

Development Coordinator, Beau King read the staff's recommendation which was to approve the Variance as presented. He also stated he received one letter from the POA objecting to the Variance.

Motion was made by Commissioner White, second by Commissioner Peter to accept the recommendation and approve to the City Council.

Motion Passed Unanimously

4. Randolph Uren and Jeanne Uren have filed an application requesting a variance from the Zoning Ordinance Article 4.11.7b) to allow a short-term rental within 1,000 linear feet of another short-term rental. The property address is 5584 Diamondhead Drive East. The tax parcel number is 131D-2-13-161.000. The property is in a R-10 zoning district. The property is 875 linear feet from another short-term rental. The variance requested is 125 linear feet. The Case File Number is 202600133.

City Attorney, Derek Cusick spoke to Commissioners about this variance , and explain how this case will be handled.

Amber Rouse , representing Randolph and Jeanne Uren spoke to Commissioners.

Commissioner Parrish asked for Public Comments.

Betty Monroe, Katherine Buck spoke about their concerns on security, and maintenance of the house

Development Coordinator, Beau King read the Staff's report recommending to deny the variance for reasons in Ordinance. He also stated that he received 2 letters asking to deny the variance

Motion was made by Commissioner Lawson. second by Commissioner White to accept the recommendation of the staff and deny the variance

Motion Passed Unanimously

The Urens have the right to appeal to the City Council

Motion passed 5-0

5. BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaunakapili Street and Kalaepohuku Drive.

Development Coordinator, Beau King presented the request to the Commissioners.

Kevin Ashy was not present at the meeting.

Commissioner Parrish asked for Public Comments. None

Development Coordinator, Beau King , read the staff's report recommending to approve the re-plat.



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – LOTS 48-52 BBA LLC REPLAT

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 19, 2026

SUBJECT: Replat request before the Planning & Zoning Commission – Lots 48-52 BBA LLC

NATURE OF REQUEST: BBA, LLC, represented by Kevin Ashy, has filed an application requesting a replat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Kalaepohuku Drive.

DATE OF PUBLIC HEARING: March 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the replat as petitioned. The applicant as met all applicable requirements.

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

BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Kalaepohuku Drive.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, March 24, 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 Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023.

The Sea Coast Echo

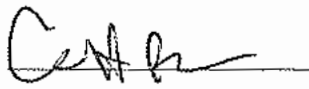
POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

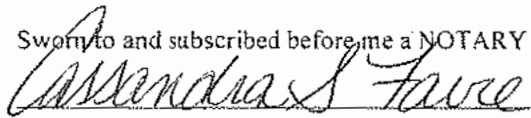
STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

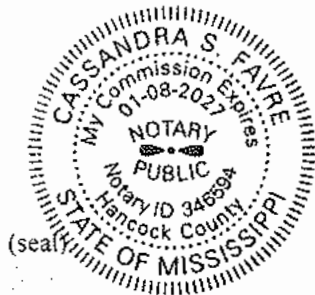
On the 5 day of March 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026


Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 5 day of March 2026



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS
BBA, LLC, represented by Kevin Ashy, has filed an application requesting a re-plat of Diamondhead, Phase 2, Unit 1 Block 11, Lots 48-52. The properties are located on the west side of the intersection of Kaumakapili Street and Ka-laepohuku Drive. The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, March 24, 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 Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023. PUBLISH DATES: 3/5/26

