

# MAGEE

2017

## COMPREHENSIVE PLAN



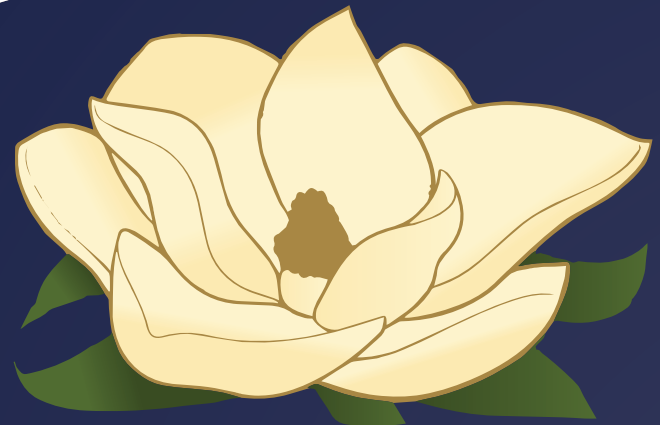
Prepared by:

**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](http://www.cmpdd.org)



**City of Magee**

123 Main Street  
Magee, MS 39111

Phone: 601-849-3344

Website: [www.cityofmagee.com](http://www.cityofmagee.com)

Mayor – Jimmy Clyde

Board of Aldermen

Ward 1 – Eddie Loftin

Ward 2 – Murry Keith

Ward 3 – Lane Stelle

Ward 4 – Patrick Brown

Alderman At Large – Dale Berry



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# INTRODUCTION

## PURPOSE OF THE PLAN

The purpose of this Comprehensive Plan is to serve as a general and long-range policy guide to decision-making for the City of Magee. The Plan is “comprehensive” in that it includes all of the City’s geographical areas and service functions that sustain or support the City’s physical development. The Plan is “long-range” in that it looks beyond the City’s immediate conditions and issues to the City’s future (20 to 25 years) needs and potential. The Plan is “general” in that recommendations, proposals, and policies are summarized rather than detailed. The Plan often indicates approximate locations rather than exact locations. Many recommendations and proposals are conceptual ideas, intended to spur further discussion and thought. Some of the illustrations and photos are of this nature. A “master plan” is a more detailed development plan for a specific area, based at least in part on the Comprehensive Plan.

Generally, the Comprehensive Plan defines a common vision of Magee’s future, using citizen concerns to shape the plan. Some recommendations address the City’s economic development needs. These include making Magee more desirable as a destination and more attractive, functional, and convenient for visitors.

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 the economy. This plan should, however, 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 State Code. According to Missis-

sippi Code Section 17-1-1, a comprehensive plan must include a minimum of four components. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.

From a planning perspective, the comprehensive plan is much more than that. With today’s technology, a comprehensive plan can also be a valuable economic development tool. The use of online surveys, GIS map viewers and Story Maps can help local governments better collect public input into the planning process and ultimately produces a plan that engages the public and serves as a useful marketing and economic development tool. When released in Story Map form, a comprehensive plan is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit [www.cityofmagee.com](http://www.cityofmagee.com).







## 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...” The Code goes on to state that 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. This plan goes beyond the required elements by including a separate chapter for the following topics: population projections, and economic development. The goals and objectives are found throughout this plan as they pertain to the other elements as contained herein.

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 improve-

ments, public schools, and community facilities must be considered.

Chapter One addresses Existing Demographics Characteristics and Analysis provides information that is used to develop population, employment, and other projections used in other chapters.

The next chapter addresses Economic Development in Magee. Labor force and existing business inventory were analyzed to gain an accurate picture of the economic conditions present in the City.

The Third Chapter of this 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.

Chapter Four addresses the Transportation Plan. This Plan classifies all existing and proposed streets, roads and highways and shows them on a Major Thoroughfares Map. The Transportation Plan covers the same time period that the Land Use Plan covers. The Plan includes arterial, collector and local streets, and roads and highways, as de-



fined by minimum rights-of-way and surface width requirements.

Chapter Five of this Comprehensive Plan is the Land Use Plan. This Plan designates the anticipated distribution and extent of land uses for residential, commercial, industrial, and other categories of land usage. This chapter of the Plan contains projections of land use for the community.

A comprehensive plan is not a legal tool; however, because it forms the basis for the zoning

ordinance, the subdivision regulations, and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the Capital Improvements Program, and the Capital Improvements Budget. The Land Use Map in the plan is intended to indicate broad categories of land for future development. To be useful for zoning, the land use map attempts to delineate exact boundaries wherever possible.



## PUBLIC INPUT

An important part of the planning process is to solicit citizen input. A short online survey was developed and stakeholders were asked to participate.

The CMPDD utilized SurveyMonkey, a web-based survey collection tool, to solicit the input citizens. The Magee News and the Magee Courier published an article asking readers to participate in the survey. The Magee Chamber of Commerce also posted a link to the survey on the chamber's website. While survey response and participation was less than anticipated and cannot be relied on to guide the direction of the plan, it does give us a sampling of the opinions and views of the residents of Magee.

The survey requested input regarding shopping options, walking and biking, beautification, and areas of concern in Magee.

In answering the question, "Why did you choose to live in Magee?", the top answers selected were "Small Town Atmosphere" (41%) and "Proximity to Family or Hometown" (34%). Nearly half of the respondents reported working in Magee, while another 10% work in Simpson County. The most common counties listed for commuting were Hinds and Rankin Counties.

Regarding healthcare facilities and services, 62% of respondents said that they use a primary care doctor and a dentist in Magee. 74% use a pharmacy in Magee.

