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## **INTRODUCTION**

### **PURPOSE OF THE PLAN**

The purpose of this Comprehensive Plan is to serve as a policy guide to the decision-making process in city government. City officials recognize the importance of planning in making effective decisions concerning the city's future. This plan is a result of extensive study into existing development patterns as well as population and economic studies. This plan should, however, be reviewed and updated periodically in order for it to continue to be effective and to grow along with unforeseen economic and population patterns.

### **ELEMENTS OF THE PLAN**

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: "... a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." A comprehensive plan must include a minimum of four components in order to comply with the statute. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.

The goals and objectives of a comprehensive plan are made with respect to the future. Long-range community development plans help a community identify what it desires to achieve in the future. Section 17-1-1 of the Mississippi Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development as well as parks, open space, and recreation. Additionally, street and road improvements, public schools, and community facilities must be considered.

The second part of a comprehensive plan is the Land Use Plan. This plan designates, in map form, the proposed distribution and extent of land use for residential, commercial, industrial, and recreational lands, as well as public and quasi-public facilities and open space. The land use section of this plan contains projections of population, economic growth, and land use for the community.

The third part of a comprehensive plan is the Transportation Plan. This plan, in map form, classifies all existing and proposed streets, roads and highways and shows them on the Land Use Plan. The Transportation Plan covers the same time period that the Land Use Plan covers. Based on traffic predictions, the plan includes arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements.

The final portion of the comprehensive plan is the Community Facilities Plan. Used as a basis for making capital improvement decisions, the community facilities plan includes: housing, schools, parks and recreation, public buildings and facilities, utilities and drainage.

## **HOW TO USE THIS PLAN**

### **Overview**

As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding re-zoning, variances, special exceptions, and site plan review. It may also be used to aid in locating business, industry, and public facilities. Finally, it forms the basis of a zoning ordinance and a capital improvements program.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases.

According to state law, zoning and other land use regulations must be based upon a comprehensive plan. This means that zoning and subdivision regulations, at a minimum, must conform to the local comprehensive plan. The implication is that comprehensive plans must precede land use regulations in preparation and adoption. Regulations that are consistent with, or conform to, a comprehensive plan must be consistent with a plan's policies, goals, and objectives as well as the land use plan map and the other plan elements. Even though there is generally not an exact identity between the land use plan map and the zoning map, the two should mirror each other as closely as possible. The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on plans.

The goals and objectives element of the plan is used by the governing authority to have written, consistent policies about how the community should develop. The plan enables the legislative body to make decisions on development matters that arise, using a unified set of general, long range policies. The plan is supposed to serve as a practical working guide to the governing body in making decisions.

The governing body uses the comprehensive plan to take action on two types of physical development matters: 1) measures which are specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulating, capital improvements program and budget, the official map, and development plans), and 2)

other measures which routinely require legislative approval (re-zoning cases, special use permits/special exceptions/ conditional use permits, variance applications, subdivision plats, street closing, site acquisitions, and public works projects). For both types the plan should at least be consulted to see if the plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the plan may not indicate what action to take, nor will it answer all the questions which come before the governing body. It is not supposed to; it's purpose is to serve as a generalized guide, which has the force of law in many communities.

### **Use of the Plan**

The proponent or applicant for a zoning change must show that the proposed change is in conformance with the comprehensive plan. The applicant must also show that there is a public need for the kind of change in question, and that the need will be best served by changing the zoning classification of the property in question.

Usually, a re-zoning's conformance or nonconformance can be quickly established by looking at the land use plan map. The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision making guide. Arbitrarily drawn land use boundaries can make it difficult to determine into which map section a particular piece of property falls. If an applicant's property falls on or near the boundary between a conforming and a nonconforming land use category on the land use plan, the applicant should make a case that his particular proposal is consistent with the plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and the text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.

### **Nonconformance to the Plan and Plan Amendments**

If the proposed change does not conform to the plan, the plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a re-zoning application. The application should explain exactly why a plan amendment and zoning map amendment are needed. The reason is that the Planning Commission should be informed as to the intent or the end result of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of re-zoning.

