

AMENDED ZONING ORDINANCE
(CWM Properties-647 Pulltight)

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 ordinance and zoning map of the City of Saltillo wherein land parcel number 053V-08-013-00, approximately 5.0 acres, located at or near 647 Pulltight Road, would be re-zoned from that of R-1 Estate Residential District to R-3 Medium-Density Residential. As such, the Board of Aldermen duly noticed a public hearing, in accordance with the city zoning ordinance and state law, which took place on April 16, 2019 at 5:30 PM at Saltillo City Hall, at which time no protest or dissent 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 April 16, 2019 and for the regular meeting of the Board of Aldermen of May 7, 2019, 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, including all duly passed amendments and revisions thereto, are incorporated herein by reference.
3. The current zoning ordinance and official zoning map of the City of Saltillo, Mississippi, as duly amended and revised, which is fully incorporated herein by reference as if copied or reproduced herein in its entirety, shall remain the same and otherwise in full force and effect, except for the specific changes or amendments thereto which are specifically contained herein below.
4. Land parcel number 053V-08-013-00, PPIN 002516, approximately 5.0 acres located at or near 647 Pulltight Road, at the request of owner, CWM Properties, LLC, shall be hereby re-zoned from the current status of R-1 Estate Residential District to that of R-3 Medium-Density Residential and the official zoning map of the City of Saltillo shall be

NOTE: This ordinance was approved and adopted by the Mayor and Board of Alderman at their Regular Meeting on May 7, 2019 and appears in Minute Book 11 at Pages 46.


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 to create three (3) R-3 specification residential lots upon the subject property.

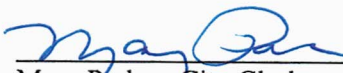
5. Severability. Should any section, clause, paragraph, provision, or part of this ordinance for any reason be held invalid or unconstitutional by any court of competent jurisdiction, this act shall not affect the validity of any other section, clause, paragraph, provision, or part of this ordinance. 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 Saltillo, Mississippi.
9. Adoption and Certification.

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

Donald Cullum:	YEA
Copey Grantham:	Absent
Craig Sanders:	YEA
Malcomb Driskill:	YEA
Terry Glidewell:	Non-Voting (Vice Mayor)

ORDAINED AND ADOPTED this the 7th day of May, 2019, at the Regular Meeting of the Mayor and Board of Aldermen of the City of Saltillo, Mississippi.


Rex Smith, Mayor
City of Saltillo, Mississippi


Mary Parker, City Clerk
City of Saltillo, Mississippi

(SEAL)