

# **CITY OF MAGEE, 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 city government. City officials recognize the importance of planning in making effective decisions concerning the city's future. This plan is a result of extensive study into existing development patterns as well as population and economic studies. This plan should, however, be reviewed and updated periodically in order for it to continue to be effective and to grow along with unforeseen economic and population patterns.

### ELEMENTS OF THE PLAN

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

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

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

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

The final portion of the comprehensive plan is the Community Facilities Plan. Used as

a basis for making capital improvement decisions, the community facilities plan includes: housing, schools, parks, and recreation, public buildings and facilities, utilities and drainage.

## **HOW TO USE THIS PLAN**

### **Overview**

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

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. A community plan should foster growth that enhances the community and not “no growth.” For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases.

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

The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on plans. For example, land use decisions requiring an upzoning (zoning to a more intensive use) or a downzoning (zoning to a less intensive use), when challenged on taking grounds, are likely to be upheld by the courts.

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

The governing body uses the comprehensive plan to take action on two types of

physical development matters: 1) measures which are specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulating, capital improvements program and budget, the official map, and development plans), and 2) other measures which routinely require legislative approval (rezoning cases, special use permits/special exceptions/ conditional use permits, variance applications, subdivision plats, street closing, site acquisitions, and public works projects. For both types the plan should at least be consulted to see if the plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the plan may not indicate what action to take, nor will it answer all the questions which come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide, which has the force of law in many communities.

### **Use of the Plan**

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

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

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

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

All development proposals, as well as proposed rezoning, would not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each

element of the plan. The goals, objectives, and policies would be checked against the proposal to determine if there was any conflict. The Land Use Plan must be checked to see if the proposed rezoning is in line with the designated land use category. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

### **Implementation Devices**

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

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

## CHAPTER I

### GOALS AND OBJECTIVES

#### GENERAL GOALS

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

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

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

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

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

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

**GOAL:** To develop and implement measures necessary for continuation of programs aimed at reducing the fire rating for the City of Magee.

**OBJECTIVE:** To aggressively support the Magee Volunteer Fire Department's Long Range Plan and Short Range Plan to the extent goals set forth in those documents are in keeping with this Comprehensive Plan.

#### RESIDENTIAL DEVELOPMENT

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

**OBJECTIVE:** To preserve established neighborhoods and development patterns in

Magee and to encourage compatible additional development that will help to maintain the desirability and value of already improved properties.

**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.

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

**OBJECTIVE:** To permit the location of manufactured homes ONLY in certain tightly defined zones: (1) manufactured home parks (2) manufactured home subdivisions or (3) specified single-family residential areas as special exceptions.



FIGURE 1: LOW DENSITY SINGLE FAMILY HOUSING

**OBJECTIVE:** To allow development of only quality apartment communities.

**GOAL:** To encourage and promote development and redevelopment of quality single family housing.

**OBJECTIVE:** To encourage the removal of substandard housing and replacement with quality housing and to upgrade substandard housing where practical.



**FIGURE 2: SUBSTANDARD SINGLE FAMILY HOUSING**

## **COMMERCIAL DEVELOPMENT**

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

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

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

compatible with surrounding uses.

**OBJECTIVE:** To promote preservation and redevelopment of Magee's downtown area when appropriate to its optimum productive use.

**OBJECTIVE:** To provide sufficient neighborhood oriented convenience commercial development to accommodate the residential population.

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

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



FIGURE 3: PLANNED COMMERCIAL WITH SIGNS

## **INDUSTRIAL DEVELOPMENT**

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

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

**GOAL:** To provide well-located sites adequately served by highways, railroads,

utilities and services for new industrial development.

**OBJECTIVE:** To identify, isolate and preserve areas for industrial development within the City of Magee.

### **PARKS AND OPEN SPACE**

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

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

**OBJECTIVE:** To improve and expand the existing recreational facilities.

### **TRANSPORTATION**

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

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

**OBJECTIVE:** To build on and upgrade existing roadway resources and to add new roads to accommodate expected future development and increased traffic.

