADMU

EXHIBIT B



35 PURCELL LOTS ON THE SOUTH SIDE
OF NOMA DRIVE.

ALOHA DISTRICT MIXED USE ADMU

1326-1-03-020.00

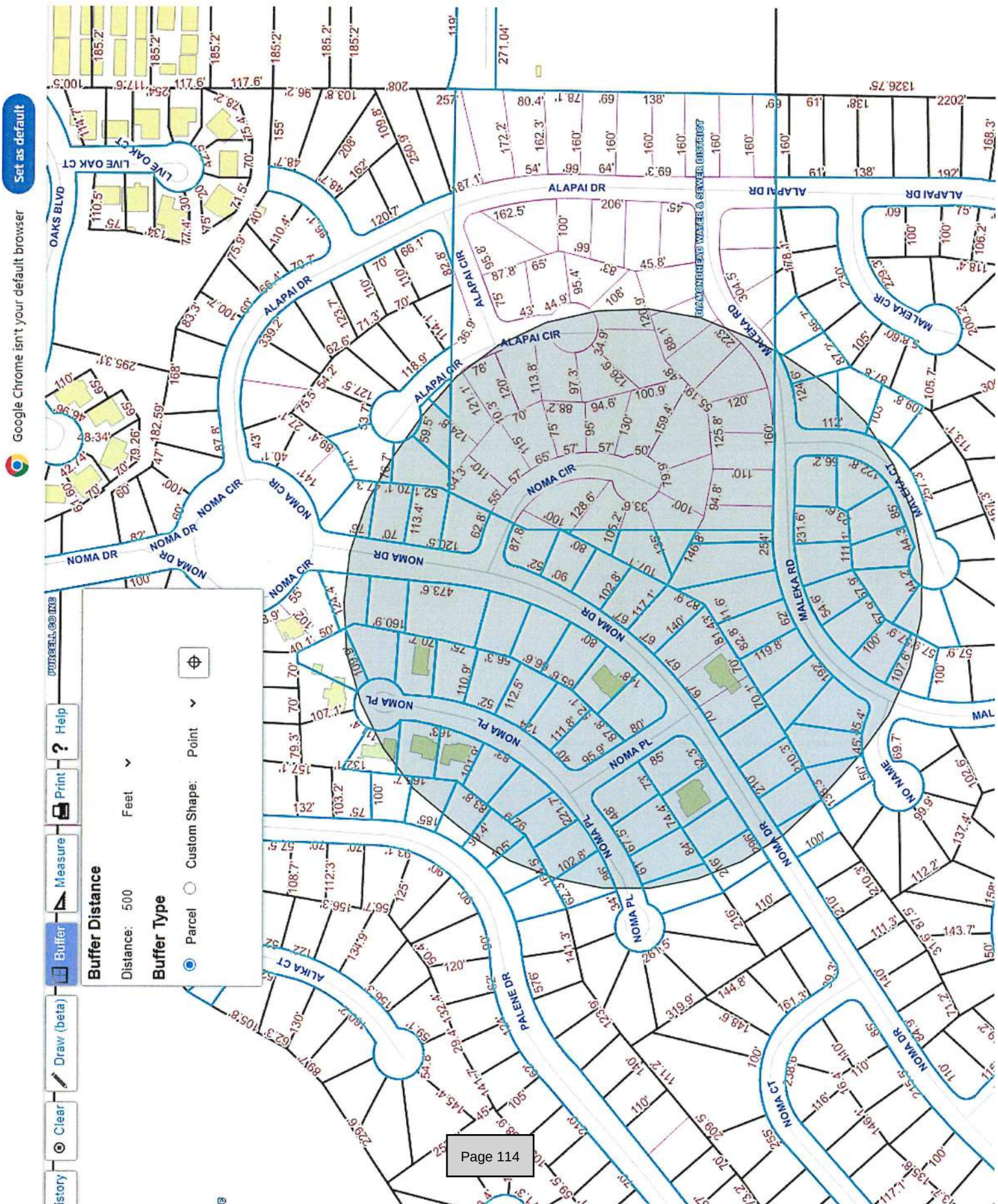
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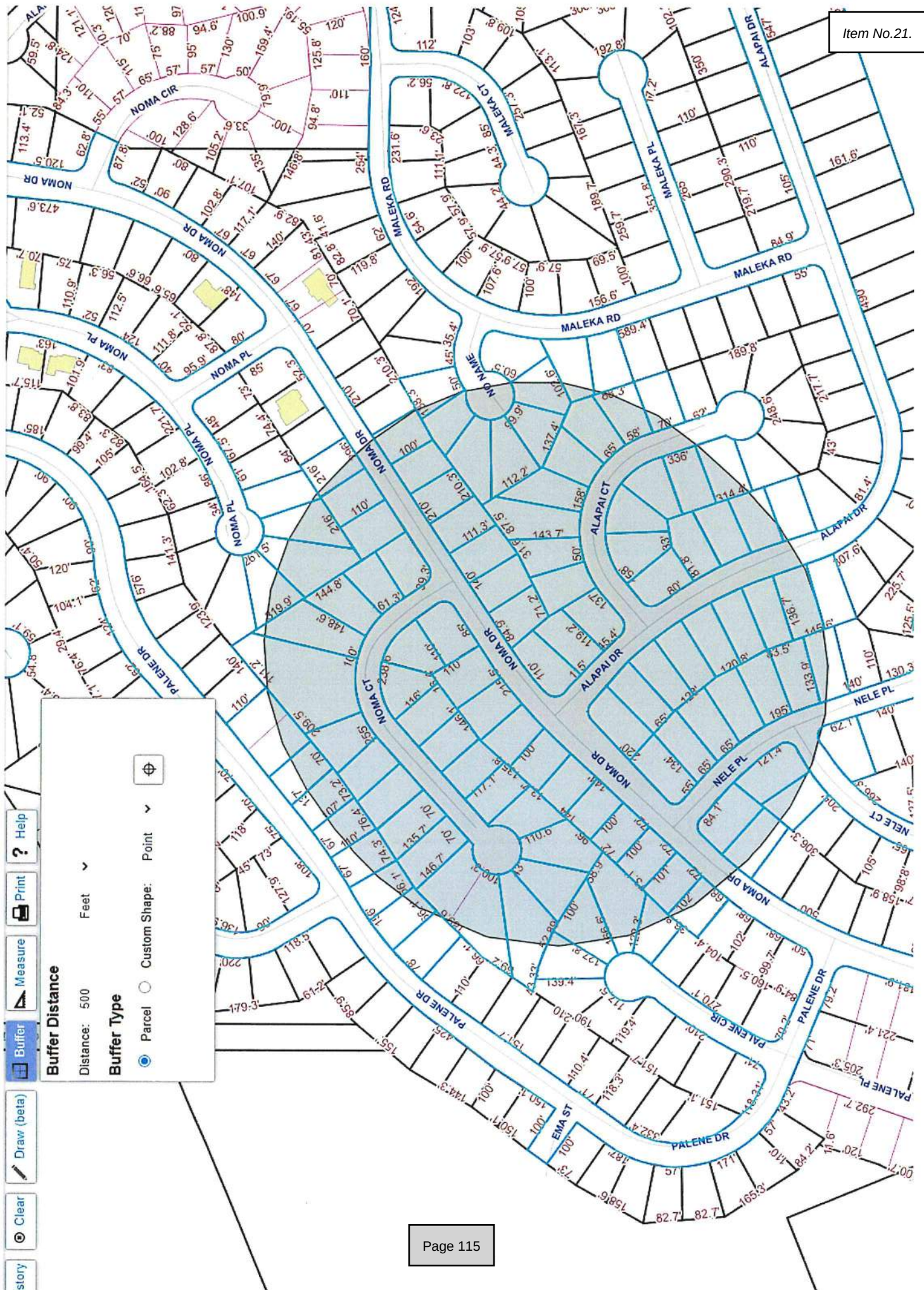
EXHIBIT D



Google Chrome isn't your default browser



Set as default



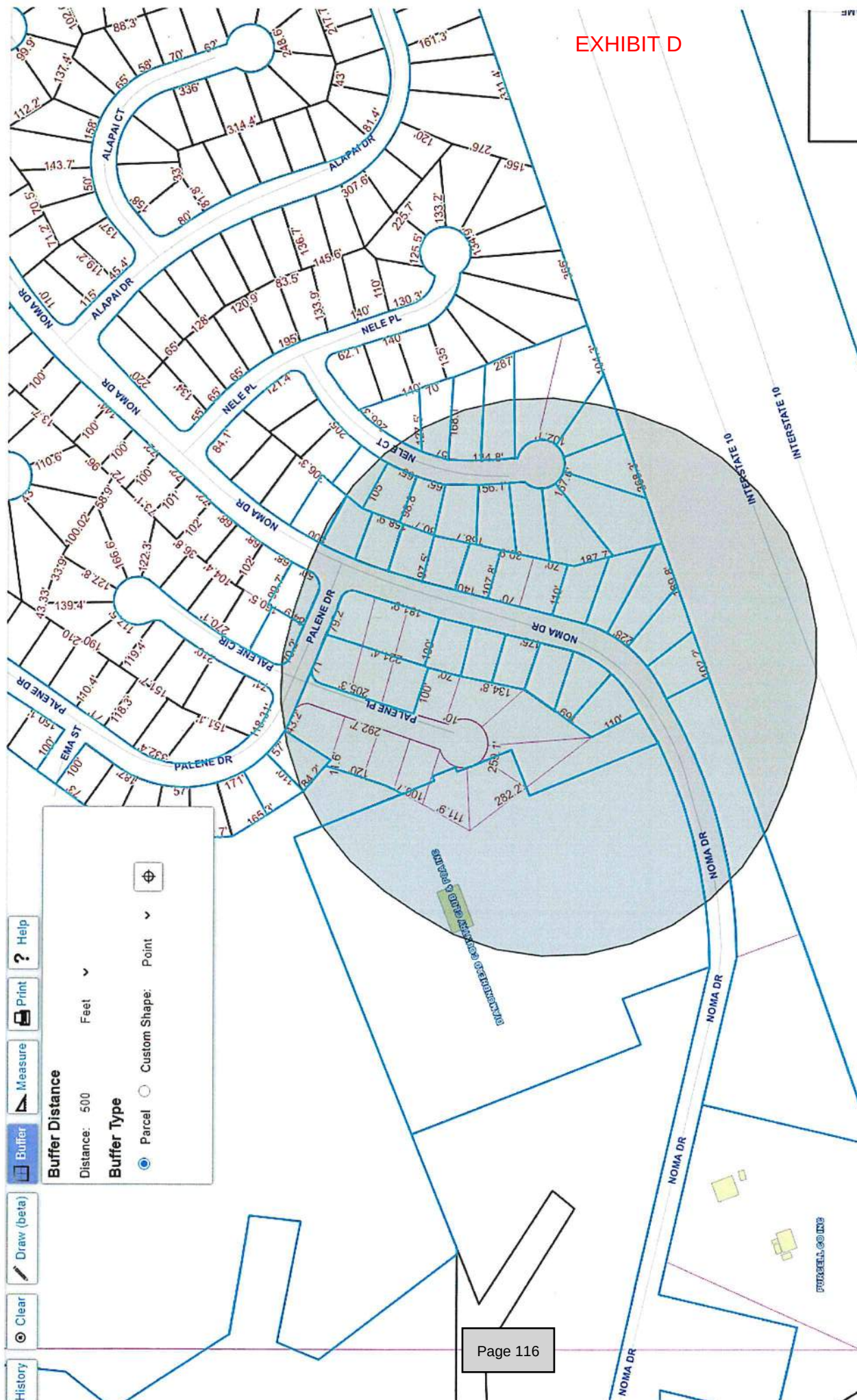


EXHIBIT D

Item No.21.

EXHIBIT E

Item No.21.

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

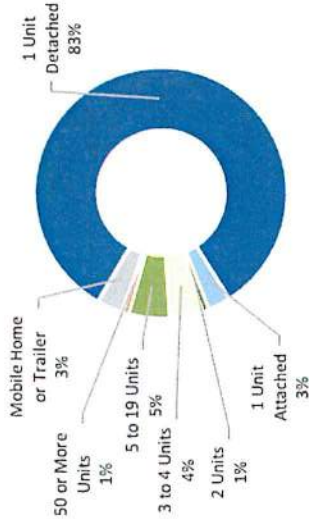
HILLIARD EDWARD
117 BELLE TERRE CRT
LONG BEACH, MS 39560

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

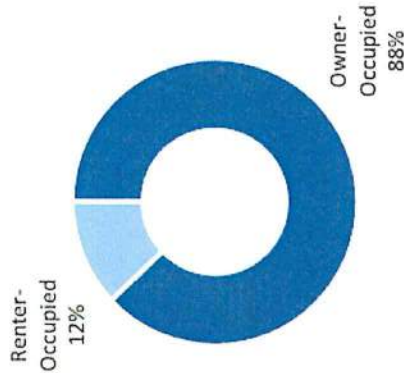


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: Envision Analytics)

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

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 opportunities 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

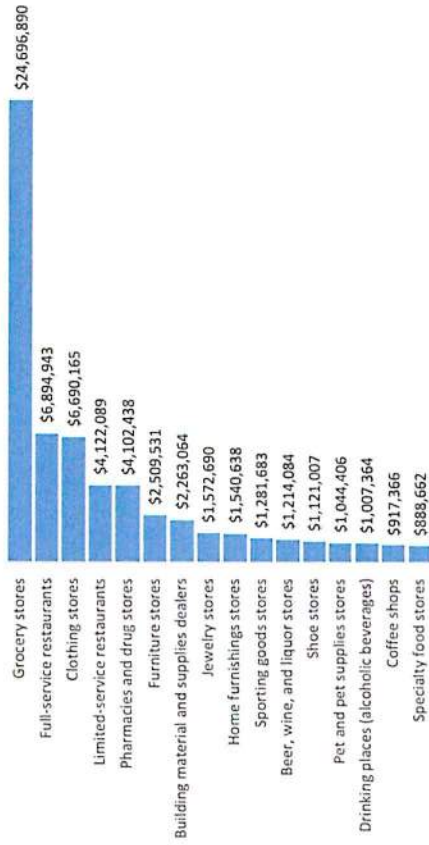


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area (Source: Environics Analytics)

- 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		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

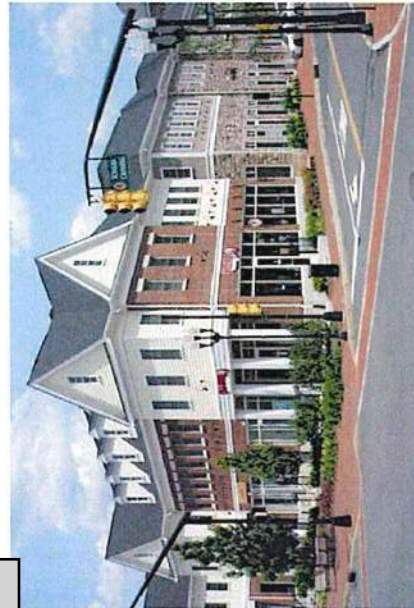
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

- Suburban Redevelopment
- Town Center Mixed Use
- Aloha District and Suburban Redevelopment
- 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.

