

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

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.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, April 22, 2025, 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 J. Pat Rich, Development Coordinator, at prich@diamondhead.ms.gov or 228-242-1613.



5000 Diamondhead Circle ·
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390
www.diamondhead.ms.gov

TO: CAYO HUESO, LLC and adjacent property owners

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: April 4, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

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.

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PREST PROP LLC

W. ALOHA DR

KALANI DR

KALANI DR

KALANI DR

KALANI DR
KALANI

KALANI DR

GEM CITY PROPERTIES LLC

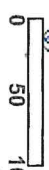
CAYO HUESO LLC

4.65 AC.

DIAMONDHEAD DR E.
100'

DIAMONDHEAD DR E.

44035
veterans

 x, y 

from the point of intersection of the curb lines. In the absence of curb, the triangular area shall be measured 25 feet from intersection of the projection line of the edge of pavement.

2.5.4 Buffer Yards.

a) **Scope.** Any non-residential use which borders any property zoned or used for residential purposes shall provide buffer yards which comply with the standards of the section.

b) Size, Location.

- i. A 15 foot buffer yard shall be required, unless otherwise indicated in this Ordinance. A 25 foot buffer yard shall be required when any non-residential use borders any property zoned as R-10 or R-6. Additionally, the Planning Commission may require additional buffer area upon the determination that the proposed non-residential use will generate noise, light, glare, dust, odor, appearance, or other noxious characteristics which warrant additional separation or screening techniques.
- ii. The buffer yard shall be measured from the property line or from the street right-of-way line (where a street serves as the district boundary line). Buffer yards shall not be within an existing or future street right-of-way and shall be in addition to that right-of-way.
- iii. The buffer yard may be coterminous with a required front, side, or rear yard, provided the larger yard requirements shall apply in case of conflict.

c) Characteristics.

- i. The buffer yard shall be a landscaped area free of structures, manufacturing or processing activity, materials, or vehicular parking. No driveways or streets shall be permitted in the buffer yards except at points of ingress or egress.
- ii. In all buffer yards, all areas not within the planting screen shall be planted with grass seed, sod or ground cover, and shall be maintained and kept clean of all debris, rubbish, grass more than 12 inches in height, or weeds.

d) Planting Screen.

