



Commissioner Bennett  
Commissioner Brewer  
Commissioner Debrow  
Commissioner Parrish  
Commissioner Lawson  
Commissioner Raymond  
Commissioner Sutherland

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, August 26, 2025**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

#### **Statement of Purpose**

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

#### **Pledge of Allegiance**

#### **Roll Call**

#### **Confirmation or Adjustments to Agenda**

#### **Approval of Minutes**

2. Approval of July 22, 2025 minutes.

#### **Architectural Review**

#### **New Business**

3. Joshua Matthews has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (shed) within 4' of the residence. The property address is 96114 Kapalama Dr. The tax parcel number is 067F-1-26-056.000. The property is in a MH zoning district. The setback from the residence is 10'. The variance requested is 6'. The Case File Number is 202500447.
4. Albert Chase has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 6' of the side yard property line. The property address is 6810 Apona St. The tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The side yard setback for an addition is 10'. The variance requested is 4'. The Case File Number is 202500503.
5. Reid A. Parker has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an addition (covered patio) within 0' of the rear yard setback. The property address is 3 Whispering Branch Way. The tax parcel number is 123A-3-03-028.000. The property is in a R-3 zoning district. The rear yard setback for an addition is 20'. The variance requested is 20'. The Case File Number is 202500448.
6. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3.a – Open House or Real Estate Signs. The proposed text amendment

is to remove Special Condition “Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday”. The Case File Number is 202500501.

7. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 3 – Districts and 4.3.7 Residential Accessory Building, Structure or Use. The proposed text amendment is to change the rear yard setback in residential districts where the property abuts canals or waterways to 10’ building and 5’ for accessory structures. The Case File Number is 202500501.

8. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article IX – Low-speed Vehicles and Golf Carts, Section 30-293 d. The proposed text amendment is to remove “, cross Interstate Highway 10 at the exit 16 overpass or”. The intent is to allow these vehicles to cross Exit 16 overpass of Interstate Highway 10. The Case File Number is 202500500.

### **Unfinished Business**

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

### **Commissioners' Comments**

### **Communication / Announcements**

9. The next City Council meeting is Tuesday, September 2, 2025.

The next Planning Commission meeting is Tuesday, September 23, 2025.

### **Adjourn or Recess**



Commissioner B  
Commissioner B  
Commissioner Debrow  
Commissioner Parrish  
Commissioner Lawson  
Commissioner Raymond  
Commissioner Sutherland

Item No.2.

## MINUTES PLANNING AND ZONING COMMISSION

Tuesday, July 22, 2025

6:00 PM CST

Council Chambers, City Hall  
and via teleconference, if necessary

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### Call to Order

Vice Chairman Raymond called the meeting to order at 6:01 p.m.

### Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Commissioner Parrish read the Statement of Purpose.

### Pledge of Allegiance

Commissioner Peters led The Pledge of Allegiance.

### Roll Call

Present at the meeting were: Commissioners Parrish, Peters, Lawson ( by Teleconference ) and Vice Chairman Raymond.

Absent from meeting were Commissioners Bennett, Sutherland, and Chairman Brewer.

Also present were City Attorney, Derek Cusick, Development Coordinator, Pat Rich, Building Official, Beau King. Absent from meeting was Minute Clerk ,Tammy Braud.

### Confirmation or Adjustments to Agenda

### Approval of Minutes

1. Approval of May 27, 2025 minutes.

Motion was made by Commissioner Parrish, second by Commissioner Peters to accept the Minutes as presented.

Roll Call: Ayes: Parrish, Peters, Lawson, Raymond Nays: None

**Motion Passed**

### Architectural Review

None

## **New Business**

2. The City of Diamondhead represented by Beau King, Building Official, has filed an application requesting a text amendment to add Coastal AE Zone and Freeboard to the Flood Damage Prevention Ordinance (Ord. 2012-006). Case File Number is 2025000398. The proposed text amendments would add "Coastal AE Zone" and "a minimum of 12 inches" to Chapter 14: Flood Damage Prevention. Section 14-105, 106, 108, and 110.

Development Coordinator, Pat Rich explained the Proposal.

Commissioners had no comments.

Motion was made by Commissioner Parrish, second by Commissioner Peters to accept the recommendation to change Text Amendment and present to the City Council.

Roll Call:

Ayes: Parrish, Peters, Lawson, Raymond. Nays: None

**Motion Passed**

## **Unfinished Business**

None

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

## **Commissioners' Comments**

None

## **Communication / Announcements**

3. The next City Council meeting is Tuesday, August 5, 2025.

The next Planning Commission meeting is Tuesday, August 26, 2025.

## **Adjourn or Recess**

Motion was made by Commissioner Parrish, second by Commissioner Peters to adjourn the meeting at 6:08 p.m.

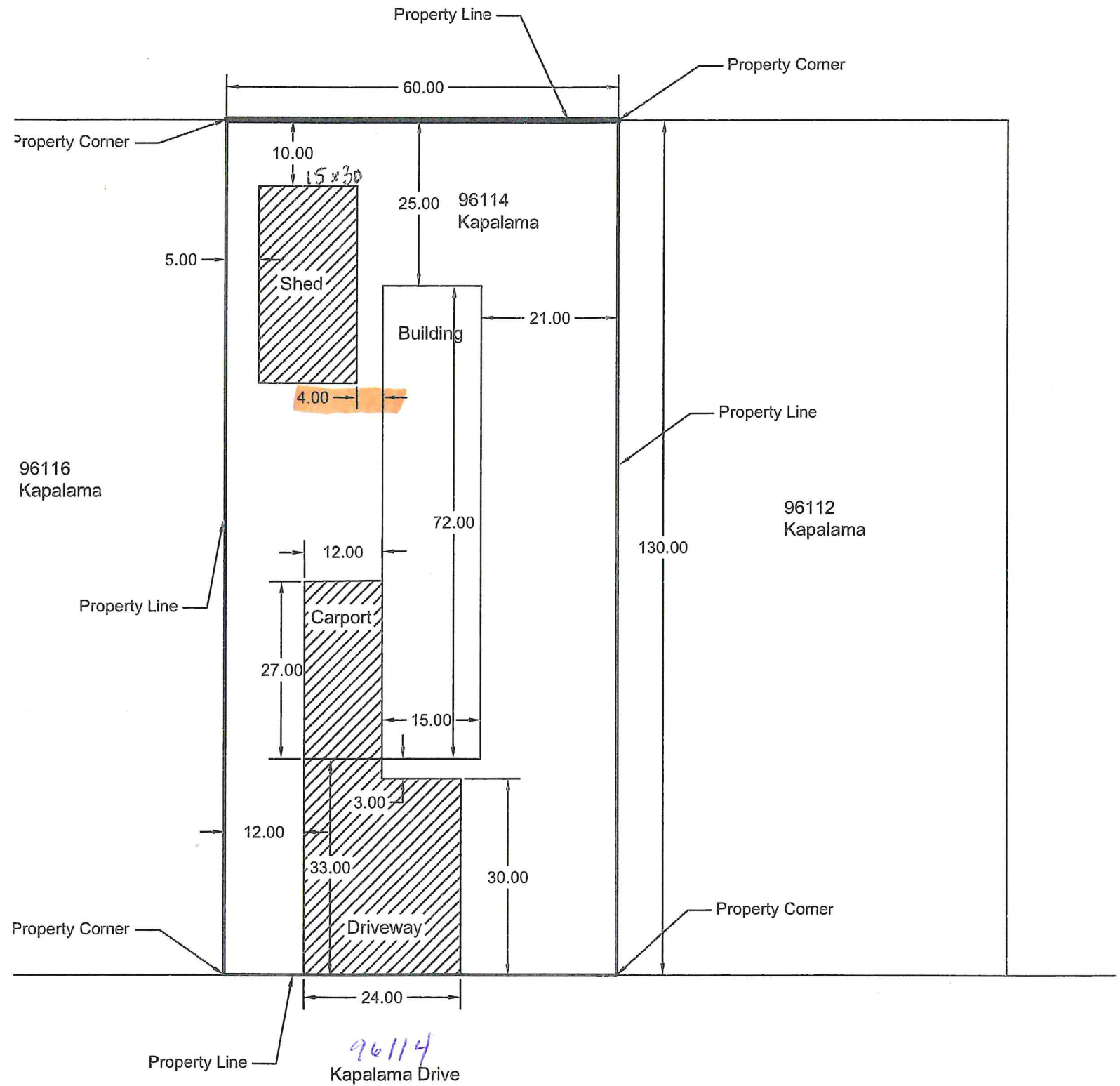
Roll Call: Ayes: Parrish, Peters, Lawson ,Raymond      Nays: None

