



Tate
COUNTY

COMPREHENSIVE PLAN

2022

TATE COUNTY BOARD OF SUPERVISORS

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CHAPTER 1: INTRODUCTION

Purpose Of The Plan

A comprehensive plan serves to establish a common vision for a community's future through defined goals and aspirations. The planning process results in public policies with regards to land use, transportation, community facilities and utilities, and community development that work to achieve the stated vision. A plan is "comprehensive" in that it includes all of the community's geographical areas and service functions that sustain or support the community's physical development. A plan is "long-range" in that it looks beyond the community's immediate conditions and issues to the community's future (20 to 25 years) needs and potential.

Tate County recognizes the importance of planning in making effective decisions concerning the County's future. This plan is a result of extensive study into existing development patterns as well as population and the economy. This plan should, be reviewed and updated periodically (every 5 to 10 years) in order for it to remain current and be effective.

Comprehensive plans are often times seen as a means to an end. If a county or municipality wants to have zoning regulations, then they must have a comprehensive plan that meets the requirements outlined in the Mississippi State Code. With today's technology, a comprehensive plan can also be a valuable economic development tool. The use of GIS map viewers and Story Maps can help local governments produce a plan that engages the public and is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit tatecounty.ms.

Elements Of The Plan

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: "...a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." which must include long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan. The goals and objectives are found throughout this Plan as they pertain to the other elements as contained herein.

Chapter	Description
Introduction	How to use the Plan
Population Projections and Demographics	Current demographics, population and employment data and projections
Community Facilities Plan	Inventory of community facilities and projected needs for future facilities
Transportation Plan	Classifies all existing and proposed streets, roads and highways as well as bike/pedestrian routes
Land Use Plan	Designates anticipated land use (i.e. residential, commercial, etc) for entire study area.

Web-Based GIS Mapping Viewer

As part of the development of the Comprehensive Plan for Tate County, CMPDD developed an interactive web-based GIS (Geographic Information Systems) mapping application and viewer. With this internet-based GIS viewing tool, users are able to pick and choose which background map and data layer(s) they wish view from a menu of available information. This new service will allow accessibility to numerous informational data layers including aerial imagery, topography, existing land use, the Land Use Plan, the Transportation Plan, recreational features/facilities, land ownership, flood zones and easements, and zoning. A link to the viewer can be found on the County's website at tatecounty.ms.

How to Use this Plan

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, conditional uses, and site plan review. It may also be used to aid in locating businesses, industries, and public facilities. Community planning is a channel to shape market forces by establishing certain rules for development and conservation.

Implementation and Use of the Plan

A comprehensive plan is not a legal tool; however, because it, as required by state law, forms the basis for the zoning ordinance, the subdivision regulations, and other implementation documents, it does carry some legal weight. This Plan should serve as a guide and the basis for the development of, and consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the Capital Improvements Program, and the Capital Improvements Budget. Per Mississippi State Code, a comprehensive plan must precede land use regulations in preparation and adoption. The Land Use Map in this Plan is intended to indicate broad categories of land for future development. Zoning ordinances and maps shall mirror the Land Use Plan map closely, and all future zoning decisions should be based Land Use Plan map. The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when they are based on plans, specifically a comprehensive plan.



A local government implements its comprehensive plan by adopting land use regulations, i.e. zoning, based on the adopted comprehensive plan. A comprehensive plan alone does not have a mechanism for enforcement; however, the implementation devices listed below can be enforced.

Implementation Devices:
Zoning Ordinances
Subdivision Regulations
Capital Improvement Programs
Area Specific Plans (i.e. Downtown Plans)
Official Maps

As previously noted, a comprehensive plan should serve as a guide for policy decisions. All policy decisions related to the development of property within the local government should be based on the comprehensive plan. Such decisions include:

Use the Plan to Guide Decisions Related to:
Rezoning Cases
Conditional Use/Variance Applications
Subdivision Plat Review
Street Closings
Concurrency Plans

All development proposals, as well as proposed rezonings, should not only be reviewed in light of the standards set forth in the Zoning Ordinance, but also according to each individual element of the Plan. Comprehensive plans should be used for concurrency plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezoning. The goals and objectives should be checked against the proposal to determine if there is any conflict. The Land Use Plan must be checked to determine if the proposed rezoning is in conformance with the designated land use category, and that adequate infrastructure is in place to support the development. For example, if a proposed rezoning to a commercial district is indicated, then the Land Use Plan must show a commercial 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.

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 of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of rezoning.

General Goals and Objectives

The Tate County Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Tate County.

GOALS AND OBJECTIVES

GOAL: The purpose and overall goal of Tate County is to promote the health, safety, and general welfare of the residents within the County. The Plan's desired outcome is to foster a pattern of growth and development that achieves this goal. It does so by promoting the following guiding principles:

OBJECTIVE: To provide opportunities for the progress of the residents' quality of life while retaining the atmosphere of the community;

OBJECTIVE: To protect the community's unique natural assets and built assets;

OBJECTIVE: To prevent the inefficient development of land by using the Comprehensive Plan and Zoning Ordinance to guide future development.

OBJECTIVE: To minimize the cost of government by making the best possible use of existing and future investments in public services and infrastructure.

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

OBJECTIVE: To ensure that future development will be in the best interest of the community and its citizens, the planning process will be used to generally improve the quality of life of the citizens of Tate County.

POPULATION PROJECTIONS

Table 2-1 contains population counts, estimates, and projections for Tate County. These Projections are in ten-year increments from 2020 to 2040, and are based on established trends from 1980 to 2020. The projections for Tate County were generated using a linear regression technique. Based on this model, Tate County is expected to experience continued residential growth.

TABLE 2-1:
POPULATION PROJECTIONS

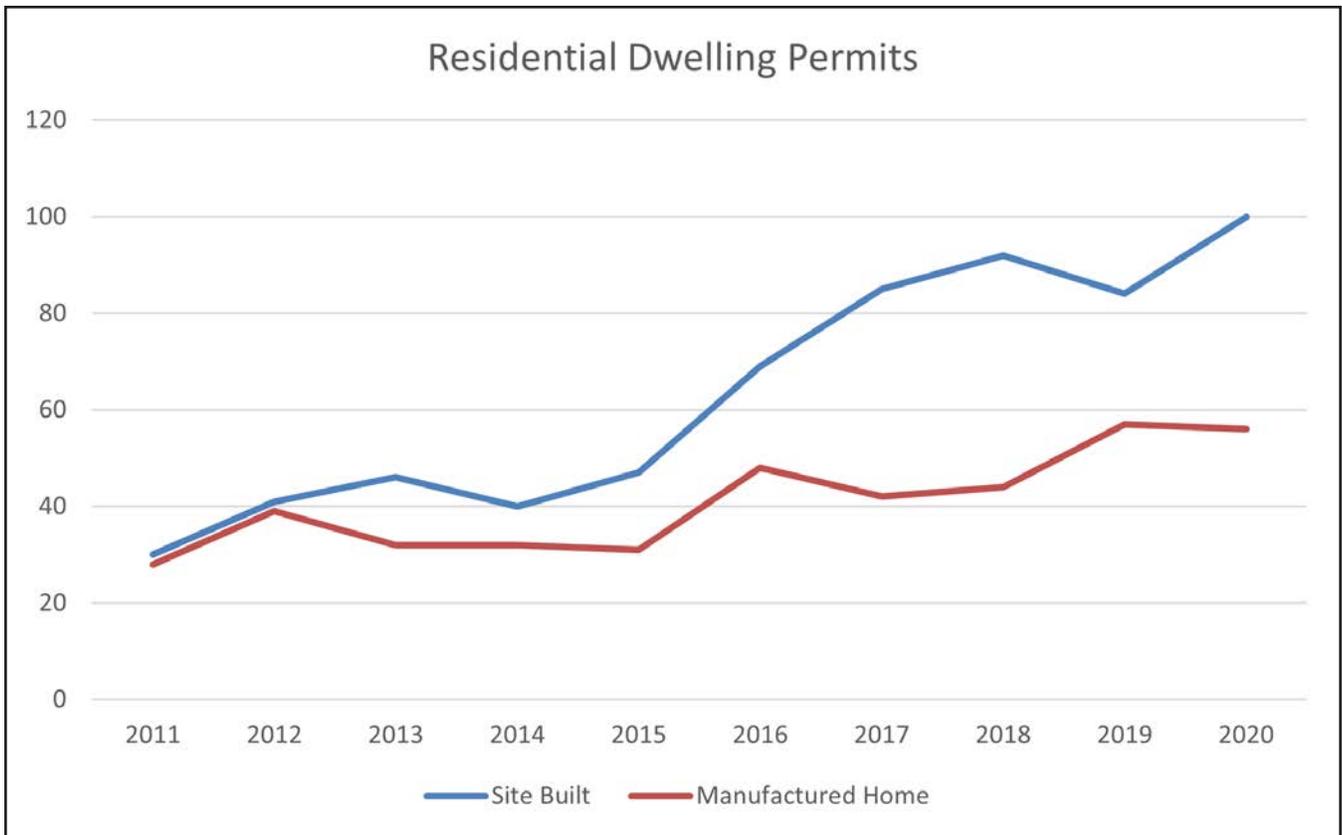
YEAR	TATE COUNTY
1980	20,119
1990	21,432
2000	25,370
2010	28,886
2020	28,064
2030	31,777
2040	34,111

Source: U.S. Census Bureau and CMPDD



While the 2020 U.S. Census reports a slight decrease in population from 2010 to 2020, the County's building permit data indicates growth in the housing market within the County. Therefore, the 2040 population projections are supported by the County's data.

According to permit data provided by Tate County, the County has seen a steady annual increase in the number of new dwellings, both site built and manufactured homes, constructed or placed in since 2011. The County approved 58 new dwellings in 2011 compared to 156 dwellings in 2020.



Furthermore, according to the 2020 Census, 65% of Tate County's population is in the unincorporated portion of the County. This indicates a great need for planning and proper zoning regulations to guide future growth in a desirable manner. The purpose of this Comprehensive Plan is to assist the local government in planning for this growth through investments in infrastructure and land use controls that will ensure the anticipated growth occurs in a controlled and manageable nature.

The following graphics highlight the population demographics for Tate County.



