

Comprehensive Plan for the City of Mendenhall Mississippi



City Hall

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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 rezoning, 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. A community plan should foster growth that enhances the community and not “no growth.” 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 regulating 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. For example, land use decisions requiring an upzoning (zoning to a more intensive use) or a downzoning (zoning to a less intensive use), when challenged on taking grounds, are likely to be upheld by the courts.

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 (rezoning 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; its 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 rezoning'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 rezoning 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 rezoning.

All development proposals, as well as proposed rezoning, 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 rezoning is in line with the designated land use category. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed rezoning 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 concurrency plans. This is the concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezoning. 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

The Goals and Objectives contained in the Mendenhall Comprehensive Plan should be considered as official City policy to guarantee that growth is directed in an efficient and desirable manner. The Comprehensive Plan contains a set of General Goals followed by more specific goals which include Residential, Commercial, Industrial, Parks and Open space, and Transportation Goals.

GOALS AND OBJECTIVES

CITY OF MENDENHALL, MISSISSIPPI

GENERAL GOALS

GOAL: To maintain and improve the existing character of the community either as a residential community, as an industrial center, as some other type of community, or as a combination of types.

OBJECTIVE: To make this community a planned community which exhibits characteristics of residential, commercial and industrial communities.

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

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, the desired land use pattern will be produced.

GOAL: To coordinate living areas, working areas, and leisure time 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.

OBJECTIVE: To improve the image of the City in the area north and south of Dixie Avenue. This area is densely populated with many substandard structures. In addition, this area is subject to flash flooding from Sellers Creek, which creates an additional problem. The town should require owners of this substandard property to bring the structures up to proper building code or demolish the structure. Further, the City by adopting a Zoning Ordinance in the future, will make many of these structures "nonconforming uses" by imposing minimum density requirements and minimum front, rear and side yard set-back requirements. As many of these nonconforming structures are demolished over a period of time, new construction will require compliance with the Zoning Ordinance.

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 encourage through a Land Use Plan and Zoning Ordinance the development of moderate density residential uses as transitional uses between low density residential areas and higher intensity uses such as apartments or retail commercial uses.

GOAL: To provide recreational opportunities in close proximity to all residential areas.

OBJECTIVE: To require the reservation/ dedication of a minimum of 30% of the gross area of a multiple family residential site for open space and recreational facilities---either exclusively for use by residents of the multiple family development (reserved) or to be dedicated to the City for use by the public.

GOAL: To prevent exposure of residential areas to adverse impacts of high levels of noise, heavy vehicular traffic, and other undesirable environmental factors.

OBJECTIVE: To prohibit ALL residential development along streets, highways and railroads where the projected noise exposure will exceed an outdoor day-night average sound level of 65 decibels (or 65 DBL), as determined by street/ highway traffic projections and projected railroad operations contained in the Land Use Plan and Transportation Plan.

GOAL: To permit placement of manufactured homes only in manufactured home parks or manufactured home subdivisions that meet specified development standards.

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

OBJECTIVE: Through enforcement of building code improve the conditions and visible appearance of the mobile home park located north of Downs Avenue.

COMMERCIAL DEVELOPMENT

GOAL: To promote development of well-designed, attractive commercial uses in areas of the City 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 Mendenhall 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. Candidate areas for outdoor commercial development include the following:

- several areas along U.S. Highway 49 that are not in proximity to residential uses or other uses sensitive to noise impacts would be suitable. Outdoor commercial uses near these uses must be required to provide a proper "buffer" area to reduce adverse impacts.

- along Old U.S. Highway 49 in limited areas where existing similar uses are present and residential areas are not impacted.

- along Highway 13 there exists areas south of the interchange with (new) U.S. Highway 49 that would be suitable for outdoor commercial development.

GOAL: To provide for safe, efficient traffic access to commercial areas and sufficient off-street parking for all commercial uses.

OBJECTIVE: To develop new vehicular access control regulations and review off-street parking requirements as part of the drafting of a Zoning Ordinance.

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 City of Mendenhall.

GOAL: To require landscaping in accordance with adopted standards along the street frontage of all new commercial uses in order to insure consistent treatment along arterial streets.

OBJECTIVE: To require landscaping in all areas of a commercial lot that are not used for buildings, parking, driveways, patios and sidewalks. This landscaping should be installed in accordance with standards adopted by the City with regard to planting material and spacing.

INDUSTRIAL DEVELOPMENT

GOAL: To designate adequate and suitable land for the expansion of existing industries.

OBJECTIVE: Expansion of industrial areas will be determined based upon future predictions of industrial activity and 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 develop parks and open space in accordance with prototype standards specified in the Mississippi State Comprehensive Outdoor Recreation Plan (SCORP) to insure that the long-range open space and recreational needs of the citizens of Mendenhall are met.

OBJECTIVE: To construct a park on the vacant property currently owned by the City of Mendenhall on Main Street north of Maud Avenue and adjacent to the TWL store downtown. This property would be ideal for a small green area containing a gazebo, landscaping, sidewalks, and attractive lighting which could be used to promote events in the City. Development of a park on this property could serve as an attraction to the downtown area.

OBJECTIVE: To construct walking and jogging trails at the Mendenhall Park.

OBJECTIVE: To construct a linear park on property between the railroad and Jackson Avenue, between West Street and East Street. This would provide a long-range alternative to the deteriorating buildings located in this area. These buildings are situated on such small pieces of property that adequate off-street parking cannot be provided.

This green area would enhance the image and character of the downtown area.

TRANSPORTATION GOALS

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.

HISTORIC PRESERVATION DISTRICT

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

OBJECTIVE: A Historic Preservation District should be established with the following boundaries:

- East and West Circle Drive on the north;
- Circle Drive on the west;
- Oak Street on the east; and
- Bell Street on the south.

A preservation district with these boundaries would protect this area from incompatible land uses and enhance the image of the city by improving the appearance of the north, south, east and west entrance to the Central Business District.

OBJECTIVE: To establish a historic preservation zoning district with the above boundaries.

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 multiple-family residential uses as special exceptions.

OBJECTIVE: To develop architectural and building material criteria to prevent the construction of metal-fronted buildings and other types of structures that would destroy the integrity of the area.

OBJECTIVE: To establish in the zoning ordinance a "Historic Preservation Commission" made up primarily of property owners in the district to review all proposed new construction and modification to existing structures through the site plan review process to be prescribed in the Zoning Ordinance. This "Historic Preservation Commission" would make recommendations to the Planning Commission or directly to the Mayor and Board of Aldermen.

CHAPTER II
LAND USE 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.

In addition to an existing land use inventory, population, housing, and employment projections are also used to determine future development patterns. Population, housing, and employment projections establish patterns of expected future development. The land use section, in particular, serves as a guide for reviewing private development proposals and for making decisions on the location of public facilities.

POPULATION STUDY

According to the 1990 U.S. Census, Mendenhall has a population of 2,484 and accounts for 10% of Simpson County's total population. Mendenhall's population is 73% white and 27% black. This is very similar to the makeup of the City of Magee which is 72% white and 28% black and Simpson County's makeup of 67% white and 33% black.

Similarly, the median age of the population of Mendenhall is 34.4 which is very close to Magee's median age of 32.7 and Simpson County's median age of 32.2. As shown in Table II-1, Mendenhall's population increased by 65% between 1950-1980 but fell by about 2% in 1990. Although this shows a decline in population for Mendenhall between 1980 and 1990, because of the increase in population for Simpson County as a whole, Mendenhall should experience growth in the future.