March 5, 2026 at 10:12 AM
401-1333 Kalaepohuku Dr
Diamondhead MS 39525

Kalaepohuku Dr



DIAMONDHEAD PROP INC	4405 E ALOHA DR	DIAMONDHEAD, MS 39525
✓ PURCELL CO INC	7150 GOODWOOD AVE	BATON ROUGE, LA 70806
✓ LOPIPARO KATHLEEN C ETAL	56100 DIAMONDHEAD DR E	DIAMONDHEAD, MS 39525
✓ BUSBY HENRY ETAL	9314 MAUNALANI PL	DIAMONDHEAD, MS 39525
✓ MURPHY PATRICK J ETAL	19620 SOUTHERN HILLS AVE	BATON ROUGE, LA 70809
✓ BBA LLC	239 MEADOW VIEW CT	THIBODAUX, LA 70301
✓ BENOIT JARED ETAL	56404 FRANK PICHON ROAD	SLIDELL, LA 70458
✓ AFM INVESTMENTS LLC	4405 E. ALOHA	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD CORP	1333 KAUMAKAPILI ST	DIAMONDHEAD, MS 39525
✓ PAPANIA JONATHAN ETAL	1111 MEDICAL CENTER BLVD	MARRERO, LA 70072
✓ TRUJILLO PROPERTIES, LLC	1515 S CARROLLTON AVE	NEW ORLEANS, LA 70118
✓ 1 DPD LLC	362 E AVENUE	CORONADO, CA 92118
✓ DEWITT TIMOTHY ETAL	68 FAIRWAY DR	NATCHEZ, MS 39120
✓ KAISER CLEMENTS J ETAL	1322 ENOS ST	DIAMONDHEAD, MS 39525
✓ WETHERINGTON DON L ETAL	1321 KALAEOHUKU DR	DIAMONDHEAD, MS 39525
✓ BREWER CHRISTOPHER D	19 DEVIL'S ELBOW	DIAMONDHEAD, MS 39525
✓ GOODING MARTHA N	PO BOX 624	PURVIS, MS 39475
✓ HAGGART JERRY ETAL	1329 KAUMAKAPILI ST	DIAMONDHEAD, MS 39525
✓ TOLAR JASON ALLEN ETAL	758 PINEHURST CT	DIAMONDHEAD, MS 39525
✓ MARTIN GERALDINE A	5027 N OAKLEY RD	ARGENTA, IL 62501
✓ WILSON MICHAEL D	68 FAIRWAY DR	NATCHEZ, MS 39120
KAISER CLEMENTS J ETAL		

Plat of Survey for BBA, LLC
 Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1
 City of Diamondhead, Hancock Co., MS

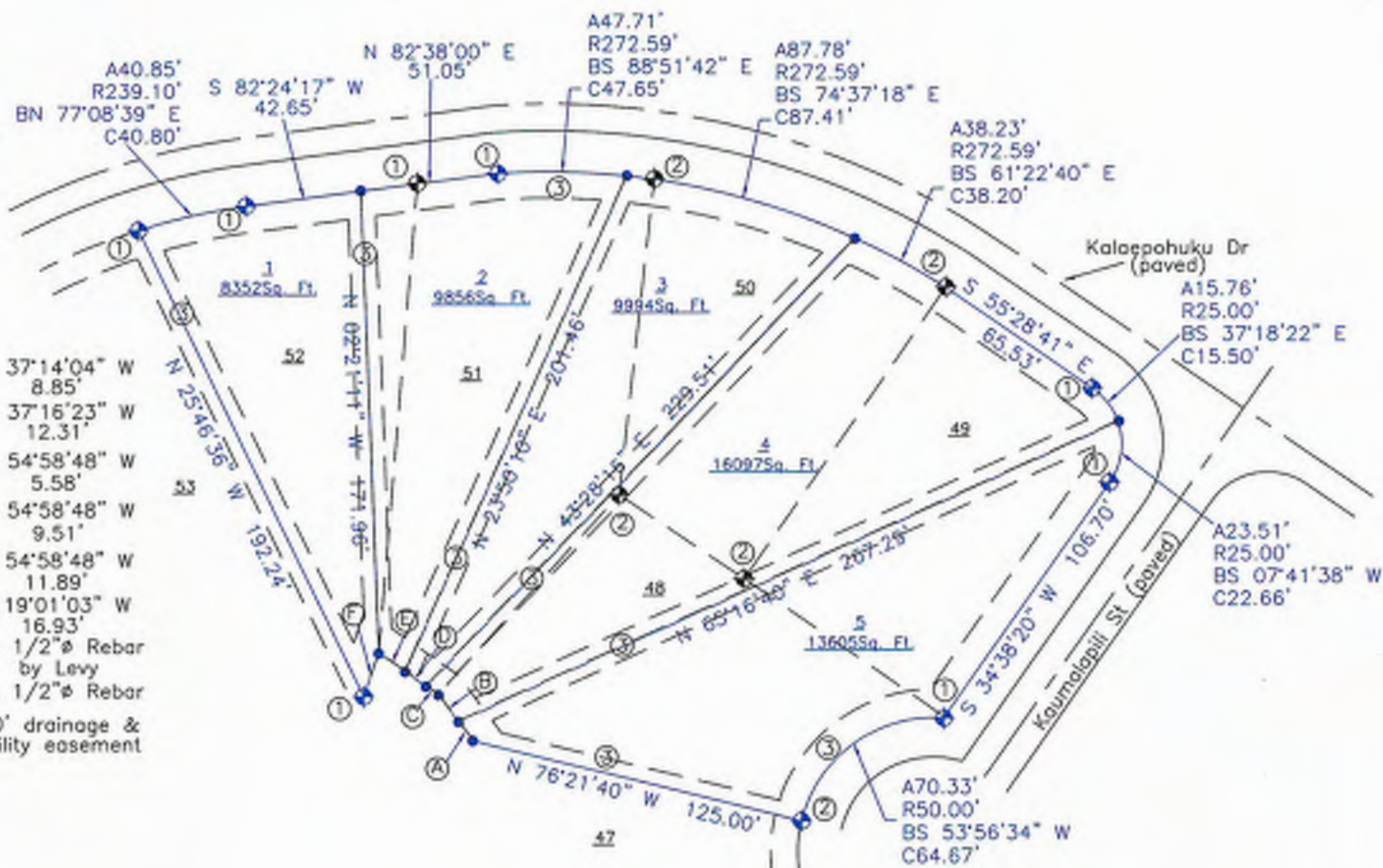
Scale 1"=30'
 Date of survey: 2-18-26 by Voda
 Bearings based on GPS, Grid North NAD 83
 Class B Survey