**Motion Passed**

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S. Brewer, Chairman  
Planning & Zoning













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

TO: Joshua Matthews and adjacent property owners

FROM: J. Pat Rich, Development Coordinator

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

DATE: August 5, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Joshua Matthews has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (shed) within 4' of the residence. The property address is 96114 Kapalama Dr. The tax parcel number is 067F-1-26-056.000. The property is in a MH zoning district. The setback from the residence is 10'. The variance requested is 6'. The Case File Number is 202500447.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at 228-242-1613 or [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov).

# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

Joshua Matthews has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (shed) within 4' of the residence.

The property address is 96114 Kapalama Dr. The tax parcel number is 067F-1-26-056.000. The property is in a MH zoning district. The setback from the residence is 10'. The variance requested is 6'. The Case File Number is 202500447.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



August 8, 2025 at 10:21 AM  
96112 Kapalama Dr  
Diamondhead MS 39525







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

# APPLICATION FOR VARIANCE REQUEST

Case Number: 202506447

Date 7/18/25

✓ Applicant: Joshua Matthews

✓ Applicant's Address: 96114 Kapalama Dr. Diamondhead

✓ Applicant's Email Address: joshua.john.matthews1@Icloud.com

✓ Applicant's Contact Number: (Home) N/A (Work) N/A (Cell) 228-216-5821

Property Owner: SAME

Owner's Mailing Address: 15120 Wilderness Ln. Kiln

Owner's Email Address \_\_\_\_\_

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

Tax Roll Parcel Number: \_\_\_\_\_

Physical Street Address: \_\_\_\_\_

Legal Description of Property: 067F-1-26-056.000

Zoning District: MH

✓ State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
 (Signage-Size-Height) Requesting Variance to 10' SB from Residence  
for Accessory Structure

## 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 8/26/25 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.

Joshua Matthews  
Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
For Official Use Only

- (☒) \$100.00 #101  
 (☒) Copy of Deed, Lease or Contract  
 (☒) Site Plan  
 ( ) Parking Spaces  
 ( ) List of Property Owner

- (☒) Application Signed  
 ( ) Written Project Description  
 ( ) Drainage Plan NA ( )  
 ( ) Notarized Statement NA ( )

**REQUIRED ITEM A**

Property Owner \_\_\_\_\_

Street Address \_\_\_\_\_  
Statement Describing Variance Request \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The reasons why it complies with the criteria for variances:

- ✓ 1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Yes, Residence is only 25' from rear Property.  
\_\_\_\_\_  
\_\_\_\_\_

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

Response: Yes, Many other Accessory Structures in Dhead  
\_\_\_\_\_  
\_\_\_\_\_

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

Response: Yes, Long & narrow Lot.  
\_\_\_\_\_  
\_\_\_\_\_

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

Response: Yes, Similar Variances have been granted for Accessory Structures.  
\_\_\_\_\_  
\_\_\_\_\_



2024 16281  
 Recorded in the Above  
 Deed Book & Page  
 11-07-2024 03:45:49 PM  
 Tiffany L Cowman  
 Hancock County

## Quit Claim Deed

For and in consideration of 10\$ and other considerations, The undersigned Jeff Henderson does hereby convey and quitclaim unto Joshua Matthews the following real property located in Hancock county Ms:

8 BLK 10 UN 4 PH1 , Diamondhead, Phase 1  
 Same as : Parcel Number 067F-1-26-056.000


Seller retains no mineral rights or access rights.

Grantor: Jeff Henderson Date: 10/24/24

Buyer: Joshua Matthews Date: 10/24/24

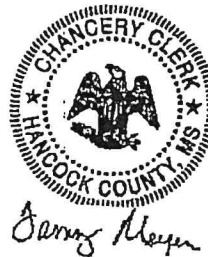
Notary Public: [Signature] Date: 10-28-24

My commission expires: 04-03-2027



Buyer/Grantee  
 Joshua Matthews  
 15120 Wilderness Ln  
 Kiln Ms 39556

Seller/Grantor/Prepared by  
 Jeff Henderson  
 11248 Lobouy Road,  
 Pass Christian Ms 39571



Hancock County  
 I certify this instrument was filed on  
 11-07-2024 03:45:49 PM  
 and recorded in Deed Book  
 2024 at Pages 16281 - 16281  
 Tiffany L Cowman



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

### APPLICATION FOR VARIANCE REQUEST

Case Number: 202500503

Date 08/01/25

Applicant: Albert Chasse

Applicant's Address: 6810 Apona st

Applicant's Email Address: Chassealbert@gmail.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) 2283635514 (Cell) \_\_\_\_\_

Property Owner: \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Owner's Email Address \_\_\_\_\_

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

Tax Roll Parcel Number: 131A-0-01-064.000

Physical Street Address: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Zoning District: R-6

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) Attaching Carport w/in 6' of SYSB

## 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 August 26/25 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

*N/A* (☒) Parking Spaces

(☒) List of Property Owner

(☒) Application Signed

(☒) Written Project Description

(☒) Drainage Plan NA ( )

*N/A* (☒) Notarized Statement NA ( )

REQUIRED ITEM AProperty Owner Albert ChaseStreet Address 6810 Apona St.

