

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/town government. City/town officials recognize the importance of planning in making effective decisions concerning the city/towns 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, and utilities and drainage.

HOW TO USE THIS PLAN

Overview

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

Community planning does not attempt to replace market forces of supply, demand, and price, but to shape and channel market forces by establishing certain rules for development and conservation. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases.

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

The governing authority to have written, consistent policies about how the community should develop uses the goals and objectives element section of the plan. 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 ordinances, subdivision regulating, capital improvements program and budget, the official map, and development plans), and 2) other measures which routinely require legislative approval (re-zoning cases, special use permits/special exceptions/conditional use permits, variance applications, subdivision plats, street closing, site acquisitions, and public works projects). For both types the plan should at least be consulted to see if the plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the plan may not indicate what action to take, nor will it answer all the questions, which come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide, which has the force of law in many communities.

Use of the plan

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

Usually, a re-zoning's conformance or nonconformance can be quickly established by looking at the land use plan map. The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision making guide.

Arbitrarily drawn land use boundaries can make it difficult to determine into which map section a particular piece of property falls. If an applicant's property falls on or near the boundary between a conforming and a nonconforming land use category on the land use plan, the applicant should make a case that his particular proposal is consistent with the plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and the text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.

Nonconformance to the Plan and Plan Amendments

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

All development proposals, as well as proposed re-zoning, shall not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each element of the plan. The goals, objectives, and policies would be checked against the proposal to determine if there are any conflicts. The Land Use Plan must be checked to see if the proposed re-zoning is in line with the designated land use category. For example, if a proposed re-zoning to a multi-family district is indicated, then the Land Use Plan must show a high-density classification for that site. The proposed re-zoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

Implementation Devices

Once the plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans: zoning ordinances, subdivision regulations, and capital improvements program. 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 growth management. This is the concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of re-zoning. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

CHAPTER I

GOALS AND OBJECTIVES

Goals and Objectives is the cornerstone of the urban planning process and form the framework for public decision making. The following are the Goals and Objectives for the Town of Terry and the surrounding “study area”:

RESIDENTIAL DEVELOPMENT

GOALS:

- (1) To permit the future placement of manufactured homes ONLY in manufactured home parks or manufactured home subdivisions that meet the development standards of the Town of Terry.
- (2) To promote development of well designed single-family detached residential subdivisions, duplexes or two unit townhouses, and multiple-family residential (three or more families living independently of each other in a single building) in areas protected from incompatible land uses.
- (3) To permit new high density residential uses to be developed only when the Mayor and Board of Aldermen determine that the existing water and sewer system of the Town can meet the additional demand imposed by such uses; and further only when it has been determined from a review of the site plans for such uses that adequate provision has been made for storm water runoff with reference to both the effects on the multiple-family site and adjacent properties.
- (4) To require adequate open space in conjunction with all residential uses in order to prevent overcrowding and provide sufficient light and air.
- (5) To provide recreational opportunities in close proximity to all residential areas.
- (6) To provide subdivisions for starter homes, mid-level income homes, and Residential Estate homes.
- (7) To provide an area set aside for high density residential uses (i.e., those residential uses containing more than six units per gross acre) to be developed in areas suitable for this type of development and generated traffic flows.
- (8) Provide water and sewer services for the entire town and then plan extension of these services to areas that may be annexed in the future.

- (9) Preserve the downtown area of the Town of Terry in a way that complements the town and its surrounding homes.
- (10) To preserve the character of the Downtown District of Terry by preventing the location of inappropriate land uses throughout the District and prohibiting incompatible architectural design and materials throughout the District.
- (11) To designate the boundaries of a Central Business District, and to create a zoning district with restricted commercial uses.

OBJECTIVES:

- (1) To prevent through adoption of a Land Use Plan and a required site plan review, the location of high density residential immediately adjacent to single-family residences, UNLESS proper buffering is provided in the form of wide set-backs (at least fifty feet) 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.
- (2) To permit "Moderate Density" (4-6 units per acre) single-family detached residential development to occur in selected areas of the Town of Terry, so that lower income families can afford suitable housing. This would permit single-family houses to be built on lots having 8,000 square feet or more.
- (3) To establish lot minimums for areas designated for Residential Estate (three or more acres), as well as areas that are set for one to two acre minimums.
- (5) To prescribe land uses in the Zoning Ordinance, which are compatible with the character of the area.

COMMERCIAL DEVELOPMENT

GOALS:

- (1) To promote development of well-designed, attractive commercial uses in areas of the Town of Terry that are suitable for and compatible with the particular use proposed.
- (2) To preserve the historic structures and style of the Town of Terry.
- (3) To provide for safe, efficient traffic access to commercial areas and sufficient off street parking for all commercial uses.

- (4) To promote the commercial areas along the frontage road of Interstate 55 to the North and to the South of Terry.
- (5) To require a site plan review with landscaping and architectural plans to ensure the consistent development of the Town of Terry.
- (6) To develop sign regulations which allow merchants to convey their message to customers without creating traffic safety hazards or becoming garish.
- (7) To provide all businesses with water and sewer.

OBJECTIVES:

- (1) To segregate commercial uses on the Land Use Plan by intensity level. Commercial uses that involve outdoor uses and noise should be located well away from ALL residential uses. Examples include but are not limited too: auto, truck and heavy equipment sales and service; manufactured home sales; outdoor recreational enterprise such as amusement parks; truck stops; and any commercial use that involves the display or storage of large materials or goods out-of-doors.
- (2) To permit outdoor commercial activities to be established in the Town of Terry only under strict development standards, such as wide setbacks, screening, access control, etc... and only when the proposed use is compatible with surrounding uses.
- (3) To require wide set-backs (at least fifty feet) of new commercial uses bordering single-family residential uses. Proper screening and landscaping should be required in these set-backs to prevent interference with residential day-to-day activities.
- (4) To develop commercial activities in the Town of Terry that will benefit the economic growth of the town as a whole.
- (5) To develop new vehicular access control regulations and review off-street parking requirements.
- (6) To eliminate temporary changeable copy signs (“trailer signs”) and permit only permanent signs, NO hand painted signs, only professionally crafted signs.
- (7) Bring in commercial business that has the opportunity to give better quality and number of jobs to the Town of Terry and its citizens.