**TABLE II-1
POPULATION PROJECTIONS**

Year	Simpson County	Mendenhall	Magee
1950	21,819	1,539	1,738
1960	20,454	1,946	2,039
1970	19,947	2,402	2,973
1980	23,441	2,533	3,497
1990	23,953	2,484	3,607
2000*	24,099	2,924	4,330
2010*	24,825	3,172	4,849
2020*	25,550	3,419	5,369

* These figures were generated using linear regression analysis.

The largest portion of Mendenhall's population will be near or at retirement age by the year 2020. Because more often than not the elderly are living in single person households, the average number of persons per household should be lower. The next largest group in the population will be in their mid to late 30's by that time. Table II-2 gives a more detailed breakdown of the city's population by age.

TABLE II-2
AGE DISTRIBUTION IN MENDENHALL

Age in Years	Number of People	Percent of People
Under 1	41	1.65%
1 and 2	77	3.10%
3 and 4	41	1.65%
5	29	1.17%
6	37	1.49%
7 to 9	108	4.35%
10 and 11	80	3.22%
12 and 13	75	3.02%
14	35	1.41%
15	36	1.45%
16	20	0.81%
17	43	1.73%
18	40	1.61%
19	35	1.41%
20	39	1.57%
21	39	1.57%
22 to 24	114	4.59%
25 to 29	188	7.57%
30 to 34	187	7.53%
35 to 39	178	7.17%
40 to 44	166	6.68%
45 to 49	130	5.23%
50 to 54	108	4.35%
55 to 59	154	6.20%
60 and 61	52	2.09%
62 to 64	62	2.50%
65 to 69	114	4.59%
70 to 74	81	3.26%
75 to 79	79	3.18%
80 to 84	64	2.58%
85 and over	32	1.29%

According to the 1990 U.S. Census, nearly 10% of the population of Mendenhall has a college bachelor's degree and 65.5% have a high school education or more.

**TABLE II-3
EDUCATIONAL ATTAINMENT
Persons 25 and Over**

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
A. Less than 9 th Grade	255	15.99%
B. 9 th to 12 th grade, no diploma	312	19.56%
C. High School graduate (includes equivalency)	435	27.27%
D. Some college, no degree	275	17.24%
E. Associate degree	67	4.20%
F. Bachelor's degree	158	9.91%
G. Graduate or professional degree	93	5.83%

ECONOMIC STUDY

Because of limited economic data on Mendenhall and because of the similar makeup in population characteristics of Mendenhall and Simpson County, county data has been used for much of the economic study. It can be reasonably assumed that the factors that affect economic growth in Simpson County will also have an affect on Mendenhall. The City of Mendenhall has a civilian labor force of 1,079 with about 6.7% unemployed. Tables II-4 and II-5 show a breakdown of employment by industry and types of occupation. Table II-4 shows that Mendenhall's primary employment is in retail trade followed closely by educational services, health services, and construction. This compares closely to Simpson County's employment. Both Simpson County and Mendenhall have Health services shown as their third largest employer. This is positive because the health service industry is growing as the majority of the U.S. population grows older.

Also, Simpson County and Mendenhall both have a large percent of their employment in retail trade. This is positive because Simpson County had an increase in retail sales between 1987 and 1990. Also between 1980 and 1990, Simpson County had an increase of 7% in the number of active business establishments.

**TABLE II-4
EMPLOYMENT BY TYPE
OF INDUSTRY/BUSINESS IN MENDENHALL**

Type of Industry/Business	Number of Employees	Percent of Employees
A. Agriculture, forestry, and fisheries	30	2.98%
B. Mining	30	2.98%
C. Construction	102	10.13%
D. Manufacturing, nondurable goods	45	4.47%
E. Manufacturing, durable goods	95	9.43%
F. Transportation	34	3.38%
G. Communications & other public utilities	22	2.18%
H. Wholesale trade	43	4.27%
I. Retail Trade	161	15.99%
J. Finance, insurance, and real estate	52	5.16%
K. Business and repair services	19	1.89%
L. Personal services	29	2.88%
M. Entertainment and recreation services	4	0.40%
N. Health services	105	10.43%
O. Educational services	122	12.12%
P. Other professional and related services	61	6.06%
Q. Public administration	53	5.26%

**TABLE II-5
EMPLOYMENT BY
OCCUPATION IN MENDENHALL**

Type of Occupation	Number of Employees	Percent of Employees
A. Executive, administrative, and managerial	68	6.75%
B. Professional specialty	150	14.90%
C. Technicians and related support	28	2.78%
D. Sales	138	13.70%
E. Administrative support, including clerical	143	14.20%
F. Private household	9	0.89%
G. Protective service	11	1.09%
H. Service, except protective and household	95	9.43%
I. Farming, forestry, and fishing	24	2.38%
J. Precision production, craft, and repair	121	12.02%
K. Machine operators, assemblers, and inspector	89	8.84%
L. Transportation and material moving	59	5.86%
M. Handlers, equipment cleaners, helpers, and laborers	72	7.05%

The median household income for Mendenhall is \$19,593 which is slightly higher than the median household income of the County as a whole which is \$19,053.

**TABLE II-6
HOUSEHOLD INCOME DATA FOR MENDENHALL**

Household Income	Number of Households	Percent of Households
Less than \$5,000	136	14.95%
\$5,000 to \$9,999	133	14.62%
\$10,000 to \$12,499	58	6.37%
\$12,500 to \$14,999	42	4.62%
\$15,000 to \$17,499	50	5.49%
\$17,500 to \$19,999	43	4.73%
\$20,000 to \$22,499	38	4.18%
\$22,500 to \$24,999	46	5.05%
\$25,000 to \$27,499	55	6.04%
\$27,500 to \$29,999	26	2.86%
\$30,000 to \$32,499	30	3.30%
\$32,500 to \$34,999	23	2.53%
\$35,000 to \$37,499	26	2.86%
\$37,500 to \$39,999	20	2.20%
\$40,000 to \$42,499	21	2.31%
\$42,500 to \$44,999	26	2.86%
\$45,000 to \$47,499	20	2.20%
\$47,500 to \$49,999	12	1.32%
\$50,000 to \$54,999	33	3.63%
\$55,000 to \$59,999	20	2.20%
\$60,000 to \$74,999	23	2.53%
\$75,000 to \$99,999	16	1.76%
\$100,000 to \$124,999	9	0.99%
\$125,000 to \$149,999	2	0.22%
\$150,000 or more	2	0.22%

EXISTING LAND USE

The land use survey was conducted by recording the actual land use of each parcel of property in the City and then was transferred to a large base map. The Existing Land Use map was color coded by each parcel according to its existing use. The categories of land use include the following:

1. Agricultural (intensive uses that have potential for adverse impacts)
2. Single-family residential
3. Multiple-family residential
4. Mobile homes
5. Office-type commercial
6. General commercial (commercial activities conducted mostly indoors)
7. Intensive commercial (all or some commercial activities conducted outdoors)
8. Light industrial (warehousing or manufacturing activities conducted indoors)
9. Heavy industrial (all or some manufacturing related activities conducted outdoors)
10. Public/Quasi-Public (including governmental, schools, churches, hospitals, etc.)
11. Parks and Open Space
12. 100-year floodplain
13. Floodway
14. Deteriorated/dilapidated residential structures

The following table depicts the size of each existing land use category within the Mendenhall Corporate limits. Each category is depicted in acres and is expressed as a percentage of the total area and of the total developed area.

