



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR CONDITIONAL USE

Case Number: 202600718

Date 9/21/2026

Applicant: Taylor Bourgeois / Coastal Pour Company

Applicant's Address: 4433 Leisure Time Dr Suite D

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) [REDACTED]

Property Owner: Rouses Markets store #47

Owner's Mailing Address: 4407 East Aloha Drive

Owner's Email Address: [REDACTED]

Owner's Contact Number: (Home) _____ (Work) [REDACTED]

Tax Roll Parcel Number: 131E-1-13-006.003

Physical Street Address: 4407 East Aloha Drive

Legal Description of Property: Supermarket

Zoning District: C-1

State Purpose of Request: to operate its permitted mobile food unit

at Rouses Market located at 4407 East Aloha Drive.

Unit will set up and sell retail food and non-alcoholic

beverages with written permission from Rouses (attached)

REQUIRED ITEMS:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Zoning Administrator may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial processes and the ability of the use to meet performance standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.
- B. Site plans, preliminary building elevation, preliminary improvement plans, additional maps and drawings, all sufficiently dimensioned as required illustrating the following:
 - i. The date, scale, north point, title, name of owner, and name of persons preparing the site plan.
 - ii. The location and dimension of boundary lines, with distances and bearings, easements, and required yards and setbacks, water course drainage features and location and size of existing and proposed street and alleys, 100-year flood plains.
 - iii. The location, height, bulk general appearance and intended use existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 100 feet.
 - iv. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaping areas, utility or service areas, fencing and screening, signs, and lighting.
 - v. A narrative identifying the nature of the operation of proposed use, including but not limited to, hours of operation, type of processes utilized (if any), type of products sold or services offered, etc.
 - vi. The location of watercourses and drainage features.
 - vii. The number of existing and proposed off -street parking and loading spaces, and a calculation of applicable minimum requirements.
 - viii. All proposed site grading and drainage provisions and proposals including contour data at a contour interval sufficient to indicate the topography of the site, but in no case to exceed a two-foot (2') interval, including proposed erosion control measures.
 - ix. A plan showing the Buffer Yards as required in Section 5.4.4.
 - x. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.
 - xi. Any applicable fee established by the City Council.
- C. Payment of fee for request: \$100.00 as per Ordinance 2013-032.3

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Conditional Use in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a request on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred to the Planning Commission for review.

The Public Hearing will be held on SEPTEMBER 22ND at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.



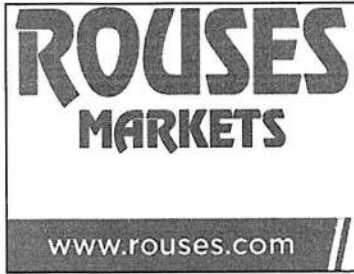
Signature of Applicant

Signature of Property Owner

For Official Use Only

- ☒ \$100.00
- ☒ Copy of Deed, Lease or Contract
- ☒ Site Plan
- ☒ Parking Spaces
- ☒ List of Property Owner

- ☒ Application Signed
- ☒ Written Project Description
- ☐ Drainage Plan NA ☒
- ☐ Notarized Statement NA ☒



Joel Patterson

Store Director

47-Diamondhead

4407 East Aloha Drive

Diamondhead, MS 39525

P:(228)364-6084



08-31-2026

To: Coastal Pour Company- Taylor Bourgeois

From- Joel Patterson- Rouses Diamondhead

RE: Parking Lot

Greetings Taylor,

This Letter give your permission to set up in our parking lot

We look forward to a community partnership

Joel Patterson- Store Director

Joel Patterson

CONDITIONAL USE SUPPORTING STATEMENT

Coastal Pour Company LLC

Proposed Location: Rouses Market, 4407 East Aloha Drive, Diamondhead, MS 39525

Applicant: Taylor Bourgeois

Date: August 31, 2026

Nature and Purpose of Proposed Use

Coastal Pour Company LLC is requesting conditional use approval to periodically operate its permitted mobile food unit in the parking lot of Rouses Market located at 4407 East Aloha Drive, Diamondhead, Mississippi.

