

RANKIN COUNTY, MISSISSIPPI

COMPREHENSIVE PLAN

Including:

Goals and Objectives

Land Use/ Transportation Plan

Public Facilities Plan

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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 county government. Rankin County's officials recognize the importance of planning in making effective decisions concerning the county's future. This plan is a result of extensive study into existing development patterns as well as population and economic trends. This plan should, however, be reviewed and updated periodically in order for it to continue to be effective and address presently 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 component 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 component 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 component 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.

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 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 pre-existing 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.

CHAPTER I GOALS AND OBJECTIVES

The goals and objectives of the Rankin County Comprehensive Plan and the continuous, comprehensive planning process are to provide guidance for rational response to change. They reflect ideally, consideration of a combination of community issues and facts blended with community values. Goals institute the conscious statements of a community concerning what it wants to become, and how it will direct its energy toward that achievement. The Rankin County Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following areas: land use, community facilities and services, environmental, residential, commercial, industrial, parks and open space, and transportation.

GOAL: The ultimate purpose of an effort stated in a way that is general in nature and not easily measured.

OBJECTIVE: A more specific, measurable goal.

This plan will be implemented by a zoning ordinance, subdivision regulations, and a capital improvements program, in addition to other growth management techniques. According to State law the plan must be consistent with the implementing regulations. Therefore, the policies in the plan must be reflected in the above three implementation devices (zoning ordinance, subdivision regulations and capital improvements program). In order to be effective as guidelines for day-to-day decision making, the policies in this plan will supersede the zoning and subdivision regulations in cases where there are conflicts between regulations and policies or where the regulations are not clear.

GENERAL GOALS

GOAL: Among other things, this Comprehensive Plan is designed to:

- (a) improve transportation;
- (b) improve public safety;
- (c) encourage economic development;
- (d) prevent the overcrowding of land;
- (e) continue to promote the high quality of living within Rankin County.

GOAL: To provide for an orderly arrangement of land uses in Rankin County.

OBJECTIVE: To encourage proper land use patterns and to enforce zoning laws to insure compatibility of land uses. To provide a mechanism through which development and redevelopment will be in accordance with the County's Land Use Plan.

OBJECTIVE: To recognize the desirability for separation of land uses into compatible types.

OBJECTIVE: To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

OBJECTIVE: To separate incompatible land uses and provision of open space buffering to reduce possible conflicts where different land use classifications adjoin.

GOAL: Through new developments to make the county 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 county and its citizens, measures will be taken which will generally improve the quality of life of the citizens of this county.

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 promote compatibility in land uses and to promote orderly expansion of urban growth to provide efficient use of resources.

OBJECTIVE: To coordinate land uses so as to create a functional and appealing image for the county.

OBJECTIVE: To protect and preserve property values.

PUBLIC FACILITIES AND SERVICES GOALS

GOAL: Continue to provide public facilities and services in a cost efficient manner and in a manner that makes public facilities accessible and convenient to the county's inhabitants.

OBJECTIVE: Continue to provide public facilities in a cost efficient manner.

OBJECTIVE: Continue to foster a well-funded and up-to-date school system that will insure quality education for all citizens of Rankin County.

OBJECTIVE: To develop plans for needed public facilities; to acquire open land appropriate in character at the proper time; and to encourage their continued development, maintenance, and optimum use by the public to meet the needs of today and of the future.

GOAL: Continue to promote and encourage the efficient use of existing infrastructure and encourage the development of new infrastructure where needed.

OBJECTIVE: Continue to encourage developers to work with municipalities to provide water and sewer service where developments are built near municipalities.

ENVIRONMENTAL GOALS

GOAL: Continue to recognize and consider environmental constraints in the establishment of land use patterns.

OBJECTIVE: Continue to manage flood plain development.

OBJECTIVE: Continue to control land management practices and land development in a manner that is environmentally sound.

GOAL: Continue to address the effects of storm water runoff.

OBJECTIVE: To continue to implement the County's Stormwater Phase II Program.

