

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. WARELAND, MS. 39576
APPLICANT'S TELEPHONE: (HOME) ⁽²²⁸⁾ 304-7157 (WORK) ⁽²²⁸⁾ 463-0050
PROPERTY OWNER: CURE LAND COMPANY LLC
MAILING ADDRESS: P.O. Box 44 LAKESIDE, MS. 39558
TELEPHONE NUMBER: (HOME) ⁽²²⁸⁾ 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~~ ^{200.00} 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 Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.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 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.

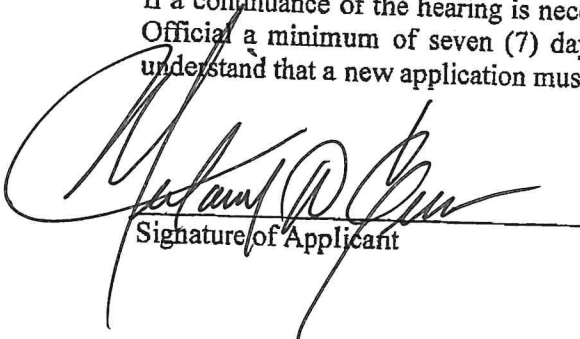
That all required attachments have been provided to the City of Diamondhead.

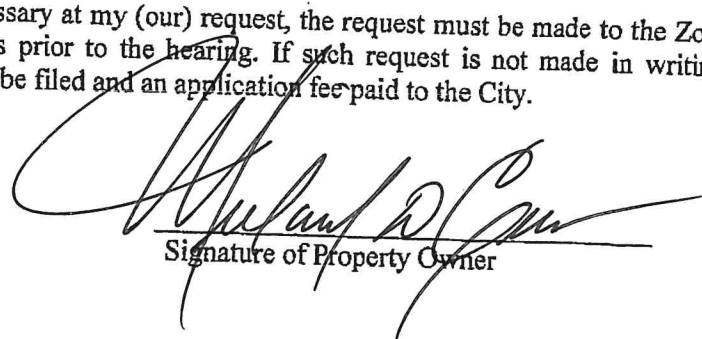
That additional information may be required by the Planning Commission prior to final disposition.

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~~ ^{200.00}
- 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

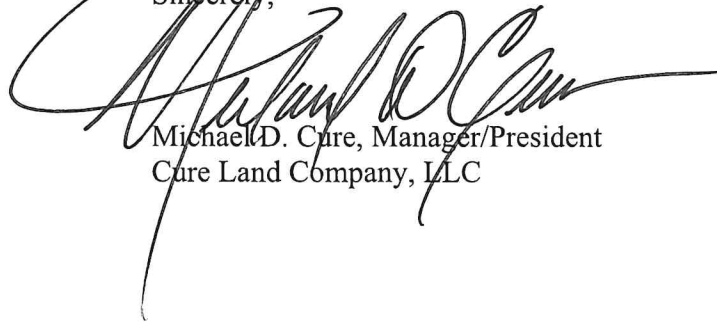
City of Diamondhead, Mississippi
ATTN: Planning and Zoning
5000 Diamondhead Circle
Diamondhead, MS 39525

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:

