

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525



Office 228-222-4626  
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www.Diamondhead.ms.gov

APPLICATION FOR PLANNING COMMISSION REVIEW



202300415

CASE NO. \_\_\_\_\_

DATE 8-4-23

APPLICANT: Crawfish MAX, LLC

APPLICANT'S ADDRESS: 2356 Airport Dr., Diamondhead MS 39525

APPLICANT'S TELEPHONE: (HOME) 770-687-5602 (WORK) 228-223-0102

PROPERTY OWNER: Michael Casano

MAILING ADDRESS: 4403 West Aloha Dr., Diamondhead, MS 39525

TELEPHONE NUMBER: (HOME) 228-860-5004 (WORK) 228-255-0035

TAX ROLL PARCEL NUMBER: 132J-1-10-002.400

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: 0 Airport Drive, Diamondhead, MS 39525

STATE PURPOSE OF REQUEST: Seeking approval to put a seasonal Crawfish bailing drive-thru trailer on location.

REQUIRED ITEMS:

- A. A graphic site plan, drawn to a scale of not less than one inch to fifty feet (1" = 50') and sufficiently dimensioned as required to show the following:
  - i. The date, scale, north point, title, name of owner, and name of person(s) preparing the site plan.
  - ii. The location, dimensions, and area of each lot, the locations, dimensions and height of proposed buildings, structures, streets and any existing buildings in relation to property and street lines. If the application relates to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.
  - iii. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, utility or service areas, fencing and screening, and lighting.
  - iv. The location, dimensions (numbers shown), and arrangements of all open spaces and yards, landscaping, fences, and buffer yards including methods and materials to be employed for screening as required in Section 5.4.4.

- v. The location, size (numbers shown), arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading, and provisions to be made for lighting such areas.
  - vi. The dimensions (numbers shown), location, and methods of illumination for signs and exterior lighting.
  - vii. The location and dimensions of sidewalks and all other areas to be devoted to pedestrian use.
  - viii. Provisions to be made for treatment and disposal of sewage and industrial wastes and water supply.
  - ix. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes, including the proposed density in terms of number of dwelling units per acre of land.
  - x. A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, odor, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards, along with a description of methods to be employed in controlling said effects of the operations.
  - xi. All proposed site grading and drainage provisions and proposals including contour data at a contour interval sufficient to indicate the topography of the site, but in no case to exceed a two-foot (2') interval.
  - xii. Location of existing tree growth shall be shown on a tree survey. Tree growth shall be considered as a plant having at least one well defined trunk of at least six (6) inches caliper measured at five feet above adjacent grade.
  - xiii. A key map showing the entire project and its relation to surrounding properties and existing buildings thereon.
  - xiv. Location of any flood hazard areas set forth on the Flood Insurance Rate Maps published by the Federal Emergency Management Agency.
  - xv. Floor plans showing proposed structural uses.
  - xvi. Photographs, artist renderings, or other visual documents that will assist the City in establishing compatibility.
  - xvii. A description of exterior building materials and colors proposed to be utilized on the project.
  - xviii. Road improvements, traffic control, and signalization necessary to properly service the development.
  - xix. Expected infrastructure improvements such as water, natural gas, electricity, drainage, and sanitary sewerage collection to include location of improvements, size of pipes, etc.
- B. The City of Diamondhead may require additional information before granting a permit for developments requiring Planning Commission review. The information may include, but is not limited to, the following:
- i. Evidence of site control for all lands necessary for the full and complete implementation of the development plan.
  - ii. Landscape buffer areas of sufficient length and width as necessary to protect adjoining uses from any adverse impact from noise, traffic, lights, etc., or to protect any adjoining use of right, including for fire safety, or maintenance operations.
  - iii. Storm water retention and drainage plans.
  - iv. Permit and approval from state and federal agencies for any development within designated flood hazard areas.
  - v. Exterior lighting plans for buildings and parking lots and other similar lighting uses.
  - vi. A study indicating and identifying the impact a proposed project will have on the transportation system servicing said project.
- C. Payment of the fee for Planning Commission Review of ~~\$250.00~~<sup>100.00</sup> as per Ordinance 2012-020



STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Planning Commission Review in the City of Diamondhead, I (we) understand the following:

The application fee of \$250.00 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 designated 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 change 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 Public Hearing will be held on September 26<sup>th</sup> 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.

[Handwritten Signature]  
Signature of Applicant

[Handwritten Signature]  
Signature of Property Owner

\_\_\_\_\_ For Official Use Only \_\_\_\_\_

- ~~\$250.00~~ <sup>100.00</sup>
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces
- List of Property Owners NA ( )

- Application Signed
- Written Project Description
- Drainage Plan NA ( )
- Notarized Statement NA ( )



**Your Source for Louisiana's MAXimum Crawfish**  
2356 Airport Drive, Diamondhead, MS 39525  
228-223-0102 [crawfishmax@yahoo.com](mailto:crawfishmax@yahoo.com)

August 4, 2023

City of Diamondhead  
Planning & Zoning  
5000 Diamondhead Circle  
Diamondhead, MS 39525

RE: Application for Planning Commission Review

Thank you for your consideration of the planning and zoning application for Crawfish MAX, LLC.

