



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

## STAFF REPORT – 7848 MOANALUA WAY VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 18, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 7848 Moanalua Way

**NATURE OF REQUEST:** Kathy LeRouge has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10f)xv.c to allow a fence within 10' of the property line adjoining the golf course. The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.

**DATE OF PUBLIC HEARING:** March 24, 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 position of the primary structure is close to the lot line, and the fence would have to be 5' from the rear steps.*
- 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. *Many golf course lots have fences.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Not applicable to this request.*
- 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. *having a fenced rear yard larger than 5' is not a special privilege.*
- 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. *If on the property line, they will only have about 15' of rear yard.*
- 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. *Agreed*
- 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.*

# DIAMONDHEAD

COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION  
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

March 11, 2026

To: City of Diamondhead Planning Commission

RE: Variance Request Case File 202600124

To Whom It May Concern:

Please allow this letter to serve as official notice that the Diamondhead Country Club and Property Owners Association is opposed to the variance requested in the abovementioned case file.

In order to support the continuity of golf course adjoining properties, we respectfully request that you deny the request for a zero foot variance for a fence and instead uphold the standard setback of ten feet.

Sincerely,

Wallace 'Hoppy' Smith

General Manager

Diamondhead Country Club and POA

## Beau King

---

**From:** Andrea Jones <ajones@dhpooa.org>  
**Sent:** Wednesday, March 11, 2026 3:27 PM  
**To:** Beau King  
**Cc:** Wallace Smith  
**Subject:** Variance oppositions 202600133 & 202600124  
**Attachments:** Variance Opposition 202600133.docx.pdf; Variance Opposition 202600124.docx.pdf

You don't often get email from ajones@dhpooa.org. [Learn why this is important](#)

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please find the attached notices of opposition to the above referenced variances.

Thank You,

### **Andrea C. Jones, Esq.**

Legal/HR Administrator  
**The Club at Diamondhead & POA**  
7610 Country Club Circle  
Diamondhead, MS 39525  
Office: 228-255-1900 Ext 100

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# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

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The property address is 7848 Moanalua Way. The tax parcel number is 067K-2-36-038.000. The property is in a R-6 zoning district. The setback for a fence on a property line adjoining the golf course is 10'. The variance requested is 0'. The Case File Number is 202600124.

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, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

# The Sea Coast Echo

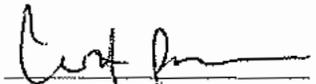
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BAY SAINT LOUIS, MS 39521-2009

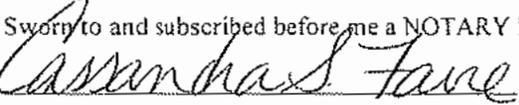
## PROOF OF PUBLICATION

STATE OF MISSISSIPPI  
HANCOCK COUNTY

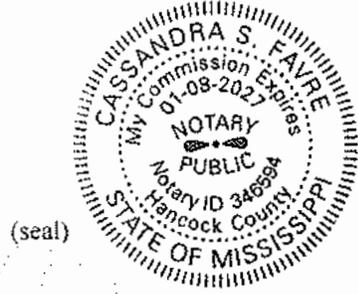
PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been 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**  
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PUBLISH DATE: 3/5/26

