

CHAPTER II

LAND USE PLAN

INTRODUCTION

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

This chapter of the Comprehensive Plan report represents a vital element, since zoning decisions must, by State law, be based upon the adopted Land Use Plan. It should be remembered, however, that the Land Use Plan may be amended at any time following necessary public hearings and justification for such amendments. Therefore, the Land Use Plan should not be regarded as being "cast in concrete", but subject to change as the County grows.

BASE MAPPING

The Lamar County Geographic Information Systems (GIS) Department provided the consultant team [Southern Mississippi Planning and Development District (SMPDD), Central Mississippi Planning and Development District (CMPDD) and Eco Systems, Inc. (ECI)] with digital maps of the entire County. Thus, the consultants were provided with up-to-date "base maps" to develop all elements of the Comprehensive Plan.

LAND USE INVENTORY

The consultant team divided the County into segments with each party being responsible for conducting an inventory of existing land uses in their respective segments. This inventory was performed by driving every road in the unincorporated portions of the County. Using aerial photography supplied by the County's GIS Department, the consultants noted the following land use classifications:

- ▶ single-family detached residential;
- ▶ multiple family residential (apartments);
- ▶ office commercial;
- ▶ indoor type commercial uses (those with limited or no outdoor storage or displays of goods or materials—important for zoning purposes);

- ▶ outdoor commercial uses (uses involving outdoor activities or outdoor storage of materials or merchandise);
- ▶ public or quasi-public uses, ranging from governmental buildings and structures to churches to major public/ private utilities such as electrical power plants and substations;
- ▶ light industrial, including manufacturing or warehousing activities with little or no outdoor storage of materials; and
- ▶ heavy industrial uses involving extensive outdoor manufacturing activities (such as cement plants) or outdoor industrial storage (such as oil field equipment yards, lumber or pulpwood storage yards, etc.).

LAMAR COUNTY POPULATION

Year 2000 Population

The consultants reviewed the 2000 population and employment data and 2010-2030 projections compiled by the Hattiesburg Metropolitan Planning Organization (MPO) as part of the development of the *Hattiesburg Metropolitan Transportation Plan 2030*. The Hattiesburg MPO is responsible for coordinating a federally-mandated Transportation Planning Process for the Hattiesburg Urbanized Area which is comprised of the Cities of Hattiesburg and Petal, portions of the City of Purvis, and portions of Lamar and Forrest Counties, and includes the Hattiesburg Urbanized Area as defined by the U. S. Bureau of the Census. The 2000 population and employment data and 2010-2030 projections compiled by the Hattiesburg MPO for Traffic Analysis Zones in Lamar County were used in developing traffic projections for the *Hattiesburg Metropolitan Transportation Plan 2030*. These traffic projections are reflected in Chapter III of this Comprehensive Plan in Table III-2.

The consultants independently developed population estimates and projections for the entire County. These estimates and projections are shown in Table II-1 on the next page.

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

YEAR	ESTIMATE OR PROJECTION
2000 Census	39,070
2001 Census Estimate	40,158
2002 Census Estimate	41,125
2003 Census Estimate	41,857
2004 Census Estimate	43,166
2005 Census Estimate	44,429
2006 Census Estimate	46,240
2007 Claritas Estimate	48,557
2008 Projection	49,076
2009 Projection	50,682
2010 Projection	52,347
2011 Projection	53,912
2012 Projection	55,433
2013 Projection	56,830
2014 Projection	58,229
2015 Projection	59,907
2016 Projection	61,385
2017 Projection	62,849
2018 Projection	64,333
2019 Projection	65,837
2020 Projection	67,363
2021 Projection	68,874
2022 Projection	70,342

TABLE II-1 CONTINUED ON NEXT PAGE

TABLE II-1 CONTINUED

YEAR	ESTIMATE OR PROJECTION
2023 Projection	71,848
2024 Projection	73,357
2025 Projection	74,861
2026 Projection	76,359
2027 Projection	77,854
2028 Projection	79,355
2029 Projection	80,861
2030 Projection	82,360

Sources: 2000 Census and 2001-2006 Estimates: U. S. Bureau of the Census
 2007 Estimate: Claritas Corporation
 2008-2030 Projections: CMPDD with SMPDD and ESI Concurrence

EXPLANATION OF LAND USE CATEGORIES DEPICTED ON LAND USE PLAN MAP

The following is an explanation of the specific meaning of land use color codes depicted on the Land Use Plan/ Thoroughfares Plan map (Map II-1) contained in the front pocket of this Comprehensive Plan. The land use color codes can be translated into proposed zoning classifications with accompanying regulations, including permitted uses and those allowed only by “special exception” or by “conditional use permit”.