Statement Describing Variance Request

4' Variance to 10' SYSB to construct  
Attached Carport

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Yes, need additional Covered Parking

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

Response: Yes, Many R-6 zoned residences have Attached  
Carports

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

Response: Yes, Lots in the area are 75x140, Long &  
Narrow

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

Response: Yes



August 8, 2025 at 10:55 AM  
6812 Apona St  
Diamondhead MS 39525





# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

Albert Chase has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 6' of the side yard property line .

The property address is 6810 Apona St. The tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The side yard setback for an addition is 10'. The variance requested is 4'. The Case File Number is 202500503.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



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

TO: Albert Chase and adjacent property owners

FROM: J. Pat Rich, Development Coordinator

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

DATE: August 5, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Albert Chase has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 6' of the side yard property line. The property address is 6810 Apona St. The tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The side yard setback for an addition is 10'. The variance requested is 4'. The Case File Number is 202500503.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at 228-242-1613 or [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov).

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

Albert Chase has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 6' of the side yard property line .

The property address is 6810 Apona St. The tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The side yard setback for an addition is 10'. The variance requested is 4'. The Case File Number is 202500503.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



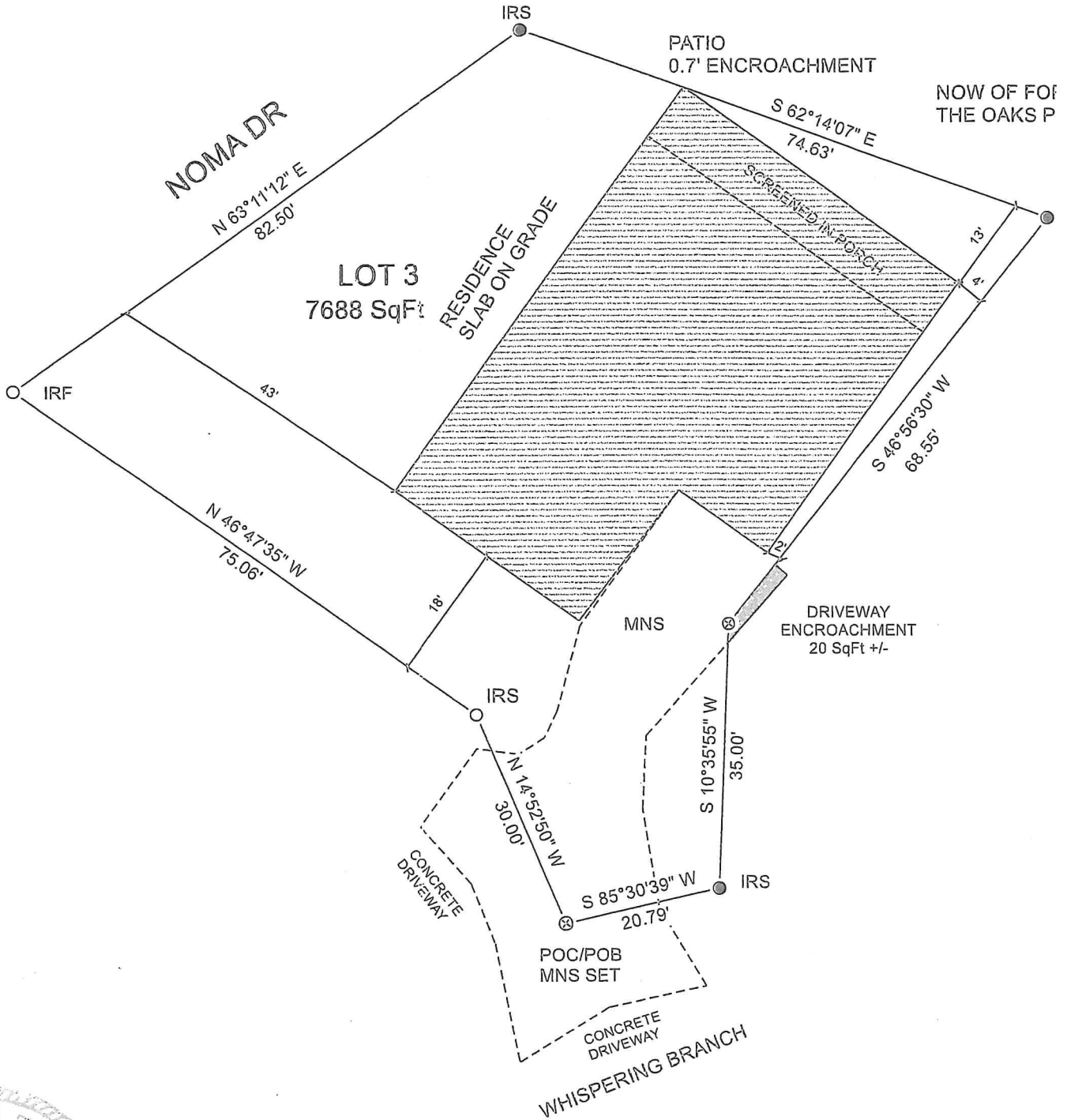
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5000 Diamondhead Circle  
Diamondhead, MS 39525  
Ph: 228-222-4626  
FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST 202500 448

Case Number: 25B012

Date 7/18/25

Applicant: REID A. PARKER

Applicant's Address: 3 WHISPERING BRANCH WAY

Applicant's Email Address: REIDAPARKER618@GMAIL.COM

Applicant's Contact Number: (Home)        (Work)        (Cell) 228 547-4482

Property Owner: REID A. PARKER

Owner's Mailing Address: 3 WHISPERING BRANCH WAY

Owner's Email Address REID A PARKER 618 @ GMAIL . COM

Owner's Contact Number: (Home)        (Work)        (Cell) 228 547-4482

Tax Roll Parcel Number: 132A-3-03-028.000

Physical Street Address: 3 WHISPERING BRANCH

Legal Description of Property: LOT 3, BLOCK 10 THE OAKS PH II

Zoning District: R-3

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) SIDE YARD PATIO EXTENSION WITH COVER  
AND CONCRETE DECK, SIZE 12'X44' WITH SCREENS.

## 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.

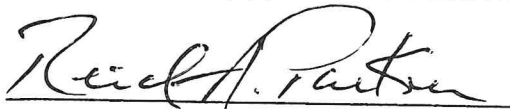
That additional information may be required by the Planning Commission prior to final disposition.

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 AUGUST 26 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 N/A
- ☐ List of Property Owner N/A

- ☐ Application Signed
- ☐ Written Project Description N/A
- ☐ Drainage Plan NA ☒
- ☐ Notarized Statement NA ☒

REQUIRED ITEM AProperty Owner Reid A. ParkerStreet Address 3 WHISPERING BRANCH, DIAMONDHEAD MS.

