



5000 Diamondhead Circle · Diamondhead, MS 39525

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STAFF REPORT TO PLANNING COMMISSION

DATE: September 26, 2023

CASE FILE NUMBER: 202300417

APPLICANT: Cure Land Company, LLC / Carlene Alfonso

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

PHYSICAL STREET ADDRESS: 5410 Gex Drive

ZONING DISTRICT: C-1 General Commercial

TYPE OF APPLICATION: Zoning Change

NATURE OF REQUEST: Change the current zoning from C-1 (General Commercial District) to R-3 (High Density Single Family Residential) to build a 58-unit 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.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: September 26, 2023

ACTION BY THE PLANNING COMMISSION:

FINDINGS: This ordinance, including the zoning map, is based on comprehensive planning studies, and is intended to carry out the objectives of a sound, stable and desirable environment. It is recognized that casual amendments of the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:

- A. Error: There was an error in the initial zoning of the property as it was brought into the city.
- B. Change in Condition: Changed or changing conditions in a particular area in the city or metropolitan area generally, resulting from changes in population, both of the area

proposed to be rezoned and in the surrounding areas, or changes in existing road patterns or traffic, including traffic volumes, and also including the development of new roadways in the vicinity.

- C. Changes in whatever is classified as the "neighborhood" (which may not necessarily be limited to that of a relatively concise area), and which may include changes in population, development trends, and the existing character of nearby property and/or changes that have occurred in the character of nearby property.

RECOMMENDATION TO PLANNING COMMISSION: To approve the rezoning to Town Center District Mixed Use (TCMU).

The staff recommends the rezoning based on the following findings of fact.

- A. There have been changes in conditions which are identified in the comprehensive plan. Per the comprehensive plan, Envision Diamondhead 2040, the Town Center District and mixed-use subdistrict were added to the Zoning Ordinance in August 2020. This parcel is one which has been identified as mixed use. The comprehensive plan also identified the need for additional housing options for those not interested in single-family detached homes. The proposed development will qualify as a mid-rise dwelling.