RESIDENTIAL DEVELOPMENT

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

OBJECTIVE: To maintain lot size requirements for each type of residential development.

OBJECTIVE: To establish minimum building size requirements for low and medium density residential development.

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 (i.e., commercial uses that involve outdoor activities and generate a high volume of traffic---generally above 70 average daily trips per 1,000 square feet of Gross Floor Area) 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.

COMMERCIAL DEVELOPMENT

GOAL: To promote development of well-designed, attractive commercial uses in areas of the County 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: Develop zoning regulations that will address types of commercial uses that potentially have a negative impact on surrounding development by allowing such uses only as a conditional use in order to avoid undue concentrations of the same.

INDUSTRIAL DEVELOPMENT

GOAL: Continue to encourage continued expansion and development of industrial land use areas in locations offering maximum potential for development but compatible with surrounding land uses and transportation facilities.

OBJECTIVE: Continue to promote the efficient utilization of industrial land resources.

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

OBJECTIVE: Continue to promote new industrial development.

PARKS AND OPEN SPACE

GOAL: Continue to commit to the enhancement of the overall community by providing safe, well-maintained, and steadily-improving facilities that promote activities for the well-being of citizens of all ages.

OBJECTIVE: Continue to continue to work cooperatively with municipalities and athletic associations in order to provide recreation facilities.

TRANSPORTATION

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

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

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 a 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 county'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 County grows and may be amended at any time following the necessary public hearings and justification for such amendments. Therefore, the Land Use Plan should not be regarded as being "cast in concrete."

The Land Use Plan is the primary part of the Comprehensive Plan where the county presents its vision for the future. In addition to an existing land use inventory, population, housing, and employment projections are also used to determine future development patterns. Populations, housing, and employment projections establish patterns of expected future development proposals and for making decisions on the location of public facilities.

The land use section, in particular, serves as a guide for the Planning Commission and the Board of Supervisors when they review private development proposals and for making decisions on the location of public facilities. The land use section of this Comprehensive Plan also serves as the foundation for zoning and subdivision regulations. The Land Use Plan is used primarily as a general and long-range policy guide to decisions concerning future land development. Future changes in zoning or subdivision policies must be based on the land use patterns shown on the future land use map.

The adoption of these policies by the Board of Supervisors establishes their dominance as a guide for land use decisions, and that they may be changed only by amending this plan. The land use plan shall also be used as a forecast of the future land needs of the county. 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 zoning map must also be consistent with the future land use map, and the zoning ordinance must be consistent with the land use goals and objectives of this plan. The land use categories shown on the future land use map should be consistent with the zoning districts shown on the zoning map. Transition areas, areas that are changing from one land use to another, are not likely to be consistently depicted on both maps.

Study Area: The study area for the purposes of this plan encompasses the unincorporated areas of the entire county.

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 throughout the entire 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. Low density residential
3. Medium density residential
4. High density residential
5. Manufactured home residential
6. Mixed Residential
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 (see Map 1) shows present land use patterns and provides a basis for the development of the future land use plan and future zoning map.

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 Board of Supervisors establishes their dominance as a guide for land use decisions, and that they may change only by amending this plan. 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.

This plan is not a legal tool; however, because it forms the basis for the zoning ordinance, subdivision regulations and other implementation documents, it does carry some legal weight. This plan should serve as a guide for consideration of amendments to the Zoning Ordinance and Official Zoning Map. The land use plan map is intended to indicate broad categories of development for general areas of the county. 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. What is the character of each type of district?
3. What types of land uses 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

Explanation of Land Use Categories

The Rankin County Land Use Plan categorizes future land uses in the following manner:

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

The following is an explanation of the specific meaning of land use color codes depicted on Map 2 contained in this report:

AGRICULTURAL/RURAL (white): Maximum density of one single family detached 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 2035).

RESIDENTIAL ESTATE (light green): Maximum density of one single family detached residential unit per acre.