All development proposals, as well as proposed re-zoning, would not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each element of the plan. The goals, objectives, and policies would be checked against the proposal to determine if there are any conflicts. The Land Use Plan must be checked to

see if the proposed re-zoning is in line with the designated land use category. For example, if a proposed re-zoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed re-zoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

### **Implementation Devices**

Once the plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans; zoning ordinances, subdivision regulations, and capital improvements programs. Other devices include official maps and specific development plans. Comprehensive plans should be reviewed each year to see if they need revision. Plans should be completely revised/rewritten every five years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrent plans. This is the concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of re-zoning. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

## **CHAPTER I**

### **GOALS AND OBJECTIVES**

Goals and objectives are the cornerstone of the urban planning process and form the framework for public decision making. The following are Goals and Objectives for the Town of Pelahatchie and the surrounding "study area":

#### **GENERAL GOALS**

**GOAL:** Through new developments, make the community a healthy, safe and convenient place, and to provide a pleasant and attractive atmosphere for living, shopping, recreation.

**OBJECTIVE:** To ensure that future development will be in the best interest of the community and its citizens, measures will be taken which will generally improve the quality of life of the citizens of this community.

**GOAL:** To guide and direct the development of the foreseeable future into desirable forms and patterns rather than inefficient sprawl.

**OBJECTIVE:** To prevent the inefficient use of land. By using the comprehensive plan as a guide to development, which will produce the desired land use pattern.

**GOAL:** To coordinate living areas, working areas, and recreation areas into an integrated relationship and create a unique combination of function, circulation, and image through which a balanced community development can be reached.

**OBJECTIVE:** Development of residential, commercial, recreational, and other areas will be in such a manner as to compliment the overall land use pattern.

#### **RESIDENTIAL DEVELOPMENT**

**GOAL:** To establish a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities or cause congestion.

**OBJECTIVE:** To establish lot size requirements for each type of residential development. Low density residential lots should be set at a minimum of

11,500 square feet.

OBJECTIVE: To establish new regulations with regard to high density residential development, limiting the number of apartments or condominium units that can be constructed to a maximum of 7 units per gross acre.

GOAL: To require sufficient open space in conjunction with all residential uses in order to prevent overcrowding and provide sufficient light and air.

OBJECTIVE: To prevent through adoption of a Land Use Plan and Zoning Ordinance the location of high density residential or intense commercial uses immediately adjacent to single-family residences, UNLESS proper buffering is provided in the form of wide set-backs with required screening and landscaping of the set-backs. These set-backs should not be encroached upon by parking, driveways, patios or other paved areas.

GOAL: To encourage development of low density single family housing.

OBJECTIVE: To permit the location of manufactured homes only in certain tightly defined zones: (1) manufactured home parks (2) manufactured home subdivisions.

OBJECTIVE: To allow development of only quality apartment communities.

## **COMMERCIAL DEVELOPMENT**

GOAL: To promote development of well-designed, attractive commercial uses in areas of the Town that are suitable for and compatible with the particular use proposed.

OBJECTIVE: To segregate commercial uses on the Land Use Plan by intensity of use. Commercial uses which involve outdoor activities, heavier vehicular traffic, and noise should be located well away from all residential uses.

OBJECTIVE: To permit future outdoor commercial activities to be established in Pelahatchie only under strict development standards, such as wide set-backs, screening, access control, etc., and only when the proposed use is compatible with surrounding uses.

GOAL: To develop sign regulations which allow merchants to convey their message to customers without creating traffic safety hazards or becoming

garish.

**OBJECTIVE:** To include regulations in the Zoning Ordinance controlling the size, location, and type of illumination of all outdoor signs in the Town of Pelahatchie.

## **INDUSTRIAL DEVELOPMENT**

**GOAL:** To promote development of low intensity industrial uses (i.e., uses in which the industrial activity is primarily conducted indoors and which do not have objectionable characteristics, such as high volume of noise, objectionable odors, etc.)

**OBJECTIVE:** To restrict industrial activity to only those areas deemed suitable by the land use plan.

**GOAL:** To provide well-located sites adequately served by highways, railroads, utilities and services for new industrial development.

**OBJECTIVE:** To promote new industrial development.

## **PARKS AND OPEN SPACE**

**GOAL:** To build upon Pelahatchie's character by promoting the preservation and restoration of all significant historic sites in and around the Town.

**OBJECTIVE:** To preserve Pelahatchie's sense of community by preserving those things that have shaped Pelahatchie into the unique community that it is.

**GOAL:** To develop parks and open space to insure that the long-range open space and recreational needs of the citizens of Pelahatchie are met.