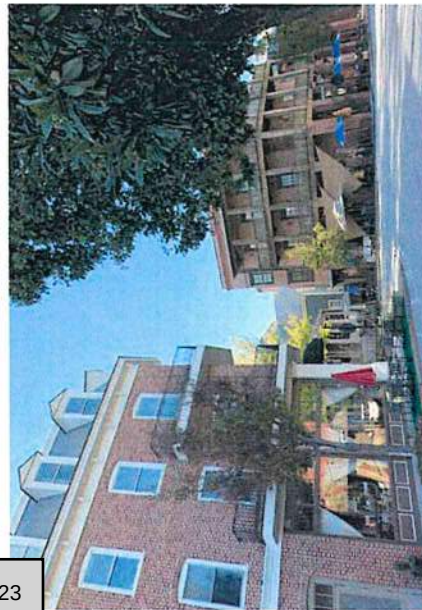
COMMERCIAL CENTERS

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,



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

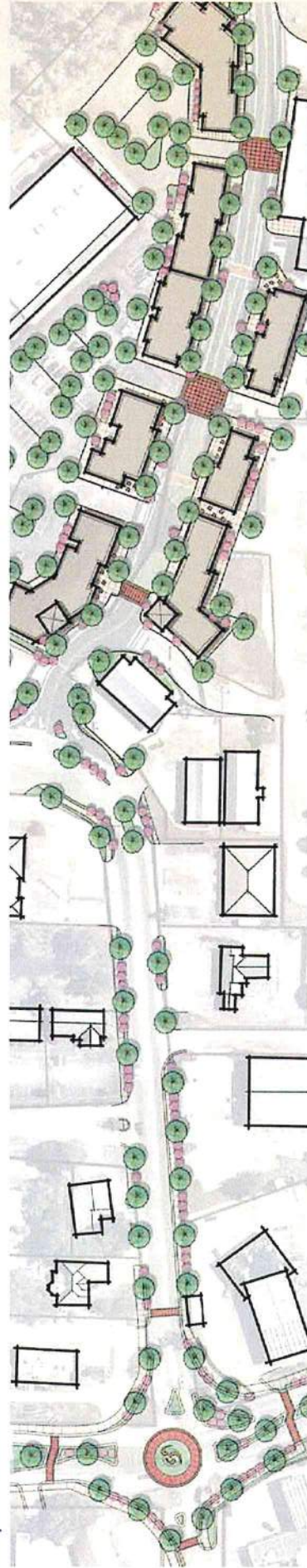
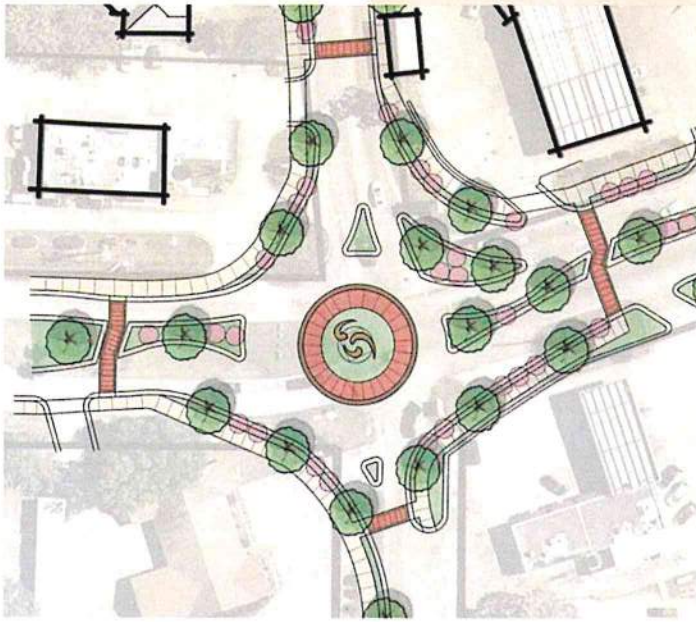
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal 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	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	✓
43.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 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 20260068.

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 ADMU (Alaska District Mixed Use) and ADCC (Alaska District Commercial).

The properties are the Parcel and Tara Corp parcels located on the Park View Extension and on the south side of Nona Drive. The tax parcel numbers are 132G-1-03-020.000 through 132G-1-03-161.000. The Case File Number is 20260022.

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 Corp, 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 ADMU (Alaska District Mixed Use) and ADCC (Alaska District Commercial).

The properties are located on 1111 Nona Drive. The tax parcel number is 132A-2-01-020.001. The Case File Number is 20260040.

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 ADMU (Alaska District Mixed Use) and ADCC (Alaska District Commercial).

The properties are located on 1111 Nona Drive. The tax parcel number is 132A-2-01-020.001. The Case File Number is 20260040.

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.

PUBLIC NOTICE

The Planning and Zoning Commission is holding a public hearing on the application for the City of Diamondhead to amend the Comprehensive Zoning Ordinance (CZO) to change the zoning from R-4 (Medium Density Residential) to ADMU (Alaska District Mixed Use) and ADCC (Alaska District Commercial).

The properties are located on 1111 Nona Drive. The tax parcel number is 132A-2-01-020.001. The Case File Number is 20260040.

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.

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.

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.*

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.

ITEM REMOVED FROM AGENDA

4. 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.

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.

Jon McCraw, City Manager, introduced and explained rezoning requests.

Derek Cusick, City Attorney, explained procedures of rezoning and public hearings.

Beau King, Building Official, explained the request.

Eric Nolan, Diamondhead Water and Sewer District Board Commissioner, spoke about concerns the District would have about long-term residential abutting the sewage treatment plant.

Laura Colavita spoke in opposition.

Don Rose spoke in opposition.

Von Biggs spoke in opposition.

Reid Parker spoke in opposition.

Bob Harko spoke in opposition.

City Attorney and Building Official answered questions from the Commission.

Motion made by Commissioner White, Seconded by Commissioner Raymond to accept the findings and to approve the recommendation with the following additional stipulations or amendments to the City Council:

These findings are based on the information contained in the Joint Application and from letters and objections received for The Oaks Property Owners Association, Diamondhead Water and Sewer District, and others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance Article 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and need of the city; hold charrettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021, the City of Diamondhead approved its new Comprehensive Plan which provided the following: a. A new future use map was created, b. New Zoning Districts were established creating form-based mixed-use districts, c. New design standards for commercial development and setbacks for development adjoining residential districts were established.
3. Thereafter, the Council updated its Tree Ordinance; established a full-time position for Code Enforcement to enforce ordinances such as the Stormwater Ordinance; and set up an Architectural Review process for all new commercial development in the city.
4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.
5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the Town Center vision and form-based development in the existing commercial district, but that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.
6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.
7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.
8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.
9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.
10. The Diamondhead Water and Sewer District relocated its sewer treatment plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.
11. The City has new buffer rules, a stronger Stormwater Ordinance, setback requirements, the revised Tree Ordinance, drainage and subdivision rules, which will place more rules on development than previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development than ever before.

12. A public hearing was held on September 22, 2026, where residents were able to speak and present information to the Commissioners.

13. For the property adjacent to the Diamondhead Water and Sewer Treatment Plant, the recommendation will be to change the zoning to Aloha Conventional Commercial; with the exception that there can be no long-term residential housing on those parcels.

14. For property on Noma adjacent to The Oaks - specifically Lots 1-11, the recommendation would be to rezone to Aloha District Townhome.

15. The properties adjacent to The Oaks subdivision and all of the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

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

MOTION CARRIED UNANIMOUSLY

5. 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.

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.

Beau King, Building Official, explained the request.

Laura Colavita spoke in opposition.

City Attorney and Building Official answered questions from the Commission.

Motion made by Commissioner White, Seconded by Commissioner Parrish to accept the findings and to approve the recommendation with the following additional stipulations or amendments to the City Council:

These findings are based on the information contained in the Joint Application and from letters and objections received for The Oaks Property Owners Association, Diamondhead Water and Sewer District, and others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance Article 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

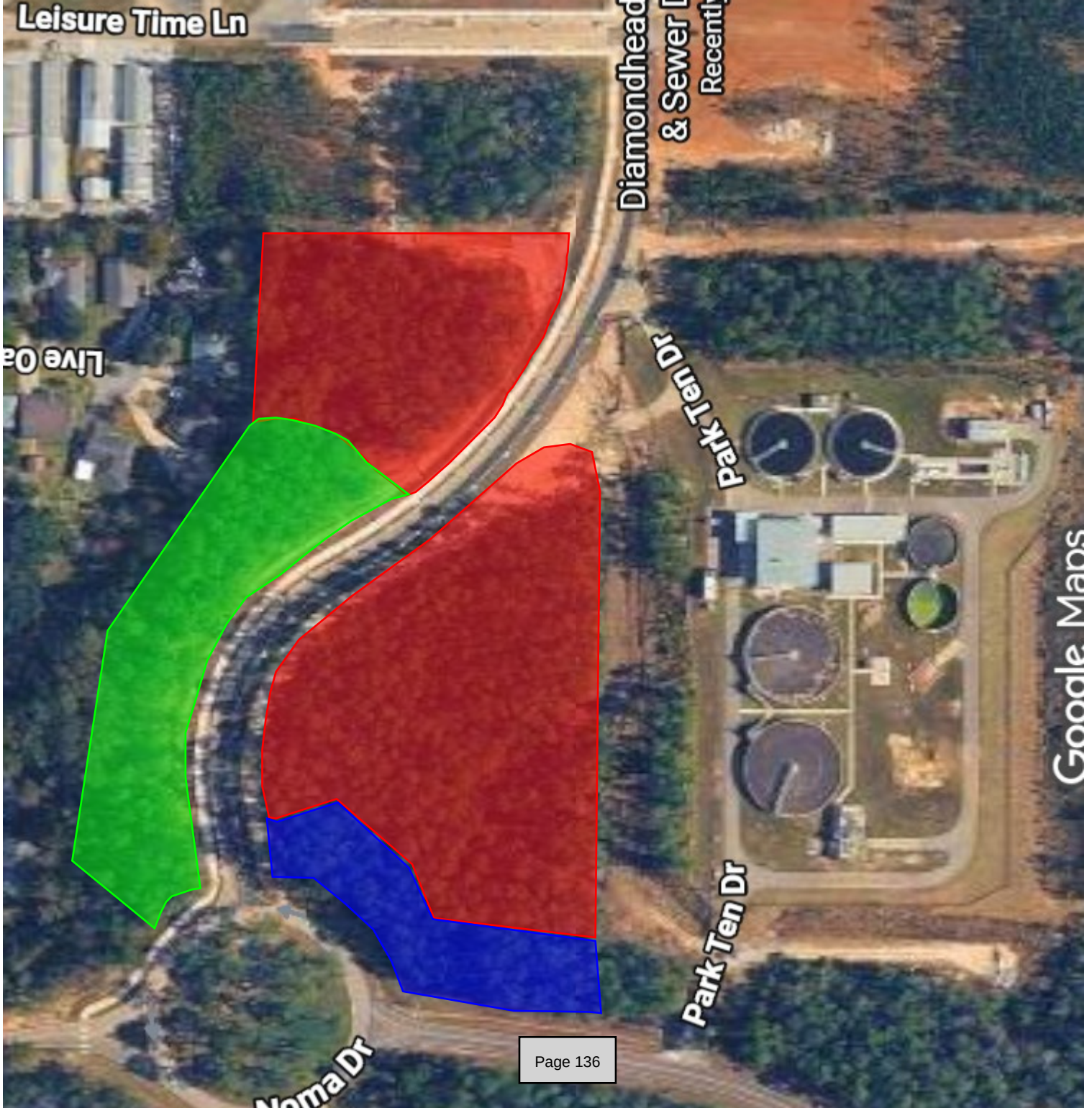
The Findings are:

Aloha District
Conventional
Commercial
with no
long-term
residential
allowed.

Aloha District
Townhome

Aloha District Mixed
Use

RECOMMENDED
CHANGES FROM
PLANNING AND
ZONING
COMMISSION.





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

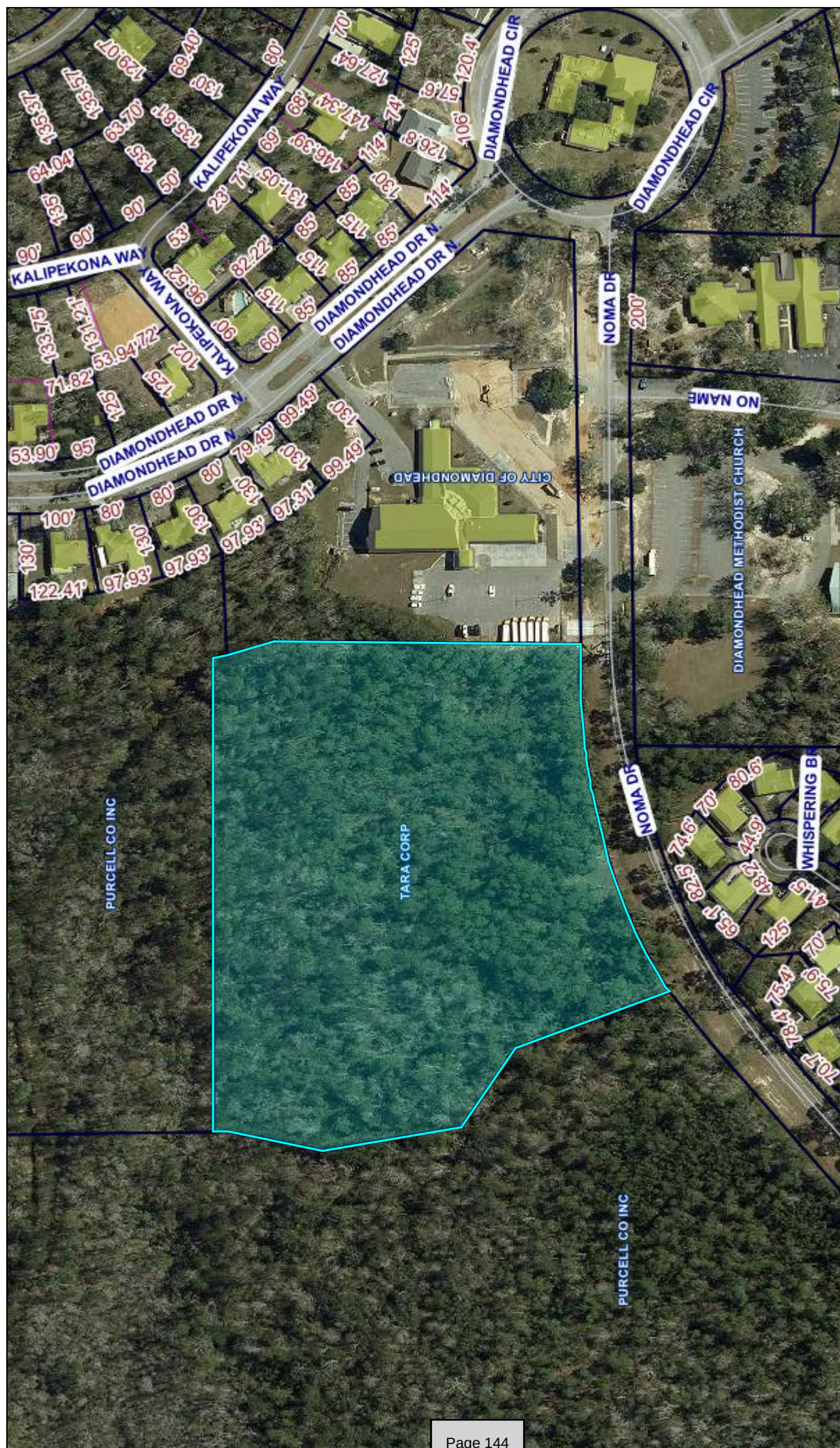
Planning Commission action: _____

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.

