

Town of Terry

2019

COMPREHENSIVE PLAN



Prepared by:

Central Mississippi Planning & Development District

1170 Lakeland Drive - P.O. Box 4935

Jackson, Mississippi 39296-4935

Phone: 601-981-1511 Fax: 601-981-1515

www.cmpdd.org

TOWN OF TERRY TOWN OFFICIALS

Mayor—Joseph O. Kendrick, Jr.
Alderwoman—Virginia Smith Bailey
Alderman—Terry Johnson
Alderwoman—April Owens Miley
Alderman—Randy Shepherd
Alderwoman—Connie Taylor

Town Clerk—Alexis Reed



CONTACT INFORMATION

Town of Terry
315 W. Cunningham Avenue
P.O. Box 327
Terry, MS 39170
(601) 878-5521
FAX: (601) 878-5535
terrycityhall@bellsouth.net

TOWN OF TERRY
COMPREHENSIVE PLAN
July 2019

Prepared by:
Central Mississippi Planning and Development District
1170 Lakeland Drive—P.O. Box 4935
Jackson, Mississippi 39296-4935
Phone: 601-981-1511—Fax 601-981-1515
www.cmpdd.org

Table of Contents

INTRODUCTION.....	5
PURPOSE OF THE PLAN	5
ELEMENTS OF THE PLAN	5
HOW TO USE THIS PLAN.....	6
Overview.....	6
Use of the Plan	7
Nonconformance to the Plan and Plan Amendments.....	8
Implementation Devices	8
CHAPTER I: EXISTING DEMOGRAPHIC CHARACTERISTICS.....	9
POPULATION TRENDS AND FORECASTS	9
POPULATION BY AGE	10
POPULATION BY SEX AND RACE	12
EDUCATIONAL ATTAINMENT	12
HOUSING CHARACTERISTICS.....	13
ECONOMIC STUDY.....	14
INCOME	17
CHAPTER II: PUBLIC FACILITIES PLAN	19
PUBLIC BUILDINGS.....	19
Town Hall	19
Police Department	21
Fire Station.....	23
Public Library	26
PARKS AND RECREATIONAL FACILITIES	29
UTILITIES AND DRAINAGE.....	32
Sewerage System	32
Water System	33
Storm Drainage	34
SCHOOLS.....	35
PUBLIC FACILITIES GOALS AND OBJECTIVES	36
CHAPTER III: LAND USE PLAN	38

INTRODUCTION..... 38

EXISTING LAND USE METHODOLOGY..... 38

 Housing..... 41

THE LAND USE PLAN 43

 Overview..... 43

 The Future Land Use Map 44

 Explanation of Land Use Categories 45

LAND USE PLAN GOALS AND OBJECTIVES 50

CHAPTER IV: TRANSPORTATION PLAN..... 58

 INTRODUCTION..... 58

 THOROUGHFARES PLAN: FUNCTIONAL CLASSIFICATIONS..... 58

 Minimum Rights-of-Way and Surface Width Requirements 59

TRANSPORTATION GOALS AND OBJECTIVES..... 62





The area that would eventually become known as “Terry” was first settled in 1811 by settlers from Virginia. In 1867, the Town of Terry was established when the railroad was built through the area.



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 public 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 Transportation Plan Map. 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 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. 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 regulations, 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 are any conflicts. 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 regulations and capital improvements programs. Other devices include official maps and specific development plans. The Planning Commission shall conduct an annual informal review of the Comprehensive Plan to see if there are any needed revisions. 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 the 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: EXISTING DEMOGRAPHIC CHARACTERISTICS

As the Town of Terry plans for the future, the first step in this process is to understand past demographic and economic trends. The analysis in this section of the Comprehensive Plan describes how Terry's population and demographics has changed over the past several decades and it forecasts population and demographic changes for the next 20 to 25 years. The following information is included in this section:

- Population trends and forecasts
- Population Race, age, and sex
- Housing Characteristics
- Income and Education Levels
- Employment Characteristics

POPULATION TRENDS AND FORECASTS

Table I-1 shows the population trends for Hinds County and its municipalities from 1970 to 2010. The American Community Survey estimates the current population at 1,466. The City of Byram is not included because it was incorporated in 2010 and therefore has no trend in population growth.

TABLE I-1
POPULATION TRENDS-HINDS COUNTY & ITS MUNICIPALITIES: 1970-2010

	1970	1980	1990	2000	2010
Hinds County	214,973	250,998	254,441	250,800	241,229
% Change	-----	16.8%	1.4%	-1.4%	-3.8%
Jackson	153,968	202,895	196,637	184,256	173,514
% Change	-----	31.8%	-6.3%	-6.3%	-5.8%
Bolton	787	664	629	629	567
% Change	-----	-0.2%	-5.3%	0.0%	-9.9%
Clinton	7,289	14,660	21,847	23,347	25,216
% Change	-----	101.1%	49.0%	6.9%	8.0%
Edwards	1,236	1,515	1,287	1,347	1,034
% Change	-----	22.6%	-15.1%	4.7%	-23.3%
Learned	116	113	114	50	94
% Change	-----	-2.6%	0.9%	-56.1%	88.0%
Raymond	1,620	1,967	2,476	1,664	1,933
% Change	-----	21.4%	25.9%	-32.8%	16.2%
Terry	546	655	558	664	1,063
% Change	-----	20.0%	-14.8%	19.0%	60.1%
Utica	1,019	865	1,030	966	820
% Change	-----	-15.1%	19.1%	-6.2%	-15.1%

Source: U.S. Bureau of the Census and CMPDD.

The next step is to forecast the above population trend for Terry to 2040, the plan's target year. The following table projects Terry's population by decade to 2040.

**TABLE I-2
TOWN OF TERRY POPULATION PROJECTIONS**

YEAR	POPULATION	PERCENT CHANGE
1970	546	-----
1980	655	20.0%
1990	613	-6.4%
2000	664	8.3%
2010	1,063	60.1%
2016	1,466	37.9%
2020	1,650	12.6%
2030	1,834	11.2%
2040	2,018	10.0%

Source: U.S. Bureau of the Census and CMPDD projection techniques.

The considerable increase in population from 2000 to 2010 (60 %) reflects two annexations of additional territory and people. The projections for 2020, 2030, and 2040 were made by computing the average numerical population change per decade. A linear regression method was also used, but it gave results significantly lower than the previous method, including the already known populations from 1970 to 2010. For example, the straight line population projection for 2040 resulting from the linear regression method is 1,466; 552 people less than 2,018 derived from the average numerical change.

So, which projection should we use? As a practical matter, we recognize that populations never grow by the same rate or by the same amount each decade. Therefore, we estimate the population will increase to at least 1,466 and no more than 2,018 by 2040.

These projections do not assume that this growth will be confined to within the town's current corporate limits. Naturally, as the town grows, the geographic area considered to be part of the town will grow. The projections for 2020, 2030, and 2040 assume that past growth trends will continue into the future.

POPULATION BY AGE

Table I-3 shows the age distribution of Terry's 2010 population.

**TABLE I-3
2010 CENSUS
AGE DISTRIBUTION IN TERRY**

Age	Population	Percent
Under 5 years	88	8.3%
5 to 9 years	96	9.0%
10 to 14 years	77	7.2%
15 to 19 years	75	7.1%
20 to 24 years	51	4.8%
25 to 29 years	75	7.1%
30 to 34 years	73	6.9%
35 to 39 years	76	7.1%
40 to 44 years	69	6.5%
45 to 49 years	69	6.5%
50 to 54 years	79	7.4%
55 to 59 years	76	7.1%
60 to 64 years	52	4.9%
65 to 69 years	28	2.6%
70 to 74 years	16	1.5%
75 to 79 years	26	2.4%
80 to 84 years	26	2.4%
85 years and over	11	1.0%
18 years and over	752	70.7%
65 years and over	107	10.1%

Source: U.S. Census Bureau 2010

A fact one notices about the above table is that all of the age groupings except the last two are below ten percent. Additionally, the age groups above 60 comprise less than five percent of Terry's population.

The two largest segments of Terry's population are the 5 to 9 years and the under five years' segments, at 9.0 percent and 8.3 percent respectively. By 2020 the oldest of the 5 to 9 year old age group will either be attending college or entering the job market. At the same time, the 55 to 59 year-old age group and the 60 to 65 year-old age group will have reached retirement age. The aging of many small towns and communities is a major concern, and another major concern is providing adequate job opportunities and community amenities to retain many of the town's young people. It will be necessary to attract new businesses and to expand existing businesses to provide the needed job opportunities.

The median age of Terry's population in 2010 is 34.8 years and is expected to increase in the coming decades with nation-wide birthrates declining.

POPULATION BY SEX AND RACE

Terry's population is comprised of 591 females (55.6 %) and 472 males (44.4 %).

Table I-4 shows Terry's population by race. Blacks or African-Americans form the largest racial group in Terry and comprises 59.3 percent of the population. The white population of Terry makes up 38.9 percent of Terry's population.

TABLE I-4
2010 POPULATION BY RACE

Race	Number	Percent
White	413	38.9
Black	630	59.3
American Indian	2	0.2
Asian	3	0.3
Pacific Islander	0	0.0
Some other Race	5	0.5
Hispanic	7	0.7
Total	1,063	100.0 %

Source: 2010 Bureau of the Census

EDUCATIONAL ATTAINMENT

According to the 2006-2010 American Community Survey 5-Year Estimates, 20.1 percent of the population of Terry has a college bachelor's degree or higher and 80% has a high school education or higher as shown in Table I-5. By contrast, the 2017 survey shows that 19.0 percent of Terry's population has a college bachelor's degree or higher and 89.1 percent has a high school education or higher.

Individually, the years 2010 and 2017 do not show significant change. However, the percentage increases from 2010 to 2017 show a different story. The percentage of those who have a high school education or higher increased by 63 percent from 2010 to 2017. Additionally, the number of those who have a college bachelor's degree or higher increased by 43 percent from 2010 to 2017.

The significance of educational attainment is that it provides an indication of the level of education in a community. Some of the recent graduates will find jobs in Terry. In a metropolitan area, most will have to travel from Terry to find work.

