



Commissioner Brewer
Commissioner Lawson
Commissioner Parrish
Commissioner Peters
Commissioner Raymond
Commissioner Sutherland
Commissioner White

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, February 24, 2026

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Brewer 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 Raymond read the Statement of Purpose.

Pledge of Allegiance

Commissioners led the Pledge of Allegiance.

Roll Call

Present at the meeting were Commissioners: White, Lawson, Parrish, Raymond, Brewer. Absent : Peters, Sutherland.

Also present at the meeting were: City Attorney, Derek Cusick. Building Official, and Planning and Zoning Coordinator, Beau King. Code Enforcement Officer Jasmin Seferovic, Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

Motion was made by Commissioner White, second by Commissioner Parrish to accept the Agenda as presented.

Motion Passed Unanimously

Approval of Minutes

1. Approval of December 9, 2025 minutes.

Motion was made by Commissioner Parrish, second by Commissioner Raymond to approve the December 9, 2025 Minutes as presented

Motion Passed Unanimously

Architectural Review

None

New Business

2. MHHGA, LLC, represented by Michael Casano, has filed an application requesting a re-plat of the Harbor House Townhomes, Phase I and Phase II. The property is located on Airport Drive and is in the RDH5 – High-Density Single-Family Dwelling District

Development Coordinator -Building Official, Beau King, spoke to Commissioner about the the re-plat. He informed them that letters were sent to residents, with in 400ft , and a notice was posted on property.. He also read the staff recommendation to Approve the Re-phat.

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

Motion Passed Unanimously

3. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3a - 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.

Chairman Brewer opened the hearing at 6:14.p.m. He then opened Public Comments.

James Marble, Lacey Perniciaro, Mo Landry, Robby Stroud, Bill Lawler, Kathy Aime, all spoke to commissioner, and mostly asked for clarity on size ,types of signs.

Chairman Brewer closed the hearing at 6:54 p.m.

After discussion, Motion was made by Commissioner Parrish, Second by Commissioner Raymond to amend the Text Amendment to State: Remove Special Condition permitted only on weekends from Friday 5 pm .until 30 minutes after sunset on Sunday. Add language to Ordinance that real estate signs cannot exceed 24" wide by 36" high including any riders; must be in 2 leg metal or resin frame. No handwriting is allowed. Directional signs are only allowed on weekends to the City Council.

Motion Passed Unanimously

4. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 4 - Uses and Use Conditions, Table 4.1 Use Matrix, Modular Home. The proposed text amendment is to allow modular homes in the R-10, R-6, RDH5, and RM-5 zoning districts. The Case File Number is 202600065.

Chairman Brewer opened the hearing at 7:26 pm. Asked for Public Comments No one spoke. Closed the hearing at 7:27 pm.

Development Coordinator- Building Official, Beau King spoke to Commissioner and explained how a Modular Home are Built, and the difference between them and Mobile Homes. He also read the staff recommendation to approve changing the Text Amendment.

Motion was made by Commissioner Parrish, second by Commissioner White to accept the recommendation from the staff and approve to the City council.

Motion Passed Unanimously

5. Discussion of updating the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan, as directed by the City Council.

City Attorney, Derek Cusick gave Commissioners heads up on the discussion we will have in March about updating the Zoning Map to align with Envision 2040.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

6. The next City Council meeting is Tuesday, March 3, 2026.

The next Planning and Zoning Commission Meeting is Tuesday, March 24, 2026.

Adjourn or Recess

Motion was made by Commissioner Parrish, second by Commissioner Raymond to adjourn the meeting at 7:38 pm.

Motion Passed Unanimously

S. Brewer, Chairman
Planning & Zoning