This land use classification is intended to accommodate lower density residential development that is rural in character and may create a transition from agricultural areas to other suitable land uses. As sewer service and roads are extended to or improved in these areas, the Land Use Plan should be reviewed to allow areas to be re-classified to higher density residential development where appropriate.

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).

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 (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 photography 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.

LIGHT 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/SEMI 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.

PARKS AND OPEN SPACE (light green):

This land use classification includes all existing and proposed parks, ballfields, bicycle/pedestrian tracks, and other similar uses.

POPULATION ESTIMATES AND PROJECTIONS

Table II-1 contains population counts, estimates, and projections for Rankin County. These Projections are in ten-year increments from 1980 to the Comprehensive Plan target year 2035. The projections for the County were generated using a linear regression technique. The projections assume that past growth trends will continue into the future.

**TABLE II-1
RANKIN COUNTY
POPULATION ESTIMATES AND PROJECTIONS**

YEAR	POPULATION
1980	69,427
1990	87,655
2000	115,327
2008*	140,901
2010	143,828
2020	169,931
2030	196,034
2035	209,086

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

* U.S. Census Bureau Estimate of Population.

Table II-2 contains the census counts for Rankin County and its municipalities for 1990 and 2000. The unincorporated county grew by 15,958 persons in that ten year period. That growth accounts for 57% of the total county growth. From year 2000 through 2008, the unincorporated share of the percentage of growth dropped to 50%. This change can be attributed to municipal annexations. This demonstrates that there is a high demand for residential land in the unincorporated areas of the county, and therefore a great need for land use planning and zoning controls.

**TABLE II-2
1990-2008 COUNTY/CITY POPULATION**

COUNTY/CITY	1990	2000	2008
Rankin	87,161	115,327	140,901
Brandon	11,077	16,436	22,160
Florence	1,831	2,396	3,474
Flowood	2,860	4,750	7,016
Pearl	19,580	21,961	24,400
Pelahatchie	1,553	1,461	1,474
Puckett	360	354	356
Richland	4,014	6,027	7,258

Source: U.S. Census Bureau

**TABLE II-3
POPULATION BY AGE**

AGE	NUMBER	PERCENT
Under 5 years	10,476	7.4 %
5 to 9 years	10,419	7.4 %
10 to 14 years	9,436	6.7 %
15 to 19 years	9,688	6.9 %
20 to 24 years	10,315	7.3 %
25 to 34 years	19,213	13.6 %
35 to 44 years	20,872	14.8 %
45 to 54 years	20,131	14.3 %
55 to 59 years	10,018	7.1 %
60 to 64 years	5,829	4.1 %

65 to 74 years	8,537	6.1 %
75 to 84 years	5,045	3.6 %
85 years and over	922	0.7 %

Source: U.S. Census Bureau 2008 Estimate of Population.

Population By Age: In Table II-3, the 25-34, 35-44, and 45-54 age groups are the largest age groups in Rankin County, representing approximately 43 percent of the county's total population. These groups are comprised of people in their child-rearing years. The next largest groups are 5 - 9 years and 10 - 14 years. These figures indicate that families are moving to Rankin County.

**TABLE II-4
MEDIAN AGE OF POPULATION**

YEAR	RANKIN COUNTY	MISSISSIPPI
1970	27.7	25.1
1980	28.6	27.6
1990	33.1	31.3
2000	34.6	33.8
2008*	35.3	35.5

Source: U.S. Census Bureau. * U.S. Census Bureau Estimate of Population.

Median Age of Population: Table II-4 shows that the median ages of both the county and the state are increasing and are almost the same. An aging population is an indication that more services for the elderly will be needed at some point in the future.

**TABLE II-5
TOTAL HOUSEHOLDS**

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	21,755	828,389
1990	29,965 / +37.7%	910,965 / +9.9%
2000	42,089 / +40.5%	1,046,434 / +14.9%
2008	52,159 / +23.9%	1,094,208 / +4.6%

Source: U.S. Census Bureau.

