



5000 Diamondhead Circle • Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

A handwritten signature in black ink, appearing to read 'J. Pat Rich'.

DATE: May 30, 2025

SUBJECT: 44035 Veterans Dr. Re-subdivision

CAYO HUESO, LLC, represented by Michael Casano, is requesting a re-subdivision of 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.

- Separating 0.50 acres from 4.15 acre parcel.
- Bounded by Veterans to the east and 5450 and 5452 Diamondhead Dr E. to the north.
- There was one objection.

The Planning & Zoning Commission voted unanimously to recommend approval.



Commissioner Bennett
Commissioner Brewer
Commissioner Debrow
Commissioner Parrish
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, April 22, 2025

6:00 PM CST

**Council Chambers, City Hall
and via teleconference, if necessary**

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 March 25, 2025 minutes.

Architectural Review

New Business

3. Jillian Ladner has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a residence within 15'6" of the front yard setback on a lot with 2 front yard setbacks. The property address is 10860 Ala Moana St. The tax parcel number is 067H-2-25-087.001. The property is in an R-6 zoning district. It is a corner lot which requires 2 front yard setbacks of 20'. The variance requested is 4'6". The Case File Number is 202500134.
4. Joel Dicharry, represented by David Rush, has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (screened porch) within 1" of the residences. The property address is 6417 Kome Dr. The tax parcel number is 068R-2-41-097.000. The property is in an R-6 zoning district and flood zone AE. The setback for an accessory structure is 10' from the residence. The variance requested is 9'11". The Case File Number is 202500140.
5. 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.
6. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance Article 8.7.a - Political Signs. The proposed text amendment is to allow temporary signs, such as election signs, so that they may be placed on the City right of way in front of private property, at least 2' from the street. The Case File Number is 202500135.

