

**AMENDED ZONING ORDINANCE**  
(Yeoman - 108 Kellum Drive)

**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 054L-20-025-01, located at or near 108 Kellum Drive, would be re-zoned from that of R-2 Low-Density Residential District to MX Mixed-Use Neighborhood District. 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 March 24, 2020 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 24, 2020 and for the regular meeting of the Board of Aldermen of April 7, 2020, 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, is incorporated herein by reference as if copied or reproduced herein in its entirety.
3. The current zoning ordinance 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 054L-20-025-01, PPIN 016556, approximately 1.6 acres, located at or near 108 Kellum Drive, at the request of the owners, Steve and Susan Yeoman, shall be hereby re-zoned from the current status of R-2 Low-Density Residential District to MX Mixed-Use Neighborhood 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 of the board approving this request was based upon the proposed plan of the owners to make thi


(3) lots from the original parcel and to build a home on each lot at the approximate size of 1,300 square feet. This decision is specifically contingent upon the owners using enough set-back from the roadway so as to allow for sufficient parking in the driveway of each home in order to avoid any on-street parking and also in constructing a reasonable turn-around area at the end of the main drive for the sanitation truck, school bus, etc. The city shall have final site approval for all new construction.


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.

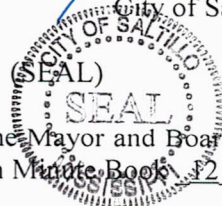
**UPON MOTION** of Alderman Sanders, duly seconded by Alderman Cullum, the aforesaid ordinance was put to a vote with Aldermen voting as follows:

Donald Cullum:	YEA
Copey Grantham:	YEA
Craig Sanders:	YEA
Terry Glidewell:	YEA
Scottie Clark:	YEA

**ORDAINED AND ADOPTED** this the 7th day of April, 2020, at the Regular Meeting of the Mayor and Board of Aldermen of the City of Saltillo, Mississippi.

  
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Rex B. Smith, Mayor  
City of Saltillo, Mississippi

  
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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 April 7, 2020 and appears in Minute Book #2 at Pages 148 \_\_\_\_\_.