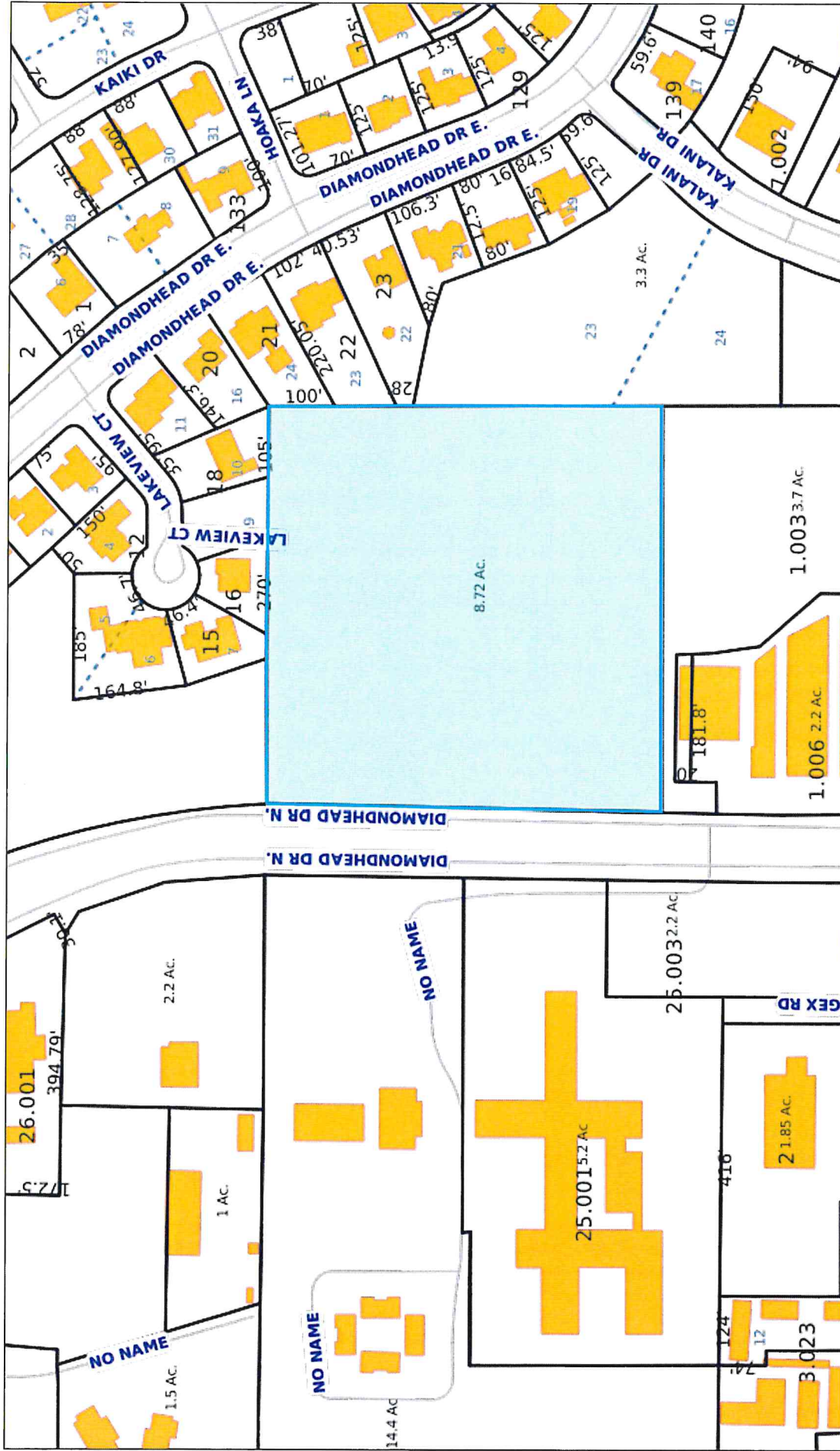
Please be advised that the above-named Developer is presently in the process of negotiating an agreement with Cure Land Company, LLC, as owner of the above-referenced property, which I represent herein as Manager/President. Such agreement involves the purchase and/or development of said property which 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,

A handwritten signature in black ink, appearing to read "Michael D. Cure". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 ^c~~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.