TABLE I-5
EDUCATIONAL ATTAINMENT
Persons 25 and Over

Educational Attainment	2010	2017	2010 %	2017 %
Less than 9 th Grade	11	36	2.2%	4.7%
9 th to 12 th grade, no diploma	90	70	17.8%	9.2%
High School graduate (includes equivalency)	167	286	32.9%	37.1%
Some college, no degree	68	157	13.4%	20.4%
Associate degree	69	75	13.6%	9.7%
Bachelor's degree	45	81	8.9%	10.5%
Graduate or professional degree	57	65	11.2%	8.4%
Total	507	770	100.0%	100.0%

Source: U.S. Census Bureau, American Fact Finder, 2006-2010 American Community Survey 5-Year Estimates

HOUSING CHARACTERISTICS

The quality and occupancy of a community's housing stock are key indicators of economic growth. Table I-6 compares changes in housing indicators from 2000 to 2010, revealing the following trends in Table I-6:

The number of households in the Town of Terry increased 24 percent from 2000-2010, while the average household size decreased 2.75 to 2.61 persons per household. According to the U.S Census Bureau, in 2000 there were 359 housing units in Terry. By 2010, this number had increased to 445 housing units. For more up-to-date housing numbers, see Table III-2.

By contrast, the owner occupied housing rate decreased from 78.8 percent to 75.3 percent, and the renter occupied housing rate increased by almost two percent. Thus, the town's vacancy rate rose from 6.7 percent to 8.5 percent during the same time period.

TABLE I-6
HOUSING UNITS, HOUSEHOLDS, AND HOUSEHOLD SIZE 2000 AND 2010

	2000	2010
Housing units in Terry	359	445
Owner Occupied Housing Rate	78.8%	75.3%
Renter Occupied Housing Rate	14.5%	16.2%
Vacancy Rate	6.7%	8.5%
Households	335	407
Average Household Size	2.75	2.61
Families	-----	289
Average Family Size	-----	3.15

Source: U.S. Bureau of the Census 2000 and 2010.

The U.S. Bureau of the Census defines a household as being “composed of one or more people who occupy a housing unit. Not all households contain families.”

The Census Bureau also defines the family. It is defined as a “group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together, although they may include other unrelated people.

ECONOMIC STUDY

The Town of Terry has a civilian labor force of 361 with 2.5 percent unemployed, according to the U.S. Census Bureau’s 2006-2010 American Community Survey 5-Year Estimates. Tables I-7 and I-9 show a breakdown of employment by industry and types of occupation. Table I-7 shows that Terry’s primary employment is retail trade at 17.9 percent followed by educational, health, and social services at 12.8 percent and construction and public administration, both being 11.4 percent. This compares closely to Hinds County’s employment. Both Hinds County and Terry have educational, health and social services and retail trade as their top two employment sectors. However, manufacturing is the county’s third top employment sector and construction is number three for the Town with manufacturing close behind it at number four.

Tables I-8 and I-10 show 2017 employment by industry and by occupation, respectively. By 2017, all types of services show the largest share of employment, with manufacturing and retail trade the next highest percentages.

TABLE I-7
2006-2010 EMPLOYMENT BY TYPE OF INDUSTRY/BUSINESS

Type of Industry/Business	Number of Employees	Percent of Employees
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	40	11.4%
Manufacturing	33	9.4%
Wholesale trade	17	4.8%
Retail trade	63	17.9%
Transportation and warehousing & utilities	24	6.8%
Information	0	0.0%
Finance, insurance, real estate, & rental/leasing	33	9.4%
Professional, scientific, management, administration, & waste mgt. services	20	5.7%
Educational services, & health care & social assistance	45	12.8%
Arts, entertainment, recreation, accommodation & food services	10	2.8%
Other services	27	7.6%
Public Administration	40	11.4%

Source: U.S. Census Bureau, American Fact Finder, 2006-2010 American Community Survey 5-year Estimates.

TABLE I-8
2017 EMPLOYED POPULATION 16 AND OVER BY INDUSTRY

INDUSTRY	NUMBER	PERCENTAGE
Agriculture/Mining	2	0.4
Construction	35	6.5
Manufacturing	53	9.9
Wholesale Trade	35	6.5
Retail Trade	49	9.2
Transportation/Utilities	23	4.3
Information	21	3.9
Finance/Insurance/Real Estate	17	3.2
Services	264	49.5
Public Administration	35	6.5
TOTAL	534	100 Percent

Source: U.S Census Bureau, ESRI forecasts for 2017

**TABLE I-9
2006-2010 EMPLOYMENT BY OCCUPATION**

Type of Occupation	Number of Employees	Percent of Employees
Management, business, science, & arts occupations	83	23.6%
Service occupations	37	10.5%
Sales & office occupations	128	36.4%
Natural resources, construction & maintenance occupations	34	9.7%
Production, transportation, & material moving occupation	70	19.8%

Source: U.S. Census Bureau, American Fact Finder, 2006-2010 American Community Survey 5-Year Estimates.

**TABLE I-10
2017 EMPLOYED POPULATION 16 AND OVER BY OCCUPATION**

Type of Occupation	Number of Employees	Percent of Employees
White Collar Occupations	282	52.7%
Management/Business/Finance	43	8.0%
Professional	97	18.1%
Sales	48	9.0%
Administrative Support	94	17.6%
Services	128	23.9%
Blue Collar Occupations	125	23.4%
Farming, Forestry, Fishing	0	0.0%
Construction/Extraction	22	4.1%
Installation/Maintenance	22	4.1%
Production	49	9.2%
Transportation/Material/Moving	32	6.0%
Total	535	100%

Source: U.S. Census Bureau; ESRI forecasts for 2017.

INCOME

The median household income for Terry is \$35,625, which is slightly less than the median household income of the county as a whole, which is \$39,215. The percent of families below the poverty level in Terry is 20.6%. This number is higher than the poverty level of the county, which is 17.1%. The U.S. poverty level for a household of four in 2017 is \$24,600.

The median household income is \$35,000 to \$ 49,999. This represents 24.3 percent of the households. The per capita income for 2010 is \$19,196. The updated per capita income for 2017 is \$21,445, which is below the U.S. poverty level of \$31,128.

**TABLE I-11
HOUSEHOLD INCOME DATA FOR TERRY**

Household Income	Number of Households	Percent of Households
Less than \$10,000	58	16.6%
\$10,000 to \$14,999	20	5.7%
\$15,000 to \$24,999	33	9.4%
\$25,000 to \$34,999	58	16.6%
\$35,000 to 49,999	85	24.3%
\$50,000 to \$74,999	35	10.0%
\$75,000 to \$99,999	15	4.3%
\$100,000 to \$149,999	40	11.4%
\$150,000 to \$199,999	6	1.7%
\$200,000 or more	0	0.0%

Source: U.S Census Bureau, American Fact Finder, 2006-2010 American Community Survey 5-year Estimates.

**TABLE I-12
2000 and 2010 Medium Family Income and Per Capita Income**

Type Income	2000	2010
Medium Family Income	38,875	39,196
Per capita Income	19,011	19,196

Source: U.S Census Bureau



CHAPTER II: PUBLIC FACILITIES PLAN

PUBLIC BUILDINGS

Town Hall

Terry's Town Hall was constructed in 2008 and is located at 315 W. Cunningham Avenue. The Town Hall building also houses the Police Station. Four full-time employees work in Town Hall. This includes the Mayor, the Police Chief, the Town Clerk, and the Accounting Clerk. Additionally, the building includes space for meetings.

Town Hall comprises 3,200 square feet of which the Police Station occupies 500 square feet, leaving 2,700 square feet for other activities. Based on an architectural standard of 330 square feet for each full-time employee, the Town Hall should be at least 1,320 square feet in area. With the current floor area of Town Hall being 3200 square feet, there is a surplus of floor space at this time, which appears to be enough to accommodate some additional town employees in the near future.

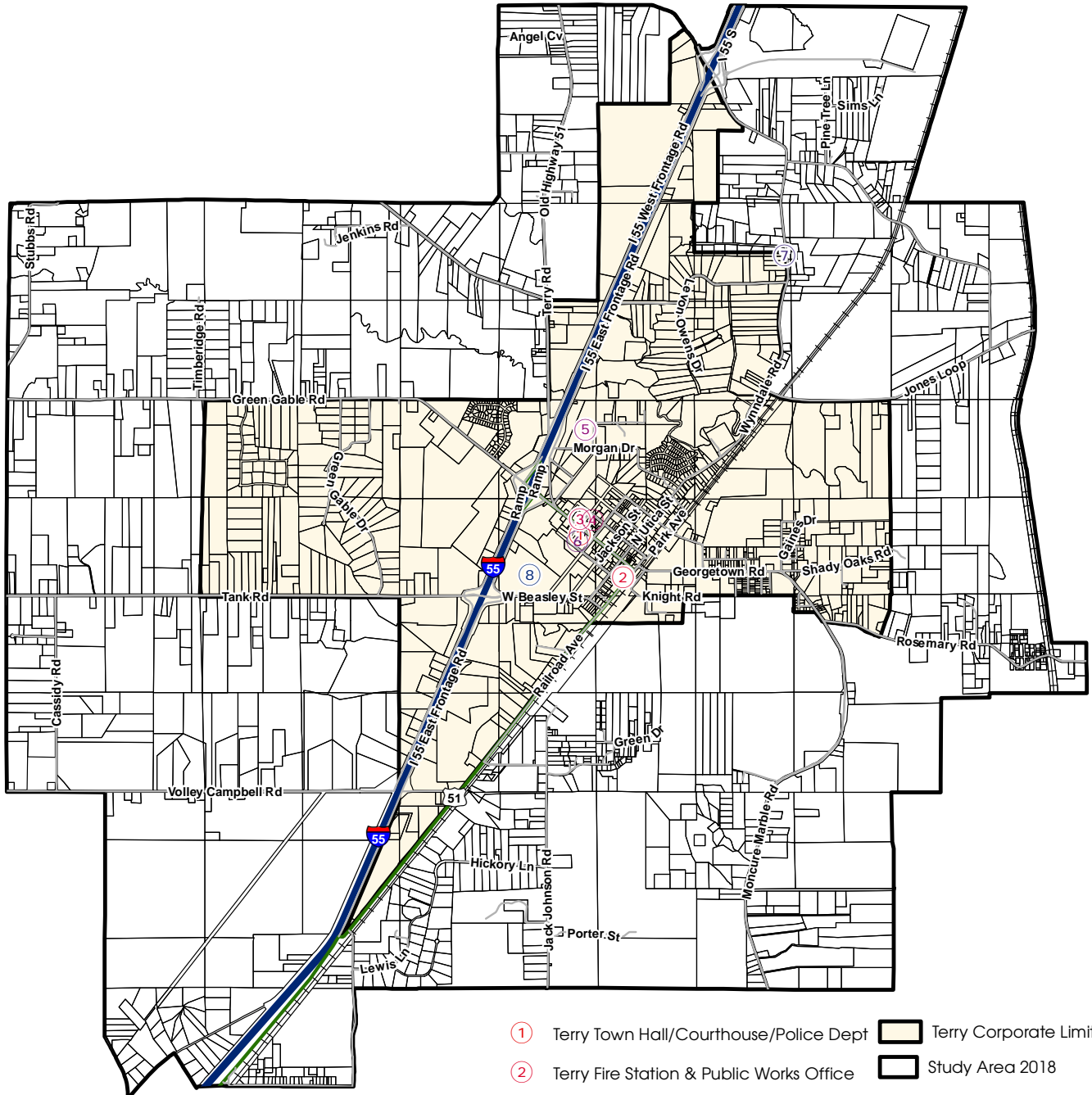
Currently, there are three full time employees working in Town Hall. There are nine part-time employees working out of Town Hall, but they are all police officers.