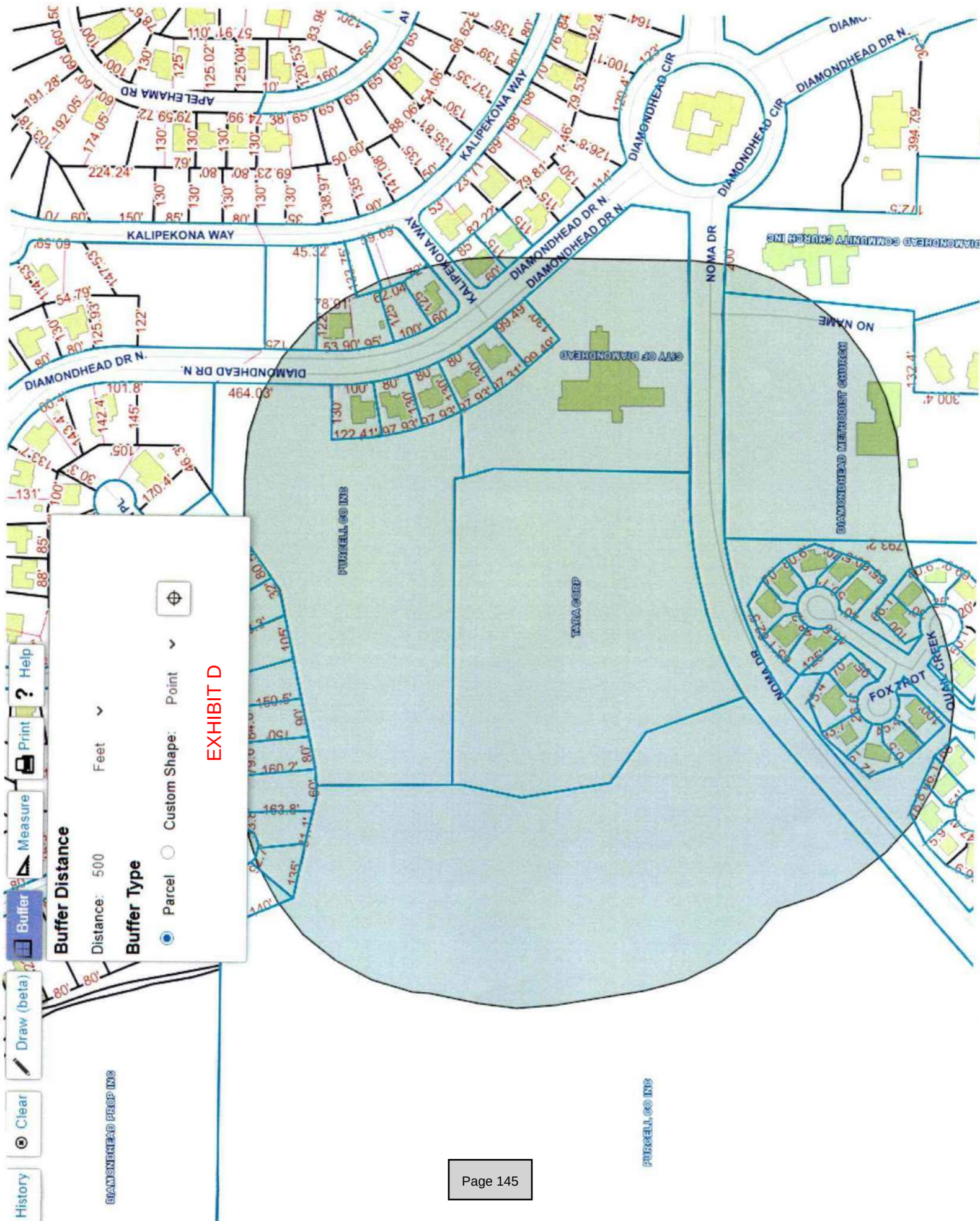


EXHIBIT D

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.22.

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.

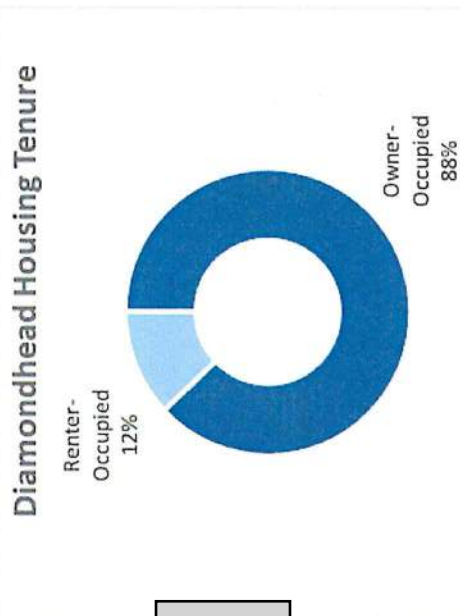
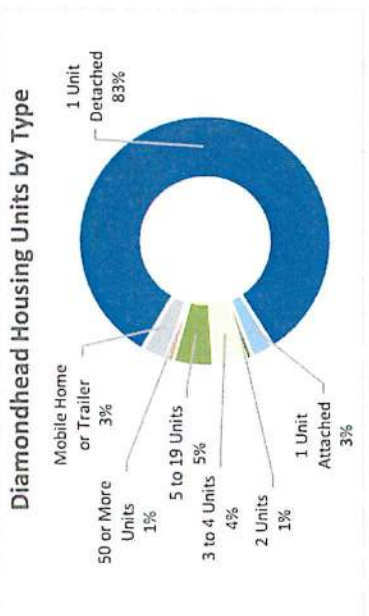


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: Envision Analytics)

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 opportunities 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

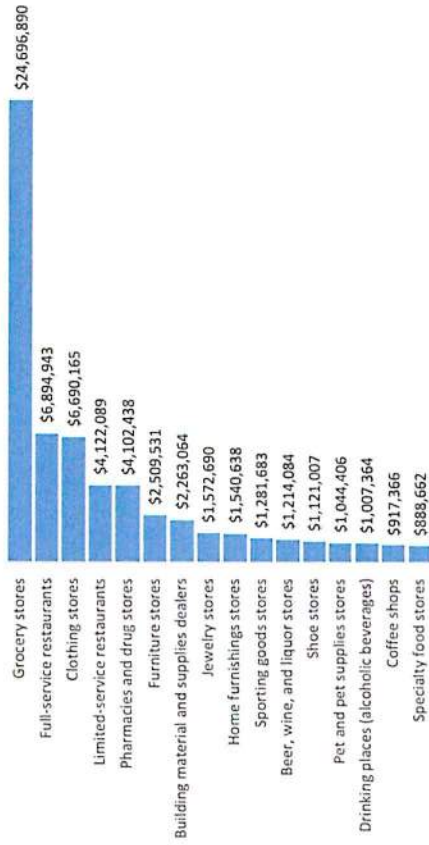


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area
(Source: Environics Analytics)

- 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		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

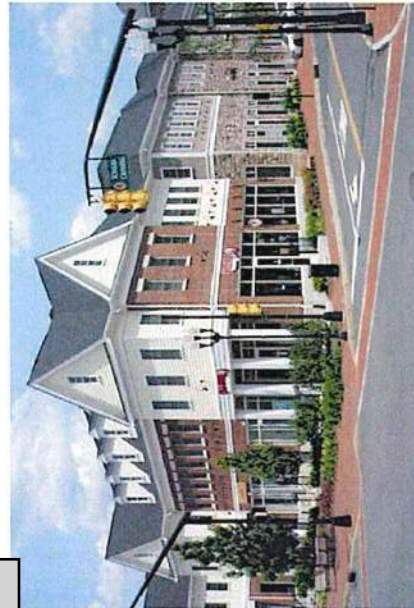
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

- 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

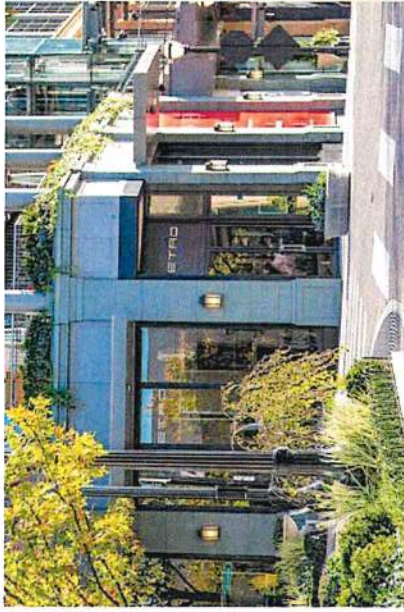
As mentioned in the historic context for Diamondhead in the factory section of the plan, the primary area classified as suburban redevelopment in Diamondhead was not a part of the original master planned community. This area lies at the major



Above: Example suburban redevelopment



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



Above: Example town center mixed use development

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.

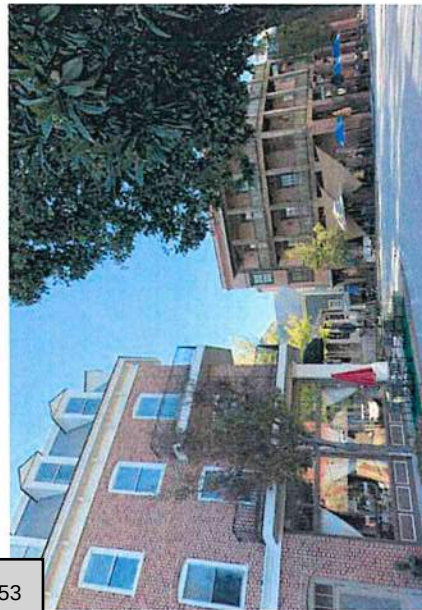
COMMERCIAL CENTERS

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

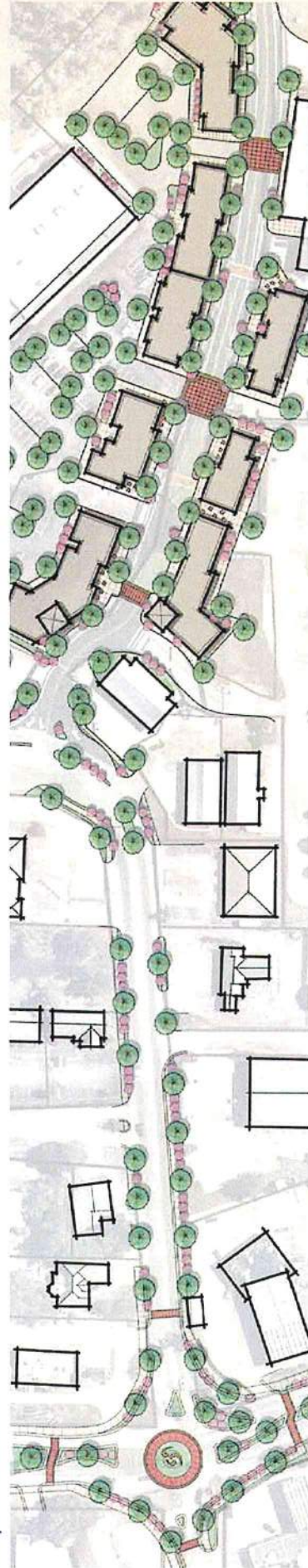
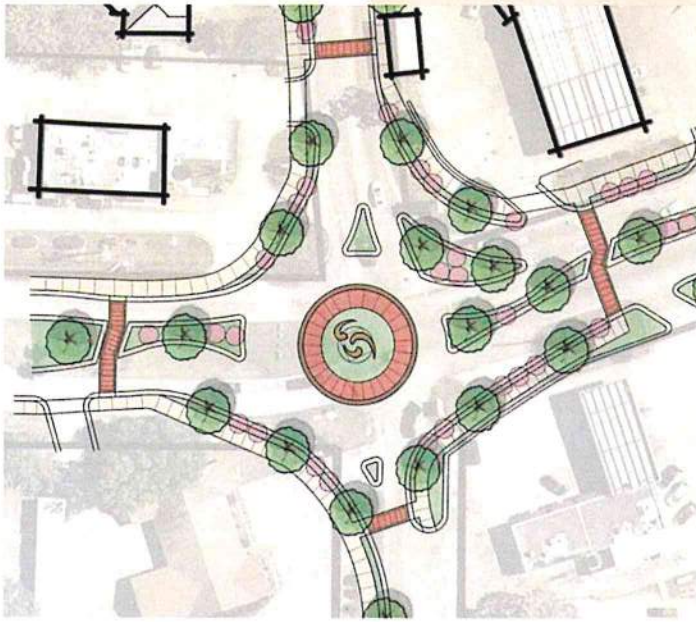
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal 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, multitmodal 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, multitmodal 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, MIDOT 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 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 (00). 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 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) to ADMM (Alpha District Mixed Use).

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).

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).

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.

PUBLIC NOTICE

The Planning and Zoning Commission (PZC) is a public body established by the City of Diamondhead, Mississippi, to advise the City Council on all matters relating to the City's land use and zoning. The PZC is composed of seven members, including the Mayor and six citizens. The PZC's primary function is to review and recommend to the City Council on all applications for zoning changes, conditional use permits, and other land use matters. The PZC's meetings are held on a regular basis, and the public is invited to attend and provide input. The PZC's decisions are final and binding on the City Council.

Public Hearing Notice

The PZC is holding a public hearing on the following application:

Application: Conditional Use Permit for a mobile food vendor in a C-1 district.

Applicant: Coastal Four Company, represented by Taylor Bourgeois.

Location: Rouses Markets Store #47, 4407 E Aloha Drive.

Meeting Date and Time: Tuesday, September 22, 2026, at 6:00 p.m.

Meeting Location: Diamondhead City Hall, Council Chambers, 5000 Diamondhead Circle, Diamondhead, MS 39525.

Public Input: The public is invited to attend the meeting and provide input on the application. Input can be provided in person at the meeting or via email at planning@diamondhead.ms.

Decision: The PZC will make a recommendation to the City Council on the application. The City Council will make the final decision on the application.

Additional Information: For more information, please contact the Building Department 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.*

12. A public hearing was held on September 22, 2026, where residents were able to speak and present information to the Commissioners.

13. For the property adjacent to the Diamondhead Water and Sewer Treatment Plant, the recommendation will be to change the zoning to Aloha Conventional Commercial; with the exception that there can be no long-term residential housing on those parcels.

14. For property on Noma adjacent to The Oaks - specifically Lots 1-11, the recommendation would be to rezone to Aloha District Townhome.

15. The properties adjacent to The Oaks subdivision and all of the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

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

MOTION CARRIED UNANIMOUSLY

5. 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.

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.

Beau King, Building Official, explained the request.

Laura Colavita spoke in opposition.

City Attorney and Building Official answered questions from the Commission.

Motion made by Commissioner White, Seconded by Commissioner Parrish to accept the findings and to approve the recommendation with the following additional stipulations or amendments to the City Council:

These findings are based on the information contained in the Joint Application and from letters and objections received for The Oaks Property Owners Association, Diamondhead Water and Sewer District, and others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance Article 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and need of the city; hold charrettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021, the City of Diamondhead approved its new Comprehensive Plan which provided the following: a. A new future use map was created, b. New Zoning Districts were established creating form-based mixed-use districts, c. New design standards for commercial development and setbacks for development adjoining residential districts were established.
3. Thereafter, the Council updated its Tree Ordinance; established a full-time position for Code Enforcement to enforce ordinances such as the Stormwater Ordinance; and set up an Architectural Review process for all new commercial development in the city.
4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.
5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the Town Center vision and form-based development in the existing commercial district, but that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.
6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.
7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.
8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.
9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.
10. The Diamondhead Water and Sewer District relocated its sewer treatment plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.
11. The City has new buffer rules, a stronger Stormwater Ordinance, setback requirements, the revised Tree Ordinance, drainage and subdivision rules, which will place more rules on development than previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development than ever before.

12. A public hearing was held on September 22, 2026, where residents were able to speak and present information to the Commissioners.

13. The properties adjacent to The Oaks subdivision and all of the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

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

MOTION CARRIED UNANIMOUSLY

6. 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-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

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-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

Beau King, Building Official, explained the request.

City Attorney and Building Official answered questions from the Commission.

Motion made by Commissioner McKnight, Seconded by Commissioner Lawson to accept the findings and to approve the recommendation with the following additional stipulations or amendments to the City Council:

These findings are based on the information contained in the Joint Application and from letters and objections received for The Oaks Property Owners Association, Diamondhead Water and Sewer District, and others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance Article 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and need of the city; hold charrettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021, the City of Diamondhead approved its new Comprehensive Plan which provided the following: a. A new future use map was created, b. New Zoning Districts were established creating



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.

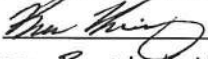
The Applicants further request that, after the public hearing and consideration of the evidence, the Planning Commission recommend approval and the Mayor and City Council approve the requested amendment to the Official Zoning Map.

