



Commissioner Bennett  
Commissioner Brewer  
Commissioner Cook  
Commissioner Debrow  
Commissioner Flowers  
Commissioner Layel  
Commissioner Nicaud

## **AGENDA**

### **PLANNING AND ZONING COMMISSION**

**Tuesday, February 28, 2023**

**6:00 PM CST**

Council Chambers, City Hall  
and via teleconference, if necessary

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#### **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 January 24, 2023 minutes.

#### **New Business**

3. Dennis Mitchell, Jr. has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to construct a residence within 9'2 ½" of the side yard property line. The property address is 1430 Hanakealoha Place. The tax parcel number is 132R-0-10-118.000. The property is in a R-2 zoning district. The side yard setbacks are 10'. The variance requested is 9 ½". The Case File Number is 202300000.
4. Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant. The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.
5. Cure Land Company, LLC, represented by Carlene Alfonso has filed an application requesting a map amendment (Rezoning) in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure)). The Case File Number is 202300023. Cure Land Company, LLC desires to change the current zoning from C-1 (General Commercial District) to R-3 (High Density Single Family Residential). The physical address is 5410 Gex Drive. The tax parcel number is 132A-2-03-028.000. The purpose of the zoning change is for condominium development. The parcel of property is generally described as being bounded on the west by Diamondhead Drive North, the north by the Duck Pond and Lakeview Court, the east by Diamondhead Drive East and Prestige

Properties and the south by Universal Storage and a vacant parcel owned by Tara Corp. The parcel of property is legally described as 8.72 Acre Pt. J B Ladner Claim 13-8-14.

**Unfinished Business**

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

**Commissioners' Comments**

**Communication / Announcements**

6. The next City Council meeting is Tuesday, March 7, 2023.

The next Planning Commission meeting is March 28, 2023.

**Adjourn or Recess**



Commissioner B  
Commissioner B Item No.2.  
Commissioner Cook  
Commissioner Debrow  
Commissioner Flowers  
Commissioner Layel  
Commissioner Nicaud

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, January 24, 2023**  
**6:00 PM CST**  
Council Chambers, City Hall  
and via teleconference, if necessary

---

**Call to Order**

Chairman Flowers called the meeting to order at 6:01 P.M.

**Statement of Purpose**

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 Debrow read The Statement of Purpose.

**Pledge of Allegiance**

Commissioner Layel led The Pledge of Allegiance.

**Roll Call**

Present at the meeting were: Chairman Flowers, Commissioners: Debrow, Layel, Brewer, Bennett, Nicaud by teleconference. Absent : Cook

Also present at the meeting were: City Attorney, Derek Cusick, Building Official, Ronald Jones, Development Coordinator, Pat Rich, Building Inspector, Beau King. Absent: Minute Clerk, Tammy Braud

**Confirmation or Adjustments to Agenda**

Motion made by Commissioner Debrow, Seconded by Commissioner Layel to adjust the agenda by removing item # 3, resident withdrew his application.

Voting Yea: Commissioner Bennett, Commissioner Brewer, Commissioner Debrow, Commissioner Flowers, Commissioner Layel, Commissioner Nicaud

**Motion Passed Unanimously**

**Approval of Minutes**

1. Approval of November 8, 2022 minutes.

Motion made by Commissioner Bennett, second by Commissioner Debrow, to accept the minutes of November 8,2022.

Voting Yea: Commissioner Bennett, Commissioner Brewer, Commissioner Debrow, Commissioner Flowers, Commissioner Lavel, Commissioner Nicaud

### **Motion Passed Unanimously**

#### **New Business**

2. Bob Barber of Orion Planning

Bob Barber of Orion Planning gave the commissioners a briefing on rewriting of the ordinances as recommended in the Comprehensive Plan Envision Diamondhead 2040.

3. Clyde Holzbauer has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow an addition to the existing carport 5' from the west side yard property line. The property address is 7722 Mamalu Place. The tax parcel number is 067K-2-36-045.000. The property is in a R-2 zoning district. The side yard setbacks are 10'. The variance requested is 5'. The Case File Number is 202200555.

Application was withdrawn by resident.

4. The City of Diamondhead will hold a public hearing on a proposed Text Amendment to the Sign Ordinance (10.10.4). The Case File Number is 202200581. The proposed text is to allow the option for commercial businesses impacted by MDOT's Exit 16 improvements to either replace signage per updated sign ordinance, relocated existing signage or replace signage with signage similar to existing.

Development Coordinator, Pat Rich addressed the commissioners on the Text Amendment.

Chairman Flowers asked for any public comments.

Attorney Peyton Moore representing Keith Co. objected to the Text Amendment.

He submitted three exhibits. Exhibit one: email exchange between Ms. Farmer and Mayor Depreo and other parties. Exhibit two: Planning and Zoning Agenda Packet for 1/24/2023, which includes the 10/18/22 City Council meeting approval of the motion to allow the option for commercial businesses impacted by MDOT's Exit 16 improvements to either replace signage per updated sign ordinance, relocate existing signage or replace signage with signage similar to existing; the 10/24/22 Special Called City Council meeting to rescind the approval of the motion and to refer the matter to the Planning and Zoning Commission for a public hearing and recommendation. Exhibit three: Copy of City of Diamondhead Code of Ordinances Article 10. Signs.

Richie Bullock, Business Development Director for Keith Co. also spoke.

Development Coordinator, Pat Rich read the staff report with the recommendation to deny for reasons listed:

A. Ground-mounted Pole Signs are not permitted in the C-1 Zoning District ( table 10.5.1 )

B. Any sign located within the city limits on the date Ordinance No. 2012-019 is adopted( October 15, 2012 ) which does not conform to the provisions of this Article, but which was legally erected

prior to the date this ordinance is adopted is eligible for a characterization as a "legal nonconforming " sign. ( 10.10.2iii )

C. A legal nonconforming designation is lost if the sign is relocated to a position making it less in compliance with the requirements of this Article. ( 10.10.3.iii )

D. If the legal nonconforming designation is lost, the sign shall be immediately brought into compliance with a new permit secured therefor or shall be removed. ( 10.10.3.d )

E. All existing businesses in this district have conformed once their " legal nonconforming status was lost.

F. The amendment is not compatible with the Comprehensive Plan nor the Gateway Plan.

G. All businesses affected by construction of the traffic circle have been notified that if they are required to move existing ground-mounted pole sign, these signs will lose their "legal nonconforming" status and must be brought into compliance. None have requested relief from this ruling.

Motion made by Commissioner Debrow, seconded by Commissioner Bennett to deny the request for reasons listed in the staff report to the City Council.

Voting Yea: Commissioner Bennett, Commissioner Brewer, Commissioner Debrow, Commissioner Flowers, Commissioner Layel, Commissioner Nicaud

**Motion Pass Unanimously**

**Unfinished Business**

None

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

None

**Commissioners' Comments**

None

**Communication / Announcements**

5. The next City Council meeting is Tuesday February 7, 2023.

The next Planning Commission meeting is February 28, 2023.

**Adjourn or Recess**

Motion made by Commissioner Debrow, Seconded by Commissioner Layel to adjourn the meeting at 6:43 P.M.

Voting Yea: Commissioner Bennett, Commissioner Brewer, Commissioner Debrow, Commissioner Flowers, Commissioner Layel, Commissioner Nicaud

**Motion Passed Unanimously**

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**H. Flowers, Chairman**  
**Planning & Zoning**



RECEIVED  
JAN 03 2023  
BY: [Signature]

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202300000

Date 1/3/23

Applicant: DENNIS Mitchell JR

Applicant's Address: 1430 Hanakealoha Pl

Applicant's Email Address: DHM0804@yahoo.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 713-557-8824

Property Owner: DENNIS Mitchell JR

Owner's Mailing Address: 13902 Oneida Ct, Cypress, Tx 77429

Owner's Email Address DHM0804@yahoo.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 713-537-8824

Tax Roll Parcel Number: 132R-0-10-118.000

Physical Street Address: 1430 Hanakealoha Pl, Diamondhead, Ms 39525

Legal Description of Property: Lot 32, Block 6, Unit 1, Diamondhead Phase 2

Zoning District: R-2

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height)

Sideyard setback 10' required, 9'-2 1/2" provided  
Variance request 9 1/2"

RECEIVED  
JAN 04 2023  
BY: AB

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance 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 Variance on his own behalf.

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

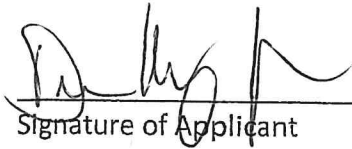
That additional information may be required by the Planning Commission prior to final disposition.

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 back to the Planning Commission for review.

The Public Hearing will be held on February 28, 2023 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 ( )

REQUIRED ITEM AProperty Owner DENNIS MITCHELL JRStreet Address 1430 Hanakealoha Pl, Diamondhead, MS

Statement Describing Variance Request

The previous home that burned down had a variance, so the designer also built in a variance in the new design. We just were made aware of this. The home design is very comparable to the other homes on the street.

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: It is my understanding that Ron Buskirk, of Buskirk Services and home design, who is the primary designer for Thornhill construction, designed the home based on the previous home footprint.

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: It appears as if it is possible. The house next door is 1426 Hanakealoha. It is 2200 sf, and the lot is 10,022 sf. The house adjacent to that one is 1424 Hanakealoha and is 2851 sf, and the lot is 11,819 sf. My house is designed at 2211 sf with a lot size of 11,233 sf.

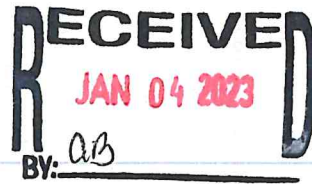
3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: The conditions were not caused by the owner. We recently purchased the property, and had the home designed in the same location and footprint of the previous home. We were made aware of the conditions during the permit application.

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: There would be no special privileges. We are trying to build a comparable home for our street. Our immediate neighbors house is the same Sq Footage on a smaller lot, and the home adjacent to that one is much larger and almost same size lot.





To Whom it may concern,

My name is Dennis Mitchell JR, and my wife Andrea and I recently purchased the lot at 1430 Hanakealoha Pl in Diamondhead. There was a house there previously that was completely destroyed in a fire. There are two other houses nearby, 1424 and 1426 Hanakealoha Pl which is a cul de sac street with no other homes.

When we first bought the lot we were using Thornhill Construction and his primary designer Ron Buskirk of Buskirk Services and Home Design. Ron designed the home based on the footprint of the previous home. The driveway still exists, so placing the home in the same place seemed like the most logical choice.