Terry Town Hall and Courthouse

Town of Terry

Public Facilities 2018



Police Department

As mentioned above, the Terry Police Department is currently housed in the Town Hall Building. The Department occupies 500 square feet of the building's 3,200 total square feet. The Town Hall Police Department does not have a jail or holding facility for prisoners at this time, but has inter-local agreements with Hinds County to use the County Detention Center in Raymond for the jailing and housing of prisoners.

The Department has one full-time officer (the Police Chief) and nine part-time police officers. The Department's nine part-time patrolmen are divided into three shifts of 2 officers per shift. The Police Department's square footage is enough to accommodate the Police Chief and one other person.



Terry Police Department

*Findings and Recommendations***TOWN OF TERRY, MISSISSIPPI**

YEAR	POPULATION/ PROJECTION	FULL-TIME 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
2010	1,063	3	2
2020	1,650	3	2
2030	1,834	4	2
2040	2,018	6	3

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

Sources: 1990, 2000, and 2010 Census; population projections: CMPDD.

The Southeast average of sworn officers per 1,000 residents is 2.8, and the national average is 2.4 sworn officers per 1,000 residents. Using the Southeast average of 2.8 officers per 1,000 residents and the 2010 population data, the Town of Terry should have three (3) police officers (including the Chief of Police) and two (2) civilian employees (see Table II-1 above) per shift. The Town currently does not have adequate staff to meet these needs. Although it is recommended to increase the police force to three officers per shift, according to the current Terry population, there doesn't appear to be an immediate need to add the additional staff. Based on the population projections, increasing the current police force to 3 officers and 2 civilian employees per shift will meet the demand of future growth between now and the year 2040. Also for future consideration, it is recommended that a full-time dispatcher be hired for the hours after Town Hall closes in order to back up the on-duty patrolmen.

Using a current ratio of one civilian employee (the City Clerk during regular week-day, day-time office hours) for each two officers, one civilian employee should satisfy the ratio requirements for the Town's current needs, however as mentioned above, the Town should start planning to have a staff of two civilian employees to meet the projected future needs. Additionally, the Police force is in need of new patrol cars to aid in adding additional officers per shift and increased personnel space. The Terry Police Department is searching for funding and/or grants for the development of new police facilities, which would include holding facilities and courtroom space. As mentioned on the previous page the proposed new Police Department should be constructed with a minimum of 1,400 square feet.

Using architectural standards of 300 square feet for each administrative personnel and 250 square feet for each operations person and the fact the Terry Police Department currently has 2 employees per shift; the current total space required for the Police Department is 800 square feet. However, the Police Department should have a minimum of 3 officers/patrolmen and 2 civilian employees per shift, as can be seen in Table II-1. This would require that the Department have a total of 1400 square feet of office space. This means that the Police Department currently needs at least an additional 300 square feet, but if the Town adds enough additional personnel to meet the minimum needs as shown in Table II-1 the Police Department would need a total of 1400 square feet which means there would be a deficit of 900 square feet to make up.

At some point, the Town will add more full-time officers. Then, the Town will likely need additionally floor space for the Police Department, using the 300 to 330 square foot standard per full-time employee.

Population growth also gives the Town reason to add additional personnel. Generally, for every 332 people of population growth, the town could add one full-time employee.

Fire Station

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 II-2 shows the fire protection “features” considered by the Mississippi State Rating Bureau. Classifications assigned based on accumulated points of deficiency are shown on Table II-3.



Terry Fire Station and Public Works Office

TABLE II-2
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 II-3
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: pp2-3.

Findings and Recommendations

There is one fire station located at 129 Railroad Avenue in the incorporated limits of the Town of Terry, which is owned and maintained by the Town. The size of the building used for the station is 2,500 square foot. The Fire Department is manned by a twenty-four (24) hour volunteer fireman service which consists of 29 volunteers. The fire rating for the volunteer station currently stands at seven (7). The fire fighting vehicles used by the volunteer station, like the building, are owned and maintained by the Town. Recently, Terry was awarded a grant and the Town was approved for a USDA loan to construct a new centrally located fire station at 129 Railroad Avenue, where the previous Town Hall was located. The new facility houses the fire station and the Town's Public Works Department. Construction of this facility is completed. Since then, the county has purchased two (2) new fire fighting vehicles.

In order to bring the Town's fire rating down further, the Town should look at the viability of building an additional station on the north end of town, as well as hiring full time fire fighters to man one, if not both of the proposed new stations. Adding new fire trucks and the most up-to-date firefighting equipment is just a couple of other recommendations that could potentially reduce the Town's current fire rating.

Public Library

The new public library was built in the Town of Terry in June of 2010 replacing the old manufactured building that served as the library since 1989. The library, called the Ella Bess Austin Library, is located at 420 West Cunningham Avenue and measures approximately 3,884 square feet. The library is part of the City of Jackson/Hinds County Library System, and it is therefore financially supported by Hinds County. The current book stock of the Terry Library branch is 14,600 books, audio and periodicals, and videos with a circulation of 5,933 books. The current book stock figure includes 1,139 DVD's and Audiobooks. The new library provides the Town of Terry several programs and services including a summer reading program, two (2) meeting rooms, six (6) public use computers and access to online databases.

The existing meeting room is small—enough space for only six to eight people. The tight meeting space creates problems for patrons, especially when the summer reading program is crowded with 40 to 50 children in the aisles or involved in crafts. A meeting room addition serving 50 to 60 people would solve the space problem.

Most of the other libraries in the system have meeting rooms of at least 1,500 square feet, but a 1,200 square foot meeting room should meet the Terry branch's needs.

The Central Mississippi Planning and Development District evaluated both the current (2018) adequacy of the library, and the future year 2040 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 II-4 reflects the ALA standards for population of the service area. Table II-5 reveals experience formulas which are useful in determining how the Terry Library's circulation and size compares to other similar libraries.



Terry Public Library Branch

**TABLE II-4
ALA 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 pop. 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 3,500	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 25,000	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 II-5
EXPERIENCE FORMULAS FOR BOOK STOCK,
CIRCULATION, AND SIZE**

POPULATION SERVED	BOOK STOCK: VOLUMES PER CAPITA	CIRCULATION: VOLUMES PER CAPITA	SIZE: SQUARE FOOTAGE PER CAPITA
UNDER 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 .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 II-5 Indicates the present library needs in terms of stock and building size for the Town of Terry. This is calculated using the experience formulas along with the 2010 Census population.

TABLE II-6
DETERMINATION OF CURRENT YEAR (2012) LIBRARY NEEDS USING
EXPERIENCE FORMULAS AND AMERICAN LIBRARY STANDARDS FOR
BOOK STOCK, CIRCULATION, AND SIZE

2016 Town of Terry Population	1,466
2018 Book Stock	14,600
Book stock for libraries with similar size service areas (by experience formulas)	7,330
2012 Book Stock need (by ALA Standards)	10,000
2012 Book Stock Deficit/Surplus	4,600
2012 Circulation	5,933
Circulation for Libraries with similar size service areas	14,660
Size of Building (in square feet))	3,884
Size compared with libraries of similar service areas (in square feet)	1,026
Size deficit/surplus when compared with similar size areas (square feet)	2,858
Minimum ALA Standard for Library serving this size population in 2040 (in square feet)	2,000

Source: 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 & Row, 1982)

The needs for the library through the year 2040 were calculated for the Town of Terry as can be seen below in Table II-7.

TABLE II-7
DETERMINATION OF LONG RANGE LIBRARY NEEDS USING ALA
STANDARDS

2040 Projected Service Area Population	2,018
2040 Book Stock Need (by ALA Standards)	10,000
2040 Book Stock Deficit/Surplus	4,600
Minimum ALA Standard for Library Serving this size population in 2040 (in square feet)	2,000
Size Deficit/Surplus when compared with ALA Minimum Standards in 2040 (in square feet)	1,884

Source: Central Mississippi Planning and Development District year 2040 Population Projections. Book Stock Circulation and Building Size Information: Hinds County Library System Standards: American Library Association.

Findings and Recommendations

Based on the year 2010 population for the Town of Terry (1,063 total population) and the Experience Formulas, the library exceeds the required amount of square footage for its new facility by 2,858 square feet. It also exceeds the required ALA minimum book stock standard of 10,000 for a Town the size of Terry by 4,600 volumes. Therefore, the Terry library more than meets the ALA minimum requirements for both book stock and recommended amount of square footage.

Using the population projections for the year 2040 provided by the Central Mississippi Planning and Development District for the Town of Terry and based on the accepted ALA standards, the existing library currently meets the demands for the projected 2040 population for the Town of Terry. However, it must be pointed out that the ALA standards are old standards and have not been updated since the early 1960's. Therefore, they should be used as guidelines rather than rigid standards, especially regarding space needs. The current library meeting space is inadequate and should be increased to accommodate at least 50 people. A 1,200 square foot addition would do that.