PARKS AND OPEN SPACE

GOALS:

- (1) To develop parks and open space in accordance with the prototype standards specified in the Mississippi State Comprehensive Outdoor Recreation Plan (SCORP) to insure that the long-range open space and recreational needs of the citizens of Terry are met.
- (2) To develop the community parks in the Town of Terry in a way that is beneficial to the residents based on the participation and age of the people who participate in each.

OBJECTIVES:

- (1) To develop the parks in the Town of Terry in a manner that would best serve the majority of the town due to the lack of funding, from the tax base, for the park and recreational services for the town and its citizens.
- (2) To search for potential grants or funding for the Town of Terry and the renovation and upgrading of the towns park system.

INDUSTRIAL DEVELOPMENT

GOALS:

- (1) To develop and expand Terry's industrial base, focusing on recruitment of non-polluting "indoor" type industries, where the manufacturing and warehousing activity is conducted with little evidence of industrial activity off the premises other than freight operations.
- (3) Develop industries in the Town of Terry that will bring more potential jobs to its citizens.

OBJECTIVES:

- (1) To restrict development along Interstate 55 to limited "indoor"-type industrial/warehousing activities; this is the Town of Terry's future front door and it should be planned to enhance the image of the City, not to detract from it.
- (2) To restrict "heavy" industrial development (where some or all of the activity associated with the industry is conducted outside of enclosed structures with much off-premise evidence of manufacturing activity) to areas that have been zoned for this "heavy"-type industrial development.

TRANSPORTATION

GOAL:

- (1) To provide an efficient and a safe street system which will meet the travel demands of motorist by implementing traffic operational improvements and major street projects, such as widening of thoroughfares and construction of new streets where needed.

OBJECTIVES:

- (1) To construct left turn lanes in the future for Cunningham Street, Tank Road and Green Gable Road if residential and commercial development occurs as depicted on the Land Use Plan.
- (2) To reconstruct Old Highway 51; and to overlay Moncure-Marble Road (Mississippi Highway 473) and U. S. Highway 51.

RADIO/CELLULAR TOWERS

GOALS:

- (1) No building of cellular and/or radio towers shall be permitted in the Town of Terry until the areas designated for such usage can no longer handle or support the additional demand.
- (2) If new cellular towers and/or radio towers are to be erected, then fall down or tower collapse footage should be addressed. Towers must be erected to stand and sustain themselves without the use of guide lines or guide wires.

OBJECTIVE:

To ensure the safety of the citizens of Terry and to help keep the beauty and tranquility of the Town of Terry.

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/town grows and may be amended at any time following the necessary public hearings.

POPULATION ESTIMATES AND PROJECTIONS

Table II-1 contains population counts, estimates, and projections for the Town of Terry. These projections are in ten-year increments from 1990 to the Comprehensive Plan target year 2030. The projections for the Town were generated using a linear regression technique. The projections assume that past growth trends will continue into the future. They do not assume that this growth will be confined to within the town limits. Naturally, as the town grows, the geographic area considered being a part of the town would grow.

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

YEAR	1990	2000\ 2002(2)	2005	2010	2015	2020	2025	2030
Town of Terry (1)	613	664/ 674	976 (3)	1,096	1,216	1,336	1,456	1,576
Terry Study Area	4,667	5,554	5,989	6,431	6,866	7,308	7,740	8,185

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

- (1) Presently incorporated area only
- (2) A Census Bureau estimate for 2002 indicated a population of 674 persons residing in Terry
- (3) Assumes complete build-out of two new residential subdivisions proposed in 2002-2003: the "Owens and Chapman" subdivision (no official name at press time); and Terry Park. At complete build-out these subdivisions will include approximately 120 new homes. At an average number of persons per dwelling unit of 2.52 persons per unit based upon the 2000 Census, an additional 302 persons will reside in these subdivisions by 2005. Hence, 302 additional persons residing in Terry by 2005 will result in a population of 976 (674 plus 302).

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 Terry 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
2. Moderate density residential
3. High density residential
4. Residential manufactured homes
5. Low intensity commercial – office uses, etc.
6. General commercial – indoor commercial uses
7. High intensity commercial – outdoor commercial uses
8. Limited industrial
9. Heavy industrial
10. Agricultural/rural
11. Public/Quasi-public
12. Parks and open space

The Existing Land Use map shows present land use patterns and provides a basis for the development of the Land Use Plan and Zoning map.

THE LAND USE PLAN

Overview

The land use plan represents a composite of all the elements of the planning program. With this context, the plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community.

The land use plan should be used primarily as a general and long-range policy guide to decisions concerning future land development. The adoption of these policies by the 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 town. Although the land use forecasts are for 2- to 25 years into the future, the life expectancy of the land use plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the plan every five years.

The plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations and other implementation documents, it does carry some legal weight.

The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the public improvements program, and capital improvements budget. The land use plan map is intended to indicate broad categories of development for general areas of the town. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

Land Use Plan Map

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

1. How many 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 the typical relationships between various types of districts?
5. Where should the various districts be located, in general?
6. Where should the exact boundary lines of each district run?

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

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

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

Explanation of Land Use Categories

The 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 (see pocket in back of this document):

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 have sewer service within the next 27 years (by the year 2030).

Residential Estate (light green): Maximum density of one single family detached residential per every two acres.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of two acres. These areas on the Land Use Plan *may or may not be served by a municipal sewer system* within the next 27 years; therefore, the large lot size is needed to provide ample space for discharge from individual on site wastewater systems.

Low Density Residential (yellow): Maximum density of 3 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 12,000 square feet). These areas are either presently served by a municipal sewer system or are expected to have sewer service by 2030.

Moderate Density Residential (tan): Maximum density between 3.1 single-family detached residential units per acre to 9.99 units per acre

This land use classification allows the development of single family detached dwellings on moderate size lots (minimum lot size of 8,000 square feet). This classification on the Land Use Plan includes existing small lots that were platted many years ago. Some of the Moderate Density Residential areas shown on the Land Use Plan are served by the Terry sewer system and some are not. ***Where sewer service is not provided to these areas, the Town should include plans to extend service to them in the future as they are annexed. This classification is intended to prevent the future subdivision of any land classified as moderate density residential usage into lots that are less than 8,000 square feet.***

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. Existing apartment complexes are shown on the Land Use Plan.