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

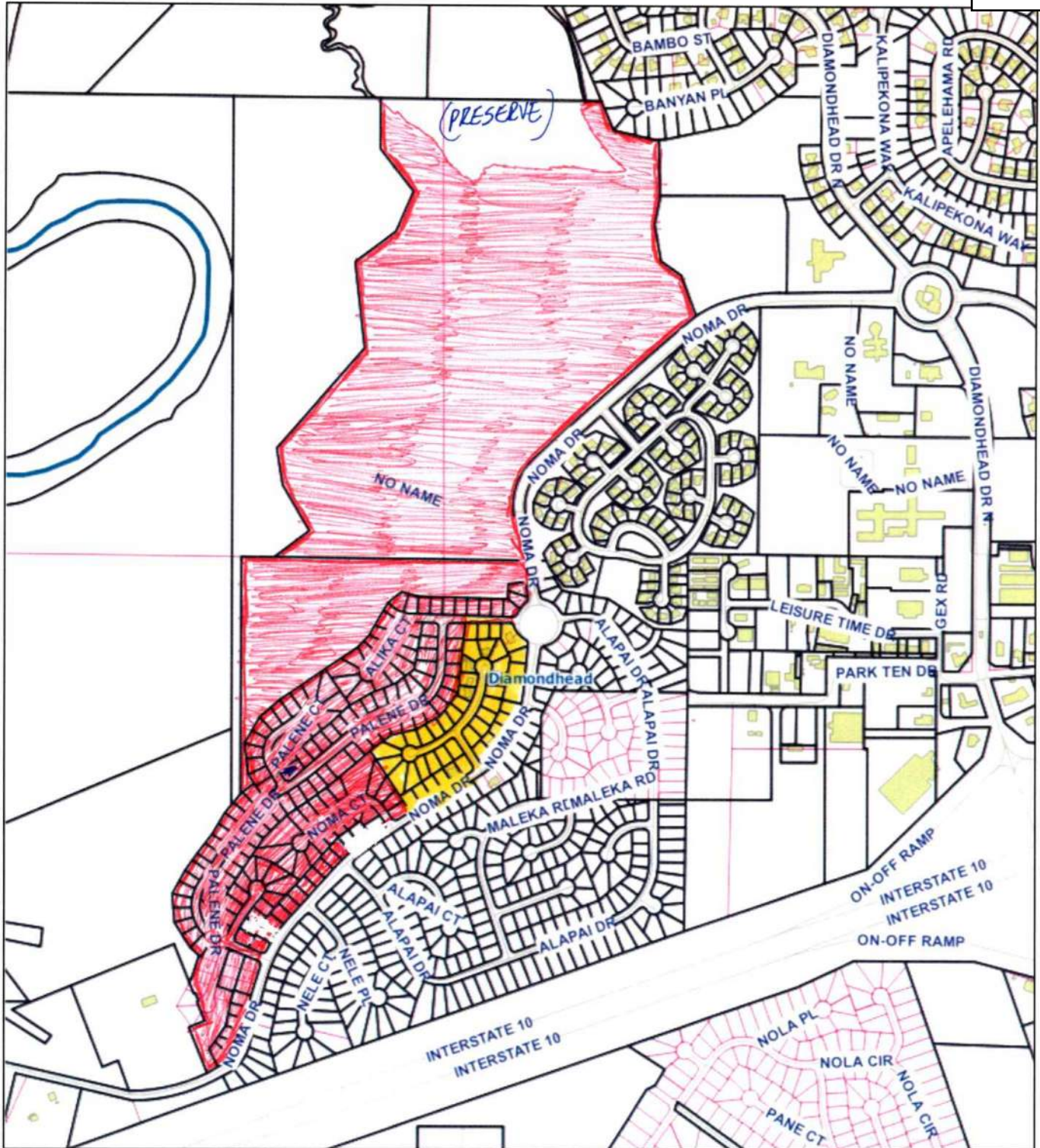
Sketch	Sketch Name
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	132_-0-03-001_00001-Model.gif
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132G-2-03-001.000

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



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.

0 500 10

RED-C-1 (PROPOSED)

- R-G (REMAIN)

EXHIBIT D

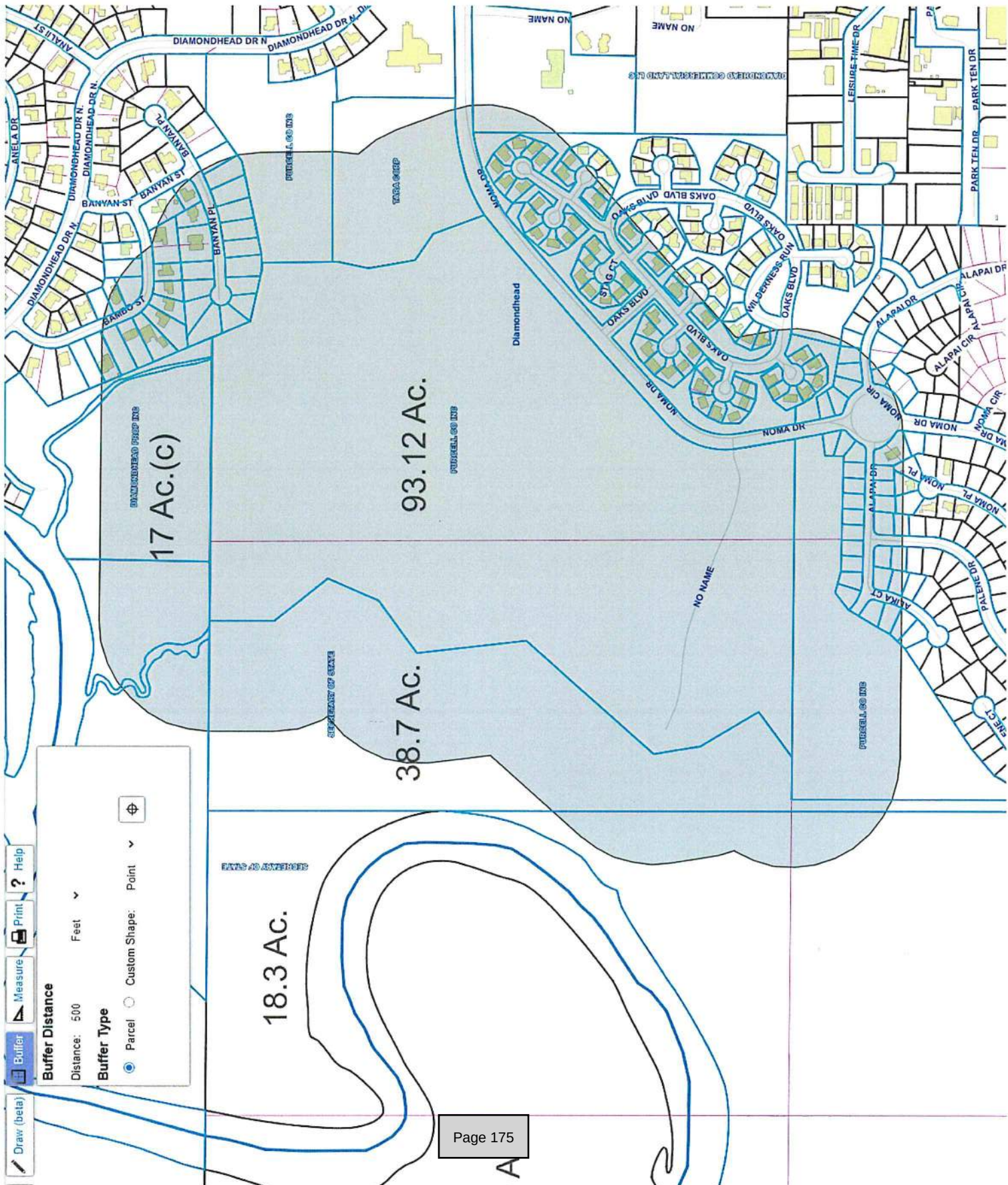




EXHIBIT E

Item No.23.

SUNSHINE PROPERTY LLC
9334 MOHONUA PLACE
DIAMONDHEAD, MS 39525

ACOSTA JERRY W
6 LIVE OAK COURT
DIAMONDHEAD, MS 39525

DAVIS CHANDLER ETAL
9 LIVE OAK COURT
DIAMONDHEAD, MS 39525

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

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

MINI MEANIE LLC
P O BOX 2507
GRETN, LA 70054

BOEHNEL JEFFREY ETUX
6524 MAUNA LOA PLACE
DIAMONDHEAD, MS 39525

OTT DANIEL L
5 LIVE OAK COURT
DIAMONDHEAD, MS 39525

CRANE CREEK PROPERTIES LLC
6519 KOULA DRIVE
DIAMONDHEAD, MS 39525

CLARK TIMOTHY ETUX
10 LIVE OAK COURT
DIAMONDHEAD, MS 39525

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

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

WILLIAMS JANE E
5400 INDIAN HILL BLVD
DIAMONDHEAD, MS 39525

HARRIS JAN A
#3 HOLLY CORNER
DIAMONDHEAD, MS 39525

SWAIN DILLON V
#1 HOLLY CORNER
DIAMONDHEAD, MS 39525

JONES DANIEL R
11446 CRIMSON RIDGE RD
BROOKWOOD, AL 35444

CLARK LIONEL V
4218 NOMA PLACE
DIAMONDHEAD, MS 39525

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

CUMMINS APRIL N
42138 NOMA DR
DIAMONDHEAD, MS 39525

MCGRAW MICHAEL ETAL
3 LIVE OAK CT
DIAMONDHEAD, MS 39525

CROSBY CYNTHIA
7 TIMBER PARK
DIAMONDHEAD, MS 39525

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

MILLER DEREK ETAL
4 TIMBER PARK
DIAMONDHEAD, MS 39525

PEOPLES BANK BILOXI
155 LAMEUSE ST
BILOXI, MS 39530

PAUL KATY
3 WILDERNESS RUN
DIAMONDHEAD, MS 39525

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

PARSANLALL KRISHNA
4 HOLLY CORNER
DIAMONDHEAD, MS 39525

SHARLOW HEATHER M
5 TIMBER PARK
DIAMONDHEAD, MS 39525

PARKER PAUL LINDSAY
#2 HOLLY CORNER
DIAMONDHEAD, MS 39525

PEELER CAROLYN T
#7 HOLLY CORNER
DIAMONDHEAD, MS 39525

EXHIBIT E*Item No.23.*

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.

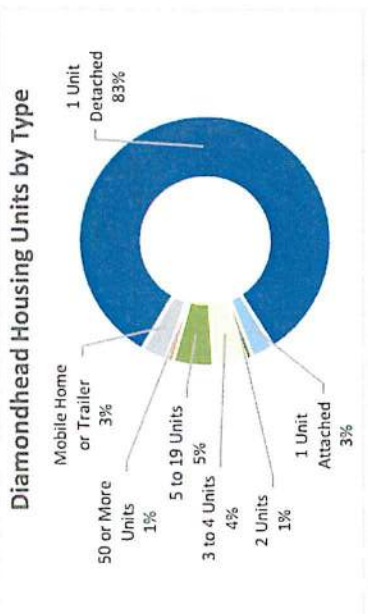
The number of new single-family permits in Diamondhead has been steadily increasing over the past five years, with 64 new single-family permits granted in 2019.

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

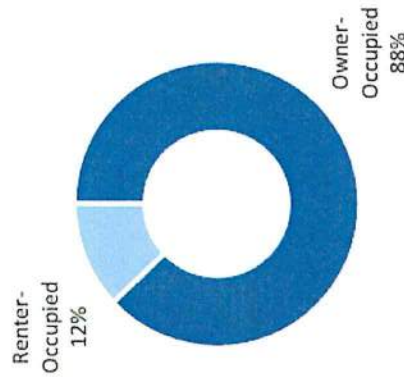


Figure 15: Diamondhead Housing Units by Type (top) and Tenure (bottom), 2020 (Source: Envision Analytics)

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

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

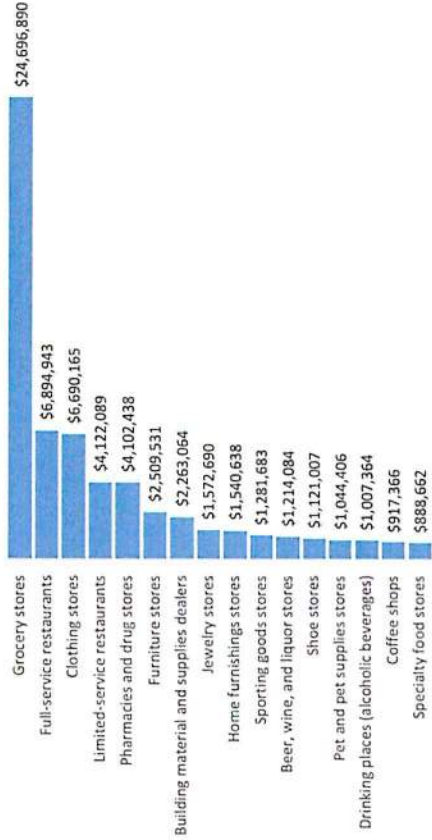


Figure 22: Retail Leakage in Select Categories in the 15-Minute Drivetime Trade Area (Source: Environics Analytics)

- 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

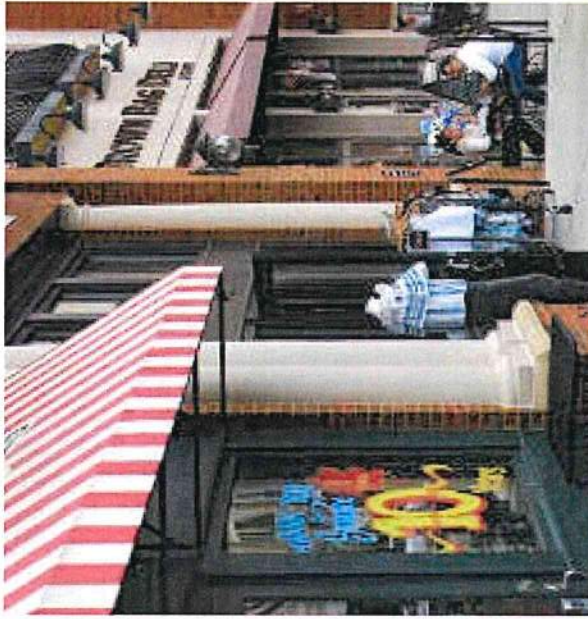
other categories that show a more limited amount of demand, but by provide opportunities for expansion of existing businesses, include beer and wine stores, drinking places, shoes, jewelry, books, gifts, hobby, pet and pet supplies, and automotive stores.

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

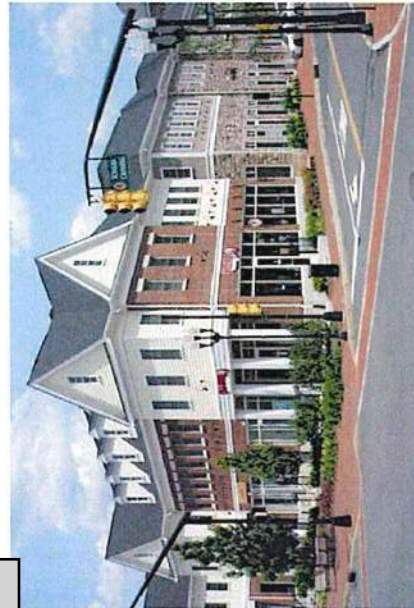
Diamondhead contains four types of commercial places and activity centers. Each of these will be described in this section. The four classifications for commercial areas and activity centers are:

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

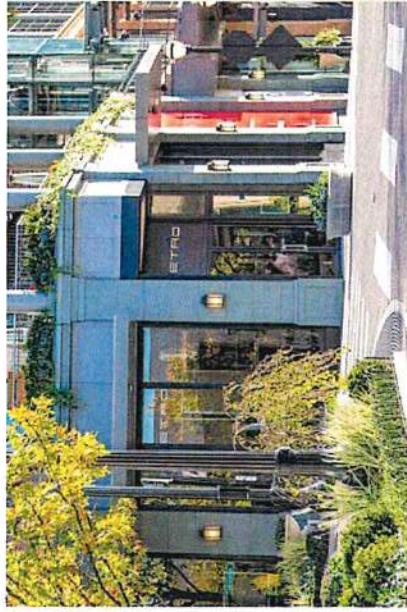
In addition to the general description provided for each of these types, detailed designs illustrating development principles more precisely are provided for the Aloha District.