Later we switched to Kyle Ladner of Diamond L Construction. When Ron gave us the final plans, approved by the engineer, they delivered them to Diamondhead for a builders permit. This is when we were made aware of the variance request needed. I called Ron to ask about the variance and he said the previous home had a variance and it was in the same place. I also was provided information on the other two houses on the street which would appear to have them in the same situation with variance.

Immediately next door is 1426 Hanakealoha Pl, which is a 2200 sq ft home on a 80x140 lot with a total area of 10,022.5 sq ft area.

Our home is proposed at 2211 sq ft, on a lot that is 80x140 and a total area of 11233.8 sq ft. Our home size is almost identical but a larger lot.

The only other house is adjacent to our immediate neighbor at 1424 Hanakealoha Pl. That house is 2851 sq ft on a lot that is 80x140 with a total area of 819.83 sq ft. So a

much larger house on a lot that is only slightly larger than ours,

We are asking for approval for our variance to build a very comparable home to our neighbors who we believe must have very similar conditions based on home square footage and lot size.

Thank You,

Dennis + Andrea Mitchell

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

Dennis Mitchell, Jr. has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to construct a residence within 9'2 ½" of the side yard property line.

The property address is 1430 Hanakealoha Place. The tax parcel number is 132R-0-10-118.000. The property is in a R-2 zoning district. The side yard setbacks are 10'. The variance requested is 9 ½". The Case File Number is 202300000.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited time, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 28, 2023, 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 the Building Department at the above address and/or at 228-222-4626.



5000 Diamondhead Circle, Diamondhead, MS 39525  
Phone: (228) 222-4626  
FAX: (228) 222-4390  
[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

**To: Property Owners**

**From: Pat Rich, Development Coordinator**

**Date: February 6, 2023**

**Subject : Variance Case**

Dennis Mitchell, Jr. has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to construct a residence within 9'2 1/2" of the side yard property line.

The property address is 1430 Hanakealoha Place. The tax parcel number is 132R-0-10-118.000. The property is in a R-2 zoning district. The side yard setbacks are 10'. The variance requested is 9 1/2". The Case File Number is 202300000.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited time, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

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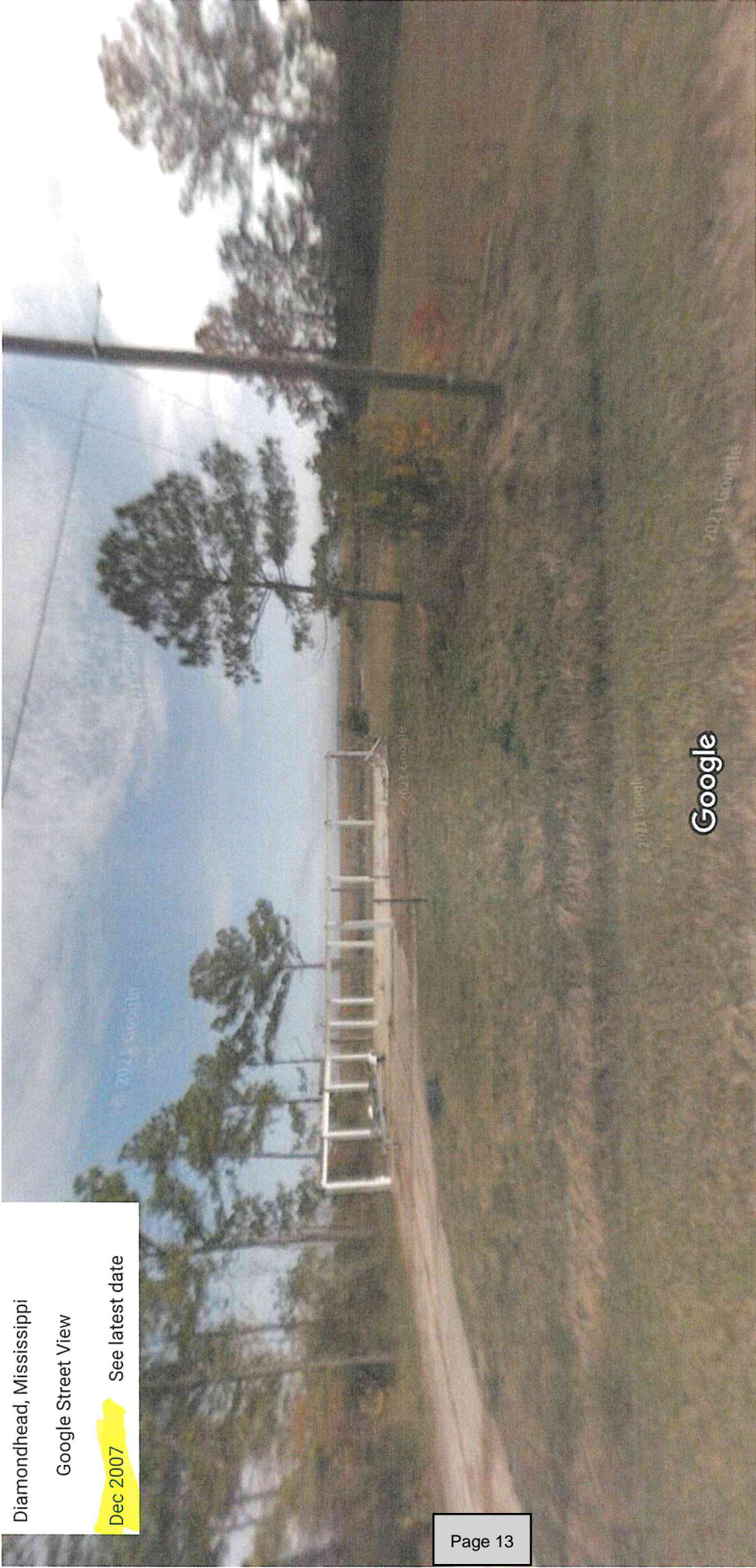
If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

Diamondhead, Mississippi

Google Street View

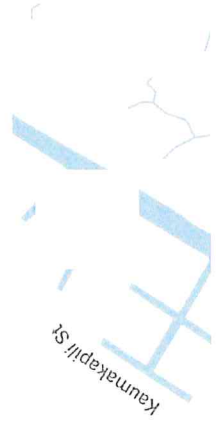
Dec 2007

See latest date



Google

Image capture: Dec 2007 © 2023 Google



Diamondhead, Mississippi

Google Street View

Jun 2013

See more dates

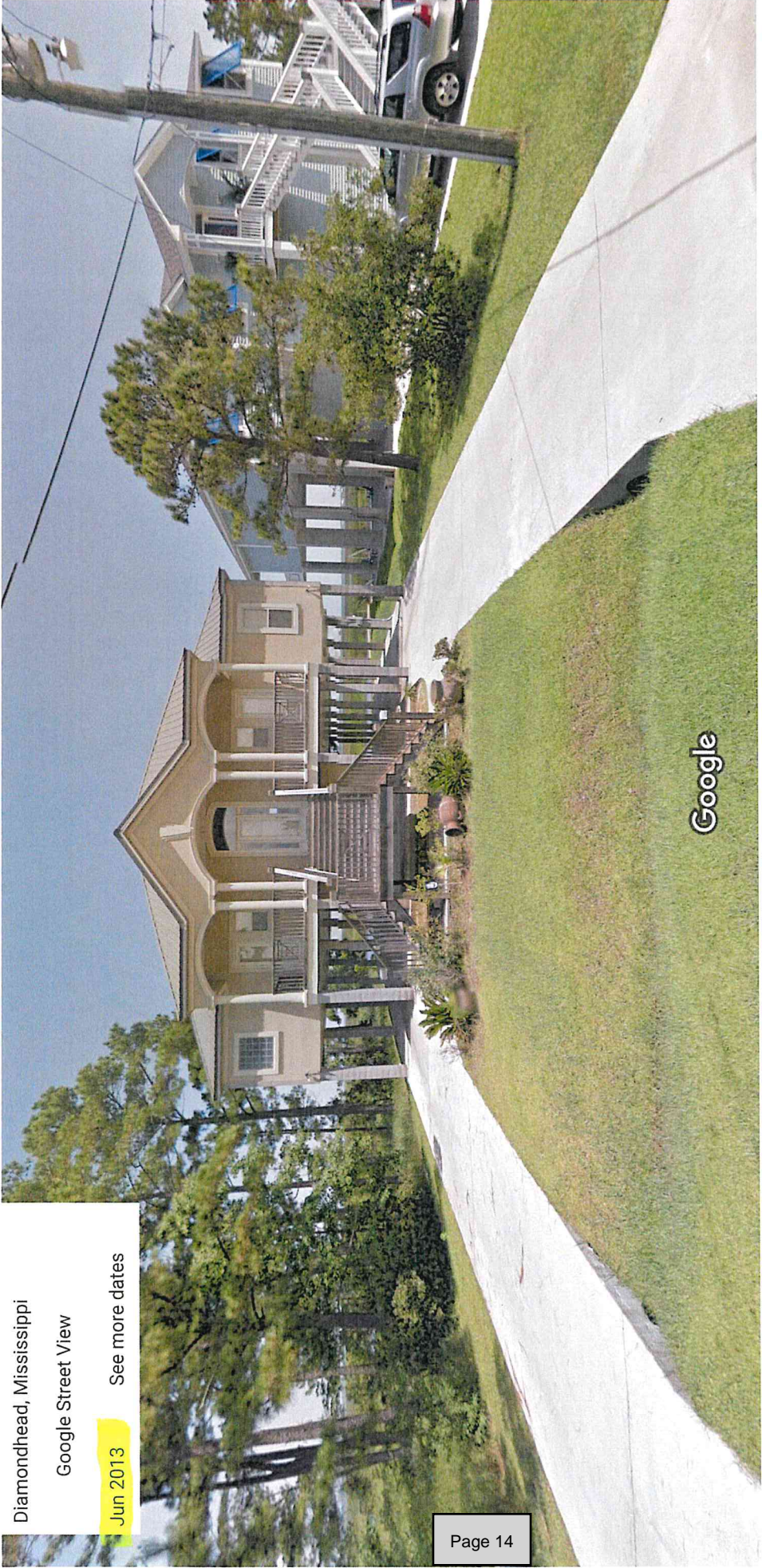
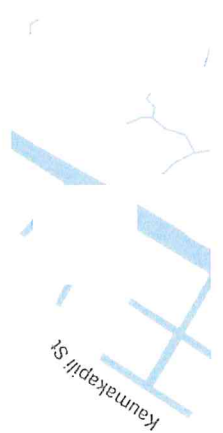