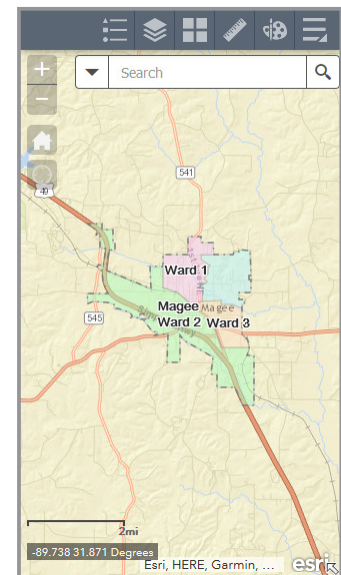
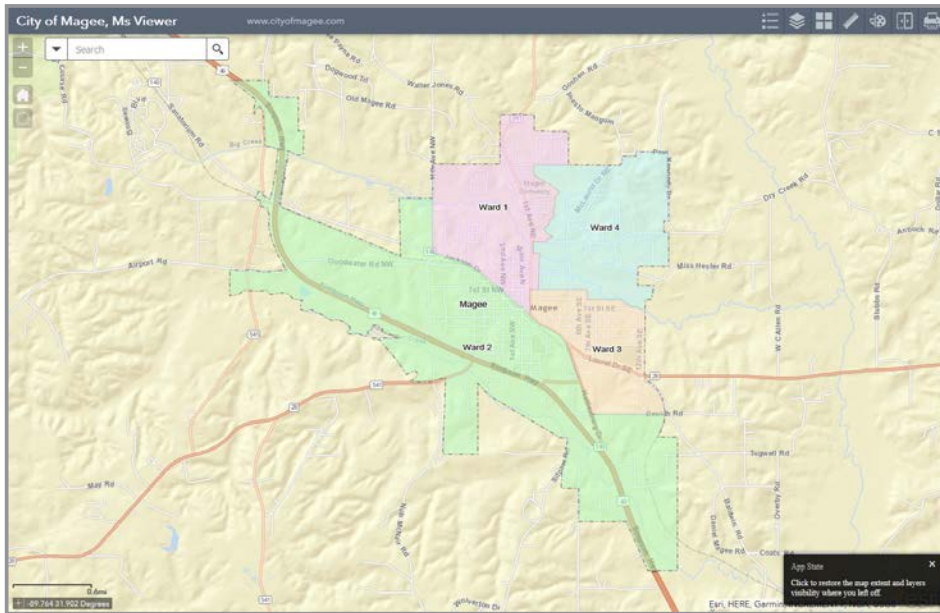
The survey as distributed can be found as Appendix A. Complete survey results are included as Appendix A.





# WEB-BASED GIS MAPPING VIEWER

As part of the development of the Comprehensive Plan for Magee, the CMPDD updated the 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, water lines, recreational features/facilities, demographic data, land ownership, flood zones, and zoning. A link to the viewer can be found on the City’s website at [www.cityofmagee.com](http://www.cityofmagee.com).



Visit <https://goo.gl/cR5wb2> on your computer or scan the QR code above on your mobile device to use the GIS Mapping Viewer.



# 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, conditional uses, and site plan review. It may also be used to aid in locating business, industries, and public facilities.

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 policies that enhance the community. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases. Planning seeks to reduce these unnecessary costs.

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

The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on plans.

The goals and objectives element of the plan gives the governing authority written, consistent policies about how the community should develop. The plan enables the legislative body to make decisions on development matters, using a unified set of general, long range policies. The plan is sup-

posed 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 zoning map, and development plans), and 2) other measures that routinely require legislative approval (rezoning cases, special use permits/special exception/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 that come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide to making development decisions.

## 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 non-conformance 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 the 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 text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.

## NON-CONFORMANCE 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.

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. 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. 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 and adopted, it should 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 area development plans such as a downtown plan or neighborhood plans. Comprehensive plans should be reviewed each year to determine if revisions are needed. Plans should be completely revised or rewritten every five to ten years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrency plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezon-



ing. 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 difficult and quite expensive. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

## PREVIOUS PLANS

In 1996, the City of Magee began development of the City's first Comprehensive Plan and Zoning Ordinance. Throughout the process, the Central Mississippi Planning and Development District (CMPDD) facilitated numerous work sessions with the newly formed Magee Planning Commission and the then City Clerk Jimmy Clyde. The input of citizens and City officials was considered throughout the process. The Mayor and Board of Aldermen adopted the City's first Comprehensive Plan in July 1998 and the City's first Official Zoning Ordinance and Map in March 1999. The City then hired a zoning administrator and began implementation of their planning and zoning program. The CMPDD developed an updated Comprehensive Plan for Magee that was adopted in March 2009 as well as updates to the Zoning Ordinance that were adopted in December 2009.

Recognizing the importance of the health care industry to Simpson County, the Simpson County Economic Development Foundation, with the



support of the Cities of Magee and Mendenhall, and Simpson County, commissioned the Simpson County Health Care Zone Master Plan to be developed by the CMPDD. The intent of this Master Plan is to provide the Simpson County Economic Development Foundation and the local governments with a uniform plan for the growth, through retention and recruitment, of the health care industry in Simpson County. The Master Plan provided a market study for the two qualified Health Care Zones (Magee and Mendenhall) that identifies target industries, Target Site Master Plans around each hospital, recommended boundaries and language for zoning overlay districts, business incentives, and suggested marketing materials. The City of Magee has officially endorsed the Master Plan as well as adopted the recommended zoning overlay district.





## GENERAL GOALS AND OBJECTIVES

The Magee Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Economic Development, 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 Magee and the surrounding areas.

**GOAL: To provide for an orderly arrangement of land uses in Magee.**

**OBJECTIVE:** To encourage proper land use patterns and to enforce zoning laws to insure compatibility of land uses. To provide a mechanism through which development and redevelopment will be in accordance with the City's Land Use Plan.

**OBJECTIVE:** To recognize the desirability for separation of land uses into compatible types.

**OBJECTIVE:** To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

**OBJECTIVE:** To separate incompatible land uses and require buffering to reduce possible conflicts where different land use classifications adjoin.

