

CHAPTER I

GOALS, OBJECTIVES, AND POLICIES

The Goals and Objectives of the Lamar County Comprehensive Plan are intended to provide proactive guidance and a rational response to change. Ideally, they reflect consideration of a combination of community issues and facts blended with community values. Goals constitute the conscious statements of a community concerning what it wants to become, and how it will direct its energy toward that achievement. This chapter of the Lamar County Comprehensive Plan includes a set of general goals, and these are followed by more specific objectives in the following areas: residential, commercial, industrial, public facilities, transportation, and implementation. Policy statements also have been developed for each of these categories.

This plan will be implemented by a zoning ordinance, subdivision regulations, and a capital improvements program. According to Mississippi law, *the implementing regulations must be consistent with the plan*. Therefore, the policies in the plan must be reflected in these 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.

DEVELOPMENT OF GOALS, OBJECTIVES, AND POLICIES

In developing goals, objectives and policies, the Southern Mississippi Planning and Development District (SMPDD), the Central Mississippi Planning and Development District (CMPDD), and Eco-Systems, Inc. (ESI) began interviews with County officials in February 2007 to obtain their views on all issues that the plan must address.

Some of the goals, objectives and policies were developed based directly on comments received during the course of those interviews, and some were expanded upon by the consultants based upon the input received. However, some goals, objectives and policies are proposed based upon the consultants' experience with other counties and upon their observations in Lamar County made during the course of preparing this plan.

The distinction between goals, objectives and policies can be clarified through definitions of these terms:

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

OBJECTIVE: A more specific statement of how the County hopes to attain the goal.

POLICY: A specific statement guiding actions and implying clear commitment. Policy statements may, in some cases, be followed by statements explaining the *planning principle* behind the policy statement.

RESIDENTIAL GOALS

GOAL: To promote development of residential land uses that are compatible with each other and with surrounding land uses.

OBJECTIVE: To develop a *Land Use Plan* identifying appropriate locations for different types of residential land uses in order to preserve the property values of home owners.

POLICY 1: In areas that will be subject to County zoning, *single-family site built homes* will be located in separate areas from manufactured homes, modular housing, apartments and other multiple family housing. Separate zones will be established for each type of housing.

POLICY 2: In areas that will be subject to County zoning, the County shall establish separate zoning districts to allow manufactured homes to be located in *manufactured home parks* (where the space on which the manufactured home is parked is rented or leased) and *manufactured home subdivisions* (where the residents own the lot upon which their home is located) that will be located in areas away from single-family site built homes.

POLICY 3: In areas that will be subject to County zoning, modular housing constructed in conventional site-built subdivisions will be considered as conditional uses (special exceptions) if such housing is constructed in accordance with the **Standard Building Code** or **International Building Code**.

GOAL: To cope with the rapidly increasing residential growth of the County by establishing a residential density pattern that will *prevent overcrowding of population*, and a residential density pattern that *will not overburden the County public facilities or cause traffic congestion*.

OBJECTIVE: To locate *higher density residential developments* only in areas where the infrastructure will support such development.

POLICY 4: In areas subject to County zoning, higher density residential development (apartments, condominiums, and other developments consisting primarily of duplexes, triplexes, fourplexes, etc. or townhouses) shall be located only on arterial highways, County roads or streets in order to accommodate the higher traffic generation rates of higher density residential development.

POLICY 5: In areas subject to County zoning, apartments shall be limited to a density not exceeding 10 units per acre.

POLICY 6: In areas subject to County zoning, the construction of "zero lot line" houses shall be prohibited; these are dwellings in which the overhang (eave) or outside wall of the house extends to the side or rear property line. Zero lot line residences foster over-crowding of land and present maintenance problems for neighboring homeowners.

GOAL: To ensure proper construction of residential subdivisions with provisions for maintenance of common open space within residential subdivisions.

OBJECTIVE: To provide for well-designed, safe and attractive residential subdivisions.