Image capture: Jun 2013 © 2023 Google





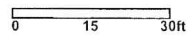
65' x,y

**Parcels**  
**132R-0-10-118.000**

Parcel Number: 132R-0-10-118.000  
 Owner Name: MITCHELL DENNIS JR  
 Owner Address: 14510 LAKEPOINT BEND LANE  
 Owner City, State ZIP: CYPRESS, TX 77429  
 Physical Address: 1430 HANAKEALOHA PLACE  
 Improvement Type: BHS  
 Year Built: 2008  
 Base Area: 288  
 Adjusted Area: 288  
 Actual Total Value: 69231  
 Taxable Total Value: 0  
 Estimated Tax: 1295.42  
 Homestead Exemption: No  
 Deed Book: 2022

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02.22.2023







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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202300025

Date 1/13/2023

Applicant: Diamondhead POA / The Camphouse

Applicant's Address: 3410 Yacht Club Cir, Diamondhead, MS 39525

Applicant's Email Address: babyducksdiamondhead@gmail.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) <sup>228</sup> 255 1900 (Cell) 662 418 4868

Property Owner: Diamondhead Property Owners' Association

Owner's Mailing Address: 7610 Country Club Cir. Diamondhead, MS

Owner's Email Address dmcinnis@dhpod.org

Owner's Contact Number: (Home) <sup>228</sup> 255 1900 (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Roll Parcel Number: 131M-2-11-058.000

Physical Street Address: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Zoning District: C-2

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) Need extra signage for building, an additional 50 sq ft for the crab sign. We feel that it will assist in grabbing the attention of potential customers and boosting business.

### STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance 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 Variance 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 back to the Planning Commission for review.

The Public Hearing will be held on February 28, 2023 at 6:00p.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.

*on behalf of Diamondhead POA*

*on behalf of Diamondhead POA*

*Greg Celantini - Gen Mgr.*

*Greg Celantini - Gen Mgr.*

Signature of Applicant

Signature of Property Owner

\_\_\_\_\_ For Official Use Only \_\_\_\_\_

\$100.00

Copy of Deed, Lease or Contract

*N/A*  Site Plan

*N/A*  Parking Spaces

*N/A*  List of Property Owner

Application Signed

Written Project Description

*N/A*  Drainage Plan NA ( )

*N/A*  Notarized Statement NA ( )

**REQUIRED ITEM A**

Property Owner Diamondhead POA / The Camphouse

Street Address 3410 Yacht Club Cir, Diamondhead, MS

Statement Describing Variance Request

Requesting a variance for the sign ordinance to add 50 sq ft of signage. The maximum is 150 sq ft.

The reasons why it complies with the criteria for variances:

- 1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: yes, it is the only restaurant on this side of the interstate. The location of the restaurant is in an isolated section of the city.

- 2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: yes, the available sign space is large and can accommodate larger signs.

- 3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: yes, the setback is .25 miles from I-10. The visibility is limited due to distance, making the location very isolated from normal traffic.

- 4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: There are no similar properties in the C-2 zoning district.

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

Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant.

The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited time, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 28, 2023, 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 the Building Department at the above address and/or at 228-222-4626.



5000 Diamondhead Circle, Diamondhead, MS 39525  
Phone: (228) 222-4626  
FAX: (228) 222-4390  
[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

To: Property Owners  
From: Pat Rich, Development Coordinator  
Date: February 6,2023  
Subject: Notice of Variance Case

Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant.

The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited time, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

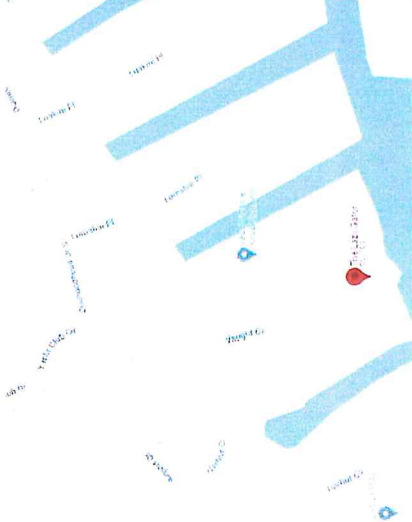
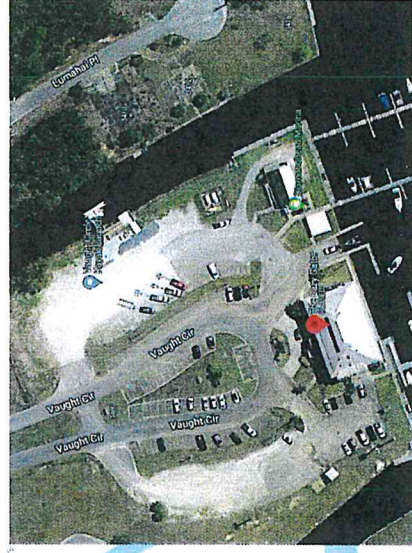
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If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-222-4626.

CURRENT SIGNAGE 130 sq. ft.



Flat Cutout Dibond With Printed & Laminated Graphics Mounted To Building As Shown



3410 Yacht Club Cir; Diamondhead, MS 39525



228.467.1718 / [www.lqsigns.com](http://www.lqsigns.com)

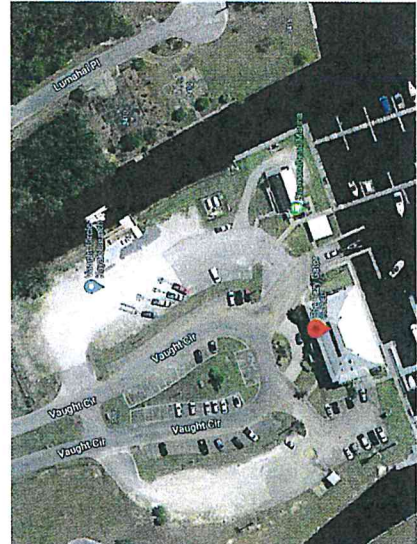
Item No.4.

ALL RIGHTS RESERVED  
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PROPOSED ADP'L SIGNAGE 200.59 PA.



Flat Cutout Dibond With Printed & Laminated Graphics Mounted To Building As Shown



34-10 Yacht Club Cir, Diamondhead, MS 39525



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Item No.4.

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# DIAMONDHEAD

COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION  
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

January 13,2023

Mr. Pat Rich  
Administrator- Planning and Zoning  
City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead , Mississippi 39525

Mr. Rich:

The Diamondhead Property Owners Association has entered into a lease agreement; whereby, establishing a new tenant for the property located at 3410 Yacht Club Circle, Diamondhead MS. This property recently referred to as The Lazy Gator is under new management; as such , the new tenants – Mr. John Peeples and Mr. Lee Peeples have launched a Marketing Campaign which includes the RE-BRANDING the Restaurant , now to be referred to as THE CAMP HOUSE .

Extensive work has occurred both on the interior and the exterior of the building with more transformation scheduled to occur on the lower level , marina side of the structure .

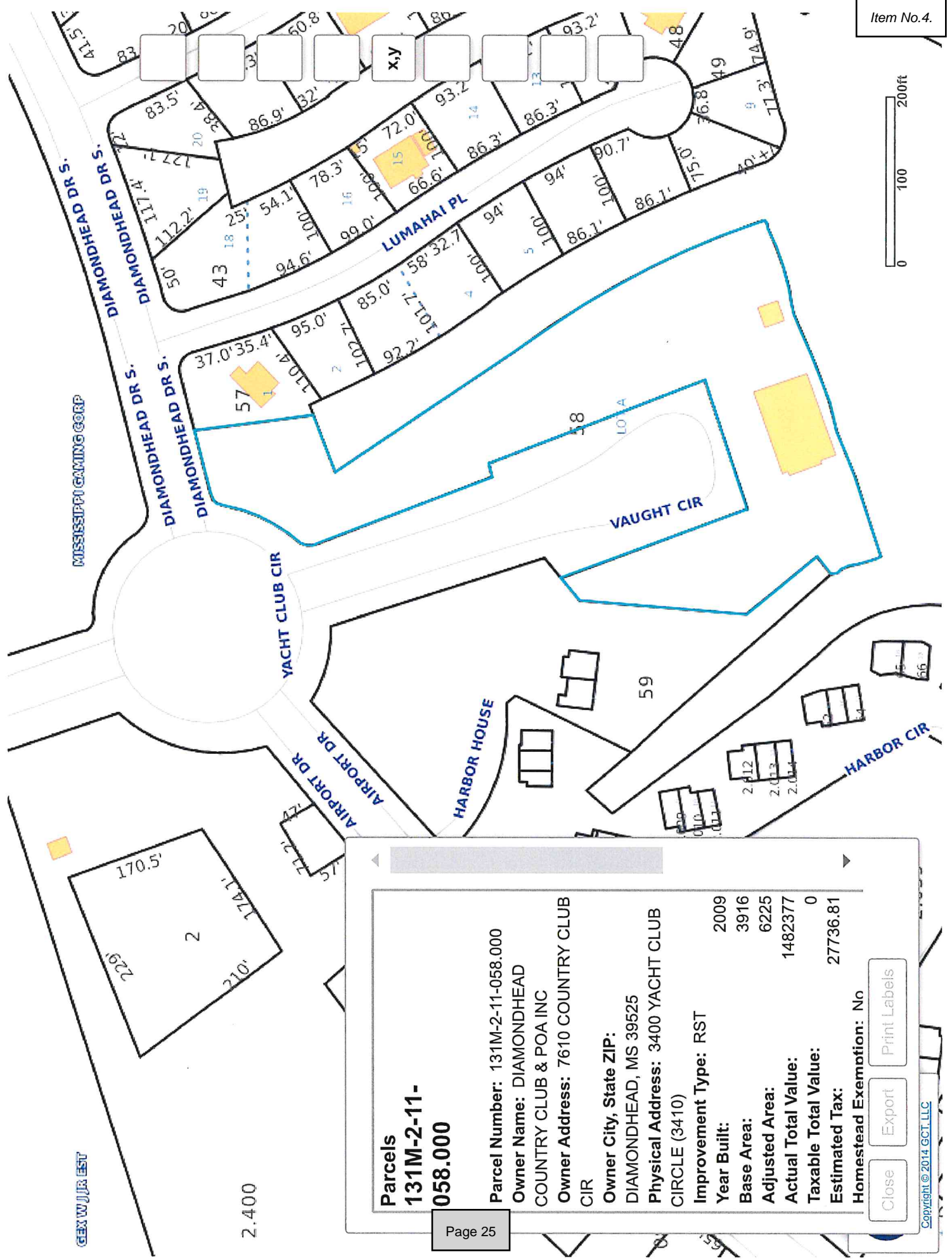
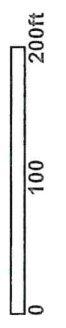
The tenants are seeking permission to post a monument / sign indicating “ THE CAMP HOUSE” in a location that the POA has no objection to . In fact , the POA values the relationship and views this as a quality business establishment that stands ready to serve locals and visitors as they enjoy the City of Diamondhead.