Demographic and Income Profile

Tate County, MS
 Tate County, MS (28137)
 Geography: County

Prepared by CMPDD

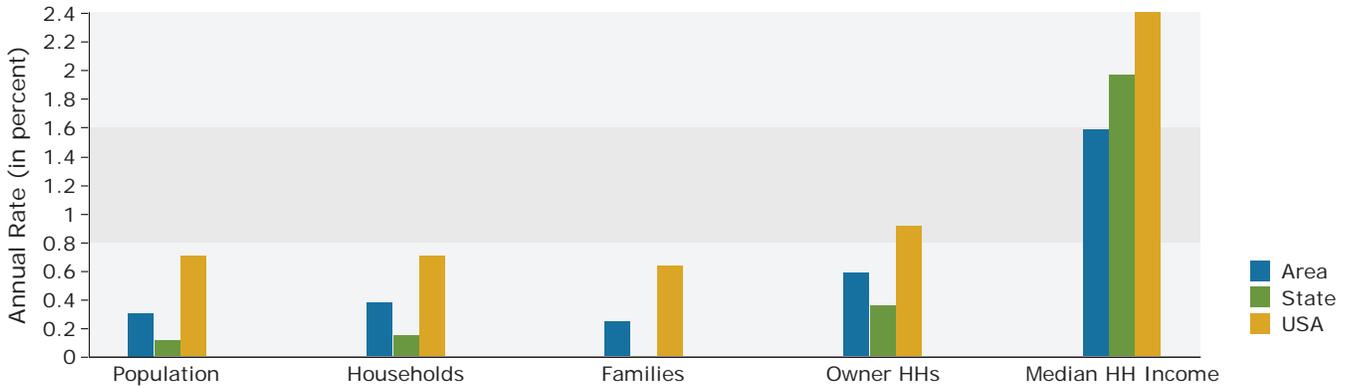
Summary	Census 2010		2021		2026	
Population	28,886		30,091		30,566	
Households	10,035		10,647		10,853	
Families	7,500		7,787		7,886	
Average Household Size	2.75		2.72		2.72	
Owner Occupied Housing Units	7,532		8,065		8,306	
Renter Occupied Housing Units	2,503		2,582		2,547	
Median Age	36.0		37.6		38.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.31%		0.12%		0.71%	
Households	0.38%		0.15%		0.71%	
Families	0.25%		0.00%		0.64%	
Owner HHs	0.59%		0.36%		0.91%	
Median Household Income	1.59%		1.97%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
< \$15,000			1,030	9.7%	890	8.2%
\$15,000 - \$24,999			1,087	10.2%	1,010	9.3%
\$25,000 - \$34,999			1,593	15.0%	1,516	14.0%
\$35,000 - \$49,999			1,348	12.7%	1,300	12.0%
\$50,000 - \$74,999			1,944	18.3%	2,022	18.6%
\$75,000 - \$99,999			1,257	11.8%	1,277	11.8%
\$100,000 - \$149,999			1,548	14.5%	1,781	16.4%
\$150,000 - \$199,999			487	4.6%	643	5.9%
\$200,000+			353	3.3%	414	3.8%
Median Household Income			\$52,362		\$56,647	
Average Household Income			\$70,233		\$78,525	
Per Capita Income			\$24,864		\$27,895	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,960	6.8%	1,850	6.1%	1,875	6.1%
5 - 9	2,100	7.3%	1,990	6.6%	1,973	6.5%
10 - 14	2,117	7.3%	2,033	6.8%	2,071	6.8%
15 - 19	2,595	9.0%	2,266	7.5%	2,391	7.8%
20 - 24	2,008	7.0%	1,896	6.3%	1,812	5.9%
25 - 34	3,308	11.5%	4,016	13.3%	3,664	12.0%
35 - 44	3,610	12.5%	3,606	12.0%	3,965	13.0%
45 - 54	4,059	14.1%	3,433	11.4%	3,339	10.9%
55 - 64	3,552	12.3%	3,916	13.0%	3,696	12.1%
65 - 74	2,162	7.5%	3,224	10.7%	3,331	10.9%
75 - 84	1,024	3.5%	1,434	4.8%	1,954	6.4%
85+	391	1.4%	427	1.4%	495	1.6%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,313	66.9%	19,902	66.1%	20,102	65.8%
Black Alone	8,755	30.3%	9,080	30.2%	9,181	30.0%
American Indian Alone	62	0.2%	81	0.3%	90	0.3%
Asian Alone	65	0.2%	114	0.4%	143	0.5%
Pacific Islander Alone	7	0.0%	8	0.0%	9	0.0%
Some Other Race Alone	339	1.2%	463	1.5%	526	1.7%
Two or More Races	345	1.2%	443	1.5%	515	1.7%
Hispanic Origin (Any Race)	639	2.2%	885	2.9%	1,018	3.3%

Data Note: Income is expressed in current dollars.

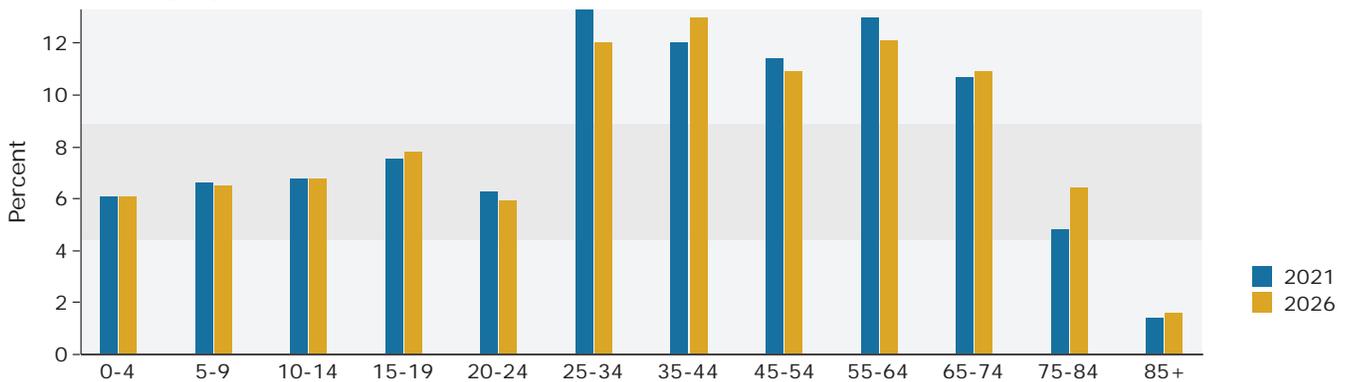
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

January 06, 2022

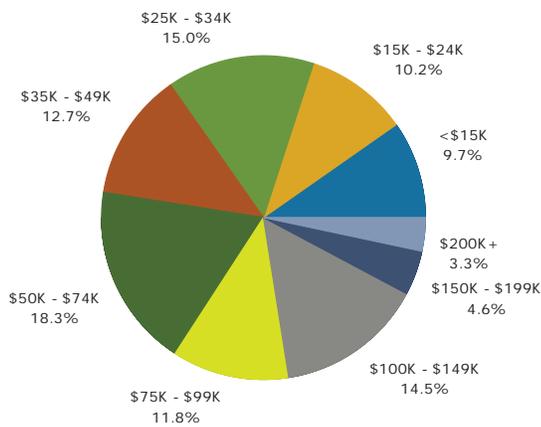
Trends 2021-2026



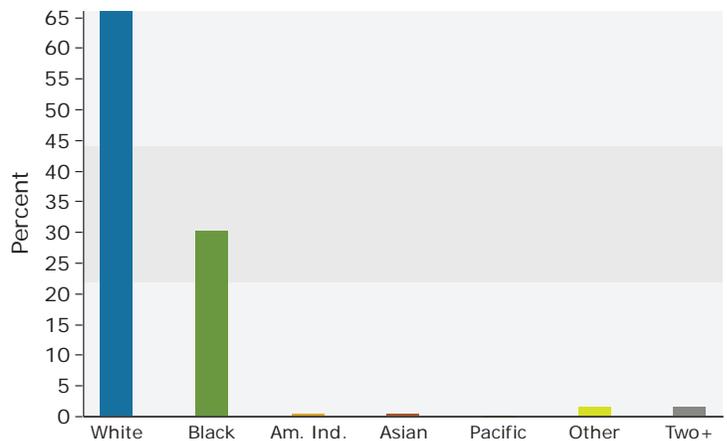
Population by Age



2021 Household Income



2021 Population by Race



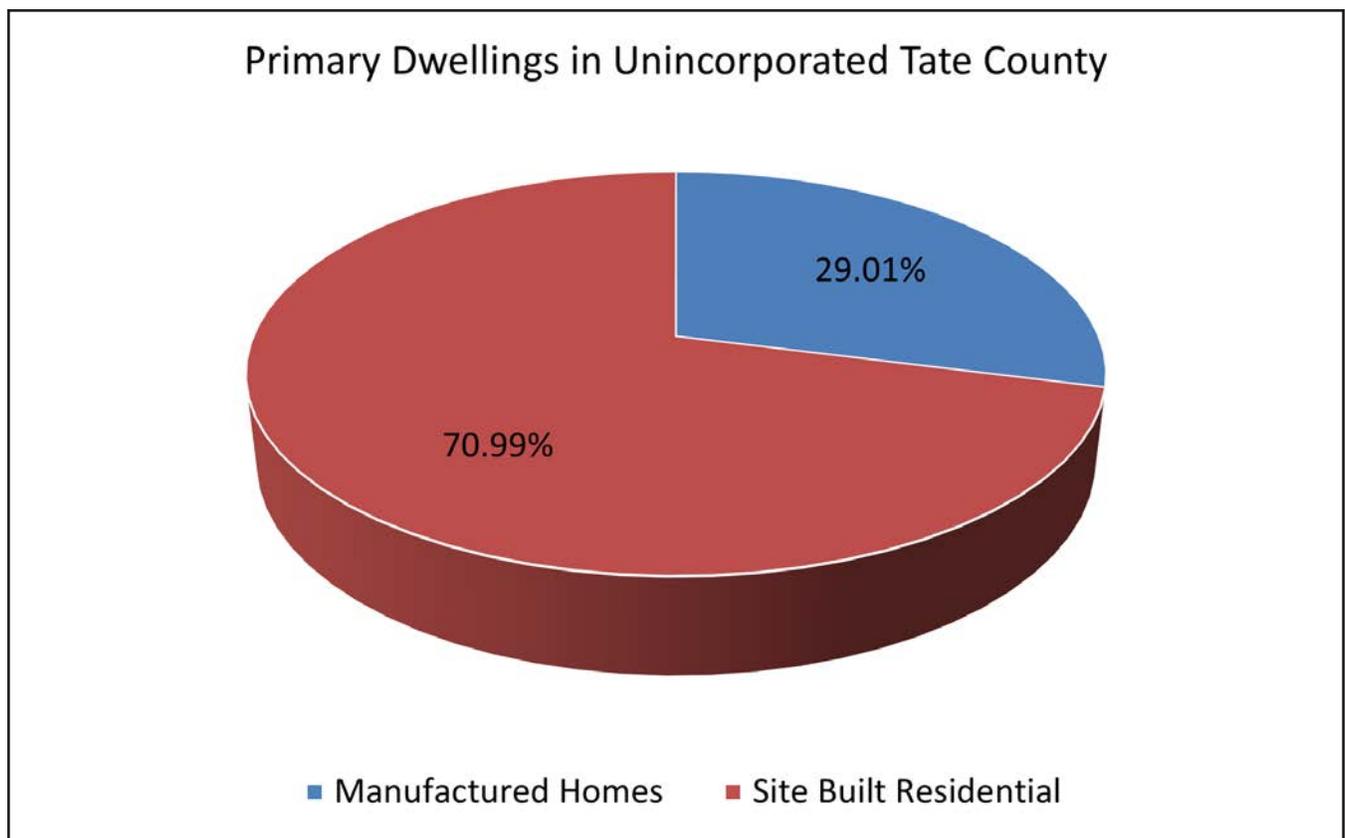
2021 Percent Hispanic Origin: 2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Residential Development Trends and Tax Analysis

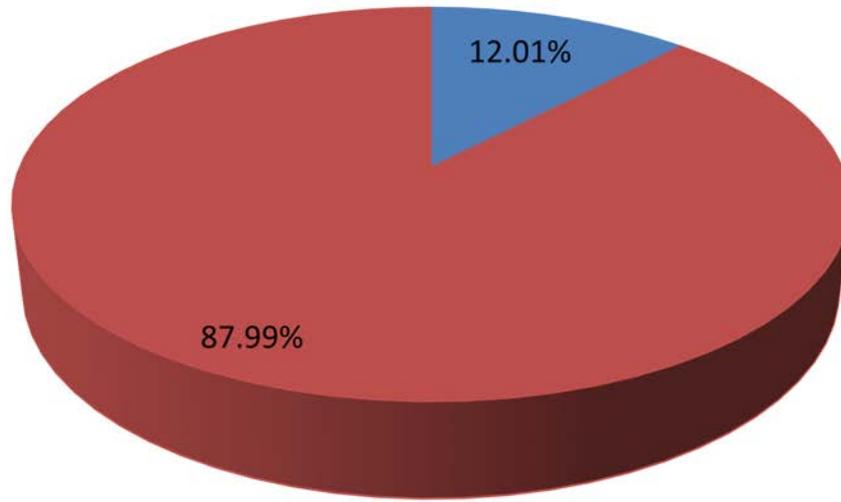
A thorough analysis of building permits issued by Tate County since 2011 and the 2020 Tate County Tax Roll has been conducted. All data is based on 2020 Tate County Tax Assessor Reports provided by the County's data management agency, Data Management Systems, and by the Tate County Planning Department.

There are 7,422 parcels in unincorporated Tate County (all areas outside the municipalities of Coldwater and Senatobia) that are residential in use. There are 5,269 parcels with site-built dwellings as the primary residence, and 2,153 parcels with manufactured homes. Some parcels contain more than one dwelling; however, all analysis was conducted based on the Tax Assessor's assigned dwelling type. Manufactured homes account for 29.01% of primary dwelling structures in Tate County as of years end 2020.