LAND USE CLASSIFICATION	ACREAGE	PERCENT OF DEVELOPED LAND	PERCENT OF TOTAL ACREAGE
Single Family Residential	459	59%	18%
Multiple Family Residential	10	1.3%	0.4%
Mobile Home Residential	27	3.5%	1%
General Commercial	41	5.2%	1.6%
Office Type Commercial	13	1.7%	0.5%
Intensive Commercial	37	4.7%	1.4%
Light Industrial	2	0.26%	0.07%
Heavy Industrial	37	4.7%	1.4%
Public/Quasi-Public	136	17.4%	5.3%
Parks and Open Space	18	2.3%	0.7%
Vacant (outside floodplain)	1,122	—	44%
Vacant (inside floodplain)	194	—	7.6%
Vacant (inside floodway)	106	—	4.1%

The City of Mendenhall is approximately four (4) square miles of area with about 780 acres or around 30% of the total land developed. Map 2 illustrates the existing land use patterns. Residential development accounts for about 64% of the developed land with single-family housing making up about 59% of that amount. Other developed land includes approximately 12% commercial development, 5% industrial development, public/quasi-public accounting for about 17%, and 2% for parks and open space.

Residential:

One residential area of concern is the area north and south of Dixie Avenue. This neighborhood contains many substandard structures and is prone to flash flooding from Sellers Creek. Any further residential development of this area should be discouraged. Also this is one area of the City that because of the small lot size and density should be characterized as medium density residential.

Another area of concern is the location of mobile homes in residential neighborhoods. Throughout the City mobile homes have been located sporadically in residential neighborhoods. Without certain controls and restrictions, this leads to neighborhood blight and is detrimental to the desirability of the neighborhood.

Commercial:

Commercial land uses are primarily concentrated in the downtown area and along Hwy 49, Hwy 13, and Jackson Avenue. The downtown or Central Business District includes mostly general commercial and office-type commercial. A strip of intensive commercial uses lies between Jackson Avenue and the railroad. Along Highways 49 and 13 there are several areas of commercial development consisting mostly of general and intensive commercial uses. The largest concentration of intensive commercial uses is along Hwy 49 south of Hwy 540.

Industrial:

Industrial land uses account for only about 5% of the total developed land in Mendenhall. The largest area of industrial land is Broadhead Lumber Company which is located southwest of the high school and is surrounded mostly by single family residential. Other areas of industrial land use are located on the west side of Cemetery Street north of E. Jackson Avenue and to the south of E. Jackson Avenue.

Development Problems:

Sellers Creek runs through the middle of Mendenhall resulting in about 1400 acres of the City falling inside a floodplain or floodway. This is mostly a concern with residential development but can also affect other types of development. The City of Mendenhall has in place a

Floodplain Management Ordinance which set minimum standards for developing inside the floodplain.

Another development problem is the area north of Sellers Creek between the corporate limits and Highway 49. This area is very rocky with a very steep incline and would not be very practical for most types of development.

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. Preparation of the land use plan was closely coordinated with the development of all other elements of the planning program, particularly the population and economic study, the transportation plan, and the community facilities plan.

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 city. 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 city. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

Methodology:

This section of the Comprehensive Plan was developed using three processes involving plan formulation and evaluation. First, the spatial distribution of Mendenhall' future land uses was made after applying specific locational criteria. Second, the amount of land allocated for future land uses was correlated with existing growth patterns. Last, a physical plan for future

growth was developed, which attempts to use city resources and meet city needs in an effective and efficient manner.

The quantities of land needed to accompany various activities in an urban area depend on a multitude of interrelated factors. The most important of these factors are the composition and the characteristics of the population, the economy of the area and the trends in the density of development. Since all three of these factors are closely related, a change in one will cause a corresponding change in the other two. For example, the density of development is dependent, to a large degree, on raw land and development cost (economic factors). Therefore, if these costs increase, the density of the development usually increases, unless the costs are offset by a corresponding increase in income, sales or other economic factors. Although there are numerous methods and techniques used to forecast demands for the future land uses in urban areas, all of these techniques rely, directly or indirectly, on estimates of these factors.

The future land use plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

1. Existing land use patterns and growth trends
2. Projected future land use needs based on projected future population and employment converted to the number of acres needed to accommodate projected growth levels
3. Flood plains, excessive slopes (over 12 percent), and soil types
4. Location of major streets and open space

Location Criteria:

Locational criteria are guiding principles and standards used in the placement of activities on the land. These principles and standards have evolved over time within the planning profession and are recognized for their universal application. These criteria involve numerous considerations including danger from floods and other health and safety standards, the vulnerability of important environmental processes to urban activities, the proximity of one land use from another in time, distance and cost, the social, economic and environmental compatibility of adjacent land uses, physical characteristics of individual locations and their suitability for development and the pattern of land values. General principles relating to the location of land uses customarily identify five major functional areas: the work areas, the living areas, the shopping and leisure time areas, the community facility systems and environmentally critical areas of land and water. These principles can be expressed as follows:

1. **Work areas** should be located in convenient proximity to living areas where energy efficient interconnecting transit and thoroughfare routes can be designed to insure easy access back and forth; they should be in convenient proximity to other

work areas and where uses incidental to one another have access to interconnecting truck routes. The spatial distribution of work areas should harmonize with intra-urban patterns of firm interaction. Heavy concentrating of work areas should be avoided so as to disperse point sources of pollution. Some work areas should be in locations accessible to heavy transportation facilities and large capacity utility lines. Work area locations provide sites adequate in size, economic to develop and attractively situated for the particular uses intended.

2. **Living areas** should be located in convenient proximity to the work and leisure time areas and where there are nearby transit and thoroughfare routes to insure easy access. The spatial configuration of residential communities should take the activity and residential preference patterns of various categories of households into account. Living areas should be in convenient proximity to large open spaces and should include smaller open spaces, with residential areas within easy walking distance of community facilities. They should be located in areas protected from traffic and incompatible uses, in areas which are economic, energy efficient, and attractive to develop, and where desirable residential densities with a range of choice can be insured.
3. **Shopping areas** and entertainment centers such as shopping malls, restaurant areas, cultural centers and educational complexes should be in convenient proximity to living areas. They should be in centrally located areas and on sites adequate for their purposes.
4. **Community facility** systems should be designed around the underlying service-delivery concepts of each such system and its program, with service levels appropriate to the user groups of each facility. Recreational facilities, schools, libraries, medical care facilities, police and fire stations, and other community facilities should be in locations convenient to user groups and on sites economic to develop.
5. **Open space system and environmental protection** Major parks and large open spaces should be located so as to take advantage of , as well as protect, natural processes and unusual landscape features and to provide for a variety of outdoor recreational and other activities. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the vicinity. Wooded areas that serve a functional purpose in climate, noise, light and pollution control should be preserved as part of an urban forest and open space system. Vulnerable urban development should not be located in areas of natural hazards to life and property such as floods, slides and unstable soils. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions. Present and future water supply

drainage basins should receive only urban development compatible with protection of the water quality.

The Land Use Plan Map:

In order for the zoning map to be optimally effective, it should closely mirror the Existing 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 Mendenhall Land use Plan categorizes future land uses in the following manner:

1. Low density residential
2. Medium density residential
3. High density residential
4. Residential manufactured homes

5. Limited commercial - office uses, etc.
6. General commercial - indoor commercial uses
7. Highway commercial - outdoor commercial uses
8. Light industrial
9. Heavy industrial
10. Agricultural/rural
11. Flood plains

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 for every three acres.

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 2020).

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 11,200 square feet).

MODERATE 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 (brown): Maximum density of ten 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.