POLICY 7: The County shall upgrade the current *Subdivision Regulations*, including the development of improved platting requirements.

POLICY 8: The road construction specifications shall be revised in new *Subdivision Regulations*.

GOAL: To protect residential neighborhoods from encroachment by intensive commercial uses and all industrial uses.

OBJECTIVE: To protect residential property values.

POLICY 9: The Land Use Plan shall be used to identify vacant land into which commercial and industrial uses can expand without encroachment into residential areas. "Commercial creep" shall be discouraged.

POLICY 10: In areas subject to County zoning, the extension of existing commercial districts adjacent to residential neighborhoods shall be permitted only if they meet buffering and other requirements that reduce blighting influences.

POLICY 11: In areas subject to County zoning, the rezoning of individual lots within established residential neighborhoods for any commercial purpose shall be strictly prohibited.

POLICY 12: The County will examine the incompatible land uses around Beaver Lake and impose appropriate zoning where necessary in that area to protect residential property values.

PLANNING PRINCIPLE: The rezoning of a residential area for commercial or office uses on a continuous basis is called "commercial creep." This process starts with the rezoning of a single lot from residential to commercial. The next door neighbor finds that either he doesn't like living next to a commercial property or that his property loses value as residential property. Consequently, he obtains a rezoning for his property. This process repeats itself and commercial uses creep down the street one by one, and rezoning becomes easier each time because it can be proven that the neighborhood is changing. This process not only disrupts residential neighborhoods but also introduces blighting influences and may overload existing public facilities. Industrial uses are incompatible with residential uses due to noise, traffic and other blighting influences.

POLICY 13: Landscaping, berms, fences or walls shall be used to minimize the impact of arterial street traffic upon residential neighborhoods.

POLICY 14: In areas subject to County zoning, the County shall use *transitional zoning* to buffer the impact of higher intensity commercial development upon residential neighborhoods; this shall be accomplished by zoning areas between residential neighborhoods and commercial areas for *office type uses*.

GOAL: To prevent the deterioration of multi-family housing (apartments and condominiums) in areas of the County that are subject to zoning.

OBJECTIVE: To impose maintenance and cleanliness standards for the upkeep of multifamily housing, thus preventing the decline of property values in the area.

POLICY 15: The County Zoning Ordinance will impose fines on the owners of multi-family housing that is not maintained and/or that is not kept in a state of cleanliness; if the owners of deteriorating housing do not rectify the situation after a warning, the County will take appropriate action to rectify the violation and a lien will be assessed on the property.

COMMERCIAL GOALS

GOAL: To *meet the future needs* of business and industry by making land available for new commercial and industrial development within the County (planning and zoning, where permitted by the Lamar County Zoning Ordinance); and to *maintain property values* throughout the County by carefully planning the location and design of all commercial and industrial development.

OBJECTIVE: To produce a desirable land use pattern by guiding the *location and design* of commercial development through proper planning of commercial sites.

POLICY 16: In areas subject to County zoning, the County shall guide the *location* of commercial development through the Zoning Map based upon the adopted Land Use Plan.

POLICY 17: In areas subject to County zoning, the types of materials used for construction of commercial buildings shall be regulated. The use of brick or stucco shall be encouraged, and the use of metal exterior materials shall be limited.

POLICY 18: Commercial uses will be located in areas in close proximity to their service population and will be designed to produce an architecturally pleasing and harmonious business environment that will maintain property values over time.

POLICY 19: In areas subject to County zoning, Lamar County shall plan/ zone commercial areas *only along arterial streets, roads and the highways that are capable of handling the increased traffic loads generated by commercial land uses.*

(Note: This is called "*growth management*", whereby infrastructure must be in place *before* high intensity commercial centers are permitted to develop.)

POLICY 20: In areas subject to County zoning, office-type commercial uses shall be used as a transition between higher intensity commercial uses and all residential areas.