Manufactured Homes (brown)

Although there are presently individual manufactured homes inside and outside the Terry corporate limits, no manufactured homes are shown on the Land Use Plan. Under a Zoning Ordinance that would be based upon the Land Use Plan, manufactured homes existing at the time of adoption of a Zoning Ordinance would be permitted to remain (as non-conforming uses). After the effective date of the Zoning Ordinance, no manufactured home could be placed inside the corporate limits unless it is located in a manufactured home park or manufactured home subdivision, *which would require an amendment to the Land Use Plan.*

Mixed Use (light pink): Terry Central Business District

This is the eight-block area along Cunningham Avenue that is the Terry Central Business District. This area of town encompasses a mixture of residential, commercial, and public/quasi-public land uses. The only types of commercial uses this area are those where the business is *completely enclosed*, such as offices, retail shops, and full-service restaurants (no fast food restaurants).

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 includes shopping centers as well as independent commercial uses.

High Intensity Commercial (purple): All Commercial Activities.

This classification encompasses all types of commercial uses, including outdoor commercial activities, such as vehicular sales.

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 parts of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

Public/Quasi-Public (dark green):

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

Parks and Open Spaces (light green):

This land use classification includes all existing or proposed parks and open space areas that are intended to buffer commercial uses from adjoining residential uses; these buffer areas should remain open and be landscaped.

100 Year-Flood Plain (light blue):

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

Flood Way (turquoise):

These areas are actual creek channels or areas needed to convey water under normal conditions.

RECOMMENDATIONS

1. The Town of Terry should prepare a new Zoning Ordinance.
2. Establish a Terry Central Business District.
3. Seek to enter into inter-local agreement with Hinds County to allow Terry to extend zoning jurisdiction at least one mile beyond the Town Limits.

CHAPTER III

TRANSPORTATION PLAN

INTRODUCTION

According to Section 17-1-1 of the Mississippi Code, the Transportation Plan must include a Thoroughfares Plan “---depicting in map form the proposed streets, roads, and highways for the area encompassed by the Land Use Plan and for the same time period as covered by the Land Use Plan. Functional classifications shall consist of arterial, collector, and local streets---and these functional classifications shall be defined as to right-of-way and surface width requirements; *these requirements shall be based upon traffic projections.*”

Concurrently with preparation of the Land Use Plan for the Terry study area, the Central Mississippi Planning and Development District developed a Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of 2030. According to the Federal Highway Administration (FHWA), “functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide” (Highway Functional Classification, U.S. Department of Transportation, July, 1974).

The following are Federal Highway Administration definitions of each classification; functional classifications for the Terry Study Area are shown on the Land Use Plan/ Thoroughfares Plan in the pocket in the back of this document:

1. Interstate Highway (light blue): This system of Interstates is considered a full controlled access Freeway.
2. Principal Arterials (red): This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.
3. Minor Arterials (green): The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and contains facilities that place more emphasis on land access than the principal arterial system.
4. Collectors (purple): The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas, it distributes trips from arterials to their ultimate destinations.

ROAD SURFACE MANAGEMENT SYSTEM

The map on the next page includes recommendations for maintenance or repair of the streets, roads and highways in the Terry Study Area that are functionally classified as collectors, minor arterials, or principal arterials (see Land Use Plan/ Thoroughfares Plan map). All roadways with these classifications were surveyed and processed through a Road Surface Management System by the Central Mississippi Planning and Development District. The Road Surface Management System is used by Rankin County, Madison County, and Hinds County for input on the different types of distress that the Functional Class Roads are currently facing. The Road Surface Management System allows a municipality or county to review the condition of their roadways and to perform maintenance or repairs based upon the condition of the roadway.

The maintenance/ repair strategies are as follows:

- **Routine Maintenance (blue):** crack sealing, patching; recommended for roads in reasonably good condition; this is usually the most cost-effective use of funds.
- **Preventive Maintenance (green):** micro seal, chip seal, slurry seal, sand seal; this is a recommended action to stop deterioration before it becomes a serious problem.
- **Rehabilitation (light blue):** includes 1 or 2 inch overlays. Funding for completion of these major projects may depend upon long range planning (for example, if the roadway is to be widened in the near future).
- **Reconstruction (red):** total reconstruction of the road from the base material to the surface material (recommended for failed pavement).
- **Deferred Action (yellow):** recommended for roadways that are beyond the point where preventative maintenance will be effective, but the roadway has not yet deteriorated to the point of needing rehabilitation.

PROPOSED ROADWAY IMPROVEMENTS

Based upon the Land Use Plan, the CMPDD staff performed traffic projections for streets, roads and highways in the Terry study area that are classified as principal arterial, minor arterial or collector (see Land Use Plan/ Thoroughfares Plan map in the back of this document). These traffic projections were made assuming a *25% build-out of adjacent land uses* shown on the Land Use Plan, except for Cunningham Street where a *100% build-out* of adjacent land uses is assumed.

Table III-1 depicts the generalized traffic capacities for each roadway classification. Table III-2 below reflects traffic projections for the target year of 2030, the most recent traffic counts conducted by the Mississippi Department of Transportation for those same

INSERT ROAD SURFACE MANAGEMENT SYSTEM MAP HERE

roadways and proposed improvements to those roadways based upon the traffic projections and the Road Surface Management System surveys conducted by the CMPDD staff. The proposed roadway improvements were derived, in part, by determining where traffic capacity deficiencies are likely to occur *by the year 2030 or before* based on the Land Use Plan in Chapter II.