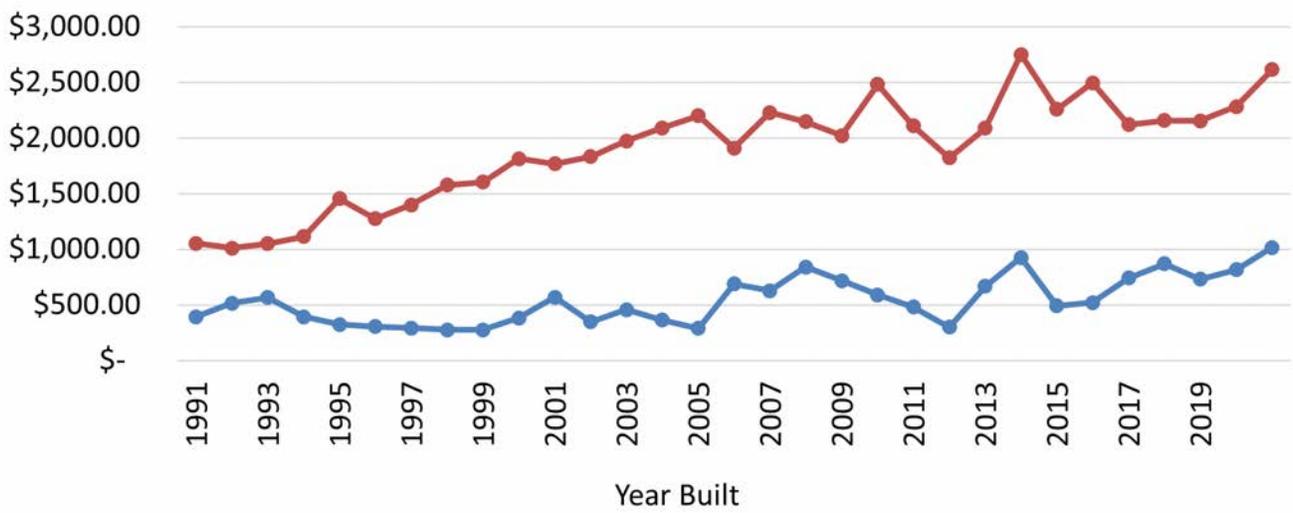
The total tax revenue generated by parcels in unincorporated Tate County containing a site-built residential structure in 2020 was \$6,727,515.27, while parcels with manufactured homes generated \$917,830.38. Site built residential parcels accounted for 87.99% of the total taxes generated by residential properties in the unincorporated County, and manufactured home parcels accounted for only 12.01%. This initial comparison does not exclude or account for parcel size, cultivated or uncultivated lands, or multiple structures on the same parcel.

Tax Revenue by Dwelling Type

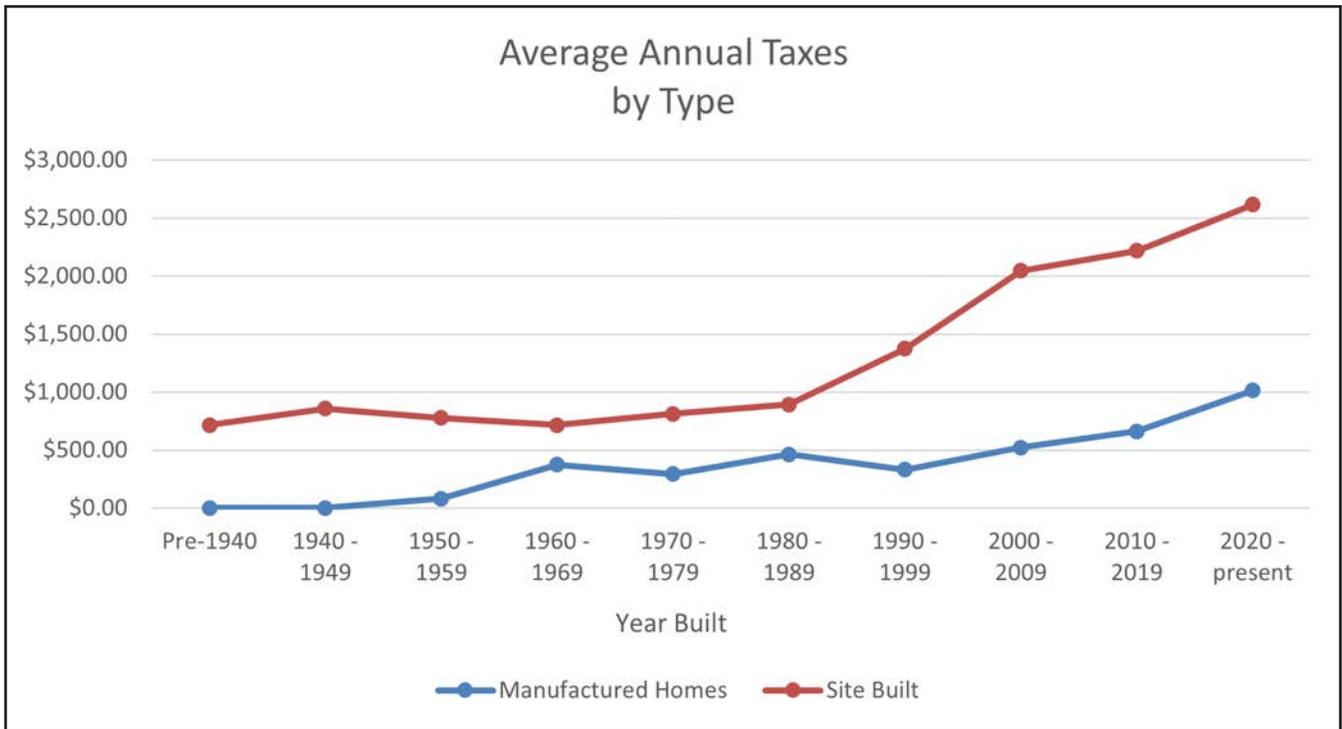


■ Manufactured Home ■ Site Built Residential

Average Annual Taxes by Type



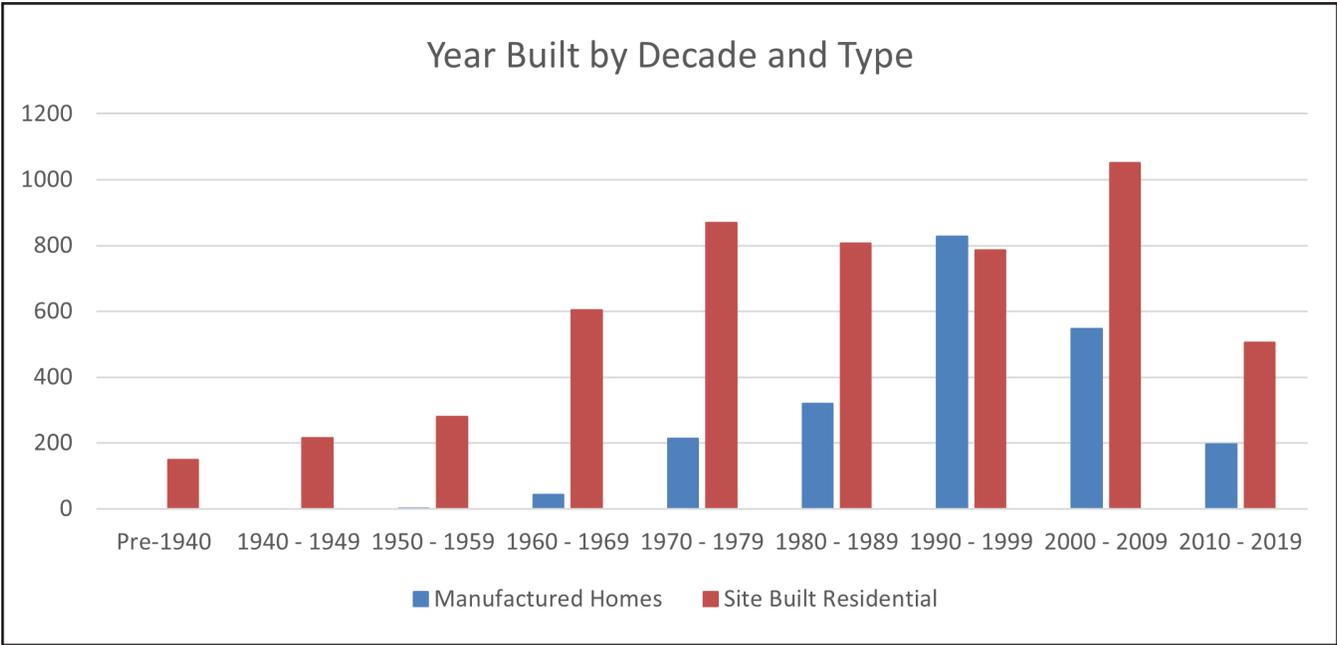
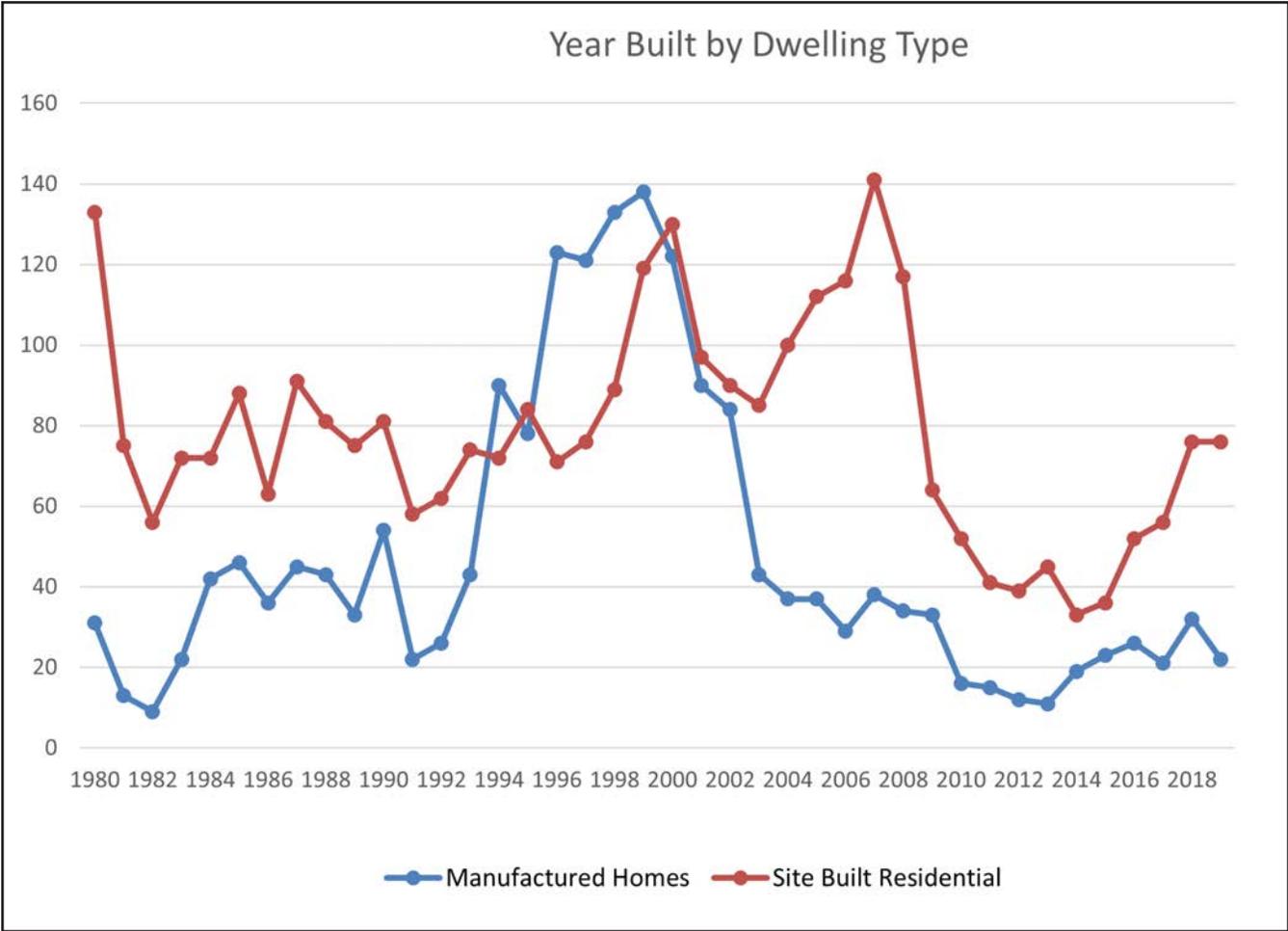
● Manufactured Homes ● Site Built