POLICY 21: In areas subject to County zoning, those commercial uses involving significant outdoor display or storage of products shall be separated from those commercial uses where all activity and storage is conducted indoors. Outdoor commercial uses, such as vehicle sales, will only be allowed in outdoor commercial zones. This is called "*performance zoning*", which considers the impact of uses based upon their noise and traffic generation characteristics and aesthetic concerns.

POLICY 22: In areas subject to County zoning, self-storage warehouses (mini-warehouses) shall only be allowed in limited (indoor) industrial districts, subject to site plan review standards. Climate-controlled warehouses will be considered as conditional uses subject to aesthetic standards.

POLICY 23: Mixed-use districts (large-scale developments containing a mixture of office, retail, and residential uses) are encouraged to locate along arterial highways, roads and streets in Lamar County.

POLICY 24: New "strip commercial" development shall be discouraged to reduce traffic congestion and safety hazards. Instead, Lamar County shall encourage commercial development in planned developments, in shopping centers, on sites utilizing shared accessways, on loop streets, or on service roads.

POLICY 25: In areas subject to County zoning, strip commercial development will not be allowed to spread beyond parcels where it already exists unless the proposed expansion includes the use of existing accessways.

PLANNING PRINCIPLE: As described by zoning authority Fred Bair in Planning Cities, "strip commercial describes only (commercial) development along the frontages of a single street, and does not include areas of concentrated business development such as shopping centers and central business districts." As business developments spread out from the business district to areas located along arterial streets in strips, the requirement for frequent curb-cuts and continuous left-turn movements on the street will create traffic congestion problems and other hazards will occur.

In an effort to lessen the problems stemming from strip commercial development, strip zoning was developed, but has largely failed as a device to contain the hazardous and blighting influence on nearby residential properties. Strip zoning is often wasteful of land and public facilities.

As traffic congestion on the arterial increases, the speed limit is lowered, and it eventually becomes necessary to either widen the street or to build a by-pass. If the same development pattern is allowed on the by-pass, then it too will become congested and need widening or require another by-pass.

Policies to avoid the ill-effects of strip commercial development can be directed along two lines: new development and remedial action for existing commercial strips. New construction should be limited to shopping centers or planned clusters. *Existing strips cannot be removed overnight, but they should not be allowed to become worse by expanding.* Therefore, some sort of transitional zoning at

the common boundaries between strip commercial and residential zones is necessary.

POLICY 26: In areas subject to County zoning, in order to prevent further strip development as much as possible, zoning regulations setting *minimum lot widths at 200 feet* in selected areas shall be established. Service roads, with new businesses backing onto arterial streets and with access to arterial streets limited to selected intersections shall be required.

INDUSTRIAL GOALS

GOAL: To meet the *future needs* of business and industry by making land available (through planning and zoning) for new industrial development within the County; and to *maintain property values* throughout the County by carefully planning the location and design of all industrial development.

OBJECTIVE: To adopt zoning regulations for selected portions of Lamar County to assist in attracting industrial prospects to locate in one of the five industrial parks in the County.

POLICY 27: In areas subject to County zoning, the County will adopt regulations governing the location and design of industrial development based upon the adopted Land Use Plan.

POLICY 28: In areas subject to County zoning, the County shall adopt regulations and a Zoning Map that will encourage appropriate light assembly and high tech manufacturing uses *in office areas and commercial areas*. A separate *light industrial* zoning district will be established to provide areas adjacent to major transportation arteries and thoroughfares where light industrial, technological and professional firms can locate with the assurance of a high permanent level of design quality, extensive site amenity, open space, and environmental protection.

OBJECTIVE: To base the Lamar County Land Use Plan for industrial uses largely upon the location of *existing industrial parks* and the availability of infrastructure.

POLICY 29: Industries will be encouraged first to locate and expand within existing industrial areas to take advantage of *more cost effective existing infrastructure, and Class A industrial space will be provided in these existing parks*.

TRANSPORTATION GOALS

GOAL: To develop transportation infrastructure throughout the County, including highways, arterial and collector streets, and Interstate interchanges, for the safe and efficient movement of traffic.

