



5000 Diamondhead Circle
Diamondhead, MS 39525-3260
Phone: 228-222-4626 Fax: 228-222-4390
www.diamondhead.ms.gov

August 1, 2022

Dudley F. Billings
19415 Joanleigh Drive
Spring, TX 77388

RE: 10758 Luawai Place
Parcel Number: 067G-1-25-238.000

Dear Dudley F. Billings:

There is overgrown grasses, weeds, limbs, trash, and debris located at the above-mentioned property. It is in violation of the City of Diamondhead Zoning Ordinance (Ordinance No. 2012-019), Section 16.7 – Care of Premises and Property, "...the general site and/or premises shall be maintained in general with particular reference to insuring that appearance will be and remain compatible and harmonious with properties in the general area and will not be so at variance with other properties in the general area as to cause a substantial depreciation of such property values. Also, in accordance with the International Property Maintenance Code, Section 302.4, 2018 edition, adopted by Ordinance of the City of Diamondhead, "All premises and exterior property shall be maintained free from weeds and grass or plant growth in excess of 16". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens."

In addition, there is an unlicensed vehicle located at the above-mentioned property. It is in violation of the City of Diamondhead Zoning Ordinance (Ordinance No. 2012-019), Section 16.2.3 – Regulations for Open Storage, General Requirements, and it states, "Open storage of trash, junk, rubbish, abandoned vehicles ... is not permitted on commercial, industrial, or residential premises ..." and Section 16.7 – Care of Premises and Property, and it states, "It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, or parts thereof, ... It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items ..."

The violations are as follows:

Overgrown grasses, weeds, limbs, trash and debris - Zoning Ordinance, Article 16.7; Mississippi Code §21-19-11; IPMC §§ 302.4.

Unlicensed vehicle, 2004 Buick CXL 4H, VIN Number 3G5DB03E24S513520, Mississippi License Plate KAY 566, Expired 02/2016 - Zoning Ordinance, Article 16.2.3; Article 16.7; Mississippi Code §21-19-11; IPMC §§ 302.8.

Based on the violations identified, the City requests that you take the following corrective actions:

Remove, destroy, and properly dispose of all grasses, weeds, limbs, trash, and debris and remove the unlicensed vehicle.

The City is asking that you please take the above action within the next FOURTEEN (14) days to prevent further action as set out in the paragraph below.

NOTICE OF HEARING

If you have not taken the above corrective actions within the 14 days provided, you are hereby given notice of and invited to attend a hearing before the Diamondhead City Council on August 16, 2022, at 6:00 PM in the City Council chambers at 5000 Diamondhead Circle, Diamondhead, Mississippi 39525, on the violations set forth above. At this hearing, the City Council will be asked to adjudicate that the subject property is in a state of uncleanliness or a menace to the public health, safety and general welfare of the community. This adjudication will also authorize the City of Diamondhead to re-enter the property for a period of two (2) years without any further hearings if notice is posted on this property and at City Hall, 5000 Diamondhead Circle, Diamondhead, Mississippi 39525, at least seven (7) days prior to re-entering the property for resolution of the same type of violation. In addition, the City Council will be asked to authorize advertisement for bids to perform the necessary corrective actions. All costs incurred will be assessed to your property taxes and/or posted to the Hancock County Judgment Rolls. Please contact our office at 228-222-4626 if you have any questions about this letter or if the requested corrective actions are taken within the Fourteen (14) day period to avoid our proceeding with a hearing on your property.