PARKS AND RECREATIONAL FACILITIES

Methodology

As with other sections of the Public Facilities Plan, the approach taken in the evaluation of the recreational needs of the town in terms of parks/recreational facilities and open space is to first inventory the current facilities and evaluate them against projected 2040 needs. The 2040 needs are based upon the population projections prepared by the Central Mississippi Planning and Development District.

Inventory of Current Public or Semi-public Recreational Facilities

Table II-8 presents the current inventory of public or semi-public recreational facilities located in the Town of Terry. Village Square Park is owned and maintained by the Town. Terry Community Park is owned and maintained by Hinds County.

**TABLE II-8
PARK FACILITIES INVENTORY**

PARK	LOCATION	FACILITIES
Village Square Park	Cunningham Ave.	2 basketball Courts Community Center Gazebo Playground Equipment Walking Track Picnic Facilities
Terry Community Park (County Park)	Morgan Drive	1 Baseball Field Tennis Court Playground Equipment Picnic Facilities 2 Pavilions Walking Trail



Village Square Park



Terry Community Park

Findings and Recommendations

The Town holds events for the public in the summer and in the fall. The events also include the Town's biannual "First Saturday" Flea Markets. In addition to these events the Town has its annual Fourth of July Celebration and its Christmas Parade, which is held every year on the first Monday after Thanksgiving.

Currently, Terry does not employ a full-time person responsible for maintenance and upkeep of the park facilities. The Town could hire a full-time person to operate and maintain the park or move one of its public works employees over to this position.

It is also recommended that the Town consider the possibility of establishing programs for the children and youth of the community such as tee ball, baseball, softball, soccer, pee wee football and/or flag football leagues. There

has been a dramatic increase in Terry's population over the last 10 years as based upon the 2010 Census. The Town should strongly consider the possibility of establishing these children and youth programs to provide local children with after school and summer activities.

A recommendation for the future is for the Town to add a bike pathway that connects the County Park on Morgan Drive with Village Square Park on Cunningham Avenue. Additionally, the Town received a \$150,000 grant from the Department of Archives and History to rehabilitate the community center at Village Square Park and make a few other minor upgrades to the park facility. The State Department of Finance and Administration issued the Town a \$150,000 General Obligation bond also for the community center. Work on the center will begin in January 2019.

Based upon Terry's projected population through the year 2040, the Town appears to have adequate park facilities needed to support the recreational needs of its citizens for the foreseeable future.

UTILITIES AND DRAINAGE

The Town of Terry's Public Works Department has seven full-time employees and one full-time Director. The Department is housed at 129 Railroad Avenue in a shared building with the Terry Fire Department.

Sewerage System

Sewage treatment for the Town of Terry consists of a lagoon wetland system, located near the intersection of Utica Street and Jones Loop Road. 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. As reported by the Town's engineer in 2018, if a new subdivision is built, the lagoon system will be treating 110,000 gallons per day. This means that the system will be functioning at nearly 90 percent of its 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. The Town presently provides sewer service to 75 percent of Terry's population located within the incorporated limits. This system includes 15-to 16 pumping stations.

Findings and Recommendations

Terry should monitor, upgrade and replace as needed any problematic sewer lines. Additionally, the Town needs to find a way to add a backup generator for the sewerage lagoon in case of power loss to prevent sewerage backup in people's homes.

Water System

The Town of Terry presently provides water for the majority of residents located within the incorporated limits. Terry has three sources of water for the town. Water well number one and an elevated water tank are both located on Claiborne Street near Town Hall. Well number two is located on Wynndale Road north of Levon Owens Drive. The Town recently added well number two and upgraded the water system in 2007. The entire Town operates off of well number two since there is no demand to have both going at the same time, however; well number one is used about 15 to 20 minutes per week to ensure it doesn't experience mechanical or electrical problems from sitting idle for weeks at a time. The Town of Terry appears to have no serious problems with their water supply, except for the need to upgrade and/or replace aging water lines. This matter should be addressed in case of fire or other emergencies the Town could face in the future.

**TABLE II-9
WATER WELL LOCATIONS**

Well Locations	Capacity in Gallons Per Minute (GPM)
Claiborne Street (operates part-time)	460 GPM
Wynndale Road (operates full-time)	460 GPM
TOTAL CAPACITY	920 GPM

**TABLE II-10
WATER TANK LOCATIONS**

Tank Locations	Capacity in Gallons
Claiborne Street	100,000
TOTAL CAPACITY	100,000 Gallons



Water Storage Tank on Claiborne Street

Findings and Recommendations

The water supply for the Town of Terry seems to be in good working order with the exception of needing to replace aging water lines. The Town should plan to add a backup generator for the well at Claiborne Street in case of emergency. It should be a priority of the Town to find grant money for a backup generator for this well in the event of power loss; this will ensure that residents would not have a disruption in their water service.

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 are located within the 100-year floodplains and floodways. The Town of Terry participates in the National Flood Insurance Program, and thus has an adopted a Floodplain Management Ordinance. A floodplain management ordinance requires all new

development to be one foot above the level of 100-year floodplains—not just the standard of elevation to the level of a 100-year floodplain.

SCHOOLS

The children living in the Town of Terry attend the schools of the Byram/Terry Attendance Zone, which is part of the Hinds County School District. The schools located in the Byram/Terry Attendance Zone include Gary Road Elementary, Gary Road Intermediate, Byram Middle and Terry High. Of these schools, the only one located in the Town limits is Terry High School, which is located at 235 W. Beasley Street. This section reflects enrollment figures and projections, number of available classrooms, and projected needs for classroom space.

Findings and Recommendations

Table II-11 depicts the enrollment figures for Terry High School from school years 2005-2006 through 2009-2010.

**TABLE II-11
TERRY HIGH SCHOOL ENROLLMENT FIGURES 2005-2010**

SCHOOL	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Terry High School	1,051	1,134	1,238	1,323	1,359

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

The 2012 Terry Comprehensive Plan projected Terry High School enrollment to continually increase to the year 2035. The projected enrollment figure was 3,272. Enrollment figures from recent years range between 1,150 and 1,230 students per year. Obviously, the school's enrollment has leveled off for the time being. As the town's population increases, the school's enrollment will also increase.

The school employs 85 to 90 people, including teachers, administrative personnel, etc.

The school needs some additional classrooms. Some classrooms are already under construction. The ten portable classrooms will probably not be replaced, but serve other uses. The school has a new athletic field house, a new auditorium, and some new classrooms.

PUBLIC FACILITIES GOALS AND OBJECTIVES

GOAL: To provide adequate water and sewer services to all residences, businesses, and industries located within the incorporated boundaries of the Town of Terry.

OBJECTIVE: To continually replace, upgrade, and maintain existing and proposed water and sewer infrastructure.

OBJECTIVE: To extend water and sewer services to all areas within the incorporated limits of Terry that presently are not served, including the recently annexed area.

OBJECTIVE: To obtain funding to purchase backup generators for the well at Claiborne Street and one for the sewerage lagoon in case of power loss.

OBJECTIVE: To monitor, upgrade and replace as needed any problematic sewer lines.

OBJECTIVE: To seriously consider an alternate treatment system to the lagoon system that is nearing full capacity.

GOAL: To work to expand and improve the Police Department's facilities and services to best serve the town's citizens.

OBJECTIVE: To consider building a new Police Department building within the next twenty years to accommodate an expected growing population.

OBJECTIVE: To increase the number of police officers to 3 per shift and civilians to 2 per shift by 2035.

GOAL: To provide adequate fire protection for areas inside the municipal limits.

OBJECTIVE: To adequately staff and equip fire stations in the service area when future stations are built.

OBJECTIVE: To purchase 2 new fire fighting vehicles.

OBJECTIVE: To bring the town's fire rating down further by considering the building of a second fire station on the north end of town.

GOAL: To keep the branch library's facilities up –to- date to better serve the town's citizens.

OBJECTIVE: The library needs to add meeting space for at least 50 people.

GOAL: To develop the Village Square Park in a way that is beneficial to the residents based on the participation and age of the people who make use of the facilities.

OBJECTIVE: To hire a full-time person for the parks operation and maintenance to establish youth and children's programs and activities.

OBJECTIVE: To renovate the Community Center at Village Square Park and conduct some other minor upgrades.

OBJECTIVE: To add a bike pathway that connects Village Square Park with County Park on Morgan Drive.

OBJECTIVE: To work with Hinds County to develop the Community Park for the benefit of the Citizens of Terry.

CHAPTER III: LAND USE PLAN

INTRODUCTION

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

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 upon the adopted Comprehensive 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.

EXISTING LAND USE METHODOLOGY

The existing 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 computerized aerial base map using GPS for accuracy. Each parcel was coded according to its present land use and then transferred to a large base map, which is divided into the following categories:

1. Agricultural/rural
2. Rural residential
3. Residential Estate
4. Low density residential
5. Moderate density residential

6. High density residential
7. Manufactured homes
8. Low intensity commercial—office uses, etc.
9. General commercial—indoor commercial uses
10. High intensity commercial—outdoor commercial uses
11. Limited industrial
12. Heavy industrial
13. Public/Quasi-public
14. Parks and open space
15. 100-year flood plain

The Existing Land Use Map shows present land use patterns and provides a basis for the development of the Future Land Use Map and Zoning Map. Table III-1 shows the relative sizes of existing land use categories within the current Terry corporate limits. Land use categories have been shown in acres, and each category is expressed as a percentage of the total city area. This survey table and map are useful for pointing out existing estimated land use acreage and potential available land for development. Approximately 1,382 acres or 41 percent of the Town's total land area is developed.

