



5000 Diamondhead Circle • Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator 

DATE: October 1, 2025

SUBJECT: Remove 10' Setback from Residence for Accessory Structures Text Amendment

- International Fire Code no longer requires setback from residence.
- Reduce variance requests.
- No effect on neighbors.

The Planning & Zoning Commission voted unanimously to recommend approving the Text Amendment.

Proposed changes in Red.

4.3.7 Residential Accessory Building, Structure or Use.

b) General Accessory Structures.

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 shall meet the required setbacks of the primary structure.



Commissioner Bennett
Commissioner Brewer
Commissioner Parrish
Commissioner Peters
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, September 23, 2025

6:00 PM CST

**Council Chambers, City Hall
and via teleconference, if necessary**

Call to Order

Statement of Purpose

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

Pledge of Allegiance

Roll Call

Confirmation or Adjustments to Agenda

Approval of Minutes

2. Approval of August 26, 2025 minutes.

Architectural Review

New Business

- Passed
4 to*
3. Public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, 4.3.7 Residential Accessory Building. The proposed text amendment is to remove the 10 feet setback from the primary residence requirement. The case file number is 202500573.
 4. Public hearing on a proposed Text Amendment to Article 9 – Administration, 9.7 Conditional Use Procedure. The proposed text amendment is to consolidate the timeframe for approval. The case file number is 202500574.
 5. Public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, Table 4.1 Use Matrix. The proposed text amendment is to add additional requirements for Boat Storage uses.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

6. The next City Council meeting is Tuesday, October 8, 2025.
The next Planning Commission meeting is Tuesday, October 28, 2025.

Adjourn or Recess

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

20250923

The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 – Uses and Use Conditions, 4.3.7 Residential Accessory Building. The proposed text amendment is to remove the 10 feet setback from the primary residence requirement.

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 23, 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 or 228-242-1613.