AGRICULTURAL/ GENERAL (White): Minimum Lot Size As Determined by State Health Department Guidelines

- ▶ This classification depicts areas that are expected to remain in use *either for agricultural or forestry purposes OR to be used for general development purposes*. Most of the areas shown as “agricultural/ general” on the Land Use Plan are not expected to have public sewerage by 2030. *Therefore, the minimum lot size shall be determined by the State Health Department as needed to accommodate individual on-site wastewater disposal systems.*

RESIDENTIAL CLASSIFICATIONS: Residential land use classifications proposed to be based upon dwelling unit density.

1. **Residential Estate (Chartreuse)** : This classification generally includes existing subdivisions containing lots with *a minimum area of .5 acre (21,780 square feet)* or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments. *Areas classified as Residential Estate may or may not have public sewerage or central treatment plant, but if they do not, they should have a minimum lot size as determined by the State Health Department for on-site wastewater disposal systems.* This classification would allow manufactured homes if they are no closer than 500 feet from a site-built single-family residence. Manufactured homes that are presently closer than 500 feet to a single-family residence or proposed to be closer would require a conditional use permit under zoning regulations. This classification should allow certain agricultural-related uses, such as raising of horses and other animals *provided sufficient acreage is provided for each such animal.* Also, other uses should be considered as conditional uses on a case-by-case basis, such as plant nurseries.
2. **Low Density Residential (Yellow)**: This classification includes subdivisions with lots generally ranging from 10,000 square feet in area to less than .5 acre. Areas shown on the Land Use Plan as low density residential either have sewer service or are expected to have sewer service by 2030. This land use classification is sometimes used as a transitional residential density between Residential Estate areas and smaller lot residential areas.
3. **Moderate Density Residential (Tan)**: This classification includes subdivisions with lot sizes generally 8,000 square feet to 9,999 square feet or areas that are expected to be developed with lots with a net density of approximately 3.2 units per acre to 4.0 units per acre. Areas shown on the Land Use Plan as moderate density residential either have sewer service or are expected to have sewer service by 2030.
4. **Patio Homes (Light Orange)**: This residential classification includes lots generally having an area of 5,000 square feet to 7,999 square feet. These higher density residential neighborhoods should be located only adjacent to arterial highways, County roads or streets that can accommodate the increased traffic generated by such development. Areas shown on the Land Use Plan as patio home residential either have sewer service or are expected to have sewer service by 2030.
5. **Townhouses, Zero-Lot Line Houses, Duplexes, Triplexes, Etc. (Gold)**: This classification includes all lots generally having an area of less than 5,000 square feet, including the following: townhouses (defined by the *Standard Building Code* as single-family dwellings constructed in a series or group of attached units with property lines separating each unit); duplexes; triplexes; fourplexes; etc. (adjoining dwelling units that *do not have property lines separating each unit*); and existing zero-lot line dwellings.

6. **High Density Residential (Dark Orange):** The maximum density for apartment or condominium development included in this classification should be 10.0 units per gross acre, with a minimum of 30% of the gross site area reserved for open space (including all required yards, but excluding parking lots); lakes/ ponds and land with steep slopes or bayous should not be counted in calculating required open space. All areas shown on the Land Use Plan as high density residential now have sewer service or are expected to have sewer service by 2030.
7. **Manufactured/Mobile Home Parks (Dark Brown):** This classification includes manufactured homes located in a park where the individual space or "pad" where the home is parked is rented or leased or both the manufactured home and the space are rented or leased.
8. **Manufactured / Mobile Home Subdivisions (Light Brown):** This classification includes subdivisions devoted *exclusively* to the placement of manufactured homes on individual lots that are sold to the occupant rather than rented as in a manufactured home park.
9. **Modular Housing (Gold with Cross-Hatch Pattern):** Dwellings units constructed on-site and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

COMMERCIAL CLASSIFICATIONS: All commercial classifications shown on the Land Use Plan *either now have public sewer service or are required to have on-site wastewater disposals systems.* Those commercial uses not connected to a central sewage treatment plant must have an on-site wastewater treatment system with a minimum lot size of three acres.