Statement Describing Variance Request

Request Variance from the 20' set back  
requirement in the rear of property <sup>39525</sup>

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: yes,

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

Response: yes

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

Response: yes, caused by original placement  
of the home on the lot (1978)

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

Response: yes, no restrictions would apply  
to any other owners in the  
entire neighborhood

**CORPORATE RESOLUTION  
THE OAKS PROPERTY OWNERS ASSOCIATION, INC.**

**THAT WHEREAS,** The Oaks Property Owners Association, Inc. is the legal and rightful owner of "All that certain real property as described on that certain plat o the Oaks, Phase I, Diamondhead, as recorded in Plat Book No. 5, at Pages 15-16, of the Records in the Office of the Chancery Clerk of Hancock County, Mississippi" which now, after the sale of 100 lots, specifically means and includes all the common areas located within, and,

**WHEREAS,** the 2025 Board of Directors of The Oaks Property Owners Association, Inc. were duly elected by the home owners of The Oaks and in that regard the Board of Directors have been provided the right to exercise all the powers usually appertaining to each of the offices of the respective Board Member, and further, the By-Laws provide additional powers and duties as the Board of Directors may, from time to time, determine, and

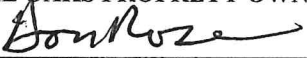
**WHEREAS,** The Oaks property owners, Reid and Regina Parker, of 3 Whispering Branch, Diamondhead, Mississippi and have requested a variance of the normal five (5) foot setback from The Oaks Common Area property line to accommodate an honest and unfortunate mistake of measurement wherein a newly constructed screened patio addition to said 3 Whispering Branch house is seven (7) inches inside that five (5) foot setback and to demolish and reconstruct the patio or even part of the patio that is within the setback would be costly considering the monies spent do date on said construction.

**THEREFORE, BE IT RESOLVED** by the Board of Directors that a seven (7) inch variance of the five (5) foot setback be given and/or granted unto Reid and Regina Parker, as there will be no other construction on The Oaks Common Area immediately in and around the Reid and Regina Parker residence.

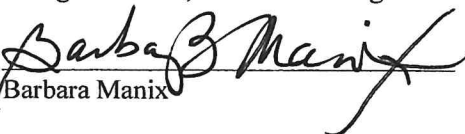
This resolution was adopted unanimously by the Board of Directors and shall become effective on the date of the passage of this Resolution.

**IN WITNESS WHEREOF,** it is hereby certified by the undersigned that the foregoing resolution was duly passed by the Members of The Oaks Board of Directors on the 13<sup>th</sup> day of May 2025.

**THE OAKS PROPRETY OWNERS ASSOCIATION, INC.**

  
\_\_\_\_\_  
Don Rose, President

  
\_\_\_\_\_  
Georgia Howard, Director At Large

  
\_\_\_\_\_  
Barbara Manix

  
\_\_\_\_\_  
Carol Jemilo-Rose, Sec/Treasurer

  
\_\_\_\_\_  
Bob Harko, Director At Large

## DIAMONDHEAD WATER &amp; SEWER DISTRICT

## REQUEST FOR AN ABANDONMENT OF EASEMENT

DATE: 6/19/25PROPERTY OWNER OR OWNERS: Reid ParkerPHONE NUMBER: 228-547-4482

EMAIL ADDRESS: \_\_\_\_\_

DESIRE TO HAVE UTILITY EASEMENT ABANDONED BETWEEN:

PROPERTY DESCRIPTION: PHASE 2 UNIT \_\_\_\_\_ BLOCK 10 LOT 3

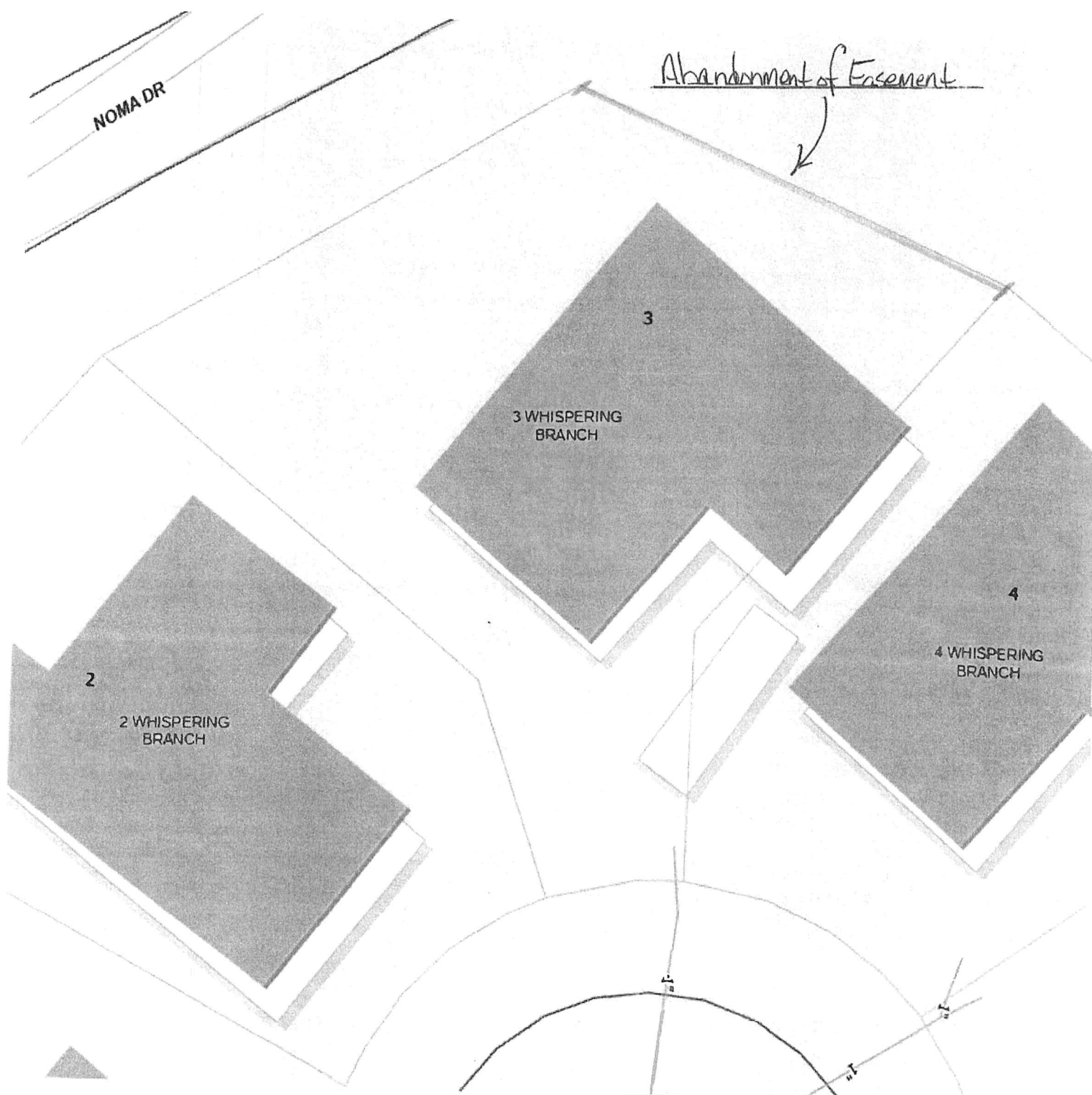
PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY ADDRESS: 3 Whispering BranchCUSTOMER SIGNATURE: Reid A. Parker

## OFFICE USE ONLY:

DATE APPROVED: 6/19/25APPROVED BY: [Signature]ABANDONMENT FEE: \$50.00 Pd CK# 3442APPROVED BY BOARD: Motion 9.1.0 7/10/25 [Signature]EMAILED COPY: (SIGN/DATE) [Signature] 7/11/25



APPROVED  
JUN 19 2025  
BY: W.C.