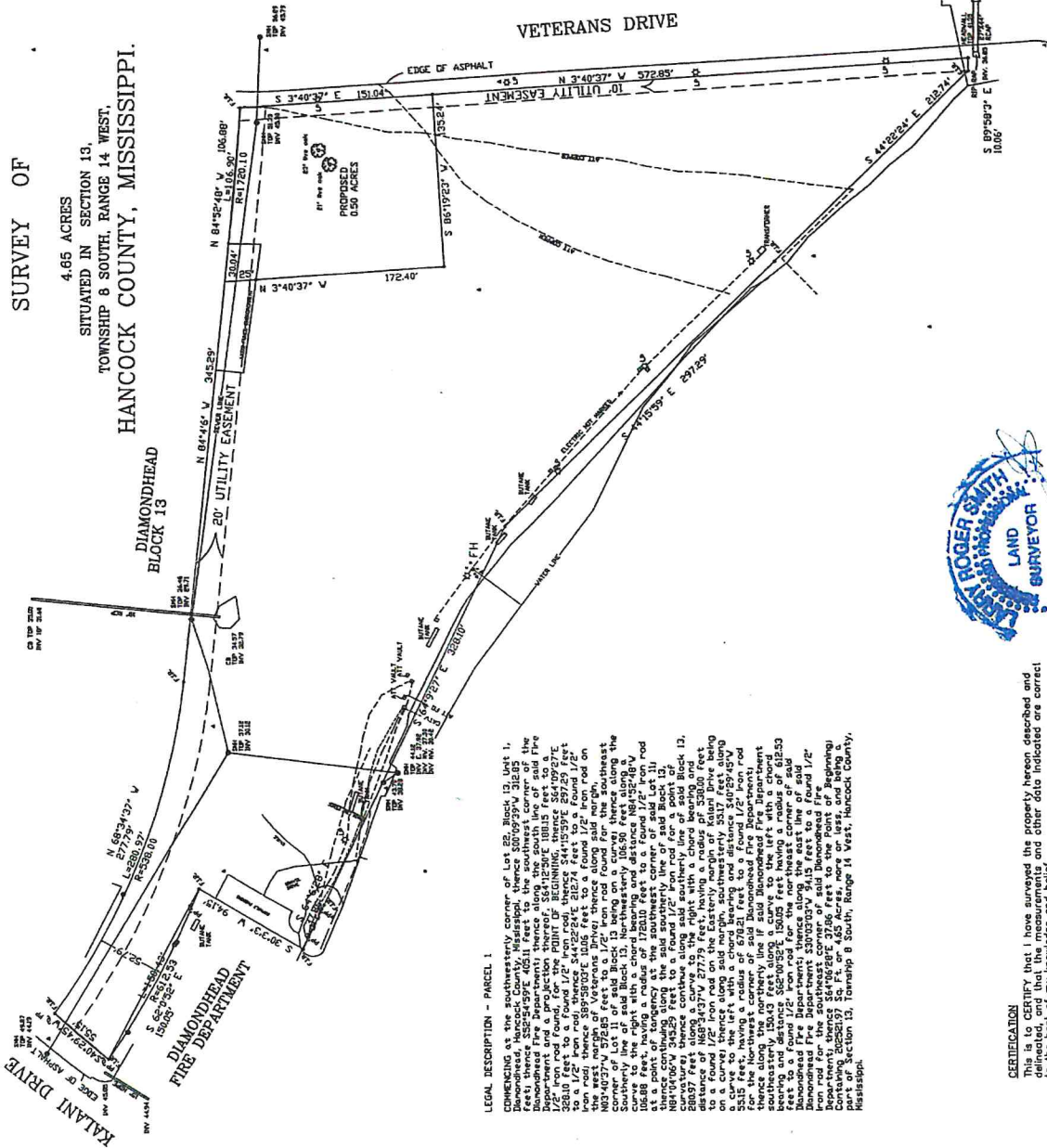
- i. Each buffer yard shall include a planting screen of trees, shrubs, and other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne particles, glare and noise.
- ii. Each Planting Screen shall be in accordance with the following requirements:
 - a. Plant materials used in the Planting Screen shall be of such species and size as will produce, within two years, a complete year-round visual screen of at least eight feet in height.
 - b. The Planting Screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced within one year.
 - c. The Planting Screen shall be so placed that at maturity it will be at least three feet from any street or property line.
 - d. The Planting Screen shall be broken only at points of vehicular or pedestrian access and shall comply with Section 2.5.3.
- iii. In circumstances where it is impractical for a planting screen to meet all the requirements of this Section or would create an undue hardship, the Planning Commission may modify the requirements or approve acceptable alternatives which shall satisfy the spirit, objectives and intent of the screen requirements. Planning Commission review shall be in accordance with Section 9.8 of this Ordinance.

e) Plans.

- i. Prior to the issuance of any Zoning approval, the applicant shall submit plans which graphically indicate, in both drawing and text where appropriate, the following:
 - a. The location and arrangement of each buffer yard.
 - b. The placement, species, and size of all plant materials; and
 - c. The placement, size, materials and type of all fences to be placed in such buffer yard.



SURVEY OF 4.65 ACRES SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI. DIAMONDHEAD BLOCK 13



LEGAL DESCRIPTION - PARCEL 1

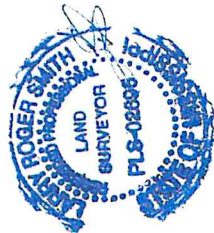
COMMENCING at the southwestern corner of Lot 13, Block 13, then N 84°52'48\"/>

CERTIFICATION

This is to CERTIFY that I have surveyed the property herein described and that the bearings and distances are correct to the best of my knowledge and belief.