OBJECTIVE: To provide better County-wide traffic circulation by improving *existing* roadways and/ or constructing *new* north-south and east-west transportation routes, and to improve connectivity in the thoroughfares network.)

POLICY 30: Lamar County supports the installation by the Mississippi Department of Transportation (MDOT) of *Intelligent Transportation System (ITS)* measures, such as interconnected traffic signals and changeable copy message signs to alert motorists of traffic conditions, on U. S. Highway 98. The County will request approval by MDOT of the use of the "HELP" program to expedite improvements to U. S. 98. Under this program the County will use its bonding capacity to pay for road improvements in advance of the funding availability from MDOT, and MDOT will pay off the County bonds when Federal funds become available.

POLICY 31: Lamar County needs improved *east-west traffic* circulation as a result of the congestion being experienced on *U. S. Highway 98*. In order to alleviate the congestion on U. S. 98, the County shall upgrade existing *parallel routes* with improved traffic signalization, specifically:

Fourth Street: Shall be widened to three lanes from Interstate 59 to Jackson Road; and

Lincoln Road Extension shall be widened to three lanes from Oak Grove Road to Old Mississippi Highway 11.
(Note: Although this widening to three lanes will not increase the capacity of Lincoln Road Extension, it will improve traffic flow.)

POLICY 32: In order to reduce traffic congestion on existing U. S. Highway 98, Lamar County shall aggressively seek funding for the construction of the proposed *U. S. Highway 98 Bypass* as a four-lane limited access roadway, extending from the existing U. S. Highway 98 on the west near Grantham Road/ WPA Road to a proposed new Interstate 59 interchange south of the proposed Richburg Road interchange.

POLICY 33: In order to further improve north-south traffic circulation, the County shall perform the following improvements:

Widen *Old Mississippi Highway 11* if possible.

Construct a frontage (service) road on the west side of Interstate 59 from Purple Heart Freeway (Lincoln Road Extension) to Sullivan-Kilrane Road to relieve some of the congestion on Sandy Run Road and Richburg Road. The frontage road shall be constructed west of the electrical powerline and shall intersect Richburg Road just west of the electrical substation. Sullivan-Kilrane Road shall be widened to collector road standards.

Extend Hegwood Road southward from Oak Grove Road to Richburg Road and then to a proposed interchange on the limited access U. S. Highway 98 Bypass.

Extend Jackson Road southward from West 4th Street to existing U. S. Highway 98.

POLICY 34: For the long-range improvement of north-south traffic circulation, the County shall seek agreement/ funding from the Mississippi Department of Transportation to widen *Mississippi Highway 589* from Old Mississippi Highway 42 to Old Mississippi Highway 24.

POLICY 35: For the long-range improvement of east-west traffic circulation, the County shall seek agreement/ funding from the Mississippi Department of Transportation to widen to four lanes Mississippi Highway 42 from U. S. Highway 49 to Sumrall.

OBJECTIVE: To improve the safety of certain roadways with serious safety concerns.

POLICY 36: To evaluate the feasibility of straightening Old Mississippi Highway 11 by the old oil refinery.

OBJECTIVE: To improve road conditions on rural roads and to impose strict load limits on those roads to prevent damage.

POLICY 37: The County will use State Aid funds as much as possible to improve rural road conditions. The County will set maximum load limits on such roads and vigorously enforce those limits.

IMPLEMENTATION PROGRAM: These Transportation Goals, Objectives and Policies shall be implemented through concerted efforts of the Lamar County Board of Supervisors, the Hattiesburg-Petal-Lamar-Forrest Metropolitan Planning Organization, the Mississippi Department of Transportation and elected officials from the four Lamar County municipalities.

Implementation actions:

1. The County shall develop a three-to-five year *Capital Improvements Program* that will include implementation of the roadway improvements proposed in the County's Transportation Plan.
2. The Board of Supervisors will explore the establishment of *public improvement districts, tax increment financing and special assessment roadways* as means of implementing road improvements proposed in Chapter III of this Comprehensive Plan.