7848  
Joanalu Way  
Diamondhead MS 39525



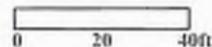
1848 moana highway 42

OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ JAY DYLAN G	8726 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ MCKINION LINDA ETAL	784 LOA PLACE	DIAMONDHEAD, MS 39525
✓ COOGAN CHERYL	8816 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ CAMPBELL JUDITH L TRUSTEE	878 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ CARTER STEVEN J ETAL	770 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ REFFALT STEPHEN D ETAL	7833 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ FORD GEORGE T ETAL	8860 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LOWERY DAVID V ETAL	9053 BRIARWOOD PLACE	BATON ROUGE, LA 70809
✓ BIESTEK MARSHA C	882 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ BAIZA THOMAS S	8854 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ SULLIVAN KEVIN O ETUX	8832 MALINO PL	DIAMONDHEAD, MS 39525
✓ LEROUGE KATHY ETAL	7848 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LUC BRITNEY M ETVIR	788 LOA PLACE	DIAMONDHEAD, MS 39525
✓ CONAWAY FRANK L JR	7842 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ NECAISE DUSTIN C	8728 MALINO PL	DIAMONDHEAD, MS 39525
✓ TRUETT FELIX E III ETAL	8839 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ DIAMONDHEAD COUNTRY CLUB & PO/	7600 COUNTRY CLUB DR	DIAMONDHEAD, MS 39525
✓ MCCARTHY JOHN L ETAL	776 MAMALU PLACE	DIAMONDHEAD, MS 39525
✓ MUTRIE BEVERLY M (LIFE ESTATE)	515 THOMPSON LANE	ARCADIA, MO 63621
✓ THE BEARSS TRUST AGREEMENT	3512 LOOK OUT POINT	TRAVERSE CITY, MI 49686
✓ COOMBS JOHNNIE	PO BOX 127	BLUE MOUNTAIN, MS 38610
✓ NAVY FEDERAL CREDIT UNION	820 FOLLIN LANE	VIENNA, VA 22180
✓ CASE WILLIAM J ETAL	PO BOX 6493	DIAMONDHEAD, MS 39525
✓ SAULS JAMES	7835 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ FERRIE LYNN ETAL	26390 BAYOU DR	ELBERTA, AL 36530
✓ DUNN GEORGE S ETUX	8722 MALINO PLACE	DIAMONDHEAD, MS 39525
✓ TUCK MATTHEW ETAL	7740 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ GUTHRIE LINDA A ETAL	17703 REFUGE LAKE DR	CYPRESS, TX 77433
✓ MAIENSCHIN PAMELA TRUSTEE	8830 MALINO PL	DIAMONDHEAD, MS 39525
✓ NICKENS THELMA A	786 LOA PLACE	DIAMONDHEAD, MS 39525
* ✓ HULBERT MARK S ETAL	7824 ALAWAI AV	DIAMONDHEAD, MS 39525
✓ CHASTAIN JEFFREY	772 MAMALU PL	DIAMONDHEAD, MS 39525
✓ DUBOSE RONALD ETAL	7731 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ BYRD STEVEN K ETAL	8862 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ DASTUGUE CAROL L	8845 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ LANGKOPP WILLIAM E SR ETAL	2301 CORINNE DR	CHALMETTE, LA 70043
✓ HOPE DORIS F (LIFE ESTATE)	7810 LOA PL	DIAMONDHEAD, MS 39525
✓ TUBBS MICHAEL F ETAL	175 WARREN AVE	MORGAN HILL, CA 95037
✓ ROTH ROBERT D II (RTODD)	4705 KENT AVE	METAIRIE, LA 70006
✓ KOGON LARRY ETAL	7850 MOANALUA WAY	DIAMONDHEAD, MS 39525
✓ GUILLORY DENNIS J ETAL	8834 MALINO PLACE	DIAMONDHEAD, MS 39525

## 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.



\*\*\*\*BUILDING DEPARTMENT COPY\*\*\*\*



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600124	<b>DATE ISSUED:</b> 2/19/2026
	<b>MUST COMMENCE BY:</b> 2/19/2027
<b>JOB ADDRESS:</b> 7848 MOANA LUA WAY	
<b>PARCEL ID:</b>	<b>BLK #:</b>
<b>SUBDIVISION:</b>	<b>ZONING:</b>
<b>LOT #:</b>	<b>SFHA:</b>
<b>OWNER:</b> KATHY & RENE LEROUGE	<b>CONTRACTOR:</b> KATHY & RENE LEROUGE
<b>ADDRESS:</b> 7848 MOANA LUA WAY	<b>ADDRESS:</b> 7848 MOANA LUA WAY
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> KATHY LeROUGE
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Sammy Brand*  
Approval Signature