**TABLE III-1
GENERALIZED ROADWAY CAPACITIES**

Functional Classification	24-Hour Capacity
Arterial Streets:	
2 lane (without left turn lanes)	11,000
2 lane (with left turn lanes)	15,000
4 lane undivided	23,000
4 lane divided	27,000
Collector Streets:	
2 lane (without left turn lanes)	10,000
2 lane (with turn lanes)	12,000
4 lane undivided	20,000
4 lane divided	24,000

Source: *2020 Jackson Urbanized Area Transportation Plan, CMPDD, 1997*

Minimum Rights-of-Way and Surface Width Requirements

Minimum right-of-way and surface width requirements for each roadway functional classification are as follows (see Land Use Plan/ Thoroughfares Plan map in the pocket in the back of this report):

Principal Arterial (Red): Where four basic lanes (with or without turn lanes) are needed: 48 foot surface width or more; minimum of 100 feet of right-of-way

Minor Arterial (Green): Generally, 3-12 foot lanes; minimum of 70 feet of right-of-way

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

Local (No color): 2 lanes with widths as prescribed by Subdivision Regulations;
 minimum of 50 feet of right-of-way

**TABLE III-2
 TERRY THOROUGHFARES PLAN
 PROPOSED ROADWAY IMPROVEMENTS**

Street, Road or Highway	2001 Average Daily Traffic	2030 Traffic Projection	Proposed Improvements
Moncure Marble Road	1,200	5,000	Crack sealing, patching; or 1 or 2 inch overlay (if funds available)
Tank Road	1,300	13,200	Construct left turn lanes on east and west sides of I-55; crack sealing, patching, micro seal or chip seal
Lebanon Pine Grove Road	860	5,120	Crack sealing, patching, micro seal or chip seal
Old Highway 51	1,900	6,200	Total reconstruction of road from base material to surface material
U. S. Highway 51	630	6,240	Crack sealing, patching; or 1 or 2 inch overlay (if funds available)
Cunningham Street	5,100	14,190	Construct left turn lanes; micro seal, chip seal
Green Gable Road	No recent count available	10,425	Not on CMPDD Pavement Management System inventory; construct left turn lanes to serve commercial and residential development
Volley-Campbell Road	No recent count available	5,610	Not on CMPDD Pavement Management System inventory; no improvements recommended

Sources: 2001 Traffic Counts: Mississippi Department of Transportation; 2030 Traffic Projections: CMPDD

CHAPTER IV

PUBLIC FACILITIES PLAN

SECTION 1 – HOUSING

Present Corporate Limits-Housing Needs

The housing needs of the Terry Study area were analyzed based on CMPDD's population and housing projections. These projections are detailed in Chapter 2. Assuming that two new residential subdivision plats that have been recently approved by the Mayor and Board of Aldermen are built out by 2005, Terry's population could increase by 300 persons by that time. Table IV-1 below assumes that these two subdivisions will be built out and that additional housing will be needed in the existing corporate limits by 2010 and beyond.

**TABLE IV – 1
PROJECTED HOUSING UNITS FOR THE TOWN OF TERRY
1990 – 2030**

YEAR	POPULATION OF TERRY	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION OF TERRY	PROJECTED HOUSING NEED (TOTAL DWELING UNITS)
1990	613	237	2.59			
2000	664	263	2.52			
2010				2.47	1,096	443
2020				2.43	1,336	549
2030				2.40	1,576	656

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

Entire Terry Study Area-Housing Needs

Outside the present corporate limits, the demand for housing is also expected to increase. Table IV-2 reflects the projected population of the entire study area, including the presently incorporated municipality, and the anticipated housing demand.

**TABLE IV – 2
PROJECTED HOUSING UNITS FOR
THE STUDY AREA OF TERRY
1990 – 2030**

YEAR	POPULATION OF THE STUDY AREA OF TERRY	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION OF THE STUDY AREA OF TERRY	PROJECTED HOUSING NEED (IN DWELLING UNITS)
1990	4,667	1,657	2.82			
2000	5,554	1,995	2.78			
2010				2.82	6,431	2,333
2020				2.74	7,308	2,671
2030				2.72	8,185	3,009

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

SECTION 2 – PUBLIC SCHOOLS

Introduction

The school located in the Terry Study area is Terry High School. This school is part of the Hinds County School District. The School District is made up of the following schools: Byram Middle, Carver Middle, Garry Road Elementary, Gary Road Intermediate, Utica Elementary, Terry High, Raymond High, Raymond Elementary, Bolton – Edwards Elementary, and Hinds County AHS. This section reflects enrollment figures and projections, number of available classrooms, and projected needs for classroom space. Table IV – 3 depicts the enrollment figures for Terry High School from school year 1996 through 2001.

**TABLE IV – 3
TERRY STUDY AREA
PUBLIC SCHOOLS**

SCHOOL	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001
TERRY HIGH SCHOOL	819	862	930	971	959

Source: The State Department of Education and the Hinds County School District

Methodology, Findings and Recommendations

The Terry High School shows an increase in enrollment from school year 1996 to 2001. These increasing figures are justifiable due to the High School drawing students from outside of the Terry Study Area, and the growth of the surrounding areas. This comparison, used as a percentage, was then applied to the projected population to determine the estimated number of students that will be enrolled in school in and around the Terry Study Area, in five-year increments up to the year 2030. This assumes that the children who live in and around the Terry Study Area will attend the Terry High School. See Table IV – 4 for the enrollment projections.

**TABLE IV – 4
TERRY STUDY AREA
PUBLIC SCHOOL ENROLLMENT PROJECTIONS**

YEAR	POPULATION PROJECTIONS FOR THE TERRY STUDY AREA	PROJECTED ENROLLMENT FOR TERRY HIGH SCHOOL
2005	5,954	1,099
2010	6,431	1,239
2015	6,866	1,379
2020	7,308	1,519
2025	7,747	1,659
2030	8,185	1,799

Once the number of students was projected, that number was compared to the ratio of approximately one classroom for every 25 students to determine the projected classroom need. Table IV – 6 reflects the projected classroom needs for Terry High School based upon that ratio.

**TABLE IV – 5
TERRY HIGH SCHOOL
PROJECTED CLASSROOM NEED**

YEAR	2000	2005	2010	2015	2020	2025	2030
PROJECTED ENROLLMENT	971	1,099	1,239	1,379	1,519	1,659	1,799
PROJECTED SURPLUS/DEFICIT OF CLASSROOMS	51	+7	+1	-4	-10	-15	-21

Source: Central Mississippi Planning and Development District.