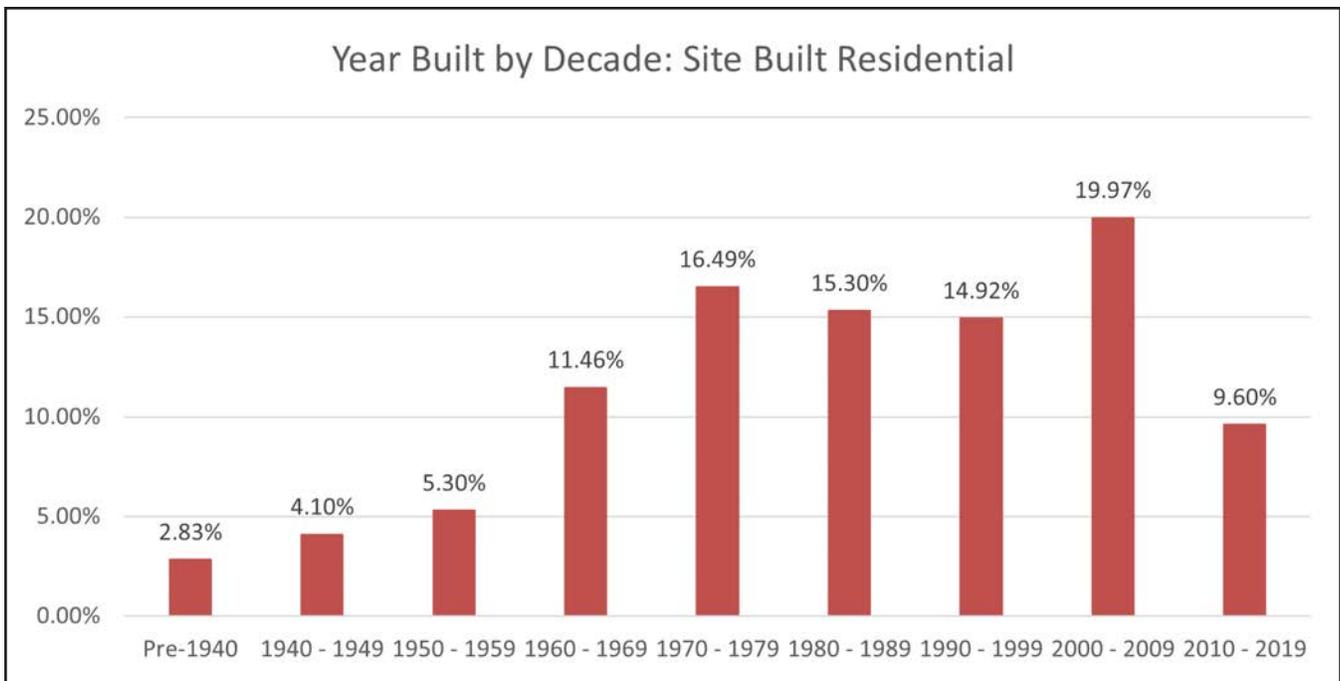
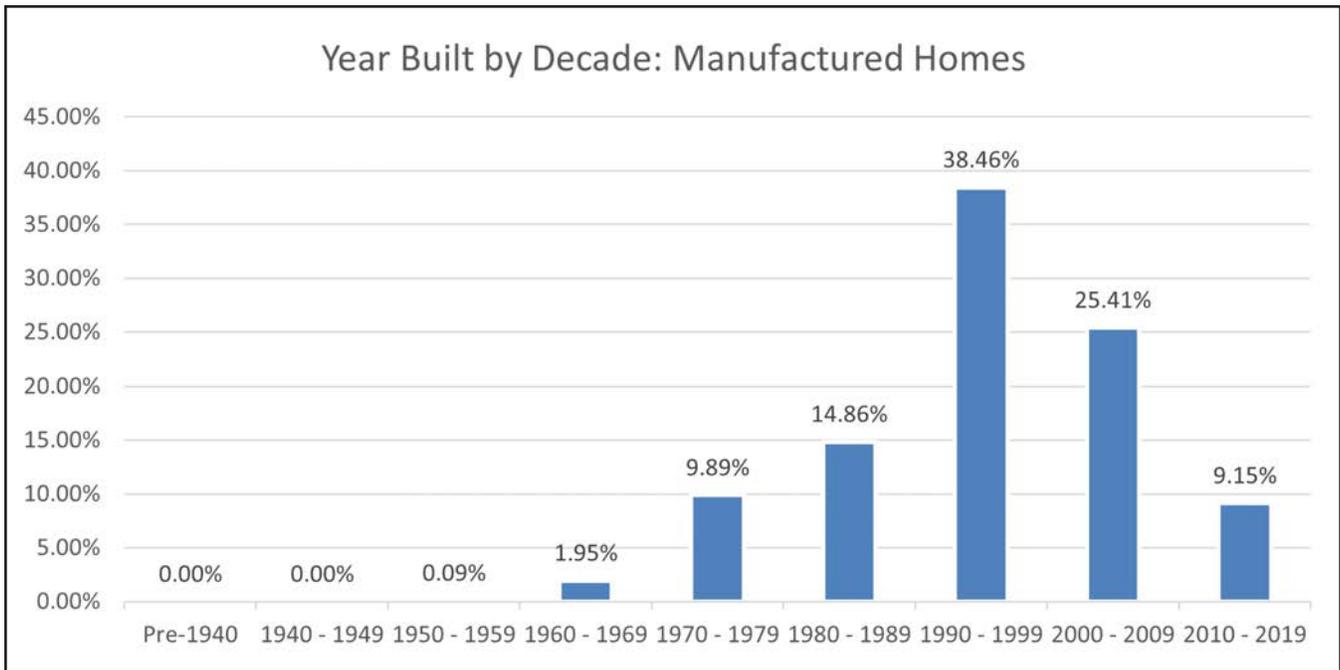


It is important to note that site-built residential dwellings and manufactured homes are taxed differently, which results on the tax revenues being not proportional to the number of parcels. In summary, site built residential structures are taxed on 10% of their fair market value as determined by the County's Tax Assessor, and manufactured homes are taxed on 30% of their value as determined by the State of Mississippi uniform valuation based on Manufacturer's Suggested Retail Price (MSRP) plus a reduction for depreciation over ten years.

It is for the aforementioned reason that the age, or year built, of each primary dwelling was also considered as it impacts the potential tax revenues of manufactured homes directly. The oldest primary dwelling included on the tax roll was constructed in 1850, and is a site built residential structure. The oldest manufactured home was constructed in 1950. Generally, construction of site-built residential dwellings out pace manufactured homes most years; however, the number of manufactured homes constructed in 1994, 1996, 1997, 1998, and 1999 exceed the number of site-built residential dwellings during these same years.





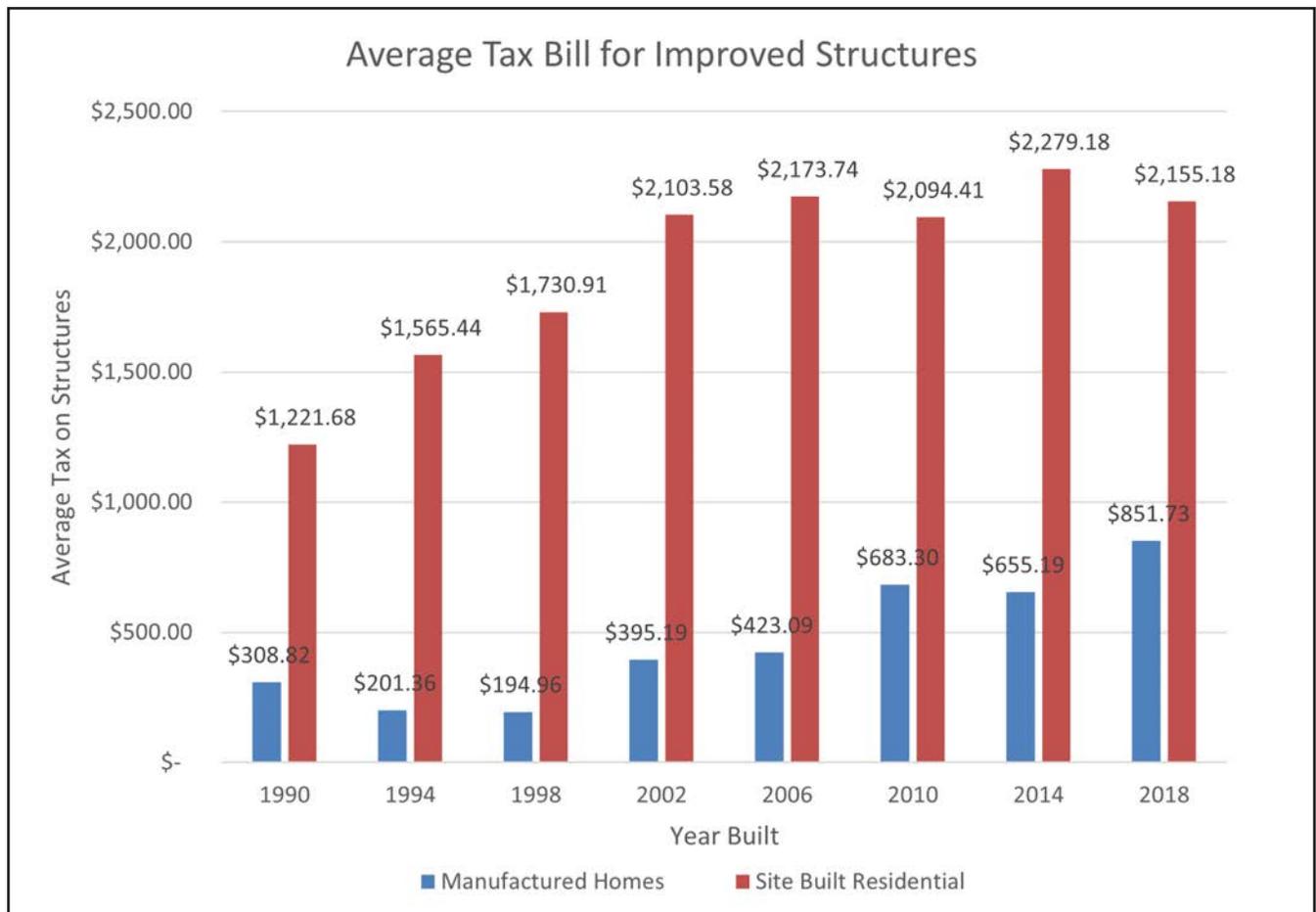


The County's Zoning Ordinance had allowed for the placement of manufactured homes up to 20 years in age within the County and the data used in this analysis does not provide information on when these manufactured homes were placed in the County. Therefore, it is not clear if these dwellings were first placed in the County when they were new or if they have been relocated to the County as used units. Because of the differing taxing structure between the two types of housing, manufactured houses are certain to decrease in value while site-built residential dwellings generally increase in value for some period of time resulting in higher tax revenues.

An analysis of tax revenues generated by parcel improvements only was also conducted. Only the assessed value of improved structures is included in the following data, which allows a direct comparison without influence by parcel size or cultivated and uncultivated lands. However, there is no adjustments for multiple improved structures per parcel. The average tax revenue generated by a manufactured home as the primary dwelling is approximately 32% of the average tax revenue generated by a site built residential structure.

	Total Appraised Improvement Value	Total Square Feet	Appraised Value per Square Foot
Manufactured Home	\$ 46,306,146.00	3,160,526	\$14.65
Site Built Residential	\$ 485,804,550.00	10,631,905	\$45.69

Further comparison of manufactured homes versus site-built residences was conducted by calculating the average assessed value for all manufactured homes built in a specific year then applying the County’s 2020 Millage Rate (0.14576) to determine an average tax bill. The same calculation was conducted on site-built residences for the same select years.



In summary, Tate County must consider the impacts land use regulations have on the County’s financial capacity through tax revenues. Maintaining a proper balance of site built dwellings versus manufactured dwellings will help alleviate the tax burden on site built homes.