**OBJECTIVE:** To commit to the enhancement of the overall community by providing safe, well-maintained, and steadily-improving facilities that promote activities for the physical and mental well-being of citizens of all ages, including our senior citizens and youth.

## **TRANSPORTATION**

**GOAL:** To provide an efficient and a safe street system which will meet the travel demands of motorists by implementing traffic operational improvements and major street projects, such as widening of thoroughfares and construction of new streets where needed.

**OBJECTIVE:** To provide better traffic flow, to reduce traffic congestion and accidents, and to improve vehicular accessibility and circulation.

**OBJECTIVE:** To support the planned realignment and improvements of Highway 43.

## **PELAHATCHIE HERITAGE DISTRICT**

**GOAL:** To preserve the character of the Downtown District of Pelahatchie by preventing the location of inappropriate land uses throughout the District and prohibiting incompatible architectural design and materials throughout the District.

**OBJECTIVE:** To designate the boundaries of the Heritage District on the Land Use Plan, and to create a zoning district in the new Zoning Ordinance following adoption of the Comprehensive Plan. The Downtown Heritage District should allow only:

- single-family detached residences;
- certain INDOOR commercial uses such as offices, specialty shops, and full-service restaurants;
- public/quasi-public uses as special exceptions;

**OBJECTIVE:** To prescribe land uses in the Zoning Ordinance which are compatible with the character of the area including: single-family detached residential, "indoor" commercial uses (where there is little or no outdoor storage or display of merchandise) and public/quasi-public uses.

## **CHAPTER II**

### **LAND USE/ TRANSPORTATION PLAN**

#### **INTRODUCTION AND METHODOLOGY**

Section 17-1-1 of the Mississippi Code specifies that the Land Use Plan element of the Comprehensive Plan shall designate "---in map or policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands." The Code also requires that "background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/ quasi-public uses; and any other information needed to adequately define the meaning of land use codes (reflected on the Land Use Plan map). Projections of population and economic growth for the area encompassed by the plan may be a basis of quantitative recommendations for each land use category."

The purpose of the land use section of the comprehensive plan is to inventory the community's existing land use patterns and to recommend policies for future development that are consistent with the community's character. These policies also involve decisions on how the land use patterns should change for future needs. The Land Use Plan is a vital part of the Comprehensive Plan since zoning decisions are required by State law to be based on the adopted Land Use Plan. The Land Use Plan is subject to change as the City grows and may be amended at any time following the necessary public hearings.

#### **POPULATION ESTIMATES AND PROJECTIONS**

Table II-1 contains population counts, estimates, and projections for the Town of Pelahatchie. These Projections are in ten-year increments from 1980 to the Comprehensive Plan target year 2030. The projections for the Town were generated using a linear regression technique and are based on regression of natural increase and migration. These projections are based on the population projections in the adopted Rankin County Comprehensive Plan (see Table II-2). It is assumed that Pelahatchie's population will continue to be roughly the same percent of the overall county population. These projections do not assume that this growth will be confined to within the town limits. Naturally, as the Town grows, the geographic area considered to be part of the Town will grow.

**TABLE II-1  
TOWN OF PELAHATCHIE  
POPULATION ESTIMATES AND PROJECTIONS**

<b>YEAR</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>POPULATION</b>	1,445	1,553	1,461	1,902	2,303	2,703

Source: U.S. Census Bureau and Central Mississippi Planning and Development District. Projections based on regression of Natural Increase and Migration.

**TABLE II-2  
RANKIN COUNTY  
POPULATION ESTIMATES AND PROJECTIONS**

<b>YEAR</b>	<b>POPULATION</b>	<b>% CHANGE</b>	<b>TOTAL POPULATION CHANGE</b>	<b>BIRTHS</b>	<b>DEATHS</b>	<b>NATURAL INCREASE</b>	<b>MIGRATION</b>
1980	69,427	-----	-----	-----	-----	-----	-----
1990	87,655	2.3%	1,942	1,257	603	654	1,288
2000	115,327	2.7%	2,979	1,789	831	958	2,021
2010	145,960	2.1%	3,070	1,849	948	900	2,170
2020	176,533	1.8%	3,064	2,096	1,096	1,001	2,063
2030	207,078	1.5%	3,061	2,357	1,248	1,110	1,951

Source: U.S. Census Bureau and Central Mississippi Planning and Development District. Projections based on regression of Natural Increase and Migration.