Using current ratios, the projected enrollment figures were broken down to show the number of students projected to attend Terry High School and the total number of classrooms that Terry High School will need in the future. The (+) sign shows a surplus or abundance of classroom space and the (-) sign shows a deficit or need for classroom space. Using the twenty-five (25) students per classroom ratio, CMPDD has calculated the following projections for classroom need. By the (SY) 2005 Terry High School will have a surplus of seven (7) classrooms. This number will diminish to a surplus of one (1) classroom by the (SY) 2010. In (SY) 2015 the classroom need deficit will be standing at four (4) classrooms needed. In (SY) 2020 the need for classroom space will rise to ten (10) classrooms needed. In the (SY) 2025 the need for classrooms will rise to fifteen (15) classrooms needed. In (SY) 2030 the deficit of classroom space will rise to twenty-

one (21) classrooms that will be needed for Terry High School. This classroom need is based on the Hinds County School District standards for classroom size.

SECTION 3 – PARKS AND RECREATIONAL FACILITIES:

Introduction and Methodology

As with other sections of this *Public Facilities plan*, the approach taken in the evaluation of the needs of the Town of Terry and the Terry's Study Area in terms of parks/recreational facilities and open space is to apply accepted standards to the current supply and projected 2030 needs. The 2030 needs are based upon the population projections prepared by Central Mississippi Planning and Development District. In this case, the standards used are contained in the *Mississippi State Comprehensive Outdoor Recreation Plan* (SCORP), which was updated by the Mississippi Research and Development Center in 1990. 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.

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 city's needs for playlots and neighborhood playgrounds will be met through the use of the public school facilities.

The prototype standards for the other SCORP classification 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 out-door 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 including 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 provides facilities for both intensive 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 and unusual land feature such as flood plains, rivers, or lakes. In rural areas, a major community park may be a county park.

Single or Special Purpose Facility:

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

Basketball courts: 1 for every 1,000 persons

Swimming pools (25 yard): 1 for every 10,000 persons

Swimming pools (50 meter): 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 Green Space or Open Space

Description: Urban green space 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 green space or open space can include various possibilities and combinations such as natural wooded or open lands (fields), flood plains, river corridors, stream banks, parkways, street medians and shoulder ways, areas around public buildings, town squares, etc. Improvements may include bicycle trails and bicycle racks, hiking or nature trails, bridle trails.

Acres per 1,000 persons: .75 to 1 acre 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 green space 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 power-line or gas-line 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 systems, scenic drives, campgrounds, water areas for swimming, fishing and boating, golf courses, concession and sanitary facilities, athletic complexes, sports fields, single/special purposes facilities, and parking.

Minimum Population: 50,000.

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

Service Area: Multiple counties, 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.

Table IV – 9 depicts current demand and estimates for the year 2030 for recreational areas and facilities for the Town of Terry.

**TABLE IV – 9
TOWN OF TERRY
CURRENT AND PROJECTED DEMAND
FOR RECREATION AREAS AND FACILITIES**

TYPE AREA/FACILITY	CURRENT POPULATION	SERVICE POPULATION	CURRENT DEMAND	2030 PROJECTED POPULATION	2030 PROJECTED DEMAND
Neighborhood Parks	664	5,000	1	1,576	1
Community Playfields	664	10,000	1	1,576	1
Baseball Diamonds	664	6,000	1	1,576	1
Softball Diamonds	664	3,000	1	1,576	1
Tennis Courts	664	2,000	1	1,576	1
Soccer Fields	664	4,000	1	1,576	1
Basketball Courts	664	1,000	1	1,576	1
Swimming Pools (50 meters)	664	30,000	1	1,576	1
Jogging Trails	664	5,000	1	1,576	1

Sources: Central Mississippi Planning and Development District
Mississippi State Comprehensive Outdoor Recreation Plan, 1990

Table IV – 10 on the next page reflects the Terry Study Area current and future demand for recreational areas and facilities.

**TABLE IV – 10
THE TERRY STUDY AREA
CURRENT AND FUTURE DEMAND
FOR RECREATION AREAS AND FACILITIES**

TYPE AREA/FACILITY	CURRENT POPULATION	SERVICE POPULATION	CURRENT DEMAND	2030 PROJECTED POPULATION	2030 PROJECTED DEMAND
Neighborhood Parks	5,554	5,000	1	8,185	2
Community Playfields	5,554	10,000	1	8,185	1
Baseball Diamonds	5,554	6,000	1	8,185	2
Softball Diamonds	5,554	3,000	1	8,185	2
Tennis Courts	5,554	2,000	2	8,185	4
Soccer Fields	5,554	4,000	1	8,185	2
Basketball Courts	5,554	1,000	5	8,185	8
Swimming Pools (50 meters)	5,554	30,000	1	8,185	1
Jogging Trails	5,554	5,000	1	8,185	2

Source: Central Mississippi Planning and Development District
Mississippi State Comprehensive Outdoor Recreation Plan, 1990

Table IV – 11 presents the current inventory of public or semi – public recreational facilities located in the Town of Terry.

**TABLE IV – 11
PARKS AND RECREATION
INVENTORY LISTING**

PARK	LOCATION	INCLUDES
Town of Terry Park	235 W. Beasley (Neighborhood Park)	2 Tennis Courts Gazebo Playground Equipment Walking Track
County Park	Morgan Dr. (Community Playfield)	1 Baseball Field 1 Basketball Court Tennis Court Playground Equipment Picnic Facilities 2 Pavilions Walking Trail

Findings and Recommendations:

The Town of Terry hopes to start a “Terry Day” and to renovate existing parks and recreation with gym equipment. Terry is in the process of reviewing the need for an employee to be responsible for maintenance and upkeep of the park facilities.

According to SCORP standards, and based on the projected population of the Town of Terry, the *presently incorporated* town has adequate facilities to support the recreational needs of its citizens well into the future. However, it is recommended that a basketball court be added to the facilities at the Terry Park.

In reviewing the parks and recreational facility needs of the *Terry Study Area*, one can see that some improvements need to be addressed. There is a current need in the area for a softball diamond, a soccer field, four more basketball courts (one of which should be located at the Terry Park), and a swimming pool.

By 2030, the Terry area will need *another neighborhood park*, which should be located in close proximity to the present corporate limits. There will also be a need for the following single-purpose facilities:

- one more baseball diamond;
- two softball diamonds;
- two more tennis courts;
- two soccer fields;
- seven more basketball courts (at least two of which should be in Terry Park); and
- a swimming pool, if one is not built before then.

