

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF FEBRUARY 2026 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of February 2026, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Rev. Henry Brown
 Mandy Sumerall
 Amanda Myers
 Jean McCarty

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the January 8, 2026, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner McCarty, with all voting "aye," the January 8, 2026, minutes of the Planning and Zoning Commission were approved.

There next came on the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner McCarty, seconded by Commissioner Sumerall, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of The Towers, LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included). The subject property is near Deerfield Club Drive, is zoned PUD, and is in Supervisor District 5.

David McGehee appeared on behalf of the Applicant. Mr. McGehee advised that Applicant is seeking to build a 195' monopole wireless communications tower. Mr. McGehee advised that this is a build-to-suit tower for Verizon wireless to provide better coverage over the area to meet increasing demand for service. Mr. McGehee advised that the tower would not be lit as it was not required by the FAA for a tower of this height. Mr. McGehee advised that the tower would not create any traffic, noise, dust, odor or fumes. In response to question from Chairman Rouser, Mr. McGehee advised that there would not be any lighting installed on the tower. In response to question from Commissioner Sumerall, Mr. McGehee advised that construction time would be approximately one (1) month. Upon question from Attorney Clark, Mr. McGehee advised that there was no objection to communications equipment being placed on the tower to serve Madison County law enforcement and first responders.

Upon motion by Commissioner McCarty to approve the Application of Tower LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included), seconded by Commissioner Sumerall, with all voting "aye," the motion to approve the Application of Tower LLC d/b/a Vertical Bridge for a Conditional Use for a cell tower (site plan included), was approved.

There next came on for consideration the Application of Benford Richardson for a Conditional Use for an outdoor venue. The subject property is located at 249 Brown Road West, is zoned Agricultural District (A-1), and is in Supervisor District 5.

Benford Richardson appeared as the Applicant. Mr. Richardson advised that he had turned in his paperwork and was appearing before the Commission. In response to question from Chairman Rouser, Mr. Richardson advised that he was trying to have an event and had been told that he needed a permit. In response to question from Commissioner Sumerall, Mr. Richardson advised that he was wanting to have bonfire and four-wheeler ride which would occur approximately twice per year and would be attended by more than 100 people. In response to question from Commissioner McCarty, Mr. Richardson advised that there would be a fee charged for admission, and there would be security provided at the proposed event. Mr. Richardson further advised that he is the property owner, but that his daughter, Latoya Palmer, would be the promoter of the event. In response to question from Commissioner Myers, Mr. Richardson advised that the hours for the event would be from 5:00 p.m. to 12:00 a.m., and that there would be a band. In response to question from Commissioner McCarty, Mr. Richardson advised that he had +/-16 acres of parking in one spot, and +/-8 acres of parking in another. Mr. Richardson advised that the event would be promoted on Facebook, TikTok, and other sites. In response to question from Commissioner Sumerall, Mr. Richardson advised there would be no alcohol sold at the event, but that it would be a "byob" event. Mr. Richardson advised that they would have lighting, portable toilets, and that the event would be open to the public. Mr. Richardson advised that they would have three (3) sets of security—one set on Highway 16, one set on Brown Road, and another set inside the gate to the property with 10-12 security personnel on each spot and that everyone would be searched when they come through the gate. In response to question from Commissioner Myers, Mr. Richardson advised that there would be a maximum of 200 people, if they got up that high, but that they would not block the highway. In response to question from Commissioner McCarty, Mr. Richardson advised there would be two (2) food vendors.

John B. Brown of 235 Brown Road West appeared in opposition. Mr. Brown advised that on December 1, 2025, he and other neighbors attended the Board of Supervisors meeting to voice their concern over unlawful paid events that Mr. Richardson and Freddie Carson had on their properties on Brown Road West over Thanksgiving weekend of 2025. Mr. Brown advised that there was loud music, loud four-wheelers, loud and backed up traffic past Davis Road and Highway 16, and that the Highway Patrol had to be called in to assist the Sheriff's Office with traffic congestion. Mr. Brown advised that property was destroyed by attendees driving across and parking in yards without permission, and litter along the roads on the following day. Mr. Brown argued that Brown Road and Davis Road are both very narrow, dead-end roads, and it would have been impossible for any type of first responders to have accessed properties on these roads. On behalf of himself, and his neighbors, Mr. Brown asked the Commission to deny the Application.

In response to question from Commissioner Myers, Mr. Brown advised that his primary concerns are trash, and traffic such that he could not get out of his driveway and people were driving across his lawn.

In response to question from Commissioner Myers, Attorney Clark advised that under Section 805 of the Zoning Ordinance, certain things must be provided to the Commission's satisfaction and read those requirements into the minutes.

In response to question from Commissioner McCarty, Mr. Brown advised that there have been multiple events on Mr. Richardson's, and other properties, around Mr. Brown's property, including on Halloween night 2025, and Thanksgiving weekend 2025.

