



REZONING APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

Phone: (662) 841-6510 Fax: (662) 841-6550

Email: permits@tupeloms.gov

MUNIS

Received By: MS

Date Received: 9.9.26

(for office use only)

Permit Fee: \$200 (Non-refundable)

PROPERTY INFORMATION

PROJECT LOCATION:

(ADDRESS & PARCEL # REQUIRED): _____ / 076K-23-064-00

ACRES TO BE REZONED: 1.025 REZONING DISTRICT: LDR

PROPOSED USE: MUCC OVERLAY DISTRICT: YES NO X (IF YES, OVERLAY APPLICATION IS REQUIRED)

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: Bonds Properties LLC Email: Dennis.bonds@ymail.com

Address: P.O. Box 47 City: Burnsville State: MS Zip Code: 38833

Phone Number(s): (662) 424-2005

APPLICANT CONTACT INFORMATION (if different than owner):

Name: _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s) _____

ENGINEER/CONSULTANT CONTACT INFORMATION:

Name: _____ Email: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s) _____

REQUIRED ATTACHMENTS (all required attachments must be submitted BEFORE the Planning Committee Meeting)

- | | |
|---|----------|
| 1. Recorded deed; if owner and applicant are not the same, current lease and owner permission | <u>X</u> |
| 2. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. | <u>X</u> |
| 3. Legal description of area to be rezoned must be provided in Microsoft Word format via email | <u>X</u> |
| 4. Geo-Referenced AutoCAD .dwg file of parcel surveys | _____ |

PLEASE SEE REVERSE SIDE

1. The Planning Committee shall consider each proposed amendment and shall make recommendations to the City Council regarding whether to approve or deny each proposed amendment. The recommendation shall be based on the following criteria:
 - a. Conformance with the Comprehensive Plan;
 - b. Otherwise, that changes have occurred in the area since the Plan and Zoning Ordinance were adopted which warrants the requested zone;
 - c. City utilities and sewer can accommodate the uses allowable in the requested zone;
 - d. The allowable uses in the requested zone will not adversely affect the character of the area and result in a decrease of property values;
 - e. There is a need for additional land within the City to be zoned the classification which is requested.

**The burden of the proof shall be on the applicant to prove these criteria are satisfied.*

2. Submit application no later than four (4) weeks prior to the next meeting of the Planning Committee which is held on the first Monday of each month.
3. Applicant must be represented at the meeting which is held at 6:00 PM in the City Hall Council Chambers located on the second floor at 71 East Troy Street.

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the meeting, the application could be tabled or denied. I understand that if I am not the property owner, written, notarized permission from the property owner must be submitted to the Planning Committee or the application could be tabled or denied.

Applicant Signature: _____

Debra R. B...

Date: _____

9/2/26

Filed By: Bbenson	Filed: 12/26/2007 11:19:00 Am	Number: 2007020685	Lee Chancery	Bill Benson
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**INDEXING INSTRUCTIONS TO THE CHANCERY CLERK OF LEE COUNTY, MS:
Northeast Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi**

WARRANTY DEED

**LARRY R. BONDS
P. O. BOX 47
BURNSVILLE, MS 38833
(662) 427-9581**

**BONDS PROPERTIES, LLC,
a Mississippi limited liability company
P. O. BOX 47
BURNSVILLE, MS 38833
(662) 427-9581**

GRANTOR

GRANTEE

FOR AND IN CONSIDERATION, of the sum of ten dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LARRY R. BONDS, hereby convey and warrant, unto BONDS PROPERTIES, LLC, a Mississippi limited liability company, the following described property being situated in the County of Lee, State of Mississippi, to-wit:

Commencing at the Northeast corner of the South Half of the Northeast Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi, and run thence West 17 rods, three and one-half feet to the center line of the Tupelo and Ellistown public road; thence in a Southeasterly direction along the center line of said road 153.02 feet to the Southeast corner of the tract of land heretofore conveyed by Thomas P. Roebuck and wife, Laura M. Roebuck, to Houston Stanford and wife, for a point of beginning; thence West along the South line of the lands conveyed to the said Houston Stanford and wife, 35.375 rods, more or less, to the East line of the lands of J. T. Pettigrew; thence South along the said East line of J. T. Pettigrew property 758.166 feet to the Northwest corner of the tract of land heretofore conveyed by Thomas P. Roebuck and wife, to M. Gardner; thence East along the North line of the said Gardner tract of land 697.411 feet to the center of the Tupelo and Ellistown public road; thence in a Northwesterly direction with the center line of said public road 766.332 feet to the point of beginning.