- ▶ **Office Commercial (Restricted or Limited Commercial) (Pink):** Offices of all types.
- ▶ **General or Indoor Commercial (Red):** This classification includes independent indoor commercial retail or service uses and shopping centers/ malls. Appropriate locations include along principal arterial thoroughfares (such as U. S. Highway 98) and minor arterial roadways. Indoor commercial uses can also be located near intersections of arterial and collector roadways and in close proximity to residential development if sufficient open space (at least 50 feet) is provided between the commercial lot and the nearest residential use.
- ▶ **Major Thoroughfare Commercial (Purple):** These commercial uses typically involve either *significant outdoor activity or the display or storage of goods/ materials outside of enclosed structures.* When translated into land use regulations in the Lamar County Zoning Ordinance, the following uses should be permitted *outright:* vehicle sales and service; plant nurseries; boat and marine sales and service; etc. ***By Special Exception only:*** outdoor commercial recreational and entertainment enterprises such as water amusement parks; outdoor building material sales or storage; heavy construction

equipment sales and service; truck stops; manufactured home and recreational vehicle sales and service; truck stops; veterinary clinics with outside dog runs; child day care centers; funeral homes/ mortuaries, etc. ***No Outdoor or Major Thoroughfare Commercial areas are proposed on the Land Use Plan next to single-family residential areas unless a minimum 50 foot buffer is proposed between the outdoor commercial use and a existing or proposed single-family residential use.***

INDUSTRIAL CLASSIFICATIONS:

- ▶ **Light Industrial/ Warehousing (Light gray):** All *indoor* industrial uses, including indoor manufacturing and warehouses *where all storage is inside (including climate-controlled warehouses)*. ***By Special Exception only:*** Mini-warehouses that are not climate-controlled.
- ▶ **Extractive Industrial (Purple Stipple Pattern):** Gravel, sand or other excavation sites in which the land can be reclaimed in the future for another use. In areas subject to County zoning, submission of a reclamation plan to the Board of Supervisors will be required prior to approval of any future extractive industry site.
- ▶ **Heavy Industrial (Dark gray):** Outdoor manufacturing and outside storage of materials; or manufacturing uses that use large amounts of water to process products or discharge large volumes of wastewater into the sewerage system. ***By Special Exception only:*** Sand and gravel pits; salvage (junk) yards.

PUBLIC/ QUASI-PUBLIC USES:

- ▶ **Parks and Open Space, Private Neighborhood Facilities, Major Electrical Power or Natural Gas Easements, and Required Setbacks between Incompatible Uses (Olive Drab):** The designation of an area as “open space” is not intended as a recommendation for acquisition of the property by the County for use as a park or other public use. This classification includes ***all public parks***, public or private golf courses, tennis courts, ***County community centers/ voting precincts***, neighborhood club houses, storage facilities, and swimming pools, etc. Also included is open space recommended to reduce the impact of potentially incompatible land uses, such as an outdoor commercial use or convenience use (convenience stores, fast food restaurants) next to a single-family residential use; or open space proposed between single-family residences and a highway or flood-prone area. ***Since major electrical power or natural gas easements constitute an open space area that generally cannot be used for other purposes, these easements are included in this category.***
- ▶ **Public/ Quasi-Public Uses [Other Than Parks and Open Space] (Dark Green):** All governmental facilities, civic organizations, hospitals, churches, schools, cemeteries, nursing homes, and major public or private utility facilities such as electrical power generation plants and substations, water tanks, wastewater treatment facilities or lagoons, etc.

FLOODPLAINS, WATER FEATURES, AND FLOODWAYS

- ▶ **Base Flood (“100-Year Flood”) Floodplains and Lands along Floodplains Reserved as Open Space (Light Blue):** Those areas having a one percent chance of being equaled or exceeded in any given year; these base flood (100-year) elevations have been determined by the Federal Emergency Management Agency (FEMA). Any construction in these areas must be elevated by fill or other means to or above the elevation of the 100-year flood.
- ▶ **Floodways, Creeks, Rivers and Lakes (Turquoise):** These areas are the river or creek channels and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also includes creeks, rivers and lakes/ ponds. All construction in floodways is prohibited.

MIXED USE

- ▶ **Planned Mixed Use Developments:** Planned developments that include mixed residential, office commercial, indoor commercial and public\quasi-public uses.
- ▶ **U. S. 98 Entryway Corridor District:** Proposed land use/ zoning district along both sides of U. S. Highway 98 that will impose higher standards for land use compatibility, architectural review, sign regulations, access control, and landscaping.