SECTION 4: PUBLIC BUILDINGS AND FACILITIES:

TOWN HALL:

Findings and Recommendations:

The Town Hall of Terry was constructed in the 1940's and is located at 129 Railroad Ave. The employees of the Town consist of two (2) full – time employees and seven (7) part – time employees. The Town Hall houses the Mayor's office, the town Clerk's office, the Maintenance Director's office, and the Police Station. The Town Hall consists of a building containing a total of 830 square feet of with the Police Station occupying 500 square feet of the building, leaving only 330 square feet for other activities. Based on an *architectural standard of 330 square feet per full-time employee*, the Town Hall should be at least 660 square feet in area, excluding the Police Station.

Between 2005 and 2010, the Town will need at least one more full-time employee if the population of the presently incorporated municipality increases as projected in Chapter II (the Land Use Plan), Table II-1. Using a current ratio of one full-time employee for every 332 persons (664 persons according to the 2000 Census divided by 2), the Town will need *at least three full-time employees by 2010* or earlier (976 persons divided by the current ratio of $1:332 = 3.3$). It is anticipated that an Assistant City Clerk and/or Assistant Maintenance Director will be needed by 2010. Using the same architectural standard cited above, Town Hall should have at least 990 square feet to accommodate the full-time staff. These space requirements are based upon population projections for the presently incorporated area. Obviously, if the Town annexes additional territory and population, staff needs will also increase, as will space requirements.

It is recommended that the Town attempt to expand Town Hall to include larger court facilities, a boardroom, more space for filing and storage, and a conference room, and that adequate parking be provided. One possible source of funds could be Federal Community Development Block Grant funds.

FIRE PROTECTION:

Introduction and Methodology

From a study of pertinent conditions and performance records over many years, certain fire protection standards have been developed. For each deviation from these standards, deficiency points are assigned, the number depending upon the weighting (relative 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 (1) through ten (10). Table IV – 12 shows the fire protection “features” considered by the Mississippi State Rating Bureau. Classifications assigned based on accumulated points of deficiency are shown on Table IV – 13.

**TABLE IV – 12
RELATIVE VALUES
AND MAXIMUM DEFICIENCY POINTS**

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

**TABLE IV – 13
RELATIVE CLASS AS DETERMINED
BY POINTS OF DEFICIENCY**

POINTS OF DEFICIENCY	CLASSIFICATION
0 – 500	FIRST
501 – 1,000	SECOND
1,001 – 1,500	THIRD
1,501 – 2,000	FOURTH
2,001 – 2,500	FIFTH
2,501 – 3,000	SIXTH
3,001 – 3,500	SEVENTH
3,501 – 4,000	EIGHTH
4,001 – 4,500	NINTH
4,501 – 5,000	TENTH

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

Findings:

According to the Fire Rating Bureau, the ideal service area for a Fire Station is a two (2) mile radius around the station. Currently the Town of Terry has one Fire Station located at 210 Jackson Street. The Fire Station is a 1,000 square foot building that houses a 1973 FORD F – 750 Pumper Truck. The Fire Department is manned by a twenty-four (24) hour Volunteer Fireman service. The fire rating for the Town of Terry currently stands at nine (9). This shows that they have a point deficiency of 4,001 to 4,500. The Fire Department is currently negotiating with the County to build a new Fire Station to house two (2) new class A Pumpers.

Recommendations:

1. The Town of Terry should build a new station on the north end of town to aid in the fire fighting protection capabilities of the town due to its mostly rural location.
2. The inadequate water pressure issue for the fire protection should be addressed (see Section V of this Chapter, Utilities and Drainage).
3. A new fire truck and updated fire fighting equipment should be acquired.

POLICE PROTECTION

Introduction

The Police Department for the Town of Terry is currently located in the same building as the Town Hall. The department occupies 500 square feet of the Town Hall's total 830 square footage. The Police Department is located at 129 Railroad Ave. Terry's Police Department consists of one (1) full time patrolman, which is the Police Chief, and five (5) part – time patrolmen. There are three shifts per day with *one patrolman on each shift*. The shifts are from 7:00 AM to 3:00 PM, 3:00 PM to 11:00 PM, and from 11:00 PM to 7:00 AM daily. Terry's Police Department does not have any jail or holding facilities at this time, but utilizes the Hinds County Detention Center in jailing and housing of prisoners. At the moment the Terry Police Department is in need for new officers and equipment that is up to modern standards used in police protection. Also, the Terry Police Department is searching for funding and/or grants for the development of new police facilities and courtroom space.

Findings and Recommendations:

The Southeast average is 2.8 officers per 1,000 residents, and the national average is 2.3 officers per 1,000 residents. Using the Southeast average of 2.8 officers per 1,000 residents and the 2000 population estimates, the Town of Terry should have two (2) full-time police officers (including the Chief of Police) and one (1) civilian employee (see Table IV-14 below). As the population of the Town approaches 1,000 persons (between 2005 and 2010), the Town will need three *full-time* patrolmen (including the Chief of Police) twenty-four hour per day, seven days per week; this can include rotation of the part-time patrolmen.

Using a current ratio of one civilian employee (the City Clerk during regular week-day, day-time office hours) to each police officer of one civilian employee for each two officers, one civilian employee should continue to meet the needs of the Town for years to come. However, it is recommended that, if possible, a full-time dispatcher be hired for the hours after Town Hall closes in order to back up the on-duty patrolmen.

TABLE IV-14
POLICE PERSONNEL REQUIREMENTS
TOWN OF TERRY, MISSISSIPPI

YEAR	POPULATION/ PROJECTION	<i>FULL-TIME</i> POLICE OFFICERS (PATROLMEN) NEEDED-24 HOURS PER DAY*	CIVILIAN EMPLOYEES NEEDED (RATIO OF 1 CIVILIAN FOR EVERY 2 POLICEMEN)
1990	613	2	1
2000	664	2	1
2005	976	3	2
2010	1,096	3	2
2015	1,216	3	2
2020	1,336	3	2
2025	1,456	3	2
2030	1,576	3	2

* Including the Chief of Police and part-time patrolmen who can rotate through shifts.

SOURCES: Police to population ratio: International Association of Chiefs of Police; 1990 and 2000 Population: 1990 Census and 2000 Census; population projections: CMPDD

Using the architectural standard of 330 square feet for each employee, the present Terry Police Department needs 660 square feet of office space (for the Chief of Police and one part-time patrolman, including file space, etc.). This means that the Police Department currently needs at least an additional 160 square feet (660 minus present 500 square feet= 160 square feet). At some point between 2010 and 2030 when the population approaches 2,000, additional space will be needed for the Police Department: a total of 990 square feet.