Mr. Richardson responded that the event backing up traffic and the event on Halloween 2025 was another, different event that was not on his property. Mr. Richardson argued that he had adequate security at the event on his property to keep traffic from backing up.

Upon motion by Commissioner Myers to deny the Application of Benford Richardson for a Conditional Use for an outdoor venue, seconded by Commissioner Brown, with all voting "aye," the motion to deny the Application of Benford Richardson for a Conditional Use for an outdoor venue was approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Sumerall to close the public hearing, seconded by Commissioner Myers, with all voting "aye," the public hearing was so closed.

There next came on for consideration, an Urban Renewal Project. Thad Varner of Butler Snow appeared and advised that he is an attorney that does financing for Madison County. Mr. Varner discussed the recent announcement of plans for a new conference center and hotel at the intersection of Sunnybrook Road and Colony Park Drive. Mr. Varner advised that he had previously been in front of the Board of Supervisors to begin the process of putting together an Urban Renewal District for the property. Mr. Varner advised that the County is working together with MCEDA, the City of Ridgeland, and a private developer, Prado Vista Development, to provide these amenities to the County. Mr. Varner advised that there are numerous steps in the process, but that the next step, pursuant to statute, is that the Commission consider that the proposed Urban Renewal Plan is in conformity with the County's general plan. Mr. Varner advised the next step would be to go to the City of Ridgeland because the actual property is within the City, and their board has to approve. Then, there would be a public hearing at the County level to approve the plan.

Mr. Varner then generally discussed the County's Comprehensive Plan and its goals, along with the proposed Urban Renewal Project. Mr. Varner then read an email from Alan Hart, Director of Public Works for the City of Ridgeland, explaining the land uses of the proposed site, as well as surrounding properties. Such email and attachments are attached to these minutes as **Exhibit "A."**

Upon motion by Commissioner Sumerall to approve the Proposed Urban Renewal Plan as submitted, seconded by Commissioner Myers, with all voting "aye," the motion to approve the Proposed Urban Renewal Plan was approved.

Upon motion by Commissioner Myers to authorize Scott Weeks to notify the Board of Supervisors of the approval of the Proposed Urban Renewal Plan as submitted in order to satisfy the requirements of the statute, seconded by Commissioner McCarty, the motion to authorize Scott Weeks to notify the Board of Supervisors of the approval of the Proposed Urban Renewal Plan as submitted was approved.

There next came on for discussion, the setting of the March 2026 meeting. March 12, 2026, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner Myers, with all voting "aye," the motion to set the March 2026 meeting for March 12, 2026, was approved.

With there being no further business, the February 12, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman

Andy Clark

From: Thad Varner <Thad.Varner@butlersnow.com>
Sent: Thursday, February 12, 2026 10:33 AM
To: Andy Clark
Subject: FW: Conf Center Project [IWOV-BUTLERSNOW.FID9873887]
Attachments: 04-18-2023 MIN.pdf

Andy, email from Alan Hart at Ridgeland is below. Let me know if you need anything else. Thad

Thad W. Varner
Butler Snow LLP

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P.O. Box 6010, Ridgeland, MS 39158-6010
Thad.Varner@butlersnow.com | [vCard](#) | [Bio](#)

[X \(Twitter\)](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

From: Alan Hart <Alan.Hart@ridgelandms.org>
Sent: Wednesday, February 11, 2026 4:02 PM
To: Thad Varner <Thad.Varner@butlersnow.com>
Subject: RE: Conf Center Project [IWOV-BUTLERSNOW.FID9873887]

Thad,

You may advise that the proposed mixture of uses, including commercial uses, is permitted under the Prado Vista Overlay District, which was approved by the Ridgeland Board of Aldermen at its April 18, 2023 meeting (copy attached).

More recently, the developer submitted petitions to amend the Overlay District language and to rezone the underlying property. A copy of the City's official Zoning Map is available at the following link:
[https://storage.googleapis.com/ridgelandms-media/2024/04/2024 Official-Zoning-Map_web-scaled.jpg](https://storage.googleapis.com/ridgelandms-media/2024/04/2024%20Official-Zoning-Map_web-scaled.jpg)
The advertisement for the Public Hearings appear in the 2/12/26 Madison County Journal.

While the underlying zoning classification remains in place, it is effectively superseded by the provisions of the adopted Overlay District. The City's long-standing policy direction for this property has been Mixed Use, consistent with what is permitted under the Overlay District. The surrounding properties are also zoned Mixed Use, and the City's Future Land Use Plan has designated the Prado Vista property as Mixed Use since January 3, 2023. The Future Land Use Plan may be accessed at the following link:
<https://www.ridgelandms.org/wp-content/uploads/2025/12/Current-Future-Land-Use-Plan-120723.pdf>

Please let me know if you need any additional information.