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



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.

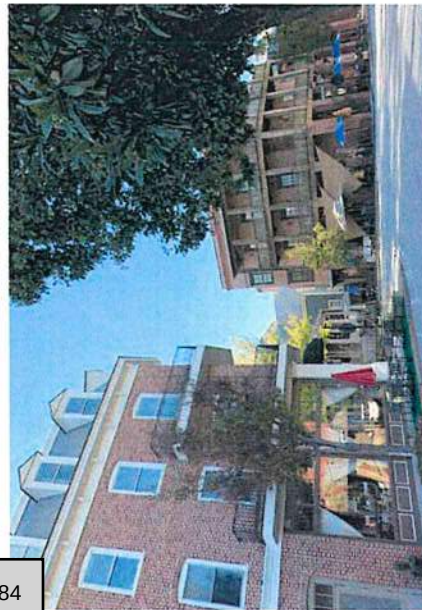
COMMERCIAL CENTERS

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

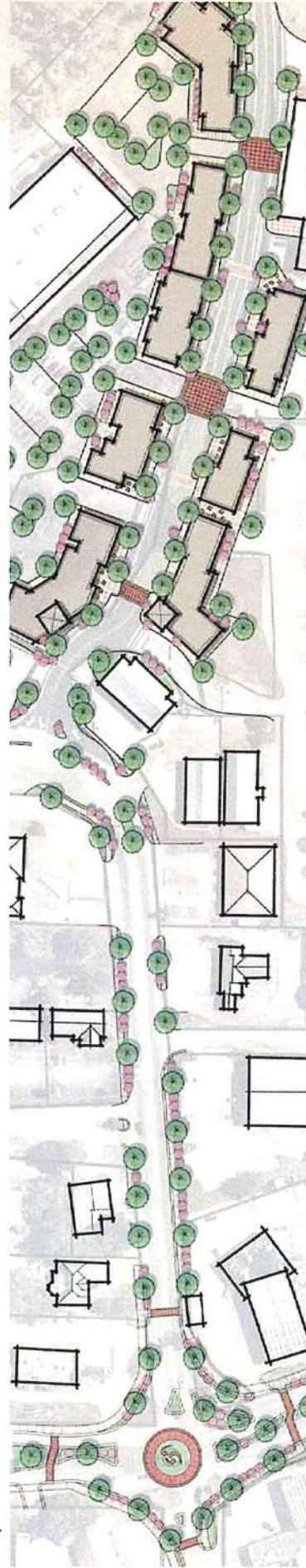
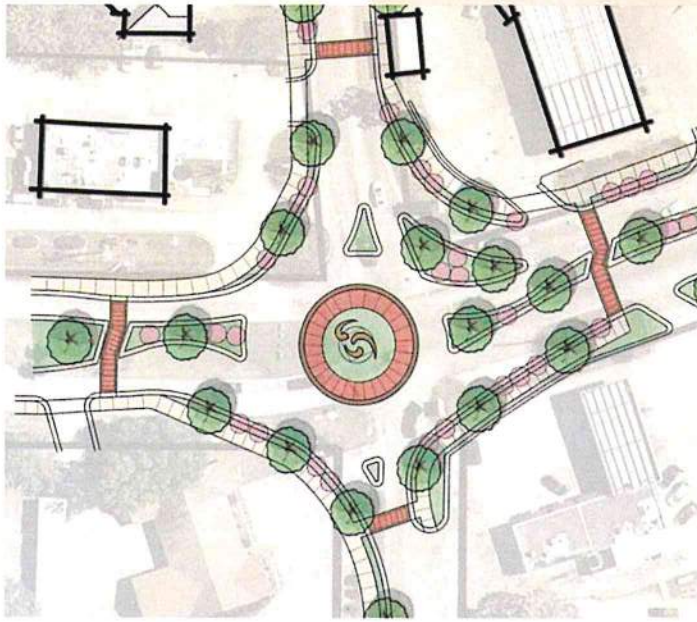
The area between Gex Drive and Norma Drive will be redeveloped into a mixed-use town center with residential units over retail, attached and detached residences, office space, hotels and civic space. A new grid of complete streets will form the framework of this new development providing for internal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

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 Rouen 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 Gonskowski, 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 Promenade 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 Gonskowski, 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-2-018 000. 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 the Parcel Corp parcels located on the Park Two Promenade 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 State Constitution and the Mississippi State Code of Laws, Title 21, Section 21-1-1, which requires that the City of Diamondhead, Mississippi, publish a public notice of any proposed ordinance or resolution of the City Council.

The proposed ordinance or resolution is being published for the purpose of giving the public an opportunity to be heard on the proposed ordinance or resolution.

The public hearing will be held on the date and at the time specified below.

The public hearing will be held at the location specified below.

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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.*

12. A public hearing was held on September 22, 2026, where residents were able to speak and present information to the Commissioners.

13. The properties adjacent to The Oaks subdivision and all of the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

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

MOTION CARRIED UNANIMOUSLY

6. 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-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

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-03-001.000, 132G-2-03-001.000. The Case File Number is 202600723.

Beau King, Building Official, explained the request.

City Attorney and Building Official answered questions from the Commission.

Motion made by Commissioner McKnight, Seconded by Commissioner Lawson to accept the findings and to approve the recommendation with the following additional stipulations or amendments to the City Council:

These findings are based on the information contained in the Joint Application and from letters and objections received for The Oaks Property Owners Association, Diamondhead Water and Sewer District, and others.

The Findings support the recommendation to approve the rezoning application pursuant to Zoning Ordinance Article 9.10.10 a)i: that there has been a change in the character of the neighborhood surrounding the properties and a public need exists for additional lands bearing the zoning classifications proposed in the Joint Application.

The Findings are:

1. Beginning in 2020, the City of Diamondhead engaged Orion Planning to update its Comprehensive Plan; survey residents on the future development and need of the city; hold charrettes and public hearings on their recommendations for a new town center and commercial district; and make recommendations on updating our Zoning Ordinance.
2. In 2021, the City of Diamondhead approved its new Comprehensive Plan which provided the following: a. A new future use map was created, b. New Zoning Districts were established creating

form-based mixed-use districts, c. New design standards for commercial development and setbacks for development adjoining residential districts were established.

3. Thereafter, the Council updated its Tree Ordinance; established a full-time position for Code Enforcement to enforce ordinances such as the Stormwater Ordinance; and set up an Architectural Review process for all new commercial development in the city.

4. The Council then completely revised the Zoning Ordinance to formally create the new Aloha Districts.

5. The Council, just this year, amended the Zoning Ordinance to allow property owners in the C-1 District to elect to convert their properties to one of the newly approved Aloha Districts. This amendment further encourages the Town Center vision and form-based development in the existing commercial district, but that area is limited and property near and adjacent to the commercial district is now ripe for development in that same manner.

6. With the assistance of our state and federal representatives, the City has been granted millions of dollars to develop its commercial district.

7. Those funds have been used to extend Park Ten Drive and connect it to Leisure Time Drive; plan for updating East and West Aloha (those projects will be continuing in the next fiscal year); and building a better connection to Park Ten Drive from Gex Drive. These projects have and will include the construction of new roadways, street lights, sidewalks, and water/sewer infrastructure.

8. On Noma Drive, the City has now acquired the football fields and is seeking funding and donations for improvements; we have our new boat ramp and boardwalk nearing completion; and over 3 million dollars for the construction of the Rotten Bayou Nature Trail. In addition, an RV/Boat Storage business has opened and other businesses have expressed interest in developing on Noma Drive.

9. The City's 2021 Comprehensive Plan recognized the large percentage of tax revenue that is lost in the city as residents must go to the "back of Diamondhead" or to neighboring cities for goods and services. Therefore, a great need exists for new commercial development.

10. The Diamondhead Water and Sewer District relocated its sewer treatment plant adjacent to a residentially zoned area. They have concerns about residents living adjacent to the plant.

11. The City has new buffer rules, a stronger Stormwater Ordinance, setback requirements, the revised Tree Ordinance, drainage and subdivision rules, which will place more rules on development than previously in place prior to the establishment of Diamondhead as a City. The City is well positioned, and the residents are well positioned, to have a greater say in development that ever before.

12. A public hearing was held on September 22, 2026, where residents were able to speak and present information to the Commissioners.

13. To zone these parcels as Aloha District Conventional Commercial rather than C-1.

14. The properties adjacent to The Oaks subdivision and all of the properties along Noma Drive that are included in the three rezoning applications are all currently zoned for development. The City of Diamondhead does not own those properties. It would be up to those property owners to develop them.

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

MOTION CARRIED UNANIMOUSLY

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

The next City Council meeting is Tuesday, October 6, 2026.

The next Planning and Zoning Commission meeting is October 27, 2026.

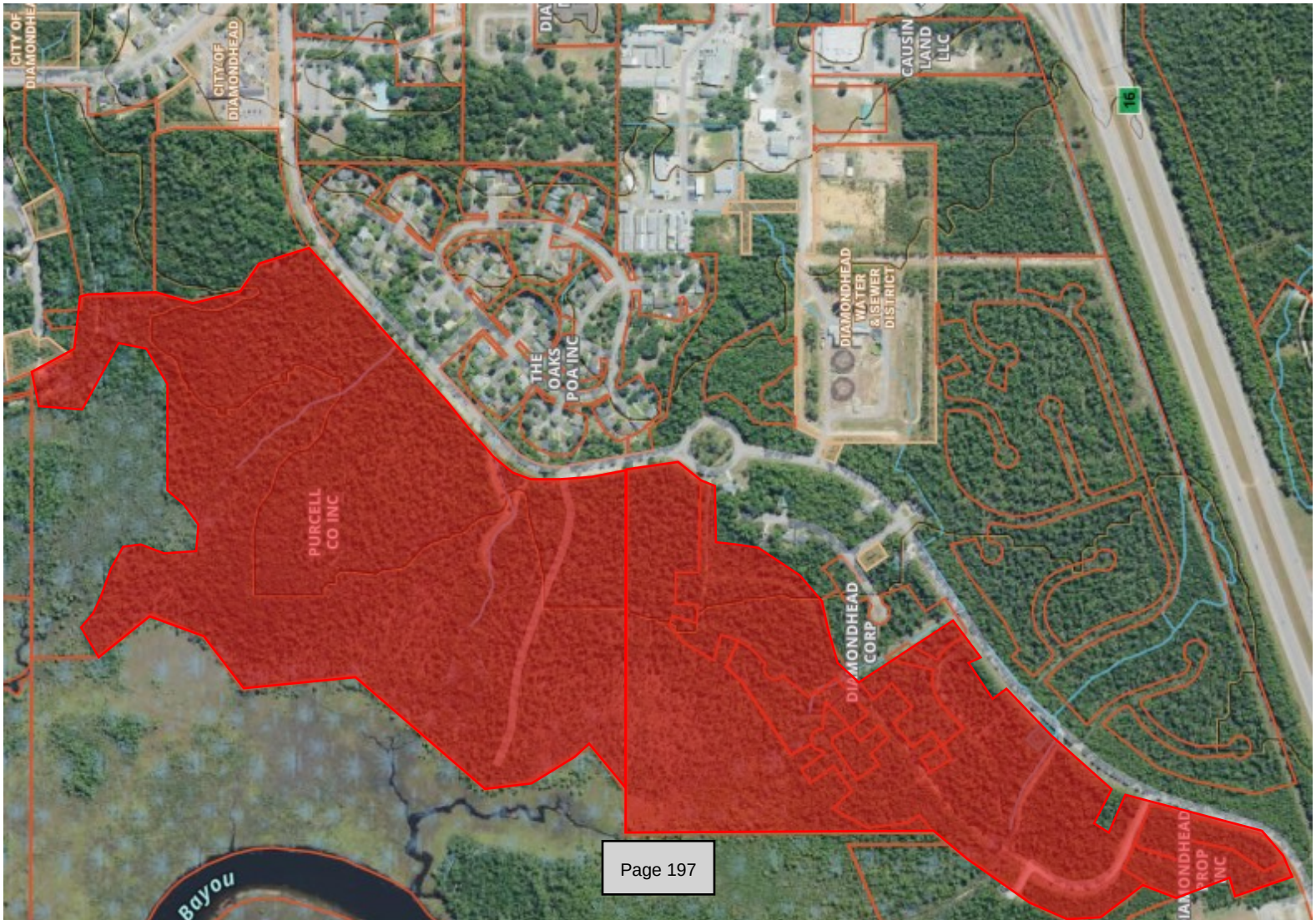
Adjourn or Recess

Motion made by Commissioner Lawson, Seconded by Commissioner Parrish to adjourn.

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

MOTION CARRIED UNANIMOUSLY

Aloha District
Conventional
Commercial



Agenda Item #2026- 218

City of Diamondhead, MS
Request for Council Action

TO: City Council/City ClerkFROM: Anna LieseDATE: 9/30/26

☐ Ordinance
 ☐ Resolution
 ☐ Agreement
 ☐ Info Only
 ☐ Work Session
 ☐ Other

AGENDA LOCATION: ☐ Consent Agenda ☒ Regular Agenda

AGENDA DATE REQUESTED

10/6/26

Motion to impose a temporary moratorium on the approval, permitting, or installation of monument signs and other commercial signage within residential zoning districts, pending review of the City's current sign regulations; and to direct the Planning and Zoning Administration to place this matter on the agenda for consideration at its next meeting, recommend any appropriate amendments to the City's sign ordinance, and schedule a public hearing if required.

REQUIRED SIGNATURE

REQUESTED BY:



COUNCIL ACTION:

☐ Approved
 ☐ Denied
 ☐ Tabled/Deferred
 ☐ Info Motion Only

Compl

Agenda Item #2026- 219

City of Diamondhead, MS
Request for Council Action

TO: City Council/City ClerkFROM: Anna Liese and Ricky SheppardDATE: 9/30/26

☐ Ordinance
 ☐ Resolution
 ☐ Agreement
 ☐ Info Only
 ☐ Work Session
 ☐ Other

AGENDA LOCATION: ☐ Consent Agenda ☒ Regular Agenda

AGENDA DATE REQUESTED

10/6/26

Motion for discussion and consideration of the current zoning classifications applicable to the two Diamondhead golf courses, including the potential creation of a new zoning district specifically for golf courses. The Planning and Zoning Commission is requested to undertake this review at its earliest opportunity and to schedule a public hearing on the matter as soon as possible.

REQUIRED SIGNATURE

REQUESTED BY:



COUNCIL ACTION:

☐ Approved
 ☐ Denied
 ☐ Tabled/Deferred
 ☐ Info Motion Only

Comp



City of Diamondhead, MS

Docket of Claims Register

Item No.26.