\_\_\_\_\_  
Date

*2-19-26*  
Date



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600124

Date 2-18-2026

Applicant: Kathy & Rene LeRouge

Applicant's Address: 7848 Moanalua Way, Diamondhead, MS 39525

Applicant's Email Address: kathyleRouge@outlook.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-8037

Property Owner: Kathy & Rene LeRouge

Owner's Mailing Address: 7848 Moanalua Way, Diamondhead, MS 39525

Owner's Email Address kathyleRouge@outlook.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-8037

Tax Roll Parcel Number: 067K-2-36-038.000

Physical Street Address: 7848 Moanalua Way

Legal Description of Property: Lot 9, Block B, Diamondhead, Phase 1, Unit 7

Zoning District: R-2

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)

(Signage-Size-Height) We would like to place an approved fence on the actual rear property line... not on the golf course's 10-ft set back. As we have done since purchasing the property, we will continue to maintain the grass to the riser on the golf course and maintain the gazebo.

## 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.

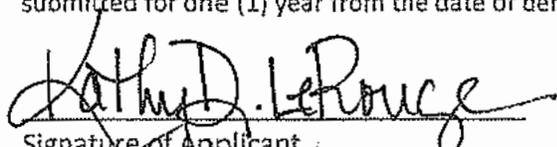
That additional information may be required by the Planning Commission prior to final disposition.

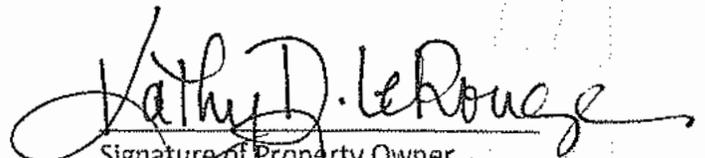
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on 24 March 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

## REQUIRED ITEM A

**Property Owner:** Kathy and Rene LeRouge

**Street Address:** 7848 Moanalua Way, Diamondhead, MS 39525

### Statement Describing Variance Request

According to a recent conversation with someone from City Hall, the Golf Course requires anyone putting up a fence to place the fence 10 feet back from the property line. Looking at the photos provided and property survey to you, the fence would have to be placed approximately 5 feet from existing stairs (making this extremely hazardous should someone fall).

We also have a dog. We are trying to give him a safe and enclosed area in which to run and play.

We believe our house is set back enough from the golf course itself that placing the fence at the property line (rather than 10 feet back) would not interfere with the golf course itself. We have continually maintained property past the drainage area in our yard, usually going close to the rise near the fairway. We also invested money in repairs and modifications to the gazebo (which we now know is on golf course property). We do not foresee the golf course wanting to maintain grass in "our yard." As such we would continue to maintain the lawn and gazebo as we have for the last few years.

### The Reason 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 surroundings or similar properties?

Yes.

2. Would literal interpretation of the zoning ordinance deprive the owner/applicant of rights commonly enjoyed by other properties in the same zoning district?

Yes, I believe it would.