GOAL: To plan for the future widening of *existing* roadways.

OBJECTIVE: To reduce the cost of acquiring right-of-way for the widening of existing roadways.

POLICY 38: In areas subject to County zoning, the County shall require wide setbacks for subdivisions and businesses fronting on roadways that will need to be widened according to long-range traffic projections. This will prevent the County from having to purchase rights-of-way where residences or businesses have been constructed in the paths of such roadways.

GOAL: To continue replacing deficient County-maintained bridges.

OBJECTIVE: To replace the remaining three deficient County-maintained bridges, including one on Mitchell Road.

POLICY 39: The County will continue to inventory County-maintained bridges to insure that all 120 or more bridges are replaced as needed. (Almost every bridge in Lamar County has been replaced over the last few years.)

PUBLIC FACILITIES

SECTION 1: EMERGENCY OPERATIONS AND FIRE PROTECTION

GOAL: To provide adequate fire protection for unincorporated areas of Lamar County.

OBJECTIVE: To provide adequately staffed and equipped fire stations to cover the unincorporated areas, and to lower the County fire insurance rating in order to reduce insurance costs.

POLICY 40: The County shall determine those areas that need improved fire protection and shall strive to provide it. In rural areas, the Mississippi State Rating Bureau uses a standard service area of 4 to 5 road miles for each fire station. The County now has 10 fire departments with 18 volunteer fire stations, and will continue to increase *full-time staffing* and add stations where needed. The County shall add at least 12 more fire stations during the next two years.

GOAL: To upgrade the County's Civil Defense/ Emergency Response radio system.

OBJECTIVE: To erect a new radio tower *to provide full coverage of the County.*

POLICY 41: HIGH PRIORITY: The County will seek funding for construction of a new radio tower. The Central Dispatch system shall be upgraded. (Note: The County fire departments and Civil Defense share the radio system. All municipal police departments and the County Civil Defense and County Sheriff can communicate with each other through the current radio system.)

GOAL: To construct a larger Emergency Operations Center building.

OBJECTIVE: To identify the best location for a new Emergency Operations Center building and to construct a new building on that site.

POLICY 42: HIGH PRIORITY: The County will seek funding for construction of a new Emergency Operations Center, probably near Purvis as a central location in the County. (Note: The present building is only 40 feet by 60 feet in area). Ideally, the Emergency Operations Center, E-911 and Geographic Information System should be housed in the same building.)

GOAL: To provide a fully-staffed, fully-trained Civil Defense/ Emergency Operations Department to protect the County from all natural and other disasters.

OBJECTIVE: To hire and train additional personnel to staff the Civil Defense/
Emergency Operations Department as the County's population increases.

POLICY 43: As the need arises, the County will hire and train additional full-time personnel.

GOAL: To alleviate safety concerns associated with railroad tracks, major highways, natural gas pipelines and single entrance/ exit residential uses.

OBJECTIVE: To plan proper locations and design of schools, residential uses, businesses and industries in order to reduce vulnerability in the event of a natural disaster or other catastrophe.

POLICY 44: The County shall encourage School Districts to avoid locating future schools in close proximity to railroad tracks, major highways and natural gas pipelines. Likewise, in the zoned areas of the County, the County shall prevent the location of residential uses in close proximity to such uses.

POLICY 45: Through the subdivision review and approval process, the County will prevent the design of single entrance/ exit residential subdivisions, apartment complexes and other residential uses in an effort to reduce safety hazards presented by blockage of entrances/ exits.

SECTION 2: LAW ENFORCEMENT:

GOAL: To provide a law enforcement system that supports the continuation of Lamar County's low crime rate.

OBJECTIVE: To provide the Sheriff's Department with *adequate facilities to meet the needs of that Department through the year 2030 and beyond* as identified in the Law Enforcement element of the Public Facilities Plan (Chapter IV of this Comprehensive Plan).