Rouses Market management has granted Coastal Pour Company LLC written permission to operate from the property. A signed authorization letter from the Rouses Market Store Director is included with this application.

The mobile unit will be used for the preparation and retail sale of food and non-alcoholic beverages. The unit is completely mobile and will be removed from the property when not operating unless otherwise permitted.

Coastal Pour Company LLC maintains a separate office and permitted commissary location in Diamondhead. The office and commissary are used for business operations, storage, preparation, cleaning, and other support functions. No retail sales will be conducted from the office or commissary location.

Proposed Operating Location

The proposed operating area is along the southern perimeter of the Rouses Market parking lot, near the southwest corner of the property.

The mobile unit will occupy only a small portion of the existing paved parking area. Its placement will be maintained so that it does not obstruct:

- *Store entrances or exits*
- *Fire lanes or emergency vehicle access*
- *Normal vehicular circulation*
- *Pedestrian access*
- *Accessible parking spaces*
- *Rouses loading or service areas*
- *Existing driveways or entrances to the property*

The exact positioning of the mobile unit may be adjusted within the area authorized by Rouses management when necessary for traffic, safety, parking, or store operations.

Hours and Characteristics of Operation

Operations will occur periodically based upon business demand, weather, events, and authorization from Rouses Market.

The proposed use is a small mobile retail operation and is not expected to generate significant additional traffic beyond the normal commercial traffic already associated with Rouses Market and the surrounding commercial development.

Customers will utilize the existing parking and circulation areas. No dedicated permanent parking spaces, roads, driveways, or loading facilities are proposed.

Site Improvements

No permanent construction or site improvements are proposed as part of this conditional use.

The proposed operation will not require construction of a building, alteration of existing buildings, grading, excavation, modification of drainage, installation of permanent utilities, new roads, new parking areas, fencing, landscaping, or other permanent changes to the property.

Existing grades, drainage, landscaping, lighting, parking, vehicle circulation, pedestrian access, and other site improvements will remain unchanged.

Utilities and Sanitation

The mobile unit is designed and equipped to operate as a self-contained mobile food unit in accordance with applicable health and sanitation requirements.

Food preparation, storage, cleaning, wastewater handling, and other required support activities will be conducted in accordance with applicable Mississippi State Department of Health requirements and through Coastal Pour Company LLC's permitted commissary operations.

No permanent utility connections or modifications to the Rouses property are proposed.

Parking and Traffic

The proposed mobile operation will utilize a limited number of existing parking spaces along the perimeter of the property. Rouses Market contains substantial existing parking associated with the grocery store and surrounding commercial uses. The proposed mobile operation will not alter existing traffic patterns or require construction of additional parking.

The proposed location along the southern perimeter near the southwest corner was selected to minimize interference with customer parking, pedestrian movement, vehicle circulation, deliveries, and normal Rouses Market operations.

Drainage, Grading and Floodplain

No grading, excavation, drainage improvements, or other land disturbance is proposed. The mobile operation will utilize the existing paved parking surface. Existing drainage patterns and facilities will remain unchanged. Because no permanent construction or land disturbance is proposed, no new erosion-control measures or drainage facilities are proposed as part of this request.

Relationship to Surrounding Property

The proposed use will occur within an existing commercial development and is compatible with the commercial nature of Rouses Market and surrounding businesses.

The mobile unit will operate entirely within the existing developed parking area and will not require expansion onto neighboring property or public rights-of-way.

No off-site improvements are proposed.

Site Plan

An aerial site plan is attached showing:

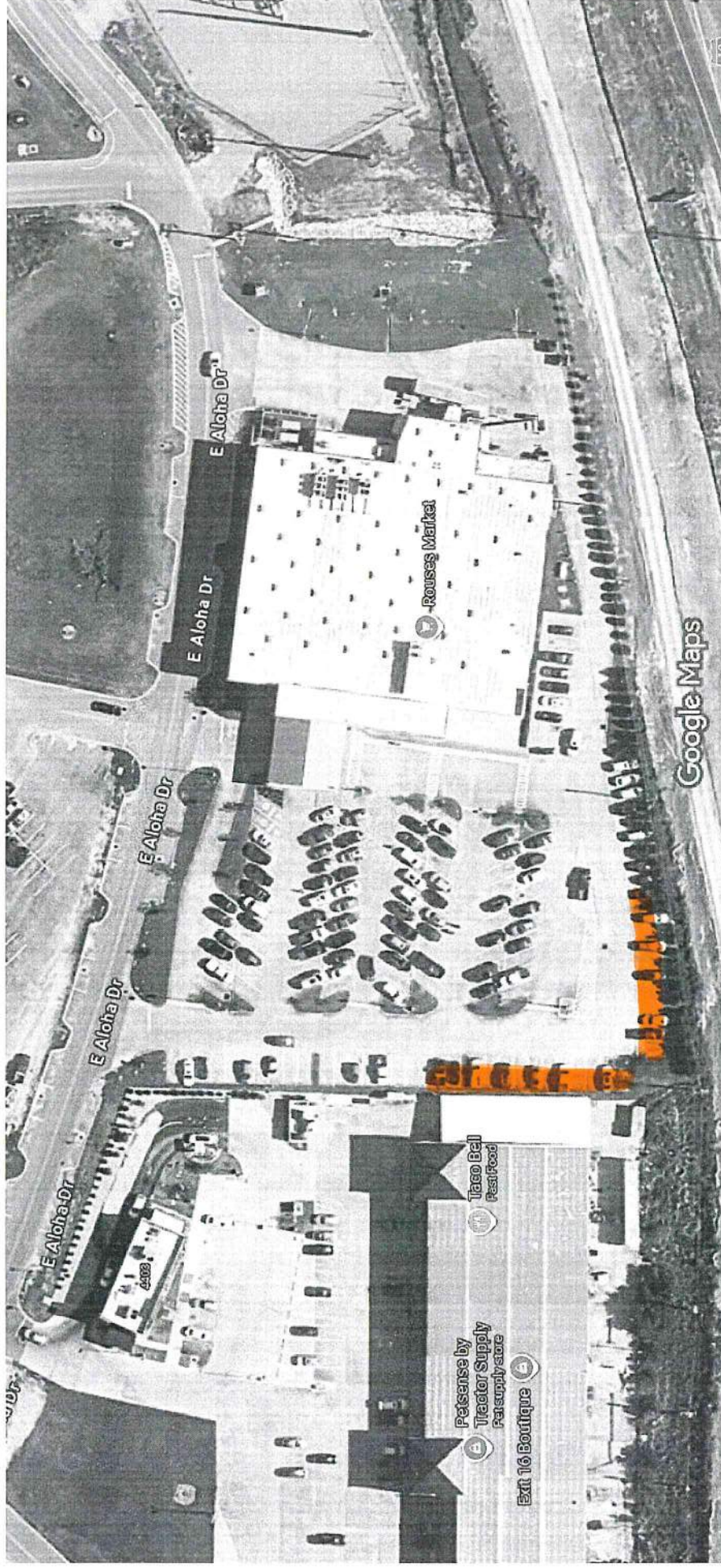
Rouses Market and the existing parking area, East Aloha Drive, Existing access and circulation areas the general area authorized by Rouses Market, The proposed Coastal Pour Company LLC mobile-unit location along the southern perimeter near the southwest corner

The site plan is intended to illustrate the proposed temporary mobile use of the existing parking area. No permanent structures or site improvements are proposed.

Conclusion

Coastal Pour Company LLC respectfully requests approval of the conditional use to periodically operate its mobile food unit at Rouses Market, 4407 East Aloha Drive, Diamondhead, Mississippi.

The proposed use is temporary and mobile in nature, requires no permanent alteration to the property, and will be operated in a manner intended to minimize impacts on parking, traffic, pedestrian circulation, neighboring properties, and normal Rouses Market operations.