Should you require anything from the Diamondhead POA to further indicate its approval of the posting of the aforementioned sign – ‘ THE CAMP HOUSE’ , please contact me directly.

Respectfully ,

*Greg Abadie*  
Greg Abadie  
General Manager  
The Club at Diamondhead  
Property Owners Association





**Parcels**  
**131M-2-11-**  
**058.000**

Parcel Number: 131M-2-11-058.000  
 Owner Name: DIAMONDHEAD COUNTRY CLUB & POA INC  
 Owner Address: 7610 COUNTRY CLUB CIR  
 Owner City, State ZIP: DIAMONDHEAD, MS 39525  
 Physical Address: 3400 YACHT CLUB CIRCLE (3410)  
 Improvement Type: RST  
 Year Built: 2009  
 Base Area: 3916  
 Adjusted Area: 6225  
 Actual Total Value: 1482377  
 Taxable Total Value: 0  
 Estimated Tax: 27736.81  
 Homestead Exemption: No

Close    Export    Print Labels

City of Diamondhead  
5000 Diamondhead Circle  
Diamondhead, MS 39525



Office 228-222-4626  
Fax 228-222-4390  
www.Diamondhead.ms.gov

APPLICATION FOR ZONING CHANGE

RECEIVED  
JAN 11 2023  
BY: \_\_\_\_\_

CASE NO. 202300023

DATE 1-11-23

APPLICANT: MICHAEL D. CURE

APPLICANT'S ADDRESS: 106 YARBOROUGH PL. WAVELAND, MS. 39576

APPLICANT'S TELEPHONE: (HOME) <sup>(228)</sup> 304-7157 (WORK) <sup>(228)</sup> 463-0050

PROPERTY OWNER: CURE LAND COMPANY LLC

MAILING ADDRESS: P.O. Box 44 LAKESIDE, MS. 39558

TELEPHONE NUMBER: (HOME) <sup>(228)</sup> 304-7157 (WORK) 228-463-0050

TAX ROLL PARCEL NUMBER: #132-A-2-03-028.000

STREET ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: Pt. J. B. Cadner Chain 13-8-14

5410 GEX DRIVE

ZONING CHANGE (FROM) C-1 (TO) R-3

STATE PURPOSE OF REZONING: CONDOMINIUM DEVELOPMENT

STATEMENT OF UNDERSTANDING

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

The application fee of ~~\$600.00~~ <sup>200.00</sup> 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 designated 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 change on his own behalf.

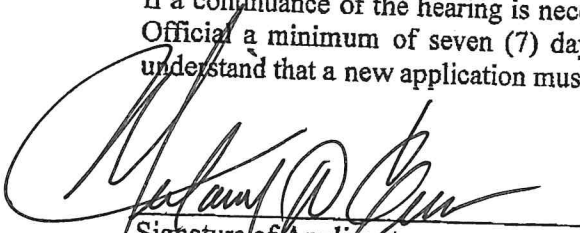
That all required attachments have been provided to the City of Diamondhead.

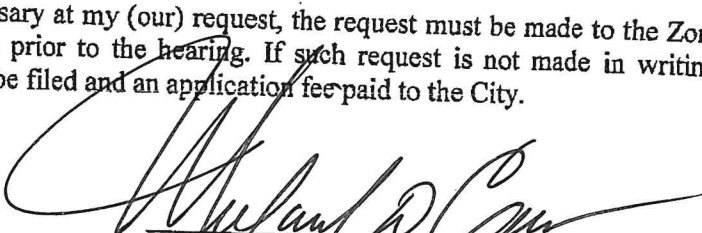
That additional information may be required by the Planning Commission prior to final disposition.

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 back to the Planning Commission for review.

The Public Hearing will be held on February 28, 2023 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.

  
Signature of Applicant

  
Signature of Property Owner

\_\_\_\_\_ For Official Use Only \_\_\_\_\_

- ~~\$600.00~~ <sup>200.00</sup>
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces
- List of Property Owners NA ( )

- Application Signed
- Written Project Description
- Drainage Plan NA ( )
- Notarized Statement NA ( )

January 11, 2023

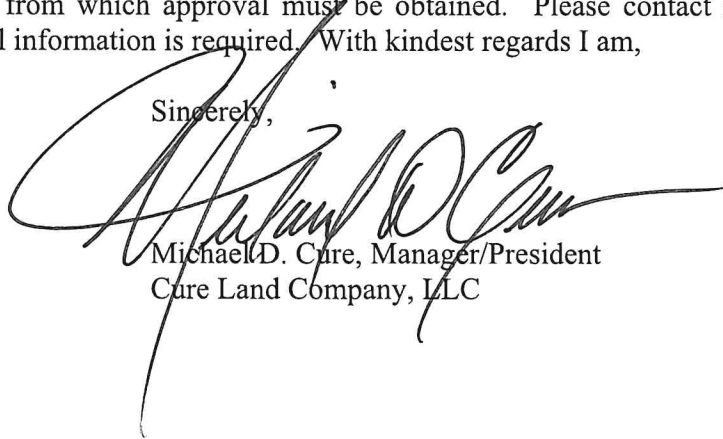
City of Diamondhead, Mississippi  
ATTN: Planning and Zoning  
5000 Diamondhead Circle  
Diamondhead, MS 39525

RE: Developer: Carlene Alfonso, and/or Assigns  
Property: Pt. (8.72 ac) JOHN B. LADNER CLAIM, Sec. 13, Ts. 8-S, R. 14-W,  
Diamondhead, Hancock Co., MS  
Parcel No.: 132A-2-03-028.000  
Address: 5410 Gex Drive (n/k/a Diamondhead Drive North)

To whom it may concern:

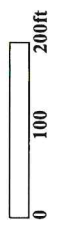
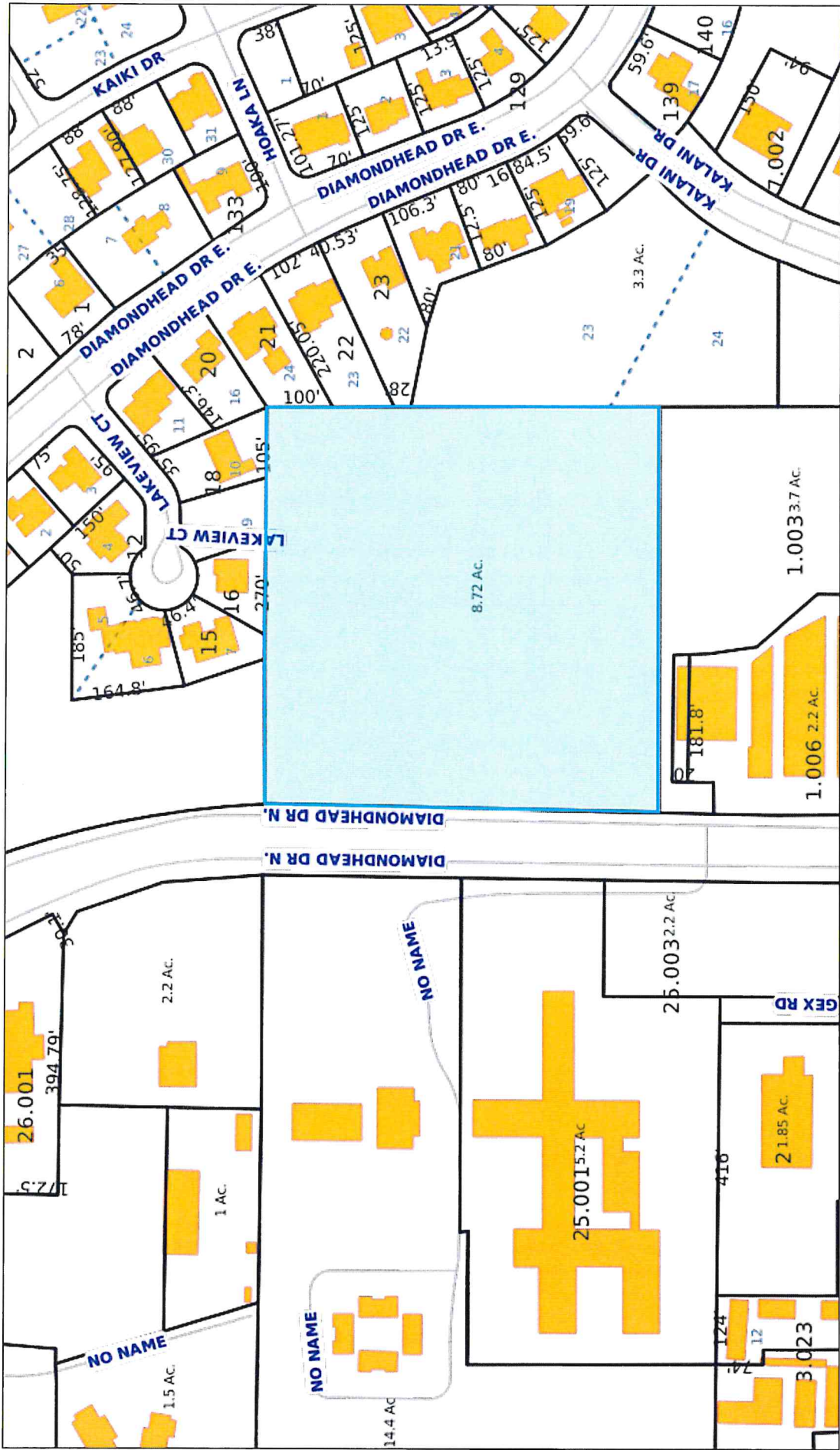
Please be advised that the above-named Developer is presently in the process of negotiating an agreement with Cure Land Company, LLC, as owner of the above-referenced property, which I represent herein as Manager/President. Such agreement involves the purchase and/or development of said property which will be made contingent on certain matters, including approval by the City of Diamondhead for the intended use and/or change to the current zoning. Please accept this correspondence as proof of the pending agreement with the Developer, and for authorization for the Developer to act on behalf of the Company. Such shall include, but not be limited to, the authority to make application, on behalf of Cure Land Company, LLC for approval by the City for such use and/or zoning change, and to represent the company in regard to such application before the City of Diamondhead and/or any other entities, departments, boards, or commissions from which approval must be obtained. Please contact me with any questions, or if additional information is required. With kindest regards I am,