August 8, 2025 at 10:44 AM  
1 Whispering Branch Way  
Diamondhead MS 39525







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

TO: Reid A. Parker and adjacent property owners

FROM: J. Pat Rich, Development Coordinator

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

DATE: August 5, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Reid A. Parker has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow an addition (covered patio) within 0' of the rear yard setback. The property address is 3 Whispering Branch Way. The tax parcel number is 123A-3-03-028.000. The property is in a R-3 zoning district. The rear yard setback for an addition is 20'. The variance requested is 20'. The Case File Number is 202500448.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at 228-242-1613 or [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov).

# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

Reid A. Parker has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an addition (covered patio) within 0' of the rear yard setback.

The property address is 3 Whispering Branch Way. The tax parcel number is 123A-3-03-028.000. The property is in a R-3 zoning district. The rear yard setback for an addition is 20'. The variance requested is 20'. The Case File Number is 202500448.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

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

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If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



**Table 8.3. Sign Requirements by Type**

Sign Type	Location	Number	Area	Min/ Max Height	Special Conditions
a) Open House	Placed on private property only	1 per lot	3 ft (2)	3' max	<del>Permitted only on weekends from 5 pm Friday until 30 minutes after sunset Sunday</del> <i>Remove</i>
b) Development	Placed facing street on private property	1 per site	32 ft (2) 6 ft (2)	8' max	Installed no more than 15 days prior to the start of construction and removed 30 days after completion of a home or 90 days after completion of a model home
c) Neighborhood Identification	On private or public right of way if approved by Council	-	36 ft (2)	6' max	Ground mounted only
d) Ground-Mounted Monument	1 per street frontage per lot Setback - 10'	1 per lot	3 ft per lineal foot of building frontage 100 ft (2) max 64 ft (2) 36 ft (2) for 1 District	8' max	For multi-tenant buildings, sign area for each tenant space with frontage may be calculated separately
e) Ground-Mounted Pole	1 per street frontage per lot Setback - 10'	1 per every 300' of frontage of a parcel to a street	3 ft per lineal foot of building frontage 300 ft (2) max per sign	25' max height	-
f) Wall-Mounted	Flat against a wall surface	No limit	3 ft (2) per lineal ft of building frontage 150 ft (2) max-80% of building width max		Interstate Frontage Exception - Wall frontage directly adjacent to Interstate 10 shall be allowed additional wall signage at a rate of 3ft (2) per lineal foot of building frontage with 150 ft (2) max to be allocated on the interstate wall only
g) Projecting Signs	Affixed to wall surface	1 per street frontage	-1 ft (2) per lineal foot of building frontage-100 ft (2) max	-10' min Cornice line max	Projecting signs may not extend more than twenty-four (24) inches beyond a wall surface.
h) Window Signs	Affixed to window	No limit	25% of window area max	n/a	Rope lighting of any kind/type within the window case-ment is prohibited. Window lighting shall only be operational during business hours.
i) Temporary Sidewalk or "A" Frame	Sidewalk adjacent to the front of the building façade	1 per store front	6 ft (2)	3'	Placement may not obstruct pedestrian traffic
j) Outdoor Advertising (Billboards)	Separation Radius - 2640' Interstate Access Setback - 500'		350 ft (2) per face, 700 max all faces	25'	Maximum separation between two sign faces shall be 5'; Mounting shall be on a single pole centered in the sign face

Table 8.1. Table of Permitted Sign Types

On-premises Freestanding	
<p><b>a) Open House Sign or Real Estate Signs.</b> Open house signs announce the availability of open house events. Real estate signs advertise the sale of real estate. The signs are temporary in nature and supported by a metal frame with two ground penetrating supports.</p>	
<p><b>b) Temporary Special Event Banner.</b> Temporary special events banners announce special community events or occasions on the site of the event.</p>	
<p><b>c) Development Sign.</b> Development signs identify building, development or construction sites and identify the address, development name, general contractor and owner. The purpose of such sign is to facilitate the delivery of materials and services for the period of construction only</p>	
<p><b>d) Neighborhood Identification Signs.</b> Neighborhood identification signs include entrance identification for subdivision, multi-family developments, and other similar residential developments. These signs illustrate the development name, description or location only.</p>	
<p><b>e) Ground-Mounted Monument Signs.</b> A sign which is generally a low profile sign supported by a base having a width of 80% of the sign width, and having little or no space between the bottom of the sign's message area and the top of the base. Includes Ground-Mounted Monument Group signs which accommodate shopping center, office complexes, clusters of businesses or similar arrangements.</p>	
<p><b>f) Ground-Mounted Pole Signs.</b> A sign which is generally mounted on a supporting pole or pylon or multiple poles or pylons.</p>	
<p><b>g) Temporary sidewalk or "A" frame sign.</b> A sign which is temporary in nature, that is not secured to the ground, and constructed in a manner as to form an "A" or tent-like shape used for the purpose of advertising on the angular sides.</p>	



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

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3.a – Open House or Real Estate Signs. The proposed text amendment is to remove Special Condition “Permitted only on weekends from Friday 5 pm until 30 minutes after sunset on Sunday”. The Case File Number is 202500501.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.

## July 15, 2025 Regular Meeting Minutes

9. **2025-165:** Motion to approve amendment #1 to the Memorandum of Understanding with the Mississippi Department of Marine Resources for FY22 GOMESA Funding Award.
10. **2025-166:** Motion to award the bid received for the purchase of a new backhoe to Lee Tractor Company in the amount of \$111,400.00

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

**MOTION CARRIED UNANIMOUSLY**

#### Action Agenda.

11. **2025-163:** Motion to request the Planning and Zoning Commission to hold a public hearing to remove the special condition "Permitted only on weekends from 5 pm Friday until 30 minutes after sunset Sunday" for open house/real estate signs. (Sheppard)

Motion made by Ward 2 Sheppard, Seconded by Ward 1 Finley to request the Planning and Zoning Commission to hold a public hearing to remove the special condition "Permitted only on weekends from 5 pm Friday until 30 minutes after sunset Sunday" for open house/real estate signs.

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

**MOTION CARRIED**

#### Routine Agenda.

#### Claims Payable

12. Motion to approve Docket of Claims (DKT232949 - DKT232988) in the amount of \$232,123.14.

Motion made by Ward 1 Finley, Seconded by Ward 3 Harwood to approve Docket of Claims (DKT232949 - DKT232988) in the amount of \$232,123.14.

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

**MOTION CARRIED UNANIMOUSLY**

#### Department Reports

Motion made by Ward 2 Sheppard, Seconded by Ward 4 Clark to approve department reports.

