



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

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, February 24, 2026**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

#### **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.

#### **Pledge of Allegiance**

#### **Roll Call**

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

#### **Approval of Minutes**

2. Approval of December 9, 2025 minutes.

#### **Architectural Review**

#### **New Business**

**Commission voted 5-0 to approve  
with the attached amendments.**

3. 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
4. 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.
5. 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.
6. Discussion of updating the City's official zoning map to ensure alignment with the Envision 2040 Comprehensive Plan, as directed by the City Council.

#### **Unfinished Business**

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

#### **Commissioners' Comments**

#### **Communication / Announcements**

CHANGE TO "MUST BE INCASED IN A 2-LEGGED METAL OR RESIN FRAME."

Table 8.1. Table of Permitted Sign Types	
On-premises Freestanding	
<p>a) <b>Open House Sign or Real Estate Signs.</b> Open house signs announce the availability of open house events. Real estate signs advertise the sale of real estate. The signs are temporary in nature and supported by a metal frame with two ground penetrating supports.</p>	
<p>b) <b>Temporary Special Event Banner.</b> Temporary special events banners announce special community events or occasions on the site of the event.</p>	
<p>c) <b>Development Sign.</b> Development signs identify building, development or construction sites and identify the address, development name, general contractor and owner. The purpose of such sign is to facilitate the delivery of materials and services for the period of construction only</p>	
<p>d) <b>Neighborhood Identification Signs.</b> Neighborhood identification signs include entrance identification for subdivision, multi-family developments, and other similar residential developments. These signs illustrate the development name, description or location only.</p>	
<p>e) <b>Ground-Mounted Monument Signs.</b> A sign which is generally a low profile sign supported by a base having a width of 80% of the sign width, and having little or no space between the bottom of the sign's message area and the top of the base. Includes Ground-Mounted Monument Group signs which accommodate shopping center, office complexes, clusters of businesses or similar arrangements.</p>	
<p>f) <b>Ground-Mounted Pole Signs.</b> A sign which is generally mounted on a supporting pole or pylon or multiple poles or pylons.</p>	
<p>g) <b>Temporary sidewalk or "A" frame sign.</b> A sign which is temporary in nature, that is not secured to the ground, and constructed in a manner as to form an "A" or tent-like shape used for the purpose of advertising on the angular sides.</p>	

ADD "NO HANDWRITTEN SIGNS ALLOWED."



ADD "DIRECTIONAL SIGNS ONLY ALLOWED ON WEEKENDS."

CHANGE TO MAX 24" IN WIDTH X 36" IN HEIGHT, INCLUDING RIDERS

REMOVE

**Table 8.3. Sign Requirements by Type**

Sign Type	Location	Number	Area	Min/Max Height	Special Conditions
a) Open House	Placed on private property only	1 per lot	3 ft (2)	3' max	Permitted only on weekends from 5 pm Friday until 30 minutes after sunset Sunday
b) Development	Placed facing street on private property	1 per site	32 ft (2) 6 ft (2)	8' max	Installed no more than 15 days prior to the start of construction and removed 30 days after completion of a home or 90 days after completion of a model home
c) Neighborhood Identification	On private or public right of way if approved by Council	-	36 ft (2)	6' max	Ground mounted only
d) Ground-Mounted Monument	1 per street frontage per lot Setback - 10'	1 per lot	3 ft per lineal foot of building frontage 100 ft (2) max 64 ft (2) 36 ft (2) for 1 District	8' max	For multi-tenant buildings, sign area for each tenant space with frontage may be calculated separately
e) Ground-Mounted Pole	1 per street frontage per lot Setback - 10'	1 per every 300' of frontage of a parcel to a street	3 ft per lineal foot of building frontage 300 ft (2) max per sign	25' max height	-
f) Wall-Mounted	Flat against a wall surface	No limit	3 ft (2) per lineal ft of building frontage 150 ft (2) max-80% of building width max		Interstate Frontage Exception - Wall frontage directly adjacent to Interstate 10 shall be allowed additional wall signage at a rate of 3ft (2) per lineal foot of building frontage with 150 ft (2) max to be allocated on the interstate wall only
g) Projecting Signs	Affixed to wall surface	1 per street frontage	-1 ft (2) per lineal foot of building frontage-100 ft (2) max	-10' min Cornice line max	Projecting signs may not extend more than twenty-four (24) inches beyond a wall surface.
h) Window Signs	Affixed to window	No limit	25% of window area max	n/a	Rope lighting of any kind/type within the window case-ment is prohibited. Window lighting shall only be operational during business hours.
i) Temporary Sidewalk or "A" Frame	Sidewalk adjacent to the front of the building façade	1 per store front	6 ft (2)	3'	Placement may not obstruct pedestrian traffic
j) Outdoor Advertising (Billboards)	Separation Radius - 2640' Interstate Access Setback - 500'		350 ft (2) per face, 700 max all faces	25'	Maximum separation between two sign faces shall be 5'; Mounting shall be on a single pole centered in the sign face