Crawfish MAX proposes to operate a mobile drive-thru stand serving hot boiled crawfish the Cajun way. Our business will be seasonal, operating January – June annually. We propose our location in Diamondhead, specifically on the Southside in the lot in front of the Boat Storage Area just off Airport Drive. We have a lease with the property owner, Michael Casano, that is contingent upon this Commission's approval. Mr. Casano has no objection with the planned usage of his property; in fact, he is very excited to see business coming to the Southside of Diamondhead. Our lease agreement with Michael Casano is a part of this packet.

We anticipate making the following land improvements to the proposed location:

- Removal of unprotected trees and underbrush on the outside of the storage fence area alongside the road, providing better visibility. We will preserve the palm trees to maintain coastal character.
- Add a gravel driveway that will pass along the front of our business trailer, move along to the back, and continue to an exit drive (next to the entrance), which may include the installation of a replacement culvert West of the driveway. Two entrance options are presented in our drawings.
- Power will be extended from the existing power pole to the trailer.
- Gas will not be needed; we use our onboard propane tanks.
- Installation of water/sewer lines & meter, ensuring proper waste disposal.

There is no anticipation of any issues with traffic congestion. Yacht Club Drive and Airport Drive are both wide lanes; therefore, if needed, cars may line up on one side of the road to not impede any traffic flow.

Crawfish MAX is a MS licensed business in good standing with the Office of the Secretary of State and once given approval by this committee, we will apply for a sales &

use tax number, complete the safe serve course, obtain a food service permit from the MS Dept. of Health, obtain an easement from the Diamondhead Water/Sewer District, if needed, and install a porta potty for employee use.

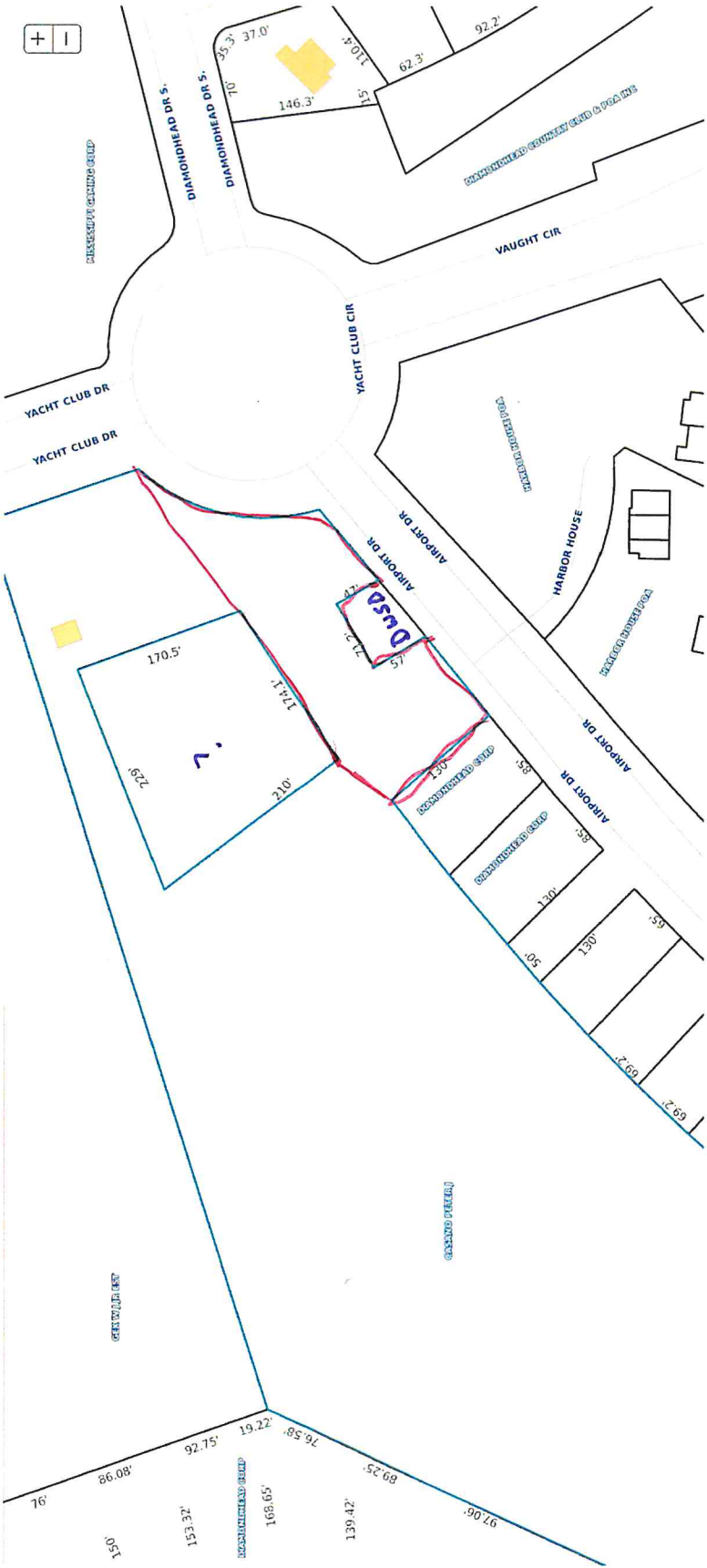
Additionally, as a matter of consideration, be advised that our proposed business days of operation will be Thursday – Sunday. We believe our sales will produce generous tax revenues for the city of Diamondhead as well as bring visitors into our area for other shopping needs.

