



MAJOR SUBDIVISION APPLICATION

City of Tupelo | Department of Development Services

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

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MUNIS MA SUB 210A
Received By: MS
Date Received: 9.1.26
(for office use only)

Permit Fee: \$250.00 (Non-refundable)

A pre-application conference is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St. See Major Subdivision Checklist for required attachments.

PROJECT DESCRIPTION

PROJECT LOCATION: 836 Circle (Parcel 113E-06-139-00); 805 Garfield (Parcel: 113E-06-137-00; 901 Garfield (Parcel: 101H-01-076-00); 0 Garfield (Parcel: 101H-01-142-00); a Portion of 915 Garfield (Parcel 101H-01-079-00)

PROPOSED SUBDIVISION NAME: Garfield Commons - Phase I

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): V-A, V-B

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): I-A

Project Acreage	7.55 + ROW	Current Zoning	MUE	Existing Structures	☒ Y ☐ N
Number of Lots	4 + ROW	Proposed Zoning	[walkable]	Demolition Required	☒ Y ☐ N
Minimum Lot Size		Current Land Use	vacant	Clearing Required	☒ Y ☐ N
Maximum Lot Size	3.99 ac	Proposed Land Use	mixed	Cut/Fill Required	☒ Y ☐ N
Chickasaw Review	Y ☒ N	Overlay District	Y ☒ N	Proposed Signage	☒ Y ☐ N
Flood Zone	Y ☒ N	Historic District	Y ☒ N	Other Zoning Requests	Y ☒ N
Suspect Soils	☒ Y ☐ N	Special Use Standards	Y ☒ N		

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: NMHS Property Holdings, LLC Email: c/o jhand@ironbridgecapital.com
Address: 830 S. Gloster St. City: Tupelo State: MS Zip Code: 38801
Phone Number(s): (843) 343-4485

APPLICANT CONTACT INFORMATION (if different from owner):

Name: IBCP Garfield, LLC Email: jhand@ironbridgecapital.com
Address: 997 Morrison Dr. City: Charleston State: SC Zip Code: 29403
Phone Number(s): (843) 343-4484

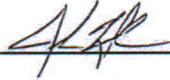
PLEASE SEE REVERSE SIDE

Required Attachments *(all required attachments must be submitted BEFORE the permit can be issued)*

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
2. Site/Development Plan. (Signed and Sealed) _____
3. Preliminary Plat (Signed and Sealed) _____
4. Geo-referenced AutoCad .dwg file of survey _____
5. Survey of lots _____
6. Assigned Parcels and Parcel Map from the Tax Assessor's Office _____

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 Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: _____



Date: 8.24.26