



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

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

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator 

DATE: October 31, 2024

SUBJECT: Purcell Co., Inc. Re-subdivision

Purcell Co. Inc. has filed an application requesting a re-subdivision to combine 2 parcels being sold. The properties are located at the end of Noma Dr. and are in the PRF Public Facilities and Recreation District.

- There were no objections.

The Planning & Zoning Commission voted 5-0 to recommend approving the re-subdivision.



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## STAFF REPORT TO PLANNING COMMISSION

DATE: October 22, 2024

NATURE OF REQUEST: Purcell Co. Inc. has filed an application requesting a re-subdivision tax parcel number 132-0-09-001.001 and 132F-0-04-014.000 and combining the 2 new adjoining parcels. The properties are located on Noma Dr. and are in the PRF Public Facilities and Recreation District. The Case File Number is 202400496.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: October 22, 2024

RECOMMENDATION TO PLANNING COMMISSION: To **approve** the re-subdivision as petitioned.



□ □ □ □ x,y □ □ □

PALENE DR

57' 43.2"

111.6

130'

177.1

165.3'

100.7

259.1

111.9

282.2'

PURCELL CO INC

CASANO PETER J

NOMA DR

NOMA DR

NOMA DR

NOMA DR

PURCELL CO INC

SECRETARY OF STATE

Combine

100' 200'



