

ORDINANCE AMENDING ZONING MAP
(Mears Holdings, LLC - Turner Industrial Park Road)

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 official zoning map of the City of Saltillo wherein land parcel number 059S-30-021-04, located at Highway 145 and Turner Industrial Park Road, would be re-zoned from that of R-1, Residential Estate District, to R-4, High Density Residential District. 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 March 1, 2022 at 5:30 PM at Saltillo City Hall, at which time no objection or protest to the requested change 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, including Sections 4.1.1 through 4.1.6 and/or similarly adopted provisions; 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 March 1, 2022 and minutes for the regular meeting of the Board of Aldermen of March 1, 2022, taken as specific findings of fact and conclusions of the Board of Aldermen, are incorporated herein by reference.
2. The current zoning ordinance and official zoning map of the City of Saltillo, as duly amended and revised, are incorporated herein by reference as if copied or reproduced herein in their entirety.
3. The current zoning ordinance and map of the City of Saltillo, as duly amended and revised, shall otherwise remain in full force and effect, except for the change or amendment thereto which is specifically contained herein below.
4. Land Parcel Number 059S-30-021-04, PPIN 38132, approximately 30 acres in size, located at or near Highway 145 and Turner Industrial Park Road, at the request of the owners, Mears Holdings, LLC, shall be hereby re-zoned from the current status of R-1 Residential Estate District to R-4 High Density Residential District and the official zoning map of the City of Saltillo shall be amended in conformity herewith, with all else remaining the same, as stated above. The primary purpose in the board approving this


request was based upon the proposed plan of the owner or subsequent owner/developer to construct thirty-two (32) multi-family dwelling units on a portion of the said property, subject to and contingent upon full site approval authority by the City.

5. 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.
6. 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.
7. Effective Date. This Ordinance shall be official upon publication and after the passage of one (1) month from the date hereof.
8. 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.
9. Adoption and Certification.


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

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

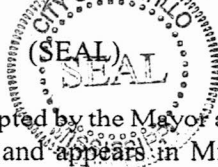
ORDAINED AND ADOPTED this the 1st day of March, 2022, at the Regular Meeting of the Mayor and Board of Aldermen of the City of Saltillo, Mississippi.



Copey Grantham, Mayor
City of Saltillo, Mississippi



Mary Parker, City Clerk
City of Saltillo, Mississippi



NOTE: This ordinance was approved and adopted by the Mayor and Board of Alderman at their Regular Meeting on March 1, 2022 and appears in Minute Book 22 at Pages 25.