



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

## **MINUTES**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, May 26, 2026**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **Call to Order**

Commissioner Raymond called the meeting to order at 6:00 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 Sutherland read the STATEMENT of PURPOSE.

#### **Pledge of Allegiance**

Commissioners led the Pledge of Allegiance

#### **Roll Call**

Present at the meeting were Commissioners: Lawson, Sutherland, Raymond, and White.

Absent were Commissioners: Parrish, Peters, Brewer.

Also present at the meeting were: City Attorney, Derek Cusick, Building Official and Planning & Zoning Coordinator, Beau King and Code Enforcement Officer Jasmin Seferovic

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

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

#### **Motion Passed Unanimously**

#### **Approval of Minutes**

1. Approval of April 28, 2026 minutes.

Motion was made by Commissioner Lawson, second by Commissioner White to accept the Minutes of April 28, 2026 as presented.

## **Motion Passed Unanimously**

### **Architectural Review**

None

### **New Business**

2. The City of Diamondhead represented by Beau King, Building Official, has filed an application requesting a text amendment to Article 3.4.12 of the Zoning Ordinance to allow Aloha District Mixed Use in the C-1 Zoning District.

City Attorney, Derek Cusick explained the reason for the Text Amendment.

Commissioner Raymond asked for Public Comments. No one spoke.

Building Official, Beau King read the Staff Report recommendation to approve. He also answered questions from the Commissioners.

Motion was made by Commissioner White, second by Commissioner Sutherland to accept the recommendation from the Staff and approved

## **Motion Passed Unanimously**

3. Craig McElveen has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 0' of a rear property line. The property address is 87134 Highpoint Drive. The tax parcel number is 067L-0-35-012.013. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 10'. The Case File Number is 202600298.

Building Official explained the reasons for the Variance. Commissioners asked questions about the Variance.

Craig McElveen was present at the meeting , and answered questions from Commissioners.

Commissioner Raymond asked for Public Comments. No one spoke.

Building Official, Beau King read the staff report recommending to approve the Variance request.

Motion was made by Commissioner White, second by Commissioner Lawson to accept the recommendation of the staff and approve to the City Council.

## **Motion Passed Unanimously**

4. Greg Grassel has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow a second accessory structure within 16" of a side property line. The property address is 7828 Alawai Avenue. The tax parcel number is 067Q-0-36-221.000. The property is in a R-6 zoning district. One accessory structure per residence is allowed. The setback for an accessory structure from the side property line is 5'. The variance requested is a second accessory structure 3'-8" from side property line. The Case File Number is 202600301.

Building Official, Beau King explained the Reason for the Variance. He also answered all questions from Commissioners.

Greg Grassel explained that the 1st shed was on property when they bought their house, and had no clue you couldn't have a 2nd accessory building. He also answered all Commissioners questions.

Building Official, Beau King read the staff report recommending to deny the variance

Motion was made by Commissioner White ,second by Commissioner Lawson to Table the request, until Homeowners come in and talk with the Building Department about options.

**Motion Passed Unanimously**

5. Raymond Edwards has filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 0' of a rear property line adjoining the golf course. The property address is 8932 Anahola Place. The tax parcel number is 067J-3-36-150.000. The property is in a R-6 zoning district. The setback for a fence from the rear property line adjoining the golf course is 10'. The variance requested is 10'. The Case File Number is 202600339.

Building Official explained the variance request. He also answered all questions from Commissioners.

Raymond Edwards spoke and answered questions from Commissioner.

Commissioner Raymond asked for Public Comments. There were none.

Building Official read the staff report recommending to approve the Variance.

Motion was made by Commissioner Sutherland, second by Commissioner Lawson to accept the recommendation of the staff and approve to the City Council.

**Motion Passed Unanimously**

**Unfinished Business**

None

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

None

**Commissioners' Comments**

**Communication / Announcements**

6. The next City Council meeting is Tuesday, June 2, 2026  
The next Planning Commission meeting is Tuesday, June 23, 2026.

**Adjourn or Recess**

Motion was made by Commissioner White, second by Commissioner Lawson to adjourn the meeting at 6:36 p. m.

**Motion Passed Unanimously**

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S. Brewer, Chairman  
Planning & Zoning