**OBJECTIVE:** To reduce potential hazards associated with at-grade railroad crossings.

### **DOWNTOWN PRESERVATION DISTRICT**

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

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

exceptions.

**OBJECTIVE:** To prescribe a list of prohibited land uses in the Zoning Ordinance which are deemed to be incompatible with the character of the Downtown District of Magee.



FIGURE 4: MAIN STREET IN DOWNTOWN MAGEE

## CHAPTER II

### LAND USE PLAN

#### INTRODUCTION AND METHODOLOGY

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

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

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

#### POPULATION ESTIMATES

Table II-1 contains population counts, estimates, and projections for the City of Magee, the Magee School Attendance Zone, and Simpson County. These Projections are in ten-year increments from 1990 to 2030 and then forecast to the Comprehensive Plan target year of 2035. Because the corporate limits of Magee has changed and will most likely continue to expand, the forecast of Magee's population is based on a percentage of the county population.

The City of Magee 2008 population estimate is based on an actual housing count taken from the existing land use survey. The 2008 population is estimated to be **4,376**. The projections for the City and County were generated using a linear regression technique.

**TABLE II-1  
POPULATION FORECAST**

<b>YEAR</b>	<b>SIMPSON COUNTY</b>	<b>CITY OF MAGEE</b>
1970	19,947	2,973
1980	23,441	3,497
1990	23,953	3,607
2000	27,639	4,200
2010	30,199	4,530
2020	32,759	4,914
2030	35,319	5,298
2035	36,599	5,490

Source: U.S. Census Bureau and CMPDD

**POPULATION CHARACTERISTICS**

According to the 2000 U.S. Census, the City of Magee’s population is 63% white and 34% black with 3% comprised of other races. 35% of the city’s population has a high school diploma or equivalent and 14% of the population has a college bachelor’s degree or higher. The following tables depict these demographics.

**TABLE II-2  
POPULATION BY RACE**

<b>RACE</b>	<b>POPULATION</b>	<b>PERCENT</b>
WHITE	2,632	62.7%
BLACK	1,423	33.9%
OTHER	145	3.4%

Source: U.S. Census Bureau

**TABLE II-3  
SEX AND AGE OF POPULATION**

SEX AND AGE	NUMBER	PERCENT
MALE	2,029	48.3
FEMALE	2,171	51.7
UNDER 5 YEARS	269	6.4
5 TO 9 YEARS	298	7.1
10 TO 14 YEARS	381	9.1
15 TO 19 YEARS	342	8.1
20 TO 24 YEARS	292	7.0
25 TO 34 YEARS	568	13.5
35 TO 44 YEARS	538	12.8
45 TO 54 YEARS	473	11.3
55 TO 59 YEARS	177	4.2
60 TO 64 YEARS	157	3.7
65 TO 74 YEARS	325	7.7
75 TO 84 YEARS	235	5.6
85 YEARS AND OLDER	145	3.5
<b>MEDIAN AGE (YEARS)</b>	<b>34.2</b>	<b>(X)</b>

Source: U.S. Census Bureau

**TABLE II-4**  
**EDUCATIONAL ATTAINMENT**  
*Population 25 Years and Over*

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
LESS THAN 9 <sup>TH</sup> GRADE	348	13.6
9 <sup>TH</sup> TO 12 <sup>TH</sup> GRADE, NO DIPLOMA	440	17.2
HIGH SCHOOL GRADUATE	888	34.8
SOME COLLEGE, NO DEGREE	414	16.2
ASSOCIATE DEGREE	115	4.5
BACHELOR'S DEGREE	265	10.4
GRADUATE OR PROFESSIONAL DEGREE	85	3.3

Source: U.S. Census Bureau

**ECONOMIC CHARACTERISTICS**

According to the 2000 U.S. Census, the City of Magee has a civilian labor force of 1,435 with 8% unemployed. As shown in Table II-6, the industry with the largest percent of the work force is educational, health and social services, with retail trade and manufacturing following close behind. The highest percent of the work force by occupation are management and professional related occupations. This is followed by sales and office occupations as well as production and transportation. The median family income is \$24,176.