Highlighted area is proposed site



Corrective Action Required:

Yes

No

Corrections required by (Date)

Food Establishment Inspection Report / PERMIT TO OPERATE

Establishment	Coastal Pour Company	Permit Date	5/6/2026	Time In	4:48 PM
Address	4433 Leisure time dr	City/State	Diamondhead,	Zip	39525
Telephone	228-226-3985			Risk Level	2
License/Permit #	6246411	Permit Holder	Taylor Bourgeois		

Circle designated compliance status (IN, OUT, N/O, N/A) for each numbered item IN = in compliance OUT = not in compliance N/O = not observed N/A = not applicable Mark "X" in appropriate box for COS and R COS = corrected on-site during inspection R = repeat violation

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Risk Factors are food preparation practices and employee behaviors most commonly reported to the Centers for Disease Control and Prevention as contributing factors in foodborne illness outbreaks. **Public health interventions** are control measures to prevent foodborne illness or injury.

Compliance Status	COS	R
Supervision		
1 ☒ IN ☐ OUT	Person in charge present, demonstrates knowledge, and performs duties	
2 ☒ IN ☐ OUT ☐ N/A	Manager certification	
Employee Health		
3 ☒ IN ☐ OUT	Management awareness; policy present	
4 ☒ IN ☐ OUT	Proper use of reporting, restriction & exclusion	
Good Hygienic Practices		
5 ☐ IN ☐ OUT ☒ N/O	Proper eating, tasting, drinking, or tobacco use	
6 ☐ IN ☐ OUT ☒ N/O	No discharge from eyes, nose, and mouth	
Preventing Contamination by Hands		
7 ☒ IN ☐ OUT ☐ N/O	Hands clean and properly washed	
8 ☒ IN ☐ OUT ☐ N/A ☐ N/O	No bare hand contact with ready-to-eat foods	
9 ☒ IN ☐ OUT	Adequate handwashing facilities supplied & accessible	
Approved Source		
10 ☒ IN ☐ OUT	Food obtained from approved source	
11 ☐ IN ☐ OUT ☐ N/A ☒ N/O	Food received at proper temperature	
12 ☒ IN ☐ OUT	Food in good condition, safe, and unadulterated	
13 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Required records available: shellstock tags, parasite destruction	
Protection from Contamination		
14 ☒ IN ☐ OUT ☐ N/A	Food separated and protected	
15 ☒ IN ☐ OUT ☐ N/A	Food - contact surfaces: cleaned & sanitized	
16 ☒ IN ☐ OUT	Proper disposition of returned, previously served, reconditioned, and unsafe food	
Potentially Hazardous Food (TCS food)		
17 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Proper cooking time and temperatures	
18 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Proper reheating procedures for hot holding	
19 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Proper cooling time and temperature	
20 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Proper hot holding temperatures	
21 ☒ IN ☐ OUT ☐ N/A	Proper cold holding temperatures	
22 ☒ IN ☐ OUT ☐ N/A ☐ N/O	Proper date marking and disposition	
23 ☐ IN ☐ OUT ☒ N/A ☐ N/O	Time as a public health control: procedure & records	
Consumer Advisory		
24 ☐ IN ☐ OUT ☒ N/A	Consumer advisory provided for raw or undercooked foods	
Highly Susceptible Populations		
25 ☐ IN ☐ OUT ☒ N/A	Pasteurized foods used; prohibited foods not offered	
Chemical		
26 ☐ IN ☐ OUT ☒ N/A	Food additives: approved and properly used	
27 ☒ IN ☐ OUT	Toxic substances properly identified, stored, used	
Conformance with Approved Procedures		
28 ☐ IN ☐ OUT ☒ N/A	Compliance with variance, specialized process, and HACCP plan	
29 ☐ IN ☐ OUT ☒ N/A	Risk control plan as required	
Other Critical Factors		
Preventative measures to control the introduction of pathogens, chemicals and physical objects into foods.		
30 ☒ IN ☐ OUT	Water and ice from approved source	
31 ☒ IN ☐ OUT	Insects, rodents, and animals not present	
32 ☒ IN ☐ OUT ☐ N/A	Hot and cold water available; adequate pressure	
33 ☒ IN ☐ OUT ☐ N/A	Plumbing installed; proper backflow devices	
34 ☒ IN ☐ OUT ☐ N/A	Sewage and waste water properly disposed	
35 ☒ IN ☐ OUT	Toilet facilities: properly constructed, supplied	
36 ☐ IN ☐ OUT ☒ N/A	Permit/Last inspection posted	

