



Commissioner Bennett  
Commissioner Brewer  
Commissioner Cook  
Commissioner Debrow  
Commissioner Flowers  
Commissioner Layel  
Commissioner Nicaud

## **MINUTES**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, September 27, 2022**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

Chairman Flowers called the meeting to order at 6:00 p.m.

#### **Statement of Purpose**

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

Commissioner Debrow read the Statement of Purpose.

#### **Pledge of Allegiance**

All Commissioners led the Pledge of Allegiance.

#### **Roll Call**

Present at the meeting were: Chairman Flowers, Commissioners Layel, Nicaud, Cook, Debrow, Bennett. Also present was City Attorney, Derek Cusick, Building Official, Ronald Jones, Development Coordinator, Pat Rich, Building Inspector, Beau King, Minute Clerk, Tammy Braud. Absent from meeting was Commissioner Scott Brewer.

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

Commissioner Debrow made a motion second by Commissioner Bennett to approve the agenda as presented

#### **Motion Passed Unanimously**

#### **Approval of Minutes**

1. Approval of August 23, 2022 minutes.

Commissioner Bennett made a motion second by Commissioner Cook to approve the minutes of August 23, 2022 as presented.

#### **Motion Passed Unanimously**

#### **New Business**

2. Willie Kerner has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow the construction of an accessory building (utility shed) within 6' of the primary structure. The property address is 63715 Diamondhead Drive North. The tax parcel number is

068Q-1-41-079.000.The property is in a R-2 zoning district. The setback from the primary structure is 10'. The variance requested is 4'. The Case File Number is 202200412.

Building Inspector, Beau King spoke and answered questions from commissioners. Chairman Flowers ask if anyone was present to represent the request, no one was present.

Chairman Flowers asked for public comments. No comments

Building Inspector, Beau King read the staff recommendation to approve as petitioned.

Commissioner Debrow made a motion, second by Commissioner Bennett to accept the recommendation to the City Council

### **Motion Passed Unanimously**

3. Ralph E. Hays has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow the construction of a roof over an existing patio within 19' of the rear property line on the golf course. The property address is 7435 Mahalo Hui Drive. The tax parcel number is 067N-2-35-048.001.The property is in a R-2 zoning district. The rear yard setback is 20'. The variance requested is 1'. The Case File Number is 202200423.

Building Inspector Beau King presented the case and answered questions from Commissioners.

Chairman Flowers asked if anyone was present to represent the request.

Mr. Ralph Hayes spoke to commissioners ,and answered their questions.

Chairman Flowers asked for public comments. No comments

Building Inspector, Beau King read the staff recommendation to approve the request.

Commissioner Cook made a motion, second by Commissioner Layel to approve the recommendation to the City Council

### **Motion Passed Unanimously**

## **Unfinished Business**

4. The City of Diamondhead represented by J. Pat Rich, Development Coordinator, has filed an application requesting a text amendment in accordance with the Zoning Ordinance Article 2.8 Amendment (Rezoning) Procedure. The proposed text amendment is to add a Short-Term Rental ordinance. The proposed changes will be in Article 4.21.1 - Conditions Governing Permitted Uses Table 4.2, add "Short-Term Rental, Use by Right Review in R-1, R-2, R-3, R-4 and MH"; add conditions as note "19" after Table 4.2 "19. Short-Term Rentals in R-1 and R-2 Zoning Districts shall not be within 1000 linear feet from property to property of another short-term rental". Add new Short-Term Rental Ordinance (attached). The Case File Number is 202200281.

Development Coordinator, Pat Rich spoke to Commissioners . He gave background information, and summarized the proposed ordinance.

An opened discussion took place with Commissioners asking questions and making suggestions about the Ordinance.

Chairman Flowers asked for any public comments. No comments from public.

Commissioner Nicaud made a motion , second by Commissioner Layel to amend the license renewal fee from 100.00 to 200.00 per year.

Motion Passed Unanimously

Commissioner Debrow made a motion, second by Commission Bennett to recommend the purposed amended ordinance to the City Council.

A roll call was taken

Ayes: Commissioner Nicaud, Layel, Bennett, DeBrow Flowers      Nay: Cook

**Motion Passed**

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

**Commissioners' Comments**

There were no comments

**Communication / Announcements**

5. The next City Council meeting is Tuesday, October 4, 2022, at 6pm.  
The next Planning Commission meeting is Tuesday October 25, 2022 at 6pm.

**Adjourn or Recess**

Commissioner Bennett made a motion, second by Commissioner Debrow to adjourn the meeting at 7:10 p.m.

**Motion Passed Unanimously**

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H. Flowers, Chairman  
Planning & Zoning