5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390  
www.diamondhead.ms.gov

## STAFF REPORT – REAL ESTATE/OPEN HOUSE SIGNS

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 2, 2026

SUBJECT: Text Amendment request before the Planning & Zoning Commission –Real Estate/Open House Signs

NATURE OF REQUEST: The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8, Table 8.3.a – 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”.

DATE OF PUBLIC HEARING: February 24, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the text amendment as written. The staff spends roughly 6 hours a week on real estate/open house signs including answering complaints, making phone calls, sending letters, etc. the average number of signs that are found in violation per week is 20-30. Currently, there are around 223 properties for sale in Diamondhead. Also, it is our opinion that if we be required to check signs to a uniform size and construction, we are not currently staffed to handle that workload.



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Rooms ▾

Home type ▾

New construction

Min \$1

## Diamondhead, MS homes for sale &amp; real estate

223 Homes Sort by Relevant listings ▾

🔗 How much home can I afford?

Brokered by ListWithFreedom.com Inc.



MLL LLC



House for sale

**\$279,000** ↓ \$10k

4 bed 3 bath 2,636 sqft 0.24 acre lot

8354 Makiki Dr

Diamondhead, MS 39525

Email Agent

Brokered by Coldwell Banker Alfonso Realty, Inc.

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5000 Diamondhead Circle - Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

DATE: August 29, 2025

SUBJECT: Real Estate Signs Special Conditions

- Remove restriction of display on weekends only.
- Allow display 24/365.

The Planning & Zoning Commission voted 4-1 to recommend approving.

Motion made by Mayor Liese, Seconded by Ward 1 Finley to direct the Planning and Zoning Commission to review and revise the language in the current tree ordinance regarding the clearing of lots, both residential and commercial. While the ordinance clearly requires a certain number of trees to be retained, it does not fully align with the intent of preserving mature trees and safeguarding the city's tree canopy. The Commission is asked to consider incorporating a tree survey and pre- and post-inspections as part of the permitting process, as well as requiring that a clearing permit be posted on lots prior to clearing. They should also consider if said permit should publicly outline how many trees are to be retained. Furthermore, the Commission should hold a public hearing to solicit input on proposed revisions and return to the Council with updated language that more effectively protects mature trees and enhances Diamondhead's tree canopy.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

22. **2025-211:** Motion to direct the Planning and Zoning Commission to develop and present a complete, actionable plan to bring all existing commercial signage into compliance with the city's current sign ordinance. As the majority of existing signage is grandfathered under previous regulations, the plan should include a sunset clause, establishing a clear deadline for full compliance. This will ensure that our community's visual standards align with the city's growth and aesthetic goals. Additionally, the Commission should hold a public hearing to gather input from the community. (Liese)

Motion made by Mayor Liese, Seconded by Ward 3 Harwood to direct the Planning and Zoning Commission to develop and present a complete, actionable plan to bring all existing commercial signage into compliance with the city's current sign ordinance. As the majority of existing signage is grandfathered under previous regulations, the plan should include a sunset clause, establishing a clear deadline for full compliance. This will ensure that our community's visual standards align with the city's growth and aesthetic goals. Additionally, the Commission should hold a public hearing to gather input from the community.

Voting Yea: Mayor Liese, Councilmember-At-Large Maher, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

23. **2025-216:** Motion to approve text amendment to allow real estate signs 7 days a week.

Councilmember Maher left the meeting at 7:06 p.m.

Motion made by Ward 2 Sheppard, Seconded by Ward 1 Finley to amend motion regarding text amendment to allow real estate signs 7 days a week by sending back to Planning and Zoning Commission for further review and possible amendments.

Voting Yea: Mayor Liese, Ward 1 Finley, Ward 2 Sheppard, Ward 3 Harwood, Ward 4 Clark

**MOTION CARRIED UNANIMOUSLY**

Councilmember Maher returned to the meeting at 7:16 p.m.

**NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
DIAMONDHEAD, MS**

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

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 24, 2026, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact Beau King, Building Official, at [bking@diamondhead.ms.gov](mailto:bking@diamondhead.ms.gov) or 228-222-4023.