APPKT02654 - 10.6.26 DOCKET

By Docket/Claim Number

Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Payment Amount Line Amount
DKT234113	AGJ	09/30/2026	135591	IT - MONTHLY BILLING - JANUARY 2025	001-140-605.00	Professional Fees - IT	3,659.59
					001-140-605.00	Professional Fees - IT	45.00
					001-140-605.00	Professional Fees - IT	376.00
	MSP-135487			BACKUP	001-140-605.00	Professional Fees - IT	93.00
					001-140-605.00	Professional Fees - IT	3,093.09
DKT234114	Airgas Inc	09/30/2026	5527066625	GAS RENTALS - PUBLIC WORKS	001-301-640.00	Rentals	52.50
					001-301-640.00	Rentals	224.38
					001-301-640.00	Rentals	57.07
					001-301-640.00	Rentals	110.24
DKT234115	Amazon com LLC	09/30/2026	11HF-XYXV-NWTK	POLICE DEPARTMENT SUPPLIES	001-200-501.00	Supplies	57.07
					001-140-560.00	Repairs & Maintenance - Building	129.29
					001-200-501.00	Supplies	137.18
					001-200-501.00	Supplies	110.95
					001-200-501.00	Supplies	87.95
					001-140-560.00	Repairs & Maintenance - Building	529.18
					001-140-501.00	Supplies	391.92
					001-140-510.00	Cleaning & Janitorial	7.92
					001-200-501.00	Supplies	47.49
					001-140-510.00	Cleaning & Janitorial	29.99
					001-140-510.00	Cleaning & Janitorial	39.56
					001-140-510.00	Cleaning & Janitorial	15.84
					001-140-501.00	Supplies	40.56
					001-301-501.00	Supplies	77.58
					001-200-501.00	Supplies	18.99
DKT234116	Cash	09/30/2026	9/30/26	PETTY CASH - 2026	001-140-681.00	Other Services & Charges	314.70
							314.70
DKT234117	CHRISTINE LADNER	10/01/2026	2026	FALL FEST 2026 - PETTING ZOO	001-653-650.00	Promotions	350.00
							350.00

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Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount	Payment Amount
DKT234118	Coast Electric Power Association	09/30/2026	9/18/26-034	MONTHLY ELECTRIC BILL	001-301-630.00	Utilities - Streetlights & Other	520.69	692.06
			9/18/26-036		001-301-630.00	Utilities - Streetlights & Other	171.37	
DKT234119	COLOSSUS INCORPORATED	09/30/2026	CPSXT0001262	ONLINE RMS PLUS - SWORN, NON SWORN, PT, PM	001-200-605.00	Professional Fess -IT	300.00	8,550.00
					001-200-605.00	Professional Fess -IT	1,250.00	
					001-200-605.00	Professional Fess -IT	1,000.00	
					001-200-605.00	Professional Fess -IT	6,000.00	
DKT234120	Covington Civil and Environmental LLC	09/30/2026	16175.08265	EAST ALOHA SIDEWALKS	157-653-602.00	Professional Fees - Engineering -E Aloha Impr Ph2	2,874.47	40,921.97
			16175.08266	WEST ALOHA ROADWAY IMPROVEMENTS	118-000-602.00	Prof Fees Engineering -W. Aloha Street & Sidewalks	8,400.00	
			16175.08267	2026 ON CALL SURVEY SERVICES	001-301-602.00	Professional Fees - Engineering	122.50	
			16175.08268	2026 SITE DEVELOPMENT PLAN AND REVIEW	001-280-602.00	Professional Fees - Engineering	3,175.00	
			16175.08269	BANK STABILIZATION PROJECT	191-000-602.00	Professional Fees - Engineering	20,350.00	
			16422.08-56	CITY ENGINEERING SERVICES	001-301-602.00	Professional Fees - Engineering	3,000.00	
			16422.08-57		001-301-602.00	Professional Fees - Engineering	3,000.00	
DKT234121	CSpire Cell Service	09/30/2026	9/18/26	CELLULAR SERVICE FOR SEPTEMBER	001-100-632.00	Telephone - Cell	167.38	1,209.42
					001-140-632.00	Telephone - Cell	45.33	
					001-200-612.00	Internet	344.80	
					001-280-632.00	Telephone - Cell	181.32	
					001-301-632.00	Telephone - Cell	470.59	
DKT234122	CUSICK & WILLIAMS, PLLC	09/30/2026	2485	GENERAL MATTERS -- SEPTEMBER	001-140-603.00	Professional Fees - Legal	5,468.75	11,940.00
			2486	PLANNING AND ZONING -- SEPTEMBER	001-280-603.00	Professional Fees - Legal	3,471.25	
			2487	CITY PROSECUTOR	001-110-603.00	Professional Fees - Legal	3,000.00	

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Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount	Payment Amount
DKT234123	Diamondhead Water and Sewer District							1,138.73
		09/30/2026	10/10/26-001	WATER	001-301-630.00	Utilities - Streetlights & Other	78.96	
			10/10/26-002		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-004		001-301-630.00	Utilities - Streetlights & Other	78.96	
			10/10/26-010		001-301-630.00	Utilities - Streetlights & Other	36.15	
			10/10/26-020		001-140-630.00	Utilities - General	109.06	
					001-140-630.00	Utilities - General	54.53	
			10/10/26-021		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-100		001-301-630.00	Utilities - Streetlights & Other	283.66	
			10/10/26-120		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-1352		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-1640		001-301-630.00	Utilities - Streetlights & Other	90.02	
			10/10/26-170		001-301-630.00	Utilities - Streetlights & Other	110.97	
			10/10/26-1740	WATER TWIN LAKES PAVILLION	001-301-630.00	Utilities - Streetlights & Other	85.86	
			10/10/26-2070	WATER	001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-472		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-473		001-301-630.00	Utilities - Streetlights & Other	26.32	
			10/10/26-830		001-301-630.00	Utilities - Streetlights & Other	26.32	
DKT234124	Eagle Energy							5,720.57
		09/30/2026	52437	PUBLIC WORKS FUEL	001-301-525.00	Fuel	12.66	
					001-301-525.00	Fuel	3,466.86	
			52438		001-301-525.00	Fuel	2,241.05	
DKT234125	FP Mailing Solutions							90.00
		09/30/2026	RI107514481	POSTAGE METER	001-140-611.00	Postage	90.00	
DKT234126	Fuelman							2,947.22
		09/30/2026	NP71128688	FOR THE WEEK ENDING 9.13.26	001-200-525.00	Fuel	895.79	
			NP71155848	FOR THE WEEK ENDING 9.20.26	001-140-525.00	Fuel	65.95	
					001-200-525.00	Fuel	1,112.01	
					001-280-525.00	Fuel	62.32	
			NP71174767	FOR THE WEEK ENDING 9.27.26	001-200-525.00	Fuel	758.99	
					001-280-525.00	Fuel	52.16	
DKT234127	George Blair Attorney							2,000.00
		09/30/2026	AUGUST 2026	PUBLIC DEFENDER FOR CODH	001-110-603.00	Professional Fees - Legal	2,000.00	
DKT234128	GILL'S CRANE AND DOZER SERVICE LLC							162,212.50
		09/30/2026	5 - JOURDAN RIVER BOAR	JOURDAN RIVER BOARDWALK	166-301-907.00	Capital Outlay-Other	162,212.50	
DKT234129	GULF PRIDE PAVING LLC							35,331.42
		09/30/2026	6 - FINAL - DH PAVING	DIAMONDHEAD PAVING PROJECT 2026	104-301-912.00	Capital Outlay - Streets/Drainage	35,331.42	

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Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Payment Amount
							Line Amount
DKT234130	GUMBO PRINT CO. LLC	09/30/2026	401105	POLICE UNITS - INSTALL NEW LOGOS	001-200-681.00	Other Services & Charges	3,645.00
							3,645.00
DKT234131	Hancock County Sheriffs Office	09/30/2026	2026.DHHO.15	INMATE HOUSING FOR AUGUST	001-200-689.00	Prisoner's Expense	200.00
							200.00
DKT234132	James J Chiniche PA Inc	09/14/2026	17-057-0310	MONTJOY CREEK TRAILHEAD	170-301-602.00	Prof Fees Engineering-MOSTF Rotten Bayou Trail	51,369.50
		09/30/2026	17-057-0312	NOMA-ROTTEN BAYOU NATURE	168-301-602.00	Professional Fees - Engineering	7,353.50
			17-057-0313	MONTJOY CREEK TRAIL PROJECT	115-000-602.00	Professional Fees - Engineering Tidelands FY20	13,986.00
			17-057-0314	NOMA-ROTTEN BAYOU NATURE	168-301-602.00	Professional Fees - Engineering	11,810.50
			17-057-0315	POND D DRAINAGE IMPROVEMENTS	001-301-602.00	Professional Fees - Engineering	11,643.00
							6,576.50
DKT234133	JLM INC	09/30/2026	1-35422	UNIT #684 AC REPAIR COMPRESSOR	001-200-635.00	Professional Fees - R&M Outside Services	953.47
							953.47
DKT234134	King Waste Services LLC	09/30/2026	i12069	FIREWORKS CELEBRATION	001-653-650.00	Promotions	935.00
					001-653-650.00	Promotions	145.00
					001-653-650.00	Promotions	190.00
							600.00
DKT234135	LEWIS TRAILER SALES INC	09/30/2026	51036612	FA 832 BROKEN AXLE REPAIR	001-301-635.00	Professional Fees - R&M Outside Services	525.00
							525.00
DKT234136	Lowes Home Improvement	09/30/2026	923825-RJIRET	GAZEBO SUPPLIES	001-140-560.00	Repairs & Maintenance - Building	1,403.22
			928605-RKBYIA		001-140-560.00	Repairs & Maintenance - Building	162.13
			967622-RJTEFO		001-140-560.00	Repairs & Maintenance - Building	198.57
			972941-RJEVAK		001-140-560.00	Repairs & Maintenance - Building	324.31
			988054-RJOVBK		001-140-560.00	Repairs & Maintenance - Building	25.65
			999971-RJEVAA		001-140-560.00	Repairs & Maintenance - Building	87.00
							605.56
DKT234137	MARSHA GAINES	10/01/2026	2026	CTC RAZZOO BAND - 2026	001-653-650.00	Promotions	1,000.00
							1,000.00
DKT234138	Marvin J Bobinger III	09/30/2026	SEPTEMBER 2026	LOBBYING SERVICES FOR CODH	001-653-601.00	Professional Fees - Consulting	4,000.00
							4,000.00
DKT234139	Mechanical Services, LLC	09/30/2026	2971	POLICE DEPARTMENT AC UNIT	001-200-635.00	Professional Fees - R&M Outside Services	423.72
							423.72
DKT234140	MEMORIAL HOSPITAL AT GULFPORT	09/30/2026	3746740	EMPLOYEE DRUG SCREENING FOR EMPLOYMENT	001-200-698.00	Misc. Services - Drug Testing & Other	1,393.01
					001-301-698.00	Misc. Services - Drug Testing & Other	1,163.01
							230.00

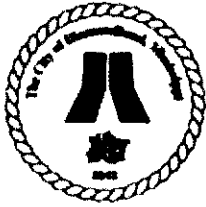
Docket of Claims Register - Council

APPKT02654 - Item No.26.

Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount	Payment Amount
DKT234141	NANCY PERKINS	09/30/2026	9/25/26 9/29/26	2026 FALL FESTIVAL LIAISON	001-653-650.00 001-653-650.00	Promotions Promotions	212.50 375.00	587.50
DKT234142	Ronald E Hammons	10/01/2026	2026	RONALD HAMMONS - DJ - FALL FEST	001-653-650.00	Promotions	400.00	400.00
DKT234143	South MS Business Machines Gulfport	09/30/2026	510197	PER COPY CHARGE FOR AUGUST	001-280-506.00	Copier Usage/Maintenance	60.00	60.00
DKT234144	THE HILLER COMPANIES, LLC	09/30/2026	879130	SMOKE DETECTOR SERVICE CALL	001-140-635.00	Professional Fees - Repair & Maint Outside Serv	1,453.98	1,453.98
DKT234145	THE SEA COAST ECHO	09/30/2026	08252043 08252066	BUDGET NOTICE ADVERTISING BUILDING DEPARTMENT ADS	001-140-620.00 001-280-620.00 001-280-620.00 001-280-620.00 001-280-620.00 001-280-620.00 001-140-620.00	Advertising Advertising Advertising Advertising Advertising Advertising Advertising	866.24 229.32 35.16 26.76 25.68 29.40 26.40 866.25	2,105.21
DKT234146	TIFFANY COWMAN	09/30/2026	AUGUST 2026	TAX SALE REDEMPTIONS FOR	001-140-694.00	Collection Fees	1,540.00	1,540.00
DKT234147	US BANK NATIONAL ASSOCIATION	09/30/2026	8-30-26 9/26/26 9/4/26	COFFEE & DONUTS - EVENING WITH ARTISTS PADDLE PARADISE 2026 - FRUIT AND GRANOLA MONTHLY CHARGES FOR CONSTANT CONTACT	001-653-650.00 001-653-650.00 001-653-650.00 001-140-623.00	Promotions Promotions Promotions Membership Dues/Fees	123.35 80.69 148.35 139.00	491.39
DKT234148	Waste Management	09/30/2026	0905368-4768-5	DUMPSTER RENTAL	001-140-681.00	Other Services & Charges	80.07	80.07
DKT234149	WESLEY SANDERFORD	09/30/2026	SEP 2026	OPEN JAM - SEPTEMBER 17 2026	001-653-650.00	Promotions	300.00	300.00
Total Claims: 37							Total Payment Amount:	351,833.03

PR Net

Wages	Payroll Pd	Seq No.	Docket #	Description	Paymt Date	Amount	Agenda
PYPKT01725	07/13-07/26/2026	000281	PRCLAIM000281	Net Wages Payable	8/5/2026	31,353.36	10/6/2026
PYPKT01726	07/27-08/09/2026	000282	PRCLAIM000282	Net Wages Payable	8/19/2026	31,866.91	10/6/2026
PYPKT01731	08/10-08/23/2026	000283	PRCLAIM000283	Net Wages Payable	9/2/2026	30,061.12	10/6/2026
PYPKT01730	08/01-08/31/2026	000284	PRCLAIM000284	Net Wages Payable	9/1/2026	3,030.37	10/6/2026



City of Diamondhead, MS

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Item No.27.

APPKT02645 - Payroll Payables August 2026

By Docket/Claim Number

Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Payment Amount Line Amount
DKT234102	American Fidelity						873.60
	08/05/2026	INV0007788		American Fidelity Hospital Gap Plan	650-140-113.04	American Fidelity Withheld	48.65
		INV0007789		American Fidelity Term Life	650-140-113.04	American Fidelity Withheld	15.52
		INV0007790		American Fideility Whole Life	650-140-113.04	American Fidelity Withheld	10.40
		INV0007791		American Fidelity Accident	650-140-113.04	American Fidelity Withheld	37.15
		INV0007792		American Fidelity Critical Illness	650-140-113.04	American Fidelity Withheld	44.85
		INV0007793		American Fidelity Disability	650-140-113.04	American Fidelity Withheld	265.88
		INV0007794		AmFid Cancer Post Tax	650-140-113.04	American Fidelity Withheld	2.55
		INV0007795		AmFid Cancer Pre Tax	650-140-113.04	American Fidelity Withheld	11.80
	08/19/2026	INV0007815		American Fidelity Hospital Gap Plan	650-140-113.04	American Fidelity Withheld	48.65
		INV0007816		American Fidelity Term Life	650-140-113.04	American Fidelity Withheld	15.52
		INV0007817		American Fideility Whole Life	650-140-113.04	American Fidelity Withheld	10.40
		INV0007818		American Fidelity Accident	650-140-113.04	American Fidelity Withheld	37.15
		INV0007819		American Fidelity Critical Illness	650-140-113.04	American Fidelity Withheld	44.85
		INV0007820		American Fidelity Disability	650-140-113.04	American Fidelity Withheld	265.88
		INV0007821		AmFid Cancer Post Tax	650-140-113.04	American Fidelity Withheld	2.55
		INV0007822		AmFid Cancer Pre Tax	650-140-113.04	American Fidelity Withheld	11.80
DKT234103	Blue Cross Blue Shield of MS						13,329.12
	08/05/2026	INV0007807		MONTHLY PREMIUM	650-140-112.00	BCBS Withheld/Payable	4,975.50
	08/19/2026	INV0007834			650-140-112.00	BCBS Withheld/Payable	5,638.73
					650-140-112.00	BCBS Withheld/Payable	2,051.49
					650-140-112.00	BCBS Withheld/Payable	663.40
DKT234104	Colonial Life						159.44
	08/05/2026	INV0007796		EE PREMIUM	650-140-113.00	Colonial Withheld	19.88
		INV0007797		Critical Illness	650-140-113.00	Colonial Withheld	3.81
		INV0007798		EE Premium	650-140-113.00	Colonial Withheld	10.95
		INV0007799		EE PREMIUM	650-140-113.00	Colonial Withheld	12.30
		INV0007800			650-140-113.00	Colonial Withheld	32.78
	08/19/2026	INV0007823			650-140-113.00	Colonial Withheld	19.88
		INV0007824		Critical Illness	650-140-113.00	Colonial Withheld	3.81
		INV0007825		EE Premium	650-140-113.00	Colonial Withheld	10.95
		INV0007826		EE PREMIUM	650-140-113.00	Colonial Withheld	12.30
		INV0007827			650-140-113.00	Colonial Withheld	32.78