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| REVISIONS | NO. | DATE: |
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FRANK GENZEV JR. AU
architect
 145 St. Louis St.
 228.374.2284
 E. 228.374.2282

THIS DRAWING IS THE PROPERTY OF FRANK GENZEV JR. ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED 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 GENZEV JR. ARCHITECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DISCLAIMER
 SEAL

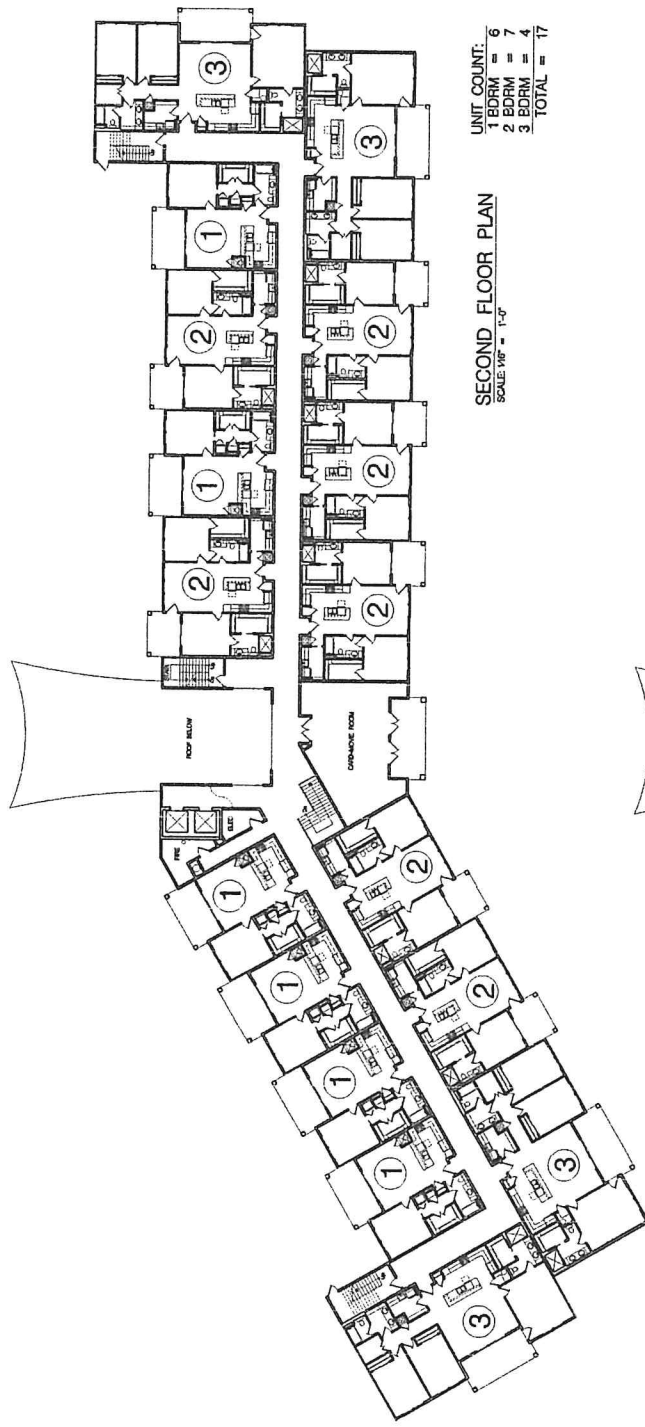
DIAMONDHEAD CONDOMINIUMS
 DIAMONDHEAD, MISSISSIPPI

SHEET TITLE
 SECOND & THIRD FLOOR PLANS

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

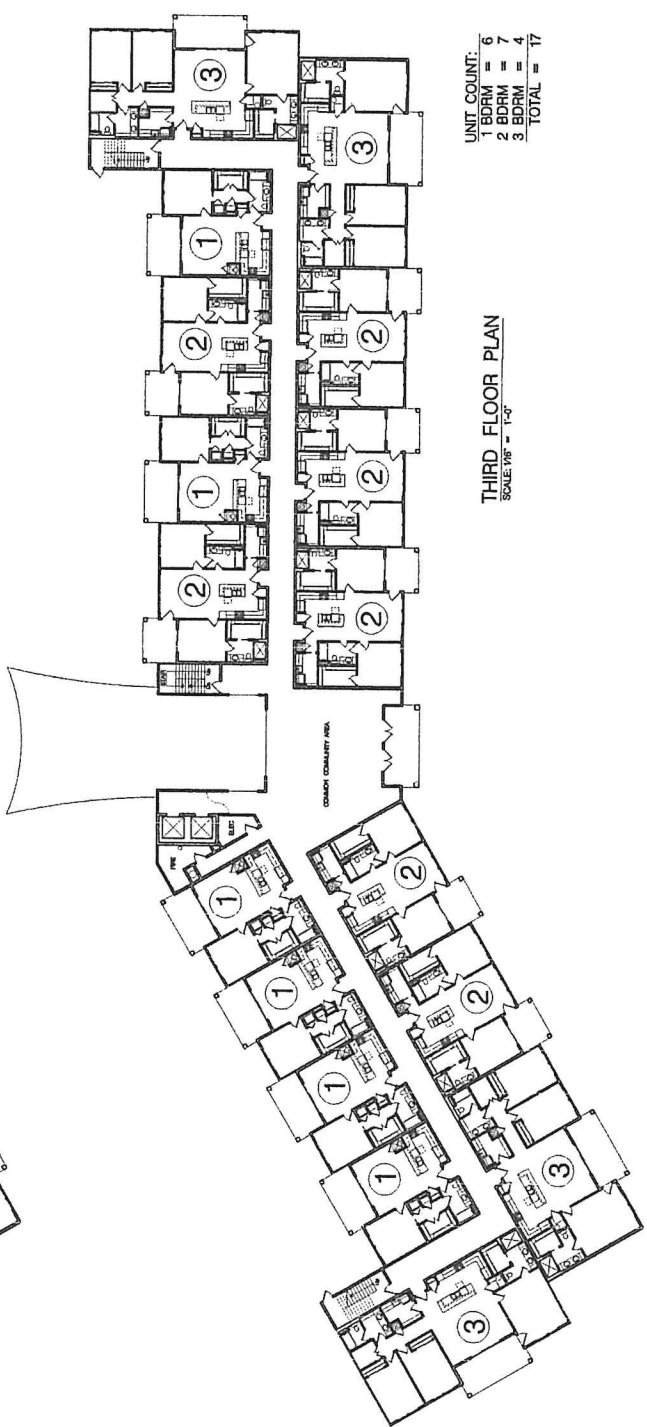
DRAWN: T.H.
 CHECKED: F.B.
 FILE

SHEET
A3.00 of



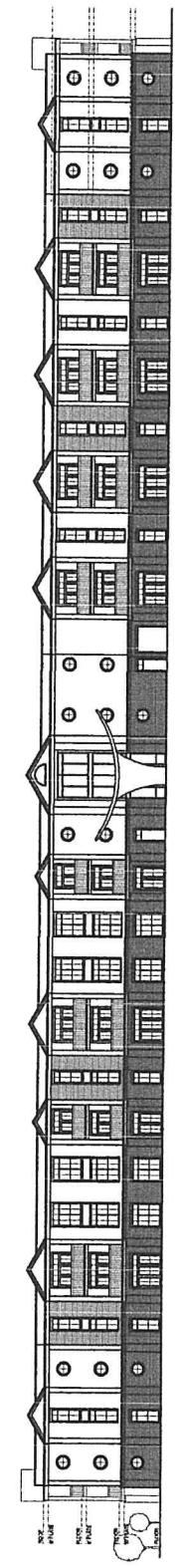
UNIT COUNT:
 1 BDRM = 6
 2 BDRM = 7
 3 BDRM = 4
 TOTAL = 17