Larry R. Smith P.L.S. # 02695 Updated: 04/13/2023 Dated: 09/30/23

This property is located in Zone(s) _____ as published by the Federal Insurance Administration, DFRM 28047C02595, effective 6/16/09

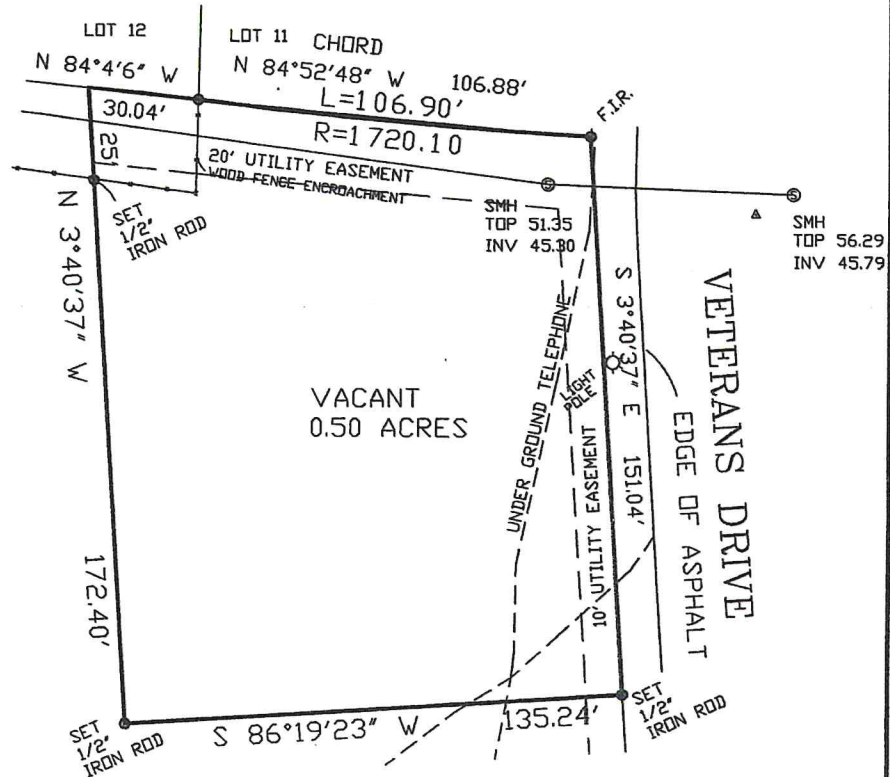


N.T.S.
SCALE: 1"=30'
CLASS '99 SURVEY
Base Bearing by

Note: This survey was performed without the benefit of a current title search and may be subject to any and all easements and restrictions affecting said property.

LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE
GULFPORT MS. 39503

**DIAMONDHEAD
PHASE 1, UNIT 1, BLOCK 13**



LEGAL DESCRIPTION - 0.5 ACRES

BEGINNING at a 1/2" iron rod found for the southeast corner of Lot 11 of Block 13 Diamondhead phase 1, Unit 1, being on a curve; thence along the Southerly line of said Block 13, Northwesterly 106.90 feet along a curve to the right with a chord bearing and distance N84°52'48"W 106.88 feet, having a radius of 1720.10 feet to a found 1/2" iron rod at a point of tangency at the southwest corner of said Lot 11; thence continuing along the said southerly line of said Block 13, N84°04'06"W 30.04 feet to a 1/2" iron rod; thence S03°40'37"E 172.40 feet to a 1/2" iron rod; thence N86°19'23"E 135.24 feet to a 1/2" iron rod on the west margin of Veterans Drive; thence along said west margin, N03°40'37"W 151.04 feet to a 1/2" iron rod at the Point of Beginning. said parcel contains 21,789 square feet or being 0.5 Acres, more or less.

Updated 4/13/2025
Dated: 09/30/23

SCALE: 1"=40'
CLASS "B" SURVEY

Note: This survey was performed without the benefit of a current title search.
Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.
Base Bearing by: Deed

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Larry R. Smith
Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "X", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28045C0263D, revised 10/16/09.



**LARRY SMITH
LAND SURVEYING**
105 N. KERN DRIVE
GULFPORT MS. 39503

**BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT**
PHONE: (228) 832-9643
FAX: (228) 832-3605

JOB #