**TABLE II-5**  
**OCCUPATION**

OCCUPATION	NUMBER	PERCENT
MANAGEMENT, PROFESSIONAL AND RELATED	368	27.9
SERVICE	217	16.4
SALES AND OFFICE	298	22.6
FARMING, FISHING AND FORESTRY	34	2.6
CONSTRUCTION, EXTRACTION AND MAINTENANCE	111	8.4
PRODUCTION, TRANSPORTATION AND MATERIAL MOVING	292	22.1

Source: U.S. Census Bureau

**TABLE II-6  
INDUSTRY**

INDUSTRY	NUMBER	PERCENT
AGRICULTURAL, FORESTRY, FISHING, HUNTING AND MINING	36	2.7
CONSTRUCTION	66	5.0
MANUFACTURING	161	12.2
WHOLESALE TRADE	82	6.2
RETAIL TRADE	197	14.9
TRANSPORTATION, WAREHOUSING AND UTILITIES	63	4.8
INFORMATION	22	1.7
FINANCE, INSURANCE, REAL ESTATE, RENTAL AND LEASING	58	4.4
PROFESSIONAL, SCIENTIFIC, MANAGEMENT, ADMINISTRATIVE AND WASTE MANAGEMENT	60	4.5
EDUCATIONAL, HEALTH AND SOCIAL SERVICES	382	28.9
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION AND FOOD SERVICES	93	7.0
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	56	4.2
PUBLIC ADMINISTRATION	44	3.3

Source: U.S. Census Bureau

## **EXISTING LAND USE METHODOLOGY**

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

1. Low-density residential (1-3 dwelling units per acre)
2. Medium-density residential (4-6 dwelling units per acre)
3. High-density residential (7-10 dwelling units per acre)
4. Public-Quasi-Public (schools, churches, libraries, parks, public buildings, etc.)
5. Mixed Residential Uses

6. Residential Manufactured Homes
7. Limited Commercial (offices, medical clinics, etc.)
8. General Commercial (indoor commercial uses)
9. Highway Commercial (primarily commercial uses with outdoor storage)
10. Light Industrial (uses with little noise, bad odors, or other objectionable characteristics)
11. Heavy Industrial (uses with objectionable characteristics)
12. Agricultural/Open Space

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

In addition to coordinating the land use proposals with other elements of the planning program, preparation of this study largely consisted of two major work elements. The first work element was determining quantities of various land use categories needed to sustain anticipated future city growth through the planning period. The second major work element was selecting areas of the community that were best suited for a particular type of urban activity.

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

The plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, public improvements program and capital improvements budget. The land

use plan map is intended to indicate broad categories of development for general areas of the county. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

## **Methodology**

This section of the Comprehensive Plan was developed using three processes involving plan formulation and evaluation. First, the spatial distribution of Magee's future land uses was made after applying specific locational criteria. Second, the amount of land allocated for future land uses was correlated with the demand for land in the year 2020. Last, a physical plan for future growth was developed, which attempts to use county resources and meet county needs in an effective and efficient manner.

The quantities of land needed to accompany various activities in an urban area depend on a multitude of interrelated factors. The most important of these factors are the composition and the characteristics of the population, the economy of the area and the trends in the density of development. Since all three of these factors are closely related, a change in one will cause a corresponding change in the other two. For example, the density of development is dependent, to a large degree, on raw land and development cost (economic factors). Therefore, if these costs increase, the density of the development usually increases, unless the costs are offset by a corresponding increase in income, sales or other economic factors. Although there are numerous methods and techniques used to forecast demands for the future land uses in urban areas, all of these techniques rely, directly or indirectly, on estimates of these factors. The future land use plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

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

## **Location Criteria**

Locational criteria and guiding principles and standards used in the placement of activities on the land. These principles and standards have evolved over time within the planning profession and are recognized for their universal application. These criteria involve numerous considerations including danger from floods and other health and safety standards, the vulnerability of important environmental processes to urban activities, the proximity of one land use from another in time, distance and cost, the social, economic and environmental compatibility of adjacent land uses, physical characteristics of individual locations and their suitability for development and the

pattern of land values. General principles relating to the location of land uses customarily identify five major functional areas: the work areas, the living areas, the shopping and leisure time areas, the community facility systems and environmentally critical areas of land and water. These principles can be expressed as follows:

1. **Work areas** should be located in convenient proximity to living areas where energy efficient interconnecting transit and thoroughfare routes can be designed to insure easy access back and forth; they should be in convenient proximity to other work areas and where uses incidental to one another have access to interconnecting truck routes. The spatial distribution of work areas should harmonize with intra urban patterns of firm interaction. Heavy concentrating of work areas should be avoided so as to disperse point sources of pollution. Some work areas should be in locations accessible to heavy transportation facilities and large capacity utility lines. Work area locations provide sites adequate in size, economic to develop and attractively situated for the particular uses intended.
2. **Living areas** should be located in convenient proximity to the work and leisure time areas and where there are nearby transit and thoroughfare routes to insure easy access. The spatial configuration of residential communities should take the activity and residential preference patterns of various categories of households into account. Living areas should be in convenient proximity to large open spaces and should include smaller open spaces, with residential areas within easy walking distance of community facilities. They should be located in areas protected from traffic and incompatible uses, in areas which are economic, energy efficient, and attractive to develop, and where desirable residential densities with a range of choice can be insured.
3. **Shopping areas** and entertainment centers such as shopping malls, restaurant areas, cultural centers and educational complexes should be in convenient proximity to living areas. They should be in centrally located areas and on sites adequate for their purposes.
4. **Community facility** systems should be designed around the underlying service-delivery concepts of each such system and its program, with service levels appropriate to the user groups of each facility. Recreational facilities, schools, libraries, medical care facilities, police and fire stations, and other community facilities should be in locations convenient to user groups and on sites economic to develop.
5. **Open space system and environmental protection.** Major parks and large open spaces should be located so as to take advantage of , as well as protect, natural processes and unusual landscape features and to

provide for a variety of outdoor recreational and other activities. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the vicinity. Wooded areas that serve a functional purpose in climate, noise, light and pollution control should be preserved as part of an urban forest and open space system. Vulnerable urban development should not be located in areas of natural hazards to life and property such as floods, slides and unstable soils. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions. Present and future water supply drainage basins should receive only urban development compatible with protection of the water quality.

### **Land Use Plan Map**

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

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

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

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

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

## Explanation of Land Use Categories

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

1. Residential estate
2. Low density residential
3. Medium density residential
4. High density residential
5. Mixed residential uses
6. Mixed residential and commercial uses
7. Residential manufactured homes
8. Limited commercial - office uses, etc.
9. General commercial - indoor commercial uses
10. Highway commercial - outdoor commercial uses
11. Light industrial
12. Heavy industrial
13. Agricultural/rural
14. Flood plains

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

**AGRICULTURAL/RURAL** (White): Maximum development of one residential unit for every three acres.

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years (by the year 2020).

**RESIDENTIAL ESTATE** (light green): Maximum density of one single family detached residential per every two to three acres.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one acre and a minimum floor area of 2,200 square feet. These areas on the Land Use Plan may or may not be served by a municipal sewer system within the next 25 years; therefore, the large lot size is needed to provide ample space for discharge from individual on site wastewater systems.

**LOW DENSITY RESIDENTIAL** (tan): Maximum density of three single family detached residences per acre.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 11,200 square feet).

**MODERATE DENSITY RESIDENTIAL** (gold): Maximum density of five single family detached residential units per acre.

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

**HIGH DENSITY RESIDENTIAL** (orange): Maximum density of ten dwelling units per acre.

This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of carrying higher traffic volumes generated by these higher density residences.

**LIMITED/LOW INTENSITY COMMERCIAL** (light pink): Restricted Commercial

These areas should include: business and professional offices; personal services such as hair styling shops and photographic portrait studios; instructional services such as dance studios; floral shops; and other similar uses that do not generate high vehicular traffic (more than 70 average daily trips per 1,000 square feet of Gross Floor Area) or high noise levels (i.e., exceeding a DNL or average "Day Night Level" of 65 decibels).