**POPULATION CHARACTERISTICS**

According to the 2000 U.S. Census, Pelahatchie’s population is 61% white, 37% black and the remaining 2% are of other races. The median age of Pelahatchie’s population is 35 years. 60.3% of people who are 25 years of age or older are high school graduates or higher and 12.1% have a bachelor’s degree or higher.

**Table II-3  
2000 Census  
Population By Race**

<b>Race</b>	<b>Pop.</b>	<b>%</b>
White	893	61.1%
Black or African American	538	36.8%
Asian	2	0.1%
Some other race	14	1.0%
Two or more races	14	1.0%

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**Table II-4  
2000 Census  
Population By Gender**

<b>Gender</b>	<b>Population</b>	<b>Percent</b>
Male	703	48.1%
Female	758	51.9%

**Table II-5  
2000 Census  
Population by Age Groups**

<b>Age</b>	<b>Population</b>
Under 5 years	111
5 to 9 years	95
10 to 14 years	103
15 to 19 years	136
20 to 24 years	97
25 to 34 years	183
35 to 44 years	228
45 to 54 years	174
55 to 59 years	105
60 to 64 years	66
65 to 74 years	87
75 to 84 years	56
85 years and over	20
<b>Median age</b>	<b>35.2</b>

**Table II-6  
2000 Census  
Educational Attainment  
Population 25 years and over (929 persons)**

Less than 9 <sup>th</sup> grade	146	15.7
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	223	24.0
High school graduate (includes GED)	263	28.3
Some college, no degree	150	16.1
Associate degree	35	3.8
Bachelor's degree	72	7.8
Graduate or professional degree	40	4.3

#### EXISTING LAND USE METHODOLOGY

The land use survey is traditionally the most important survey of the planning process. This survey is a field "windshield" survey conducted in Pelahatchie and the surrounding study area. The field work was recorded on a base map and aerial photographs, and each parcel was coded according to its present land use and then transferred to a large base map, which is divided into the following categories:

1. Agricultural/vacant
2. Residential Estate
3. Low density residential
4. Medium density residential
5. High density residential
6. Manufactured Homes
7. Low intensity commercial
8. General commercial
9. High intensity commercial
10. Light industrial
11. Heavy industrial
12. Parks and open space
13. Public/semi-public

The existing land use map shows present land use patterns and provides a basis for the development of the future land use plan and future zoning map. Table II-7 shows the amount of acreage currently being used by each land use category.

**TABLE II-7  
TOWN OF PELAHATCHIE  
EXISTING LAND USE BY AREA**

<b>Existing Land Use</b>	<b>Acres</b>
Agricultural / Vacant*	2,130
Residential Estate	151
Low Density Residential	157
Medium Density Residential	0.00
High Density Residential	5
Manufactured Homes	24
Low Intensity Commercial	4
General Commercial	53
High Intensity Commercial	57
Light Industrial	36
Heavy Industrial	2
Parks / Open Space	11
Public / Semi-Public	53
<b>Total:</b>	<b>2,684</b>

\*Includes: roads, streets, highways, and creeks/streams

## **THE LAND USE PLAN**

### **Overview**

The land use plan represents a composite of all the elements of the planning program. With this context, the plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community.

The land use plan should be used primarily as a general and long range policy guide to decisions concerning future land development. The adoption of these policies by the Mayor and Board establishes their dominance as a guide for land use decisions, and that they may change only by amending the plan. The land use plan shall also be used as a forecast of the future land needs of the Town. Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the land use plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the plan every five years.

The plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the public improvements program and capital improvements budget. The land use plan map is intended to indicate broad categories of development for general areas of the Town. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

### **Land Use Plan Map**

In order for the zoning map to be optimally effective, it should closely mirror the Land use Plan Map. In addition to the land use map, other considerations in drawing the zoning map are:

1. How many sets of districts shall there be?
2. How much space should be allocated to each type of district?
3. What types of land are suitable for each type of district?
4. What should be the typical relationships between various types of districts?
5. Where should the various districts be located, in general?
6. Where should the exact boundary lines of each district run?