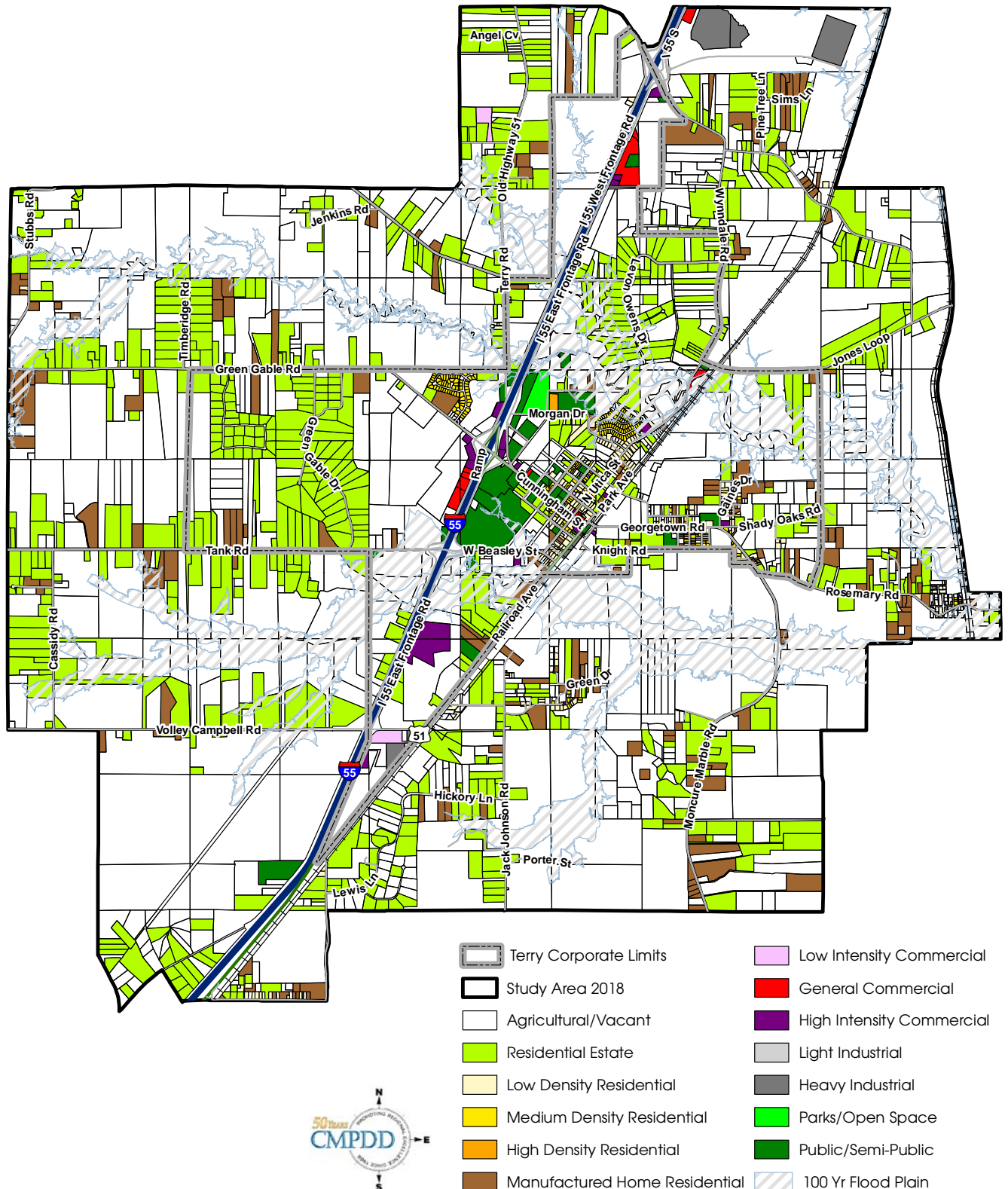
**TABLE III-1
EXISTING LAND USE BY AREA**

Land Use Category	Study Area (in acres)	Incorporated Area (in acres)	Percent of Total
Agricultural/Vacant	9,787.45	1,976.18	58.8
Residential Estate	2,756.77	855.87	25.5
Low Density Res.	87.71	66.12	2.0
Medium Density Res.	59.05	55.99	1.7
High Density Res.	3.24	3.24	0.1
Manufactured Homes	568.69	124.20	3.7
SUBTOTAL: RESIDENTIAL USES	3,475.46	1,105.42	33.0
Low Intensity Comm.	15.80	9.38	0.3
General Commercial	31.49	28.59	0.9
High Intensity Comm.	52.67	52.51	1.6
SUBTOTAL: COMMERCIAL USES	99.96	90.48	2.8
Light Industrial	0.00	0.00	0.0
Heavy Industrial	74.00	12.42	0.3
SUBTOTAL: INDUSTRIAL USES	74.00	12.42	0.3
Parks/Open Space	16.51	16.51	0.5
Public/Semi-Public	172.72	157.41	4.7
SUBTOTAL: OTHER USES	189.23	173.92	5.2
TOTAL LAND AREA	13,626.11	3,358.42	100.0

Source: CMPDD Land Use Survey

Town of Terry

Existing Land Use 2019



The amount of developed land includes land in flood plains and land in streets and rights-of-way.

The above table can be an indicator of future land use needs, especially if the percentages of each land use category are assumed to be approximately the same in 2040 as those of today, with the exception of agricultural land uses.

A need for land is created by people and the activities they are engaged in. As population increases, more land is converted from a natural state to a developed state to accommodate the population's activities. This conversion process creates an urban area which, over time is altered and expanded for additional uses of land.

Housing

Based upon population projections and Census data, the housing needs of the Town of Terry can be analyzed. The U.S. Census Bureau provides counts of total housing units in the Town for 1990 through 2010, as well as the average persons per occupied housing unit. By combining this data along with population projections from Table III-3 the number of total housing units and any housing deficit are projected for the years 2020, 2030, and 2040, the horizon date of the Comprehensive Plan. Projected housing deficits are derived by subtracting the 2018 housing supply from the total projected housing demand.

**TABLE III-2
TERRY DWELLING UNIT COUNTS**

DWELLING TYPE	STUDY AREA D.U. COUNT	PERCENT OF TOTAL	INCORPORATED D.U. COUNT	PERCENT OF TOTAL
Single-Family	1,184	78.5	668	83.8
Dilapidated Single-Family	23	1.5	8	1.0
Multi-Family/Apts.	24	1.6	24	3.0
Manufactured Homes	278	18.4	97	12.2
TOTALS	1,509	100.0	797	100.0

Source: CMPDD 2018

**TABLE III-3
PROJECTED HOUSING UNITS FOR TERRY
2020-2040**

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED NUMBER OF HOUSING UNITS	PROJECTED HOUSING DEFICIT (in dwelling units)
1990	237	2.59	-----	-----	-----	-----
2000	263	2.52	-----	-----	-----	-----
2010	407	2.61	-----	-----	-----	-----
2020	-----	-----	2.61	1,650	632	225
2030	-----	-----	2.61	1,834	703	296
2040	-----	-----	2.61	2,018	773	366

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

By making the assumption that the persons per occupied housing units will remain the same through the year 2040 and factoring in the projected 2040 population of Terry, which is 2,018, there is a projected housing shortage of 366 units. According to Building Permit data, Terry is currently averaging 8.5 residential building permits per year. At this rate, the Town should have 187 new housing units by 2040. If this rate is maintained, the Town will be unable to meet the housing demand of 366 dwelling units needed to accommodate the projected increase in Terry's population by 2040.

In order to meet the projected housing need for the target year 2040, the Town should average 15 units per year. This is about double the current rate. The demand for additional dwelling units can be met through a mixture of dwelling unit types, ranging from manufacturing homes to conventional single-family houses to apartments in the areas where higher density development can be supported through infrastructure improvements.

**TABLE III-4
RESIDENTIAL BUILDING PERMITS, 2009-2011**

STRUCTURE - RESIDENTIAL	NUMBER OF PERMITS	VALUE OF PERMITS
RESIDENTIAL		
January – December 2009	9	\$1,184.50
January - December 2010	9	\$1,179,985
January – December 2011	10	\$962,000

Source: Town of Terry

**TABLE III-5
RESIDENTIAL BUILDING PERMITS, 2015-2018**

STRUCTURE -RESIDENTIAL	NUMBER OF PERMITS	VALUE OF PERMITS
January–December 2015	12	\$7,657.00
January–December 2016	7	\$3,674.00
January- December 2017	9	\$7,950.00
January-July 2018	6	\$7,657.00

Source: Town of Terry

The Future Land Use Plan indicates the anticipated general residential development patterns. Using the total housing structures found in Terry, through land use surveys, and using the average persons per occupied housing unit just recently released by the 2010 Census, it is estimated that the 2016 population of Terry is 1,466.

THE LAND USE PLAN

Overview

The land use plan (also known as The Future Land Use Plan) represents a composite of all the elements of the planning program. Within this context, the plan depicts in 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 this plan by the Mayor and Board establishes it as a principal guide for making land use decisions, and it may be changed only by amending the Comprehensive 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 20 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, especially if recommended objectives have been achieved.

The Comprehensive Plan is not an ordinance; it is a guide to future land development decisions. Its policies and recommendations are implemented by the zoning ordinance, the subdivision regulations, the capital improvements program, and other implementation documents.

The town's Zoning Ordinance is based upon the Comprehensive Plan. More specifically, the Zoning Map is based upon the Future Land Use Map. 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 the Capital Improvements Budget. The Future Land Use Map is intended to indicate broad categories of development for general areas of the town. In order to be optimally useful to zoning, the Future Land Use Map attempts to delineate exact boundaries wherever possible.

The Future Land Use Map

The Future Land Use Map is developed using the existing land use map, the previous future land use map (if any), and the Official Zoning Map (if any). Any local knowledge of future developments would also be incorporated into the map.

In order for the zoning map to be optimally effective, it should closely mirror the Future Land Use Map. Land use boundaries should, but do not have to, follow lot lines and physical features, such as streets and streams, rather than generally drawn boundaries.

Many of the same considerations must be applied in drawing a future land use map as would be involved in drawing a zoning map. In addition to using the existing and previous land use maps, other considerations in drawing the future land use map are:

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

In mapping future land use categories, there is usually a compromise between the distracting land use pattern dictated by existing development and that called for by the land use plan. The future 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 future land use color codes depicted on the Future Land Use Plan/Thoroughfares Plan Map contained in this report:

Agricultural (white): Maximum development density of one residential unit for every three acres.

This land use classification depicts areas that are expected to remain agricultural or rural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Future Land Use Plan are not expected to have sewer service within the next 20 years (by the year 2040).

Residential Classifications: Residential land use classifications proposed to be based upon dwelling unit density:

1. **Rural Residential (olive green):** Includes rural lands with residences not in subdivisions and with no minimum lot sizes. It may include a mixture of site-built homes and manufactured homes.
2. **Residential Estate (pale green):** This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of two acres. This classification includes existing subdivisions containing lots with an average density of at least two acres or areas that should remain Residential Estate due to their proximity to existing large lot subdivisions. This classification is intended to maintain areas of desirable rural character. These areas on the Future Land Use Map 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.