LESS AND EXCEPT: Such part of the above described lands lying within the right-of-way of Tupelo and Ellistown public road. All of said lands being situated in the South Half of the Northeast Quarter of Section 23, Township 9 South, Range 5 East, Lee County, Mississippi.

ALSO LESS AND EXCEPT: 100 feet off of the South side of said lot heretofore sold to Raymond Bryson by Deed recorded in Book 329 at Page 405 of the Deed Records of Lee County, Mississippi.

ALSO LESS AND EXCEPT: 100 feet sold to George W. Brooks by deed recorded in Book 329 at Page 406 of the Deed Records of Lee County, Mississippi, and 70 feet heretofore sold to Mrs. Leslie Kelly by Deed recorded in Book 336 at Page 63 of the deed records of Lee County, Mississippi.

SUBJECT TO right of way for public roads and public utilities, if any; also, subject to prior reservations or conveyances of oil, gas or other mineral rights, if any.

WITNESS, the signature of the Grantor herein, this the 21 day of Dec.

2007.

STATE OF MISSISSIPPI

COUNTY OF ALCORN

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for said county and state, the within named, Larry R. Bonds (being one and the same person as Larry Bonds), who acknowledged before me that he signed, executed and delivered the foregoing deed on the day and year therein mentioned as his own act and deed.

This the 21 day of Dec., 2007.

My Commission Expires:

08/03/08

Richard L. Collins
NOTARY PUBLIC

Prepared by:

Gregory D. Pirkle, MS Bar No. 4369
Phelps Dunbar LLP
One Mississippi Plaza, Seventh Floor
201 S. Spring Street
P.O. Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

2007020685	
RECORDED	
Date(mm/dd/yyyy)	Time (hh:mm)
12/26/2007	11:19 AM
LEE CO., MS	
CHANCERY CLERK BILL BENSON	
Recorded By DEPUTY VICKIE LINDSEY	

August 20, 2026

The following is a legal description of property designated as Parcel 076K-23-064-00 in the land records of Lee County, Mississippi. This description is based on a physical, metes and bounds survey of the subject property performed by Holliday Land Surveying, LLC on August 18 - 20, 2026. The surveyed land parcel is more particularly described as follows:

Commencing at a (found) square iron pipe recognized as being the Northeast corner of the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi [said point having positional data of Northing = 1,742,577.51 us ft, Easting = 1,011,797.30 us ft, Convergence Angle = $00^{\circ} 03' 04.97''$, Scale Factor = 0.99995087, Coordinate system: Mississippi East 2301, Units (Distance): US survey feet]; run thence South 89 degrees 31 minutes 05 seconds West a distance of 141.43 feet to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802 at the Southeast corner of Lot 19 of Edgemont Subdivision [Plat Cabinet A, Slide 168]; run thence South 89 degrees 08 minutes 35 seconds West a distance of 56.25 feet to the Northwest corner of Northshire Subdivision [Plat Cabinet C, Slide 71], which is in the centerline of a ditch, and is the Point of Beginning.

From said point of beginning, run in a southeasterly direction along the centerline of said ditch and along the West boundary line of Northshire Subdivision, the following three (3) calls:
South 22 degrees 29 minutes 07 seconds East 94.70 feet;
South 20 degrees 15 minutes 50 seconds East 201.97 feet;
South 19 degrees 16 minutes 10 seconds East 237.46 feet [passing the Southwest corner of Northshire Subdivision at 232.11 feet] to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 57 degrees 31 minutes 00 seconds West a distance of 250.86 feet, along a common boundary line with Parcel 076K-23-063-01 [Stubbs Realty, LLC], to a (found) 1/2-inch re-bar; run thence North 01 degree 57 minutes 05 seconds East a distance of 366.56 feet, along a common boundary line with Parcel 076K-23-065-00 [Johnstone], to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 89 degrees 47 minutes 03 seconds East a distance of 14.60 feet, along the South boundary line of Lot 19 of Edgemont Subdivision, back to the point of beginning.

This parcel of land is situated in the Southwest Quarter of the **Northeast Quarter** of Section 23, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, and contains 1.025 acres or 44,682.40 square feet, as described.