Alan Hart, PLA
Director of Public Works
P.O. Box 217 · Ridgeland, MS 39158



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MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI

April 18, 2023

6:00 PM

The Mayor opened the April 18, 2023 meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee, City Attorney John Scanlon, and City Clerk Paula Tierce. Mayor McGee announced that Boy Scout Troop 1 from St. James Episcopal Church was present working on their Citizenship in the Community merit badge. Mayor McGee introduced those present: Max Klause, Connor Scanlon, Alexander Weems, Carr Tamer, Alexander Boeon, Jacob Boone, Nathan Scanlon, and Watts Everett. The meeting was opened with an invocation by Boy Scout Carr Tamer followed by the pledge of allegiance, which was led by Boy Scout Alexander Weems.

The Mayor and Board of Aldermen were provided a copy of the Fiscal Year 2022 Audit Letter and the March 2023 Financial Statement.

Next came the recognition of Officer Bryce Winstead for being selected "Officer of the Month" for March 2023. Mayor McGee stated that Officer Winstead is a member of the Ridgeland Police Department Street Crimes Unit and was working in the Northpark area on February 14, 2023. A vehicle passed Officer Winstead in the parking lot and he smelled marijuana coming from the vehicle. As the vehicle pulled into a parking space, Officer Winstead walked up to the vehicle and began speaking with the driver. Officer Winstead was able to determine that the marijuana smell was indeed coming from that vehicle. While speaking with the driver, Officer Winstead observed a clear plastic bag containing a large number of blue pills on the floorboard of the vehicle. Upon further investigation, Officer Winstead discovered that the bag contained 335 Xanax pills and 48 Oxycodone pills, both of which are controlled substances and can be very addictive. Officer Winstead also recovered a small bag of marijuana in the vehicle. The driver of the vehicle was arrested for Trafficking a Controlled Substance, Possession with Intent to Distribute a Controlled Substance, and Possession of Marijuana. Additionally, approximately \$1,800.00 in small bills, consistent with illegal narcotics distribution, was seized by Officer Winstead. Due to Officer Bryce Winstead's attention to detail and dedication to his job, a person selling and distributing potentially dangerous narcotics was taken off the streets and a significant amount of illicit narcotics was seized by law enforcement. Mayor McGee thanked Officer Winstead for a job well done and encouraged him to keep up the good work.

Next came the matter of accepting the Minutes of the April 3, 2023 Work Session and the April 4, 2023 Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

**PUBLIC HEARING
PRADO VISTA AT RIDGELAND OVERLAY DISTRICT**

Next came the public hearing to for Consideration of the Prado Vista at Ridgeland Overlay District. The Mayor opened the public hearing and the City Clerk adjudicated that proper and timely notice was advertised by state law. A copy of the notice, certified mail receipts, and photographs of the signs are attached hereto as Exhibit "1". Alan Hart, Public Works Director, made an opening comment and then turned the presentation over to Gabriel Prado, CEO & President of PraCon Global Investment Group. Mr. Prado made remarks regarding the Prado Vista at Ridgeland development. Spencer Ritchie, the attorney for PraCon Global Investment Group, presented a slide presentation of the Prado Vista at Ridgeland Overlay District. Mr. Ritchie entered into the record the transcript of the hearing as Exhibit "2" and the slide presentation as Exhibit "3". Next, Jared L. Acy, PLA of WAS Design, made remarks regarding the site plan. Next, Mr. Todd Waldo of TopGolf made a slide presentation, which is attached hereto as Exhibit "4", regarding the proposed Ridgeland TopGolf site. Mr. Seth Dean, PE, LEED AP of Dean Engineering Solutions, Inc. then made comments about the development. Mr. Jonathan Kiser, PE, POOE, PTP of Kiser Traffic and Engineering then made comments regarding the traffic study that was conducted, which is attached hereto as Exhibit "5". The Petition To Amend Zoning Ordinance of the City of Ridgeland, Mississippi, To Establish Prado Vista At Ridgeland Overlay District was then entered into the record as Exhibit "6" followed by the Prado Vista At Ridgeland Overlay District Guidelines and Regulations as Exhibit "7". Ryan Nunley, MAI, Managing Director of Valbride Property Advisors, then made comments regarding property value. Then, Mr. Jeff Rent, President & CEO, Greater Jackson Chamber Partnership, closed the presentation supporting the Prado Vista at Ridgeland Overlay District by making remarks regarding the economic impact of the development. Both, Chief Brian Myers and Chief Matt Bailey stated that there were no safety issues with regard to the proposed project. Mr. Craig Meier of St. Catherine's Village made remarks regarding a concrete wall and the two secondary entrances. Rita Martinson of St. Catherine's Village made comments about the impact of two secondary entrances. Tiffany Cox of 537 Stokes Road had questions regarding pedestrian safety on Colony Park, the concrete walls, and the impact on the schools in Ridgeland. The Mayor asked the audience if there was anyone present that would like to speak that did not sign the list and there was no response; a copy of the list is attached hereto as Exhibit "8"; Willena Mason and Christopher Cotten had both left the meeting and were not present to make comments. Mayor McGee addressed the impact on the schools. The Mayor then closed the public hearing.