Total Households: Table II-5 shows that the number of total households in Rankin County is increasing at a rate faster than that of the entire State.

**TABLE II-6
AVERAGE HOUSEHOLD SIZE**

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	2.89	3.24
1990	2.59	2.75
2000	2.62	2.63
2008	2.61	2.59

Source: U.S. Census Bureau.

Total Housing Units/Occupied Housing Units: The following table shows that the numbers of total housing units and occupied housing units are increasing. The number of housing units and occupied housing units in Rankin County has nearly doubled since 1980.

**TABLE II-7
TOTAL HOUSING UNITS/OCCUPIED HOUSING UNITS**

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	23,866 / 21,741	904,523 / 827,169
1990	31,872 / 29,858	1,010,423 / 911,374
2000	45,070 / 42,089	1,161,953 / 1,046,434
2008	55,925 / 52,159	1,267,191 / 1,094,208

Source: U.S. Census Bureau.

**TABLE II-8
TOTAL HOUSING UNITS BY TYPE**

TYPE	NUMBER	PERCENT
Single-Family	39,111	71%
Multi-Family	7,045	13%
Manufactured Home	8,575	16%

Source: Central Mississippi Planning and Development District 2009 Land Use Survey.

**TABLE II-9
MEDIAN HOUSEHOLD INCOME**

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	\$18,348	\$12,096
1990	\$31,668	\$20,136
2000	\$44,946	\$31,330
2008	\$55,460	\$37,790

Source: U.S. Census Bureau.

**TABLE II-10
PER CAPITA INCOME**

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	\$6,447	\$3,731
1990	\$12,749	\$9,648
2000	\$20,412	\$15,853
2008	\$26,880	\$20,228

Source: U.S. Census Bureau.

TABLE II-11
EDUCATIONAL ATTAINMENT
 Percent High School Graduates/Percent College Graduates
 For Persons 25 Years and Older

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	64.4 / 14.1	63.9 / 14.4
1990	73.8 / 19.0	64.3 / 14.7
2000	81.8 / 23.8	72.9 / 16.9
2008	88.9 / 27.7	79.9 / 19.4

Source: U.S. Census Bureau.

TABLE II-12
EMPLOYMENT
 Percent of Persons 16 Years and over Employed

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	64.7	51.8
1990	67.1	53.9
2000	66.9	54.3
2008	63.3	55.5

Source: U.S. Census Bureau.

TABLE II-13
UNEMPLOYMENT RATE

YEAR	RANKIN COUNTY	MISSISSIPPI
1980	4.1	7.1
1990	4.0	8.4
2000	2.5	7.4
2008	4.6	7.8

Source: U.S. Census Bureau.

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 Rankin County, 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 2035. 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 following are FhWA definitions of each classification:

1. **Interstate Highways, Urban Freeways and Expressways (Blue on the Thoroughfares Plan):** These are the controlled-access highways on the Interstate and non-Interstate system.
2. **Principal Arterials (Red on the Thoroughfares Plan):** This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trips.
3. **Minor Arterials (Green on the Thoroughfares Plan):** The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and includes facilities that place more emphasis on land access than the principal arterial system.
4. **Collectors (Purple on the Thoroughfares Plan):** The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes traffic from the arterials to the ultimate destinations.
5. **Locals (No color on the Thoroughfares Plan):** These roads and streets provide direct access to adjoining land and to higher systems; they provide the lowest level of mobility, and through traffic movement is discouraged on local facilities. By definition, local streets and roads are not thoroughfares.

MINIMUM RIGHTS-OF-WAY AND SURFACE WIDTH REQUIREMENTS

The *general* minimum right-of-way and surface width requirements for non-Interstate and non-freeway roadways shown on the Thoroughfares Plan are specified below:

Principal Arterial (Red): Generally, proposed *minimum* of four basic lanes (48 foot surface width or more); generally, a minimum 100 foot right-of-way. However, some roadways may be classified as principal arterials because of their function, but the projected traffic may not necessitate the widening of the roadway to four or more lanes.