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

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

**OBJECTIVE:** To promote orderly expansion of urban growth to provide efficient use of resources.

**OBJECTIVE:** To coordinate land uses so as to create a functional and appealing image for the City.

**OBJECTIVE:** To protect and preserve property values.

**GOAL: To use the Comprehensive Plan as a guide to future development.**

**OBJECTIVE:** To make citizens, property owners and developers aware of the plan and its policies and recommendations.





# CHAPTER ONE

## POPULATION PROJECTIONS AND DEMOGRAPHICS

### POPULATION PROJECTIONS

Table 1-1 contains population counts, estimates, and projections for the City of Magee and Simpson County. These Projections are in ten-year increments from 2010 to 2040. The projections do not assume that growth will be confined to within the City limits. Naturally, as the City grows, the geographic area considered to be part of the City will grow. The projections for the City and County were generated using a linear regression technique.

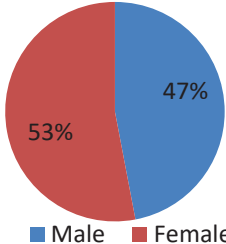
**TABLE 1-1  
POPULATION PROJECTIONS**

YEAR	SIMPSON COUNTY	CITY OF MAGEE
1970	19,947	2,973
1980	23,441	3,497
1990	23,953	3,607
2000	27,639	4,200
2010	27,503	4,408
2020	30,290	4,809
2030	32,221	5,166
2040	34,152	5,524

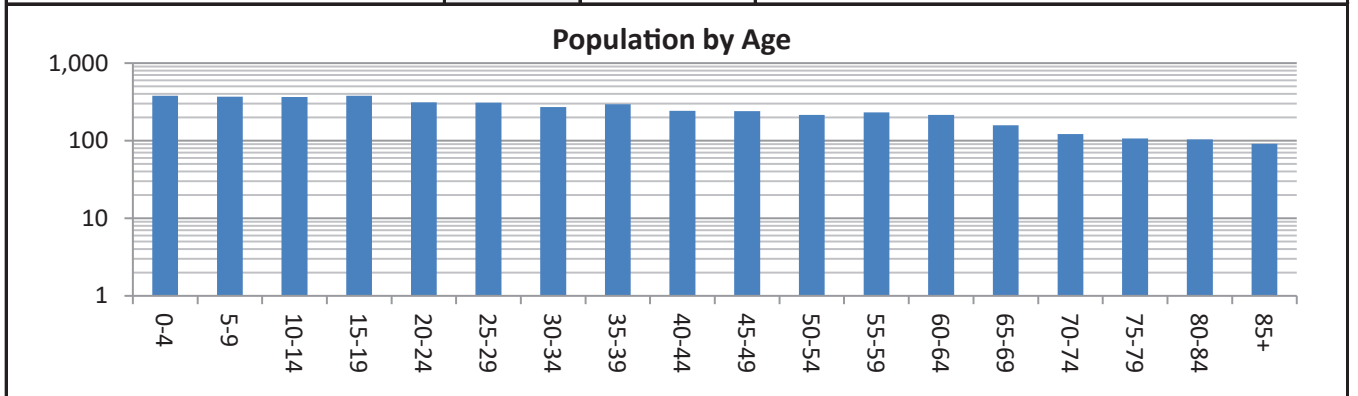
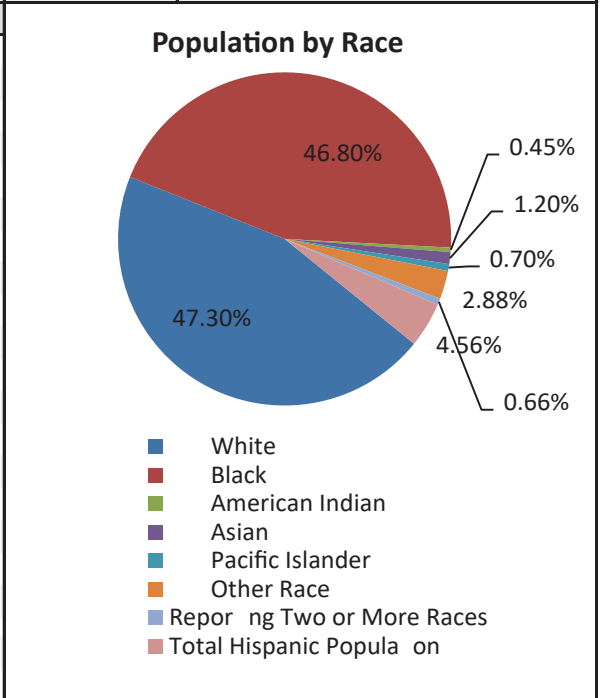
*Source: U.S. Census Bureau and CMPDD*



## Population Summary Magee, Mississippi

Population by Race	Number	Percent	Median Age	Total Population	
Reporting One Race	4,379	99.34%	---	2000	4,295
White	2,085	47.30%	45.2	2010	4,408
Black	2,063	46.80%	29.7	Annual Rate (%)	0.26
American Indian	20	0.45%	32.9	<div style="text-align: center;"> <b>Population by Sex</b>   </div>	
Asian	53	1.20%	29.9		
Pacific Islander	31	0.70%	27.5		
Other Race	127	2.88%	25.5		
Reporting Two or More Races	29	0.66%	20.0		
Total Hispanic Population	201	4.56%	25.9		
<b>Population by Sex</b>					
Male	2,072	47.0%	31.5		
Female	2,336	53.0%	34.7		

Population by Age		
0-4	378	8.58%
5-9	370	8.39%
10-14	367	8.33%
15-19	380	8.62%
20-24	311	7.06%
25-29	308	6.99%
30-34	272	6.17%
35-39	296	6.72%
40-44	243	5.51%
45-49	241	5.47%
50-54	215	4.88%
55-59	231	5.24%
60-64	214	4.85%
65-69	158	3.58%
70-74	122	2.77%
75-79	107	2.43%
80-84	104	2.36%
85+	91	2.06%
18+	3,054	69.28%
65+	582	13.20%



