



Commissioner Bennett
Commissioner Brewer
Commissioner Debrow
Commissioner Parrish
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, April 22, 2025

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Commissioner Bennett called the meeting to order at 6:02 p.m.

Statement of Purpose

Commissioner Parrish read the 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.
- 2.

Pledge of Allegiance

Commissioner Raymond led the Pledge of Allegiance.

Roll Call

Present at the meeting were: Commissioners: Parrish, Sutherland, Bennett, and Raymond . Absent were: Commissioners Brewer, Lawson, and Chairman Debrow.

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

Confirmation or Adjustments to Agenda

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

Motion Passed Unanimously

Approval of Minutes

1. Approval of March 25, 2025 minutes.

Motion was made by Commissioner Parrish, second by Commissioner Raymond to accept the Minutes of March 25, 2025 as presented.

Motion Passed Unanimously

Architectural Review

None

New Business

2. Jillian Ladner has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a residence within 15'6" of the front yard setback on a lot with 2 front yard setbacks. The property address is 10860 Ala Moana St. The tax parcel number is 067H-2-25-087.001. The property is in an R-6 zoning district. It is a corner lot which requires 2 front yard setbacks of 20'. The variance requested is 4'6". The Case File Number is 202500134.

Development Coordinator, Pat Rich spoke to Commissioners and answered their questions.

Jillian Ladner spoke and answered questions from Commissioners.

Staff report was read recommending approving the Variance as petitioned.

Motion was made by Commissioner Raymond, second by Commissioner Parrish to accept the recommendation to approve to recommend approval to the City Council.

Motion Passed Unanimously

3. Joel Dicharry, represented by David Rush, has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (screened porch) within 1" of the residences. The property address is 6417 Kome Dr. The tax parcel number is 068R-2-41-097.000. The property is in an R-6 zoning district and flood zone AE. The setback for an accessory structure is 10' from the residence. The variance requested is 9'11". The Case File Number is 202500140.

Development Coordinator, Pat Rich spoke and answered questions from the Commissioners.

Edward Wycoff, Architect representing Joel Dicharry, and David Rush Construction, explained the need for the Variance. He also answered questions from Commissioners.

Development Coordinator, Pat Rich read the staff report recommending approval of the Variance as petitioned.

Motion was made by Commissioner Raymond, second by Commissioner Parrish to accept the recommendation of the staff and recommend approval to the City Council.

Motion Passed Unanimously

4. CAYO HUESO, LLC, represented by Michael Casano, has filed an application requesting a re-subdivision tax parcel number 131E-1-13-006.009 to create 2 parcels. The property is located on Veterans Dr. and is in the C1 – General Commercial District. The Case File Number is 202500167.

Development Coordinator, Pat Rich spoke with Commissioners and answered their questions.

Denise Cotone spoke to Commissioners about concerns about future developments, noise, lighting, and parking.

Development Coordinator, Pat Rich read the staff report recommending approving the request to re-subdivision.

Motion was made by Commissioner Sutherland, second by Commissioner Parrish to accept the recommendation and recommend approval to the City Council.

Motion Passed Unanimously

5. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8.7.a - Political Signs. The proposed text amendment is to allow temporary signs, such as election signs, so that they may be placed on the City right of way in front of private property, at least 2' from the street. The Case File Number is 202500135.

Commissioner Bennett opened the hearing at 6:34 p.m.

No one spoke.

Commissioner Bennett closed the hearing at 6:35 p.m.

6. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Article III – Peddlers and Solicitors. The purpose of the hearing is to determine if changes to the ordinance are needed. The Case File Number is 202500141.

Commissioner Bennett opened the hearing at 6:41 p.m.

Commissioners asked questions and Development Coordinator, Pat Rich answered.

Commissioner Bennett closed the meeting at 6:50 p.m.

No one else spoke.

Unfinished Business

7. Tabled variance request for David C. Dreher, Jr. at 8438 Kimo Ct.

Motion was made by Commissioner Parrish, second by Commissioner Sutherland to move off table.

Motion passed Unanimously

Development Coordinator advised that Mr. David Dreher was issued a permit that did not require a variance.

Motion was made by Commissioner Parrish, second by Commissioner Sutherland to dismiss the request for the Variance.

Motion Passed Unanimously

8. Tabled Text Amendment to Article 6 – Off-street Parking and Loading. The proposed text amendment is to remove “residential yards,” and make the following changes to 6.1 – General Provisions, “This includes median areas and roadways.” and remove “b) Overflow parking for residential uses shall be located between the garage the nearest side lot line, but in no case shall the overflow be located in front of the house unless located on a circular drive.” from Article 6.1.4 – Location of Parking Lot. The Case File Number is 202500003.

Motion was made by Commissioner Raymond, second by Commissioner Parrish to remove off table.

Motion Passed Unanimously

Development Coordinator, Pat Rich asked the Commissioners to withdraw the Text Amendment from consideration.

Motion was made by Commissioner Raymond, second by Commissioner Parrish to remove off Agenda

Motion Passed Unanimously

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

Communication / Announcements

9. The next City Council meeting is Tuesday, May 6, 2025.

The next Planning Commission meeting is Tuesday, May 27, 2025.

Adjourn or Recess

Motion was made by Commissioner Parrish, second by Commissioner Sutherland to adjourn the meeting at 6:54 p.m.

Motion Passed Unanimously

L Debrow, Chairman
Planning & Zoning