In mapping zoning districts, there is usually a compromise between the distracting

pattern dictated by existing development and that called for by the land use plan. The land use plan becomes a guide for this decision making process, as well as for the deliberations to be followed in making later amendments to the zoning ordinance. Generally, zoning districts reflect certain principles as follows:

1. Compatibility of use
2. Appropriateness of the land
3. Locational needs of uses
4. Public Service effects

As a general rule, it is more advisable to run the boundaries of a district along or parallel to rear lot lines, rather than through the center of a street. Where one side of a street is zoned for business and the other for residential use, there is a strong temptation for legislative bodies and courts to authorize business uses on the residential side of the street. Where a district runs parallel to side lot lines it should avoid splitting lots. Land situated similarly should be zoned alike. Care should also be taken that not too many non-conforming uses are created in each district.

### **Explanation of Land Use Categories**

The Pelahatchie Land use Plan categorizes future land uses in the following manner:

1. Agricultural/Rural
2. Residential Estate
3. Low density residential
4. M density residential
5. High density residential
6. Manufactured homes
7. Low intensity commercial - office uses, etc.
8. General commercial - indoor commercial uses
9. High intensity commercial - outdoor commercial uses
10. Limited industrial
11. Heavy industrial
12. Public/Quasi public
13. Parks and open space

The following is an explanation of the specific meaning of land use and thoroughfares color codes depicted on the Land Use Plan/Thoroughfares Plan Map contained in this report:

**Agricultural/Rural** (white): Maximum development of one residential unit per acre.

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years (by the year 2030).

**Residential Estate** (light green): Maximum density of one single family detached residential per acre.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one acre. These areas on the Land Use Plan may or may not be served by a municipal sewer system within the next 25 years; therefore, the large lot size is needed to provide ample space for discharge from individual on site wastewater systems.

**Low Density Residential** (yellow): Maximum density of three single family detached residences per acre.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 11,500 square feet).

**Medium Density Residential** (gold): Maximum density of five single family detached residential units per acre.

This land use classification allows the development of single family detached dwellings on moderate size lots (at least 8,500 square feet). This category includes the type of single family residence known as patio homes and also townhouses.

**High Density Residential** (orange): Maximum density of eight dwelling units per acre.

This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of

carrying higher traffic volumes generated by these higher density residences.

**Low Intensity Commercial** (light pink): Restricted Commercial.

These areas should include: business and professional offices; personal services such as hair styling shops and photographic portrait studios; instructional services such as dance studios; floral shops; and other similar uses that do not generate high vehicular traffic.

**General Commercial** (red): Enclosed Commercial Activities Only.

These areas should include businesses in which the principal activity is conducted indoors. However, certain land uses that involve some outdoor activities could be permitted in these areas. This land use classification would include shopping centers as well as independent commercial uses.

**High Intensity Commercial** (purple): All Commercial Activities.

This classification would encompass all types of commercial uses, including outdoor commercial activities.

**Limited Industrial** (light gray): Enclosed Industrial Activities Only.

This classification includes manufacturing and warehousing uses conducted primarily indoors. These manufacturing uses are those that do not generate noise, vibration or offensive odors detectable to human senses off the premises.

**Heavy Industrial** (dark gray): All industrial uses, including outdoor.

This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

**Public/Quasi Public** (dark green):

This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.

**Parks and Open Spaces** (light green):

This land use classification includes all existing and proposed parks, ballfields,

bicycle/pedestrian tracks, and other similar uses.

**100 Year-Flood Plain** (light blue):

These areas are shown on the latest available Federal Insurance Administration "Flood way: Flood Boundary and Flood way Map" as 100-year flood plain (i.e., subject to a one percent chance of flooding in any year).

**Flood Way** (Turquoise):

These areas are actual creek channels or areas needed to convey water under normal conditions.

**RECOMMENDATIONS**

1. The Town of Pelahatchie should revise its existing Zoning Ordinance.
2. Establish a Pelahatchie Heritage District.
3. Encourage and promote quality Low Density residential development.
4. Work closely with the Rankin County Department of Community Development to ensure that the County zoning (as well as any future re-zonings) around and near Pelahatchie is in the best interest of the citizens of Pelahatchie.

**TRANSPORTATION**

**Methodology**

According to Section 17-1-1 of the Mississippi Code, the Transportation Plan must include a Thoroughfares Plan "---depicting in map form the proposed streets, roads, and highways for the area encompassed by the Land Use Plan and for the same time period as covered by the Land Use Plan. Functional classifications shall consist of arterial, collector, and local streets---and these functional classifications shall be defined as to right-of-way and surface width requirements; these requirements shall be based upon traffic projections."