xy

SECRETARY OF STATE

PURCELL CO INC

SECRETARY OF STATE

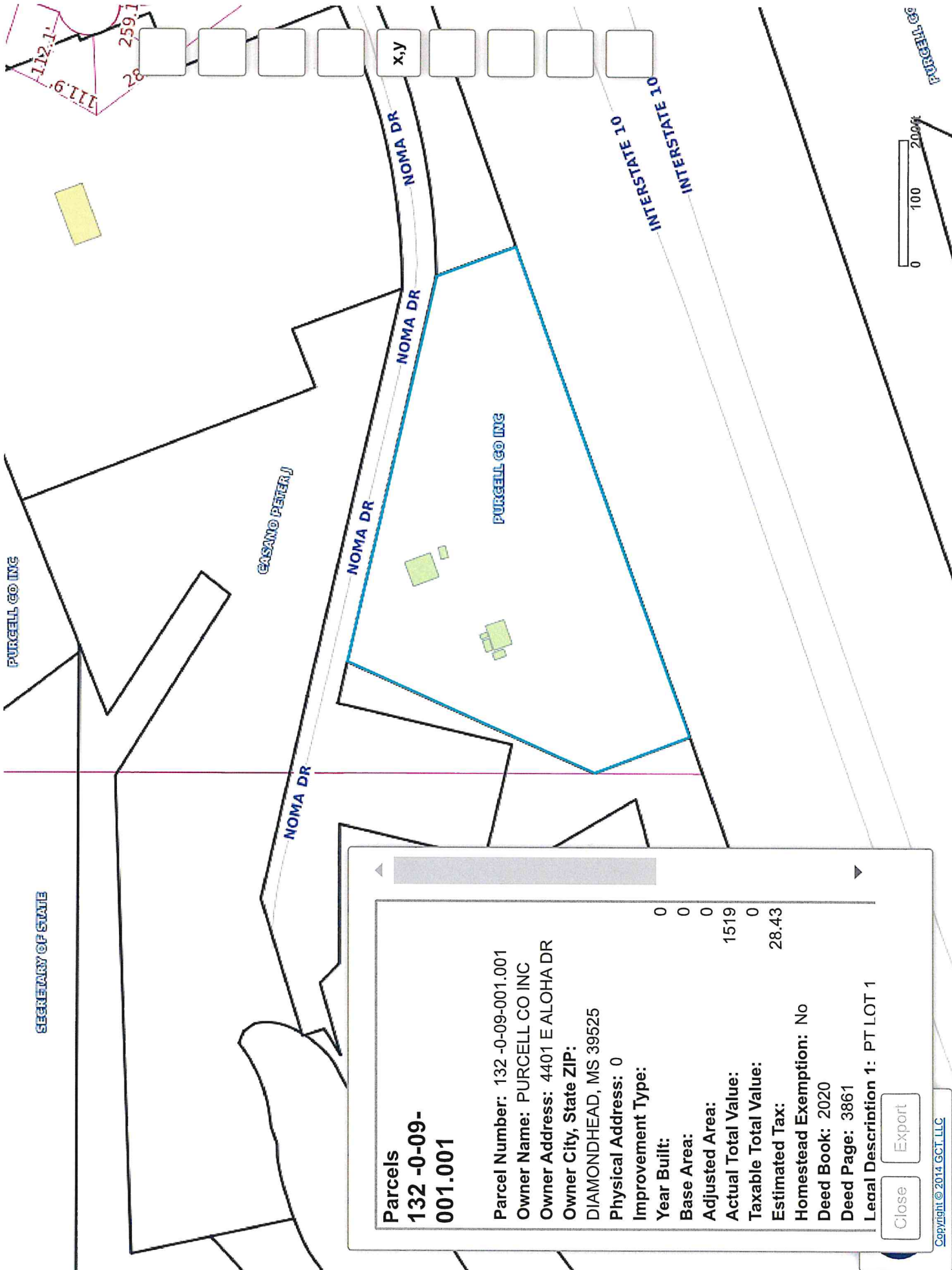
CASANO PETER J

PURCELL CO INC



Remain





PURCELL CO INC

CASANO PETER J

NOMA DR

NOMA DR

NOMA DR

NOMA DR

INTERSTATE 10

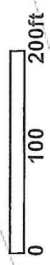
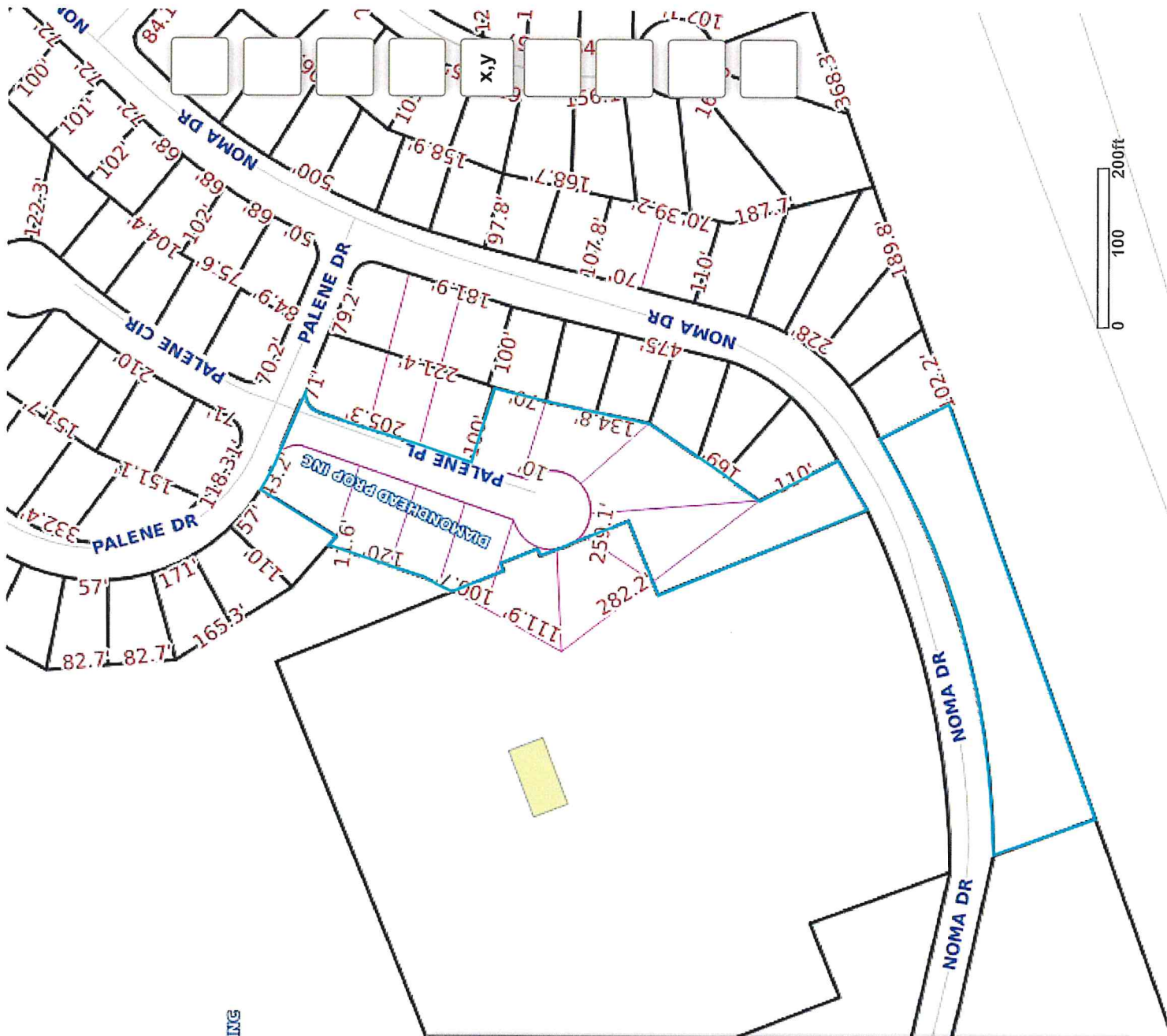
PURCELL CO INC

