



CITY OF JACKSON, MS
Application for Zoning Action
 Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
RECEIVED
 OCT 26 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4235
Ward #: 1

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From ___ To ___ || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 1322 SIMWOOD PLACE
JACKSON MS 39211

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-1A

Tax Parcel Number: 450 - 186 -

III. Size of Property: Lot Frontage 87 feet
 Lot Depth 142.91 feet
 Square footage/Acres 0.25 acres
 Improved or Unimproved? UNIMPROVED
 If improved, number of existing buildings? ___
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
ADD OPEN CARPORT TO FRONT OF HOUSE 18' X 20'
4' FRONT YARD VARIANCE

V. Are there any City Code Violations on this property? NO
 If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? NO
 If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

Martin Ingram
Applicant's Signature

Martin Ingram
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
1322 SIMWOOD PLACE JACKSON MS 39211 Jackson, Mississippi

On this the 26TH day of OCTOBER, 20 23.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

MARTIN INGRAM

Chivony Ingram

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of October, 20 23.

MY COMMISSION EXPIRES:

March 27, 2027



Statement of Intent

Adding an open carport to the front of the house, with eave, fascia, and metal roof. Structure to match existing



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NOV 02 2023

City of Jackson
 City Planning Administration

CASE NO.: 4236

Ward #: 2

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From _____ To _____ || Use Permit || _____ Special Exception || _____ Variance(s)

II. Subject Property Address: 6060 Bonita St., Jackson, MS 39213

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C-3

Tax Parcel Numbers: 709 - 4 - 5

III. Size of Property: Lot Frontage 369.52 feet
 Lot Depth 212 feet
 Square footage/Acres 1.79 acres
 Improved or Unimproved? Unimproved
 If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)
To Have Meetings, Conferences & Community Service Projects

V. Are there any City Code Violations on this property? NO
 If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? NO
 If yes, please attach copies of agency findings and decisions.

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The above information is true, and complete to the best of my knowledge.

Patricia Magee
Applicant's Signature

Patricia Magee
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

6060 BONITA STREET Jackson, Mississippi

On this the 1 day of NOV, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Patricia MAGEE

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1 day of NOV, 2023.

MY COMMISSION EXPIRES:
June 21, 2025



[Signature]
NOTARY PUBLIC

STATEMENT OF INTENT

6060 BONITA STREET

The Ebony Pearls Foundation Incorporated wishes to utilize the property located at 6060 Bonita Street, Jackson, MS 39213 as a facility for meetings, conferences, community service projects, and a venue for weddings, showers, birthday parties, and social fundraising activities.



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 NOV 03 2023
 City of Jackson
 City Planning Administration
CASE NO.: 4287
Ward #: 7

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From ___ To ___ || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 1031 North Congress St, Jackson, MS 39202

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-4

Tax Parcel Number: 41 - 17

III. Size of Property:

Lot Frontage 51.5 feet
 Lot Depth 145 feet
 Square footage/Acres 7395 sq. ft / .25 ACRE
 Improved or Unimproved? Improved
 If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

To get A SPECIAL EXCEPTION FOR A Residential Community Facility

V. Are there any City Code Violations on this property? NO

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? NO
 If yes, please attach copies of agency findings and decisions.

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The above information is true, and complete to the best of my knowledge.

Myrian B. Richard
Applicant's Signature

Vincent Rapisarda
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

1031 N Congress St. Jackson, Mississippi

On this the 2 day of November, 2023.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Myrian B. Richard

Vincent Rapisarda

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2 **day of**

November, 202023

MY COMMISSION EXPIRES:

10/17/2027

Valerie I. Harnish
NOTARY PUBLIC



11/3/2023

1031 N Congress St

Jackson, MS 39202

City of Jackson

Zoning Office

200 South President Street

Suite 204

Jackson, MS 39203

State of Intent

Greetings:

R&R Events, LLC purchased The Lowry House at 1031 N Congress St, Jackson, MS 39202 from The Mississippi Heritage Trust Incorporated on October 18, 2023. The Lowry House was used by The Mississippi Heritage Trust Inc, as office space and as a premier wedding and event venue since 2019. We purchased the property as an event/wedding venue but realized from an appraisal that the property was zoned R-4 (Multifamily Residential), therefore we are requesting a Special Exception for a residential community facility. The facility will be used for weddings and events.