Minor Arterial (Green): At least 3-12 foot lanes; minimum of 70 foot right-of-way.

Collector (Purple): 28-36 foot surface width; minimum of 60 foot right-of-way.

Local (No Color): 2 lanes; minimum of 50 foot right-of-way.

TABLE II-14: GENERALIZED ROADWAY CAPACITIES

Functional Classification	24 Hour Capacity (Vehicles Per Day)
Freeways (Interstate Highways and Other Controlled-Access Freeways or Expressways)	
4 lane	68,000
6 lane	102,000
Arterial Highways, Roads or Streets	
2 lane (without left turn lanes)	11,000
2 lane (with left turn lanes)	15,000
4 lane undivided	23,000
4 lane divided	27,000
6 lane divided	39,000
8 lane divided	51,000
Collector Streets	
2 lane (without left turn lanes)	10,000
2 lane (with left turn lanes)	12,000
4 lane undivided	20,000
4 lane divided	24,000
One Way Streets	
2 lane arterial	12,500

3 lane arterial	20,000
2 lane collector	10,000
3 lane collector	18,000

Annual Average Daily Traffic Counts (AADT) on Major Thoroughfares: The Mississippi Department of Transportation has performed traffic counts on major county roads. Each of the functional classifications listed below show average daily traffic counts for the major thoroughfares listed for the years 2006, 2007, and 2008.

TABLE II-15: ANNUAL AVERAGE DAILY TRAFFIC COUNTS (AADT)

	2006	2007	2008
Interstate Highways			
I-20 (Hwy 49 to Pearson Rd)	72,000	73,000	62,000
I-20 (Pearson Rd to Hwy 475)	67,000	70,000	69,000
I-20 (Hwy 18 to Hwy 80)	40,000	40,000	36,000
I-20 (Brandon to Pelahatchie)	28,000	28,000	27,000
Principal Arterial Highways			
Highway 80 (West of Crossgates Blvd)	32,000	32,000	24,000
Highway 80 (Brandon to Pelahatchie)	4,200	4,200	4,000
Highway 49 (South of I-20)	53,000	53,000	51,000
Highway 49 (Florence to Star)	26,000	26,000	26,000
Highway 25 (East of Pearl River)	55,000	55,000	53,000
Highway 25 (East of Airport Rd)	48,000	48,000	44,000
Highway 25 (Hwy 471 to Hollybush Rd)	12,000	12,000	11,000
Highway 18 (North of Puckett)	4,900	4,900	4,300
Highway 18 (Marquette Rd to W Sunset Dr)	8,200	8,200	8,000
Highway 43 (South of Pelahatchie)	2,700	2,700	2,400
Highway 469 (Monterey Rd to Hwy 468)	3,400	3,400	4,000
Highway 471 (South of Hwy 25)	7,600	9,200	9,300
Highway 475 (Airport Rd)	22,000	22,000	19,000
Old Fannin Road	21,000	25,000	25,000
Minor Arterial Highways			
Highway 469 S (South of Florence)	4,200	4,200	3,700
Highway 475 (South of I-20)	11,000	11,000	10,000
Highway 468 (South of Brandon)	4,000	4,000	4,200
Highway 481 (Harrell Rd to Leesburg Rd)	2,000	2,000	2,000
Highway 13 (Hwy 43 to Jefferson Davis County Line)	2,800	2,700	2,800
Cleary Road (South of Richland)	5,300	5,300	4,800
Florence-Byram Road (East of Pearl River)	7,100	7,300	7,200
Spillway Road (Old Fannin Rd to Grants Ferry Rd)	12,000	12,000	13,000

Projected Traffic Volumes:

As was mentioned earlier, the recommended transportation system improvements will be based upon projected traffic volumes, and projected traffic volumes will be based upon the anticipated future land uses for 2030. Obviously, these projections are estimates and are based on the assumptions that the population and land uses will be as described. Realistically, as time passes, these projections should be adjusted to reflect changing conditions. The roads that presently do not show a deficiency for 2030 may show a substantial increase in ADT in the near future that will require an adjustment in the projected ADT.