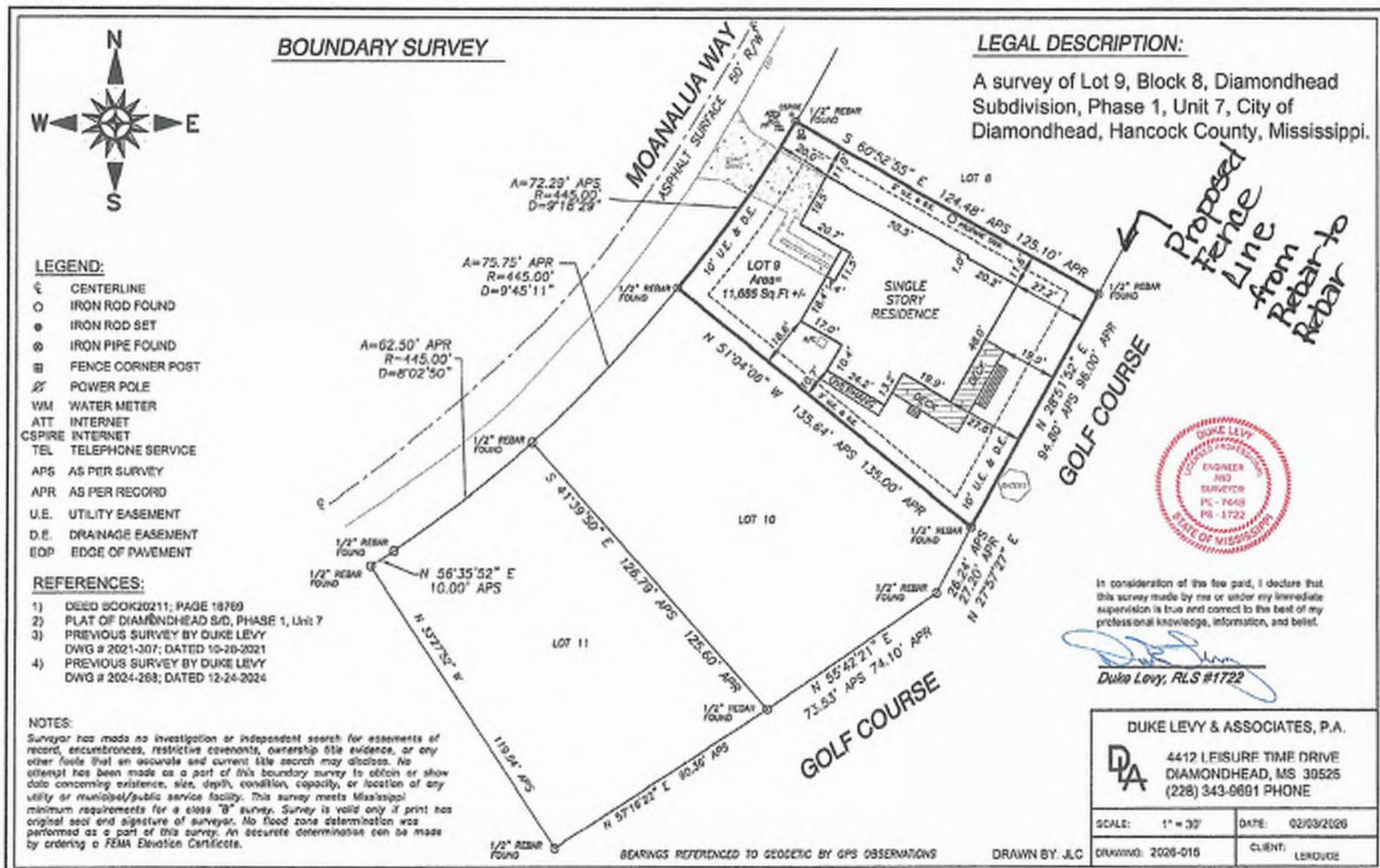
3. Are the special conditions or circumstances not caused by the owner/applicant?

The "special condition" caused by the owner/applicant is the fact that we have stairs coming off the back of the deck. However, even if the stairs were not there (and only the deck was), we would still be asking for the variance simply to have a back yard.

**4. Would the requested variance not give the owner/applicant any special privileges or rights not shared by owners of similar properties?**

The variance would not give the owner/applicant any special privileges or rights. Our hope is that, by following the proper guidelines, the City and the City's Planning and Zoning Commission will allow our request for a variance in this matter.

Left corner - 19+ Feet from OOB Marker  
 Right corner - 40 Feet from OOB Marker  
 Gazebo - Not on our Property



Maintain gazebo, lawn to drainage ditch



View of the yard and the golf course from the deck.  
The yellow tape indicates the property line.



Looking at the left property line marker. OOB marker is located by the oak tree.



Clearer view of distance between property line and OOB marker. The distance between the property line and marker is in excess of 19 feet.



View of right property line. The distance between the OOB marker and the property line is a distance of approximately 40 feet.



View of yard looking from left to right. Having to set a fence line back 10 feet from the property line would result in a fence being roughly 5 feet from the steps.



Another view of the yard from the right showing both OOB markers in comparison to the property line.