**GENERAL COMMERCIAL** (red): Enclosed Commercial Activities Only

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

**HIGHWAY/HIGH INTENSITY COMMERCIAL** (purple): All Commercial Activities

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

**LIMITED INDUSTRIAL** (light gray): Enclosed Industrial Activities Only

This classification includes manufacturing and warehousing uses conducted

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

**HEAVY INDUSTRIAL** (dark gray): All industrial uses, including outdoor  
This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

**PARKS AND OPEN SPACE** (medium green):

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

**PUBLIC/QUASI PUBLIC USES** (dark green):

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

**DOWNTOWN PRESERVATION DISTRICT** (blue):

This land use classification includes the downtown business district as outlined on the Land Use Plan.

**100-FLOODPLAIN/FLOODWAY** (light blue):

These areas are shown on the latest available Federal Insurance Administration “Floodway: Flood Boundary and Floodway Map” as 100-year floodplain (i.e., subject to a one percent change of flooding in any year).

## **RECOMMENDATIONS**

1. Seek to enter into a inter-local agreement with Simpson County to allow Magee to extend zoning jurisdiction one mile beyond the city limits.
2. Adopt an Architectural Review Ordinance to address the appearance of commercial, industrial and multi-family developments.
3. Evaluate and update the current Zoning Ordinance (adopted in 1998) and amend the Official Zoning Map to conform to the new (2009) Land Use Plan.

## CHAPTER III

### TRANSPORTATION PLAN

#### INTRODUCTION

This plan categorizes the streets/roads (highways, arterials, and collectors) in Magee and indicates improvements to many of them. The City of Magee recognizes the important relationship between land uses and transportation. Various community activities such as shopping and employment centers, schools, and high density residential development generate large amounts of traffic. However, it is also true that the construction of major streets will create pressure for more intensive types of development. If designed properly, major traffic arteries connecting focal points or community activities will have better traffic flow and fewer accidents without passing through residential areas. The land use plan is valuable in helping make determinations between land uses and traffic routes.

In 2006 the Metropolitan Planning Organization (MPO) passed a resolution expanding the Metropolitan Planning Area (MPA) boundaries to include Copiah and Simpson counties. The *Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)*, passed by the U.S. Congress in 2005, allows MPO's to expand their MPA boundaries to encompass the entire Metropolitan Statistical Area (MSA). The Office of Management and Budget has expanded the boundaries of the Metropolitan Statistical Area to include Copiah and Simpson counties, primarily as a result of work trip commuting traffic from those counties.

Federal Transportation Planning regulations require that long-range areawide transportation plans be updated every five years in air quality attainment areas, and the areawide transportation plan must include those areas expected to become urban in character or "urbanized" by the horizon date of the plan. Thus, the MPA was expanded in order to permit MPO staff to perform advance planning for Copiah and Simpson counties in anticipation of the ultimate spread of the "urbanized area" to include portions of those counties.

#### Existing Major Roads

The following is a list of major roads:

##### Principal Arterials:

- U.S. Highway 49

Minor Arterials:

- Walter Jones Road
- State Highway 541
- State Highway 28
- Raleigh Drive
- Old Highway 49 (149)
- Airport Road
- Goodwater Road
- 1st Street NE
- Jackson Drive (North Simpson Dr.)
- Hattiesburg Drive
- 13th Street SE
- Siloam Road

Collector Roads:

- Church Road
- Charlie James Road
- Sanatorium Road
- Smith Crossing
- State Highway 545
- Lemie Payne Road
- Old Magee Road
- L.C. McAlpin Road
- 11th Avenue NW
- Elm Avenue
- Oak Avenue
- Maple Avenue
- Goshen Road
- Preston Mangum Road
- 5th Avenue
- McLaurin Drive
- Miss Hester Road
- W.C. Allen Road
- 1st Street NW
- 4th Avenue SW
- Pinola Drive
- Tugwell Road
- Industrial Park Drive
- Yates Road
- McNair Springs Road
- Nub McNair Road
- Siloam Road (south)

## RECOMMENDED TRANSPORTATION IMPROVEMENTS

### Minor Arterials:

1. Connect **State Highway 28W** with **State Highway 28E**.

### Collector Roads:

1. Connect **Old Magee Road** with **Elm Avenue NW**.
2. Straighten sharp curve of **Nub McNair Road** Between **Wolverton Road** and **Siloam Road**.
3. Extend the **Frontage Roads** from **Old Highway 49** to **Goodwater Road**.

