



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**

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**

Commission voted  
5-0 for approval



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## STAFF REPORT – MODULAR HOMES

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: February 19, 2026

SUBJECT: Text Amendment request before the Planning & Zoning Commission –Modular Homes

NATURE OF REQUEST: 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.

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

RECOMMENDATION: To **approve** the text amendment as written. All cities along the Gulf Coast and many in other regions of the country allow modular homes in single-family residential districts. Modular homes are completely different than mobile or manufactured homes. Manufactured homes are built to be HUD compliant, while modular homes are built off-site to our adopted code. Once placed on a site built foundation, they are indistinguishable from a conventional site built home.

**ARTICLE 4** **ARTICLE 4 - USES AND USE CONDITIONS**

Table 4.1. Use Matrix

Uses	Conventional Districts											Aloha District					Use Condition
	R-10	R-6	RHD5	RM-5	MH	C-1	C-2	TC	I	EP	PFR	ADMU	ADLM	ADTH	ADWF	ADCC	
■ - By Right; □ - Conditional Use																	
Professional offices, studios and banks	•	•	•	•	•	■	■	□	•	•	•	■	■	•	•	■	-
Schools (public)	□	□	□	□	□	□	■	■	■	•	■	□	□	•	•	•	-
School (private)	•	•	•	•	•	□	□	□	■	•	•	□	□	•	•	•	4.10.2
Trade school	•	•	•	•	•	•	•	•	■	•	•	•	•	•	•	•	-
<b>Residential Uses</b>																	
Agricultural Use (General)	•	•	•	•	•	•	•	•	•	■	•	•	•	•	•	•	-
Single-family unit	■	■	■	■	■	•	•	•	•	•	•	•	•	•	•	•	-
Two-family units (duplex)	•	•	■	■	•	•	•	•	•	•	•	•	•	•	•	•	4.11.1
Multi-family units (apartment)	•	•	•	■	•	•	•	•	•	•	•	■	■	•	•	•	4.11.2
Condominium units	•	•	■	•	•	•	•	•	•	•	•	■	■	•	•	•	4.11.2
Townhouse unit	•	•	■	■	•	•	•	•	•	•	•	•	•	■	•	•	4.11.3
Zero lot line unit (patio homes)	•	•	■	■	•	•	•	•	•	•	•	•	•	•	•	•	4.11.4
Accessory Dwelling Unit	□	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	4.11.5
Manufactured homes	•	•	•	•	■	•	•	•	•	•	•	•	•	•	•	•	4.11.6
(single wide)	•	•	•	•	■	•	•	•	•	•	•	•	•	•	•	•	4.11.6
(double wide)	•	•	•	•	■	•	•	•	•	•	•	•	•	•	•	•	4.11.6
Manufactured home park or subdivision	•	•	•	•	■	•	•	•	•	•	•	•	•	•	•	•	4.11.6
Modular home	■	■	■	■	■	•	•	•	•	•	•	•	•	•	•	•	-
Short Term Rental	■	■	■	■	■	•	•	•	•	•	•	■	■	•	•	•	4.11.7
<b>Resort Uses</b>																	
Casino gaming	•	•	•	•	•	•	□	•	•	•	•	•	•	•	•	•	-
Marina w/accessory uses	•	•	•	•	•	•	□	•	•	•	■	•	•	•	■	•	-
<b>Technology Uses</b>																	
Research, development and assembly of electronics related to aerospace, aviation, security or communication	•	•	•	•	•	•	•	□	•	•	•	■	■	•	•	■	-
Geospatial and other data collection, analysis and processes	•	•	•	•	•	•	•	□	•	•	•	■	■	•	•	■	-
Computer software development and simulation	•	•	•	•	•	•	•	□	•	•	•	■	■	•	•	■	-
<b>Transportation Uses and Structures</b>																	
Auto storage (parking and rental, etc.)	•	•	•	•	•	■	■	•	•	•	•	•	•	•	•	•	-
Parking garage	•	•	•	•	•	■	■	•	■	•	■	■	•	•	•	•	-
Pier, dock, boat livery, boat launch area, and related recreational facilities	•	•	□	□	□	■	■	•	•	■	■	•	•	•	■	•	-

*PROPOSED CHANGED*











**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 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.

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.