Reference Material

- 1) Hancock Co. Tax Map
- 2) Aerial Photograph
- 3) Official Plat of Diamondhead Ph2, Unit 1
- 4) Plat of Survey by Duke Levy for Kevin Ashy dated 3-20-23 WO# 2023-039

- Ø = Diameter
 ● = set 1/2" diameter rebar with a plastic cap bearing the name & license number of surveyor
 N/F = Now or formerly owned by
 Fd = Found
 POC = Point of Commencement
 POB = Point of Beginning
 (S) = Measurement as determined by survey
 (R) = Measurement according to Record
 - - - = Powerline
 - - - = Fenceline
 N = Land hook - same owner on both sides
 - - - = Line graphically shortened to fit (not to scale)

- (A) N 37°14'04" W 8.85'
 (B) N 37°16'23" W 12.31'
 (C) N 54°58'48" W 5.58'
 (D) N 54°58'48" W 9.51'
 (E) N 54°58'48" W 11.89'
 (F) S 19°01'03" W 16.93'
 ① Fd 1/2" Ø Rebar by Levy
 ② Fd 1/2" Ø Rebar
 ③ 10' drainage & utility easement



Shawn E. O'Steen, PLS 2851 (601) 530-3338
 14966 Rowan Oak St, Gulfport, MS 39503

Proj.No. 260105
 Sheet 1 of 2

Final Plat for
Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1
City of Diamondhead, Hancock Co., MS

Overall Description:

Consisting of Lots 48, 49, 50, 51, and 52, Block 11, Diamondhead Subdivision
Phase 2, Unit 1, City of Diamondhead, Hancock County, Mississippi.

OWNER'S CERTIFICATE DEDICATION

THIS IS TO CERTIFY THAT BSA, LLC IS THE OWNER OF RECORD OF THE
LAND SHOWN ON REPLAT OF LOTS 48-52, BLOCK 11, DIAMONDHEAD SUBDIVISION,
PHASE 2, UNIT 1, AND THAT SAID OWNER HEREBY DEDICATES ALL EASEMENTS
UNTO THE CITY OF DIAMONDHEAD AS THEIR INTEREST MAY APPEAR FOR PUBLIC
UTILITY AND DRAINAGE PURPOSES. THE OWNER ALSO DEDICATES ALL
EASEMENTS UNTO THE DIAMONDHEAD WATER AND SEWER DISTRICT FOR PUBLIC
UTILITIES.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2026
BSA, LLC

BY: _____
KEVIN ASHY, MANAGING PARTNER

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND
FOR THE SAID COUNTY AND STATE ON THIS THE _____ DAY OF
_____, 2026.

WITHIN MY JURISDICTION, THE WITHIN NAMED KEVIN ASHY HAS ACKNOWLEDGED
THAT HE IS THE MANAGING PARTNER OF BSA, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DEDICATION - WATER AND SEWER IMPROVEMENTS

THIS IS TO CERTIFY THAT BSA, LLC, KEVIN ASHY MANAGING PARTNER,
DEDICATES ALL WATER AND SEWER IMPROVEMENTS TO THE DIAMONDHEAD
WATER AND SEWER DISTRICT.