Date **Friday, May 8, 2026**

Person in Charge (Signature)

Inspector (Signature)

Next encounter date: Saturday, May 8, 2027, Next encounter type: Permit 2 \$132.25

Display for Public View / Non-Transferable / Permit valid 1 year from Permit Date

Food Facility Inspection Results

Permit ID 6246411	Facility Name, Address Coastal Pour Company 4433 Leisure time dr	Date Friday, May 8, 2026
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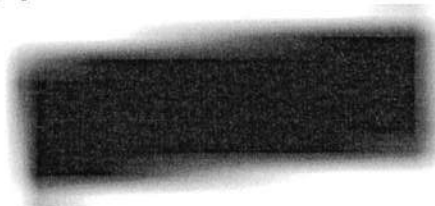
CRITICAL VIOLATIONS	CORRECTION PLAN AND SCHEDULE
ready to operate no criticals.	note: all food will be prepped on mobile unit. only dry storage at commissary. if to prep insole would need to update ceiling tiles (smooth and non absorbent) and flooring (carpet) must be removed.

Encounter Type	
☐ Scheduled ☐ Complaint ☐ Consultation ☐ Plan Review/Const. ☐ No Inspection ☐ Training ☐ Permit Follow-Up ☐ FDA State Contract Inspection	☐ Permit No Charge ☐ Permit 1 ☒ Permit 2 ☐ Permit 3 ☐ Permit 4 ☐ Re-Inspection ☐ Corrective Follow-Up
Permit Date 5/6/2026	Environmental Code WORTHAM CHERE - CW9

tsylor bougeois
Certified Manager

6246411
License Number

Facility Signature



Environmental Signature

CW Player

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

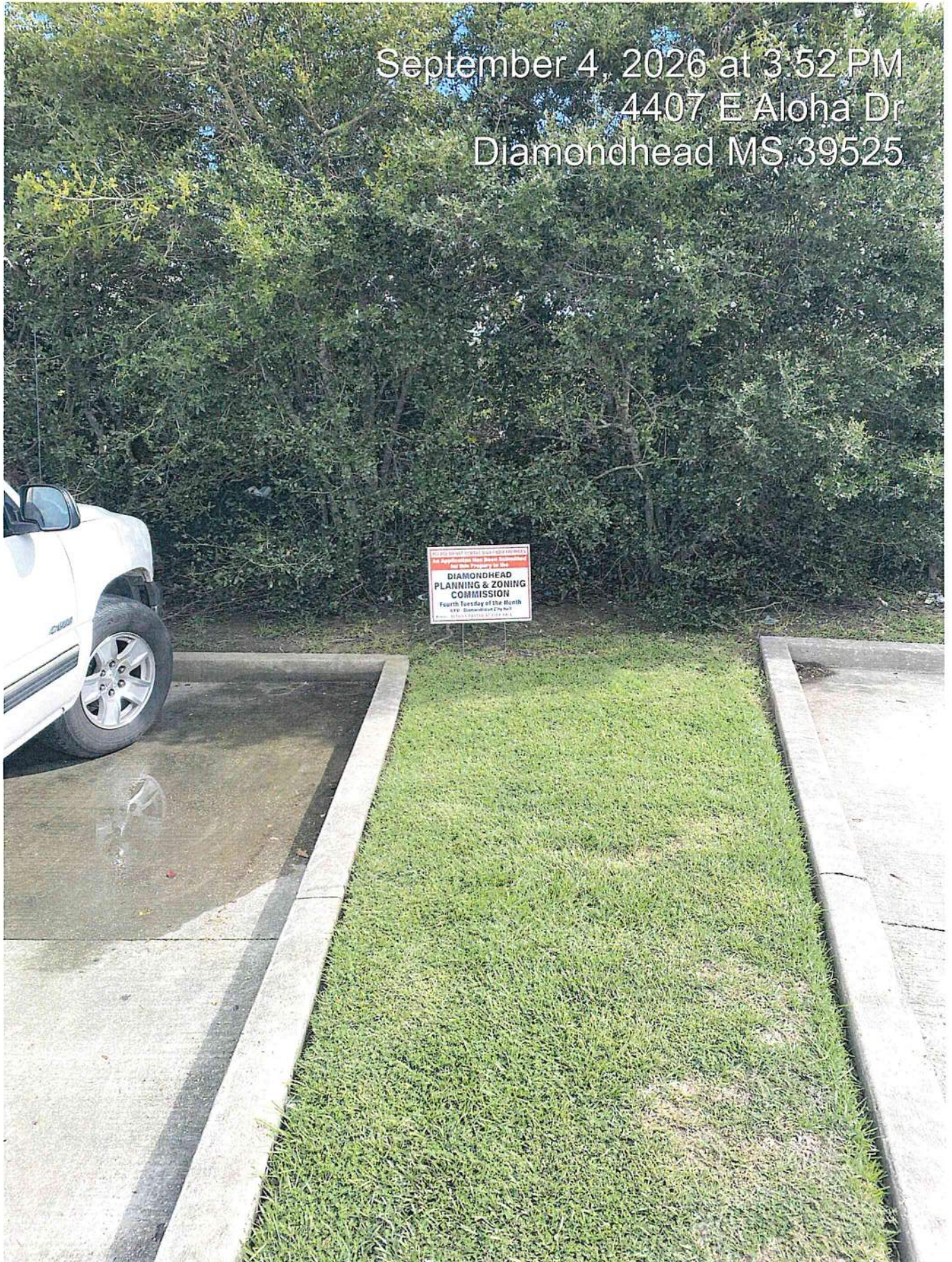
Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit as the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on **Tuesday, September 22, 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. The meeting will also be live streamed on the city's YouTube channel.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

