



STAFF REPORT

CASE # 21-024

Subject Matter: Amendments to the Official Zoning Ordinance

Planning Commission: November 22, 2021

Board of Aldermen
Public Hearing: December 20, 2021

Description:

Consideration of Amendments to the Official Zoning Ordinance: Community Development staff is recommending several amendments to the Official Zoning Ordinance, adopted on March 21, 2016, as amended (amendments last incorporated on August 16, 2021) as listed below:

3.8.2.11 Conditional Uses:

The Mayor and Board of Aldermen may permit, as a conditional use, estate lot subdivisions located within TND Districts. Conditional use requests shall be subject to the provisions of Section 9.7 Conditional Uses as well as meet the following requirements:

- a. The minimum lot area must be 1 acre.
- b. The minimum floor area per dwelling unit shall be 2,200 s.f.
- c. All other Dimensional Standards shall comply with the RR Rural Neighborhood District.

TABLE 4.1 TABLE OF USES

Add "Junk Yard/Auto Wrecking Yard", Add "C" in use table under I-2

4.4.5.3 Junk Yard, Auto Wrecking Yard, and other similar uses

i. Definition: A place where waste and discharged or salvaged materials are brought, sold, exchanged, baled, packed, stored, disassembled or handled, including auto wrecking yards, used lumberyards, house wrecking yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but excluding places where such uses are conducted entirely within a completely enclosed building, and not including pawnshops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.

ii. Districts Permitted: Conditional Use in I-2

iii. Parking: One space per 300 square feet of floor area.

iv. Loading: One loading space for 10,000 square feet of floor area.

v. Additional Standards:

- Not be located within 600 feet of any Interstate Highway, US Hwy 80, or Mississippi Highways 18, 468, and 471;
- Comply with all state and federal environmental requirements;

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Applicant: City of Brandon

- Comply with all other Brandon City Codes;
- Be compatible with the surrounding land uses, such as adjacent to vehicle repair shops or businesses that have permitted outdoor storage, especially metal parts;
- Have a minimum of three (3) acres of land;
- All items to be stored and screened from view within a fenced area. Ensure that no items are visible above the fence line.
- A one-hundred (100') foot buffer shall be required when abutting a residentially zoned property. The buffer shall be in addition to the separation buffer requirements per Section 5.6.

4.4.5.3 4 Mining, quarrying and crude petroleum and natural gas production

4.4.5.4 5 Self-Storage Facility

4.4.5.5 6 Storage, Climate Controlled

4.4.5.6 7 Storage, outdoor

4.4.5.7 8 Research and development

4.4.5.8 9 Warehouse

Planning Commission Recommendation:

Staff Recommendation:

City staff recommends the proposed amendments to the Official Zoning Ordinance as detailed in this staff report.

Notice Filed in Paper: December 1, 2021

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