BSA, LLC

BY: _____
KEVIN ASHY, MANAGING PARTNER DATE

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY AND FOR
THE SAID JURISDICTION, KEVIN ASHY, WHO ACKNOWLEDGED THAT HE SIGNED,
DEALED, AND DELIVERED THE FOREGOING DEDICATION INSTRUMENTS ON THE
DAY AND YEAR THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____,
2026.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

Shawn E. O'Steen, PLS 2851 (601) 530-3338
14966 Rowan Oak St, Gulfport, MS 39503

CERTIFICATE OF FINAL RESUBDIVISION PLAT APPROVAL

ALL REQUIREMENTS OF THE CITY OF DIAMONDHEAD SUBDIVISION RULES AND
REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL
SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THE PLAT IS HEREBY
GRANTED SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND
REGULATION.

BUILDING OFFICIAL

BY: _____ DATE OF EXECUTION

CITY OF DIAMONDHEAD

BY: _____ DATE OF EXECUTION
MAYOR ANNA LIESE

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS FINAL SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE
MAYOR AND CITY COUNCIL OF THE CITY OF DIAMONDHEAD, BY ORDER DULY
ADOPTED ON THIS THE _____ DAY OF _____, 2026, AND
ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF DIAMONDHEAD IN THE
MINUTE BOOK _____ ON PAGE(S) _____
CITY OF DIAMONDHEAD

BY: _____
CITY CLERK



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, SHAWN E. O'STEEN, MISSISSIPPI LICENSED PROFESSIONAL SURVEYOR
NO. 2851, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND
DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY
ACTUALLY EXIST AS LOCATED, AND ALL DATA IS CORRECT. I ALSO CERTIFY
THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR
SURVEYING IN THE STATE OF MISSISSIPPI
WITNESS MY SIGNATURE AND SEAL, THIS 13 DAY OF March, 2026

SHAWN E. O'STEEN, MS PLS 2851



CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED
THIS DUPLICATE PLAT OF SUBDIVISION WITH THE ORIGINAL PLAT THEREOF
AND FIND IT TO BE AN EXACT COPY THEREOF.
CITY OF DIAMONDHEAD

CITY CLERK SHAWN E. O'STEEN, MS PLS 2851

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS _____ DAY OF
_____, 2026, IN THE RECORD PLATS OF HANCOCK COUNTY,
MISSISSIPPI IN PLAT BOOK _____ SLIDE _____

BY: _____
JOSEPHINE LADNER, CHANCERY CLERK DEPUTY CLERK

Proj.No. 260105
Sheet 2 of 2

Plat of Survey for BBA, LLC
 Resubdivision of Lots 48-52, Block 11, Diamondhead Ph2, Unit 1
 City of Diamondhead, Hancock Co., MS