### Airport:

The airport runway should be extended to 5,800 feet in order to accommodate corporate jets and other large aircraft that are presently unable to use the airport.

**CHAPTER IV**  
**COMMUNITY FACILITIES PLAN**

**HOUSING**

Table IV-1 shows a breakdown of housing in Magee by type and condition of structure. This information was gathered during the initial land use survey.

**TABLE IV - 1**  
**Residential Structure Count**  
**2008 Existing Land Use Survey**

<b>Structure Type</b>	<b>Count</b>
Sound Structure	1,005
Deteriorated Structure	59
Dilapidated Structure	27
Multi-Family Units	411
Manufactured Homes	137
<b>Total:</b>	<b>1,639*</b>

Source: Central Mississippi Planning and Development District.

\* Total does not include group quarters.

Based upon past trends, the future housing needs of the City of Magee can be forecasted. Based upon these forecast (see Table IV-2) the city will need an additional 557 housing units by 2035. It is expected that the market forces of supply and demand as well as other economic factors such as local employment will dictate when housing is built.

**TABLE IV - 2  
Projected Residential Housing Needs**

<b>YEAR</b>	<b>OCCUPIED HOUSING UNITS</b>	<b>PERSONS PER OCCUPIED HOUSING UNIT</b>	<b>PROJECTED POPULATION</b>	<b>PROJECTED NUMBER OF HOUSING UNITS</b>
<b>1980</b>	<b>1,217</b>	<b>2.9</b>		
<b>1990</b>	<b>1,313</b>	<b>2.7</b>		
<b>2000</b>	<b>1,573</b>	<b>2.7</b>		
<b>2010</b>		<b>2.6</b>	<b>4,530</b>	<b>1,742</b>
<b>2020</b>		<b>2.6</b>	<b>4,914</b>	<b>1,890</b>
<b>2030</b>		<b>2.5</b>	<b>5,298</b>	<b>2,119</b>
<b>2035</b>		<b>2.5</b>	<b>5,490</b>	<b>2,196</b>

Source: U.S. Census Bureau and CMPDD

## **SCHOOLS**

Magee schools are part of the Simpson County School District with the Magee Attendance Zone serving the eastern part of the county and. The Magee Attendance Zone contains approximately 43% of the county's total population. This is important to note because not only do most school-age children in the area attend the Magee schools, which include Magee Elementary, Middle and High School, but the general populace of that area also utilize other public facilities such as parks, ballfields and the Magee Library.

Recent additions to the Magee schools include a new building at the high school that provides sixteen (16) additional classrooms. It is expected that as growth occurs and enrollment increases, the school district will add the necessary infrastructure to ensure needed accommodations are provided.



FIGURE 5: MAGEE HIGH SCHOOL

## FIRE PROTECTION

From a study of pertinent conditions and performance records over many years, certain fire protection standards have been developed. For each deviation from these standards, deficiency points are assigned, the number depending upon the importance of the item and degree of deviation. The total number of deficiency points charged against a county or municipality determines the relative classification -- one through ten. Table IV-5 shows the fire protection "features" considered by the Mississippi State Rating Bureau in classifying a municipal or county fire protection system. Table IV-6 indicates the Mississippi State Rating Bureau classifications assigned based on accumulated points of deficiency. The City of Magee has a current fire rating of six (6).