POLICY 46: The County will plan and build a *new Sheriff's Department office building* and *new jail facilities* to accommodate at least 250 male inmates, and will continue to examine the "pod" concept in the design of a new County jail. *The current jail will be used to house female prisoners only* (on average there are about 40 female inmates in the County jail.) The new jail shall be more remote, away from commercial uses and railroads in a central location within the County. (Note: The current jail, which is five years old, has a 164 bed capacity with 39,000 square feet. Three years ago the jail had 70 inmates; it now houses 130-140 inmates.)

POLICY 47: The County shall provide facilities for a *Youth Court* and plan and build a *Juvenile Detention Center*, plus *separate mental health facilities for lunacy cases* (at least fifteen cells for lunacy inmates).

OBJECTIVE: To *fully staff the Lamar County Sheriff's Department* to meet the needs of a growing population.

POLICY 48: The County will hire additional personnel as needed based in part upon the Law Enforcement element of the Public Facilities Plan (Chapter IV of this Comprehensive Plan). (Note: In January, 2004, the Sheriff's Department had only 25 deputies; there are now 39 deputies, including 37 patrol deputies. The staff also includes five investigators, two narcotics agents, one warrants officer, two highway interdiction officers, one civil process officer, one court security officer, and three administrative personnel, including the Sheriff, a Chief Deputy and a Captain of Operations/SWAT officer.)

POLICY 49: The County will hire additional jailers (corrections officers). (Note: The County now employs 29 corrections officers, including one jail administrator, one assistant jail administrator and a transport officer. The County's insurance company dictates the number of jailers that must be employed.)

OBJECTIVE: To upgrade the Sheriff's Department communications system with improved equipment and additional personnel.

POLICY 50: The County will budget for an improved communications system *to be coordinated with the Emergency Operations Center and fire departments*, including an additional radio tower in the Oak Grove area. (Note: The present communication system operates out of the Sheriff's Department for the entire County, including all municipal police, E-911 and fire departments.)

OBJECTIVE: To concentrate Sheriff's deputies in *high crime areas* to reduce the amount of drug-related crime and other felonies in such areas.

POLICY 51: The Sheriff shall continue to concentrate at least five or six deputies per shift in high crime areas.

SECTION 3: COUNTY BUILDINGS (OTHER THAN SHERIFF'S DEPARTMENT AND CIVIL DEFENSE)

GOAL: To upgrade, repair or build new County buildings to provide services to a growing population.

OBJECTIVE: To remodel the old Courthouse.

POLICY 52: The County will consider passing a bond issue during the next five years to remodel the old Courthouse; and/ or the County will consider applying for a grant from the Mississippi Department of Archives and History under the *Mississippi Community Heritage Preservation Grant Program*.

SECTION 4: PUBLIC SCHOOLS: LAMAR COUNTY SCHOOL DISTRICT AND LUMBERTON SCHOOL DISTRICT

GOAL: To provide quality education to all students throughout the County, meeting the skill needs of businesses and industries.

Lamar County School District

GOAL: To plan for school facilities and personnel to meet the educational needs of the kindergarten through twelfth grade students of the Lamar County School District.

OBJECTIVE: To meet the short-term (2010) and long-term (2020 and beyond) *facility and personnel needs* of the District as determined by the Public Schools element of the Community Facilities Plan. (See Chapter IV of this Comprehensive Plan.)

(Note: The 2007 enrollment of the Lamar County School District is 7,700. A study done by a consultant in 2004 projected the enrollment of the District to reach 10,000 by 2010. A bond issue was passed in May 2005 by a margin of 65%, and *four new schools are under construction as a result of that bond issue.*)

POLICY 53: The School District will attempt to pass another bond issue to fund the construction of an Attendance Center on the west side of Mississippi Highway 589 on old Mississippi Highway 24 and to fund needed renovations to existing schools.

OBJECTIVE: To produce new enrollment projections based upon the anticipated rapid increase in the population of the Lamar County School District in order to locate the best sites for new schools and to redraw Attendance Zones as needed.