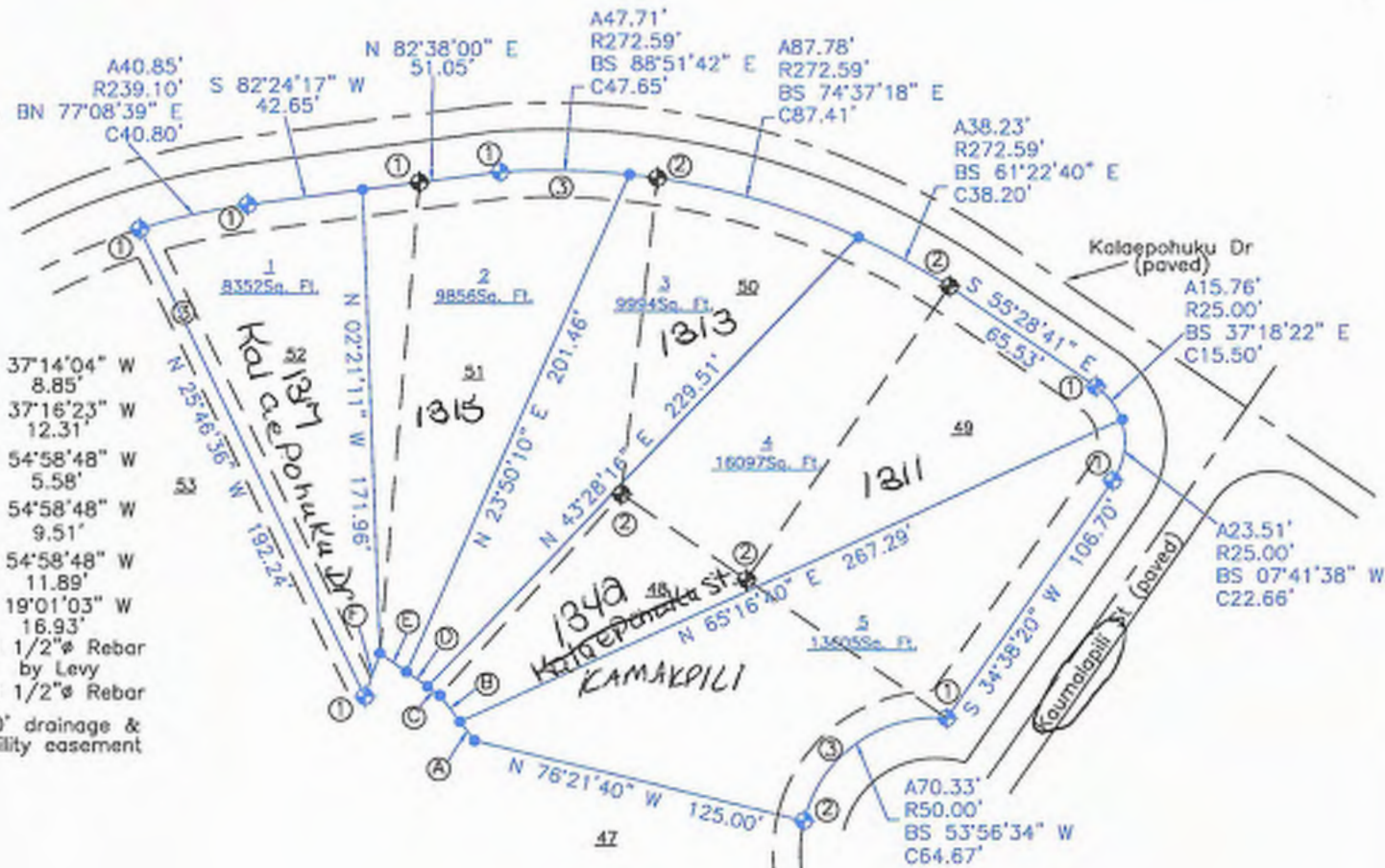
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 Bearings based on GPS, Grid North NAD 83
 Class B Survey

Reference Material

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 (D) N 54°58'48" W 9.51'
 (E) N 54°58'48" W 11.89'
 (F) S 19°01'03" W 16.93'
 ① Fd 1/2" Rebar by Levy
 ② Fd 1/2" Rebar
 ③ 10' drainage & utility easement



February 18, 2026

Shawn E. O'Steen, PLS 2851 (601) 530-3338
 14966 Rowan Oak St, Gulfport, MS 39503

Proj.No. 260105
 Sheet 1 of 1



Louisiana
**SECRETARY
 OF STATE**
 NANCY LANDRY

(<https://www.sos.la.gov/Pages/default.aspx>)

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Name	Type	City	Status
BBA, LLC	Limited Liability Company	BATON ROUGE	Active

Previous Names

Business: BBA, LLC
Charter Number: 45145523K
Registration Date: 11/3/2022

Domicile Address

3003 OLD FORGE DR. STE A
 BATON ROUGE, LA 70808

Mailing Address

P.O. BOX 14649
 BATON ROUGE, LA 70898

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 11/3/2022
Last Report Filed: 1/20/2026
Type: Limited Liability Company

Registered Agent(s)

Agent: BRYAN BUSH
Address 1: 3003 OLD FORGE DR STE A
Address 2: OFC
City, State, Zip: BATON ROUGE, LA 70808
Appointment Date: 11/3/2022

Officer(s)

Additional Officers: No

Officer: KEVIN ASHY
Title: Member
Address 1: 19620 SOUTHERN HILLS AVE
Address 2: OFC
City, State, Zip: BATON ROUGE, LA 70809

[Privacy - Terms](#)

Beau King

From: Beau King
Sent: Monday, February 23, 2026 11:58 AM
To: ron.k.stelly@gmail.com
Subject: Kevin Ashy Resubdivision
Attachments: Appendix B - Subdivision Regulation 10.23.23.pdf

Ronnie,

For replats over 1 acre, a replat fee of \$250 is required. You can drop off payment or pay over the phone. Also, side lot line drainage and utility easements will be need on the new side lot lines. Have your surveyor note or show this on the plan.

There will also need to be a recording page for signatures when the plat is recorded. In the attached document, pages 10-12 show what is needed.

Let me know if you have any questions.

Beau King, CBO
Building Official
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525
Office: 228-222-4626 Ext. 1807
Direct: 228-222-4023