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APPKT02645 - Payroll Payable

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Docket/Claim #	Vendor Name	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Payment Amount
							Line Amount
DKT234105	Guardian						962.75
	08/05/2026	INV0007804		EE PREMIUM	650-140-113.01	Guardian Withheld/Payable	241.02
		INV0007805		ER BENEFIT LIFE INS MONTHLY PREMIUM	650-140-113.01	Guardian Withheld/Payable	95.22
		INV0007806		EE PREMIUM	650-140-113.01	Guardian Withheld/Payable	54.65
	08/19/2026	INV0007831			650-140-113.01	Guardian Withheld/Payable	282.22
		INV0007832		ER BENEFIT LIFE INS MONTHLY PREMIUM	650-140-113.01	Guardian Withheld/Payable	105.80
					650-140-113.01	Guardian Withheld/Payable	-4.77
		INV0007833		EE PREMIUM	650-140-113.01	Guardian Withheld/Payable	123.44
					650-140-113.01	Guardian Withheld/Payable	65.17
DKT234106	Internal Revenue Service						19,307.01
	08/03/2026	INV0007785		Federal Payroll Taxes	650-140-122.00	Social Security Withheld/Payable	413.30
		INV0007786			650-140-122.01	Medicare Withheld/Payable	96.66
		INV0007787			650-140-123.00	Federal Withholding Tax	20.00
	08/05/2026	INV0007811			650-140-122.00	Social Security Withheld/Payable	5,437.60
		INV0007812			650-140-122.01	Medicare Withheld/Payable	1,271.72
		INV0007813			650-140-123.00	Federal Withholding Tax	2,361.51
	08/19/2026	INV0007838			650-140-122.00	Social Security Withheld/Payable	5,498.78
		INV0007839			650-140-122.01	Medicare Withheld/Payable	1,285.98
		INV0007840			650-140-123.00	Federal Withholding Tax	2,391.50
	09/01/2026	INV0007843			650-140-122.00	Social Security Withheld/Payable	413.30
		INV0007844			650-140-122.01	Medicare Withheld/Payable	96.66
		INV0007845			650-140-123.00	Federal Withholding Tax	20.00
DKT234107	Morgan White Group						1,563.84
	08/05/2026	INV0007808		Morgan White	650-140-112.01	Morgan White Payable	703.09
	08/19/2026	INV0007835			650-140-112.01	Morgan White Payable	860.74
					650-140-112.01	Morgan White Payable	0.01
DKT234108	MS Department of Revenue Payroll						2,082.00
	08/03/2026	INV0007784		Payroll State Withholding Taxes	650-140-134.00	State Withholding Tax	28.00
	08/05/2026	INV0007810			650-140-134.00	State Withholding Tax	1,006.00
	08/19/2026	INV0007837			650-140-134.00	State Withholding Tax	1,048.00
DKT234109	Systematized Benefits and Administrators Inc						10,078.92
	08/05/2026	INV0007801		Deferred Compensation	650-140-110.00	Deferred Compensation Withheld/Payable	5,039.46
	08/19/2026	INV0007828			650-140-110.00	Deferred Compensation Withheld/Payable	5,039.46
DKT234110	Texas Life						28.25
	08/05/2026	INV0007809		Texas Life	650-140-113.05	Texas Life Withheld	14.13
	08/19/2026	INV0007836			650-140-113.05	Texas Life Withheld	14.12

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APPKT02645 - Payroll Payabl

Item No.27.

Docket/Claim #	Vendor Name		Payable Description	Account Number	Account Name	Payment Amount
	Payable Date	Payable Number				Line Amount
DKT234111	TX Child Support State Disbursement Unit					230.76
	08/05/2026	INV0007802	Garnishment	650-140-106.00	Garnishment Withheld	115.38
	08/19/2026	INV0007829		650-140-106.00	Garnishment Withheld	115.38
Total Claims: 10						Total Payment Amount: 48,615.69



City of Diamondhead, MS

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APPKT02622 - 8.5.26 .

By Docket/Claim Number

Docket/Claim #	Vendor Name					Payment Amount
	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount
DKT234005	Simpson Law Firm					90.72
	08/05/2026	INV0007803	Garnishment	650-140-106.00	Garnishment Withheld	90.72
					Total Claims: 1	Total Payment Amount: 90.72



City of Diamondhead, MS

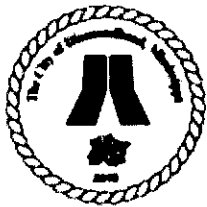
Docket of Claims Register - Search

Item No.27.

APPKT02627 - 8.19.26

By Docket/Claim Number

Docket/Claim #	Vendor Name					Payment Amount
	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount
DKT234035	Simpson Law Firm					90.72
	08/19/2026	INV0007830	Garnishment	650-140-106.00	Garnishment Withheld	90.72
Total Claims: 1					Total Payment Amount:	90.72



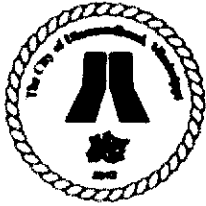
City of Diamondhead, MS

Docket of Claims Register - Item No.27.

APPKT02640 - 9.2.26 5

By Docket/Claim Number

						Payment Amount
Docket/Claim #	Vendor Name	Payable Number	Payable Description	Account Number	Account Name	Line Amount
DKT234069	Simpson Law Firm					90.72
	09/02/2026	INV0007861	Garnishment	650-140-106.00	Garnishment Withheld	90.72
Total Claims: 1						Total Payment Amount: 90.72



City of Diamondhead, MS

Docket of Claims Register -

Item No.27.

APPKT02644 - 9.16.26

By Docket/Claim Number

Docket/Claim #	Vendor Name					Payment Amount
	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount
DKT234101	Simpson Law Firm					90.72
	09/16/2026	INV0007888	Garnishment	650-140-106.00	Garnishment Withheld	90.72
					Total Claims: 1	Total Payment Amount: 90.72



City of Diamondhead, MS

Docket of Claims Register - Item No.27.

APPKT02644 - 9.16.26

By Docket/Claim Number

Docket/Claim #	Vendor Name					Payment Amount
	Payable Date	Payable Number	Payable Description	Account Number	Account Name	Line Amount
DKT234101	Simpson Law Firm					90.72
	09/16/2026	INV0007888	Garnishment	650-140-106.00	Garnishment Withheld	90.72
					Total Claims: 1	Total Payment Amount: 90.72

CITY OF DIAMONDHEAD, MISSISSIPPI
Financial Statements
Coversheet to Monthly Budget Report
For the Month Ended August 31, 2026

ALL FUNDS HIGHLIGHTS

*Revenue:		<u>Current Year</u>	<u>Prior Year</u>
Total YTD Revenue	\$	9,112,193	\$ 12,351,315
Total Budget	\$	24,176,480	\$ 28,980,182
% Actual to Budget		37.7%	
Current Month % to Fiscal Year		91.7%	91.7%
*Expenses YTD Activity:		<u>Current Year</u>	<u>Last Year</u>
Total YTD Expenses Actual Activity	\$	9,036,427	\$ 10,730,909
Total YTD Expenses Activity w/ Encumbrances	\$	14,698,230	\$ 15,067,595
Total Budget	\$	24,277,489	\$ 36,476,280
% Actual to Budget		37.2%	
% Actual w/ Encumbrances to Budget		60.5%	
Current Month % to Fiscal Year		91.7%	91.7%

* Excludes Other Financing Sources and Uses

Depository Account Balances as of: August 31, 2026

General Bank Acct:	\$	4,157,488	Unrestricted	\$	4,947,025
Accounts Payable Clearing:		46,156	Fiduciary Fund		115,174
Payroll Clearing:		78,703	Solid Waste		234,952
Contingency Operating Fund:		2,166,872	Grant Funds		679,050
Cap Exp -Commercial District		1,051,122	MS Infrastructure		231,514
Cap Exp - Police Unit		0	Amer Rescue & I		241,504
			GO BONDS 2022		0
			Cap Exp -Commercial District		1,051,122
			Cap Exp - Police Unit		0
TOTAL	\$	7,500,341		\$	7,500,341

Fund Activity	YTD Actual	YTD Actual w/ Encumbrances	Total Current Budget
001 - General Fund	\$ 675,374	\$ 70,689	\$ (1,146,366)
004 - CONTENGECY FUND	\$ 79,069	\$ 79,069	\$ -
104 - MS Infrastructure Modernization Fund	\$ (29,156)	\$ (116,699)	\$ (244,408)
115 - Grant - Tidelands FY20 Rotten Bayou I	\$ -	\$ (768,815)	\$ (148,600)
118 - Grant - GRPC/MDOT West Alof	\$ (67,200)	\$ (134,400)	\$ (334,400)
119 - Grant - HUD-Community Develc	\$ -	\$ -	\$ -
122 - Capital X Funds FY24 Commerc	\$ 38,356	\$ 38,356	\$ (1,000,000)
121 - Grant - RESTORE-DEQ Canal I	\$ (405,667)	\$ (3,277,820)	\$ 1,822,180
120 - Capital X Funds FY24 Police Unit	\$ (2,691)	\$ (2,691)	\$ 50,000
149 - Grant - Tidelands FY24 Trail/ M:	\$ -	\$ (29,792)	\$ 2,130
157 - Grant - GRPC - East Aloha Impi	\$ (27,896)	\$ -	\$ 98,000
162 - Grant - GOMESA FY22 -Coon Branch	\$ 130,940	\$ 130,940	\$ 322,336
168 - Grant - MS Outdoor Fund FY24			
164 - Grant - GCRF MDA FY23 Comr	\$ (85,310)	\$ (110,590)	\$ (264,983)
165 - Grant - GOMESA FY23-Kome/Fairway	\$ 185,546	\$ 210,107	\$ 1,365,869
166 - Grant - RESTORE-MDEQ Jourdan Riv	\$ (401,338)	\$ (1,404,889)	\$ (196,155)
170 - Grant - MS Outdoor Fund FY26 - Mont	\$ -	\$ (80,629)	\$ -
190 - ARPA-American Rescue & Recovery A	\$ 8,945	\$ 8,808	\$ -
191 - Hancock County Match Bank St	\$ 32,500	\$ (75,449)	\$ (210,000)
302 - FY22 BOND ISSUE	\$ (135,363)	\$ (132,518)	\$ (184,429)
401 - Solid Waste Fund	\$ 79,657	\$ 79,657	\$ 19,337
TOTAL Surplus (Deficit)	\$ 75,766	\$ (5,516,666)	\$ (49,490)



City of Diamondhead, MS

Item No.a.

Income Statement Group Summary

For Fiscal: 2025-2026 Period Ending: 08/31/2026

Object	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Revenue						
200 - Real Property Tax	2,700,000.00	2,700,000.00	0.00	2,667,301.63	2,667,301.63	32,698.37
201 - Auto Tax	650,000.00	650,000.00	0.00	494,390.46	494,390.46	155,609.54
202 - Other Personal Property Tax	55,000.00	55,000.00	0.00	57,042.07	57,042.07	-2,042.07
203 - Prior Year - Real Property Tax	2,000.00	2,000.00	0.00	2,129.70	2,129.70	-129.70
204 - Prior Year - Auto Tax	13,000.00	13,000.00	0.00	919.93	919.93	12,080.07
205 - Prior Year - Other Personal Property	2,500.00	2,500.00	0.00	3,021.26	3,021.26	-521.26
207 - Public Utilities Tax	6,000.00	6,000.00	0.00	3,634.81	3,634.81	2,365.19
210 - Penalties & Interest on Delinquent Taxes	12,500.00	12,500.00	77,956.50	86,668.61	86,668.61	-74,168.61
220 - Privilege Licenses	7,500.00	7,500.00	641.67	4,515.89	4,515.89	2,984.11
221 - Franchise Charge (Public Utilities)	300,000.00	300,000.00	5,663.61	282,675.26	282,675.26	17,324.74
222 - Permits - Building	125,000.00	125,000.00	12,363.75	148,734.00	148,734.00	-23,734.00
224 - Contractor's Licenses	10,000.00	10,000.00	1,650.00	15,520.00	15,520.00	-5,520.00
225 - Planning & Zoning Fees	5,000.00	5,000.00	550.00	6,500.00	6,500.00	-1,500.00
226 - Reinspection Fees	2,500.00	2,500.00	75.00	1,483.48	1,483.48	1,016.52
251 - Homestead Exemption Reimbursement	385,000.00	385,000.00	0.00	188,184.64	188,184.64	196,815.36
253 - State Municipal Aid	4,000.00	4,000.00	0.00	10,160.80	10,160.80	-6,160.80
254 - Grants State -	14,577,395.82	15,064,883.49	230,907.49	2,008,018.05	2,008,018.05	13,056,865.44
260 - Sales Tax	1,480,000.00	1,480,000.00	79,789.79	1,460,634.38	1,460,634.38	19,365.62
261 - ABC Liquor Tax	25,000.00	25,000.00	1,800.00	14,175.00	14,175.00	10,825.00
272 - County Road Taxes	250,000.00	250,000.00	125,681.76	245,852.99	245,852.99	4,147.01
275 - Grants from Local Units	1,812,500.00	1,812,500.00	0.00	134,750.00	134,750.00	1,677,750.00
280 - Copies & Public Records Request	700.00	700.00	0.00	14.94	14.94	685.06
281 - Building Rental Fees	3,000.00	3,000.00	450.00	11,750.00	11,750.00	-8,750.00
297 - Solid Waste Receipts	903,000.00	903,000.00	125,502.17	789,301.35	789,301.35	113,698.65
330 - Court Fines and Fees	20,000.00	20,000.00	1,556.89	34,927.42	34,927.42	-14,927.42
335 - Forfeitures	0.00	0.00	0.00	212.40	212.40	-212.40
340 - Interest	221,125.00	221,125.00	25,622.66	298,525.39	298,525.39	-77,400.39
341 - Rents & Royalties	500.00	500.00	300.00	625.00	625.00	-125.00
343 - Special Assessments - Lot Clean-Up	0.00	0.00	0.00	1,848.64	1,848.64	-1,848.64
346 - Donations from Private Sources	1,000.00	1,000.00	0.00	2,740.00	2,740.00	-1,740.00
353 - 1/2 Document Filing Fee	750.00	750.00	59.00	633.50	633.50	116.50
354 - Other Revenue	10,000.00	30,022.00	1,393.30	32,090.01	32,090.01	-2,068.01
380 - Transfers In	84,000.00	84,000.00	0.00	0.00	0.00	84,000.00
394 - Gain/Loss on Sale of Assets	0.00	0.00	45,801.00	103,211.00	103,211.00	-103,211.00
Revenue Total:	23,668,970.82	24,176,480.49	737,764.59	9,112,192.61	9,112,192.61	15,064,287.88
Expense						
410 - Salaries - Administrative	788,999.86	815,563.86	54,050.30	665,158.00	665,158.00	150,405.86
420 - Salaries - Non Administrative	578,292.25	527,868.25	36,124.87	395,965.73	395,965.73	131,902.52
430 - Salaries - Overtime	10,250.00	10,250.00	202.51	3,497.08	3,497.08	6,752.92
435 - Salaries - Incentive Pay	15,000.00	15,000.00	0.00	10,500.00	10,500.00	4,500.00
465 - Retirement Match	69,051.17	69,051.17	3,125.46	44,704.12	44,704.12	24,347.05
470 - Social Security Match	84,849.61	88,224.89	5,674.84	68,150.97	68,150.97	20,073.92
471 - Medicare Match	19,843.86	20,633.24	1,327.18	15,938.59	15,938.59	4,694.65
480 - Health/Life Insurance	148,476.27	184,120.27	11,179.08	139,262.71	139,262.71	44,857.56
490 - Unemployment	4,200.00	5,288.80	216.31	4,248.79	4,248.79	1,040.01
501 - Office Supplies	26,450.00	31,450.00	1,111.79	17,091.32	19,050.25	12,399.75
502 - Small Hand Tools	1,900.00	1,900.00	0.00	1,486.41	1,486.41	413.59
505 - FF&E Non-Capitalized	11,250.00	11,250.00	0.00	3,669.56	5,889.52	5,360.48
506 - Copier Usage Fee	6,200.00	6,200.00	486.58	3,673.74	3,673.74	2,526.26
510 - Cleaning & Janitorial	6,500.00	6,500.00	0.00	2,906.78	3,063.86	3,436.14
525 - Gas, Oil & Fuel	103,500.00	101,500.00	7,975.32	64,761.32	70,970.64	30,529.36
535 - Uniforms	15,000.00	15,000.00	363.30	3,672.61	9,900.16	5,099.84