Sincerely,

Ty Wiltz
Code Enforcement Officer
Twiltz@diamondhead.ms.gov
228-220-1349

cc: Mayor and City Council
City Manager
City Attorney



November 16, 2021

Dudley F. Billings
10758 Luawai Place

Mailing Address:
19415 Joanleigh Drive
Spring, TX 77388

Lisa Billings Sanders (daughter)
sandersshow@aol.com

Phone: 985-285-0498

- Opened 09/07/21
- received from P. Rich
- RES Jeff Henderson
- Abandoned Vehicle, Care of Premises
- no longer concerned with vehicle
- taxes, sewer & water are current

Actions Taken

- drove the area, observed violations, took pictures
- issued 1st letter 11/16/21
- 12/13/21 reinspected, no change
- 2nd letter sent 12/15/21
- sent email to Lisa Billings, 12/28/21
- 1/24/22, called # above, not available
- Sewer/Water active & current (paid by Lisa Billings, above address)
- 3/15/22, spoke with D. Cusick, need to find who is current owner
- 3/17/22 sent info to Cusick via email
- 8/1/22, 21-19-11, mailed, posted, picture

08.01.2022

 **DIAMONDHEAD**
6000 Diamondhead Circle
Diamondhead, MS 39525-3260

 **F** UNITED STATES POSTAL SERVICE
POSTAGE
\$00.67
PAID
BY THE ADDRESSEE

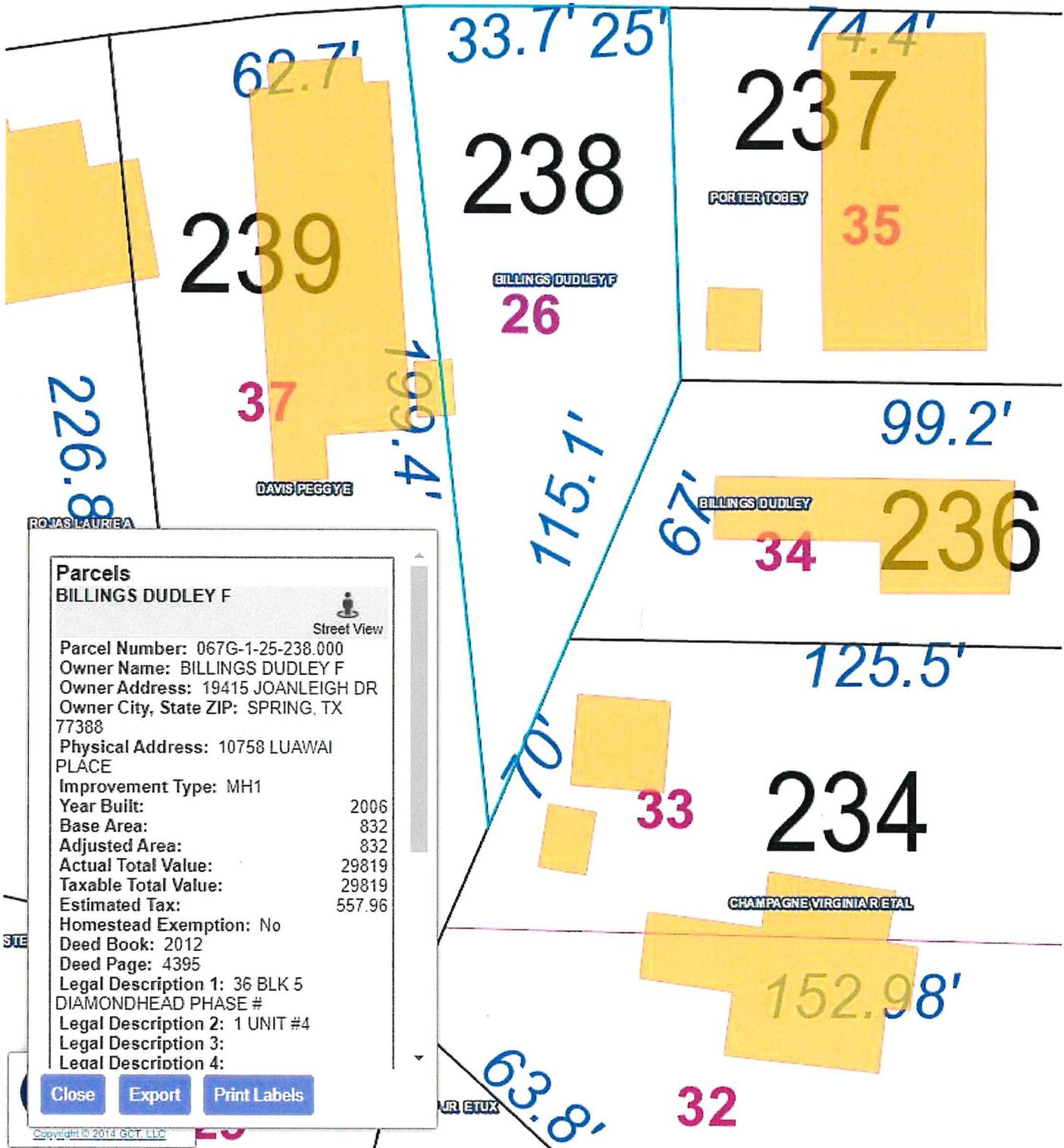
Dalley F. Helling
19758 Laurel Place
Diamondhead, MS 39525