GOALS AND OBJECTIVES

GOAL: Continue to provide public facilities and services in a cost efficient manner and in a manner that makes public facilities accessible and convenient to the County's inhabitants.

OBJECTIVE: Continue to foster a well-funded and cost efficient school system that will insure quality education for all citizens of Tate County.

OBJECTIVE: To develop plans for needed public facilities; to acquire land appropriate in character at the proper time; and to encourage their continued development for optimum use by the public to meet the needs of today and of the future.

GOAL: Continue to promote and encourage the efficient use of land and encourage the development of residentially zoned areas that provide quality housing that also protects the County's tax base.

OBJECTIVE: Continue to encourage developers to develop quality site-built single family housing.

GOAL: Continue to promote and encourage the efficient use of existing infrastructure and encourage the development of new infrastructure where needed.

OBJECTIVE: Continue to encourage developers to work with utility providers to provide basic utilities such as gas, electricity, water and sewer service where developments are built near existing utilities, and to encourage the installation of new utilities where necessary to meet development pressures.

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

OBJECTIVE: Continue to provide the Sheriff's Office with adequate facilities and equipment to meet the needs of that Office and to ensure public safety.

OBJECTIVE: Continue to provide adequate court and jail facilities.

GOAL: Continue to provide adequate fire protection for unincorporated Tate County.

OBJECTIVE: Continue to work with the various fire districts to support the system of volunteer fire departments throughout the County.

OBJECTIVE: Continue to support improvements that would lower the fire insurance rating throughout Tate County.

COUNTY BUILDINGS

The Tate County Courthouse, located in downtown Senatobia, was built in 1875 and is the oldest county courthouse still in use in Mississippi. Additions and renovations were made in 1904, 1975 and 2000. The Courthouse includes offices for the Tax Assessor, Tax Collector, Chancery Clerk, and Circuit Clerk as well as court facilities for the Circuit and Chancery Court. The Board of Supervisors also meets in the courthouse.



Adjacent to the Courthouse is the Tate County Extension Office which houses the Planning and Zoning Department and Mississippi State Extension Office. The building is also used as a voting precinct.

Tate County also maintains a county complex off E.F. Hale Jr. Drive that includes a County Unit Facility, Sheriff's Department, Jail, Justice Court, Health Department, Animal Shelter and Department of Human Services.

The County also maintains a county Barn/Shop in each Supervisor District to house and maintain vehicles and road equipment.

These buildings are currently adequate to meet the administrative duties of the County; however, as growth continues additional space may be need to provide faster service to residents. Furthermore, as facilities age, the County will need to invest in maintenance, retrofits, and upgrades to ensure all facilities are compliant with federal or state requirements, and can support rapidly changing technology needs.

FIRE PROTECTION

Tate County is served by nine Volunteer Fire Districts. West Tate County is served by the Arkabutla and District 1 VFD which covers approximately 128 square miles. The Central portion of the County is served by the Town of Coldwater and City of Senatobia VFDs. These municipal VFDs serve incorporated and unincorporated areas inside their districts. The Eastern part of Tate County contains nearly 200 square miles and is served by Greenleaf, Independence, Looxahoma, Poagville and Wyatte VFDs.



Each VFD maintains at least one fire station for the storage of equipment and vehicles. As population increases in Tate County additional stations will be necessary. Any new station must be properly staffed and equipped with vehicles and PPE. Ideally any new station would serve to lower the Fire Insurance Rating, which typically reduces insurance costs for homes and businesses. The County may desire to assist in the purchase and construction of these items as needed. Additionally, many of the existing stations are in need or will soon need improvements to expand storage space, increased bay sizes, or general building updates to meet federal and state regulations. Likewise, fire response vehicles must be repaired and replaced as their service life expires. The County should work with each VFD to ensure these needs are met.

SCHOOLS

As of the 2021-2022 School Year, the Tate County School District had a total enrollment of 2,036 students.

School	Enrollment
Coldwater Elementary School	197
East Tate Elementary School	482
Strayhorn Elementary School	387
Coldwater High School	181
Independence High School	456
Strayhorn High School	333



The County is also served by the Senatobia Municipal School District which has a 2021-2022 enrollment of 1,651 students. The County should maintain a supportive relationship with the Tate County School District and the Senatobia Municipal School District as quality educational facilities drives residential investments.

Northwest Mississippi Community College is located in the City of Senatobia in Tate County. The enrollment on the Senatobia campus for the Fall 2019 Semester was 2,434, and there was a total enrollment of 7,532. Northwest offers courses in 42 degree programs for full-time and part-time students.



HOUSING

Table 3-1 shows a breakdown of housing in Unincorporated Tate County by type and condition of structure. This information was gathered during the initial land use survey.

TABLE 3-1
Residential Structure Count
2021 Existing Land Use Survey

Structure Type	Unincorporated Tate County
Single-Family Structure	5,508
Dilapidated Structure	140
Multi-Family Units	41
Manufactured Homes	2,140
Recreational Vehicles	410
Total:	8,239

Source: Central Mississippi Planning and Development District.

While conducting a survey of existing land use in Tate County, a CMPDD data collection team noted that the majority of housing in the County are single-family, site built structures. Manufactured, mobile and modular homes account for nearly 26% of the housing stock. There are very few multiple family units, such as duplexes and apartments, identified during this survey. As was previously discussed in this Plan, the County recognizes the financial challenge presented as a result of the valuation and tax regulations applied to factory built homes. According to the U.S. Census Bureau 2014 – 2019 American Community Survey (ACS), over 75 percent of all housing units in unincorporated Tate County have two to three bedrooms, and over 23 percent have four or more bedrooms. Less than one percent of the housing units are one-bedroom.

As noted in Table 3-1, the housing stock in Tate County is generally in good condition, with approximately one percent noted as dilapidated. Based on estimates from the 2014 - 2019 ACS and Tate County Tax Records, the unincorporated areas of the County saw a large housing boom from 1970 – 2009. Nearly 30% of the housing units, site built and factory built, were constructed between 1970 and 1990. Another 43% were estimated to be constructed between 1990 and 2010. The remaining housing stock is split evenly as “new construction,” built since 2010 or pre-1970 construction.

As the housing stock ages, in particular the factory built housing, maintenance, upkeep, and livability will be vital. Not only is maintenance important from a housing availability standpoint, but it also can have significant impacts of property values, health, and public safety. Dilapidated structures have a repeated history of becoming havens for crime. Additionally, the appraised value of surrounding properties can be negatively impacted by the declining value of a dilapidated or neglected property.

TABLE 3-2
Projected Residential Housing Needs

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED UNIT	PROJECTED POPULATION	PROJECTED NUMBER OF UNITS (in Unincorporated Tate County)
2000	6,115	2.74		
2010	6,909	2.73		
2020	7,143	2.65*		
2030		2.71	31,777	7,856
2040		2.71	34,111	8,433
2050		2.71	36,446	9,010

Source: U.S. Census Bureau and CMPDD, *2019 ACS Data

Based upon past trends, the future housing needs of unincorporated Tate County can be projected. The County will need approximately 1,800 additional housing units by 2050. A portion of the existing housing units are likely to reach a condition in which replacement becomes necessary. It is assumed that the market forces of supply and demand as well as other economic factors such as local employment will dictate when housing is built and when housing is replaced. As previously mentioned, the cost of development and impact on public infrastructure decreases when more dense development, in-fill development, and/or redevelopment occurs in established residential areas. The Land Use Plan serves as a guide to limit rapid expansion of residential development in areas unserved by public infrastructure.





PARKS AND RECREATION

Tate County does not currently own any parks or recreational facilities. However, there are numerous opportunities for residents of the County to enjoy recreational activities through facilities owned by the U.S. Army Corp of Engineers and the City of Senatobia. The County should not disregard providing future opportunities for recreational facilities, but should rather focus on providing cost-effective, low-maintenance facilities that take advantage of the County's natural beauty. Waterways and steep slopes offer numerous opportunities for hiking, biking, fishing, boating, and many other similar activities. The focus on this type of recreational facility is also supported in the Mississippi Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2019-2024, *Ensuring Mississippi's Outdoor Legacy*. The SCORP reports the results of surveys conducted of outdoor recreation providers and citizens. The survey results show that city or local parks are the most used recreational facilities. Local parks account for 40% usage as opposed to state parks (22%) and national parks (21%). The survey results also report that 35% of respondents said they use parks because they enjoy being outdoors, while 28% say it is for exercise, and 27% indicated their use resulting from fun or practicing a sport. Of the citizen survey results, the highest demand for recreational facilities was hiking and trails, camping, and canoeing and kayaking. Many campers seek outdoor recreational opportunities while many outdoor enthusiasts seek camping opportunities versus traditional hotel-type lodging; therefore, it is not unreasonable to combine these requested facilities.

Traditional active or organized sport facilities, such as playing fields for baseball, softball, football, etc. may be better suited for municipal or private ownership. Maintenance and staffing are difficult to overcome unless there is ample revenue streams through leagues and sales tax revenue. Counties are unable to receive sales tax revenue in Mississippi; therefore, the County may desire to focus on passive recreational opportunities, such as open greenspace parks, fishing, canoeing/kayaking, trails, and camping.

Tate County has ample opportunities for creating new recreational facilities that would offer the most desired activities according to the SCORP report. Partnerships with the U.S. Army Corp of Engineers, the Tate County School District, and the municipalities could be formed to fund and support such facilities. The installation of canoe and kayak launches along the waterways, water-based (“blueway”) trails, and similar amenities could be added to Arkabutla Lake or any of the larger creeks. “Greenway” or bike/pedestrian trails may be appropriate for natural areas resulting from flood or flowage restrictions. These trails or trail connectors may also be included in the widening of roadways that create bike lanes or trails. Shared trailheads with parking, restrooms, and picnic facilities would reduce construction costs and maintenance cost in the future.

Furthermore, the U.S. Army Corp of Engineers own and operate South Abutment Recreational Area and Campground on the shores of Arkabutla Lake. This facility is well maintained and attracts campers and visitors from across Mississippi and neighboring states. Memphis South RV Park in Coldwater also offers campers an opportunity to stay in Tate County. These existing facilities provide visitors, such as those participating in sporting events in Senatobia, with a lodging option within the County. Expanding recreational camping opportunities, both for recreational vehicles and trailers as well as tent and/or primitive camping would enhance the outdoor opportunities in Tate County. It should be noted that all discussion of recreational vehicle camping and parks is intended for recreational purposes and not full-time, permanent living. The aforementioned trails and trailheads may also be co-located with camping facilities. The facilities would serve day-trip adventurers as well as multiple night visitors.





Water Supply and Sewage Disposal

Tate County does not provide any water or sewage disposal to its residents. However, there are eight small water systems operating in the County in addition to the City of Senatobia system. Delta Rain and New Image Utility Company also provide sewer to their customers in the Country Club and Highlands areas.

Except for the areas immediately south of Senatobia and near Looxahoma, the east side of Tate County is essentially unserved by public water. The western portion of the County is largely served by public water systems. Property owners that are not served by water utilize private wells and on-site wastewater/sewage treatment plants. Therefore, it is vitally important to the health and safety of citizens that large lot sizes be maintained in the unserved areas of the County. The Land Use Plan Map categorizes land in a manner that protects drinking water resources by limiting dense development to areas currently served or near existing public water systems.

Company Name	Service Provided	Location/Area
Arkabutla Water Association, Inc.	Water	Arkabutla community, northwestern portion of County
City of Senatobia	Water	Adjacent to City, northwest of City
Cottonville-Savage Water Association, Inc.	Water	Western Tate County
Delta Rain Inc.	Water and Sewer	The Highlands subdivision, southeast of Senatobia
Looxahoma Water Association, Inc.	Water	Along and south of MS HWY 4 near the Looxahoma community
New Image Utility Company	Water and Sewer	Country Club subdivision, southeast of Senatobia
North Mississippi Utility Co.	Water	Near Coldwater
North Panola Water District	Water	Near MS HWY 3 along Panola County line
Strayhorn Water Association, Inc.	Water	Along MS HWY 4 in the Strayhorn, Crockett communities

GOALS AND OBJECTIVES

GOAL: Provide for transportation infrastructure throughout the County, including highways and arterial streets, for the safe and efficient movement of traffic.