- a. Court

Police

Building

Code Enforcement

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

**MOTION CARRIED UNANIMOUSLY**

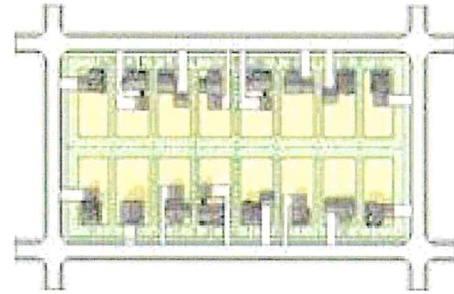


**3.4.7 Residential R-10 – Low Density Single-Family District**

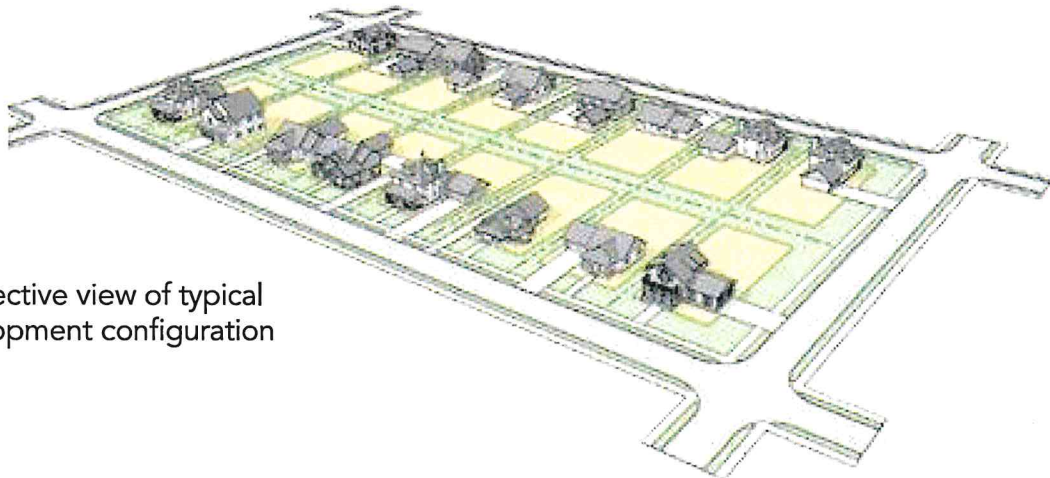
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as low density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	10,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	80'
Front Yard (min/max)	20'/none
Side Yard	10'
Rear Yard <i>3</i>	20'
<b>2. Use and Intensity</b>	
Permitted Primary and Accessory Uses	<a href="#">See Article 4, Table 4.1, Use Matrix</a>
Residential Intensity	4 Dwellings/Acre
Impervious Surface Ratio	0.45
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
<b>3. Site Specific Design Standards</b>	
Mobility and Parking Standards	<a href="#">See Article 6</a>
<b>4. Review and Approval Processes</b>	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	<a href="#">See Article 5</a>
<b>5. District Exceptions and Notes</b>	
<sup>1</sup> See methods for dimensional measurements	
<sup>2</sup> See exceptions to height limitations	

*3. 5' if waterfront*



Plan view illustration of typical development configuration



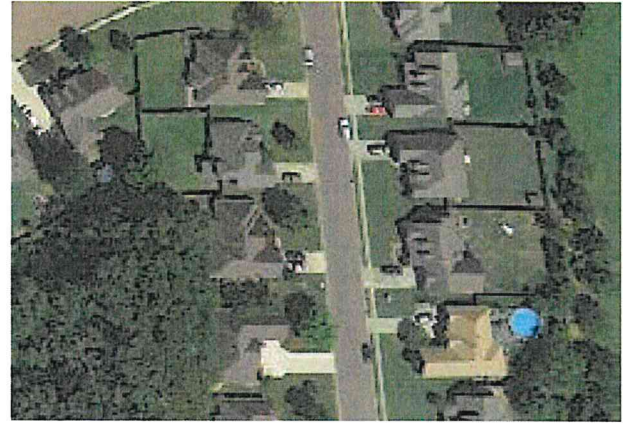
Perspective view of typical development configuration

### 3.4.8 Residential R-6 – Medium Density Dwelling District

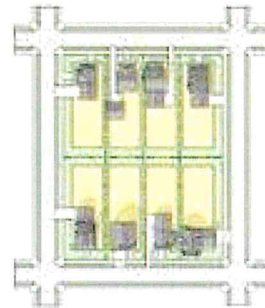
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as medium density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

1. Lot Standards and Buildable Area <sup>1</sup>	
Minimum Lot Size	6,000 (sf)
Minimum Lot Frontage	40'
Lot width at the building line	60'
Front Yard (min/max)	20'/none
Side Yard	10'
Rear Yard <sup>3</sup>	20'
2. Use and Intensity	
Permitted Land Use	<a href="#">See Article 4, Table 4.1, Use Matrix</a>
Residential Intensity	7 Dwellings/Acre
Impervious Surface Ratio	0.45
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
3. Site Specific Design Standards	
Mobility and Parking Standards	<a href="#">See Article 6</a>
4. Review and Approval Processes	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	<a href="#">See Article 5</a>
5. District Exceptions and Notes	
<sup>1</sup> See methods for dimensional measurements	
<sup>2</sup> See exceptions to height limitations	

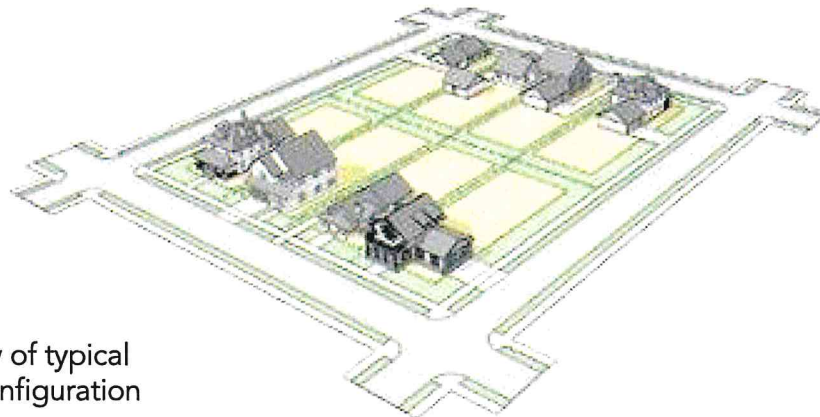
3. 5' if waterfront



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration



## 3

## ARTICLE 3 - DISTRICTS

**3.4.9 Residential RHD5 – High Density Single-family Dwelling District**

The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promotes the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities. The district functions to preserving existing low or medium density single-family neighborhoods from nearby non-residential uses by serving as a transitional land use. The district is to recognize and promotes the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