In the future the Town of Terry hopes to build a new police facility with more current and up-to-date equipped facility to better serve the town and its residents. At the moment the Terry Police Department is in need of patrol cars, technical and physical training for officers, and increased personnel space.

LIBRARY NEEDS

Introduction and Methodology:

The Town of Terry’s public library has been located at 320 West Cunningham Street since 1989. The library is a 900 square foot manufactured building that was converted to serve as the public library. The library is part of the City of Jackson/Hinds County Library System, therefor is financially supported by Hinds County. The current book stock of the Terry library is 8,440 books, audio and periodicals, and videos. The current circulation of the Terry library is 610 books.

The Central Mississippi Planning and Development District evaluated both the current (2000) adequacy of the library, and the future year 2030 needs of the branch in terms of accepted standards used by the American Library Association (ALA) and “experience formulas” developed through comparisons of libraries having similar size service areas as compared to the Terry library. Table IV – 14 reflect the ALA standards for population of the service area. Table IV – 15 reveals experience formulas which are useful in determining how the Terry library “measures up” against libraries in circulation and size expressed as total square footage.

**TABLE IV – 14
GUIDELINES FOR DETERMINING LIBRARY NEEDS
AND MINIMUM SPACE REQUIREMENTS**

SERVICE AREA POPULATION	SIZE OF BOOK COLLECTION	MINIMUM TOTAL FLOOR SPACE
UNDER 2,499	10,000 VOLUMES	2,000 SQUARE FEET
2,500 – 4,999	10,000 VOLUMES PLUS 3 BOOKS PER CAPITA FOR POPULATION OVER 3,500	2,500 SQUARE FEET OR 0.7 SQUARE FEET PER CAPITA, WHICHEVER IS GREATER
5,000 – 9,999	15,000 VOLUMES PLUS 2 BOOKS PER CAPITA FOR POPULATION OVER 5,000	3,500 SQUARE FEET OR 0.7 SQUARE FEET PER CAPITA, WHICHEVER IS GREATER
10,000 – 24,999	20,000 VOLUMES PLUS 2 BOOKS PER CAPITA FOR POPULATION OVER 10,000	7,000 SQUARE FEET OR 0.7 SQUARE FEET PER CAPITA, WHICHEVER IS GREATER
25,000 – 49,000	50,000 VOLUMES PLUS 2 BOOKS PER CAPITA FOR POPULATION OVER 25,000	15,000 SQUARE FEET OR 0.6 SQUARE FEET PER CAPITA, WHICHEVER IS GREATER

Source: The American Library Association

TABLE IV – 15
EXPERIENCE FORMULAS FOR BOOK STOCK,
CIRCULATION, AND SIZE

POPULATION SERVED	BOOK STOCK: VOLUMES PER CAPITA	CIRCULATION: VOLUMES PER CAPITA	SIZE: SQUARE FOOTAGE PER CAPITA
UBDER 10,000	3.5 to 5.0	10	.7 to .8
10,000 – 35,000	2.75 to 3.0	9.5	.6 to .65
35,000 – 100,000	2.5 to 2.75	9.0	.5 to .6
100,000 – 200,000	1.75 to 2.0	8.0	.4 to .5

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

Table IV – 16 indicates the present library needs in terms of book stock and building size for the Town of Terry and the Study Area of Terry according to the year 2000 population of the study area as defined by the Central Mississippi Planning and Development District. This is calculated using the experience formulas along with the 2000 Census population

TABLE IV – 16
DETERMINATION OF CURRENT YEAR (2003) LIBRARY NEEDS
USING EXPERIENCE FORMULAS AND AMERICAN LIBRARY STANDARDS
FOR BOOK STOCK, CIRCULATION, AND SIZE

2000 TOWN OF TERRY POPULATION	664
2000 TERRY STUDY AREA POPULATION	5,554
2000 BOOK STOCK	8,440
TOWN OF TERRY, BOOK STOCK OF LIBRARIES WITH SIMILAR SIZE SERVICE AREAS (by experience formulas)	3,320 VOLUMES
TERRY STUDY AREA, BOOK STOCK OF LIBRARIES WITH SIMILAR SIZE SERVICE AREAS (by experience formulas)	27,770 VOLUMES
2000 BOOK STOCK NEED, FOR THE TOWN OF TERRY (by ALA standards)	10,000 VOLUMES NEEDED
2000 BOOK STOCK NEED, FOR THE TERRY STUDY AREA, (by ALA standards)	16,812 VOLUMES NEEDED
2000 CIRCULATION	610
TOWN OF TERRY, CIRCULATION FOR LIBRARIES WITH SIMILAR SIZE SERVICE AREAS (by experience formulas)	6,640 VOLUMES FOR A TOWN THE SIZE OF TERRY (based on the experience formula)
TERRY STUDY AREA, CIRCULATION FOR LIBRARIES WITH SIMILAR SIZE SERVICE AREAS (by experience formulas)	55,540 VOLUMES FOR A STUDY AREA THE SIZE OF TERRY (based on the experience formula)
THE TOWN OF TERRY, NEEDED SIZE OF BUILDING (in square feet by using experience formulas)	531 square feet
THE TERRY STUDY AREA, NEEDED SIZE OF BUILDING (in square feet by using experienced formulas)	4,443 square feet

NOTE: The numbers were calculated using the Town of Terry’s population separate from the Terry Study Area population.

Source: Central Mississippi Planning and Development District year 2000 Dwelling Count and Estimates. Book Stock Circulation and Building Size Information: Hinds County Library System Standards: American Library Association.

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

The needs for the library through the year 2030 were also calculated for the Town of Terry and the Study Area of Terry in Table IV – 17.

