

CITY OF RICHLAND

ORDINANCES PASSED

January 5, 2021

2595

ORDINANCE 2021 - 2

AN ORDINANCE TO AMEND THE CITY'S ARCHITECTURAL REGULATIONS (ORDINANCE 2001-14, AS AMENDED THROUGH ORDINANCE 2002-4) TO ADOPT ARCHITECTURAL DESIGN GUIDELINES FOR THE NEWLY ADOPTED (PHC) PLANNED HIGHWAY CORRIDOR DISTRICT WITHIN THE CITY AND RELATED UTILITY REQUIREMENTS

WHEREAS, the Mayor and Board of Aldermen ("Governing Body") of the City of Richland, Mississippi ("City") do hereby find, adjudicate and declare as follows:

1. Pursuant to the provisions of Sections 17-1-1 et seq, Mississippi Code Annotated of 1972, as amended, the City is empowered to enact zoning, subdivision and capital improvement ordinances and amendments thereto and to provide for administration and enforcement thereof.
2. The Governing Body desires to implement new architectural guidelines to control and regulate the aesthetic and architectural appearances of all buildings and structures located within the newly adopted (PHC) Planned Highway Corridor District located within the City and related utility requirements so as to encourage, promote and enforce uniform and consistent development within the City that is in the best interests of its citizens and, the City has advertised in the Rankin County News a public hearing regarding adopting and consideration of the same, a copy of the proof of publication of such hearing is attached hereto as **Exhibit A**.
3. Accordingly, upon conducting the aforementioned public hearing, the Governing Body deems it necessary for the purpose of regulating the aesthetic and architectural appearances of all buildings and structures located within the newly adopted (PHC) Planned Highway Corridor District within the City and related utility requirements, to enact this amendment to the City's Architectural Regulations, Ordinance 2001-14, as amended through Ordinance 2002-4, and does hereby deem the same necessary and convenient for said purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RICHLAND, MISSISSIPPI:

SECTION 1. Section 10 of the City's Architectural Regulations, Ordinance 2001-14, as amended through 2002-4, is hereby revised and amended to add Section 10(g) as the following:

(g) In addition to the requirements of this Ordinance, the PHC District (as set forth in Section 1860 of the City's Zoning Ordinance, 2014-7, as amended) shall be governed and controlled by the Architectural Design Guidelines set forth in **Attachment A** ("Guidelines") hereto. In the event of direct conflict between the City's Zoning Ordinance, 2014-7, as amended, the provisions of this Ordinance, and/or the Guidelines attached hereto, the following shall be the order of control and authority: (1) City's Zoning Ordinance, 2014-7, as amended; (2) the Guidelines; and, (3) this Ordinance.

SECTION 2. Section 12 of the City's Architectural Regulations, Ordinance 2001-14, as amended through Ordinance 2002-4, is hereby revised in its entirety as follows:

SECTION 12: Utility Services and Equipment. Location of utility services and equipment shall be approved by the Planning Commission and shall satisfy the following requirements:

- * Exterior equipment should be located out of public view.

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- * If the location of equipment must be in public view, a substantial screen, fence and/or landscaping must be used to make equipment obscure.
- * All utility poles located or to be located within the City shall be metal, subject to any other special requirements contained in the City's Subdivision Ordinance, 2020-6, as amended. Those utility poles located or to be located within the (PHC) Planned Highway Corridor District shall be metal with a black, powder coated paint/finish.

SECTION 3. All remaining provisions and sections of the City's Architectural Regulations, Ordinance 2001-14, as amended through Ordinance 2002-4, and not affected herein, shall remain in full force and effect.

SECTION 4. This Ordinance shall take effect and be in force as provided for by law.

SO ORDAINED, this the 5th day of January, 2021.

* * * *

The motion to adopt the foregoing Ordinance, having been made by Alderman Craft and having been seconded by Alderman Sanford and no request having been made by any member of the Mayor and Board of Aldermen that said Ordinance be read by the Clerk before vote was taken, said Ordinance was adopted by the vote of the Board of Aldermen, the results being as follows:

Alderman Gus Black	voted: <u>AYE</u>
Alderman Clay Burns	voted: <u>AYE</u>
Alderman Robert Craft	voted: <u>AYE</u>
Alderman Beth Sanford	voted: <u>AYE</u>
Alderman Cathey Wynne	voted: <u>AYE</u>

The motion having received the affirmative vote of all members of the Board of Aldermen present, the Mayor declared the motion so carried and this Ordinance unanimously adopted this the 5th day of January, 2021.



Approved:

Pat Sullivan, MAYOR

ATTEST:

Karen Jackson, CITY CLERK