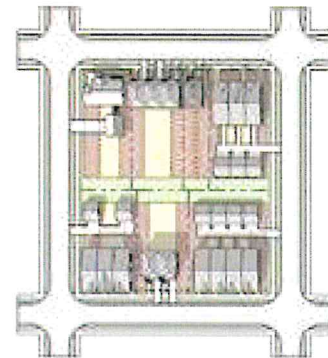
1. Lot Standards and Buildable Area <sup>1</sup>				
Minimum Lot Size		Zero-lot line	5,000 (sf)	
		Attached Town-house	6,000 (sf) first 2 units, 1,800 each added unit	
		All other uses	6,000 (sf)	
Minimum Lot Frontage			40'	
Lot width at the building line		Detached	60'	
		Townhome	14'	
		All other uses	60'	
Yards <sup>3</sup>	Unit Type	Front	Side	Rear
	Detached	20'	5'	20'
	Zero-lot or Townhome		0, 10' on end	
	All other uses		10'	
2. Use and Intensity				
Permitted Land Use			<a href="#">See Article 4, Table 4.1, Use Matrix</a>	
Residential Intensity			8.5 Dwellings/Acre	
Impervious Surface Ratio	Single-Family Detached	0.60		
	Single-Family Attached	0.70		
Floor Area Ratio			None	
Maximum Structure Height <sup>2</sup>			35'	
Minimum Dwelling Size			See Map of Minimum Square Footage Requirements	
3. Site Specific Design Standards				
Mobility and Parking Standards			<a href="#">See Article 6</a>	
4. Review and Approval Processes				
Subdivision Standards			See Subdivision Regulations	
Building, Site, and Design Standards			<a href="#">See Article 5</a>	
5. District Exceptions and Notes				
<sup>1</sup> See methods for dimensional measurements				
<sup>2</sup> See exceptions to height limitations				

3.5' if water front

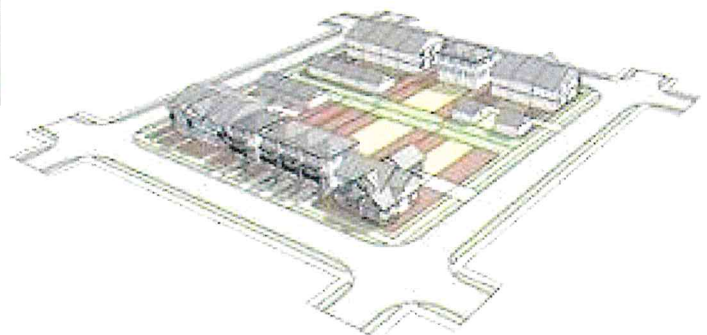
Perspective view of typical development configuration



Aerial precedent image



Plan view illustration of typical development configuration





### 3.4.10 Residential RM5 – Multi-Family High Density Dwelling District

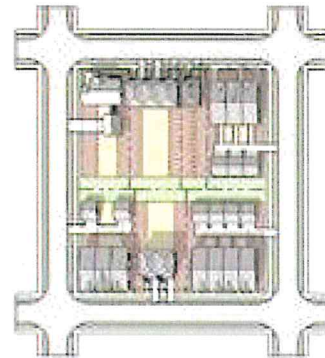
The district is intended to implement the First Diamondhead and Suburban Neighborhood Placetypes set out in Envision Diamondhead 2040 Comprehensive Plan. The district is to recognize and promote the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities. The district functions to preserving existing low or medium density single-family neighborhoods from nearby non-residential uses by serving as a transitional land use. The district is to recognize and promote the character of these areas in Diamondhead as high density single-family residential neighborhoods now and into the future through the planning period, while accounting for neighborhood support facilities and activities.

1. Lot Standards and Buildable Area <sup>1</sup>				
Minimum Lot Size		SF Detached	5,000(sf)	
		Attached Town-house	6,000(sf) first 2 units, 1,800 each added unit	
		Multi-family	9,600(sf) for up to three units; 800 each added unit	
		All other uses	6,000 (sf)	
Minimum Lot Frontage			40'	
Lot width at the building line		Detached	50'	
		Townhome	14'	
		Two-family	60'	
		Multi-family	80'	
Yards 	Unit Type	Front	Side	Rear
	Detached	20'	5'	20'
	Zero-lot or Townhome		0, 10' on end unit	
	All other uses		10'	
2. Use and Intensity				
Permitted Land Use			<a href="#">See Article 4, Table 4.1, Use Matrix</a>	
Residential Intensity	SF and Two-family		8.5 Dwellings/Acre	
	Multi-family		20 Dwelling/Acre	
Impervious Surface Ratio	SF Detached		0.60	
	Townhouse		0.70	
	Multi-family		0.50	
	All Others		0.60	
Floor Area Ratio			None	
Maximum Structure Height <sup>2,3</sup>			35'	
Minimum Dwelling Size			See Map of Minimum Square Footage Requirements	
3. Site Specific Design Standards				
Mobility and Parking Standards			<a href="#">See Article 6</a>	
4. Review and Approval Processes				
Subdivision Standards			See Subdivision Regulations	
Building, Site, and Design Standards			<a href="#">See Article 5</a>	
5. District Exceptions and Notes				
<sup>1</sup> See methods for dimensional measurements				
<sup>2</sup> See exceptions to height limitations				
<sup>3</sup> 50 feet shall be allowed with conditional use approval				

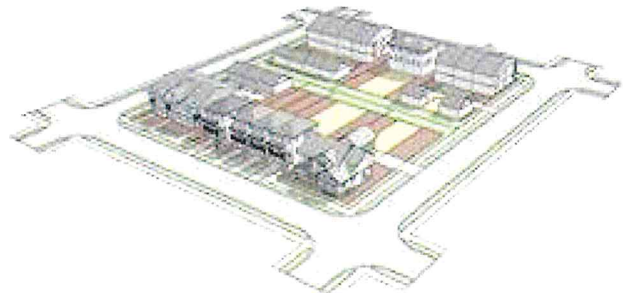
*4.5' if waterfront*



Aerial precedent image



Plan view illustration of typical development configuration



Perspective view of typical development configuration



# 3

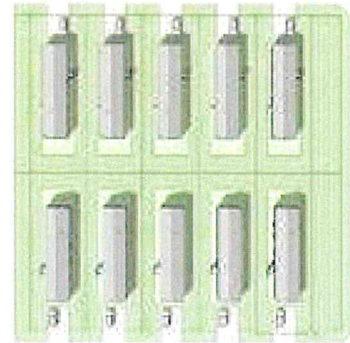
## ARTICLE 3 - DISTRICTS

### 3.4.11 Residential MH – Manufactured Home Dwelling District

The district is intended to implement the First Diamondhead Placetype set out in Envision Diamondhead 2040 Comprehensive Plan. The district is designed to accommodate manufactured home communities and manufactured home parks, either as subdivisions or as rental parks, in certain areas of the city. This district may also accommodate related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area.