OBJECTIVE: Design a comprehensive circulation system to serve the County and to integrate transportation facilities and land use.

OBJECTIVE: Mitigate traffic congestion on existing streets between residential and commercial areas and discourage through traffic in residential areas.

OBJECTIVE: Acquire adequate rights-of-way for future expansion and maintenance of streets and highways, and to ensure transportation infrastructure is attractive and safe.

GOAL: Incorporate alternate transportation elements into developments and transportation plans initiated by private developers and the County.

OBJECTIVE: Plan transportation corridors with elements that facilitate pedestrian or bicycle circulation that connect to adjacent residential/commercial areas.

OBJECTIVE: Utilize flood protection areas as recreational trails or routes for alternative transportation modes, such as pedestrian/bicycle trails.

According to Mississippi Code Section 17-1-1, a Transportation Plan should depict the “proposed functional classification for all existing and proposed streets, roads and highways... these requirements shall be based upon traffic projections. The transportation plan shall be a basis for a capital improvements program.” Therefore, this transportation plan has been developed to reflect the needs of Tate County in a prioritized manner that can be implemented over the next 20 to 25 years as growth demands improvements. The functional classification designations are based on the role or character of service each road plays in the transportation network. Local roads serve to deliver traffic to final destinations and most often these are residential and/or agriculture areas. Collectors serve as the link between local roads and arterials by gathering from and dispersing to local roads and providing access to and from arterials. Collectors also providing direct access to commercial uses, schools, and similar uses. Arterials, which are highways and interstates, are designed to move high volumes of traffic across long distances efficiently. Direct access to uses is typically limited along major arterials.

The following table classifies exiting roadways as Arterials or Collectors in Tate County. All other roads are local roads and are not classified.

Principal Arterials	Minor Arterials	Major Collector	Minor Collector
Interstate 55	MS HWY 4 (E of I-55)	Arkabutla Road	Brownsferry Road
	MS HWY 305	MS HWY 4 (W of I-55)	Rador Creek Road
	MS HWY 3	US HWY 51	Dallas Road
		Prichard Road	Blue Goose Road
		Arkabutla-Savage Road	MS Highway 301
		Carlton Road	Wakefield Road
		Brownlee Road	Sycamore Road
		Linwood Road	
		Cypress Corner Road	
		J.J. Ranch Road	
		Brooks Chapel Road	
		MS Highway 306	
		Palestine Road	
		Greenleaf Road	
		Greer Road	
		Graham Road	
		Halls Mill	
		Levee Road	
		E. Tate Road	
		Hollis Road	
		Poagville Road	
		Looxahoma-Tyro Road	
		Sycamore Road	
		Walhill Road	
		Old Oxford-Memphis Road	
		Thyatira-Tyro Road	
		Wyatte-Tyro Road	





Transportation improvements should be based on build-out of the Land Use Plan and projections of population and employment while providing efficient access to all uses of land and other transportation systems. Build-out of the Land Use Plan is dependent on infrastructure availability, including the expansion of the transportation network. The following graphic displays the anticipated functional classifications of roads in Tate County in 2040.

Principal Arterials

Interstate 55

Minor Arterials

MS HWY 4
 MS HWY 305
 MS HWY 3
 US HWY 51
 MS HWY 740

Major Collector

Arkabutla Road
 Prichard Road
 Arkabutla-Savage Road
 Carlton Road
 Brownlee Road
 Linwood Road
 Cypress Corner Road
 J.J. Ranch Road
 Brooks Chapel Road
 MS Highway 306
 Palestine Road
 Greenleaf Road
 Greer Road
 Graham Road
 Halls Mill
 Levee Road
 E. Tate Road
 Hollis Road
 Poagville Road
 Looxahoma-Tyro Road
 Sycamore Road
 Walhill Road
 Old Oxford-Memphis Road
 Thyatira-Tyro Road
 Wyattte-Tyro Road
 Gravel Springs Road
 Veazey Road
 Shands Bottom Road

Minor Collector

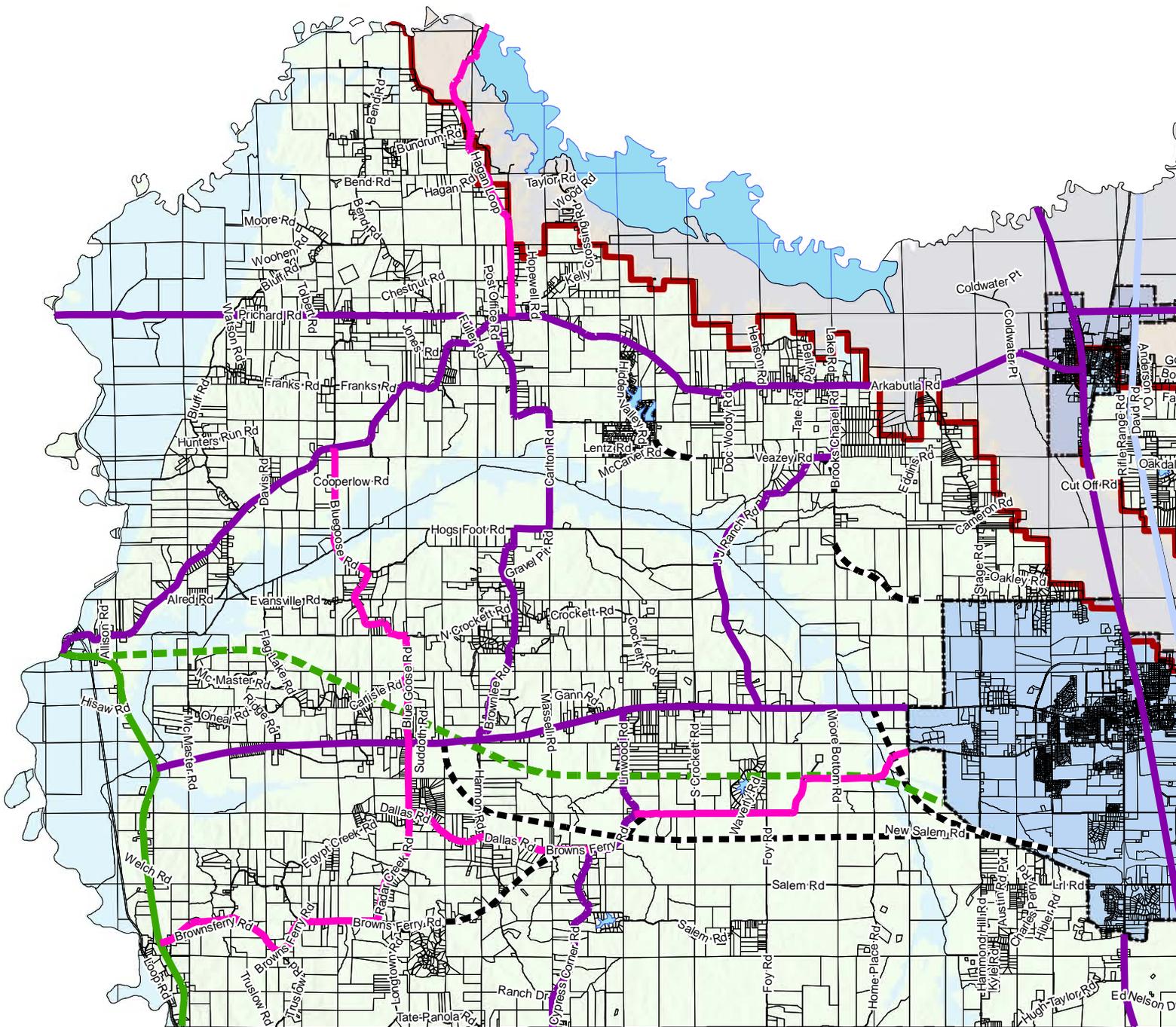
Brownsferry Road
 Rador Creek Road
 Dallas Road
 Blue Goose Road
 MS Highway 301
 Wakefield Road
 Sycamore Road
 Country Club Road
 OB McClinton Road
 Hammond Hill Road
 Yellow Dog Road
 Mays Road
 Stage Road
 Bend Road



Several transportation improvements have been identified and are shown on the Transportation Plan map that would provide access to developable lands that are also near existing infrastructure. Additionally, several roads in high growth areas of the County have proposed realignments that would reduce safety concerns and make the roads for efficient for travel.

- 1) **MS Highway 740:** The extension of this roadway will provide efficient access to I-55 to the southern portion of Tate County from the east and west of the interstate. There is significant land available for development if the transportation network was extended to provide access.
 - a. **Present Alignment:** At present this 4-lane road links I-55 to US Highway 51 to the west, Shands Bottom/Country Club Roads to the east, and Scott Street to the north. It is approximately 1.5 miles in length.
 - b. **Proposed Western Alignment:** Various alignments have been proposed in the past for the extension of MS Highway 740 west of its current intersection with US Highway 51. While many of these alignments are still feasible, it is proposed in this Plan that MS Highway 740 be extended to west, northwest until it connects with MS Highway 4 just beyond the City of Senatobia. This alignment would intersect Brownsferry Road at Crossover Road, then follow Crossover Road to MS Highway 4. Other proposed alignments intersection MS Highway 4 at Strayhorn and could utilize portions of Brownsferry Road.
 - c. **Proposed Eastern Alignment:** The proposed eastern alignment takes MS Highway 740 east of its current end at Shands Bottom Road. Following a brief eastwardly travel, the road may split with one section turning north to intersect MS Highway 4 near John Price Road and another section traveling south to join Country Club Road then connect to Sides Bottom Road.
- 2) **Palestine Road:** The realignment and extension of this roadway will provide more efficient access to I-55 from the northeastern portion of Tate County and from commuters traveling through the County.
 - a. **Present Alignment:** Presently, this is narrow 2-lane road which links MS Highway 306 near Coldwater and I-55 to MS Highway 305 north of the Independence community. This alignment requires several 90-degree turns.
 - b. **Proposed Alignment:** The proposed alignment will reduce the number of 90-degree turns and/or intersections and provide wider travel lanes. The realignment could extend southwest toward Coldwater from just before the intersection with Scott Drive to MS Highway 306 within one-half mile of Interstate 55 in Coldwater. The realignment may also allow for future development northeast of Coldwater if flood restrictions are revised in the future.
- 3) **Brownsferry Road:** The realignment of this roadway will allow for more direct, and potentially safer, travel from the southwestern portion of Tate County to MS Highway 4 and the proposed extension of MS Highway 740. The proposed realignment will support higher traffic volume and is likely to encourage additional development in this growing area.
 - a. **Present Alignment:** At present this 2-lane road connects a developing residential area to the Strayhorn community and MS Highway 4 near Senatobia. The alignment features numerous curves, steep grades, and limited sight distances.
 - b. **Proposed Alignment:** The proposed alignment reduces the severity of existing curves and intersections, and steepness of slopes, where possible. Sight lines would be improved as a result of straightening curves and lessening the hills. The lanes within the roadway would be widened to potentially allow for more efficient travel. Additional travel lanes are not necessary within the planning period; however, the proposed realignment would serve as a foundation for additional travel lanes when necessary.
- 4) **Veazey Road:** The proposed realignment of this roadway will allow for more efficient travel from the northwestern portion of Tate County to Senatobia. The proposed realignment will support higher traffic volume and is likely to encourage additional development in this growing area.
 - a. **Present Alignment:** At present this 2-lane road connects the Arkabutla community with Senatobia, the County Seat. The existing alignment features five curves with angles nearing 90 degrees as well as several smaller curves. The current alignment impacts the rate of speed and volume of traffic making the route less efficient.
 - b. **Proposed Alignment:** The proposed alignment seeks to straighten severe curves and increase sight distance. Such an alignment would also allow for widening the roadway in the future should the volume of traffic necessitate it.

Tate County Transportation Plan



CHAPTER FIVE: LAND USE PLAN

GOALS AND OBJECTIVES

GOAL: Provide for an orderly arrangement of land uses within unincorporated Tate County.

OBJECTIVE: Encourage proper land use patterns and enforce zoning laws that ensure harmony of land uses.

OBJECTIVE: To separate incompatible land uses and to provide open space buffering to reduce possible conflicts where different land use classifications adjoin.