RESIDENTIAL MANUFACTURED HOMES (orange):

The map reflects existing concentrations of manufactured homes that are expected to remain, whether or not they are formally established as “manufactured home parks.” No additional areas are proposed for development of manufactured home parks, because the

existing facilities and “mixed use residential areas” (certain defined areas where manufactured home would be permitted only as special exceptions) can accommodate the projected demand.

LIMITED/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 (more than 70 average daily trips per 1,000 square feet of Gross Floor Area) or high noise levels (i.e., exceeding a DNL or average “Day Night Level” of 65 decibels).

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.

HIGHWAY/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 USES (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.

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. Adopt a Zoning Ordinance.
2. Develop additional industrial land with necessary infrastructure.
3. Adopt a Landscape Ordinance.
4. Adopt Subdivision Regulations.
5. Adopt an ordinance establishing a Downtown Preservation District.
6. Seek to enter into a inter-local agreement with Simpson County to allow Mendenhall to extend zoning jurisdiction on mile beyond the city limits.

MENDENHALL, MISSISSIPPI

prepared by

CMPOD

CENTRAL MISSISSIPPI
PLANNING AND DEVELOPMENT DISTRICT

1992

EXISTING LAND USE MENDENHALL, MISSISSIPPI

DECEMBER, 1992

LEGEND

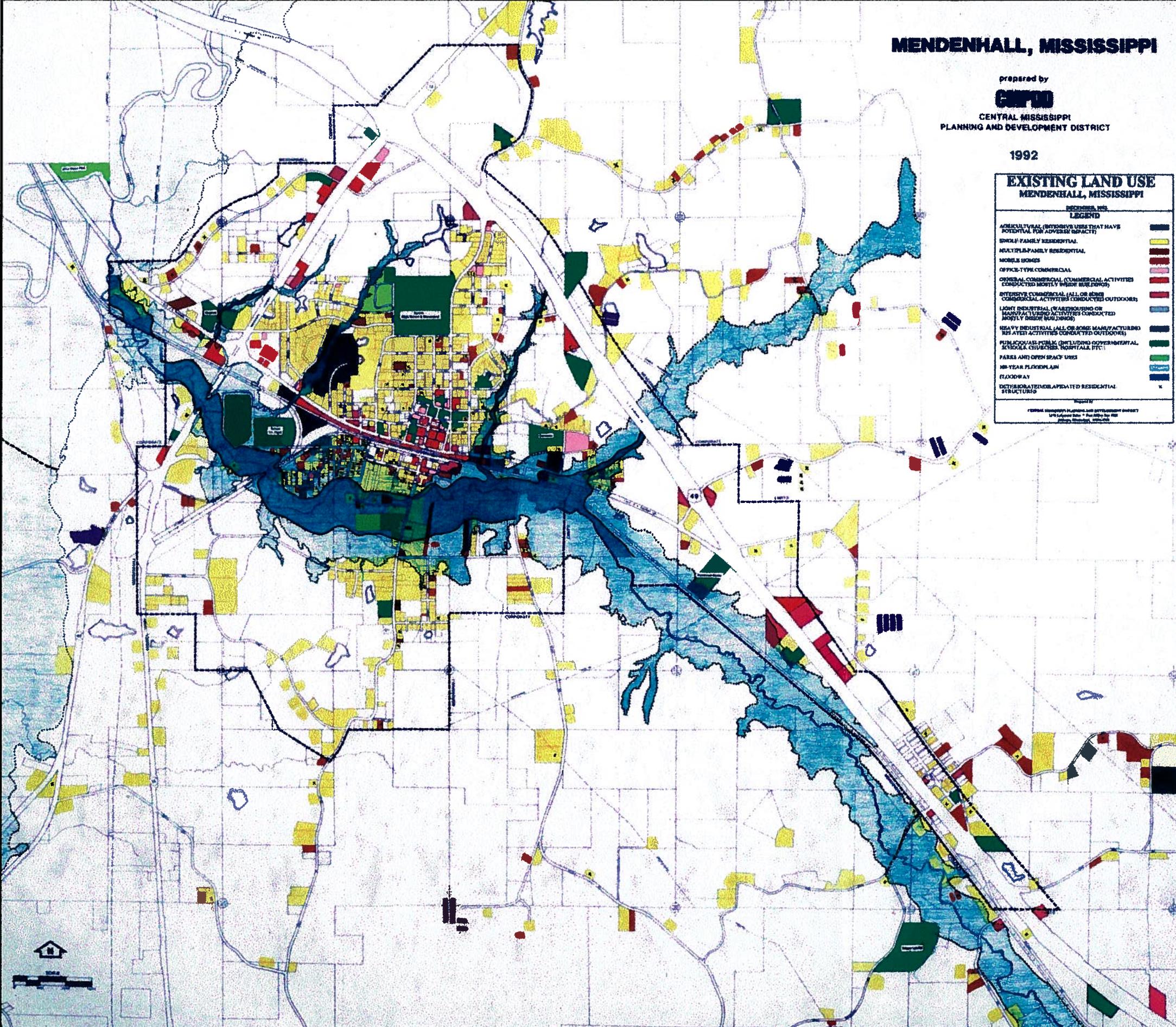
AGRICULTURAL (INTERMEDIATE USES THAT HAVE POTENTIAL FOR ADVERSE IMPACT)	■
SINGLE-FAMILY RESIDENTIAL	■
MULTI-FAMILY RESIDENTIAL	■
MOBILE HOMES	■
OFFICE-TYPE COMMERCIAL	■
GENERAL COMMERCIAL (COMMERCIAL ACTIVITIES CONDUCTED MOSTLY INSIDE BUILDINGS)	■
INTERMEDIATE COMMERCIAL (ALL OR SOME COMMERCIAL ACTIVITIES CONDUCTED OUTDOORS)	■
LIGHT INDUSTRIAL (WAREHOUSING OR MANUFACTURING ACTIVITIES CONDUCTED MOSTLY INSIDE BUILDINGS)	■
HEAVY INDUSTRIAL (ALL OR SOME MANUFACTURING RELATED ACTIVITIES CONDUCTED OUTDOORS)	■
PUBLIC/QUASIPUBLIC (INCLUDING GOVERNMENTAL, SCHOOLS, CHURCHES, HOSPITALS, ETC.)	■
PARKS AND OPEN SPACE USES	■
100-YEAR FLOODPLAIN	■
FLOODWAY	■
DETRIMENTAL/UNDEVELOPED RESIDENTIAL STRUCTURES	■

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MENDENHALL, MISSISSIPPI

prepared by
CMPOD
CENTRAL MISSISSIPPI
PLANNING AND DEVELOPMENT DISTRICT

LAND USE PLAN

Mendenhall, Mississippi
August 1995

Agricultural
Low Density Residential
Medium Density Residential
High Density Residential
Manufactured Home Residential
Light Commercial
General Commercial
Intensive Commercial
Light Industrial
Heavy Industrial
Public/Quasi Public
Parks and Open Space
100 Year Floodplains
Freeway
Highway District
Major Arterials
Minor Arterials
Collector Streets
Local Streets
Proposed Streets



Prepared by
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CHAPTER III

TRANSPORTATION PLAN

OVERVIEW:

The City of Mendenhall recognizes the importance of transportation planning in relationship to land use planning. This Transportation Plan was created in conjunction with the Land Use Plan. It is the purpose of the Transportation Plan to identify needed street improvements and additions, in order to improve traffic circulation and safety.

Highways and streets have been classified in the following manner:

Arterial Street: An arterial is designed to handle a high volume of traffic and to connect communities to other major highways and freeways. Arterials are usually categorized as either major arterials, which are designed for the high volumes of traffic they handle, or minor arterials, that are not designed for the high volumes of traffic they handle.