TABLE II-16: PROJECTED TRAFFIC VOLUMES

	2008 ADT	2030 Projected ADT	Projected Increase
Interstate Highways			
I-20 (Hwy 49 to Pearson Rd)	62,000	155,220	93,220
I-20 (Pearson Rd to Hwy 475)	69,000	126,458	57,458
I-20 (Hwy 18 to Hwy 80)	36,000	61,667	25,667
I-20 (Brandon to Pelahatchie)	27,000	41,664	14,664
Principal Arterial Highways			
Highway 80 (West of Crossgates Blvd)	24,000	17,550	(6,450)
Highway 80 (Brandon to Pelahatchie)	4,000	3,069	(931)
Highway 49 (South of I-20)	51,000	89,522	38,522
Highway 49 (Florence to Star)	26,000	29,996	3,996
Highway 25 (East of Pearl River)	53,000	79,233	26,233
Highway 25 (East of Airport Rd)	44,000	47,448	3,448
Highway 25 (Hwy 471 to Hollybush Rd)	11,000	22,791	11,791
Highway 18 (North of Puckett)	4,300	7,272	2,972
Highway 43 (South of Pelahatchie)	2,400	2,476	76
Highway 469 (Monterey Rd to Hwy 468)	4,000	4,674	674
Highway 471 (South of Hwy 25)	9,300	11,898	2,598
Highway 475 (Airport Rd)	19,000	25,083	6,083
Old Fannin Road	25,000	19,599	(5,401)
Minor Arterial Highways			
Highway 469 S (South of Florence)	3,700	3,720	20
Highway 475 (South of I-20)	10,000	12,512	2,512
Highway 468 (South of Brandon)	4,200	1,687	(2,513)
Highway 481 (Harrell Rd to Leesburg Rd)	2,000	2,728	728
Cleary Road (South of Richland)	4,800	4,756	(44)
Florence-Byram Road (East of Pearl River)	7,200	6,818	(382)
Spillway Road (Old Fannin Rd to Grants Ferry Rd)	13,000	13,451	451

RECOMMENDED IMPROVEMENTS: Recommended transportation improvements are depicted on Map 3. Additional improvements are included in the Jackson Urbanized Area 2030 Transportation Plan.

**CHAPTER III
PUBLIC FACILITIES PLAN**

HOUSING

Methodology

The housing needs of Rankin County were analyzed based on CMPDD's population and housing projections. These projections are detailed in Chapter 2. Housing and population growth are assumed to be constant from 1990 to 2035. Based on this assumption, the following table projects population and housing needs through 2035.

**TABLE III - 1
PROJECTED HOUSING UNITS
RANKIN COUNTY
1990 - 2035**

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED HOUSING NEED (IN DWELLING UNITS)
1990	29,858	2.94			
2000	42,089	2.74			
2010			2.83	143,828	50,823
2020			2.81	169,931	60,474
2030			2.84	196,034	69,026
2035			2.80	209,086	74,674

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

SCHOOLS

Methodology

In 2007 the Rankin County School District contracted with CMPDD to develop a school facilities plan for all eight of the attendance zones in the Rankin County District. This plan analyzed the projected growth in the school age population and subsequent school facility space needs for the target years of 2010 and 2020.

In developing this plan it became evident that Rankin County has thus far done an excellent job of keeping up with the growth in population and is currently providing a first rate education

environment for the students and faculty. It is the desire of the Rankin County School Board to prepare now and plan for facilities that will be needed over the next ten years, rather than manage a space needs crisis after it occurs.

The Rankin County School District is divided into eight (8) attendance zones. The first step in our study was to look at enrollment trends for each attendance zone from 2001 to 2006. The annual gain in number of students by attendance zone and by grade level was projected out to the years 2010 and 2020. These projections were done by using a trend analysis.