We are assuming since The Mississippi Heritage Trust Inc. was a non-profit organization that a Special Exception wasn't required, or they just simply did not seek one. We are a for profit business and to get a business license to operate in the City of Jackson, it was determined that the Special Exception is needed.

We are asking that you consider our request. If additional information is needed, we can be reached at 601-431-1461.

Sincerely,

A handwritten signature in black ink, appearing to read "Myriam B Richard", with a long horizontal flourish extending to the right.

Myriam B Richard



FOR OFFICE USE ONLY

NOV 6 3 2023

City of Jackson
City Planning Administration

CASE NO.: 41238

Ward #: 7

CITY OF JACKSON, MS
Application for Zoning Action
 Application Must Be Signed By Owner of Property

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From I-1 To I-2 || Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 605 E McDowell Rd. Jackson, MS 39204

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: Light Industrial

Tax Parcel Number: 602-4

III. Size of Property:

Lot Frontage 1028' feet
 Lot Depth 745' feet
 Square footage/Acres 15.90
 Improved or Unimproved? Improved
 If improved, number of existing buildings?
 Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

After city's site plan review we have been advised that the current location zoning must change from light industrial to heavy industrial to install a CNG Station.

V. Are there any City Code Violations on this property? N/A

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? - *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? NO

If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

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The above information is true, and complete to the best of my knowledge.

Quacia Ruby James
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
605 E. McDowell Rd. Jackson, Mississippi

On this the 3rd day of November, 2023.

STATE OF MISSISSIPPI ~~ALABAMA~~
COUNTY OF HINDS ~~MONTGOMERY~~

Personally came and appeared before me, the within named:

Dean Lambert

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of November, 2023.

MY COMMISSION EXPIRES:
5/18/2025

Winnie B. Moore
NOTARY PUBLIC

Winnie B. Moore
Notary Public, Alabama State At Large
My Commission Expires 5/18/2025



Scott Edelbach, EVP
One North Lexington Ave, 14th Floor.
White Plains, NY 10601

October 25, 2023

Re: UPS Jackson MS Statement of Intent for Re-Zoning at 605 E McDowell Rd Jackson, MS 39204

To Whom it May Concern:

OPAL Fuels, being one of the largest suppliers of Renewable Natural Gas and CNG Station Infrastructure, is at the request of The City of Jackson, MS making application for a rezone of the UPS warehouse and shipping facility located at 605 E McDowell Rd, Jackson, MS 39204 from Industry, Light (202.80) to Industry, Heavy (202.79) to allow for OPAL Fuels to remove the existing Liquid Natural Gas fueling facility and replace it with a more environmentally friendly Renewable Natural Gas CNG station.

1. The proposed use will continue to be compatible with the ongoing operations of warehousing, shipping and receiving packages. The current facility has onsite diesel, gasoline and Liquid Natural Gas fueling for the 250 + trucks and package cars that operate out of this site. This existing fueling infrastructure for the vehicles has been in place for well over 20 years.
2. The proposed use will not be detrimental to the continued use, value or development of properties in the vicinity. The proposed CNG facility will provide a zero scope 1 & 2 emissions renewable biogas product for UPS to use in their vehicles which lower emissions at the facility as well as all of the routes that the UPS trucks operate in throughout the City of Jackson and State of Mississippi.
3. There will be no change in the vehicular or pedestrian traffic in the vicinity of the proposed CNG station from the current use. The proposed natural gas vehicles operate 25% quieter than the existing diesel trucks operating at the site and produce significantly less Greenhouse gas emissions.
4. Atmos Energy and Entergy are providing the necessary natural gas line and power to operate the facility.
5. The proposed use is in harmony with the Comprehensive plan.
6. The proposed use will not be hazardous, detrimental, or disturbing to present land uses. Overall noise at the facility will decrease due to quieter operating vehicles. There is no glare, smoke, dust, odor, fumes, water pollution, vibration electrical interference or other nuisances associated with the proposed operation of the CNG fueling facility.

OPAL Fuels and UPS are fully committed to the success of this project and in delivering the cleanest emissions, most quite available technology on the market to fuel these vehicles. Should you have any questions regarding our request for the rezoning of the facility to support this project, please contact Scott Edelbach at (813) 545-1343 or sedelbach@opalfuels.com

Sincerely

Scott Edelbach
OPAL Fuels