08.01.2022



03.02.2022



Parcels

BILLINGS DUDLEY F



Parcel Number: 067G-1-25-238.000
 Owner Name: BILLINGS DUDLEY F
 Owner Address: 19415 JOANLEIGH DR
 Owner City, State ZIP: SPRING, TX 77388
 Physical Address: 10758 LUAWAI PLACE
 Improvement Type: MH1
 Year Built: 2006
 Base Area: 832
 Adjusted Area: 832
 Actual Total Value: 29819
 Taxable Total Value: 29819
 Estimated Tax: 557.96
 Homestead Exemption: No
 Deed Book: 2012
 Deed Page: 4395
 Legal Description 1: 36 BLK 5 DIAMONDHEAD PHASE #
 Legal Description 2: 1 UNIT #4
 Legal Description 3:
 Legal Description 4:

Close Export Print Labels



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November 16, 2021

2nd Notice

Dudley F. Billings
19415 Joanleigh Drive
Spring, TX. 77388

RE: Notice of Violation
10758 Luawai Place
Diamondhead, MS. 39525
Parcel #: 067G-1-25-238.000

Dear Dudley F. Billings:

Recently, it was noticed by this office that an abandoned vehicle (silver Subaru, license plate KAY 566) is located at the above-mentioned property. It is in violation of the City of Diamondhead Zoning Ordinance (Ordinance No. 2012-019), Section 16.2.3 – Regulations for Open Storage, General Requirements, and it states, “Open storage of trash, junk, rubbish, abandoned vehicles ... is not permitted on commercial, industrial, or residential premises ...” and Section 16.7 – Care of Premises and Property, and it states, “It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, or parts thereof, ... It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items ...

In addition, the premises and exterior of the property has not been maintained (high grass and weeds that exceed 16” in height.). It is in violation of the City of Diamondhead Zoning Ordinance (Ordinance No. 2012-019), Section 16.7 – Care of Premises and Property, “...the general site and/or premises shall be maintained in general with particular reference to ensuring that appearance will be and remain compatible and harmonious with properties in the general area and will not be so at variance with other properties in the general area as to cause a substantial depreciation of such property values. Also, in accordance with the International Property Maintenance Code, Section 302.4, 2012 edition, adopted by Ordinance of the City of Diamondhead, “All premises and exterior property shall be maintained free from weeds and grass or plant growth in excess of 16”. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.”

Please remove the vehicle and cut the grass within 7 days from the date of this letter. If you fail to comply a citation will be issued and you will be given a date to appear at the City's Municipal Court. If the City's Municipal Court determines you are in violation of this ordinance, you could be found guilty of a misdemeanor and sentenced up to 90 days in jail and/or a \$1,000.00 fine per day for each violation. If you have any questions, please do not hesitate to contact me. Please contact this office once you have resolved the violation.

Sincerely,

Ty Wiltz
Code Enforcement Officer
twiltz@diamondhead.ms.gov
228-220-1349, ext. 1798