Next came the consideration of the Ordinance of the Mayor and Board of Aldermen of the

City of Ridgeland, Mississippi, to Establish the Prado Vista at Ridgeland Overlay District. Alderman Wesley Hamlin moved to approve contingent on the following language replacing Section B.1, B.1.i, B.1.ii and B.2 on Page 2 on page 20 of the *Guidelines and Regulations*:

B.1 All dwellings and residences constructed and/or located on the property subject to these regulations shall be for owner occupancy, except as specifically permitted herein. Further, except as specifically permitted herein, the lease or rental of a dwelling or residence for any purpose, whether verbal or in writing, is expressly prohibited under these protective covenants. The only circumstance or situation in which a lease or rental shall be permitted is when the dwelling has met one of the following conditions:

i. A period of at least six (6) months has elapsed from and after the issuance of the Certificate of Occupancy for the initial owner, developer, builder, or contractor.

(or)

ii. a period of at least one (1) year has elapsed from and after any subsequent property owner has purchased the property and can demonstrate that they have lived at the residence for a continuous one year period.

B.2 Protective Covenants shall recite the same language as above upon the filing of a Final Plat.

The Motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried. A copy of the ordinance is attached hereto as Exhibit "A".

(Alderman Brian Ramsey left the meeting)

Next came the consideration of a Special Event Permit for the Sante South Wine Festival on Saturday, May 6, 2023 from 6:00 pm to 11:00 pm at St. Andrews Upper School. Alderman Wesley Hamlin moved to approve. The Motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Absent: Alderman Brian Ramsey

The Mayor then declared the Motion carried.

(Alderman Brian Ramsey rejoined the meeting)

Alderman D. I. Smith moved to approve the Consent Agenda as follows:

- a) Accept Fiscal Year 2022 Audit Report - Order Attached Hereto As Exhibit "B"
- b) Petition and Application for Conditional Use Permit for Terry Hester (Residential Hotel) - Ordinance Attached Hereto As Exhibit "C"
- c) Site Plan/Architectural Review for Breakers Monument Sign - Order Attached Hereto As Exhibit "D"
- d) Consider Petition for Variance to Building Code for Raney Rives (610 Highway 51) - Order Attached Hereto As Exhibit "E"
- e) Approve City Wide Traffic Signal Pay Estimate #5 - Order Attached Hereto As Exhibit "F"
- f) Authorize Mayor Gene McGee to sign a Right-of-way Utilization Agreement and Permit between Pearl River Valley Water Supply District, The Breakers Association, Inc., and the City of Ridgeland, Mississippi, regarding the Right of Entry to and Construction of a New Subdivision Sign and Landscaping Located in the City of Ridgeland, MS (Intersection of Lake Harbour Drive and Breakers Lane - ROW) - Order Attached Hereto As Exhibit "G"
- g) Special Event - Fine Arts Festival (Police Department) - Order Attached Hereto As Exhibit "H"
- h) Received March 2023 Privilege License Report - Order Attached Hereto As Exhibit "I"
- i) Approve Sewer Adjustments - Order Attached Hereto As Exhibit "J"
- j) Approve Corrected Resolution Approve Budget Amendment - Resolution Attached Hereto As Exhibit "K"

The motion was seconded by Alderman Bill Lee and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

Next came the payment of claims 182335 - 182728 and April 7, 2023 Payroll (\$1,533,992.61). Alderman Ken Heard moved to approve. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman D.I. Smith, Alderman Bill Lee

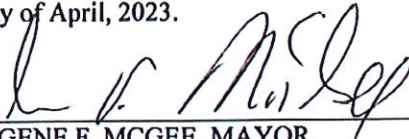
Nay(s): None

Abstention(s): None

The Mayor then declared the Motion carried.

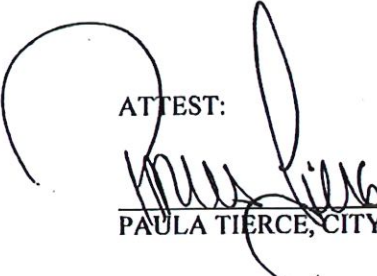
There being no further business before the Board of Aldermen, the Mayor adjourned the meeting at 7:53 p.m.

WITNESS MY SIGNATURE, the 20th day of April, 2023.



GENE F. MCGEE, MAYOR

ATTEST:



PAULA TIERCE, CITY CLERK