Collector Street: Collector streets channel traffic through residential areas and connect arterials to local streets.

Local Street: Local streets provide access to property especially in residential areas.

RECOMMENDATIONS:

1. Extend Park Street all the way to Highway 13 to connect with Smith Drive. This will give access to the area north of the high school for future residential development. If the area does develop, residential streets may be added as needed.
2. Extend East Street southward and across Bell Avenue to Connect with South Main Street.
3. Circle Drive and S. Main Street both are in need of a patching and overlay.
4. Pine Lane is in need of ditch work and overlay. This may require a more intensive study because the water lines are buried too shallow to properly ditch the road.

5. As determined by the Noise Assessment Guidelines of the U.S. Department of Housing and Urban Development, a noise contour has been added to the land use map along the railroad and Highways 49 and 13. This is an effort to restrict residential development in areas where the outdoor day-night average sound level will exceed 65 decibels. The distance for each noise contour is:

Railroad - 60 ft. from the right-of-way.

Hwy 49 - 130 ft. from the right-of-way.

Hwy 13 - 45 ft. from the right-of-way.

CHAPTER IV

COMMUNITY FACILITIES PLAN

HOUSING

Introduction and Methodology:

Based upon past trends, the housing needs of the City of Mendenhall can be analyzed. The U.S. Census Bureau counts of total housing units in the City for 1970, 1980 and 1990 are compared, as well as an actual housing unit count taken by CMPDD. The 1970 to 1990 trend appears to be indicative of the future trends, therefore, 1970 is used as the base year for a linear regression analysis which generated housing unit needs. The number of total housing units and any housing deficit are projected for the years 2000, 2010, and 2020, the horizon date of the *Comprehensive Plan*. Projected housing deficits are derived by subtracting the 1990 housing supply from the total projected housing demand.

TABLE IV-1
PROJECTED HOUSING UNITS FOR THE CITY OF MENDENHALL 1970 - 2020

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED NUMBER OF HOUSING UNITS	PROJECTED HOUSING DEFICIT (IN DWELLING UNITS)
1970	747	3.2	-----	-----	-----	-----
1980	911	2.8	-----	-----	-----	-----
1990	908	2.7	-----	-----	-----	-----
2000	-----	-----	2.6	2,924	1,125	217
2010	-----	-----	2.5	3,172	1,269	361
2020	-----	-----	2.4	3,419	1,425	517

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

Findings and Recommendations:

In 1990 the City of Mendenhall had a total of 908 occupied housing units. By the year 2010, it is projected that 1,269 housing units will be demanded, an increase of 40%. By making the assumption that the persons per occupied housing units will continue to decrease, it is estimated

that this figure will be 2.4 persons in 2020. As a result, the projected 2020 population of Mendenhall is 3,419 which will in turn result in a housing shortage of 517 units.

The demand for additional dwelling units can be met through a mix of dwelling unit types, ranging from manufactured homes to conventional single-family houses to apartments in the areas where higher density development can be supported through infrastructure improvements. The *Land Use Plan* indicates the anticipated general residential development patterns.

The city should establish a tax abatement or similar incentive program for the restoration/renovation of deteriorated homes that will be used as single-family, owner-occupied residences.

The city should also develop an incentive program aimed at mid-range single family residential developers to encourage planned-growth residential developments.

SCHOOLS

Introduction and Methodology:

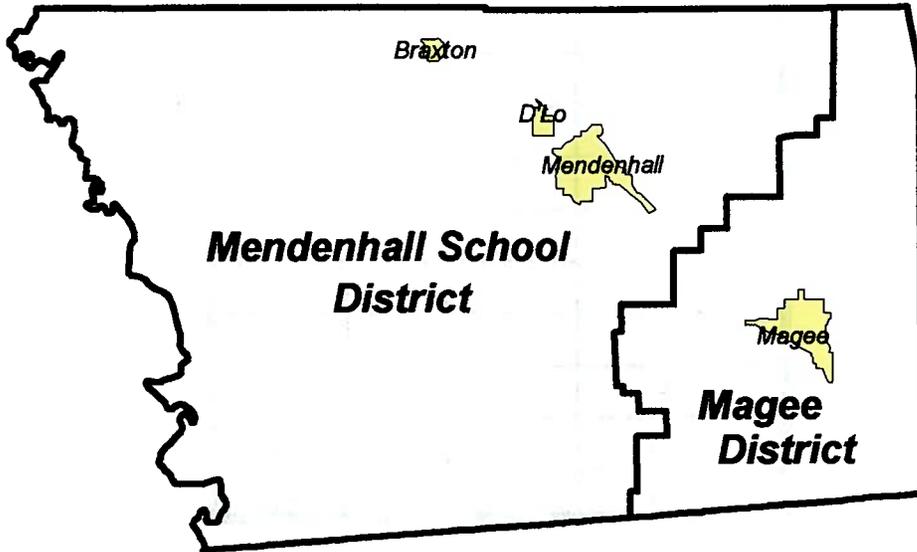
The City of Mendenhall has one public school district. However, as depicted on Map IV-1 the Mendenhall Public School Attendance Zone for the High School serves a much larger area of Simpson County than the Mendenhall Elementary and Middle School District depicted on Map IV-2.

In projecting the facility needs of the Mendenhall School District, population projections are again used.

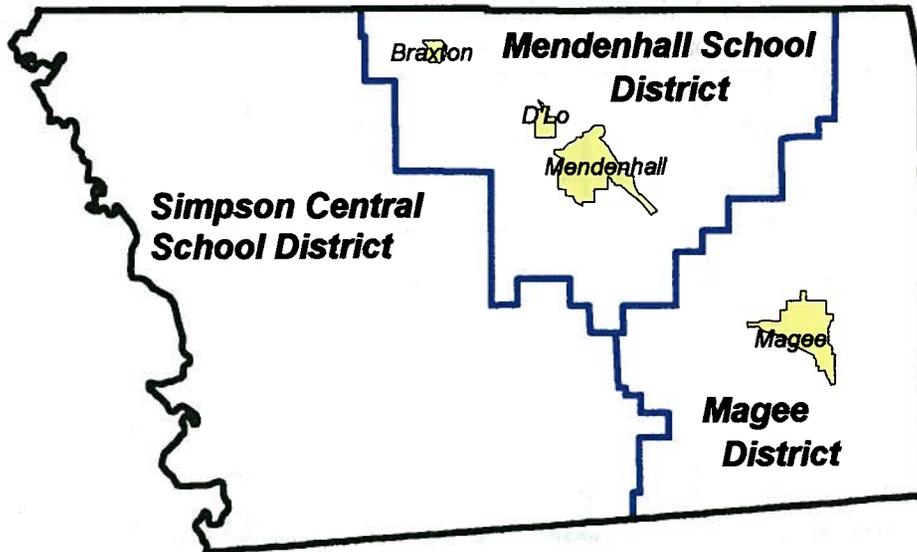
School Age Population / Enrollment Projections by Attendance Zone:

In order to determine the number of students in each age range for the forecast year 2020, an age trend analysis was developed for the Mendenhall High School Attendance Zone as shown in Table IV-2. For the Mendenhall Elementary and Middle School Attendance Zone a separate age trend analysis was prepared in Table IV-3 to determine the number of students forecasted for year 2020.