The second method for projecting enrollment involved studying the number of students by age and grade according to the 2000 U.S. Census Bureau. The first step was to determine the percent of Rankin County's population for each age group and apply that percentage to the 2000 population of each attendance zone to obtain an estimated population number for each age group by attendance zone. The same percentage of population for each age group was then applied to the 2010 and 2020 population projections for each attendance zone from the 2020 Jackson Urbanized Area Transportation Plan population projections. The percentage of school age children who attend private school or are home schooled was subtracted from these projections by attendance zone. The percentage of private and home schooled children (between 3.5% and 7%) was determined using year 2000 enrollment figures by attendance zone. CMPDD is assuming that this percentage of students will not vary significantly from year to year.

The final part of this study is a projection of needed classroom space for each school. Although state law mandates that classrooms cannot exceed 27 students for kindergarten through 5th grade, cannot exceed 33 students for grades 6 through 8, cannot exceed 150 students total per day for grades 9 through 12. The Rankin County School District is striving to meet higher standards. The goal for Rankin County schools strives not exceed 25 students per classroom. This projection of classroom needs is adjusted to accommodate special use classrooms: Special Education, Gifted, Music, Physical Education, Floaters, Drivers Education, Study Hall, etc.

As a result of this plan, new schools were built in the Brandon and Northwest Rankin attendance zones. In addition to these new schools, renovations and additions to existing schools are planned for each of the eight attendance zones countywide.

PUBLIC BUILDINGS AND FACILITIES:

The County seat, which is located in the City of Brandon, houses the majority of the County's administrative buildings. Over the past few years the county has renovated many of their existing building to meet the growing needs of the County as well as constructed several additional properties. Currently, the County owns and leases buildings that are used to operate government services in Rankin County.

Old Courthouse

The Old Rankin County Courthouse was constructed in 1925 and is still in use. The Old

Courthouse is currently home to the Justice Court, County Constables, Community Development Department, 911 Addressing, Information Technologies, Election Commission, State Department of Health Sanitation Division, Veterans Affairs and Maintenance Department.

Currently the overall office space needs for the current staff is challenging. However, there is a need for additional storage space in every department especially in the Justice Court and County Prosecutor’s office due to an increase in the case load. Community Development and Information Technologies also has a great need for additional storage space. Parking for staff and the public is very limited at this building and spillover parking tends to go to the Justice Center located on the east side of the Old Courthouse.

Another area of concern is the electrical power supply to this facility due to the age of the building. With Information Technologies (IT) being located here it is essential that the power supply as well as back-up power is stable. Due to these deficiencies, the IT department is currently being relocated to the Justice Center.



FIGURE 1: OLD COURTHOUSE

Courthouse Annex

The Courthouse Annex houses the Board of Supervisors, County Administrator, Chancery Clerk, Tax Assessor, Tax Collector and Waste Management. There are approximately 64 employees in the Courthouse Annex. Limited office and storage space has resulted in several offices within the Annex having to split offices and assign personnel between multiple buildings instead of being located together as one department.

The Purchasing Department, which is a function of the County Administrator's department, is currently located in the Justice Center, and not in the Annex with other personnel that fall under the Administrator's Department. This hampers productivity for county employees. Furthermore, another area of disconnect is the Chancery Clerk, Land Records and Chancery Court. The Chancery Clerk and Land Records are housed in the Annex. However, the Chancery Court is located in another building on the west side of the Old Courthouse. This is inconvenient for employees and also confusing for the public. Having both functions located in the same building would be more efficient and also improve on security.



FIGURE 2: COURTHOUSE ANNEX

Chancery Court

As mentioned above, the Chancery Court building is located in an older building located west of the Old Courthouse. Currently space is not adequate for the fifteen (15) full time and four (4) part time employees. Again, there is a need to locate the Chancery Clerk and Land Records in the same building as the Chancery Court. Utilizing the current location would be impossible to do so.