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

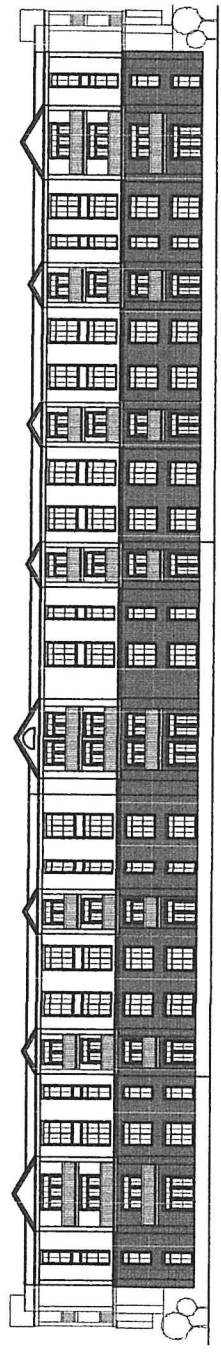


UNIT COUNT:
 1 BDRM = 6
 2 BDRM = 7
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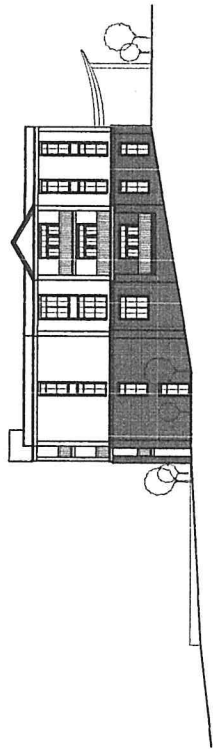
THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



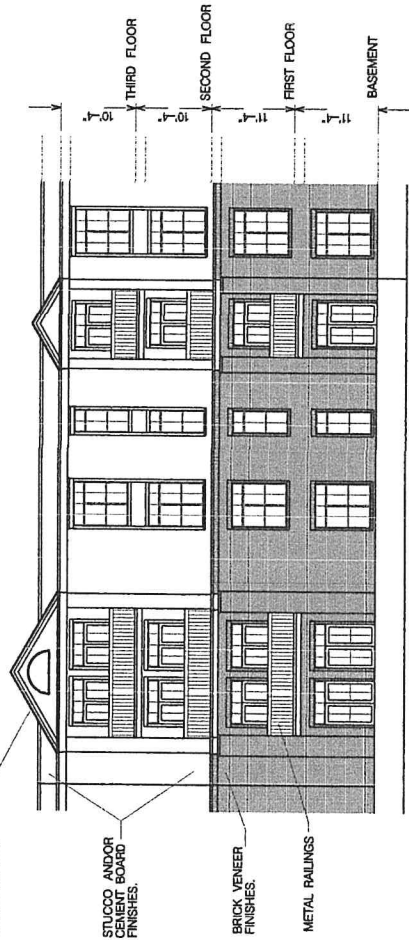
FRONT ELEVATION (EAST SIDE)
SCALE: 1/8" = 1'-0"



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 | BY | ITEM |
|-----|-----------|------|----|------|
| | | | | |

FRANK GENZER JR. ARCHITECT
146 S. JEFF. ST.
228.374.2264

DESIGNER: **FRANK GENZER JR. ARCHITECT**
PROJECT: **DIAMONDHEAD CONDOMINIUMS**
DATE: 04-12-20
DRAWN: T.H.
C.K.O. F.G.
FILE SHEET
A5.00 of

PROJECT: **DIAMONDHEAD CONDOMINIUMS**
DIAMONDHEAD, MISSISSIPPI

SHEET TITLE: **EXTERIORS**

DRAWING STATUS:
 PRELIM DES. LODG. PERM.
 DES. REV. BRO. CONST. DOC.

DATE: 04-12-20

DRAWN: T.H.
C.K.O. F.G.