3. **Low Density Residential (pale yellow):** Density range of one to four dwelling units per gross acre. This land use classification is intended to promote the development of single-family detached dwellings on relatively large subdivision lots (at least 10,800 square feet). These areas are either presently served by a municipal sewer or are expected to have sewer by 2035.
4. **Moderate Density Residential (old gold/dark yellow):** Density range of 4.1 to 7.0 dwelling units per gross acre. This land use classification allows the development of single-family detached dwellings on moderate size lots ranging from 6,000 square feet to 10,600 square feet. This classification includes existing medium size lots that were platted many years ago. Some of the moderate density residential areas shown on the Future Land Use Plan are served by the Terry sewer system, and others 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. The housing types this classification includes are duplexes, patio homes, garden homes, zero lot line homes, townhouses, etc.
5. **High Density Residential (orange):** The density range for this classification is 7.5 to 10 dwelling units per gross acre with the maximum density being 10 units per gross acre. This classification allows for the development of apartments or condominium on arterial streets/roads or highways, which have the capability of carrying higher traffic volumes generated by these higher density residences.
6. **Manufactured/Mobile Home Parks (brown):** This classification includes manufactured homes located in a “park” where the individual space or “pad” where the home is parked is rented or leased or both the manufactured home and the space are rented or leased. Although there are presently individual manufactured homes inside and outside the Terry corporate limits, none are shown on the Future Land Use Map. Under a Zoning Ordinance that would be based upon the Future 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.

Commercial Classifications:

1. **Light Intensity Commercial (pink):** The areas should include commercial uses where the business is completely enclosed. These include, but are not limited to: business and professional offices, hair styling shops, photographic portrait studios, dance and martial arts studios, floral shops, full-service restaurants (no fast food restaurants) and other similar uses that do not generate high vehicular traffic.
2. **General Commercial (red):** Enclosed Commercial Activities only. This classification includes 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 classification includes independent indoor commercial retail or service uses and shopping centers/malls.
3. **High Intensity Commercial (dark purple):** These commercial uses typically involve either significant outdoor activity or the display or storage of goods/materials outside of enclosed structures. However, major thoroughfare commercial uses also include retail and personal service uses and shopping centers. This classification encompasses all types of commercial uses, including outdoor commercial activities, such as vehicle and heavy equipment sales. Facilities for self-service storage of personal items are also found in this classification.

Industrial Classifications:

1. **Limited Industrial (light gray):** All indoor industrial uses, including indoor manufacturing and warehouses where all storage and industrial activities are inside. These manufacturing uses are those that do not generate noise, vibration, or offensive odors detectable to human senses off the premises.
2. **Heavy Industrial (dark gray):** This land use classification includes manufacturing uses where all or parts of the associated activities are conducted outdoors, or where the use generates noise, vibration, odors, etc., detectable off the premises. It also includes the outdoor storage of materials; or manufacturing uses that use large amounts of water to process products or discharge large volumes of wastewater into the sewerage system. It may also include sand and gravel pits and salvage (junk) yards.

Public/Quasi-Public Uses:

1. **Parks and Open Space (medium green):** This classification includes all existing or proposed parks. The buffer area open spaces intended to buffer commercial uses from adjoining residential uses may not be shown on the map. The designation of an area as “open space” is not intended as a recommendation for acquisition of the property by the county for use as a park or other public use. In area traversed by significant streams or severe topography, the recommended “best use” bordering the streams (because of flood potential) or within such steep slope areas is open space.
2. **Public/Quasi-Public Uses Other Than Parks and Open Space (dark green):** This land use classification includes all existing and proposed governmental facilities, civic organizations, hospital, churches, schools, cemeteries, nursing homes, and major public or private utility facilities such as electrical power generation plants and substations, water tanks, etc.

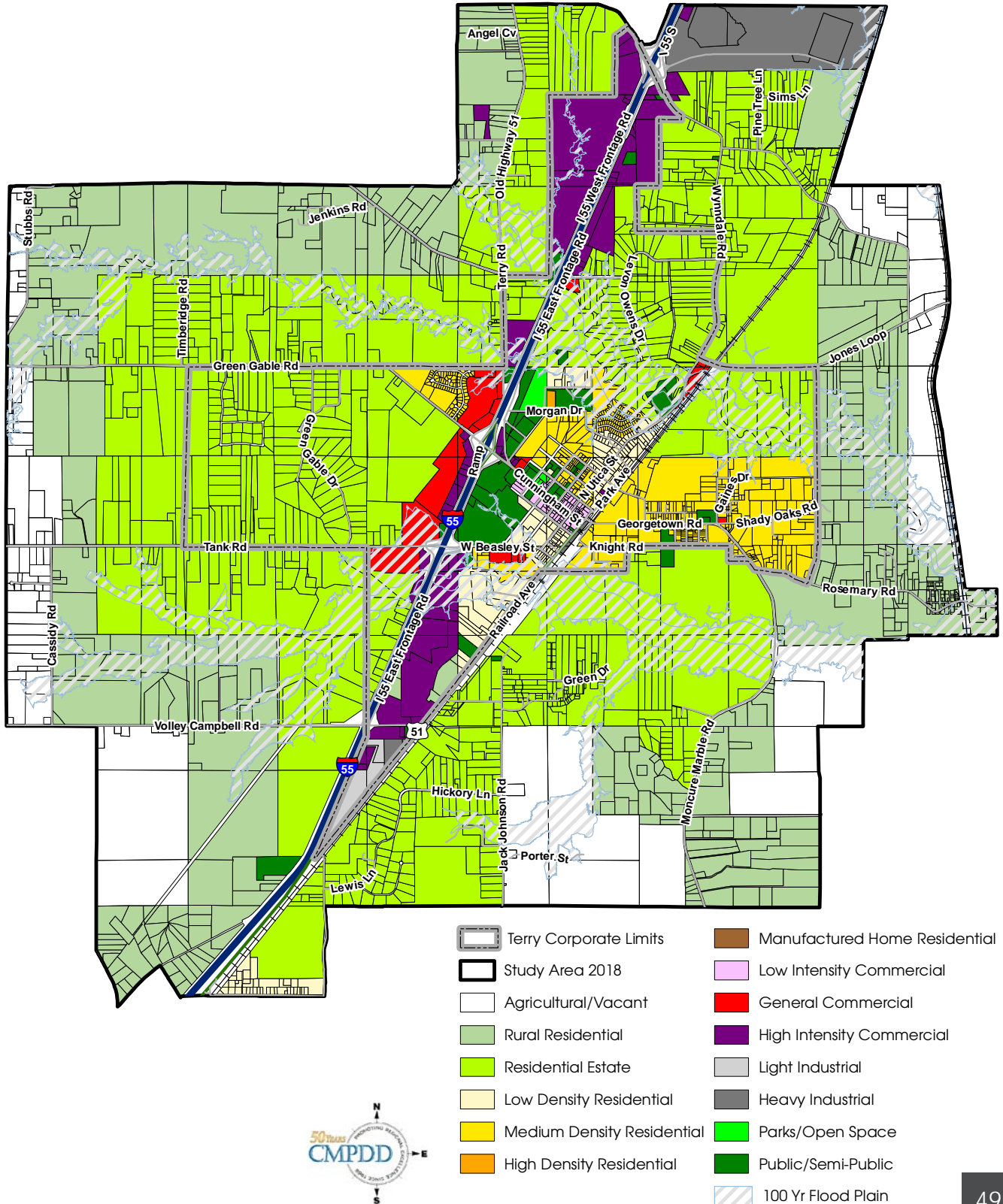
Floodplains and Floodways:

1. **Base Flood (100-year Flood) or Floodplains (light blue):** Those areas for which base flood (100-year) elevations have been determined by the Federal Emergency Management Agency (FEMA). Any construction in these areas must be elevated by fill or other means to or above the elevation of the 100-year flood.
2. **Floodways (turquoise):** These areas are the actual creek channels needed to convey water under normal conditions as identified by the Federal Emergency Management Agency (FEMA). All construction in floodways is prohibited.

Town of Terry

Land Use Plan 2019

DRAFT



LAND USE PLAN GOALS AND OBJECTIVES

GENERAL GOALS

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

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.

POLICY 1: The Town will use the comprehensive plan as a tool in guiding the future development of this community.

POLICY 2: There are a number of properties in town that are ill-maintained or have been allowed to fall into disrepair. The Town should work with the county Building Inspector to bring such properties into compliance with building codes and maintenance codes or be demolished.

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, an orderly land use pattern will be produced.

POLICY 3: Existing commercial development and residential sprawl will be better controlled. Future development, in accordance with the comprehensive plan, will be of a more desirable nature.

OBJECTIVE: To rezone any recently annexed property.

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.

OBJECTIVE: All new development must consider the capacity limit of the sewage lagoon.

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 promote development of well-designed single-family detached residential subdivisions, duplexes or two unit townhouses, and multiple-family residential units (three or more families living independently of each other in a single building) in areas protected from incompatible land uses.

POLICY 4: Densities of new residential development should be compatible with existing adjoining residential areas and a buffer will be provided when there is a significant difference in densities.

OBJECTIVE: To provide subdivisions for starter homes, mid-level income homes, and residential estate homes.

POLICY 5: Avoid land development measures that drive up the price of land and housing.

OBJECTIVE: To establish lot minimums for areas designated for residential estate (three or more acres), as well as areas that are proposed for lots with less than three acres.

OBJECTIVE: To permit “Moderate Density” (4-7 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 at least 6,000 square feet or more.

POLICY 6: The Town will designate adequate space on the land use plan and zoning maps for the development of moderate density residential subdivisions having a minimum lot size of 6,000 square feet. These developments, as much as possible, should have direct access to a collector street, arterial street or highway (as

functionally classified on the adopted Thoroughfares Plan of the Land Use Plan).

POLICY 7: The Town will require appropriate and approved landscaping, berms, fences or walls to minimize the impact of arterial street traffic upon moderate density residential neighborhoods.

POLICY 8: The Town will as much as is feasible, allow moderate density living areas near work areas to reduce commute time and traffic congestion.

OBJECTIVE: To encourage through a Land Use Plan and Zoning Ordinance the development of moderate density residential uses as transitional uses between low density residential areas and higher intensity uses such as apartments or retail commercial uses.