Sincerely,



Michael D. Cure, Manager/President  
Cure Land Company, LLC

# Geoportial Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

**REQUIRED ITEMS:**

- i. The applicant's name, address, and interest in the application, and the name address, and interest of every person, firm, or corporation represented by the applicant in the application; the name of the owner or owners of the entire land area proposed to be changed in classification or to be included within the proposed district; the name of the owner or owners of all structures then existing thereon and sufficient evidence to establish that the applicant has the right of possession to the land area and structures; the names and addresses of all owners of adjacent property within five hundred (500) feet (exclusive on the width of intervening streets, alleys, or bodies of water).
- ii. If the proposed amendment would require a change in the zoning map, a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures.
- iii. The time schedule for the beginning and completion of development planned by the applicant in the area; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- iv. A report giving the nature, description, and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land uses and properties.
- v. The error in this ordinance that would be corrected by the proposed amendment, if the intent is to correct the error.
- vi. The manner in which the proposed rezoning would be consistent with the Comprehensive Plan.
- vii. A tax parcel map of the area proposed for rezoning and the surrounding area, showing existing streets or roads and property lines, and existing and proposed zoning district boundaries. The map shall include an area determined by the Zoning Administrator to be necessary to illustrate the relationship to and potential impact on the surrounding area, but not less than 200 feet or more than 1000 feet from the property proposed for rezoning.
- viii. Information demonstrating the appropriateness of the requested change, including at least one of the following:
  - a. Whether or not there has been a change in the character of the neighborhood surrounding the subject property and a public or community need exists for additional lands bearing the requested zoning classification.
  - b. Whether or not an error exist with regard to the original zoning designation of the subject property.

DIAMONDHEAD CONDO  
ZONING REQUEST CHANGE FROM <sup>c</sup>~~C~~-1 to R-3  
REQUIRED ITEMS

- i. Zoning request from C-1 to R-3/ATTACHED.
- ii. Site plan shows the location of the proposed site of 8.31 acres located on DIAMONDHEAD DRIVE NORTH with a 3-4 story residential condominium structure of 58 units with a parking garage for 30 cars/ golf carts with a total of 119 additional parking spaces/ATTACHED
- iii. It is estimated that construction will begin in late 2023 and be completed in the fall of 2024 or the early spring of 2025.
- iv. The proposed residential structure fronting on Diamondhead Drive North will enhance the attractiveness of the Diamondhead Drive and will be compatible with the single family structures to the east of the proposed development. A 20 ft. landscape buffer will surround the development to provide attractive privacy and screening for both the condo residents and adjoining residential and commercial properties.
- v. The addition of the condominium community will enhance the opportunity of residents either moving into Diamondhead or wishing to move from apartment or single family homes within Diamondhead. The residential appeal of Diamondhead continues to increase as commercial development increases; the condominium units will serve a population wanting to reside in Diamondhead but are not interest in rental apartments or single family residences with individual yards & structures requiring upkeep and maintenance. The proposed zoning change would positively affect adjoining residential properties by providing a buffer from future commercial development.
- vi. The addition of residential development along Diamondhead Drive North is consistent with the overall master plan and will prevent the intrusion of commercial development further into the community.
- vii. –Tax Parcel Map/ATTACHED.
- viii. As previously stated the zoning change from C-1 (commercial) to R-3 (condominium residential) will provide another type of housing for people desiring to live in Diamondhead.

Item No.5.

FILE  
SHEET  
DATE: 01-12-23  
DRAWN: T.A.L.  
CHKD.: F.G.

SHEET TITLE  
SITE PLAN

DIAMONDHEAD CONDOMINIUMS  
DIAMONDHEAD, MISSISSIPPI

SEAL  
REGISTERED ARCHITECT  
FRANK GEUZER, JR., AIA  
146 S. MAIN ST. E. 5604, NAC  
2283742204

REVISIONS

NO.	ITEM	DATE:

SQUARE FOOTAGE CALCULATION			
Units	Inside	Heat-Cool	Balcony Total Footprint
1 BD.	730.5	149	931
2 BD.	1,015	107	1,182
3 BD.	1,525	176	1,784

OVERALL BUILDING SQUARE FOOTAGE CALCULATIONS					
FLOOR	LIVING COMMON STOR. MAINT.	TOTAL AREAS	TOTAL FOOTPRINT		
Basement	9,478	5,952	1,280	22,245	
1st Floor	20,996	6,064	0	27,060	
2nd Floor	20,996	5,302	0	26,298	
3rd Floor	20,996	5,377	0	26,373	
TOTAL	72,466	22,275	5,955	1,280	101,978

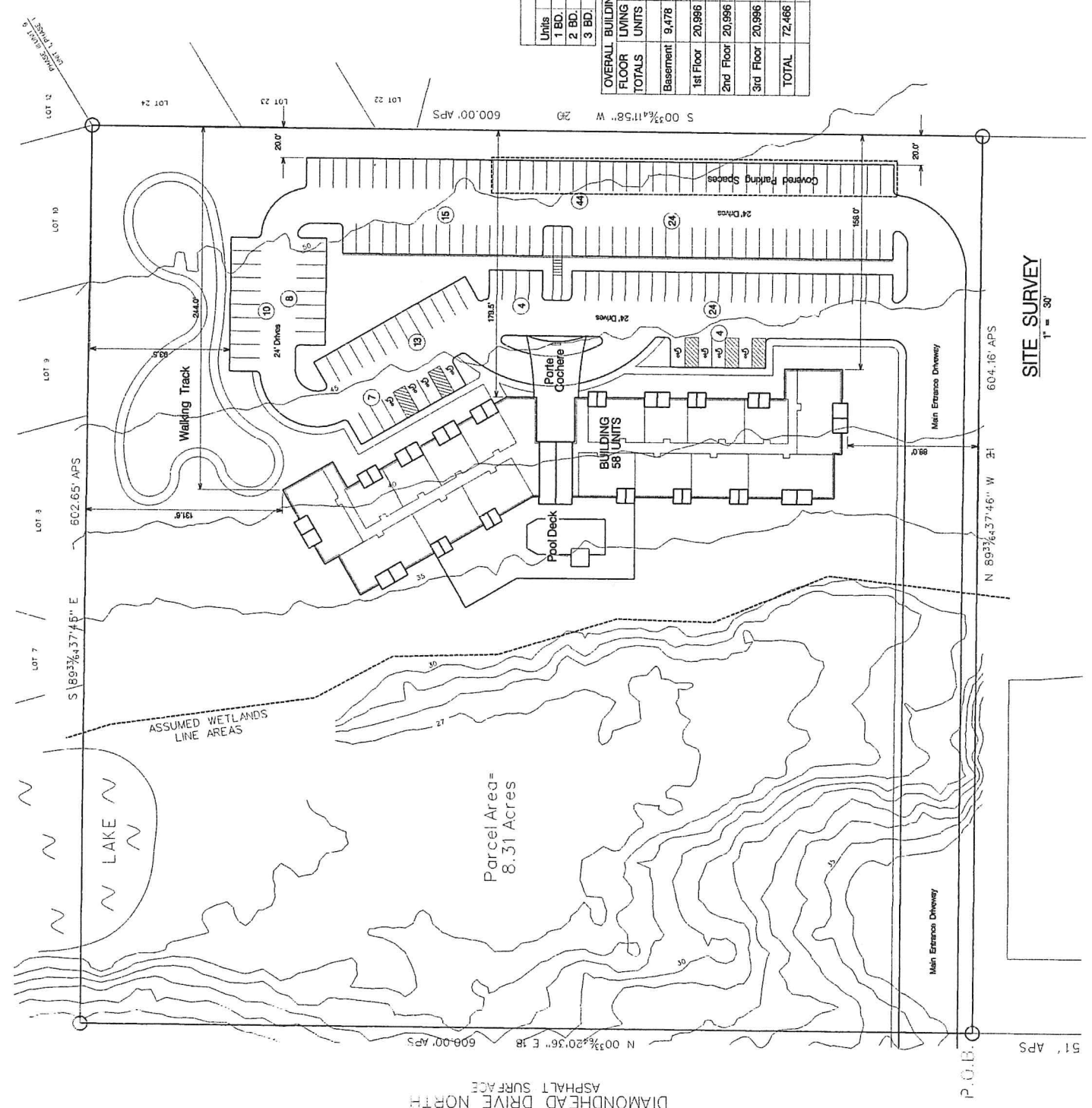
149 PARKING SPACES  
(30 Covered Spaces)

BASEMENT UNIT COUNT:	
1 BDRM	= 0
2 BDRM	= 5
3 BDRM	= 2
TOTAL	= 7

FIRST FLOOR UNIT COUNT:	
1 BDRM	= 6
2 BDRM	= 7
3 BDRM	= 4
TOTAL	= 17

SECOND FLOOR UNIT COUNT:	
1 BDRM	= 6
2 BDRM	= 7
3 BDRM	= 4
TOTAL	= 17

THIRD FLOOR UNIT COUNT:	
1 BDRM	= 6
2 BDRM	= 7
3 BDRM	= 4
TOTAL	= 17



SITE SURVEY  
1" = 30'

Parcel Area = 8.31 Acres



REVISIONS	TEAM	NO.	DATE:



**FRANK GENZER ARCHITECT**  
 146 S. LUSH ST.  
 BIRMINGHAM, MS 38202  
 TEL: 205.374.2254

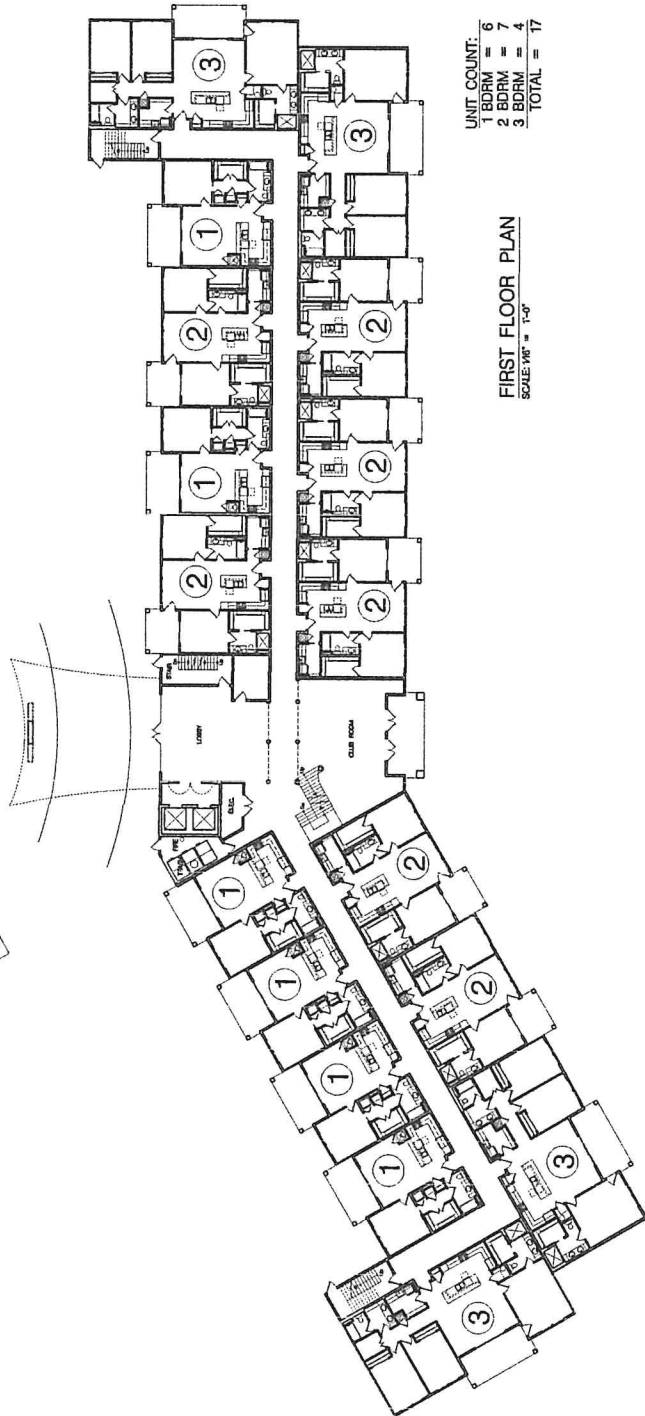
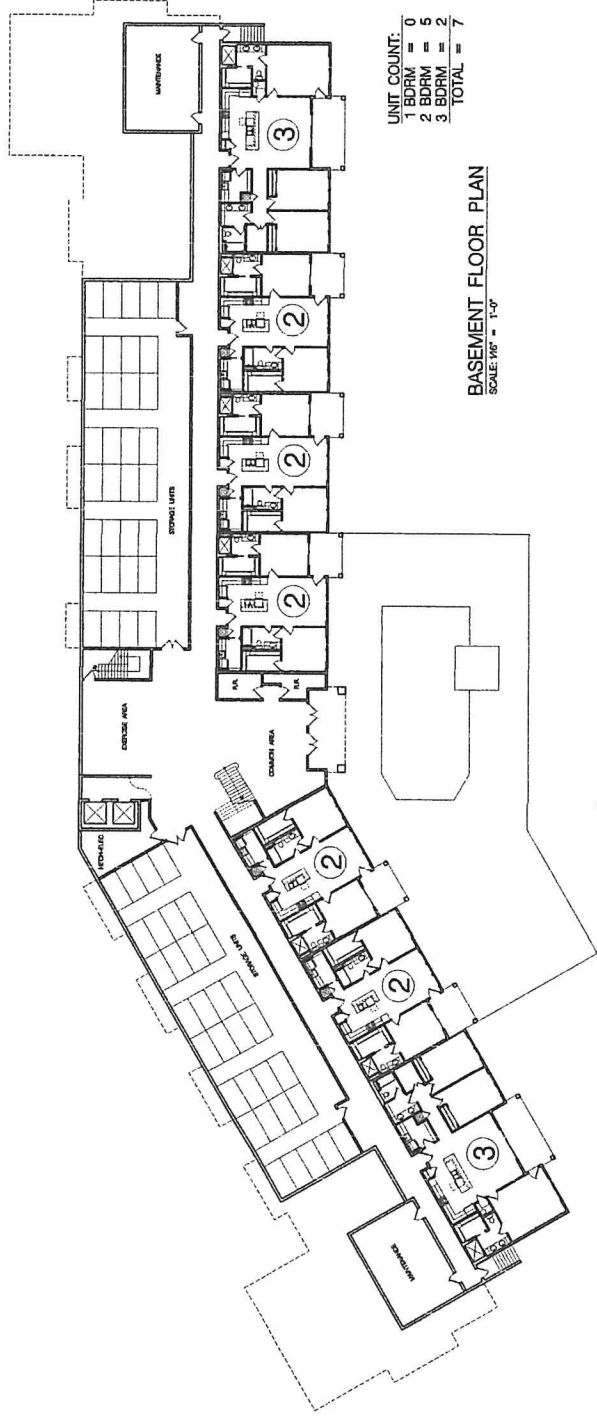
DESIGNER: FRANK GENZER ARCHITECT  
 PROJECT: DIAMONDHEAD CONDOMINIUMS  
 SHEET: B-1  
 DATE: 07-18-23  
 DRAWING SUBMITTAL STATUS:  
 PRELIM DES.  CODE REV.  
 DES. DEV. BD.  CONST. DOC.  
 TYPICAL: T.H. F.G.  
 FILE: A2  
 SHEET: 05  
 OF: 05

# DIAMONDHEAD CONDOMINIUMS

SHEET TITLE: BASEMENT & FIRST FLOOR PLANS

DATE: 07-18-23  
 TYPICAL: T.H. F.G.

Item No.5.

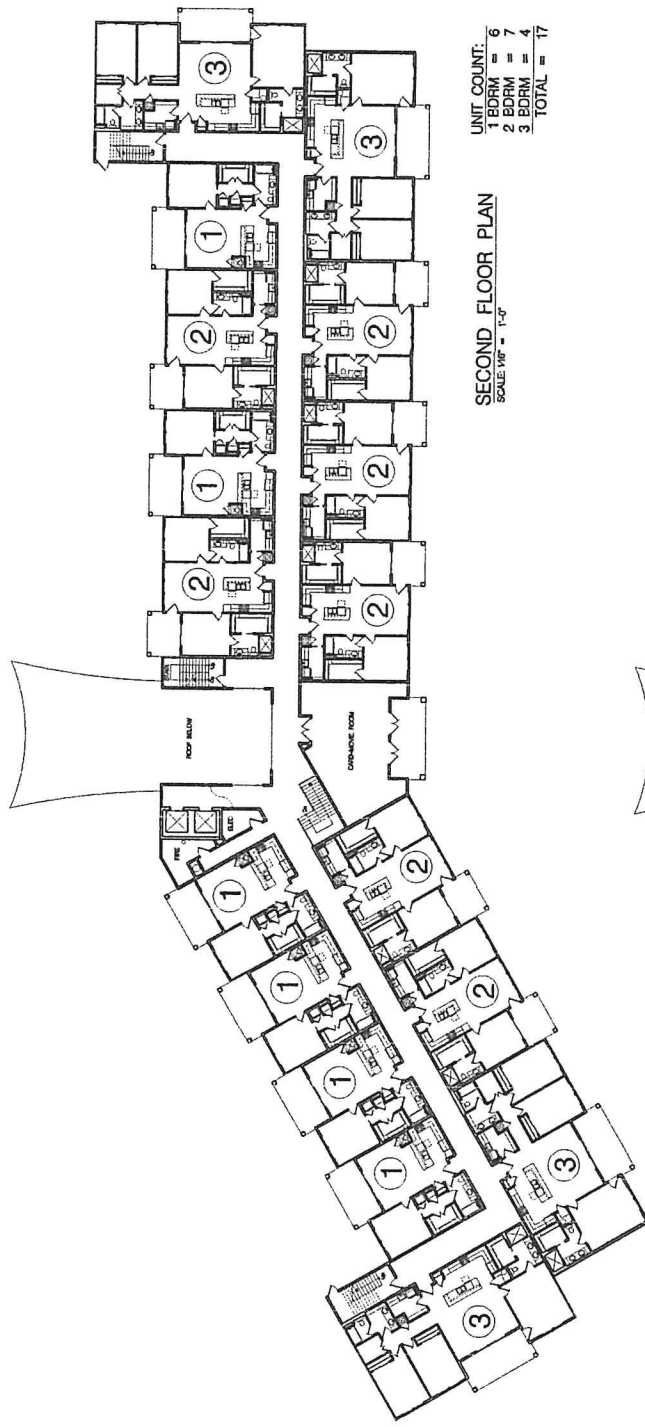


REVISIONS	NO.	DATE

**FRANK GENZER JR. AU**  
**architect**  
 145 St. John St.  
 228.374.2284  
 E. 228.374.2282

DISCLAIMER: ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. ARCHITECTS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE SAFETY OF THE OCCUPANTS. ARCHITECTS ARE NOT RESPONSIBLE FOR THE PERFORMANCE OF THE BUILDING OR FOR THE SAFETY OF THE OCCUPANTS. ARCHITECTS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE SAFETY OF THE OCCUPANTS. ARCHITECTS ARE NOT RESPONSIBLE FOR THE PERFORMANCE OF THE BUILDING OR FOR THE SAFETY OF THE OCCUPANTS.