MAP IV-1



MAP IV-2



**TABLE IV-2
MENDENHALL HIGH SCHOOL ATTENDANCE ZONE**

YEAR	HIGH (15 TO 18 YRS)	TOTAL POPULATION
1994	609	15,223
1995	593	15,232
1996	575	15,242
1997	582	15,251
1998	625	15,260
2000	599	15,279
2005	608	15,509
2010	617	15,739
2015	626	15,969
2020	635	16,199

**TABLE IV-3
MENDENHALL ELEMENTARY & MIDDLE SCHOOL ATTENDANCE ZONE**

YEAR	ELEMENTARY (5 TO 11 YRS)	MIDDLE (12 TO 14 YRS)	TOTAL STUDENTS	TOTAL POPULATION
1994	745	514	1,259	8,828
1995	764	536	1,300	8,834
1996	778	510	1,288	8,839
1997	673	524	1,197	8,844
1998	684	496	1,180	8,850
2000	731	517	1,248	8,860
2005	742	525	1,267	8,994
2010	753	533	1,286	9,127
2015	764	541	1,305	9,261
2020	775	548	1,323	9,394

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

2020 Classroom Need Projections:

Table IV-4 indicates the 1997-1998 school enrollment for both the public schools and the private school, Simpson Academy, as well as the number of classrooms in each school.

**TABLE IV-4
ENROLLMENT, CLASSROOMS AND TEACHERS**

		TEACHERS	CLASSROOMS	STUDENTS
PUBLIC SCHOOL	Elementary	45	42	684
	Middle	28	37	496
	High	41	35	625
PRIVATE SCHOOL	Elementary	16	16	292
	Middle	6	6	112
	High	8	8	182

SOURCE: Central Mississippi Planning and Development District

Table IV-5 depicts the classroom need projections for the schools in the Mendenhall Attendance Zone. Because Simpson Academy draws students from the entire county, rather than only the Mendenhall Attendance Zone, it is not included in the classroom need projections.

**TABLE IV-5
CLASSROOM NEED PROJECTION**

	NUMBER OF CLASSROOMS	1997-98 ENROLLMENT	PROJECTED 2020 SCHOOL-AGE POPULATION	CLASSROOM NEED @ 1:24 PUPIL CAPACITY	PROJECTED CLASSROOM DEFICIT
Elementary	42	684	775	32	-0-
Middle	37	496	548	23	-0-
High	35	625	635	27	-0-

SOURCE: Central Mississippi Planning and Development District

In order to arrive at a projection of 2020 classroom needs, the school-age population described earlier and reflected in Tables IV-2 and IV-3 are used as a starting point.

Findings and Recommendations:

Table IV-5 indicates that based on the 2020 enrollment projections no new classrooms will be needed in the Mendenhall Attendance Zone. A ratio of one classroom for every twenty-four students is assumed to determine classroom deficits.

The need for no new classrooms is based solely on projected school age populations in the year 2020. This plan does not take into consideration the need to replace temporary and deteriorating classroom space over the period of this plan. The Simpson County School Board should continue to monitor proper ratio of teachers, students and classrooms in the Mendenhall Attendance Zone.

FIRE PROTECTION

Introduction and Methodology:

From a study of pertinent conditions and performance records over many years, certain fire protection standards have been developed. For each deviation from these standards, deficiency points are assigned, the number depending upon the importance of the item and degree of deviation. The total number of deficiency points charged against a county or municipality determines the relative classification -- one through ten. Table IV-6 shows the fire protection “features” considered by the Mississippi State Rating Bureau in classifying a municipal or county fire protection system. Table IV-7 indicates the Mississippi State Rating Bureau classifications assigned based on accumulated points of deficiency.

TABLE IV-6
RELATIVE VALUES AND MAXIMUM DEFICIENCY POINTS

FEATURE	PERCENT	POINTS
Water Supply	39%	1,950
Fire Department	39%	1,950
Fire Service Communications	9%	450
Fire Safety Control	13%	650
TOTAL	100%	5,000

**TABLE IV-7
RELATIVE CLASS AS DETERMINED BY POINTS OF DEFICIENCY**

POINTS OF DEFICIENCY	CLASSIFICATION
0 - 500	First
501 - 1,000	Second
1,001 - 1,500	Third
1,501 - 2,000	Fourth
2,001 - 2,500	Fifth
2,501 - 3,000	Sixth
3,001 - 3,500	Seventh
3,501 - 4,000	Eighth
4,001 - 4,500	Ninth
More than 4,500	Tenth

SOURCE: *Grading Schedule for Municipal Fire Protection*; New York, N.Y.: Insurance Services Office, 1974: pp. 2-3.

Findings and Recommendations:

The City of Mendenhall has one fire station located at 100 West Street. The Mendenhall Volunteer Fire Department consist of thirty (30) members, seven (7) D’Lo volunteers, and five (5) auxiliary members. These forty-two (42) volunteer’s “man” the station and operate the vehicles, which include two (2) pumpers and one (1) water tanker truck. The 4,900 square foot station serves the central portion of Simpson County.

LIBRARY STUDY

Introduction and Methodology:

The Public Library in Mendenhall, located at 1630 Simpson Highway 149, contains a collection of eighteen thousand seven hundred ten (18,710) books. There are approximately 7,200 patron registration cards and a circulation of twenty-three thousand six hundred thirty-eight (23,638). Further, the facility consists of 3,600 square feet of floor space.

An evaluation of existing facilities is the first step in the need for determining library improvements. However, according to the American Library Association, the system’s needs for the next twenty (20) years should be considered. Since Mississippi law also requires that a comprehensive plan, including a public facilities plan, encompass at least a twenty (20) year period, this time frame is consistent.

CMPDD evaluated both the current (1998) adequacy of the library system and the future year 2020 needs of the system in terms of accepted standards used by the American Library Association and “experience formulas” developed through comparisons of libraries having similar size service areas. Table IV-8 reflects the American Library Association standards for minimum size of book collection and minimum building space requirements according to the population of the service area. Table IV-9 reveals experience formulas which are useful in determining how the Mendenhall library “measures-up” against libraries with similar circulation and size.

Generally, the Mendenhall library has a service area of north central Simpson County, which has a 1998 population of 8,850 and a 2020 projection of 9,394 residents.

**TABLE IV-8
GUIDELINES FOR DETERMINING BOOK STOCK NEEDS AND MINIMUM SPACE
REQUIREMENTS**

POPULATION SERVED	BOOK STOCK: VOLUMES PER CAPITA	CIRCULATION: VOLUMES PER CAPITA	SIZE: SQ. FT. PER CAPITA
Under 10,000	3.5 to 5.0	10	.7 to .8
10,000 - 35,000	2.75 to 3.0	9.5	.6 to .65
35,000 - 100,000	2.5 to 2.75	9	.5 to .6
100,000 - 200,000	1.75 to 2.0	8	.4 to .5

SOURCE: American Library Association

**TABLE IV-9
EXPERIENCE FORMULAS FOR BOOK STOCK, CIRCULATION AND SIZE**

SERVICE AREA POPULATION	SIZE OF BOOK COLLECTION	MINIMUM TOTAL FLOOR SPACE
Under 2,499	10,000 volumes	2,000 sq. ft.
2,500 - 4,999	10,000 volumes plus 3 books per capita for population over 5,000	2,500 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
5,000 - 9,999	15,000 volumes plus 2 books per capita for population over 5,000	3,500 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
10,000 - 24,999	20,000 volumes plus 2 books per capita for population over 10,000	7,000 sq. ft. or 0.7 sq. ft. per capita, whichever is greater
25,000 - 49,000	50,000 volumes plus 2 books per capita for population over 25,000	15,000 sq. ft. or 0.6 sq. ft. per capita, whichever is greater

SOURCE: Joseph Wheeler and Herbert Goldhor, *Practical Administration of Public Libraries* (New York: Harper and Row, 1982).