OBJECTIVE: To preserve the downtown area of the Town of Terry in a way that complements the town and its surrounding homes.

POLICY 9: Continue to enforce existing Zoning Regulations in the downtown areas designated on the Zoning Map as the Terry Central Business District.

OBJECTIVE: To provide water and sewer services for the entire town including the recently annexed areas, if possible.

POLICY 10: The Town will continue to expand water and sewer services for the entire town and the annexed areas, if possible.

POLICY 11: The Town will apply for CDBG funding to expand water and sewer services for the entire town.

POLICY 12: The Town will develop a capital improvements program in order to expedite the expansion of these services.

GOAL: To permit the future placement of manufactured homes only in manufactured home parks or manufactured home subdivisions that meets the development standards of the Town of Terry.

OBJECTIVE: To permit the location of manufactured homes only in certain tightly defined zones: (1) manufactured home parks or (2) manufactured home subdivision districts.

POLICY 13: No manufactured home park or subdivision shall be located in an area not identified on the adopted Future Land Use Plan for such use, or an amendment to the adopted Future Land Use Plan.

POLICY 14: Individual manufactured homes (those not located in a manufactured home park) may remain on the site where they existed prior to adoption of the Zoning Ordinance, and new manufactured homes may be located on the same site where a previous manufactured home existed. However, no new manufactured homes may be placed on lots where they did not exist prior to passage of amendments to the Zoning Ordinance.

OBJECTIVE: To improve the conditions and visible appearance of manufactured homes within the Towns incorporated limits through enforcement of the Town of Terry's Zoning Ordinance.

POLICY 15: No new manufactured home or a manufactured home being placed on a site where a manufactured home previously existed shall be allowed to locate within the Towns incorporated limits until it meets the standards adopted in the Town of Terry's Zoning Ordinance regarding manufactured homes.

GOAL: To provide an area set aside for high density residential uses (i.e., those residential uses containing more than seven units per gross acre) to be developed in areas suitable for this type of development that permit higher traffic flows. Such suitable areas are lands adjacent to arterial streets.

OBJECTIVE: 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 furthermore, 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.

POLICY 16: No new high density residential uses will be developed unless it is proven that there is sufficient water and sewer services are available for the development and that storm water drainage associated with the new development has been addressed for not only the multi-family development, but also its effects on surrounding properties.

OBJECTIVE: 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.

POLICY 17: As much as possible, new high density residential developments should be located near existing high density residential developments in the Town of Terry; however, when new high density developments abut dissimilar land uses, a buffer will be provided in accordance with the Town's Zoning Ordinance.

GOAL: To provide recreational opportunities in close proximity to all residential areas.

OBJECTIVE: To require the reservation/dedication of a minimum of 30% of the gross area of a multiple family residential site for open space and recreational facilities—either exclusively for use by residents of the multiple family development (reserved) or to be dedicated to the Town for use by the public.

POLICY 18: All new high density residential developments will reserve/dedicate a minimum of 30% of the gross area of the development for open space and/or recreational facilities in accordance with the adopted standards found in the Town of Terry's Zoning Ordinance.

COMMERCIAL DEVELOPMENT

GOAL: 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.

OBJECTIVE: To segregate commercial uses on the Future Land Use Map 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 to: auto, truck and heavy equipment sales and service; manufactured home sales; outdoor recreational enterprises such as amusement parks; truck stops; and any commercial uses that involves the display or storage of large materials or goods out-of-doors.

POLICY 19: Commercial uses that involve outdoor activities, heavier vehicular traffic and noise shall be located well away from all residential uses. Examples of outdoor commercial uses include, but are not limited to: service stations, car wash establishments and convenience stores; fast food restaurants; auto, truck and heavy equipment sales and service; outdoor commercial recreational activities such as water amusement parks; and truck stops.

POLICY 20: Terry shall plan and zone commercial areas only along arterial streets, roads and the highways that are capable of handling the increased traffic loads generated by commercial land uses.

POLICY 21: C-1 Commercial uses: Office and limited retail uses shall be used as a transition between higher intensity commercial uses (C-2-General Commercial or C-3 Major Thoroughfares Commercial) and all residential areas.

OBJECTIVE: 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.

OBJECTIVE: 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.

OBJECTIVE: To bring in commercial business that has the opportunity to give better quality and number of jobs to the Town of Terry and its citizens.

GOAL: To provide for safe, efficient traffic access to commercial areas and sufficient off-street parking for all commercial uses.

OBJECTIVE: To develop new vehicular access control regulations and review off-street parking requirements.

POLICY 22: The Town should evaluate converting the open areas behind existing commercial businesses in the downtown area to parking in order to provide additional spaces for business customers.

POLICY 23: The Town, in order to provide more downtown parking for customers of commercial businesses, should evaluate purchasing the vacant service station property on the corner of Utica St. and Cunningham Ave. and converting the property to open parking.

GOAL: To preserve the historic structures and style of the Town of Terry.

OBJECTIVE: 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.

POLICY 24: The Town should enforce the requirements found in Terry's Zoning Ordinance in the area designated as the Central Business District in order to maintain and improve the character of Terry's downtown area.

GOAL: To develop commercial activities in the Town of Terry that will benefit the economic growth of the Town as a whole.

OBJECTIVE: To bring in commercial businesses that have the opportunity to give more good quality jobs to the Town of Terry and its citizens.

OBJECTIVE: To promote the commercial areas along the Terry's frontage roads along Interstate 55 to the North and to the South.

POLICY 25: The Town should work should use its website to better market the availability of prime commercial land along the east and west I-55 frontage roads.

INDUSTRIAL DEVELOPMENT

GOAL: 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.

OBJECTIVE: To restrict “heavy” industrial development to areas of the Town that are more suited for this type of industry. These types of developments should be located along major transportation thoroughfares, close to railroads and as far away from residential areas as possible.

OBJECTIVE: To restrict industrial 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 Town, not to detract from it.

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 Terry are met.

OBJECTIVE: 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 make use of the facilities.

OBJECTIVE: To search for potential grants or funding for the Town of Terry and the renovation and upgrading of the town’s park system.

POLICY 26: The Town, in order to upgrade its park system, should start looking for grant opportunities through the Mississippi Department of Wildlife Fisheries and Parks Land and Water Conservation program, Community Development Block Grants Self-Help program and the Recreational Trails Program.

CHAPTER IV: 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 functional classification of all existing and 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."

THOROUGHFARES PLAN: FUNCTIONAL CLASSIFICATIONS

Concurrently with preparation of the Land Use Plan for the Town of Terry Study Area (Chapter II), CMPDD developed a "Thoroughfares Plan", classifying roads, streets and highways according to the function that they can be expected to perform by the target year of the plan: 2035. According to the Federal Highway Administration (FHWA), "functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide" (Highway Functional Classification, U. S. Department of Transportation, July, 1974).

The proposed Terry Thoroughfares Plan is shown on the **Town of Terry Land Use Map** in the previous chapter. Each highway, road or street was functionally classified by the CMPDD according to criteria prescribed by the Federal Highway Administration (FHWA).

The following are FHWA definitions of each classification; the color codes on the Thoroughfares Plan are the colors prescribed by the FHWA in classifying roadways:

1. **Urban Interstate Highways (Blue on the Thoroughfares Plan):** These are the controlled-access highways on the Interstate system. In the Terry study area, the only Interstate highway is I-55.
2. **Urban Principal Arterials (Red on the Thoroughfares Plan):** This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.

3. **Urban Minor Arterials (Green on the Thoroughfares Plan):** The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and includes facilities that place more emphasis on land access than the principal arterial system.
4. **Collectors (Purple on the Thoroughfares Plan):** The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes trips from the arterials to their ultimate destinations.
5. **Urban Locals (No color on the Thoroughfares Plan):** These roads and streets provide direct access to adjoining land and to higher systems; they provide the lowest level of mobility, and through traffic movement is discouraged on local facilities. By definition, local streets and roads are not “thoroughfares”.

Minimum Rights-of-Way and Surface Width Requirements

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

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

Minor Arterial (Green): Typically, at least 3-12 foot lanes; minimum of 70 foot right-of-way

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

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

**TABLE IV-1
GENERALIZED ROADWAY CAPACITIES**

FUNCTIONAL CLASSIFICATION	24-HOUR CAPACITY
Freeways (Interstate Highways and Other Controlled-Access Freeways or Expressways)	
4 Lane	68,000
6 Lane	102,000
Arterial Highways, Roads or Streets	
2 Lane (without left turn lanes)	11,000
2 Lane (with left turn lanes)	15,000
4 Lane Undivided	23,000
4 Lane Divided	27,000
6 Lane Divided	39,000
8 Lane Divided	51,000
Collector Streets	
2 Lane (without left turn lanes)	10,000
2 Lane (with left turn lanes)	12,000
4 Lane Undivided	20,000
4 Lane Divided	24,000
One Way Streets	
2 Lane Arterial	12,500
3 Lane Arterial	20,000
2 Lane Collector	10,000
3 Lane Collector	18,000

Source: 2035 Jackson Urbanized Area Transportation Plan, CMPDD, 2006.

Findings and Recommendations

The Town of Terry needs to establish a heavy truck traffic route that detours this type of vehicle from traveling through the downtown area. Based on MDOT traffic count data found on their website, the most recent available data being from 2012, Cunningham Avenue has an Annual Average Daily Traffic (AADT) volume of 5,300 and Tank Rd. has an AADT of 1,200 vehicles per day. In order to provide a route that causes the least amount of interruption to traffic flow, it is believed, based on the traffic count data, that the route should follow along I-55 west frontage off the Terry exit and at Tank Road cross over I-55 and follow east frontage road south to Volley Campbell Road. The route will then follow Volley Campbell Road east to Old Highway 51 where it will end. This route presents the least amount of traffic interference and reroutes the heavy truck traffic away from Terry's downtown area. Log trucks can off-load at the railroad and can use the proposed truck route.

One problem with this route is that the Old Highway 51 bridge over Vaughn Creek will not handle 40 ton trucks. Therefore, in order to make this route work as a truck route, the Old Highway 51 bridge should be replaced with a bridge that can handle heavier loads.