*Approved
4/20*

**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*

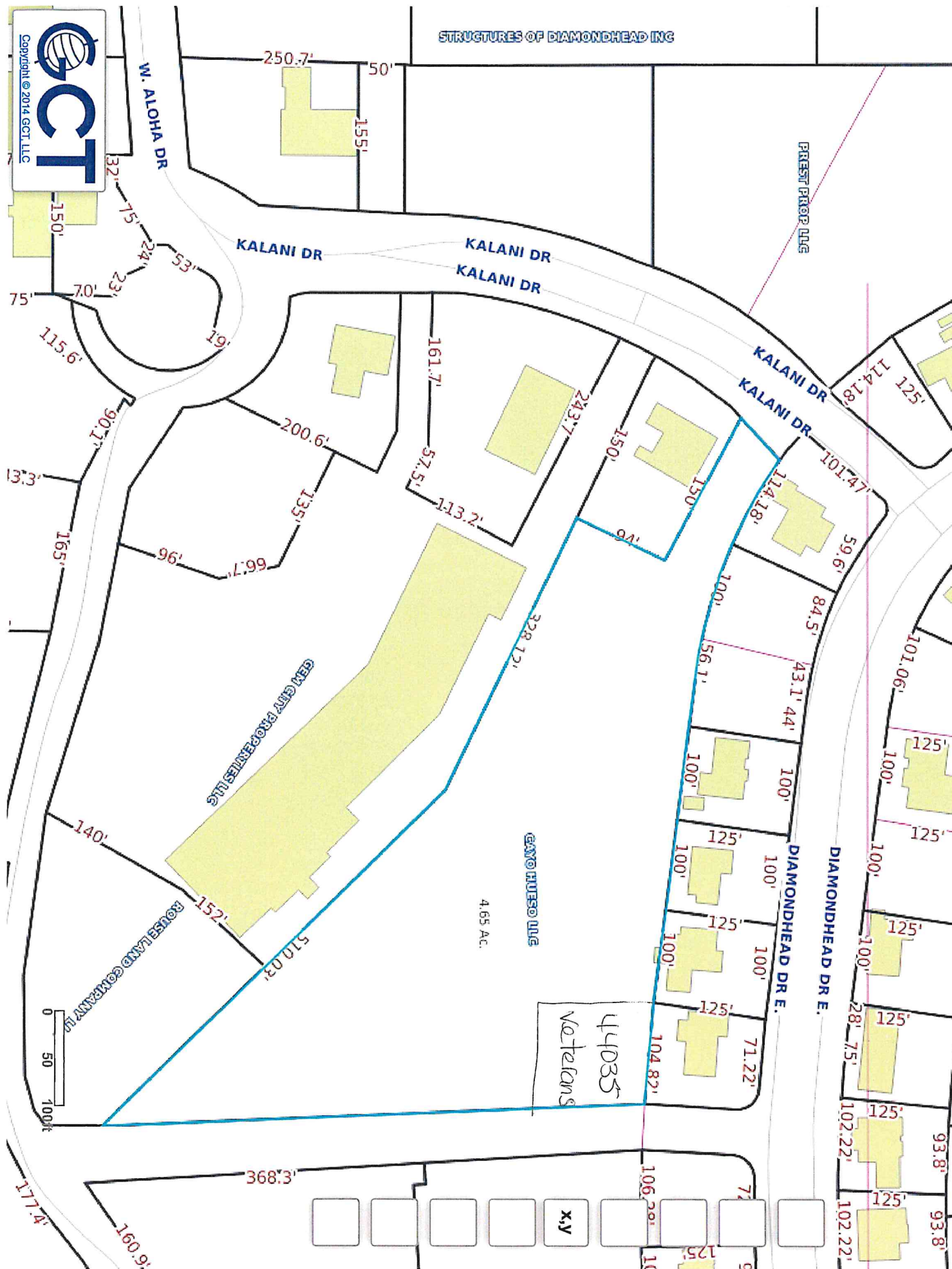
DATE: April 4, 2025

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.

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.



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.

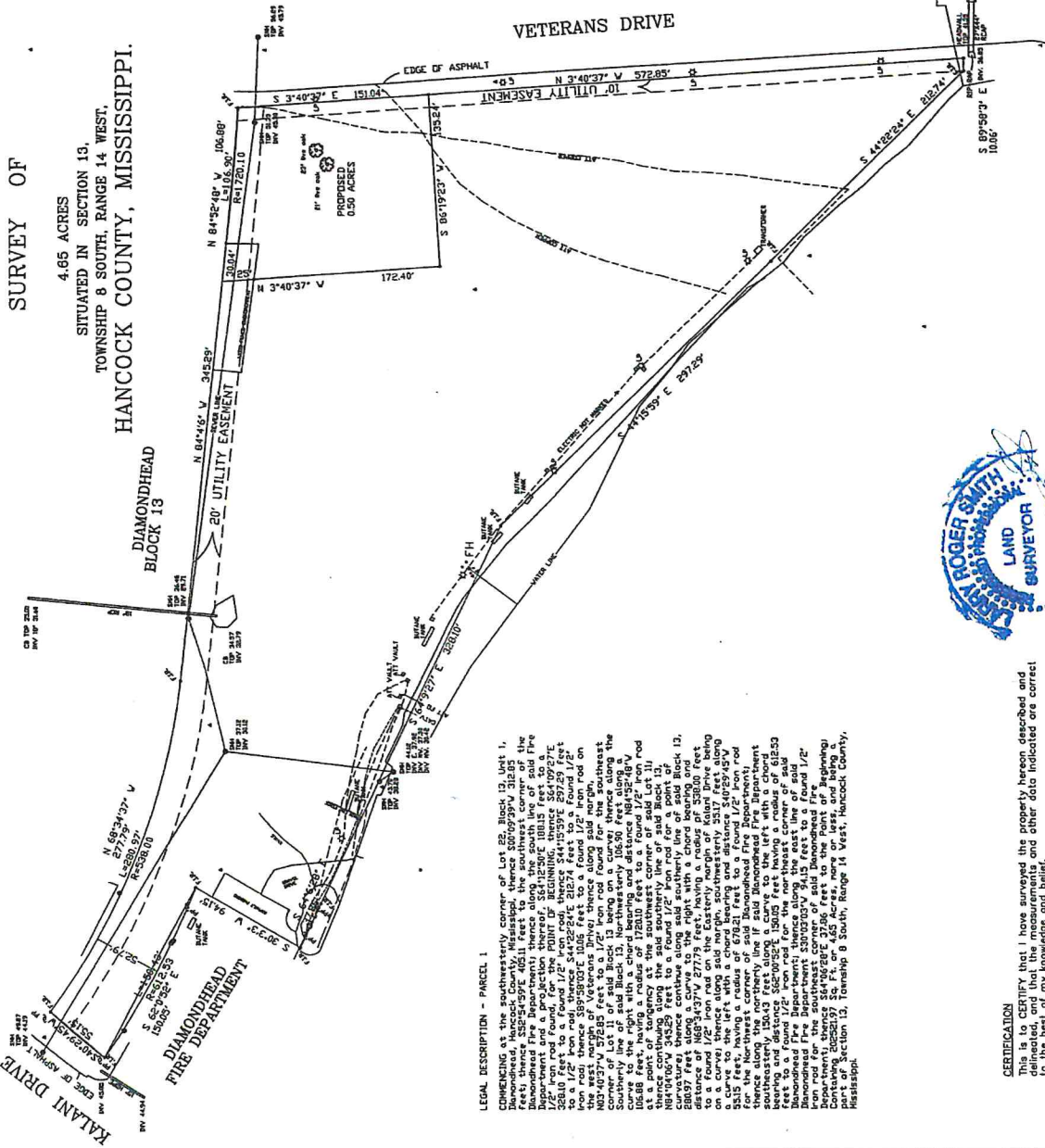
iii. In circumstances where it is impractical for a planting screen to meet all the requirements of this Section or would create an undue hardship, the Planning Commission may modify the requirements or approve acceptable alternatives which shall satisfy the spirit, objectives and intent of the screen 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 4.85 ACRES SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 WEST, HANCOCK COUNTY, MISSISSIPPI.

