



Commissioner Bennett
Commissioner Brewer
Commissioner Parrish
Commissioner Peters
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

MINUTES

PLANNING AND ZONING COMMISSION

Tuesday, August 26, 2025

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Chairman Brewer call the meeting to order at 6:00 p.m.

Statement of Purpose

Commissioner Peters 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 to nights meeting was : Commissioners Parrish, Bennett, Peters, Raymond and Chairman Brewer.
Absent were: Commissioners Lawson, and Southerland.

Also Present were: City Attorney, Derek Cusick, Development Coordinator, Pat Rich, Building Official, Beau King, Code Enforcement Officer Jasmin Seferovic, and Minute Clerk, Tammy Braud.

Confirmation or Adjustments to Agenda

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

Motion Passed Unanimously

Approval of Minutes

1. Approval of July 22, 2025 minutes.

Motion was made by Commissioner Parrish, second by Commissioner Peters to approve the Minutes of July 22, 2025 as presented.

Motion Passed Unanimously

Architectural Review

None

New Business

2. Joshua Matthews has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (shed) within 4' of the residence. The property address is 96114 Kapalama Dr. The tax parcel number is 067F-1-26-056.000. The property is in a MH zoning district. The setback from the residence is 10'. The variance requested is 6'. The Case File Number is 202500447.

Development Coordinator, Pat Rich spoke to Commissioners about the Variance.

No one was present to represent Joshua Matthews.

Chairman Brewer asked for Public Comments

Ms. Lisa Clark who is the neighbor that owns the property behind Mr, Matthews spoke to Commissioners and answered their questions. She would like the Commissioners to Deny the request because it would lessen the value of her property.

Development Coordinator, Pat Rich asked the Commissioner to Table the Variance to discuss a different plan with Mr. Matthews that might not require a variance.

Motion was made by Commissioner Bennett, second by Commissioner Peters to Table this Variance.

Motion Passed Unanimously

3. Albert Chase has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 6' of the side yard property line. The property address is 6810 Apona St. The tax parcel number is 131A-0-01-064.000. The property is in a R-6 zoning district. The side yard setback for an addition is 10'. The variance requested is 4'. The Case File Number is 202500503.

Development Coordinator, Pat Rich explained the reason for the variance to Commissioners.

Albert Chase was present at tonight's meeting and spoke and answered questions from the Commissioners.

Chairman Brewer asked for public comments. There were none.

Development Coordinator, Pat Rich read the Staff Report recommending approval of this Variance.

Motion was made by Commissioner Peters, second by Commissioner Raymond to accept the recommendation and approved to the City Council.

Motion Passed Unanimously

4. Reid A. Parker has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an addition (covered patio) within 0' of the rear yard setback. The property address

is 3 Whispering Branch Way. The tax parcel number is 123A-3-03-028.000. The property is in a R-3 zoning district. The rear yard setback for an addition is 20'. The variance requested is 20'. The Case File Number is 202500448.

Development Coordinator , Pat Rich explain the Variance request to the Commissioners.

Chairman Brewer asked for Public Comments. There was None.

Reid Parker was present at the meeting , and spoke to Commissioners, and answered their questions.

Development Coordinator read the staff report with the recommendation to deny the request.

Motion was made by Commissioner Raymond, second by Commissioner Bennett to accept the recommendation and Deny the Variance as petitioned.

Motion Passed Unanimously

5. 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”. The Case File Number is 202500501.

Chairman Brewer opened the Public Hearing at 6:50 p.m.

Chairman Brewer asked for Public Comments. They had None.

Chairman Brewer closed the Hearing at 6:51 p.m.

Staff had no recommendation.

Motion was made by Commission Bennett, second by Commissioner Peters to Change the Ordinance letting Real Estate signs and Open House signs stay up 7 days a week , 24 hrs a day to the City Council

All Commissioner voted yea except for Commissioner Parrish who voted Nay.

Motion Passed

6. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article 3 – Districts and 4.3.7 Residential Accessory Building, Structure or Use. The proposed text amendment is to change the rear yard setback in residential districts where the property abuts canals or waterways to 10' building and 5' for accessory structures. The Case File Number is 202500501.

Chairman Brewer opened the Public Hearing at 7:04 p.m.

Chairman Brewer asked for Public Comments. They had None.

Chairman Brewer closed the hearing at 7:05 p.m.

Development Coordinator , Pat Rich read the recommendation to Approve the changes

Commissioner made a motion, second by Commissioner Parrish to accept the recommendation and approve the request to City Council.

Motion Passed Unanimously

7. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Article IX – Low-speed Vehicles and Golf Carts, Section 30-293 d. The proposed text amendment is to remove “, cross Interstate Highway 10 at the exit 16 overpass or”. The intent is to allow these vehicles to cross Exit 16 overpass of Interstate Highway 10. The Case File Number is 202500500.

Chairman Brewer open the Public Hearing at 7:06 p.m.

Chairman Brewer asked for any Public Comments. They had None.

Chairman Brewer closed the hearing at 7:07 p.m.

Development Coordinator, Pat Rich read the recommendation to approve the change once pathway is opened and safe.

Commissioner Parrish made a motion, second by Commissioner Bennet to accept the recommendation and approve to City Council.

Motion Passed Unanimously

Unfinished Business

None

Open Public Comments to Non-Agenda Items

None

Commissioners' Comments

None

Communication / Announcements

8. The next City Council meeting is Tuesday, September 2, 2025.

The next Planning Commission meeting is Tuesday, September 23, 2025.

Adjourn or Recess

Commissioner Raymond made a motion, second by Commissioner Peters to adjourn the meeting at 7:14 p.m.

Motion Passed Unanimously

S. Brewer, Chairman

Planning & Zoning

