

**ORDINANCE AMENDING ZONING MAP**  
(2021 Annexation Properties)

**WHEREAS** authority was granted unto the City of Saltillo, Mississippi pursuant to and in accordance with §17-1-1, et. seq., of the Mississippi Code Annotated (1972, as amended), to provide and allow for the adoption, amendment and revision of a zoning ordinance and zoning map covering all properties, buildings, structures and uses located and situated within the said municipal limits;

**WHEREAS** said zoning ordinance and zoning map were previously passed and adopted by the City of Saltillo and have been amended and revised, as necessary, in accordance with state law;

**WHEREAS** the Mayor and Board of Aldermen have considered a proposed amendment to the current official zoning map of the City of Saltillo wherein various parcels of property were recently annexed into the City by way of an order entered by the Lee County Chancery Court, Cause Number 2021-1116-M, which was signed on or about October 27, 2021 and filed on or about November 3, 2021. That, according to the existing zoning ordinance, Section 7.1.4, such newly annexed properties should receive the default designation of R-1, Residential Estate District, unless otherwise already in use. As such, the Mayor and Board of Aldermen duly noticed a public hearing, in accordance with the city zoning ordinance and state law, which took place on January 18, 2022 at 5:00 PM at Saltillo City Hall, at which time no objection or protest to the requested amendment was heard or received;

**WHEREAS** the Mayor and Board of Aldermen have maturely considered the issues aforesaid and have found and determined by clear and convincing evidence that the proposed amendment meets the changing needs of the surrounding community; is in the overall best interest of the city and its citizens; is permissible according to the official zoning ordinance of the city; and is otherwise permissible pursuant to state law;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Aldermen of the City of Saltillo, Mississippi, as follows:

1. The prefatory statements contained above and the statements contained in the Minutes for the public hearing of January 18, 2022 and minutes for the regular meeting of the Board of Aldermen of January 18, 2022, taken as specific findings of fact and conclusions of the Board of Aldermen, are incorporated herein by reference.
2. The current official zoning map of the City of Saltillo, including all duly passed amendments and revisions thereto, is incorporated herein by reference as if copied or reproduced in its entirety.
3. The current official zoning map of the City of Saltillo, Mississippi, as duly amended and revised, shall be hereby amended such that all newly annexed properties as referenced in the Order for Approval of Extension of the Boundaries of the City of Saltillo, Mississippi signed on or about October 27, 2022 and filed on or about November 3, 2022 in Lee County Chancery Court Cause Number 2021-1116-M, are hereby designated as R-1, Residential Estate District, as provided in Section 7.1.4 of the existing zoning ordinance, with the exception of three (3) parcels of property which were already being used for commercial purposes prior to annexation and are, therefore,


adopted as C-2, Commercial Corridor District, as follows: Land Parcel Number 059P-31-021-00 (Dollar General); Land Parcel Number 059S-30-021-08 (Kent's Catfish); and Land parcel Number 059S-30-021-05 (Reeds Metals, LLC - front portion only).

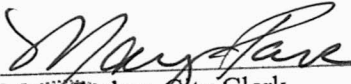
4. Severability. Should any section, clause, paragraph, provision, or part of this ordinance for any reason be held invalid or unconstitutional by any court of competent jurisdiction, this act shall not affect the validity of any other section, clause, paragraph, provision, or part of this ordinance. All provisions of this ordinance shall be considered separate provisions, and completely severable from all other portions.
5. Conflict. In any case where a provision of this ordinance is found to be in conflict with a provision of any other ordinance or code of the City of Saltillo, Mississippi, existing on the effective date of the ordinance, the provisions of this ordinance shall take precedence.
6. Effective Date. This Ordinance shall be official upon publication and after the passage of one (1) month from the date hereof.
7. Publication & Recording. The City Clerk is instructed to publish the substance of this ordinance one (1) time in the Northeast Mississippi Daily Journal, pursuant to and in accordance with Mississippi Code Section 21-17-19 (1972, as amended), and to obtain proof of publication thereof and record this ordinance in the city ordinance book. Said ordinance shall also be posted at the Saltillo, Mississippi City Hall and in at least one (1) other public place in a conspicuous manner and shall otherwise be available for review, upon request, along with a copy of the original zoning ordinance and the official zoning map of the City of Salitllo, Mississippi.
8. Adoption and Certification.

**UPON MOTION** of Alderman Clark, duly seconded by Alderman Sanders, the aforesaid ordinance was put to a vote with Aldermen voting as follows:

Scottie Clark:	YEA
Craig Sanders:	YEA
Brian Morgan:	YEA
Terry Glidewell:	YEA
Sonya Witcher:	YEA

**ORDAINED AND ADOPTED** this the 18th day of January, 2022, at the Regular Meeting of the Mayor and Board of Aldermen of the City of Saltillo, Mississippi.

  
Copey Grantham, Mayor  
City of Saltillo, Mississippi

  
Mary Parker, City Clerk  
City of Saltillo, Mississippi  
(SEAL)

NOTE: This ordinance was approved and adopted by the Vice-Mayor and Board of Alderman at their Regular Meeting on January 18, 2022 and appears in Minute Book 22 at Pages 6.