EDGEMONT SUBDIVISION
City of Tupelo, Lee County, MS
Plat Cabinet A, Slide 168

19

Adjoining property ownership:
Glenn S & Mary F Thomas Living Trust
Lot 19 Edgemont
Parcel 076K-23-037-00
Deed Number: 2020017531

Point of Commencement
Square iron pipe (found) and recognized as being the
Northeast corner of the Southwest Quarter of the
Northeast Quarter of Section 23, Township 9 South,
Range 5 East, City of Tupelo, Lee County, Mississippi

N: 1,742,577.51 Conv.: 00°03'04.97"
E: 1,011,797.30 SF: 0.99995087
LAT: 34°17'24.6836"
LON: 88°44'31.6754"

Adjoining property ownership:
McAuley Estate
Parcel 076K-23-049-01

HOLLIDAY
LAND SURVEYING, LLC



The barbed-wire fence does not
coincide with the property line

1/2-inch square iron pipe (found)
at original subdivision corner

1/2-inch square iron pipe (found)
at original subdivision corner

NORTHSHIRE SUBDIVISION
City of Tupelo, Lee County, MS
Plat Cabinet C, Slide 71

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From said point of beginning, run in a southeasterly direction along the centerline of said ditch and along the West boundary line of Northshire Subdivision, the following three (3) calls:
South 22 degrees 29 minutes 07 seconds East 94.70 feet; South 20 degrees 15 minutes 50 seconds East 201.97 feet;
South 19 degrees 16 minutes 10 seconds East 237.46 feet (passing the Southwest corner of Northshire Subdivision at 232.11 feet) to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 57 degrees 31 minutes 00 seconds West a distance of 250.86 feet, along a common boundary line with Parcel 076K-23-063-01 [Stubbs Realty, LLC], to a (found) 1/2-inch re-bar; run thence North 01 degree 57 minutes 05 seconds East a distance of 366.56 feet, along a common boundary line with Parcel 076K-23-065-00 [Johnstone], to a (set) 1/2-inch re-bar with plastic cap stamped HOLLIDAY / PLS 2802; run thence North 89 degrees 47 minutes 03 seconds East a distance of 14.60 feet, along the South boundary line of Lot 19 of Edgemont Subdivision, back to the point of beginning.

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Grid bearings are based on a GPS observation and tie to a GCGC Network Station with the following information:
Station: Pentastar, MS Station code: MSPN Lat: N 34° 14' 36.58661" Lon: W 89° 01' 00.68057" Ellipsoid Height: 118.394 meters; Sensor type: TRIMBLE NETR9

Reference Deeds: As shown on this sheet.

Date of field survey: August 18 - 20, 2026; April 2025; November 21 - 26, 2024.

This survey meets the criteria of a Class B survey as set forth in Appendix A, and the minimum specifications of Condition A as set forth in Appendix B of "Standards of Practice for Surveying" (Board Rule 21).

RS = 1/2-inch diameter re-bar (set) with plastic cap labeled HOLLIDAY / PLS 2802

RF = 1/2-inch diameter re-bar (found)

BONDS PROPERTIES LLC
Parcel 076K-23-064-00
1.025 Acres or 44,682.40 Sq. Ft.
August 18 - 20, 2026
Boundary Survey Data

Adjoining property ownership:
Jack L. Johnstone
1103 Blair Street
Tupelo, MS 38801
Parcel 076K-23-065-00
Deed Book 1000, Page 687



Blaine Holliday
August 20, 2026
Date

Blaine Holliday, Manager
Mississippi PS License No. 2802

Adjoining property ownership:
Stubbs Realty, LLC
1818 McCullough Blvd.
Tupelo, MS 38801
Parcel 076K-23-063-01
Warranty Deed Number: 0411394

The (set) re-bar at the surveyed property
corner extends beyond the Southwest corner
of Northshire Subdivision by 5.35 feet.

Apparent gap between the North boundary
line of the Stubbs Realty, LLC property and
the South boundary line of Lot 16 and Lot 17
of Northshire Subdivision

Plat of Boundary Survey for

BONDS PROPERTIES LLC

Boundary survey and legal description of property designated as Parcel 076K-23-064-00 located in the Southwest Quarter of the Northeast Quarter of Section 23, T-9-S, R-5-E, City of Tupelo, Lee County, MS

SCALE 1"=40'
DATE August 20, 2026
DRAWN BY BWH
DRAWING NO. 26-047
NO. DATE BY
1

Blaine Holliday
Professional Surveyor
102 Road 13
Tupelo, MS 38801
(662) 231-0176
hlms@msn.com

SHEET 1
OF 1