GOAL: Continue to recognize and consider environmental constraints in the establishment of land use patterns.

OBJECTIVE: Continue to manage flood plain development.

OBJECTIVE: Continue to control land management practices and land development in a manner that is environmentally sound.

GOAL: Promote development of well-designed, attractive commercial uses in appropriately zoned areas of Tate County.

OBJECTIVE: Encourage the concentrating of commercial development in nodes near intersections which can be supported by transportation and utility infrastructure.

OBJECTIVE: Encourage scaling of commercial uses to avoid high intensity commercial uses immediately adjacent to residential properties.

GOAL: To maintain a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities, cause congestion, or have a negative impact on property values.

OBJECTIVE: To preserve established development patterns in Tate County and to encourage compatible additional development that will help to maintain the desirability and value of already improved properties.

OBJECTIVE: To encourage development of low and moderate density single family housing.

OBJECTIVE: To locate higher density residential developments only in areas where the infrastructure and street system will support such development and where such development is compatible with neighboring land uses.

INTRODUCTION

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

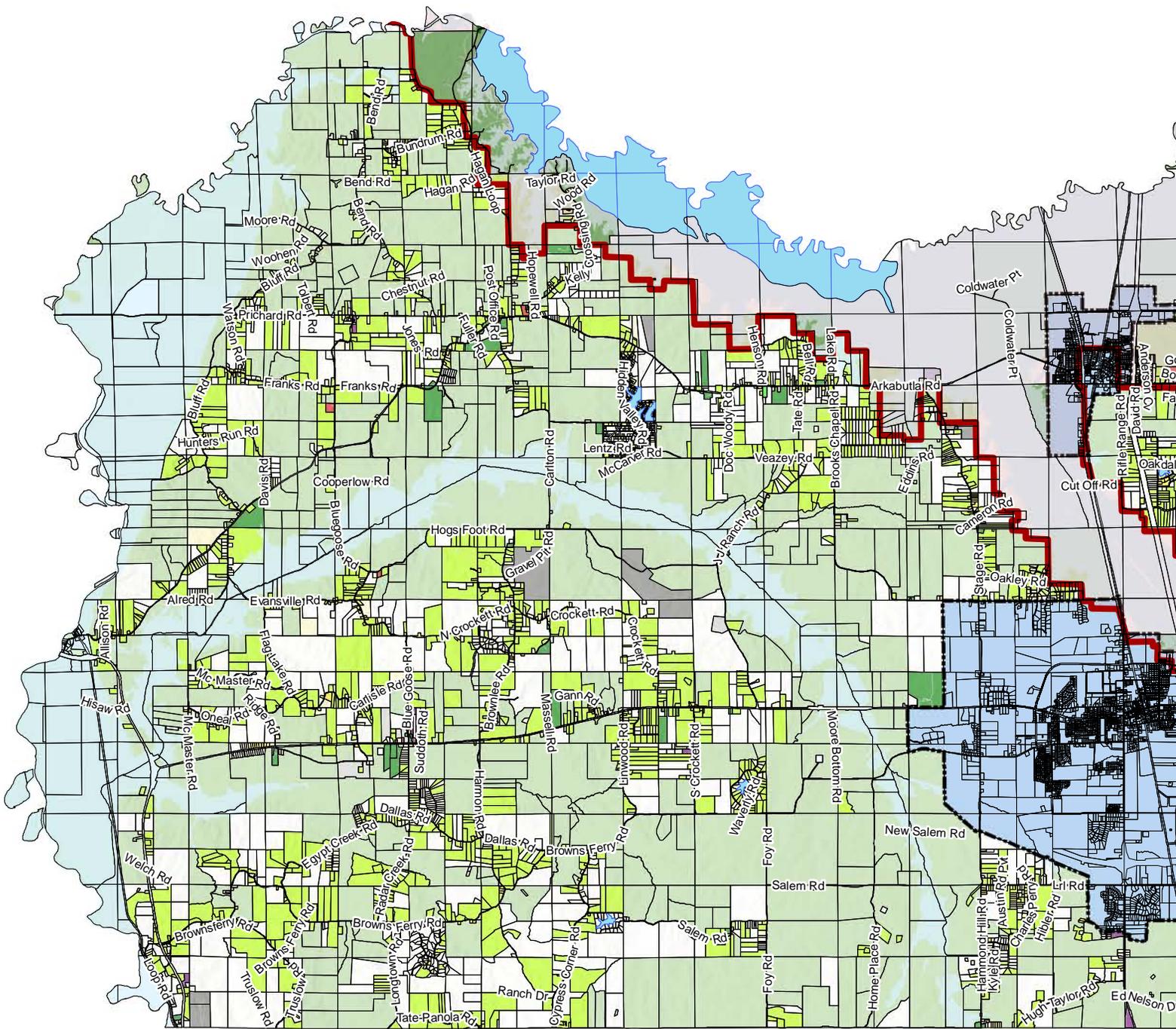
EXISTING LAND USE

The existing land use survey is traditionally the most important survey of the planning process as it serves as the foundation for the Land Use Plan. The existing land use map shows present land use patterns and provides a basis for the development of the future land use plan and future zoning map. This survey is a field “windshield” survey conducted in Tate County. The field work was recorded on a base map and aerial photographs, and each parcel was coded according to its present land use and then transferred to a large base map, which is divided into the following categories:

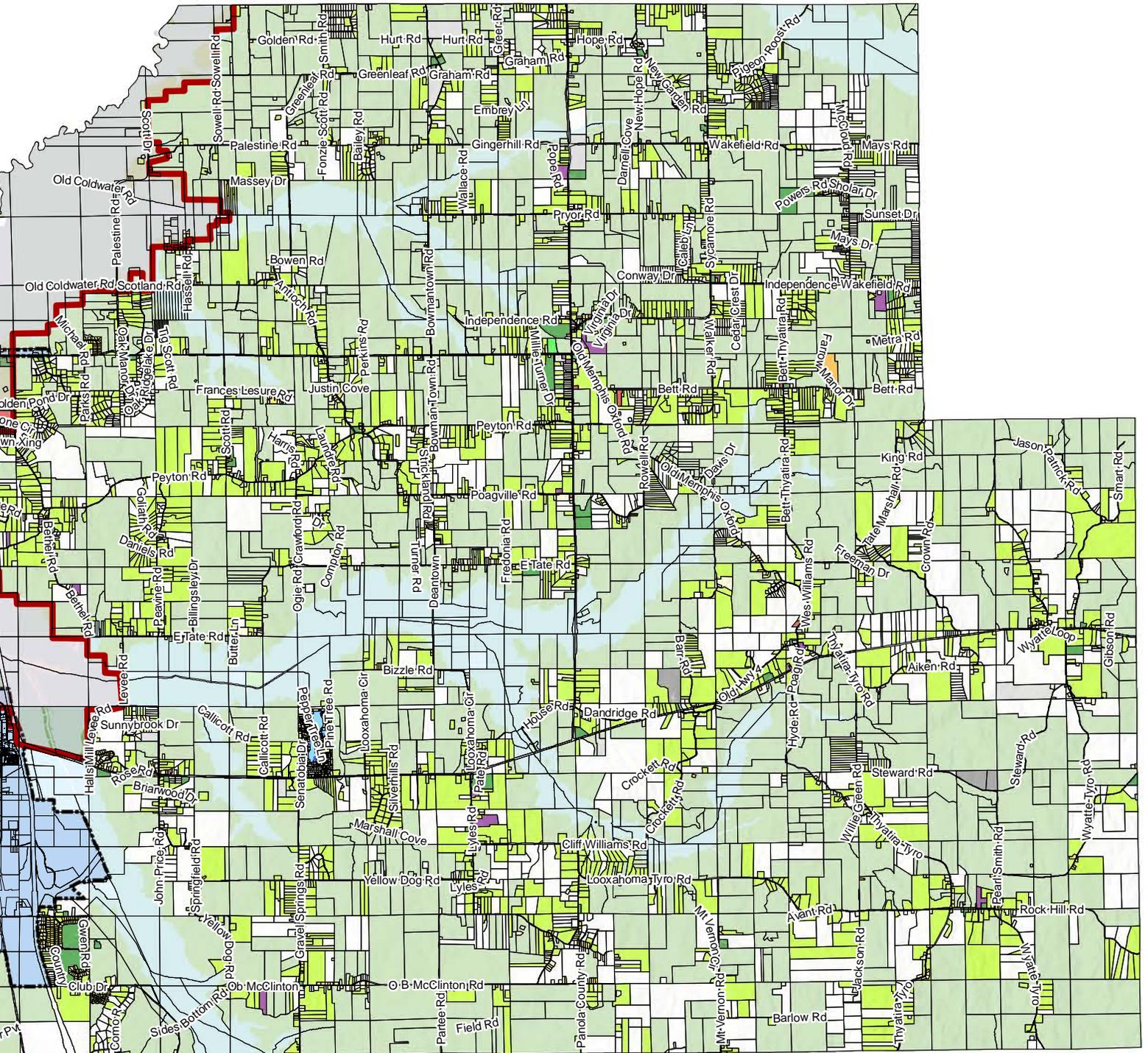
- Agricultural (minimum 5 acre lot)
- Agriculture Residential (3 acres)
- Low-density residential (1.5 – 3 acre lots)
- Medium-density residential (less than 1.5 acre lot)
- High-density residential (multiple-family dwelling units)
- Limited Commercial (offices, medical clinics, etc.)
- General Commercial (indoor commercial uses)
- Highway Commercial (primarily commercial uses with outdoor storage)
- Light Industrial (warehousing, research, indoor manufacturing, etc.)
- Heavy Industrial (outdoor manufacturing, heavy processing, uses with objectionable characteristics)
- Public/Quasi-Public (schools, churches, libraries, parks, public buildings, etc.)
- Parks / Open Space

Tate County

Existing Land Use



- | | |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Flowage Easement |  General Commercial |
|  Vacant |  High Intensity Commercial |
|  Agriculture |  Light Industrial |
|  Residential Estate |  Heavy Industrial |
|  Low Density Residential |  Parks/Open Space |
|  Medium Density Residential |  Public/Semi-Public |
|  High Density Residential |  Water Bodies |
|  Low Intensity Commercial |  Municipalities |
| |  100 Yr Floodplain |



THE LAND USE PLAN

The Land Use Plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community. Preparation of the Land Use Plan was closely coordinated with the development of all other elements of the planning program, particularly the population and economic study, the Transportation Plan, and the Community Facilities Plan.

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

The Land Use Plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

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

Locational criteria are guiding principles and standards used in the placement of activities on the land. These principles and standards have evolved over time within the planning profession and are recognized for their universal application. These criteria involve numerous considerations including danger from floods and other health and safety standards, the vulnerability of important environmental processes to urban activities, the proximity of one land use from another in time, distance and cost, the social, economic and environmental compatibility of adjacent land uses, physical characteristics of individual locations and their suitability for development and the pattern of land values. General principles relating to the location of land uses customarily identify five major functional areas: the work areas, the living areas, the shopping and leisure time areas, the community facility systems and environmentally critical areas of land and water.

EXPLANATION OF LAND USE CATEGORIES

The Tate County Land Use Plan categorizes future land uses in the following manner:

AGRICULTURAL (light green): Minimum parcel size of five acres if agricultural uses are present and a minimum parcel size of three acres for a residence only. No more than one single family detached residential unit per parcel.

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

AGRICULTURAL RESIDENTIAL (yellow-green): Minimum parcel size of three acres with no more than one single family detached residential unit per parcel.

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

LOW DENSITY RESIDENTIAL (yellow): Minimum parcel size of 1.5 acres with no more than one single family detached residential unit per parcel.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots. These lots will likely have a water service, and may have sewer service in the next 25 years.

MODERATE DENSITY RESIDENTIAL (gold): Minimum parcel size of 15,000 square feet with no more than one single family detached residential unit per parcel.

This land use classification allows the development of single family detached dwellings on moderate size lots (at least 15,000 square feet). This category is currently served by public water and most likely, sewer service. This includes traditional subdivision development.

HIGH DENSITY RESIDENTIAL (brown): Multiple family dwelling units.

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

LOW INTENSITY COMMERCIAL (light pink): Restricted Commercial.