SCALE: 1/8" = 1'-0"



UNIT COUNT:  
 1 BDRM = 6  
 2 BDRM = 7  
 3 BDRM = 4  
 TOTAL = 17

SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**DIAMONDHEAD CONDOMINIUMS**  
 DIAMONDHEAD, MISSISSIPPI

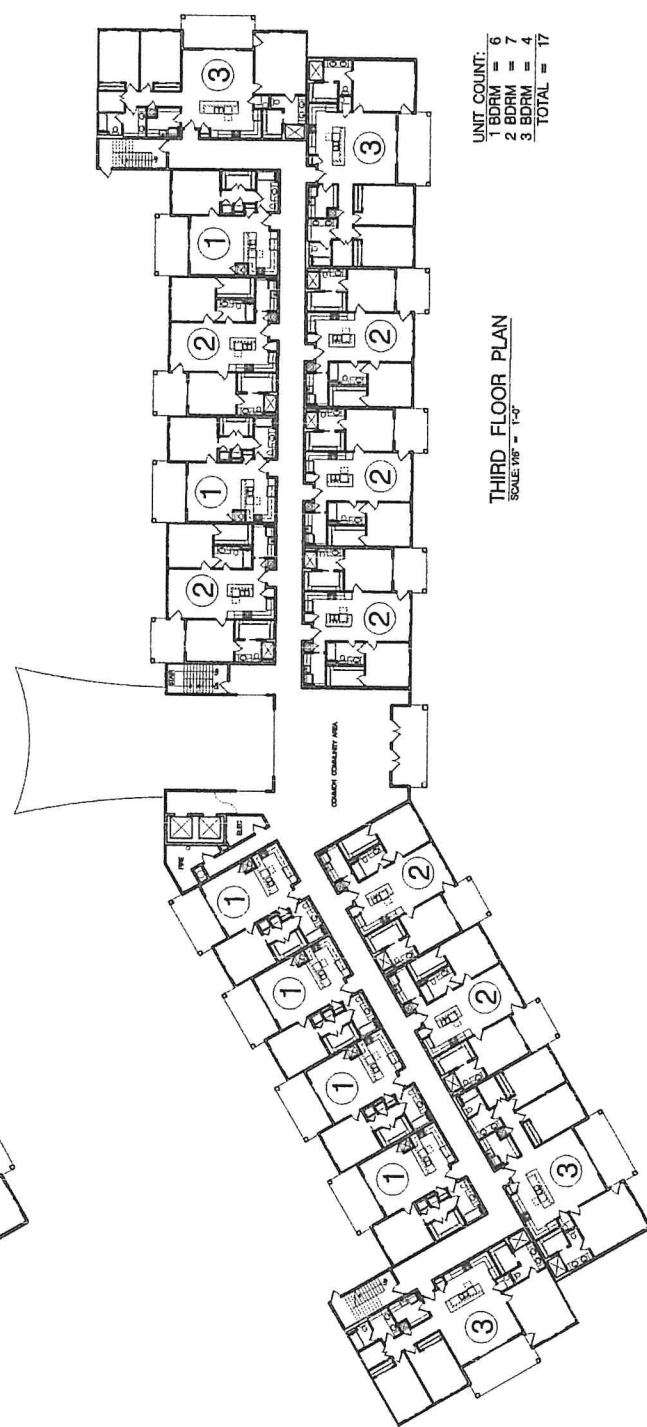
PROJECT

SHEET TITLE  
 SECOND & THIRD FLOOR PLANS

DRAWING SUBMITTAL STATUS  
 PRELIM. DES.  CODE REV.  
 DES. DEV. BD.  CONST. DOC.  
 DATE: 01-12-23

DRWN: T.H.  
 CHKD: F.S.

FILE  
 SHEET  
 A3  
 Item No.5.



UNIT COUNT:  
 1 BDRM = 6  
 2 BDRM = 7  
 3 BDRM = 4  
 TOTAL = 17

THIRD FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

REVISIONS	NO.	DATE:



**FRANK GENZER JR. ARCHITECT**  
 146 St. Louis St. Gretna, ME 04048  
 252.571.2304 F: 252.574.2222

THIS PLAN OR ANY PART THEREOF IS THE PROPERTY OF FRANK GENZER JR. ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN OR ANY PART THEREOF IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FRANK GENZER JR. ARCHITECT. THE USER OF THIS PLAN AGREES TO HOLD FRANK GENZER JR. ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST FRANK GENZER JR. ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD FRANK GENZER JR. ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST FRANK GENZER JR. ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.

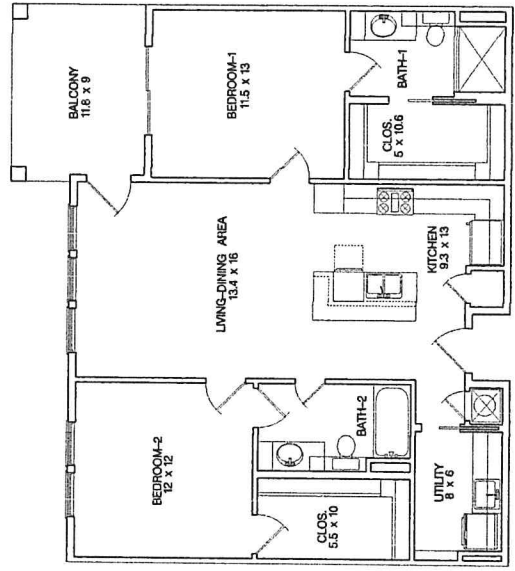
**DIAMONDHEAD CONDOMINIUMS**  
 DIAMONDHEAD, MISSISSIPPI

**SHEET TITLE**  
 UNIT FLOOR PLANS

DRAWING SUBMITTAL STATUS:  
 PRELIM. DES.  CODE REV.  DES. REV.  CONST. DOC.  
 DATE: 04-12-23

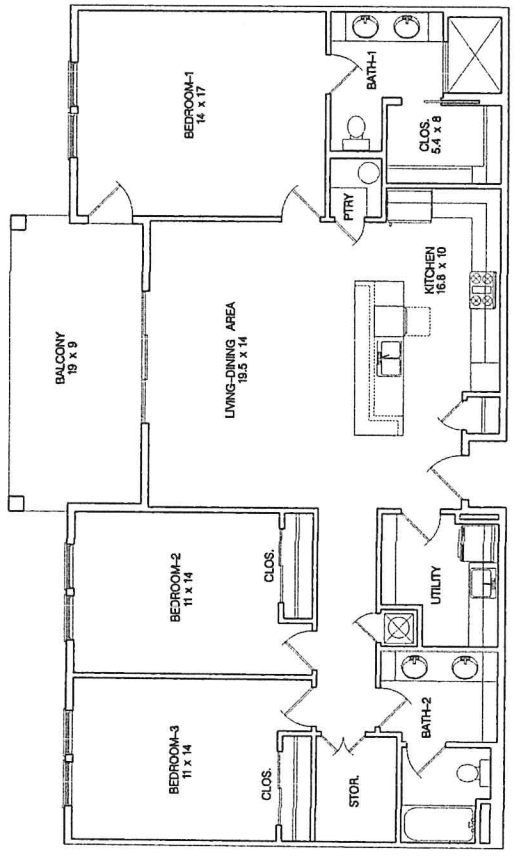
TRNL. T.H. F.G.  
 GRD. F.G.  
 FILE  
 SHEET  
 OF

Item No.5.



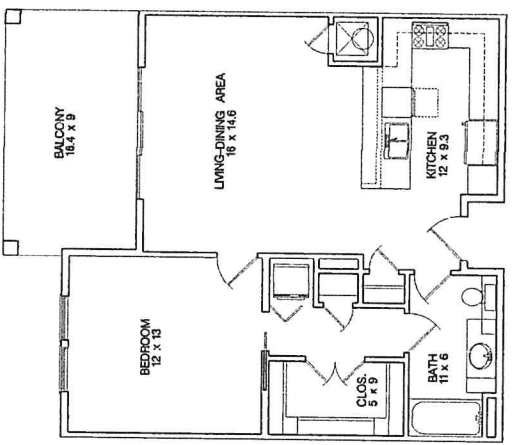
② BEDROOM UNIT PLAN  
 SCALE: 1/4" = 1'-0"

1,015 s.f. Inside Heat-Cool  
 1,075 s.f. Outside Heat-Cool  
 1,182 s.f. Total Unit Area



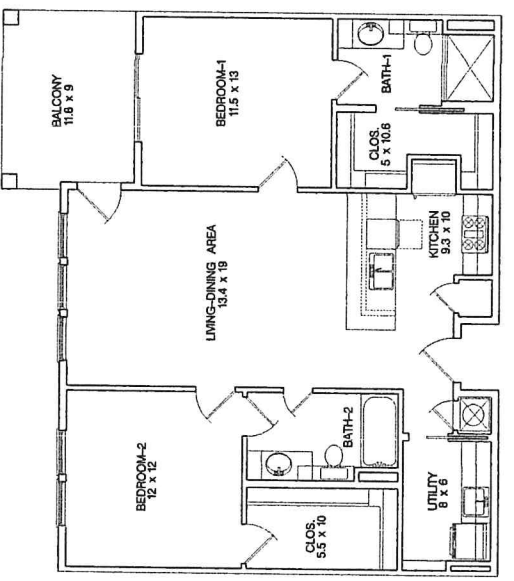
③ BEDROOM UNIT PLAN  
 SCALE: 1/4" = 1'-0"

1,525 s.f. Inside Heat-Cool  
 1,578 s.f. Outside Heat-Cool  
 1,784 s.f. Total Unit Area



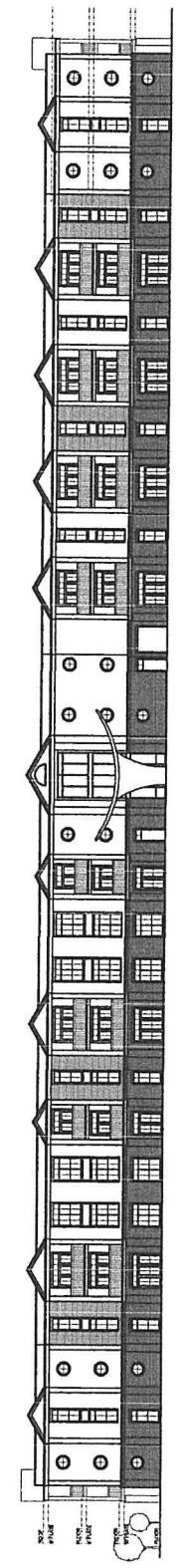
① BEDROOM UNIT PLAN  
 SCALE: 1/4" = 1'-0"

765 s.f. Inside Heat-Cool  
 1,075 s.f. Outside Heat-Cool  
 1,49 s.f. Balcony  
 551 s.f. Total Unit Area