**TABLE IV- 3  
RELATIVE VALUES AND MAXIMUM DEFICIENCY POINTS**

<b>FEATURE</b>	<b>PERCENT</b>	<b>POINTS</b>
Water Supply	39%	1,950
Fire Department	39%	1,950
Fire Service Communications	9%	450
Fire Safety Control	13%	650
<b>Total</b>	<b>100%</b>	<b>5,000</b>

**TABLE IV- 4  
RELATIVE CLASS AS DETERMINED BY POINTS OF DEFICIENCY**

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

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

The City of Magee has one fire station located at 301 Main Avenue North. The current station was built in 1973 with a major addition added in 1990. The department utilizes thirty-one (31) volunteers and one (1) full time employee to serve the southeast corner of Simpson County encompassing 144 square miles. Vehicles in service include two

(2) 1,500 gpm pumper trucks, two (2) 1,250 gpm pumper trucks, one (1) 3,000 gallon capacity tanker truck, one (1) heavy rescue truck, one (1) Dodge pickup truck and one (1) ATV that is used for fighting brush fires.

Plans for the fire department include maintaining or improving the current fire rating, keeping pace with the expanding commercial and industrial development in and around Magee, adding an aerial apparatus and expanding the fire prevention program with additional inspections, plan reviews and educational programs. Future plans also include adding additional manpower and fire stations as needed due to growth of the community.



FIGURE 6: MAGEE FIRE STATION

## **POLICE DEPARTMENT**

The Magee Police Department employs the Chief of Police, nine (9) patrol officers, one (1) investigator, one (1) K-9/Narcotics officer, four (4) full time dispatchers, four (4) part time dispatchers, seven (7) part time officers. The current police station is 7,054 square feet and has adequate office space. There is a need for additional jail space as well as two (2) additional jailers. Also, additional parking space is needed due to storage of seized vehicles. As annexations occur along with development, there will be a need to add additional personnel and vehicles.

## **PARKS AND RECREATIONAL FACILITIES**

### Introduction and Methodology

As with other sections of this Public Facilities Plan, the approach taken in the evaluation of Magee's needs in terms of parks/recreational facilities and open space is to apply accepted standards to the current supply and projected 2035 needs. The 2035 needs are based upon the population forecast prepared by Central Mississippi Planning and Development District. In this case, the standards used are contained in the Mississippi State Comprehensive Outdoor recreation Plan (SCORP). SCORP contains "prototype standards" for various classifications of parks and facilities, and these prototype standards are based upon acres or units needed for every 1,000 persons.

Population forecast for the Magee Attendance Zone, as described in the "Schools" section, are used to determine public need/demand for parks/recreational facility and open space based upon the SCORP standards. According to the 2000 U.S. Census the Magee Attendance Zone contains approximately 43% of the county's total population. Based on the assumption that the percent of the county's population represented by the Magee Attendance Zone will remain the same, the population forecast for 2035 is 15,738 persons.

### Prototype Standards

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

The prototype standards for other SCORP classifications are as follows:

#### Neighborhood Parks

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

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

Minimum Population Served: 5,000

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

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

Optimum Size: 5 to 7 acres.

Population Served: All ages.

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

### Community Playfields

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

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

Minimum Population Served: 10,000

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

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

Optimum Size: 10 to 15 acres

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

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

## Major Community Parks

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

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

Minimum Population Served: 20,000

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

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

Optimum Size: 24 to 40 acres.

Population Served: All ages.

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

Single or Special Purpose Facilities:

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

Facilities and Standard per 1,000 persons:

- Baseball diamonds: (regulation 90 feet) 1 for every 6,000 persons
- Softball diamonds: 1 for every 3,000 persons.
- Tennis courts: (best in battery of four) 1 court for every 2,000 persons
- Soccer fields: 1 for every 4,000 persons
- Basketball courts: 1 for every 1,000 persons
- Swimming pools (25 yard): 1 for every 10,000 persons

Swimming pools (50 yard): 1 for every 30,000 persons

- Neighborhood centers: 1 for every 10,000 persons  
Community centers: 1 for every 25,000 persons
- Golf courses (18 hole): 1 for every 25,000 persons
- Walking/bicycle trails: 1 for every 5,000 persons

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

Population served: All ages.

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

### Urban Greenspace or Open Space

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

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

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

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

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

Population Served: All ages.

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

easements such as electrical powerline or gasline easements (a “linear park”).