POLICY 54: Based in part upon the population and enrollment projections contained in Chapter IV of this Comprehensive Plan, the School District will plan for new schools and redraw Attendance Zones.

OBJECTIVE: To alleviate traffic problems in and around Lamar County School District schools.

POLICY 55: The School District will attempt to obtain assistance from the County, the Mississippi Department of Transportation and municipalities and private sources in alleviating the traffic problems.

OBJECTIVE: To continue to make wise use of Sixteenth Section lands in the District.

POLICY 56: The School District will continue to use Sixteenth Section lands primarily as a revenue source rather than for the construction of school facilities.

Lumberton School District:

GOAL: To maintain Lumberton School District school facilities to accommodate the existing capacity of 1,000 students, and to plan for new facilities in the event of a large influx of population into the District.

OBJECTIVE: To continue to maintain the excellent teacher to student ratio of 20:1 in the Lumberton School District.

POLICY 57: If a significant influx of population is expected as a result of location of an industry employing 1,000 persons or more, the District shall re-evaluate the need for new or expanded facilities.

POLICY 58: The District will enlarge the cafeteria at the K-12 building in Lumberton using existing funding sources.

POLICY 59: The District will attempt to acquire more school buses and to hire additional drivers using existing funding sources.

SECTION 5: PUBLIC LIBRARIES

GOALS: To expand the library facilities of the Lamar County Library System, to furnish those branch libraries with needed materials and equipment, and to hire additional trained staff to meet American Library Association standards.

OBJECTIVE: To increase library space at the Lumberton, Oak Grove, Sumrall and Purvis libraries to meet American Library Association Standards.

POLICY 60: The County will attempt to fund the expansion of the Lumberton, Oak Grove, Sumrall and Purvis libraries, adding approximately 6,500 square feet of total space to these libraries. Since the Purvis branch includes the administrative offices of the

system, additional library space should be added there as well as any needed administrative space. (Note: The total space in all libraries is 17,521 square feet. With an estimated 2007 population of Lamar County at 40,000 (outside the City of Hattiesburg), using an ALA standard of .6 square feet per capita, the system needs a total square footage of approximately 24,000 square feet.)

POLICY 61: As the population of Lamar County continues to grow, the County will consider building a new library in the Oak Grove-Sumrall area along Mississippi Highway 589 to accommodate the rapidly increasing population in that corridor.

OBJECTIVE: To provide additional staff with at least Bachelor's Degrees in Library Science and preferably Master's Degrees at each branch of the system.

POLICY 62: The County and Library System officials will explore *cooperative programs* with the University of Southern Mississippi Library Science Department to seek graduates of that school and place them in libraries in Lamar County. (Note: Ms. Crider, Executive Director of the Lamar County Library System, stated that the Oak Grove Library and the Sumrall Library are understaffed, with Oak Grove having over 200 patrons per day and Sumrall having over 100 patrons per day.)

OBJECTIVE: To provide additional personal computers to the branch libraries where needed and to provide additional materials (books and other materials) to meet American Library Association standards. (Note: Ms. Crider stated that 10% of the system's budget is allocated to materials, and each branch has between 12,000 and 15,000 volumes. However, public access to computers is a major need of the system, and additional computers are needed at all branches.)

SECTION 6: WASTEWATER SERVICE

GOAL: To insure that wastewater from all sources is properly treated and the effluent properly disposed.

POLICY 63: The County Health Department will vigorously enforce proper wastewater treatment and disposal measures, including insuring soils at absorption fields for on-site wastewater disposal systems are capable of absorbing effluent.

POLICY 64: The County will require that all development not served by public sewerage have a minimum lot size as determined by the Health Department.

SECTION 7: STORM DRAINAGE

GOAL: To vigorously enforce all provisions of the *Lamar County Flood Damage Prevention Ordinance (the 2005 Flood Plain Ordinance)* and to make any needed amendments to that Ordinance.

OBJECTIVE: To reduce the impacts of all residential, commercial, industrial and public/quasi-public development upon surrounding areas.