The downtown area of Terry is also in great need of additional parking areas for patrons of the commercial businesses located in the Terry Central Business District. The Town needs to look at the possibility of adding additional parking behind the existing businesses off of Cunningham Ave., where applicable and explore the possibility of purchasing the property on the northwest corner of Cunningham Ave and Utica St razing the existing structure on the property and establishing a parking lot in its place.

The Town of Terry should also look at the feasibility of constructing a system of interconnected bikeway and pedestrian sidewalks that connect the parks, school, major residential areas and the downtown area. This will make the Town of Terry a more walkable community. For the people who live and work in Town, it will provide them with an alternative transportation option for getting to and from work, by either biking or walking.

The City of Byram recently had a project completed on the Exit 85 interchange off of I-55. This project added a turning lane and extended the exit ramp lanes reducing the amount of traffic backing up onto the interstate during peak traffic hours. The Town of Terry should work with MDOT to explore the possibility of doing the same. The project should look to redesign and reconstruct the Cunningham Ave. exit ramps, as well as improve and widen the bridge that crosses I-55 by adding additional lanes to improve traffic flow. This project, though it may not be needed now, will be needed in the future due to the growth in Terry's population over the last ten years and the perceived potential for additional growth in the future.

MDOT recently raised the Green Gable and Tank Road bridges over I-55 approximately two feet. At the same time, MDOT paved some of the ramps. The parts of the ramps not paved at this time will be paved in 2019.

TRANSPORTATION GOALS AND OBJECTIVES

GOAL: To provide an efficient and 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 designate a truck route that detours heavy truck traffic off of Cunningham Ave. and reroutes them away from downtown Terry.

POLICY 27: The Town shall designate a truck route using the I-55 East and West Frontage roads to connect heavy truck traffic to Old Highway 51.

OBJECTIVE: To reconstruct Old Highway 51; and to overlay Moncure-Marble Road (Mississippi Highway 473), U. S. Highway 51 and Utica St.

OBJECTIVE: To reconstruct the I-55 interchange at Cunningham Avenue.

POLICY 28: The Town should work with MDOT to find a way to either lengthen the existing lane on the exit ramp or add an additional lane to reduce the amount of peak hour traffic backing up onto the interstate.

POLICY 29: The Town should work with MDOT on the possibility of replacing the existing Cunningham Avenue Bridge that crosses I-55 and adding a turning lane. This will improve traffic flow by allowing motorists to pass over the bridge easily without having to wait on other motorists wishing to turn.

OBJECTIVE: To provide better traffic circulation for north Terry by constructing a collector road from East Frontage Road to Wynndale Road.

GOAL: To improve accessibility for patrons to the commercial areas located in Terry's Central Business District.

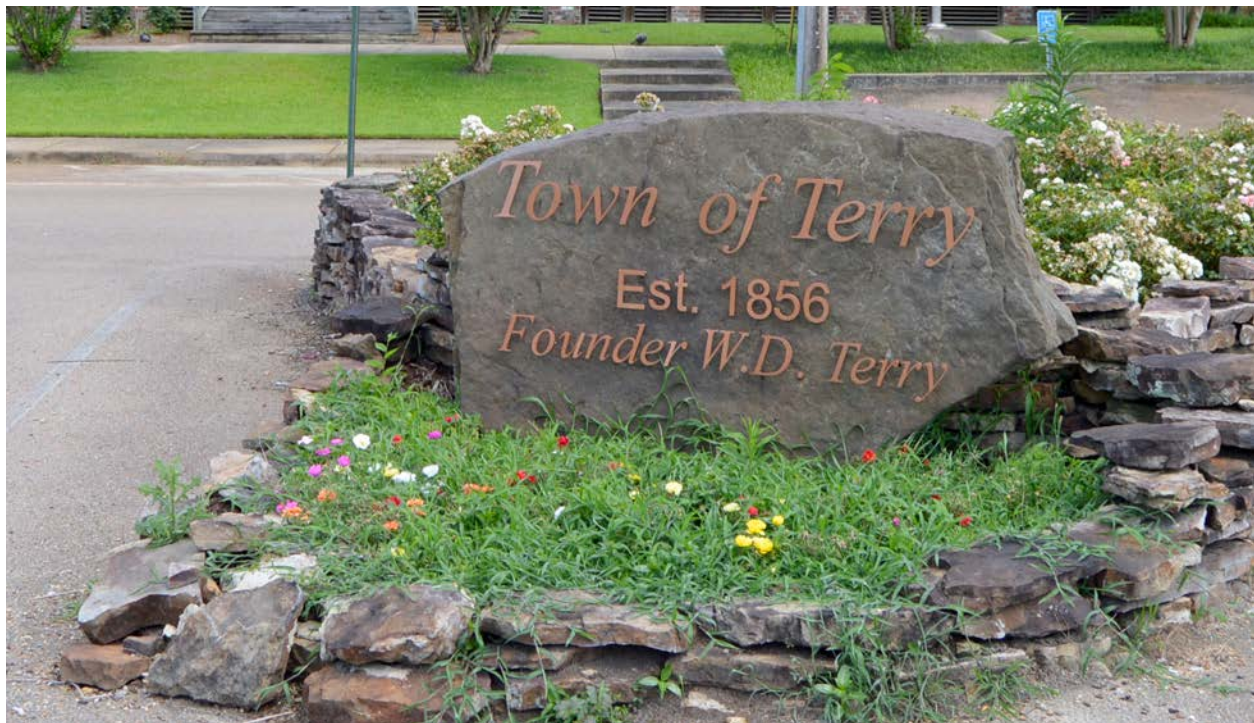
OBJECTIVE: To provide adequate off-street parking in Terry's Central Business District.

POLICY 30: The Town should work with the business owners located in Terry's Central Business District to find alternative ways to increase parking in the downtown area, such as adding parking behind the commercial areas.

POLICY 31: The Town should explore the potential of acquiring the property located on the northwest corner of Cunningham Ave. and Utica St. and turning this property into a parking lot.

OBJECTIVE: To create a system of interconnected bicycle and pedestrian walkways that connects the parks, Central Business District, school and major residential areas.

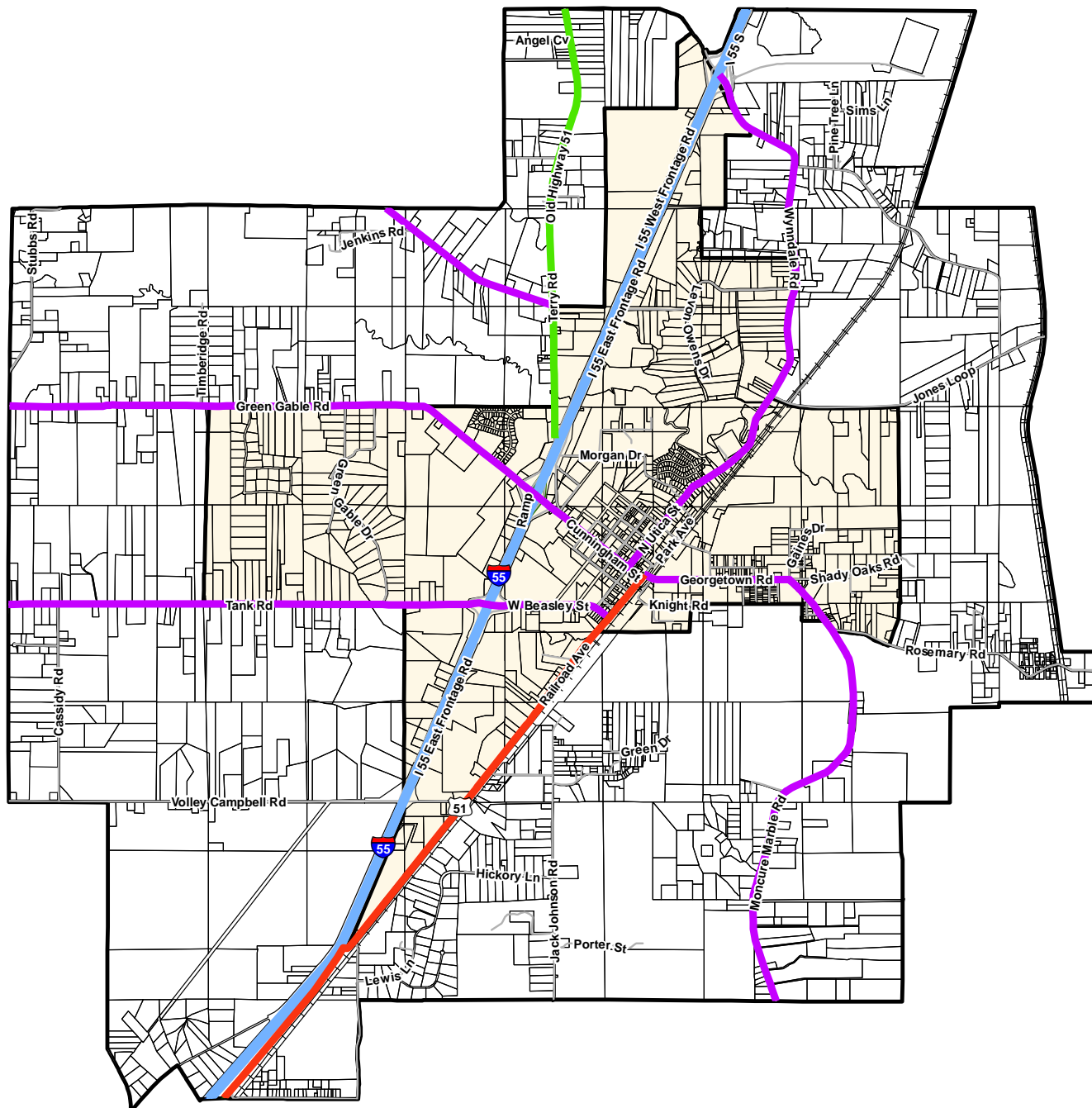
OBJECTIVE: To add a traffic signal at some time in the future at the intersection of E. Frontage Road and Cunningham Avenue to facilitate traffic movement.







Town of Terry

Thoroughfares Plan 2019

DRAFT



-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Terry Corporate Limits
-  Study Area 2018







Prepared by:

**Central Mississippi Planning
& Development District**

1170 Lakeland Drive - P.O. Box 4935
Jackson, Mississippi 39296-4935

Phone: 601-981-1511 Fax: 601-981-1515

www.cmpdd.org