**TABLE IV – 17
DETERMINATION OF YEAR – 2030 LIBRARY NEEDS
FOR BOOK STOCK AND BUILDING SIZE FOR THE
TOWN OF TERRY AND THE STUDY AREA OF TERRY
USING AMERICAN LIBRARY ASSOCIATION STANDARDS**

		2030 PROJECTED DEFICIT
2030 TOWN OF TERRY SERVICE POPULATION	1,576	
2030 TERRY STUDY AREA SERVICE POPULATION	8,185	
2030 BOOK STOCK NEED FOR THE TOWN OF TERRY LIBRARY SYSTEM (based on the Town of Terry Population and ALA standards)	10,000 Volumes	1,560 Volumes
2030 BOOK STOCK NEED FOR THE TOWN OF TERRY LIBRARY SYSTEM (based on the population of the Terry Study Area and ALA standards)	21,370 Volumes	12,930 Volumes
MINIMUM SQUARE FOOTAGE FOR A LIBRARY SERVING THIS SIZE POPULATION (based on the Town of Terry population and ALA standards)	2,000 Square Feet	1,100 Square Feet
MINIMUM SQUARE FOOTAGE FOR A LIBRARY SERVING THIS SIZE POPULATION (based on the population of the Study Area of Terry and ALA standards)	5,730 Square Feet	4,830 Square Feet

Source: Central Mississippi Planning and Development District year 2030 Population Projections. Book Stock Circulation and Building Size Information: Hinds County Library System Standards: American Library Association.

Findings and Recommendations:

Based on the year 2000 population for the Town of Terry (664 total population) and the *Experience Formula*, the Terry's library needs a building that consists of 531 square feet with a book stock of only 3,320 volumes. Therefore, the Terry Library more than complies with the Experience Formula for a town with size of Terry.

If one evaluates the library needs of the Terry Study Area using the *Experience Formula*, these calculations change considerably. Based on the year 2000 population of the Study Area of Terry (5,554 total population), the Terry Library currently needs 4,443 square feet of space and a book stock of 27,770 volumes.

However, using the population of the Town of Terry and following the *ALA standards*, the Terry Library needs an additional 1,100 square feet of space and an 1,560 *additional volumes* to comply ALA standards. When using the population of the Study Area of Terry, the library currently needs 8,372 *additional volumes* to meet ALA standards.

Using the population projections for the year 2030 provided by the Central Mississippi Planning and Development District for the Town of Terry and the Study Area of Terry, the library in Terry will need an additional 1,100 square feet. By the year 2030 the Town of Terry's is projected to have 1,576 people. The square footage using ALA standards will remain at 2,000 square feet, which means the library will still need an additional 1,100 square feet of space.

With a projected 2030 population of 8,185 persons by 2030, the library will need an additional 4,830 square feet to serve the needs of the entire Terry Study Area (based on ALA standards).

Therefore, it is recommended that the Town work with the City of Jackson/ Hinds County Library System to construct a ***permanent building with a minimum of 2,000 square feet***. This will meet ALA standards for the present population and the projected 2030 population of the Town. Ultimately, that building will need to be expanded to 4,830 square feet by 2030 to meet the needs of the entire Study Area.

The library is also expected to need an additional 1,560 volumes by 2030 to meet ALA standards, assuming the population of the Town will be 1,576 persons. If the library serves the *entire Study Area*, an additional 12,930 volumes will be needed to comply with ALA standards.

SECTION 5: UTILITIES AND DRAINAGE

SEWERAGE SYSTEM

Sewage treatment for the Town of Terry consists of a Lagoon Wetland System, located on North Utica Street. The lagoon has the capability of processing 125,000 gallons per day, and at the present is treating an estimated 100,000 gallons per day. This means that the system is functioning between 70 to 75% of capacity. The Town's sewage treatment is close to capacity and another means for sewage treatment is needed before other major development takes place to put the treatment facility at a critical level.

Findings and Recommendations:

With the development of subdivisions within the Town limits and in the future path of the Terry's growth, the Town needs to find an alternative to the present lagoon. Also there is a need to run the sewer lines across Interstate 55 to serve the western side of the town. The Town of Terry also needs to correct any inflow/infiltration problems with their sewer lines. Terry should monitor and upgrade as needed any problematic sewer lines. The Town should attempt to provide sewer service to any commercial and/or residential developments. In the future, there will be a need to extend sewer service for the parts of the Study Area that are being looked at for possible annexation. It is recommended that the Town negotiate with the City of Jackson for sewage treatment. This could ease the burden of the lagoon system that the town currently has in use.

WATER SYSTEM

The Town of Terry presently provides water for its residents. Terry has three sources of water for the town: one elevated water tank on Cunningham Street (approximately 150,000 gal.) and two water wells located at Cunningham Street (480 GPM.) and Jackson Street (160 GPM.). The pump at the water well on Cunningham Street runs estimated three hours per day and the pump at the water well on Jackson Street runs estimated three hours per day. The Town of Terry seems to have no serious problems with their water supply, except water pressure from time to time. This should be addressed in the case of fire or other emergencies that the town should face in the future.

WATER WELL LOCATION

<u>LOCATION</u>	<u>CAPACITY IN GPM. (Gallons Per Minute)</u>
Claiborne Street	450 GPM.
Jackson Street	125 GPM.
Total	575 GPM.

TANK LOCATION

<u>LOCATION</u>	<u>CAPACITY IN GALLONS</u>
Claiborne Street	100,000 GAL.
Total	100,000 GAL.

Findings and Recommendations :

The water supply for the Town of Terry seems to be in good working order. The Town should at some point in the near future address the water pressure for fire protection as well as extending water service outside of the Town Limits for future annexation and commercial purposes. Terry does have a few minor water problems such as murky or brown water. The Town should either drill new water wells or should negotiate with the City of Jackson to provide water.

STORM DRAINAGE

There are three major creeks that flow through the Town of Terry: Harris Creek, Rhodes Creek, and Vaughn Creek. Harris Creek flows into Rhodes Creek in the northern part of the Town, and Vaughn Creek runs adjacent to Tank Road and Beasley Street. All three of these creeks contain significant 100-year floodplains and floodways. The Town of Terry participates in the National Flood Insurance Program, and should adopt a Floodplain Management Ordinance that requires *all development to be **one foot above the level of 100-year floodplains***---- not just the standard of elevated to the level of a 100-year floodplain. This would require the elevation (fill) of some of the lots in the proposed Owens and Chapman subdivision off Morgan Drive in order to prevent floodwater encroachment into homes in the event of a 100-year flood.

It is recommended that the Town adopt a Floodplain Management Ordinance that requires the construction of floodwater detention/ retention basins in new development—especially in floodplain areas.