POLICY 65: To require developers to construct storm water retention and/or detention basins in all new developments of 5 acres or more.

GOAL: To reduce flooding in Lamar County within all floodplains designated by the Federal Emergency Management Agency.

OBJECTIVE: To improve storm water drainage in areas that are prone to flooding.

POLICY 66: To examine closely the drainage for all proposed new higher density developments prior to approval, because they tend to create drainage problems.

POLICY 67: To require developers to elevate all structures within floodplains to *at least one foot above* the level of FEMA-designated 100-year floods.

SECTION 8: PARKS AND RECREATIONAL FACILITIES/ COMMUNITY CENTERS-VOTING PRECINCTS

GOAL: To provide improved park and recreational opportunities for the citizens of Lamar County using the standards in the *State Comprehensive Outdoor Recreation Plan (SCORP)* as a guide.

OBJECTIVE: To meet the recreational needs of the County as identified in the Parks and Recreation section of the Public Facilities Plan (see Chapter IV of this Comprehensive Plan.)

POLICY 68: The County Board of Supervisors will continue to support the Parks and Recreation Commission to guide the development of parks and recreational facilities.

POLICY 69: Tennis courts and additional baseball, softball and soccer fields will be constructed, especially in the Lumberton, Oak Grove and Purvis areas.

POLICY 70: The County will continue working with the Little League to add more baseball fields and will attempt to add more Community Parks/ Centers-Voting Precincts. Senior Citizen Centers will be incorporated into the Community Centers.)

SECTION 9: SOLID WASTE COLLECTION AND DISPOSAL:

GOAL: To collect and dispose of solid waste from all sources in a cost effective, efficient and environmental safe manner.

OBJECTIVE: To increase the efficiency of solid waste collection.

POLICY 75: The County will evaluate the use of robotic arms on solid waste collection trucks.

POLICY 76: Additional waste collection routes will be added when economically feasible.

IMPLEMENTATION GOALS

GOAL: To adopt and use a *Capital Improvements Program* as a major tool for the implementation of this Comprehensive Plan.

OBJECTIVE: To base the Capital Improvements Program in part upon the Public Facilities Plan element of this Comprehensive Plan in accordance with Section 17-1-1 of the Mississippi Code.

POLICY 77: The Capital Improvements Program will be the means of financing the long-range facility needs identified in the Public Facilities Plan.

GOAL: To guide growth and development throughout Lamar County by Comprehensive Planing, zoning (*in those portions of the County subject to zoning*) and subdivision regulations that deliver an efficient and predictable development process.

OBJECTIVE: To use the adopted *Land Use Plan* as a guide for development of the area.

POLICY 78: The adopted Land Use Plan shall be consulted before any development or policymaking occurs.

OBJECTIVE: To limit the zoning of Lamar County primarily to the rapidly developing urban areas.

POLICY 79: Zoning of the County will generally be limited to areas east of Graham Road.

OBJECTIVE: To revise the County's *Subdivision Regulations* to reflect modern planning practices and standards.

POLICY 80: The County *Subdivision Regulations* will be revised to eliminate confusion and to provide better procedures and standards for the installation of required infrastructure.

OBJECTIVE: To recognize the desirability for separation of land uses into compatible types in those portions of the County that will be subject to zoning.

POLICY 81: In those areas of the County subject to zoning, self-storage warehouses ("mini-warehouses") will be included as permitted uses only in Light Industrial and Heavy Industrial zones. These uses will be prohibited in all commercial zones.

OBJECTIVE: To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses in those portions of the County that will be subject to zoning.

OBJECTIVE: To separate incompatible land uses by providing open space "buffering" to reduce possible conflicts where different land use classifications adjoin in those portions of the County that will be subject to zoning.

OBJECTIVE: To preserve the desirable characteristics of existing development within the unincorporated portions of Lamar County and the environmental and historical resources located within it.

OBJECTIVE: To lessen congestion in the streets, to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentrations of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.