



Commissioner Flowers  
Commissioner Layel  
Commissioner Debrow  
Commissioner Torguson  
Commissioner Nicaud  
Commissioner Bennett

## **MINUTES**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, June 28, 2022**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

Commissioner Torguson called the meeting to order at 6:03 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 Bennett read the Statement of Purpose

#### **Pledge of Allegiance**

Commissioner Nicaud led the Pledge of Allegiance.

#### **Roll Call**

Commissioner Nicaud, Layel, Bennett, Torguson. Absent : Flowers, Debrow,

Also present City Attorney, Derek Cusick, Development Coordinator, Pat Rich, Building Official ,Ronald Jones, Building Inspector, Beau King, and Minute Clerk, Tammy Braud.

#### **Confirmation or Adjustments to Agenda**

A motion was made by Commissioner Bennett, second by Commissioner Layel to approve the Agenda as presented.

#### **Motion Passed Unanimously**

#### **Approval of Minutes**

1. Approval of May 24, 2022 minutes.

Commissioner Bennett made a motion, second by Commissioner Layel to table approving the Minutes till next Planning and Zoning July's meeting .

#### **Motion Passed Unanimously**

#### **New Business**

2. The City of Diamondhead represented by J. Pat Rich, Development Coordinator, has filed an application requesting a text amendment in accordance with the Zoning Ordinance Article 2.8 Amendment (Rezoning) Procedure. The proposed text amendment is to add a Short-Term Rental

ordinance. The proposed changes will be in Article 3.2 – Definitions, add “*Short-Term Rental*. The rental or lease of an attached or detached residential dwelling unit to guests for a duration not to exceed thirty consecutive days.”; Article 4.21.1 - Conditions Governing Permitted Uses Table 4.2, add “Short-Term Rental, Use by Planning Commission Review in R-1, R-2, R-3, R-4 and not allowed in other zoning classifications”; add conditions as note “17” after Table 4.2 “17. Short-Term Rentals shall be required to meet the following minimum standards. This section does not abrogate the application of private covenants and restrictions that may be applicable to a site. a. The owner or designated manager shall permanently reside within the City Limits of Diamondhead. b. Short-Term Rentals shall be separated by 1000 feet except in R-3 and R-4. c. The minimum stay in a short-term rental shall be two nights. d. No accessory structure shall be permitted for use as a Short-Term Rental. e. Occupancy shall be limited to a maximum of 2 persons per bedroom. f. All parking shall be provided off-street. Parking in any yard, except on a paved drive is prohibited. g. The outward appearance of a Short-Term Rental shall be indistinguishable from that of residence. Signage related to the activity is prohibited. h. Proof of code compliance, fire safety measures, adequate water and sewer service, or other utilities or infrastructure shall be supplied. i. Annual compliance inspection. j. Current privilege license issued by the City. k. Payment of all applicable taxes.” The Case File Number is 202200281.

Development Coordinator, Pat Rich refreshed everyone on how we got to this point on Short Term Rentals, and answered questions from the Commissioners.

Commissioner Torguson asked for any Public Comments.

Don Walters, Diane Brown, Angela Morgan spoke to Commissioners , they asked and answered questions.

A motion was made by Commissioner Bennett , second by Commissioner Nicaud to table the request so the staff can get clarification and consider concerns of residents.

**Motion Passed Unanimously**

### **Unfinished Business**

None

### **Open Public Comments to Non-Agenda Items**

None

### **Commissioners' Comments**

### **Communication / Announcements**

3. The next City Council meeting is Tuesday, July 5, 2022.

The next Planning Commission meeting is Tuesday, July 26, 2022.

### **Adjourn or Recess**

Commissioner Torguson made a motion, second by Commissioner Bennett to adjourn the meeting at 6:46 p. m.

**Motion passed Unanimously**

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**H. Flowers, Chairman**

**Planning & Zoning**