Current Library System Needs:

Table IV-10 indicates the present library needs in terms of book stock and building size according to the 1998 population. A comparison is also made between the current book stock, circulation, and building size to experience formulas for similar service area populations. Using these formulas, the Mendenhall Library is lacking in both book stock and square footage when compared to libraries serving a similar size service area population. The experience formulas are used for the sake of making comparisons and not used to determine projected needs; ALA standards are used for this as shown in Table IV-11.

TABLE IV-10
DETERMINATION OF CURRENT LIBRARY NEEDS USING EXPERIENCE
FORMULAS FOR BOOK STOCK, CIRCULATION AND SIZE, AND AMERICAN
LIBRARY ASSOCIATION MINIMUM STANDARDS

2020 Projected Service Area Population	9,394
2020 Book Stock Need (by ALA Standards)	32,879
2020 Book Stock Deficit/Surplus	(14,169)
Minimum ALA Standard for Library Serving this size population in 2020 (in square feet)	6,576
Size Deficit/Surplus when compared with ALA Minimum Standards in 2020 (in square feet)	(2,976)

SOURCE: Central Mississippi Planning and Development District population estimate based on actual housing unit count; Book Stock Circulation and Building Size information from City of Mendenhall; American Library Association Standards; and Joseph Wheeler and Herbert Goldhor, *Practical Administration of Public Libraries* (New York: Harper and Row, 1982).

TABLE IV-11
DETERMINATION OF YEAR 2020 LIBRARY NEEDS USING EXPERIENCE
FORMULAS FOR BOOK STOCK, CIRCULATION AND SIZE, AND AMERICAN
LIBRARY ASSOCIATION MINIMUM STANDARDS

1998 Service Area Population	8,850
1998 Book Stock	18,710
Book Stock for Libraries with similar size service areas (by experience formulas)	22,700
1998 Book Stock Need (by ALA Standards)	30,975
1998 Book Stock Deficit/Surplus	(12,265)
1998 Circulation	23,638
Circulation for Libraries with similar size service areas	88,500
Size of Building (in square feet)	3,600
Size compared with libraries of similar size service areas (in square feet)	6,195
Size deficit/surplus when compared with similar size service areas (in square feet)	(2,595)

SOURCE: Central Mississippi Planning and Development District population estimate based on actual housing unit count; Book Stock Circulation and Building Size information from City of Mendenhall; American Library Association Standards; and Joseph Wheeler and Herbert Goldhor, *Practical Administration of Public Libraries* (New York: Harper and Row, 1982).

Findings and Recommendations:

The needs of the Mendenhall Library system are projected to the year 2020. The results of these projections as presented in table IV-11. Using American Library Association standards, the system will need an additional 14,169 volumes by the year 2020. Moreover, an additional 2,976 square feet of building space will also be needed by 2020.

PARKS AND RECREATIONAL FACILITIES

Introduction and Methodology:

As with other sections of this *Public Facilities Plan*, the approach taken in the evaluation of Mendenhall's needs in terms of parks/recreational facilities and open space is to apply accepted standards to the current supply and projected 2020 needs. The 2020 needs are based upon the population projections prepared by Central Mississippi Planning and Development District. In this case, the standards used are contained in the *Mississippi State Comprehensive Outdoor Recreation Plan* (SCORP), which was updated by the Mississippi Research and Development Center in the mid-1980s. SCORP contains "prototype standards" for various classifications of parks and facilities, and these prototype standards are based upon acres or units needed for every 1,000 persons.

Population projections for the Mendenhall Attendance Zone, as described in the "Schools" section, are used to determine public need/demand for parks/recreational facility and open space based upon the SCORP standards.

Prototype Standards:

The SCORP contains prototype standards for eight classifications of parks/recreational facilities and open space facilities. However, the first two classifications, "playlots" and "neighborhood playgrounds," are not included in this evaluation of future needs. "Playlots" are parks that are intended for use by young children and are generally located at an elementary school. "Neighborhood Playgrounds," which are usually intended for both pre-school and school-age children are also commonly located on a public school site. Therefore, for the purposes of this plan, it is assumed that most of the county's needs for playlots and neighborhood playgrounds will be met through the use of public school facilities.

The prototype standards for other SCORP classifications are as follows:

Neighborhood Parks

Description: Neighborhood parks provide a variety of recreational opportunities, both passive and active, potentially organized or unorganized for all age groups.

Facilities: Neighborhood parks usually include children's play apparatus, paved multipurpose courts, sports fields, small picnic areas and shelters, drinking fountains, walking/jogging or nature trails, and off-street parking and lighting.

Minimum Population Served: 5,000

Acres per 1,000 persons: 3.5 acres for every 5,000 persons in the service area.

Service Area: ½ mile in urbanized areas; 3 miles in rural areas.

Optimum Size: 5 to 7 acres.

Population Served: All ages.

Location: Neighborhood parks are usually located central to the population being served, without the need to cross arterial streets or highways. These parks are commonly located in an area characterized by some natural features.

Community Playfields

Description: Community playfields are large outdoor recreational areas -- primarily athletic complexes -- designed to serve competitive and recreational needs of children, pre-teens, teenagers, and adults. Playfields may provide a variety of organized activities and may have the potential to provide for competitive events and tournaments.

Facilities: The predominant facilities in this classification are athletic fields for sport such as soccer, football, baseball, etc. Playfields may also include court games such as tennis. Other potential facilities include lighting, sanitary facilities, concessions, storage areas, adequate parking, and spectator seating. Playfields may include some picnic facilities, shelters, children's play areas, and special purpose facilities such as a swimming pool.

Minimum Population Served: 10,000

Acres per 1,000 persons: 10 acres for every 10,000 persons in the service area.

Service Area: 5 miles in urbanized areas; 10 miles in rural areas.

Optimum Size: 10 to 15 acres

Population Served: Entire population of a community, focusing on ages 9 to 39.

Location: Playfields may be located on the outskirts of a community, or may be a portion of a “major community park.” In areas around public schools, the physical education and athletic facilities may qualify to serve as community playfields. In rural areas, community playfields may be located in conjunction with other major outdoor recreational areas or facilities such as lakes and reservoirs.

Major Community Parks

Description: A major community park is a large natural and/or landscaped area, designed to accommodate large numbers of people for a wide variety of both intensive uses and passive pursuits. Major community parks provide facilities for both intensive uses and passive pursuits.

Facilities: There is almost no limit to the variety of facilities that may be found in the major community park, but these typically include such items as play equipment, picnic facilities, paths, trails, pavilions, zoos or museums, and golf or swimming facilities.

Minimum Population Served: 20,000

Acres per 1,000 persons: 20 acres for every 20,000 persons in the service area.

Service Area: 5 miles in urbanized areas; 10 miles in rural areas.

Optimum Size: 24 to 40 acres.

Population Served: All ages.

Location: In or near urbanized areas, major community parks are commonly located along an unusual land feature such as floodplains, rivers, or lakes. In rural areas, a major community park may be a county park.

Single or Special Purpose Facilities:

Description: The chief characteristic of a single/special purpose recreational facility is usually uniqueness or singleness of purpose. These include an unlimited variety of facilities providing individual as well as group activities.

Facilities and Standard per 1,000 persons:

- Baseball diamonds: (regulation 90 feet) 1 for every 6,000 persons
- Softball diamonds: 1 for every 3,000 persons.