September 4, 2026 at 3:52 PM
4407 E Aloha Dr
Diamondhead MS 39525



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4836.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 774.322.4626.

DRAGONHEADS, MS

If you have any questions or comments or would like to review the application, you may contact the Housing Department at the above address and/or at 224-322-4636.

PLANNING PAGE 4: 4THS COMMUNITY
SUBMISSIONS PAGE 445

Received 10 September 2004; accepted 22 September 2004; published online 22 September 2004. The authors, having read the manuscript, have approved its submission. The authors are: T. J. Hall, M. J. Griffin, and J. S. Griffin, School of Mechanical Engineering, University of Southampton, Highfield, Southampton, SO9 5NH, UK. E-mail: t.j.hall@soton.ac.uk (T. J. Hall), m.j.griffin@soton.ac.uk (M. J. Griffin), j.s.griffin@soton.ac.uk (J. S. Griffin).

the Housing Department of the Government of the United Kingdom, and is available from the Housing Department of the Government of the United Kingdom at 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704,

PUBLIC NOTICE

DATE OF 2021

PURCELL CO INC
4402 E ALOHA DR STE 3
BAY ST LOUIS, MS 39520

ROUSE LAND COMPANY LLC
P O BOX 5358
THIBODAUX, LA 70302

DIAMONDHEAD COMM DEV LLC
PO BOX 6326
DIAMONDHEAD, MS 39525

MARSHALL INVESTMENT GROUP
16 RIVERS BEND DR
GULFPORT, MS 39507

CASANO MICHAEL J ETAL
4403 E ALOHA DR
DIAMONDHEAD, MS 39525

CASANO MICHAEL J
4370 LEISURE TIME DR
DIAMONDHEAD, MS 39525

GEM CITY PROPERTIES LLC
758 AUGUSTA WAY
DIAMONDHEAD, MS 39525

DIAMONDHEAD WATER & SEWER
4425 PARK TEN DRIVE
DIAMONDHEAD, MS 39525

MISSISSIPPI GAMING CORP
1013 PRINCESS ST
ALEXANDRIA, VA 22314

COAST ELECTRIC POWER ASSOC
P O BOX 2430
BAY ST LOUIS, MS 39521-7351

THE FIRST
P O BOX 15549
HATTIESBURG, MS 39404

CAYO HUESO LLC
4403 E ALOHA DRIVE
DIAMONDHEAD, MS 39525



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – COASTAL POUR COMPANY – CONDITIONAL USE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Conditional Use before the Planning & Zoning Commission – Coastal Pour Company

NATURE OF REQUEST: Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive. The Case File Number is 202600718.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the conditional use permit as petitioned.