Concurrently with preparation of the Land Use Plan for the Pelahatchie study area, the CMPDD developed a Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of 2030. According to the Federal Highway Administration (FhWA), "functional classification is the process by which streets and highways are grouped into classes, or systems, according

to the character of service they are intended to provide" (Highway Functional Classification, U.S. Department of Transportation, July, 1974). The only controlled access highway in the Pelahatchie study area is Interstate 20; it is shown in red on the Land Use/ Transportation Plan. All State-maintained highways, including Highway 80 and Highway 43, are shown in blue. All Town and county-maintained thoroughfares are classified using the traditional groupings: principal arterial, minor arterial and collector; by definition a "local" street is not a thoroughfare.

The following are Fhwa definitions of each classification:

1. Principal Arterials (blue): This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.
2. Minor Arterials (green): The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and contains facilities that place more emphasis on land access than the principal arterial system.
3. Collectors (brown): The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes trips from arterials to their ultimate destinations.

## **RECOMMENDATIONS**

It is recommended that Pelahatchie work cooperatively with Rankin County and MDOT to seek support and funding for the Highway 43 Corridor project. Improvements to Highway 43 are essential to the overall regional transportation plan.

## CHAPTER III

### PUBLIC FACILITIES PLAN

#### HOUSING

The housing needs of the Town of Pelahatchie were analyzed based on CMPDD's population projections. These projections are detailed in Chapter II. Housing and population growth is assumed to be constant from 1990 to 2030. Based on this assumption, the following table projects housing needs through 2030.

**TABLE III - 1  
PROJECTED HOUSING UNITS  
1990 - 2030**

<b>YEAR</b>	<b>OCCUPIED HOUSING UNITS</b>	<b>PERSONS PER OCCUPIED HOUSING UNIT</b>	<b>PROJECTED PERSONS PER OCCUPIED HOUSING UNIT</b>	<b>PROJECTED POPULATION</b>	<b>PROJECTED HOUSING NEED (IN DWELLING UNITS)</b>
<b>1990</b>	<b>537</b>	<b>2.9</b>			
<b>2000</b>	<b>516</b>	<b>2.8</b>			
<b>2010</b>			<b>2.8</b>	<b>1902</b>	<b>679</b>
<b>2020</b>			<b>2.8</b>	<b>2303</b>	<b>823</b>
<b>2030</b>			<b>2.8</b>	<b>2703</b>	<b>965</b>

Source: U.S. Census Bureau and Central Mississippi Planning and Development District.

The projected housing need for the target year of 2030 is 965 units. According to the existing land use survey conducted in 2004 the number of existing units is 562. Also, according to building permit data collected from 2001 through 2003, the town is averaging 23 residential permits annually. If residential development continues at, or near this rate, the housing supply will easily meet the needs of the projected 2030 population.

**TABLE III - 2  
Residential Structure Count  
2004 Existing Land Use Survey**

<b>Structure Type</b>	<b>Count</b>
Sound Structure	445
Deteriorated Structure	17
Dilapidated Structure	7
Multi-Family Units	50
Manufactured Homes	43
<b>Total:</b>	<b>562</b>

Source: Central Mississippi Planning and Development District.

**Table III-3  
Building Permits**

<b>Structure Type</b>	<b># of Permits</b>	<b>Value</b>
<b>Residential</b>		
<b>January - December 2001</b>	<b>24</b>	<b>\$411,663</b>
<b>January - December 2002</b>	<b>33</b>	<b>\$615,697</b>
<b>January - December 2003</b>	<b>13</b>	<b>\$179,000</b>
<b>Commercial</b>		
<b>January - December 2001</b>	<b>7</b>	<b>\$395,600</b>
<b>January - December 2002</b>	<b>8</b>	<b>\$1,762,193</b>
<b>January - December 2003</b>	<b>3</b>	<b>\$102,000</b>

Source: Town of Pelahatchie.