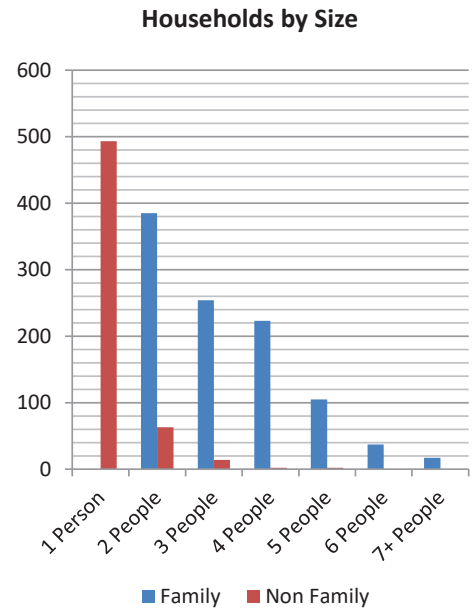
**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## Household Summary

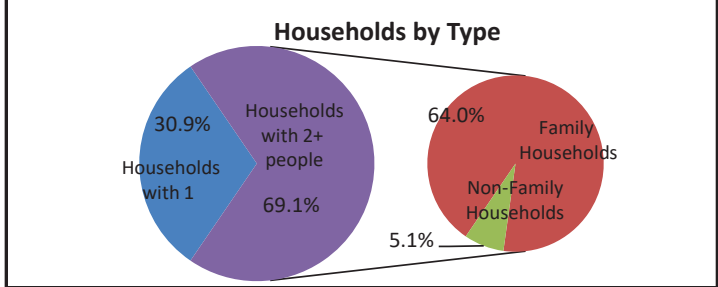
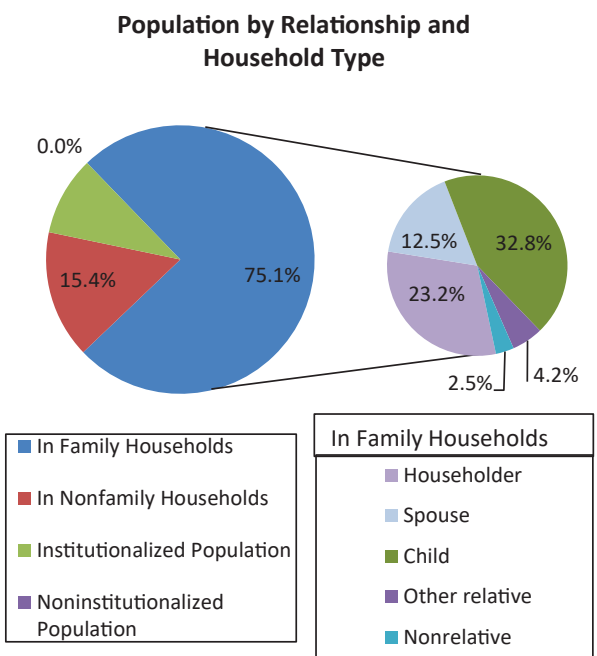
### Magee, Mississippi

Households by Type	Number	Percent	Total Households	
Households with 1 Person	493	30.9%	2000	1,613
Households with 2+ People	1,102	69.1%	2010	1,595
Family Households	1,021	64.0%	Annual Rate (%)	-0.11%
Husband-wife Families	549	34.4%	Average Size	2.50
With Own Children	244	15.3%		
Other Family (No Spouse Present)	472	29.6%		
With Own Children	294	18.4%		
Nonfamily Households	81	5.1%		
All Households with Children	637	39.9%		
Multigenerational Households	70	4.4%		
Unmarried Partner Households	97	6.1%		
Male-female	94	5.9%		
Same-sex	3	0.2%		



Population by Relationship and Household Type		
Total	4,408	100.0%
In Households	3,989	90.5%
In Family Households	3,310	75.1%
Householder	1,021	23.2%
Spouse	549	12.5%
Child	1,446	32.8%
Other relative	186	4.2%
Nonrelative	108	2.5%
In Nonfamily Households	679	15.4%
In Group Quarters	419	9.5%
Institutionalized Population	419	9.5%
Noninstitutionalized	0	0.0%

Households by Size	Family		Non Family	
	Number	Percent	Number	Percent
Total	1,021	100.0%	574	100.0%
1 Person	---		493	85.9%
2 People	385	37.7%	63	11.0%
3 People	254	24.9%	14	2.4%
4 People	223	21.8%	2	0.3%
5 People	105	10.3%	2	0.3%
6 People	37	3.6%	0	0.0%
7+ People	17	1.7%	0	0.0%
Average Size	3.14		1.18	



