

**ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
RIDGELAND AND SECTIONS 510.03, 520.02.C, 600.14.F.11, 37.02.A.1.(A), 21
(DEFINITIONS), 440.02.A, AND 40.03.B.3 OF THE ZONING ORDINANCE OF THE
CITY OF RIDGELAND, MISSISSIPPI**

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi did lawfully adopt a Zoning Ordinance on February 4, 2014 after proper notice and a public hearing; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi subsequently adopted Zoning Ordinance Amendments on February 3, 2015, June 2, 2015, April 5, 2016, October 18, 2016, September 19, 2017, January 16, 2018, April 3, 2018, March 5, 2019, September 1, 2020, and May 2, 2021 after proper notice and public hearings; and

WHEREAS, the certain territories were annexed into the City of Ridgeland in 2016 and 2020; and

WHEREAS, the Mayor and Board of Aldermen desire to establish zoning by amending the Official Zoning Map of the City of Ridgeland for the annexed areas in order to provide for orderly growth and promote and preserve the health, safety, morals, and general welfare of Ridgeland's citizens; and

WHEREAS, the Mayor and Board of Aldermen desire to amend other underlying zoning classifications of certain parcels in order to support economic development; and

WHEREAS, the Mayor and Board of Aldermen desire to affirm that nonconforming annexed properties that lawfully existed prior to the adoption of this amendment shall continue to enjoy "grandfather" provisions as listed in Section 40 of the Official Zoning Ordinance of the City of Ridgeland; and

WHEREAS, the Mayor and Board of Aldermen desire to include distribution and warehousing in the Permitted Uses of the Technical Industrial Park District in order to further promote the development of Highland Commerce Park; and

WHEREAS, the Mayor and Board of Aldermen desire to strengthen Ridgeland's Special Use Site Plan Standards for New Landfills or Expansion or Reconfiguration of Existing Landfills in conjunction with the city's development of its own *Municipal Solid Waste Plan* in order to reduce the land use from negatively impacting area properties; and

WHEREAS, the Mayor and Board of Aldermen desire to clarify that any Existing Landfill shall have rights as defined in Section 40 of the Zoning Ordinance; however, any New Landfill or Expansion or Reconfiguration of an Existing Landfill shall be required to obtain a Conditional Use Permit prior to the issuance of a Building Permit.

WHEREAS, the Mayor and Board of Aldermen desire to establish regulations that govern the location of Electric Vehicle Charging Stations, which are not addressed in the current Zoning Ordinance; and

WHEREAS, the Mayor and Board of Aldermen desire to amend the C-4 regulations to add general commercial uses to the permitted uses of the district due to the change in the nature