Thank you for your attention to our request. We look forward to continuing with the next phase of Crawfish MAX right here in Diamondhead.

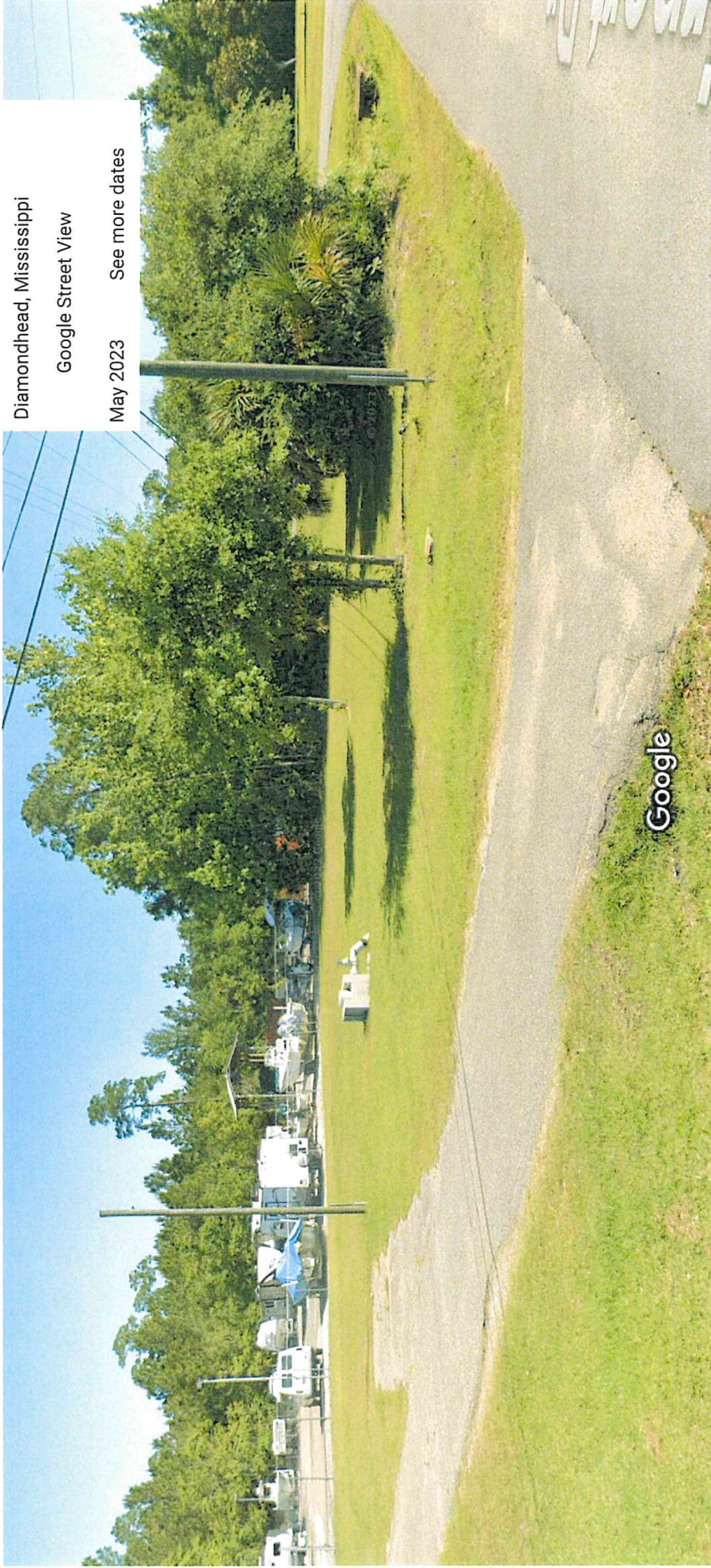
Respectfully,

A handwritten signature in black ink, appearing to read "Betsy Miller", with a long horizontal flourish extending to the right.

Ronissa "Betsy" Miller  
Anthony "Shane" Miller  
Co-owners  
Crawfish MAX, LLC







Diamondhead, Mississippi

Google Street View

May 2023

See more dates

Image capture: May 2023 © 2023 Google



The Camphouse