FIGURE 3: CHANCERY COURT

Justice Center

Located within the Justice Center building is the Circuit Court, Circuit Clerk, County Court, District Attorney, Information Technologies (IT) and Purchasing. While overall space is adequate, there is a need to add storage space for the District Attorney's office which is currently renting off-site storage space for files. The Circuit Clerk's office also has a need for additional shelving to store minute books and marriage license books.

As mentioned earlier, the Purchasing Department should be located in the same building as the County Administrator and the Board of Supervisors.



FIGURE 4: JUSTICE CENTER

Sheriff's Office and Detention Center

The Sheriff's Office and Detention Center is an 84,944 square foot facility that was built in 2000 with additions done in 2009. The Sheriff's office employs 192 persons. There is a current need for additional office space as well as additional storage space that is secured and climate-controlled. A new Juvenile Detention Facility is under construction in Pelahatchie and will replace the one now in use located on Highway 468.



FIGURE 5: SHERIFF'S OFFICE AND DETENTION CENTER

Emergency Operations Center

The Emergency Operations Center is located at 601 Marquette Road in Brandon and is a 2,400 square foot facility built in 1992. The current building does not provide adequate space for all employees. For example, two (2) employees in 911 Addressing are located at the Old Courthouse and the remaining employees (up to 9 depending on the season) are housed at the building on Marquette Road. Also, some employees at the EOC have computer servers and electronic radio equipment in their office producing extreme noise levels. Although two (2) shops (one 50'x75' and the other 70'x100') have been added, there is still a need for additional storage space and a need for a hardened facility.



FIGURE 6: EMERGENCY OPERATIONS CENTER

FIRE SERVICES:

The Rankin County Board of Supervisors work to ensure that the County has the best fire protection available by employing a Fire Coordinator for the county. The Fire Coordinator works in conjunction with the State Insurance Commissioner and the State Fire Academy to ensure that Rankin County's firefighters have the proper training and equipment.

Rankin County is served by twenty-one fire districts operating from thirty-five fire stations located

throughout the County. Rankin County's fleet of firefighters includes approximately 500 firefighters of which 300 of them are volunteer. Rankin County leads the State with more certified firefighters than any other County in Mississippi. Over fifty percent of the County's firefighters are certified to at least the level of first responder. In addition, many of them are certified to the EMT or paramedic level.

As the Board of Supervisors has in the past, they will continue to work the various fire districts through the Fire Coordinator to ensure that the County has proper fire protection to meet the needs of the County's population.

PARKS AND RECREATION:

Rankin County will continue to work with the local athletic associations to provide recreational facilities. The Ross Barnett Reservoir is 37,000 acres and provides opportunities for sailing, skiing, and fishing. Pelahatchie Lake also offers fishing and campgrounds. The County also has a Livestock Multi Purpose Pavilion. It's size is approximately 190' x 300'. with an unsurfaced arena floor. It is primarily used for horse shows, rodeos, go-cart races, and concerts, but can be used for many other purposes also.



FIGURE 7: MULTI PURPOSE COMPLEX

STORMWATER:

Rankin County has developed and implemented a Stormwater Phase II Program. This program was developed to address water quality impairment due to polluted stormwater runoff in Rankin County. This program addresses the following areas: Public Education and Involvement, Illicit Discharges Detection and Elimination, Construction Site and Post-Construction Runoff, and Pollution. This program was developed in a joint effort with Eco-Systems, Inc. and Engineering Service.

LIBRARY SERVICES:

The Central Mississippi Regional Library System (CMRLS) serves public libraries in Rankin, Scott, Rankin, and Smith County. The cities in the service area are responsible for providing and maintaining the library facilities. Of the nine (9) branch libraries in Rankin County, four libraries located in Florence, Puckett, Reservoir, and Sandhill are located in county buildings that are maintained by Rankin County. Brandon, Flowood and Pearl each have new state of the art libraries. The Pelahatchie Library moved into a newly constructed building in 2009 and the Sandhill Library is planned to move into the old Central Electric building which will provide additional space for programming and materials. The CMRLS Administration office is scheduled to move from the current rental facility in Brandon to a county-owned facility.