These areas should include small-scale, low-intensity, predominately indoor, retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, professional offices, recreational facilities, small restaurants, banks, convenience stores, drug stores, and grocery stores).

GENERAL COMMERCIAL (red): All Enclosed Commercial Activities with Limited Outdoor Commercial Activities

This classification would encompass all types of enclosed commercial uses that generate moderate traffic volumes. Outdoor commercial activities may be allowed in limited instances.

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

This classification would encompass all types of commercial uses, including outdoor and high traffic volume traffic generating commercial activities.

COMMUNITY COMMERCIAL (blue): All Commercial Activities with Limited Residential

This classification would encompass all types of enclosed commercial uses and would allow for outdoor commercial and residential uses in limited instances. This classification is intended to serve as a mixed-use buffer between exclusive commercial areas and residential areas.

INDUSTRIAL (pink): All industrial uses, including outdoor.

This classification includes limited/indoor manufacturing and warehousing uses conducted primarily indoors and manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

PARKS AND OPEN SPACE (medium green):

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

PUBLIC/QUASI PUBLIC USES (dark green):

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

100 YEAR-FLOOD PLAIN (light blue pattern):

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

FLOWAGE EASEMENT (light red pattern):

Land with development restrictions as a result of easements maintained by the U.S. Army Corps. of Engineers.



LAND AVAILABILITY

Availability of land for all types of development is key to economic growth. While infill development and redevelopment/reuse is strongly encouraged in more dense communities, it is not possible in rural areas such as Tate County. Therefore, it is vital that the County have developable land available for its economy to grow. A comparison of developed lands and undeveloped lands was completed to ensure that there is ample land to meet future development needs within each land use category. Currently, only 17 percent of the County is developed in a use other than agriculture. It is noted that a large portion of Tate County is impacted by the 100-year floodplain, U.S. Army Corp of Engineers flowage easements or U.S. Government ownership. Furthermore, the County’s topographic results in numerous steep slopes, which are unsuitable for residential development. However, nearly 54 percent of the County remains vacant, yet suitable for development with ample lands available in each category for development. By adopting a Comprehensive Plan, which includes a Land Use Plan, and enforcing the County’s Zoning Ordinance, the County is positioned to guide future development. This prevents the overcrowding of lands, incompatible land use conflicts, and rapid growth or sprawl which is unsupported by water and sewer resources. Therefore, it is imperative to follow the growth pattern outlined in the Land Use Plan.

The Land Use Plan designates approximately 5,000 acres of land within the unincorporated County designated for medium density residential development that is vacant and developable. An additional 50,000 acres is classified for low-density development and approximately 46,000 developable acres in the larger-lot, agricultural residential category. The agricultural residential category serves a buffer between the more densely populated areas and the rural, agriculture areas.

If the developable acres designated as medium density residential are developed at their current classification and at the maximum allowed density for that classification, there is adequate lands to provide the additional housing units needed without developing any other lands. The Plan provides for ample lands within each category across the County to accommodate future development pressure and rezoning requests. Therefore, amendments to the Land Use Plan that result in the conversion of lands from lower density uses, i.e. agricultural and agricultural residential, to higher density uses, i.e. low or medium density, should be avoided. Such conversions may result in sprawling growth patterns, urban creep into rural farmlands, and outpacing of infrastructure. Amendments to the Zoning Ordinance should be consistent with the Land Use Plan.

Finally, it is noted that there is approximately 27,600 acres of undeveloped, but developable agriculture lands in the study area. While considered undeveloped because these parcels lack physical improvements, such as homes, much of this land is active, productive farmlands. As such, it is recommended that these areas be strictly protected from encroaching sprawl and urban growth.

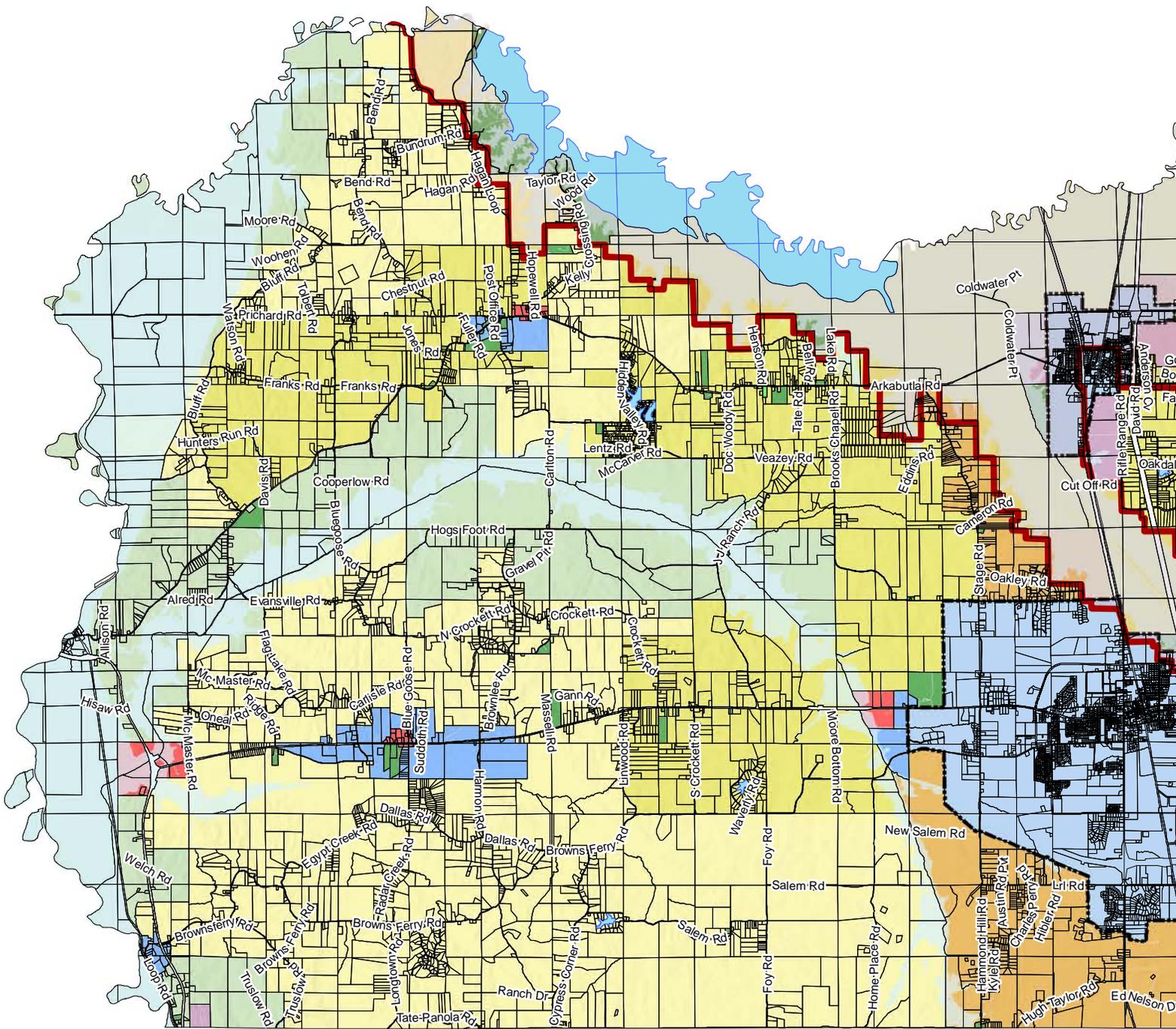
Tate County Available Land by Category Proposed Land Use Plan 2021		
Category	Vacant/ Available Acres	Percent of Total
Agricultural	27,646	20.62%
Agricultural Residential	46,262	34.51%
Low Density Residential	49,338	36.81%
Medium Density Residential	5,538	4.13%
Community Mixed Use Commercial	3,938	2.94%
General Commercial	571	0.43%
High Intensity Commercial	80	0.06%
Industrial	665	0.50%
TOTAL:	134,038	100.00%

**Acres within the 100-year Floodplain, USACE Flowage Easements, and Slopes over 20% have been excluded. Additionally, 20% of each category has been excluded to account for infrastructure, utilities, and other similar development related facilities.*

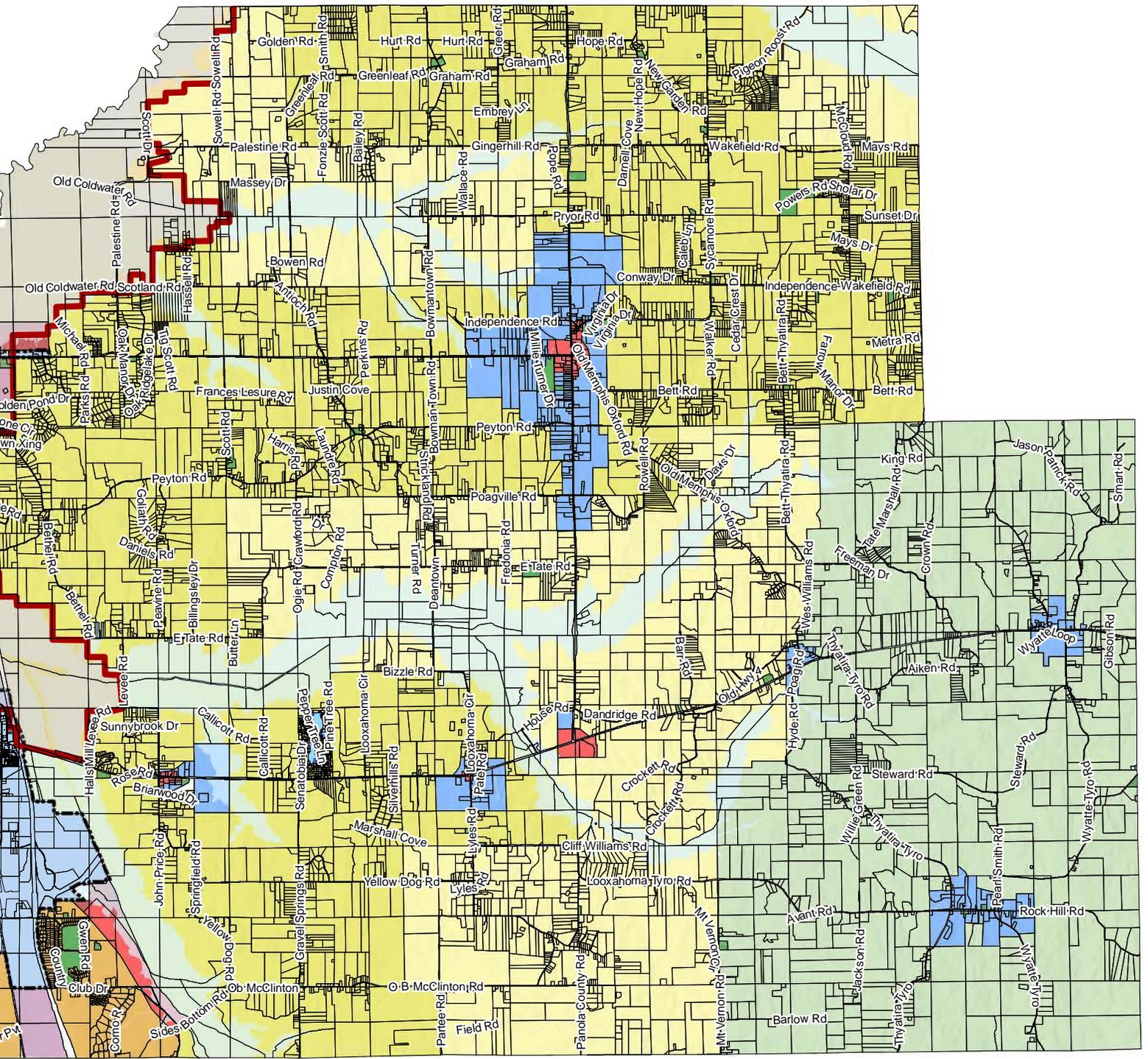


Tate County

Land Use Plan



- Vacant
- Agriculture
- Agriculture Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Mixed Use
- Low Intensity Commercial
- General Commercial
- High Intensity Commercial
- Industrial
- Parks/Open Space
- Public/Semi-Public
- Water Bodies
- Flowage Easement
- 100 Yr Floodplain



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