

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF
RIDGELAND, MISSISSIPPI, AMENDING SECTIONS 21, 420.02 AND 600.14.F OF THE
ZONING ORDINANCE OF THE CITY OF RIDGELAND, MISSISSIPPI

WHEREAS, the Zoning Ordinance of the City of Ridgeland, Mississippi, was adopted on February 6, 2001, and become effective on March 22, 2001; and,

WHEREAS, the City of Ridgeland has developed and adopted a Ridgeland Area Master Plan; and,

WHEREAS, a major aim of said plan is to protect and enhance the primary transportation corridors into and out of the City of Ridgeland; and,

WHEREAS, certain types of businesses in large concentration tend to have a blighting effect; and,

WHEREAS, the City of Ridgeland has caused to be held a number of meetings with the general public and representatives of businesses impacted by the passage of an ordinance to restrict certain types of business and has solicited input and suggestions; and,

WHEREAS, the department of Community Development has carefully examined the factors related to this issue and has recommended passage of amendments to the Zoning Ordinance to the Mayor and Board of Aldermen to accomplish the goals and objectives of the Ridgeland Area Master Plan, the Comprehensive Plan of the City of Ridgeland and the avoidance of the potentially blighting impact of concentrations of those businesses restricted by this ordinance; and,

WHEREAS, notice of a public hearing to be held on September 21, 2010 at 6:00 o'clock p.m. has been given by publication in the Madison County Journal related to the proposed consideration of this ordinance; and,

WHEREAS, the Mayor and Board of Aldermen after a full and complete hearing have taken into consideration the matters presented at said public hearing; and,

WHEREAS, having considered all the facts and discussions made, and after further discussion thereon, Alderman Kevin Holder offered the following Ordinance and moved that it be adopted, to wit:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND AS FOLLOWS:

Section One

The Zoning Ordinance of the City of Ridgeland, Mississippi, is hereby amended as follows:

- A. Add the following definition to Section 21:

Restricted Uses: A category of uses that includes pawn shops, tattoo parlors, title loan establishments, check cashing establishments, businesses purchasing gold or other precious metals as a primary business, nail salons, bail bondsmen or any combination thereof.

- B. Add the following to Section 420.02 LAND USES PERMITTED:

Restricted Uses (as defined in Section 21). Restricted Uses shall be limited to C-2a only and may not pyramid into any other Zoning District.

- C. Add the following section to Section 600.14.F Special Use Site Plan Standards:

10. Restricted Uses must:

- (a) Not be located within 2,000 linear feet from any other use within the Restricted Use Category. Distances shall be measured in a single straight line from front door to front door.
- (b) Not have a sign advertising the business within 2,000 linear feet from any other sign of a use within the Restricted Use Category. Distances shall be measured in a single straight line from nearest point of sign to nearest point of sign. Exception: Legally approved off-premises signs are not prohibited.
- (c) Not be combined in a single leased space for the purposes of avoiding this regulation.

- (d) Not exceed a total area of 3,000 square feet of building space including storage areas, storage buildings, office area, retail sales area, etc.
- (e) Be approved by the Community Development Department prior to occupancy. Owners shall be responsible for providing a survey of all distance requirements from adjacent Restricted Uses that are within 2,500 linear feet of the proposed location. Survey must be prepared by a licensed Surveyor registered in the State of Mississippi. The City of Ridgeland reserves the right to verify the survey.

Section Two

Effective Date

This ordinance shall be effective 30 days from and after passage.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi at a meeting thereof held on the 21st day of September, 2010.

The motion for adoption was seconded by Alderman Ken Heard and the foregoing Ordinance having been first reduced to writing, was considered and approved section by section and then as a whole and was submitted to the Board of Aldermen for passage or rejection on roll call vote being as follows, to-wit:

Alderman Ken Heard (Ward 1) voted:	AYE
Alderman Chuck Gautier (Ward 2) voted:	ABSENT
Alderman Kevin Holder (Ward 3) voted:	AYE
Alderman Brian Ramsey (Ward 4) voted:	AYE
Alderman Scott Jones (Ward 5) voted:	AYE
Alderman Wesley Hamlin (Ward 6) voted:	AYE
Alderman Gerald Steen (At large) voted:	AYE

Whereupon, the Mayor declared the motion carried and Ordinance adopted.

The foregoing Ordinance is approved this the 21st day of September, 2010.

CITY OF RIDGELAND, MISSISSIPPI

By: /s/ Gene F. McGee
Gene F. McGee, Mayor of the City of
Ridgeland, Mississippi

ATTEST:

/s/ David Overby
David Overby, City Clerk