The staff recommends approving the conditional use based on the following findings of fact.

- a) Conformance with applicable regulations and standards established by the Zoning Regulations. 4.9.3 Mobile food vendor. Where permitted, mobile food vendors shall be subject to the following conditions:
 - a) Mobile food vendors are permitted in the districts indicated in the chart of uses where there is an existing principle commercial use on site. *Conditional in chart of uses.*
 - b) Bathrooms must be accessible to the mobile food vendor operators. *Rouses restrooms.*
 - c) Mobile food vendors shall have the written permission of the property owner. *Acquired.*
 - d) Mobile food vendors shall also be permitted on construction sites with an active building permit and on-going construction activity. *N/A*
 - e) Mobile food vendors shall operate for a maximum of ten consecutive days and no more than thirty days in a ninety-day period. *To be observed.*
 - f) A maximum of three mobile food vendors shall be permitted at any one location at the same time. *Only one vendor at location.*
 - g) Mobile food vendors shall not be located in any fire lane, travel lane, entrance/exit or in any required parking space. *Located in extra parking spaces.*
 - h) Mobile food vendors shall be located on a level, paved, or gravel surface with safe pedestrian access. *Located in paved parking lot.*
 - i) The vicinity around the mobile food vendor shall be kept clean and free of debris and trash receptacles shall be provided. *To be observed.*
 - j) Amplified music or other sounds from any mobile food vendor may not unreasonably disturb nearby businesses, pedestrians, or vehicles. *To be observed.*

- k) The area of a mobile food vendor operation shall be kept neat and orderly. *To be observed.*
- l) Mobile food vendors are prohibited from being stored in any residential zone. *Currently stored in a separated, permitted, commercial location in Diamondhead.*
- m) Mobile food vendors associated with a city sponsored special event shall be exempt from these use conditions. *N/A*
- b) Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features. *N/A*
- c) Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use. *None observed.*
- d) Modifications to the site or proposed use which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulation and standards and to protect the public health, safety, morals, and general welfare. *None observed.*
- e) Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area; existing zoning and land uses in the area. *To be observed.*
- f) Protection of persons and property from flood or water damage, odors, fire, noise, glare, and similar hazards or impacts. *To be observed.*
- g) Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties. *None proposed.*
- h) Adequacy and convenience of off-street parking and loading facilities. *Plenty of extra parking.*
- i) That the proposed use is in accordance with the objectives of this Zoning Ordinance and the purposes of the district in which the site is located. *Agreed.*
- j) That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses and structures in the vicinity, in accordance with the following standards:
 - i. The proposed use will be located within the district so as to be harmonious with and complimentary to adjacent and existing land uses. *Agreed.*
 - ii. The structure resulting from the granting of a conditional use will be architecturally compatible with other existing or proposed structures in the neighborhood in which it is to be located. For the purpose of this criterion, the term "neighborhood" shall mean an area extending 750 feet in all directions from the lot line of the proposed structure. *N/A*
 - iii. For the purposes of determining architectural compatibility, consideration shall be given to: building mass and style; roof types, pitch and material; façade treatment and materials; window and door styles; eaves and porches; trim; gables and dormers; gutters; chimneys; walls, fences, hedges and other landscape elements; colors; driveway material; signage; dimensional setbacks and building orientation on the lot; and other such features as may be appropriately considered by the Planning Commission. *N/A*
 - iv. For the purpose of assessing the architectural compatibility, existing structures which may not be an architectural asset to the neighborhood shall not be considered in determining the appropriateness of a conditional use application. *N/A*
- k) That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area. *Agreed.*
- l) That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. *Agreed.*