FILE SHEET
A5.00 of



City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525

Phone: (228) 222-4626

FAX: (228) 222-4390

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**

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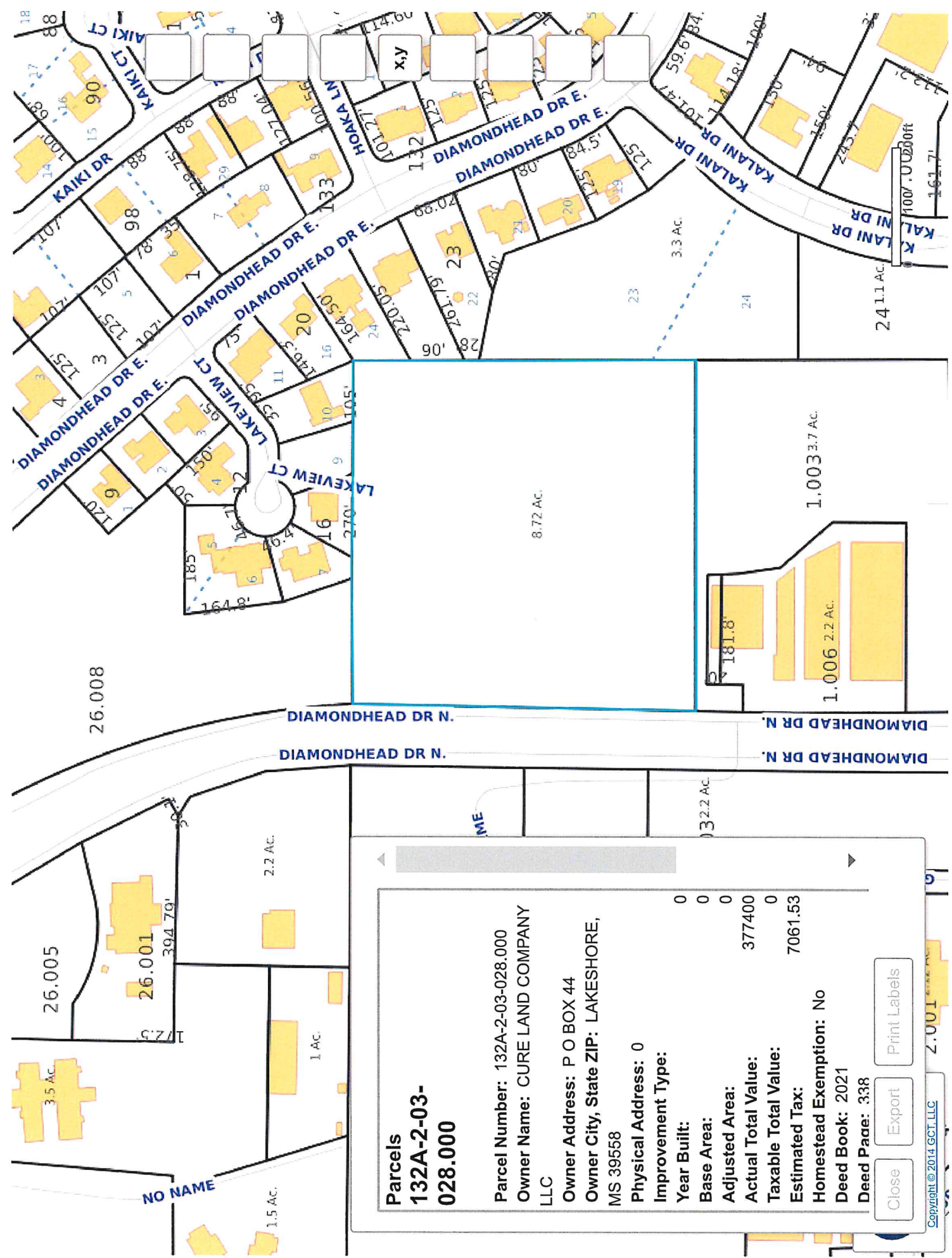
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Parcels
132A-2-03-028.000

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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