**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

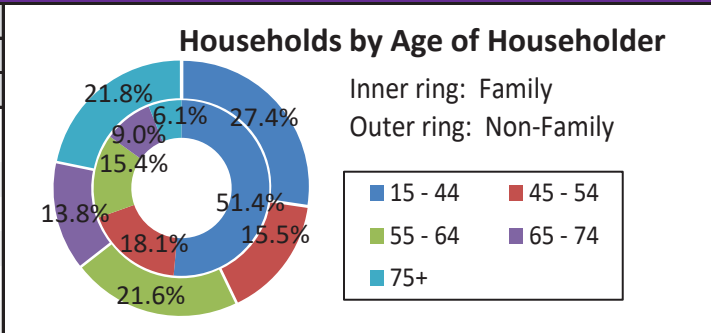




# Householder Summary

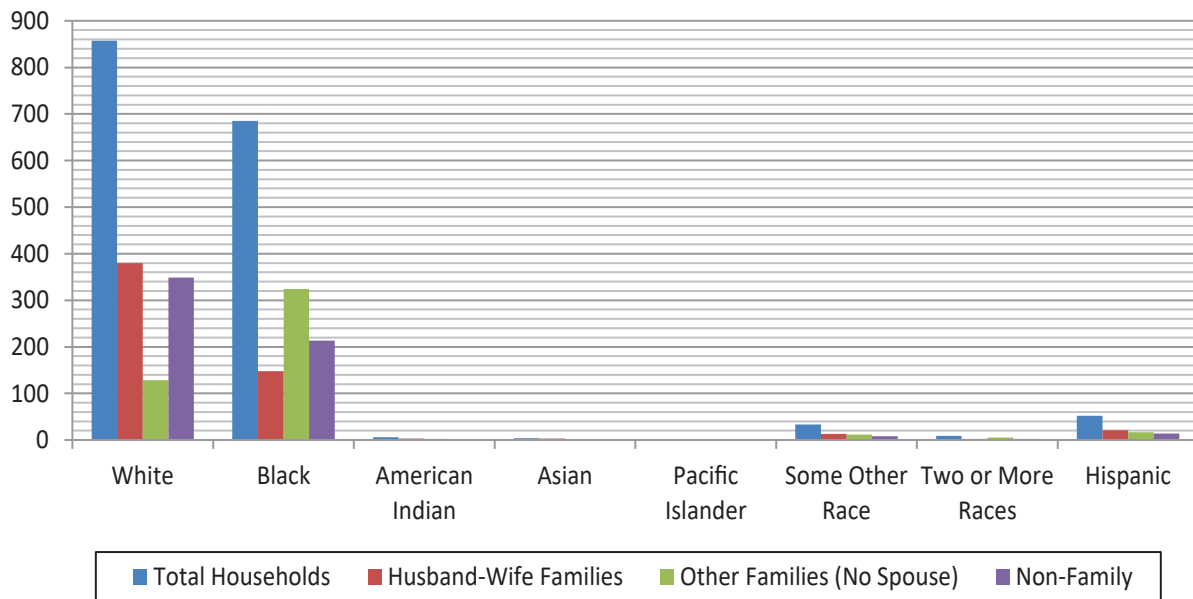
## Magee, Mississippi

Households by Age of Householder				
	Family		Non-Family	
	Number	Percent	Number	Percent
Total	1,021	100.0%	574	100.0%
15 - 44	525	51.4%	157	27.4%
45 - 54	185	18.1%	89	15.5%
55 - 64	157	15.4%	124	21.6%
65 - 74	92	9.0%	79	13.8%
75+	62	6.1%	125	21.8%



Summary by Race of Householder	Total Households		Husband-Wife Families		Other Families (No Spouse)		Non-Family	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Householder is: Total	1,595	100.0%	549	100.0%	472	100.0%	574	100.0%
White	857	53.7%	380	69.2%	128	27.1%	349	60.8%
Black	685	42.9%	148	27.0%	324	68.6%	213	37.1%
American Indian	6	0.4%	3	0.5%	2	0.4%	1	0.2%
Asian	4	0.3%	3	0.5%	0	0.0%	1	0.2%
Pacific Islander	1	0.1%	0	0.0%	1	0.2%	0	0.0%
Some Other Race	33	2.1%	13	2.4%	12	2.5%	8	1.4%
Two or More Races	9	0.6%	2	0.4%	5	1.1%	2	0.3%
Hispanic	52	3.3%	21	3.8%	17	3.6%	14	2.4%

### Race of Householder

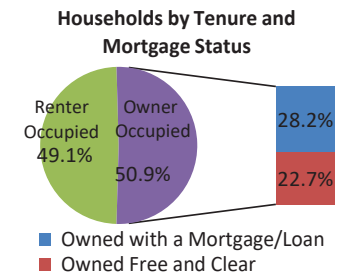
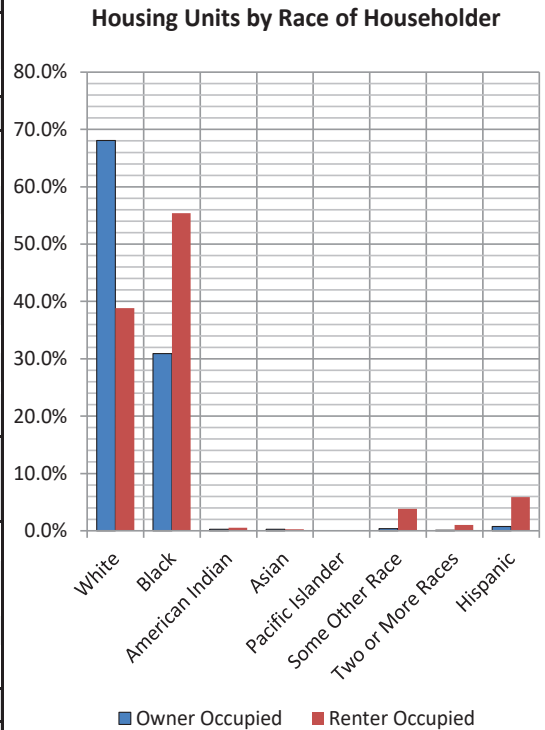


**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
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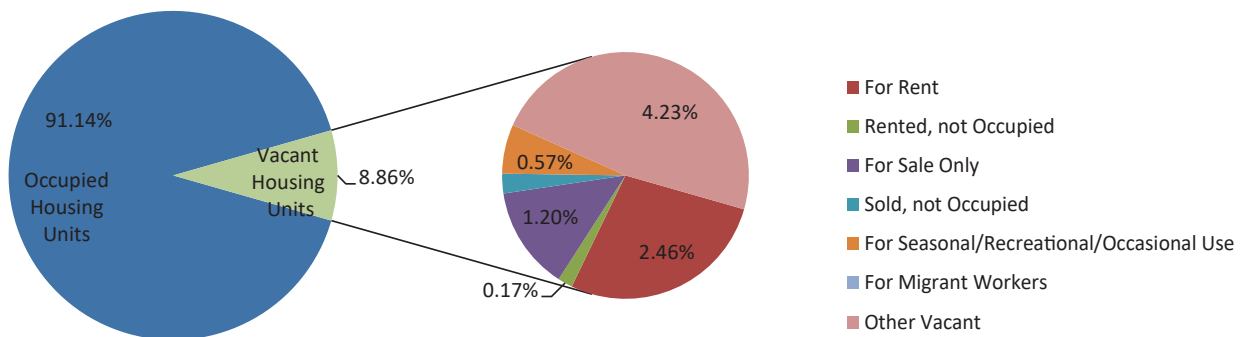