**PUBLIC BUILDINGS AND FACILITIES:**

**Town Hall**

Pelahatchie Town Hall was constructed around 1930 and is located at 705 Second Street. Renovations were done in the 1970's and again in the 1990's. The employees of the Town consist of three (3) full time employees and one (1) part-time employee. Pelahatchie Town Hall has 2,500 total square feet. Based on the current 1:365 ratio of Town employee to

population combined with the architectural standard of 330 square feet per person, The Town of Pelahatchie should have a space surplus of 1,180 square feet. Considering the Town of Pelahatchie's 2030 population projection of 2,703 and factoring the projection with the current 1:365 ratio of Town employee to population combined with the architectural standard of 330 square feet per person, the Town of Pelahatchie should have approximately 7 Town employees creating a space surplus of 190 square feet.

However, there is a need for additional space for the board room. One option may be to utilize the upstairs of city hall that is currently privately owned. Also, there is a need for new flooring in the current facility.

### **Police Department**

The Pelahatchie Police Department is located at 108 Brooks Street and is comprised of six (6) sworn officers (includes the Chief), one full-time and two (2) part-time dispatchers, and one (1) court clerk. Building space is the most urgent need. Currently the court room is operating at over capacity on court days and office space and the radio room are not adequate for staff. The department currently needs to add two (2) additional officers and will need more as population growth and additional annexation occur. As staff is added, the department will need to seek additional building space to operate.

### **Fire Department**

The Pelahatchie Fire Department is located at 709 Second Street in a building that is 4,641 square feet. The department has twenty-five (25) volunteer firemen and has a fire rating of eight (8). Existing firefighting vehicles include a 1999 E-one pumper truck, a 1988 GMC pumper truck, and a 1992 four door rescue truck. Current and future needs are purchasing a new rescue unit, updating and purchasing new equipment including turnout gear, building or located to a new fire station, and hiring full time personnel. Also, plans are to upgrade the water system in order to reduce the fire rating to seven (7).

### **Public Library**

The Pelahatchie public library is located at 603 Second Street in a 1,707 square foot building. The building is owned and maintained by Pelahatchie. The town also contributes to the Central Mississippi Regional Library System (CMRLS). Plans for the future are to expand the library building space, provide additional services such as training seminars, meeting space, and provide reading programs for children.

## **Parks and Recreation**

The Town of Pelahatchie currently provides a downtown neighborhood park, Muscadine Park, which improvements were recently completed. The town also has baseball and softball fields located near the Industrial park. Also, residents have Pelahatchie Lake located just outside the town limits which provides fishing and camping opportunities. Future plans are to continue to upgrade existing facilities while also adding additional parks and greenspace as well as seeking funding to provide bicycle trails.

## **Water and Sewer**

All areas within Pelahatchie are served by sewer. Plans are to continually identify and replace aging lines and to also extend services beyond the current service area. Currently the town's water service is in good shape and is operating at only 40% capacity. Plans are to continue to upgrade and upsize lines in order to increase fire flow and reduce the town's fire rating.

## **Schools**

In 2000, CMPDD assisted the Rankin County School District with the development of a Schools Facility Needs Study. In this study, the enrollment trends for each of the eight attendance zones were examined for the years 1994 through 2000. Based on the enrollment and a trend analysis the annual gain in the number of students by attendance zone and grade level were projected out to the years 2005 and 2010. Furthermore, the study determined the percent of Rankin County's population for each age group and applied that percentage to each attendance zone to obtain an estimated population number for each age group by attendance zones. The Study also made adjustments for school age children who attend private school and home school.

The Rankin County School Facility Needs Study also addressed the amount of classroom space needed for each school. Although state law mandates that classrooms cannot exceed 27 students for kindergarten through 5<sup>th</sup> grade, and cannot exceed 33 students for grades 6 through 12, the Rankin County School District is striving to meet higher standards. The goal for Rankin County schools is to not exceed 18 students per classroom for kindergarten through 5<sup>th</sup> grade and no more than 27 students per classroom for grades 6 through 12. Another goal of the Rankin County School District is to keep a maximum size of 700 students in the elementary schools, 900 to 1000 students in junior high school, and a maximum size of 1200 students in the high schools. This projection of classroom needs is adjusted to accommodate special use classrooms: Special Education, Gifted, Music, Physical Education, Floaters, Drivers Education, Study Hall, etc.

In November 2001, the Rankin County School District passed a \$69.35 million bond issue. This bond money will be used to build new school facilities and expand and renovate existing school buildings. The Pelahatchie Attendance Zone will have a new kindergarten addition built at the elementary school. Also, two classrooms and a new counselor office are being added to the Attendance Center along with air-conditioning for the gymnasium.