## Regional Parks

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

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

Minimum Population: 50,000.

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

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

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

Population Served: All ages.

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

## Findings and Recommendations

Table IV-11 depicts estimates of the year 2035 demand for recreational areas and facilities for the Magee school attendance zone, which is used as the service area. These estimated needs are based on the SCORP prototype standards and are guidelines only. Each community is unique in its recreational focus and needs.

Currently the city has two city parks that include eight (8) baseball/softball fields. One (1) pee-wee football field, six (6) tennis courts and a one (1) acre playground. Under construction are four (4) softball fields, a high-school size baseball field and a football/soccer field. There is also a 1,250 square foot meeting area on top of the concession area at the park. Plans are to duplicate the meeting and concession area at McNair Springs Park. The city also has a 2,500 square foot civic center in the rear of the Library and a 4,000 square foot community house.

Plans are to re-work three (3) tennis courts at City Park and add a new playground. A one (1) mile walking trail is also planned that will connect the two recreational

complexes.

Although not city-owned, the YMCA provides areas for soccer, T-ball, basketball and swimming pool and daycare.



FIGURE 7: MAGEE SPORTSPLEX

**TABLE IV- 5  
CURRENT AND FUTURE DEMAND FOR RECREATION AREAS AND FACILITIES**

Type Area/Facility	2000 Population	Service Population	2000 Demand	2035 Population	Service Population	2035 Demand
Playlots	11,912	500	23	15,738	500	31
Neighborhood Playgrounds	11,912	2,500	4	15,738	2,500	6
Neighborhood Parks	11,912	5,000	2	15,738	5,000	3
Community Playfields	11,912	10,000	1	15,738	10,000	1
Baseball Diamonds	11,912	4,000	2	15,738	4,000	3
Softball Diamonds	11,912	2,000	5	15,738	2,000	7
Tennis Courts	11,912	2,000	5	15,738	2,000	7
Soccer Fields	11,912	4,000	2	15,738	4,000	3
Basketball Courts	11,912	1,000	11	15,738	1,000	15
Swimming Pools (25 yard)	11,912	10,000	1	15,738	10,000	1
Neighborhood Centers	11,912	10,000	1	15,738	10,000	1
Jogging Trails	11,912	5,000	2	15,738	5,000	3
Urban Greenspace/Open Space (acres)	11,912	1,000	11	15,738	1,000	15

SOURCE: Central Mississippi Planning and Development District

## **LIBRARY**

The City of Magee Library is located at 120 1<sup>st</sup> Street NW. It was constructed in 1975. The building is owned and maintained by the City of Magee. The City also contributes to the Central Mississippi Regional Library System (CMRLS).

The Public Library in Magee contains a current book stock of 25,357 books. The current circulation is 6,181. The library also has 7 public computers. Further, the facility consists of 6,500 square feet of floor space.

Current and future needs include additional building space, parking, complete new flooring throughout, repair roofing, improved lighting, expansion of computer program and addition of study rooms.

## **CITY HALL**

The City Hall was constructed in 1960 and renovated in 1993. It is located 123 Main Avenue North. The 5,200 square foot city hall includes offices for the mayor, city clerk, building official, building and maintenance officer, director of zoning and recreation, assistant director of recreation, four (4) deputy clerks and one (1) part time clerk. City Hall also has boardroom the doubles as a courtroom.

Currently there is a need for additional interior space as well as parking. As the city continues to grow in size geographically as well as in population, it is anticipated that additional personnel will be added further increasing the need for additional space.



FIGURE 8: MAGEE CITY HALL

## **WATER SUPPLY AND SEWAGE DISPOSAL**

Currently the city has a 750,000 gallon capacity in elevated water tanks and 181,000 gallon in clear wells. The system is operating five (5) water wells with 3,352 customers on the system. The system operates below capacity and can accommodate additional development.

The sewage disposal system operates on three (3) lift stations. Lift station #3 will need

improvements to be able to serve additional development. Also there is a need to add generators to power the lift stations and water wells during emergency power outages.



FIGURE 9: WATER TANK #2