## Housing Unit Summary Magee, Mississippi

Total Housing Units					
2000	1,769				
2010	1,750				
Annual Rate (%)	-0.11				
Total Housing Units by Occupancy		Number	Percent		
Occupied Housing Units		1,595	91.14%		
Vacant Housing Units					
For Rent		43	2.46%		
Rented, not Occupied		3	0.17%		
For Sale Only		21	1.20%		
Sold, not Occupied		4	0.23%		
For Seasonal/Recreational/Occasional Use		10	0.57%		
For Migrant Workers		0	0.00%		
Other Vacant		74	4.23%		
Total Vacancy Rate (%)			8.9%		
Households by Tenure and Mortgage Status		Number	Percent	Average Household Size	
Total		1,595	100.0%		
Owner Occupied		812	50.9%	2.42	
Owned with a Mortgage/Loan		450	28.2%		
Owned Free and Clear		362	22.7%		
Renter Occupied		783	49.1%	2.59	
Housing Units by Race of Householder		Owner Occupied		Renter Occupied	
		Number	Percent	Number	Percent
Total		812	100.0%	783	100.0%
White		553	68.1%	304	38.8%
Black		251	30.9%	434	55.4%
American Indian		2	0.2%	4	0.5%
Asian		2	0.2%	2	0.3%
Pacific Islander		0	0.0%	1	0.1%
Some Other Race		3	0.4%	30	3.8%
Two or More Races		1	0.1%	8	1.0%
Hispanic		6	0.7%	46	5.9%
				Average Household Size	
				2.25	
				2.72	
				4.00	
				4.25	
				3.00	
				3.64	
				3.67	
				3.85	



### Total Housing Units by Occupancy



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



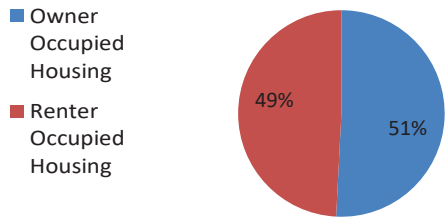


# Demographic and Income Projections

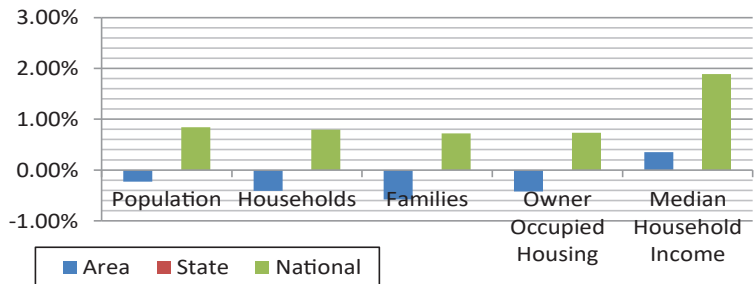
## Magee, Mississippi

Summary	2010	2016	2021	Trends 2016 - 2021 Rate		
				Area	State	National
Population	4,426	4,272	4,223	-0.23%	0.42%	0.84%
Households	1,600	1,517	1,486	-0.41%	0.45%	0.79%
Families	1,026	969	941	-0.58%	0.31%	0.72%
Average Household	2.5	2.6	2.6	-	-	-
Owner Occupied Housing	813	760	744	-0.42%	0.47%	0.73%
Renter Occupied Housing	787	757	742	-	-	-
Median Age	32	34	34	-	-	-
Median Household Income	-	\$29,505	\$30,026	0.35%	1.28%	1.89%

**Housing Units by Occupancy Type**



**Trends: 2016 - 2021**

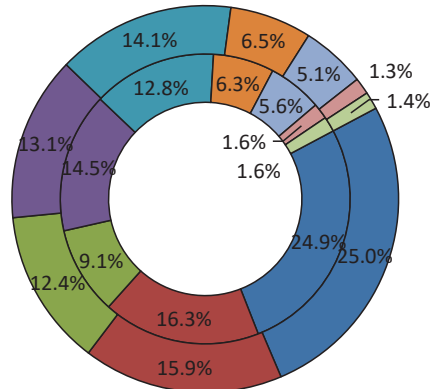


Households by Income	2016		2021	
	Number	Percent	Number	Percent
< \$15,000	400	25.0%	398	24.9%
\$15,000 - \$24,999	254	15.9%	261	16.3%
\$25,000 - \$34,999	199	12.4%	146	9.1%
\$35,000 - \$49,999	209	13.1%	232	14.5%
\$50,000 - \$74,999	226	14.1%	205	12.8%
\$75,000 - \$99,999	104	6.5%	101	6.3%
\$100,000 - \$149,999	82	5.1%	90	5.6%
\$150,000 - \$199,999	21	1.3%	26	1.6%
\$200,000+	22	1.4%	25	1.6%
Median Household Income	\$29,505		\$30,026	
Average Household Income	\$44,292		\$47,063	
Per Capita Income	\$18,337		\$19,203	

**Households by Income**

Inner ring: 2021 projections  
Outer ring: 2016 data

- < \$15,000
- \$15,000 - \$24,999
- \$25,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000+