SECRETARY OF STATE

**Parcels**  
**132-0-09-**  
**001.001**

Parcel Number: 132-0-09-001.001  
 Owner Name: PURCELL CO INC  
 Owner Address: 4401 E ALOHA DR  
 Owner City, State ZIP:  
 DIAMONDHEAD, MS 39525  
 Physical Address: 0  
 Improvement Type:  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 0  
 Actual Total Value: 1519  
 Taxable Total Value: 0  
 Estimated Tax: 28.43  
 Homestead Exemption: No  
 Deed Book: 2020  
 Deed Page: 3861  
 Legal Description 1: PT LOT 1

Close Export



**Parcels**  
**132F-0-04-014.000**

Parcel Number: 132F-0-04-014.000  
 Owner Name: DIAMONDHEAD PROP INC  
 Owner Address:  
 Owner City, State ZIP: ,  
 Physical Address: 0  
 Improvement Type:  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 0  
 Actual Total Value: 18000  
 Taxable Total Value: 0  
 Estimated Tax: 336.66  
 Homestead Exemption: No  
 Deed Book:  
 Deed Page:

Legal Description 1: LOTS 9-18 BLK 7



5000 Diamondhead Circle ·  
Diamondhead, MS 39525-3260  
Phone: 228.222.4626 Fax: 228-222-4390  
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TO: Purcell Co Inc, and adjacent property owners

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

DATE: October 4, 2024

SUBJECT: Resubdivision request before the Planning & Zoning Commission

Purcell Co. Inc. has filed an application requesting a re-subdivision of tax parcel numbers 132-0-09-001.001 and 132F-0-04-014.000 and combining the 2 new adjoining parcels. The properties are located on Noma Dr. and are in the PRF Public Facilities and Recreation District. The Case File Number is 202400496.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, October 22, 2024, 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](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



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

Purcell Co. Inc. has filed an application requesting a re-subdivision tax parcel number 132-0-09-001.001 and 132F-0-04-014.000 and combining the 2 new adjoining parcels. The properties are located on Noma Dr. and are in the PRF Public Facilities and Recreation District. The Case File Number is 202400496.

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POST OFFICE BOX 2009  
BAY SAINT LOUIS, MS 39521-2009

# PROOF OF PUBLICATION

STATE OF MISSISSIPPI | HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 3 day of October 2024

On the \_\_\_\_\_ day of \_\_\_\_\_ 2024

On the \_\_\_\_\_ day of \_\_\_\_\_ 2024

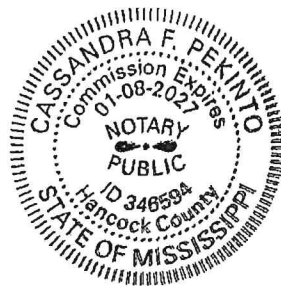
On the \_\_\_\_\_ day of \_\_\_\_\_ 2024

\_\_\_\_\_  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC

Cassandra F. Pekinto

This 4 day of October 2024



(SEAL)

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

Gale York has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a pool enclosure within 11' of the rear yard property line.

The property address is 889 Manoo Court. The tax parcel number is 067K-1-36-179.000. The property is in an R-6 zoning district. The rear yard setback is 20'. The variance requested is 9'. The Case File Number is 202400465.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, 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 period, 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, October 22, 2024, 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.

20240913

**Pat Rich**

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**From:** mcasano1 <mcasano1@aol.com>  
**Sent:** Friday, September 13, 2024 9:32 AM  
**To:** Pat Rich  
**Cc:** carl.joffe2@gmail.com; Jeff Crawford  
**Subject:** Subdivision of Purcell Property for Sale  
**Attachments:** 24MS037\_NOMA DRIVE\_TELLUS 5X-BS Signed.pdf; DEED EXHIBIT FOR CASANO 9-10-24.pdf

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Pat,

Thank you for meeting with me this week to work toward the subdivision of 2 parcels of land being sold by Purcell and purchased by Tellus. One parcel, 132F-0-04-014.000, is a bit of a mystery as to why the land north of Noma is included in the same parcel, but Tellus only desires to purchase the portion south of Noma. The other, 132-0-09-001.001, is approximately 6 acres, of which Tellus desires to purchase a portion. The portions being purchased by Tellus are adjacent to each other.

To that end, I have attached a survey of the land to be purchased by Tellus. This survey will be used on the deed conveying the property, and the tax office will be provided with this legal description.

I have also attached a rendering showing the land from which the parcels are being subdivided and the portions being purchased.

I was traveling to Boston yesterday, so I was unable to print and label the surveys. Having said that, Jeff Crawford performed the survey and is copied with this email. If you need additional renderings or additions/modifications, please let us know.

Thanks, Michael

Michael J. Casano, Esq.  
The Casano Law Firm, PA  
4403 West Aloha Drive  
Diamondhead, Mississippi 39525  
Tel - (228) 255-0035  
Fax- (228) 255-0078