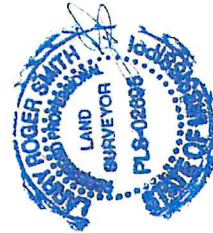


LEGAL DESCRIPTION - PARCEL 1
COMMENCING at the southwest corner of Lot 22, Block 13, Unit 1, Diamondhead, Hancock County, Mississippi, thence S00°09'29\"/>

CERTIFICATION
I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that I have surveyed the property herein described and delineated the same, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Larry R. Smith, P.L.S. # 02695
Updated: 04/13/2025
Dated: 08/30/23

This property is located in Zone(s) "X" as published by the Federal Insurance Administration, DFIRM 28047C0259C, effective 6/16/09

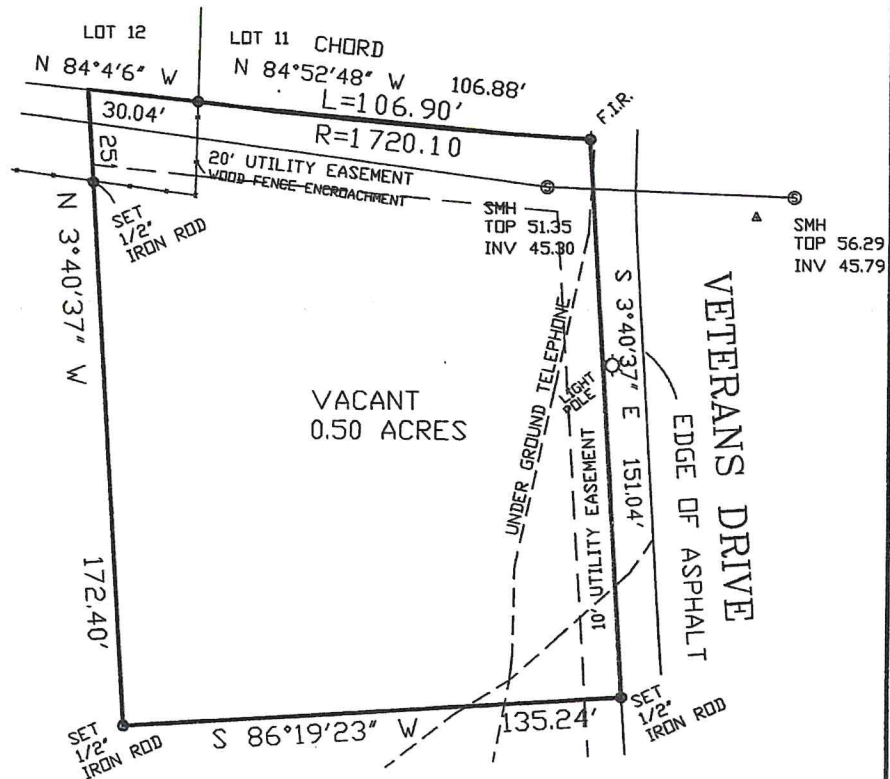


NTS
SCALE: 1"=30'
CLASS "B" SURVEY
Base Bearing by

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 4/13/2005

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 #