**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2019.



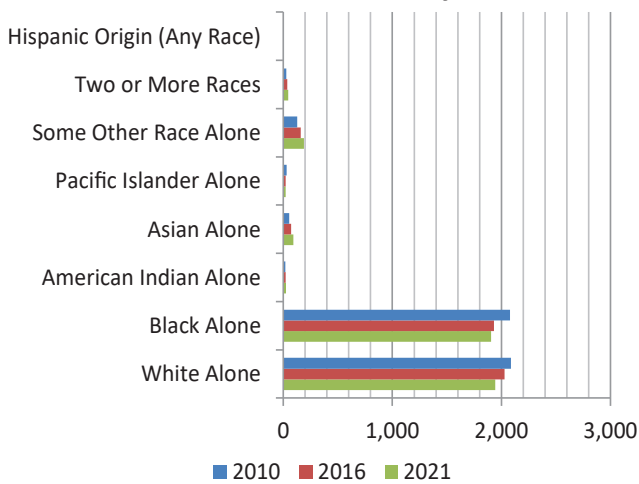




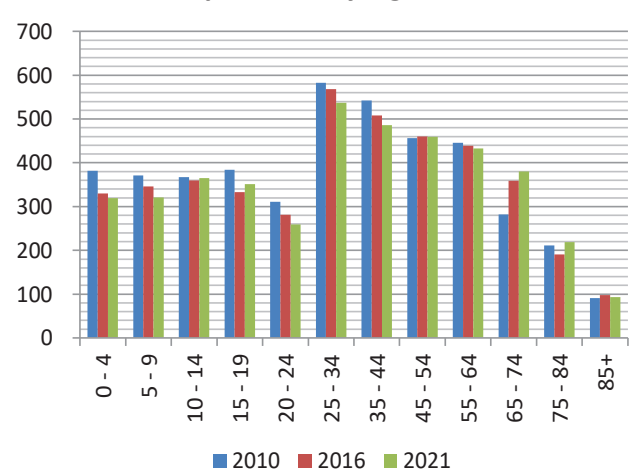
## Population Summary and Projections Magee, Mississippi

Population	2010		2016		2021	
	4,426		4,272		4,223	
<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
0 - 4	382	8.6%	330	7.7%	319	7.6%
5 - 9	371	8.4%	346	8.1%	321	7.6%
10 - 14	367	8.3%	360	8.4%	365	8.6%
15 - 19	384	8.7%	333	7.8%	351	8.3%
20 - 24	311	7.0%	281	6.6%	259	6.1%
25 - 34	583	13.2%	568	13.3%	537	12.7%
35 - 44	542	12.2%	508	11.9%	486	11.5%
45 - 54	456	10.3%	460	10.8%	459	10.9%
55 - 64	446	10.1%	439	10.3%	433	10.3%
65 - 74	282	6.4%	359	8.4%	380	9.0%
75 - 84	211	4.8%	191	4.5%	219	5.2%
85+	91	2.1%	98	2.3%	93	2.2%
<b>Race and Ethnicity</b>						
White Alone	2,087	47.2%	2,029	47.5%	1,944	46.0%
Black Alone	2,079	47.0%	1,931	45.2%	1,904	45.1%
American Indian Alone	20	0.5%	22	0.5%	26	0.6%
Asian Alone	53	1.2%	71	1.7%	93	2.2%
Pacific Islander Alone	31	0.7%	23	0.5%	23	0.5%
Some Other Race Alone	127	2.9%	159	3.7%	188	4.5%
Two or More Races	29	0.7%	37	0.9%	45	1.1%
Hispanic Origin (Any Race)	0	0.0%	0	0.0%	0	0.0%

**Race and Ethnicity**



**Population by Age**



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.



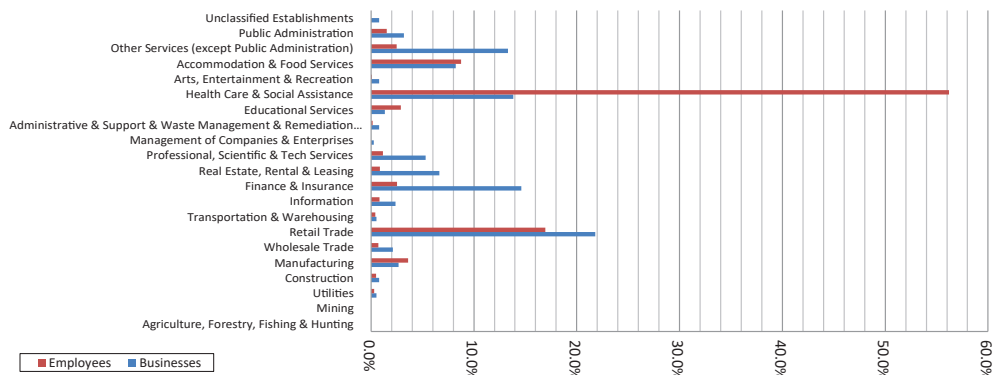


## Business Summary by NAICS Codes

Magee, Mississippi

Total Businesses	376			
Total Employees	5,888			
Total Residential Population	4,272			
Employee/Residential Population Ratio	1.38:1			
NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	2	0.5%	19	0.3%
Construction	3	0.8%	29	0.5%
Manufacturing	10	2.7%	213	3.6%
Wholesale Trade	8	2.1%	43	0.7%
Retail Trade	82	21.8%	997	16.9%
Motor Vehicle & Parts Dealers	15	4.0%	74	1.3%
Furniture & Home Furnishings Stores	4	1.1%	20	0.3%
Electronics & Appliance Stores	2	0.5%	8	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.3%	29	0.5%
Food & Beverage Stores	13	3.5%	227	3.9%
Health & Personal Care Stores	12	3.2%	111	1.9%
Gasoline Stations	4	1.1%	30	0.5%
Clothing & Clothing Accessories Stores	6	1.6%	21	0.4%
Sport Goods, Hobby, Book, & Music Stores	2	0.5%	8	0.1%
General Merchandise Stores	9	2.4%	443	7.5%
Miscellaneous Store Retailers	8	2.1%	19	0.3%
Nonstore Retailers	2	0.5%	7	0.1%
Transportation & Warehousing	2	0.5%	24	0.4%
Information	9	2.4%	49	0.8%
Finance & Insurance	55	14.6%	149	2.5%
Central Bank/Credit Intermediation & Related Activities	40	10.6%	98	1.7%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	3	0.8%	10	0.2%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	12	3.2%	41	0.7%
Real Estate, Rental & Leasing	25	6.6%	51	0.9%
Professional, Scientific & Tech Services	20	5.3%	68	1.2%
Legal Services	1	0.3%	4	0.1%
Management of Companies & Enterprises	1	0.3%	0	0.0%
Administrative & Support & Waste Management & Remediation Services	3	0.8%	10	0.2%
Educational Services	5	1.3%	170	2.9%
Health Care & Social Assistance	52	13.8%	3,310	56.2%
Arts, Entertainment & Recreation	3	0.8%	5	0.1%
Accommodation & Food Services	31	8.2%	516	8.8%
Accommodation	5	1.3%	58	1.0%
Food Services & Drinking Places	26	6.9%	458	7.8%
Other Services (except Public Administration)	50	13.3%	146	2.5%
Automotive Repair & Maintenance	10	2.7%	21	0.4%
Public Administration	12	3.2%	89	1.5%
Unclassified Establishments	3	0.8%	0	0.0%
<b>Total</b>	<b>376</b>	<b>100.0%</b>	<b>5,888</b>	<b>100.0%</b>