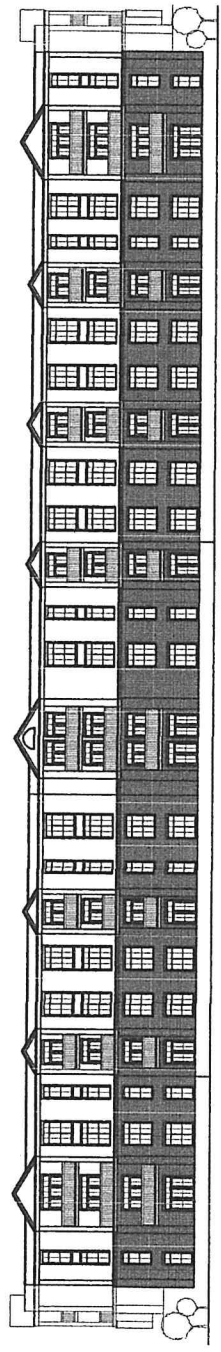


② BEDROOM UNIT PLAN  
 SCALE: 1/4" = 1'-0"

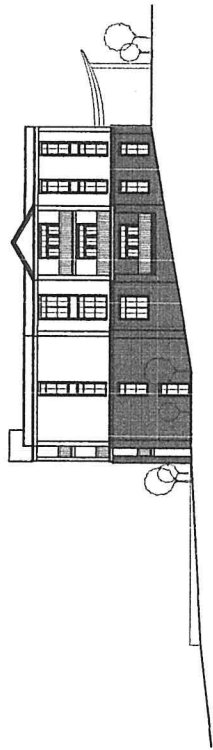
1,015 s.f. Inside Heat-Cool  
 1,075 s.f. Outside Heat-Cool  
 1,182 s.f. Total Unit Area



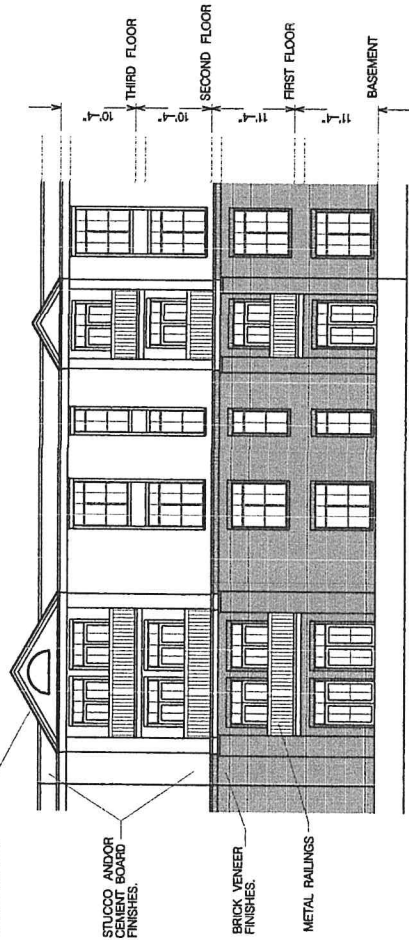
FRONT ELEVATION ( EAST SIDE )  
SCALE: 1/8" = 1'-0"



REAR ELEVATION ( WEST SIDE )  
SCALE: 1/8" = 1'-0"



TYPICAL SIDE ELEVATIONS  
SCALE: 1/8" = 1'-0"



ENLARGED TYPICAL ELEVATION STYLE  
SCALE: 1/8" = 1'-0"

- SHINGLE OR METAL ROOFING
- STUCCO AND/OR CEMENT BOARD FINISHES.
- BRICK VENEER FINISHES.
- METAL RAILINGS

NO.	REVISIONS	DATE:	ITEM

**FRANK GENZER JR. A.P.**  
architect  
145 St. Louis St.  
228.377.2264  
F. 228.374.2262

DESIGNER: SEAL  
BEFORE THE COMMENCEMENT OF WORK, THE ARCHITECT SHALL BE PROVIDED WITH ALL NECESSARY INFORMATION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PROJECT: **DIAMONDHEAD CONDOMINIUMS**  
DIAMONDHEAD, MISSISSIPPI

SHEET TITLE: EXTERIORS  
DRAWN: T.H.  
DATE: 04-12-23  
CHECKED: F.G.

FILE: AP  
SHEET: 05  
OF: 05  
Item No.5.



5000 Diamondhead Circle, Diamondhead, MS 39525

Phone: (228) 222-4626

FAX: (228) 222-4390

[www.diamondhead.ms.gov](http://www.diamondhead.ms.gov)

TO: PROPERTY OWNERS

FROM: PAT RICH, DEVELOPMENT COORDINATOR

DATE: FEBRUARY 8, 2023

SUBJECT: REQUESTING MAP AMENDMENT

Cure Land Company, LLC, represented by Carlene Alfonso has filed an application requesting a map amendment (Rezoning) in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure). The Case File Number is 202300023.

Cure Land Company, LLC desires to change the current zoning from C-1 (General Commercial District) to R-3 (High Density Single Family Residential). The physical address is 5410 Gex Drive. The tax parcel number is 132A-2-03-028.000. The purpose of the zoning change is for condominium development.

The parcel of property is generally described as being bounded on the west by Diamondhead Drive North, the north by the Duck Pond and Lakeview Court, the east by Diamondhead Drive East and Prestige Properties and the south by Universal Storage and a vacant parcel owned by Tara Corp.

The parcel of property is legally described as 8.72 Acre Pt. J B Ladner Claim 13-8-14.

In accordance with Article 2.8.2, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 28, 2023 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. 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 the Building Department at the above address and/or at 228-222-4626.

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

Cure Land Company, LLC, represented by Carlene Alfonso has filed an application requesting a map amendment (Rezoning) in accordance with the Zoning Ordinance Article 2.8 (Amendment (Rezoning Procedure). The Case File Number is 202300023.

Cure Land Company, LLC desires to change the current zoning from C-1 (General Commercial District) to R-3 (High Density Single Family Residential). The physical address is 5410 Gex Drive. The tax parcel number is 132A-2-03-028.000. The purpose of the zoning change is for condominium development.

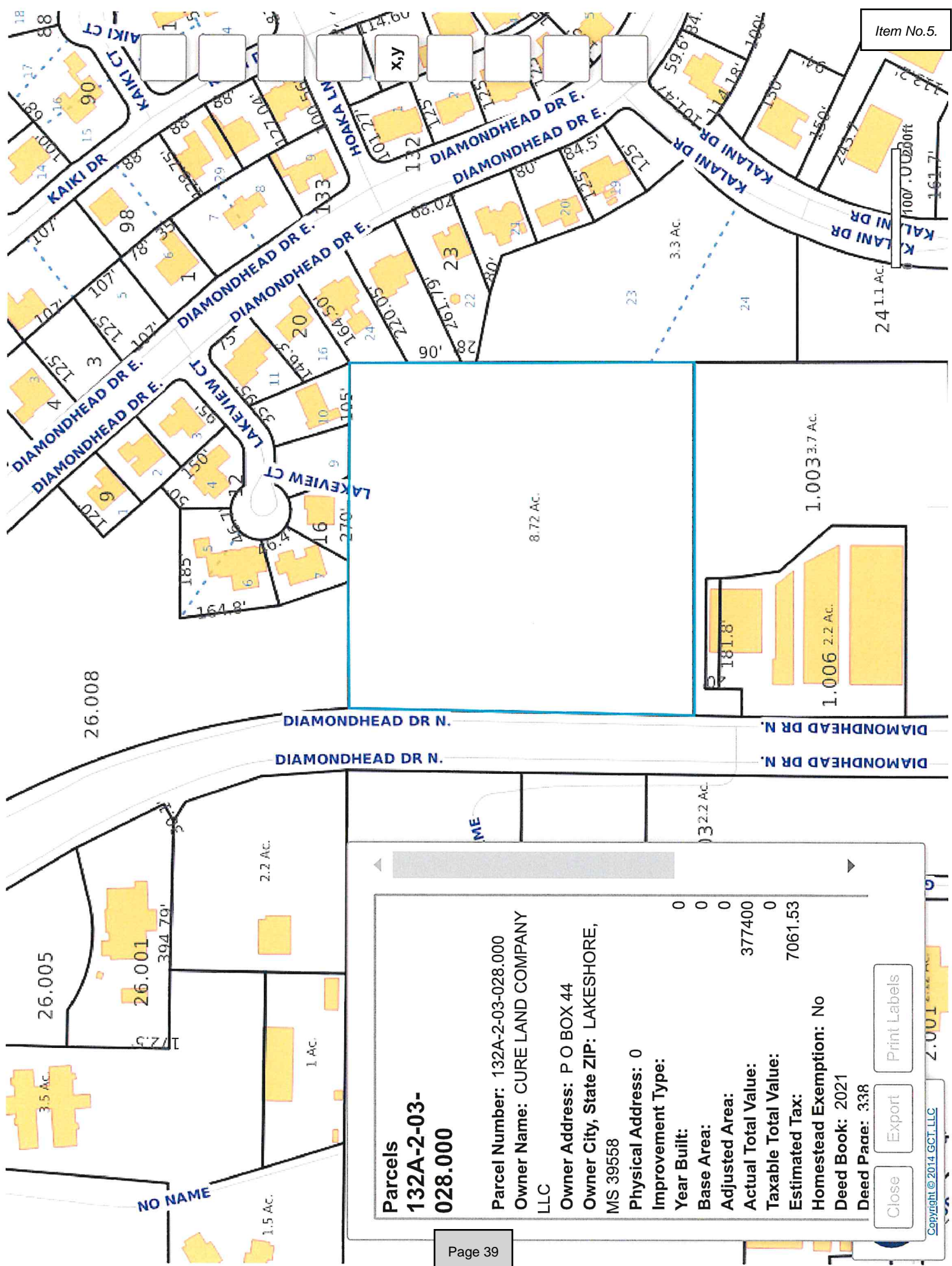
The parcel of property is generally described as being bounded on the west by Diamondhead Drive North, the north by the Duck Pond and Lakeview Court, the east by Diamondhead Drive East and Prestige Properties and the south by Universal Storage and a vacant parcel owned by Tara Corp.

The parcel of property is legally described as 8.72 Acre Pt. J B Ladner Claim 13-8-14.

In accordance with Article 2.8.2, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 28, 2023 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. 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 the Building Department at the above address and/or at 228-222-4626.



Item No.5.

**Parcels**  
**132A-2-03-028.000**

Parcel Number: 132A-2-03-028.000  
 Owner Name: CURE LAND COMPANY LLC  
 Owner Address: P O BOX 44  
 Owner City, State ZIP: LAKESHORE, MS 39558  
 Physical Address: 0  
 Improvement Type: 0  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 377400  
 Actual Total Value: 0  
 Taxable Total Value: 7061.53  
 Estimated Tax: 0  
 Homestead Exemption: No  
 Deed Book: 2021  
 Deed Page: 338

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Item No.5.