- Tennis courts: (best in battery of four) 1 court for every 2,000 persons
- Soccer fields: 1 for every 4,000 persons
- Basketball courts: 1 for every 1,000 persons
- Swimming pools (25 yard): 1 for every 10,000 persons
Swimming pools (50 yard): 1 for every 30,000 persons
- Neighborhood centers: 1 for every 10,000 persons
Community centers: 1 for every 25,000 persons
- Golf courses (18 hole): 1 for every 25,000 persons
- Walking/bicycle trails: 1 for every 5,000 persons

Service Area: Generally limited to serving a population within ½ hour travel time of the facility.

Population served: All ages.

Location: Single/special purpose facilities may be located in other types, but should be as central and convenient to the users as possible.

Urban Greenspace or Open Space

Description: Urban greenspace or open space includes areas provided mainly for their aesthetic and/or environmental enhancement qualities. They may be used for passive or active recreational activities, festivals, special observances/occasions, or other community activities.

Facilities: Urban greenspace or open space can include various possibilities and combinations such as natural wooded or open lands (fields), floodplains, river corridors, streambanks, parkways, street medians and shoulderways, areas around public buildings, town squares, etc. Improvements may include bicycle trails and bicycle racks, hiking or nature trails, or bridle trails.

Acres per 1,000 persons: .75 to 1 acres per 1,000 persons.

Service Area: Variable, may service primarily people living in a particular area such as a neighborhood or subdivision, or may service anyone passing through an area.

Optimum Size: Variable, may range from a few feet, as in the case of floral areas, to several hundred acres, as in the case of a floodplain.

Population Served: All ages.

Location: The location of urban greenspace or open space often depends on the availability of land and water resources. Open space may be a part of a park system or serve as linkage ways between recreation areas and facilities. It may be viewed as part of an urban beautification program or downtown revitalization effort, or it may be part of easements such as electrical powerline or gasline easements (a “linear park”).

Regional Parks

Description: Regional Parks serve multiple governmental units and are usually administered by counties, regional bodies, or through other types of cooperative agency agreements. Regional parks serve both active and passive recreational needs for both day and overnight activities.

Facilities: Regional parks may contain picnic areas, nature centers, trail system, scenic drives, campgrounds, water areas for swimming, fishing and boating, golf courses, concession and sanitary facilities, athletic complexes, sports fields, single/special purpose facilities, and parking.

Minimum Population: 50,000.

Acres per 1,000 persons: 1,000 acres for every 50,000 persons.

Service Area: Multiple county, regional, and/or multiple city. Regional parks serve mainly persons located within one hour travel time of the park.

Optimum Size: 1,000 to 2,500 acres.

Population Served: All ages.

Location: The location of regional parks is largely dependent upon the availability of natural or manmade resources such as lakes and reservoirs.

Findings and Recommendations:

Table IV-12 depicts current and estimates of the year 2020 demand for recreational areas and facilities for the Mendenhall school attendance zone, which is used as the service area.

The city should construct additional athletic facilities that would include a minimum of two (2) softball/baseball fields, two (2) soccer fields, three (3) tennis courts, and two (2) basketball courts.

**TABLE IV-12
CURRENT AND FUTURE DEMAND FOR RECREATION AREAS AND FACILITIES**

TYPE AREA/FACILITY	EXISTING POPULATION	SERVICE POPULATION	EXISTING DEMAND	2020 POPULATION	SERVICE POPULATION	2020 DEMAND
Playlots	8,850	500	18	9,394	500	19
Neighborhood Playgrounds	8,850	2,500	4	9,394	2,500	4
Neighborhood Parks	8,850	5,000	2	9,394	5,000	2
Community Playfields	8,850	10,000	1	9,394	10,000	1
Baseball Diamonds	8,850	4,000	2	9,394	4,000	2
Softball Diamonds	8,850	2,000	4	9,394	2,000	5
Tennis Courts	8,850	2,000	4	9,394	2,000	5
Soccer Fields	8,850	4,000	2	9,394	4,000	2
Basketball Courts	8,850	1,000	9	9,394	1,000	9
Swimming Pools (25 yard)	8,850	10,000	1	9,394	10,000	1
Neighborhood Centers	8,850	10,000	1	9,394	10,000	1
Jogging Trails	8,850	5,000	2	9,394	5,000	2
Urban Greenspace and Open Space (acres)	8,850	1,000	9	9,394	1,000	9

SOURCE: Central Mississippi Planning and Development District

ADMINISTRATIVE OFFICES

Introduction and Methodology:

CMPDD examined the administrative office and infrastructure of Mendenhall. The schools, library, and fire departments are discussed in previous sections, therefore will not be included in this section.

City Hall

The City Hall at 172 Maude Avenue was a residence originally constructed in approximately 1900. Although City Hall is not currently listed on the National Register of Historic Places, it is potentially eligible. It was purchased by the City and renovated in 1983. City Hall is located in Mendenhall's central business district. The offices within the building include the city clerk's office, the mayor's office, the water/sewer collection office, a courtroom/boardroom, and a storage room. The floor-space is 3,250 square feet. Four employees work in City Hall: the mayor, the city clerk, and two (2) deputy clerks.

Police Station

The Police Station located at 167 Maude Avenue consist of 4,650 square foot. The City utilizes the Simpson County Jail to house Mendenhall jail detainees. The police chief, an assistant chief, seven full-time patrolmen, five part-time patrolmen, and four dispatchers are all housed in the police station. Surrounding the police station are seven (7) parking spaces. Using architectural standards of 300 square feet for each administrative personnel and 250 square feet for each operations person, the current station is more than adequate for the present staff.

Note E-911 personnel are handled through the regular dispatchers.

Water Supply and Sewage Disposal

Mendenhall's water and sewer system capacity is as follows:

- 450,000 gallon water storage capacity
- 2 water wells are currently used daily
- 1 water well is only used as a backup and for emergencies
- 1 water treatment plant in operation and 1 water treatment plant under construction
- 1 tray-type aerator at existing water treatment plant (poor condition)
- 1 forced aerator at new water treatment plant
- 720,000 gallons per day capacity
- 440,000 gallons per day average daily consumption
- 27.77 MGD sewer system capacity
- .1046 MGD current sewer system level

The City is currently addressing its most pressing need with the water system, the construction of a new water treatment plant to replace the existing 50 year old plant. However, the existing water treatment plant should be rehabilitated to serve as a much needed backup system in case of emergency or to conduct scheduled maintenance to the new facility. Another priority involves the replace of old asbestos cement (AC) water mains which serve portions of the City. The City should consider developing a capital improvements fund to replace sections of these deteriorated water mains over a 20 year period. The sanitary sewer system in Mendenhall is in compliance with permit requirements by the Mississippi Department of Environmental Quality (DEQ). However, portions of the City are not connected to the sanitary sewer system. A priority of the City should be to connect all residents of the City to the sanitary sewer system to prevent potential environmental hazards emanating from failing septic tank systems. In the area of storm drainage, the City recently completed a 3,800 linear foot channelization project along Sellers Creek which has helped eliminate some flooding in low lying areas. This along with the proper management of Legion Lake, south of Mendenhall, has help prevent flash flooding problems in the City. Further, the City should continue to work with the U.S. Soil Conservation Service to pursue funding which would construct retention ponds near Sellers Creek to further eliminate flash flooding in the City.

General Recommendations

The City of Mendenhall should immediately establish a Planning Commission of at least five (5) to ten (10) citizens from all areas of the City to serve as an advisory board to the Mayor and Board of Aldermen. The Planning Commission should oversee the administration of the City's Zoning Ordinance and related issues including, but not limited to, land subdivision, landscaping, development, and enforcement of zoning controls. Eventually, the City should create and fund a Planning and Zoning Administrator that will administer the City's planning and zoning related matters.