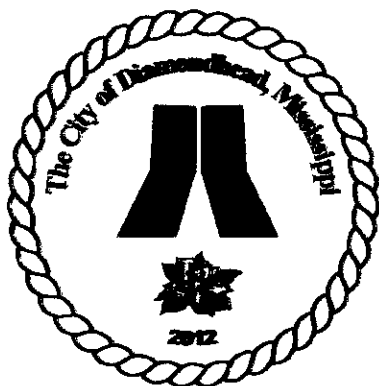
Income Statement

For Fiscal: 2025-2026 Period Ending 06/30/2026

Object	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
560 - Repairs & Maintenance Supplies - Building	5,000.00	6,200.00	182.88	682.40	3,874.81	2,325.19
565 - Repairs & Maintenance Supplies - Paint and Paintin	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
570 - Repairs & Maintenance Supplies - Vehicle	13,500.00	13,500.00	1,651.20	10,937.99	11,997.48	1,502.52
571 - Repairs & Maintenance Supplies - Equipment	25,000.00	23,800.00	797.10	14,301.56	15,414.10	8,385.90
575 - Repairs & Maintenance Supplies - Streets/Drainage	9,500.00	9,500.00	0.00	2,035.78	9,101.07	398.93
581 - Asphalt	10,000.00	10,000.00	149.70	1,634.02	1,634.02	8,365.98
582 - Culverts	7,500.00	7,500.00	0.00	5,962.00	5,962.00	1,538.00
583 - Gravel, Sand, Rip Rap	40,000.00	41,200.00	0.00	31,454.65	32,820.65	8,379.35
584 - Concrete, Plastic Pipe	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
586 - Street Signs	3,000.00	6,500.00	0.00	5,336.37	5,461.37	1,038.63
600 - Professional Fees - Accounting/Audit	40,000.00	40,000.00	0.00	36,000.00	36,000.00	4,000.00
601 - Professional Fees - Consulting	95,000.00	249,338.61	4,000.00	59,432.50	212,790.00	36,548.61
602 - Professional Fees - Engineering	480,433.52	1,908,189.31	38,983.25	857,040.83	1,767,885.80	140,303.51
603 - Professional Fees - Legal	168,000.00	168,000.00	14,095.00	123,785.25	134,785.25	33,214.75
605 - Professional Fees - IT	98,950.00	99,550.00	3,468.80	102,606.40	111,756.40	-12,206.40
611 - Postage	4,000.00	4,000.00	0.00	2,442.15	2,442.15	1,557.85
612 - Internet	8,200.00	8,200.00	953.80	9,497.00	9,497.00	-1,297.00
615 - Travel & Training	28,100.00	28,100.00	3,000.00	13,615.09	15,378.61	12,721.39
620 - Advertising	6,700.00	6,700.00	0.00	2,590.72	2,630.12	4,069.88
621 - Printing & Binding	4,975.00	4,975.00	588.50	845.00	945.00	4,030.00
622 - Publications	2,725.00	2,725.00	0.00	49.00	49.00	2,676.00
623 - Membership Dues/Fees	18,250.00	18,250.00	139.00	18,667.60	18,667.60	-417.60
625 - Insurance	195,837.46	195,837.46	202.00	208,847.05	208,847.05	-13,009.59
630 - Utilities - Electric	240,000.00	240,000.00	23,214.34	230,426.77	230,426.77	9,573.23
632 - Utilities -Telephone/Cell Service	17,500.00	17,500.00	866.06	11,042.67	11,042.67	6,457.33
633 - Utilities - Internal Waste Disposal	0.00	0.00	0.00	0.00	2,079.00	-2,079.00
634 - Pest Control	2,000.00	2,000.00	240.00	2,300.00	2,300.00	-300.00
635 - R&M Outside Services	48,500.00	99,282.00	12,415.92	108,458.29	128,370.09	-29,088.09
640 - Rentals	3,000.00	3,000.00	219.13	4,948.76	4,948.76	-1,948.76
643 - Rent - Phone System	5,300.00	5,300.00	474.74	4,631.09	4,631.09	668.91
650 - Promotions	56,000.00	57,000.00	1,278.95	43,822.36	49,184.86	7,815.14
680 - Solid Waste Collection	866,573.28	866,573.28	69,387.50	693,875.00	693,875.00	172,698.28
681 - Other Services & Charges	49,196.28	83,932.28	6,807.07	62,600.03	70,393.61	13,538.67
683 - Debris Removal	0.00	15,000.00	0.00	12,008.00	12,008.00	2,992.00
684 - Lot Clean-up Charges	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
689 - Prisoner's Expense	10,000.00	10,000.00	200.00	3,260.00	3,260.00	6,740.00
690 - Interlocal Agreement	1,000,000.00	921,162.54	65,150.83	837,699.68	837,699.68	83,462.86
693 - Other - Elections	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
694 - Collection/Commission Fees	78,090.00	78,090.00	4,045.07	69,626.01	69,626.01	8,463.99
696 - Beautification Expense	3,500.00	3,500.00	0.00	2,925.00	2,925.00	575.00
698 - Drug Testing & Misc Employee Expenses	1,800.00	3,800.00	766.65	2,810.14	2,810.14	989.86
704 - Other Services & Charges - Animal Control	53,400.00	52,400.00	0.00	52,400.00	52,400.00	0.00
800 - GO BOND REPAYMENT	330,000.00	330,000.00	0.00	329,833.95	329,833.95	166.05
810 - GO BOND INTEREST	153,908.00	153,908.00	0.00	152,808.62	152,808.62	1,099.38
820 - Note Principal Expense	63,713.85	63,713.85	59,556.73	60,030.54	60,030.54	3,683.31
830 - Note Interest Expense	126,052.35	126,052.35	17,180.97	125,453.32	125,453.32	599.03
900 - Capital Outlay - Land	75,000.00	256,656.57	0.00	327,938.66	327,938.66	-71,282.09
901 - Capital Outlay - Building	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00
907 - Capital Outlay - Other Improvements	2,879,516.67	6,681,541.69	209,128.60	1,209,436.95	5,705,812.91	975,728.78
912 - Capital Outlay - Streets/Drainage	7,417,745.63	8,426,692.44	22,614.51	1,678,270.17	1,689,380.98	6,737,311.46
917 - Capital Outlay - Other Mobile Equipment	130,000.00	81,497.75	0.00	6,849.00	9,069.15	72,428.60
918 - Capital Outlay - Officer's Equipment	0.00	50,520.25	0.00	50,520.99	50,520.99	-0.74
919 - Capital Outlay - Office Equipment	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
950 - Transfers Out	84,000.00	84,000.00	0.00	0.00	0.00	84,000.00
951 - Transfers Out - Grants	800,000.00	710,000.00	0.00	0.00	0.00	710,000.00
Expense Total:	17,741,730.06	24,277,488.86	683,595.84	9,036,427.09	14,698,229.85	9,579,259.01
Total Surplus (Deficit):	5,927,240.76	-101,008.37	54,168.75	75,765.52	-5,586,037.24	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
001 - GENERAL FUND	-640,812.96	-1,146,365.97	-7,183.37	675,374.05	70,689.17	-1,217,055.14
004 - CONTEGENCY FUND	0.00	0.00	7,440.69	79,069.47	79,069.47	-79,069.47
104 - MS Infrastructure Mod	-244,408.00	-244,408.00	-21,834.97	-29,156.27	-116,698.80	-127,709.20
115 - Grant - Tidelands FY20	0.00	-148,600.12	186,330.61	0.00	-768,814.83	620,214.71
118 - Grant - GRPC/MDOT W	-200,000.00	-334,400.00	0.00	-67,200.00	-134,400.00	-200,000.00
119 - Grant - HUD-Communit	0.00	0.00	0.00	0.00	0.00	0.00
120 - Capital X Funds FY24 P	0.00	-1,518.00	0.00	-2,691.32	-2,691.32	1,173.32
121 - Grant - RESTORE-DEQ C	5,100,000.00	1,822,180.00	0.00	-405,667.48	-3,277,820.00	5,100,000.00
122 - Capital X Funds FY24 C	-1,000,000.00	-1,000,000.00	3,609.39	38,355.58	38,355.58	-1,038,355.58
149 - Grant - Tidelands FY24	80,000.00	2,129.50	0.00	0.00	-29,792.25	31,921.75
157 - Grant - GRPC - East Alo	98,000.00	98,000.00	0.00	-27,895.78	0.00	98,000.00
162 - Grant - GOMESA FY22 -	1,000,000.00	322,335.63	0.00	130,940.10	130,940.10	191,395.53
164 - Grant - GCRF MDA FY2	0.00	-264,982.57	0.00	-85,310.00	-110,590.00	-154,392.57
165 - Grant - GOMESA FY23-	1,800,000.00	1,365,868.51	0.00	185,546.05	210,107.36	1,155,761.15
166 - Grant - RESTORE-MDE	0.00	-196,155.25	-168,147.50	-401,337.55	-1,404,888.75	1,208,733.50
168 - Grant - MS Outdoor Fu	0.00	0.00	0.00	0.00	-69,371.60	69,371.60
170 - Grant - MS Outdoor Fu	0.00	0.00	0.00	0.00	-80,628.82	80,628.82
190 - ARPA-American Rescue	0.00	0.00	813.18	8,945.24	8,807.60	-8,807.60
191 - Hancock County Match	0.00	-210,000.00	0.00	32,500.00	-75,448.58	-134,551.42
302 - FY22 BOND ISSUE	-84,875.00	-184,428.82	0.00	-135,363.14	-132,518.14	-51,910.68
401 - SOLID WASTE FUND	19,336.72	19,336.72	53,140.72	79,656.57	79,656.57	-60,319.85
Total Surplus (Deficit):	5,927,240.76	-101,008.37	54,168.75	75,765.52	-5,586,037.24	



DIAMONDHEAD MUNICIPAL COURT
5000 Diamondhead Circle
Diamondhead, MS 39525
Tel.: (228) 222-4626

Fax: (228) 222-4390

Robert H. Johnson, Jr., Judge
Derek Cusick, Prosecutor
Lolita McSwain, Court Clerk

To: DIAMONDHEAD CITY MANAGER

Stats for the MONTH of AUGUST 2026.

Total number of violations written: 1 violation
Violation of City Animal Ordinance: 0 violation
Cruelty of Animals: 0
DUI Arrests: 0
Leash Law Violation: 0

Total fines and fees collected: \$3,181.25
State portion of the fees collected: \$1,487.98
Wireless Communication Fund: \$48.52
Crime Stopper Fund: \$4.00
The remaining balance the City of Diamondhead receives: \$1,640.75

Total Inmates held and billed for jail housing: 3 Inmates
(Housing cost rate of \$20 per day per inmate)
3 Inmates ---total of 10 days = \$200.00

City of Diamondhead Code Enforcement Monthly Report

August 2026

Code Violations	Total	Closed	Open
Abandoned Vehicles	1	0	1
Accessory Structure	1	1	0
ATV	0	0	0
Boat & Jet-Ski	6	6	0
Care of Premises	0	0	0
High Grass	0	0	0
Signs	26	26	0
RV & Campers	2	2	0
Trailers	13	12	1
Trees & Lot Clearing	4	4	0
21-19-11	0	0	0
Permits	10	10	0
Miscellaneous	5	5	0
Citations	0	0	0
Cumulative Totals	68	66	2

9/29/2026 11:10 AM

L I C E N S E M A S T E R R E P O R T

PAGE:

LICENSES: ALL

SORTED BY: LICENSE NUMBER

EFFECTIVE DATES: 8/01/2026

00/00/0000

Item No.b.

LICENSE CODES: All

CLASSES: All

STATUS: PENDING, ACTIVE, TERMINATED, SUSPENDED

CITY LIMITS: INSIDE, OUTSIDE

COMMENT:

PAY STATUS:

REPORT CODE SUMMARY

CODE	DESCRIPTION	NUMBER	BALANCE
CONT-MECH	MECHANICAL CONTRACTOR	2	150.00
CONT-REM	REMODELING CONTRACTOR	1	0.00
CONT-GEN	GENERAL CONTRACTOR	2	0.00
CONT-RES	RESIDENTIAL CONTRACTOR	6	0.00
CONT-ELEC	ELECTRICAL CONTRACTOR	4	100.00
CONT-PLB	PLUMBING CONTRACTOR	1	0.00
STR	SHORT TERM RENTAL	1	0.00
CONT-ROOF	ROOFING CONTRACTOR	1	0.00
LAWN CARE	LAWN CARE	1	0.00
TOTAL:		19	250.00

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE
-	1	0.00
B01-SFR - SINGLE FAMILY RESIDENTI	3	585.00
B02-ADD - RESIDENTIAL ADDITION	2	0.00
B03-REM - RESIDENTIAL REMODEL	2	0.00
B04-ACC - RESIDENTIAL ACCESSORY	1	0.00
B05-REP - RESIDENTIAL REPAIR	29	0.00
CULVERT - CULVERT	2	0.00
ELEC-RES - RESIDENTIAL ELECTRICAL	6	100.00
ELES-RES - RESIDENTIAL SERVICE CH	2	0.00
FENCE-COM - COMMERCIAL FENCE	1	0.00
FENCE-RES - RESIDENTIAL FENCE	8	0.00
FLAT-COM - COMMERCIAL FLATWORK	1	0.00
FLAT-RES - RESIDENTIAL FLATWORK	3	81.00
GAS-RES - RESIDENTIAL GAS	2	0.00
MARINE-RES - RESIDENTIAL MARINE	2	0.00
MECH-RES - RESIDENTIAL MECHANICAL	7	0.00
POOL-RES - RESIDENTIAL POOL	1	0.00
PZ-01 - DEVELOPMENT	2	0.00
PZ-06 - VARIANCE	1	0.00
SIGN - SIGN	1	0.00
TREE - TREE REMOVAL	5	0.00
*** TOTALS ***	82	766.00

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TASK CODE

T A S K S T A T U S R E P O R T
T O T A L S

Item No.b.

INC CODE: * - All
TASK CODE: * - ALL
STATUS: * - All

USER: * - All
GROUP: * - All
PRIORITY: * - All
TYPE:

ORIGINATION: 0/00/0000 THRU 99/99/9
DUE: 0/00/0000 THRU 99/99/9
RESOLUTION: 8/01/2026 THRU 8/31/2

		-----PRIORITY-----									TOTAL
		1	2	3	4	5	6	7	8	9	
STATUS	ACTIVE										
	CLOSED	194									194
	VOIDED										
	SUSPENDED										
TOTALS		194									194

-----SEQUENCES-----	
TASK CODE	COUNT
INSPECTION	159
REINSPECTION	23
REVIEW	12
TOTAL INCIDENTS	194