<b>1. Lot Standards and Buildable Area <sup>1</sup></b>	
Minimum Lot Size	3 acre site, minimum of 17 lots of 5,000(sf)
Minimum Lot Frontage	40'
Lot width at the building line	80'
Front Yard (min/max) <sup>3</sup>	20'/none
Side Yard <sup>3</sup>	10', 20' on street side of corner
Rear Yard <sup>3,4</sup>	20'
Minimum Unit Separation	16'
<b>2. Use and Intensity</b>	
Permitted Primary and Accessory Uses	<a href="#">See Article 4, Table 4.1, Use Matrix</a>
Residential Intensity	8 Dwellings/Acre
Impervious Surface Ratio	0.60
Floor Area Ratio	None
Maximum Structure Height <sup>2</sup>	35'
Minimum Dwelling Size	See Map of Minimum Square Footage Requirements
<b>3. Site Specific Design Standards</b>	
Mobility and Parking Standards	<a href="#">See Article 6</a>
<b>4. Review and Approval Processes</b>	
Subdivision Standards	See Subdivision Regulations
Building, Site, and Design Standards	<a href="#">See Article 5</a>
<b>5. District Exceptions and Notes</b>	
<sup>1</sup> See methods for dimensional measurements	
<sup>2</sup> See exceptions to height limitations	
<sup>3</sup> See use conditions for additional dimensional requirements	

*4 5' if waterfront*



Plan view illustration of typical development configuration



Perspective view of typical development configuration



## 4

## ARTICLE 4 - USES AND USE CONDITIONS

- i. Drive-through kiosks and windows are restricted to the side and rear of the building.
- ii. Drive-through stacking lanes shall not be placed between the street right-of-way and the associated building except that on corner lots such restriction shall be limited to the front façade of the building.
- iii. Drive-through windows are prohibited on the side of a building facing any residential zoning district or existing residential use.
- g) Nuisances Prohibited. No machinery or equipment shall be permitted that produces noise, odor, vibration, light, or electrical interference beyond the boundary of the subject property.
- h) All home occupations shall be subject to permit approval of the Zoning Administrator.

**4.3.4 Dwellings Accessory to Principal**

**Non-residential Use.** Where permitted, dwellings accessory to a nonresidential use shall be subject to the following conditions:

- a) The total floor area of all accessory dwelling units shall be less than the floor area of the principal non-residential use.
- b) Additional parking spaces required by Article 6 for such dwellings shall be provided.

**4.3.5 Home Occupations.** Where permitted, home occupations shall be subject to subject to the following conditions:

- a) Home occupations shall not be carried out in more than 20 percent of the total dwelling building area, not to exceed 500 square feet. No more than one home occupation may be carried out per principal dwelling.
- b) No part of a home occupation may be carried out within an accessory building.
- c) There shall be no onsite employment other than members of the resident family.
- d) The use shall not generate pedestrian or vehicular traffic beyond that reasonably expected to be generated by a residential living unit.
- e) Any need for parking spaces in excess of those required for a residential dwelling shall be provided in an off street location and in accordance with the provisions of Article 6.
- f) Appearance. There shall be no outdoor storage or display and no change in the existing outside appearance of the dwelling or premises or other visible evidence of the conduct of such home occupation or home professional office.

**4.3.6 Swimming Pool.** Where permitted, swimming pools designed to a water depth of 24 inches or more shall be subject to the following conditions:

- a) Location. No pool shall be located in front of the principal building. No above or in-ground pool shall be located within ten (10') feet of a side or rear lot line or under any electrical lines, or over any utility or drainage facility. No portion of any walkway or pool appurtenance structure shall be closer than four (4') feet to any lot line.
- b) Fence. Swimming pools shall be fenced in accordance with the applicable building code in force for the City of Diamondhead.

**4.3.7 Residential Accessory Building,**

**Structure or Use.** Where permitted, residential accessory buildings, structures, or uses shall be subject to the following conditions:

- a) Parking Spaces and garages shall comply with Article 6, but no parking garage shall be detached from a main structure.
- b) General Accessory Structures.
  - i. A principal structure shall be already constructed on the same lot.
  - ii. Accessory structures shall not be used as a habitable dwelling unit.
  - iii. Area limitation: Accessory structures shall be limited to 30% of the footprint of the primary structure but not to exceed 800 square feet whichever is less.
  - iv. Maximum height: The maximum height shall not exceed 25 feet. However, the height of the accessory structure shall not exceed the height of the primary structure. The accessory structure shall not exceed one story.
  - v. Setbacks: The structure shall not be located in front of nor within 10 feet of the principal building and not within five feet from a side lot line, nor within 10 feet of a rear lot line. If the height exceeds 15 feet, the accessory structure

(5 feet if waterfront)

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

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 3 – Districts and 4.3.7 Residential Accessory Building, Structure or Use. The proposed text amendment is to change the rear yard setback in residential districts where the property abuts canals or waterways to 10’ and 5’ for accessory structures. The Case File Number is 202500501.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



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

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article IX – Low-speed Vehicles and Golf Carts, Section 30-293 d. The proposed text amendment is to remove “, cross Interstate Highway 10 at the exit 16 overpass or”. The intent is to allow these vehicles to cross Exit 16 overpass of Interstate Highway 10. The Case File Number is 202500500.

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, August 26, 2025, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.

## ARTICLE IX. - LOW-SPEED VEHICLES AND GOLF CARTS

## Sec. 30-292. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*City* means the City of Diamondhead.

*Golf cart* means a motor vehicle that is designated and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour and is equipped with the safety equipment as required under 49 CFR 571.500.

*Governing authorities* means the mayor and city council of the City of Diamondhead.

*Low-speed vehicle* means any four-wheeled electric or gasoline-powered vehicle that has a top speed greater than 20 miles per hour but less than 25 miles per hour and is equipped with safety equipment as required under 49 CFR 571.500.

(Ord. No. 2012-013, § 14-162, 9-4-2012; Ord. No. 2019-013, § 1, 4-16-2019; Ord. No. 2012-013.01, 4-16-2019)

## Sec. 30-293. - Restrictions.

- (a) The mayor and city council may, in their discretion, authorize the operation of low-speed vehicles and golf carts only on public streets that are within the contiguous area within the city limits.
- (b) Any person operating a low-speed vehicle or golf cart on the public roads and streets under this chapter must have in his possession a valid driver's license or temporary driver's permit and proof of financial responsibility as required under MCA 1972, § 63-15-1 et seq.
- (c) Low-speed vehicles and golf carts may only be operated on Golf Club Drive or Kapalama Drive if the operator is traveling the shortest possible distance between his residence and the nearest other public road or street authorized for use by low-speed vehicles and/or golf carts, cart path or golf course cart path.
- (d) Low-speed vehicles and golf carts may not be operated on any road or street bearing signs indicating that low-speed vehicles and golf carts are not permitted, and they may not cross ~~Interstate Highway 10 at the exit 16 overpass or operated on Interstate Highway 10.~~ Those roads and streets where low-speed vehicles and golf carts are prohibited are marked on the map attached to Ord. No. 2012-013.01 as Exhibit "A."
- (e) Notwithstanding any other provision of law to the contrary, when operated by a person participating in a parade permitted by the city, low-speed vehicles and golf carts may be operated on the permitted route on the parade Page 45 participating in the parade.