Percent of Employees and Businesses by NAICS Code



Source: Business data provided by Infogroup, Omaha NE Copyright 2016, all rights reserved. Esri forecasts for 2016.





## Business Summary by SIC Codes

Magee, Mississippi

Total Businesses	376			
Total Employees	5,888			
Total Residential Population	4,272			
Employee/Residential Population Ratio	1.38:1			
SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	4	1.06%	13	0.22%
Construction	4	1.06%	34	0.58%
Manufacturing	11	2.93%	221	3.75%
Transportation	5	1.33%	31	0.53%
Communication	6	1.60%	32	0.54%
Utility	2	0.53%	19	0.32%
Wholesale Trade	8	2.13%	43	0.73%
Retail Trade Summary	112	29.79%	1,469	24.95%
Home Improvement	5	1.33%	29	0.49%
General Merchandise Stores	9	2.39%	443	7.52%
Food Stores	15	3.99%	238	4.04%
Auto Dealers, Gas Stations, Auto Aftermarket	19	5.05%	104	1.77%
Apparel & Accessory Stores	6	1.60%	21	0.36%
Furniture & Home Furnishings	7	1.86%	30	0.51%
Eating & Drinking Places	25	6.65%	455	7.73%
Miscellaneous Retail	26	6.91%	149	2.53%
Finance, Insurance, Real Estate Summary	66	17.55%	170	2.89%
Banks, Savings & Lending Institutions	37	9.84%	92	1.56%
Securities Brokers	3	0.80%	10	0.17%
Insurance Carriers & Agents	12	3.19%	41	0.70%
Real Estate, Holding, Other Investment Offices	14	3.72%	27	0.46%
Services Summary	143	38.03%	3,767	63.98%
Hotels & Lodging	5	1.33%	58	0.99%
Automotive Services	12	3.19%	29	0.49%
Motion Pictures & Amusements	8	2.13%	7	0.12%
Health Services	38	10.11%	1,518	25.78%
Legal Services	1	0.27%	4	0.07%
Education Institutions & Libraries	5	1.33%	169	2.87%
Other Services	74	19.68%	1,982	33.66%
Government	12	3.19%	89	1.51%
Other	3	0.80%	0	0.00%
<b>Total</b>	<b>376</b>		<b>5,888</b>	

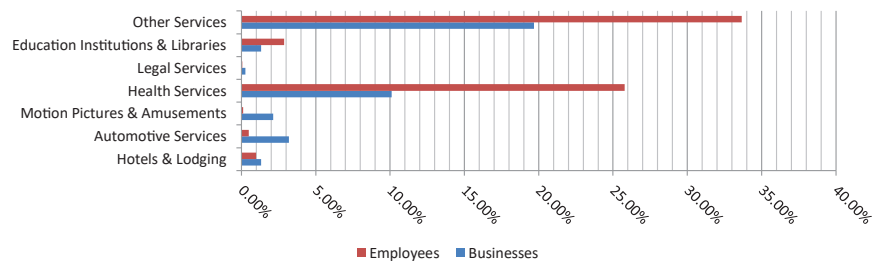
**Retail Trade Summary**



**Finance, Insurance, Real Estate Summary**



**Services Summary**



Source: Business data provided by Infogroup, Omaha NE. Copyright 2010, all rights reserved. Esri forecasts for 2010.





# CHAPTER TWO

## ECONOMIC DEVELOPMENT

### GOALS AND OBJECTIVES

**GOAL: To encourage and promote medical and health care business, industry and employment in Magee.**

**OBJECTIVE:** To encourage the location of medical and health care businesses and industries within the Health Care Zone designated as the 5 mile radius around Magee General Hospital by the Simpson County Health Care Master Plan.

**GOAL: To retain and expand existing businesses located within Magee, and to attract new businesses to the City that complement existing businesses and meet the needs of the community.**

**OBJECTIVE:** To continue to partner with the Magee Chamber of Commerce and the Simpson County Economic Development Foundation to foster a business friendly environment.

**GOAL: To promote development of well-designed, attractive commercial uses in appropriately zoned areas of Magee.**

**OBJECTIVE:** To permit future outdoor oriented commercial activities along major thoroughfares.

**OBJECTIVE:** To promote the preservation and redevelopment of Magee's downtown area.

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

**GOAL: Continue to promote new industrial development.**

**OBJECTIVE:** Continue to provide well-located sites adequately served by infrastructure for new industrial development.

Local governments are key players in economic development by offering services, infrastructure, and financial assistance to help spur job growth. Many governments, including the City of Magee, partner with private and/or non-profit economic development groups, such as Simpson County Economic Development Foundation, to provide such services and assistance. In return, a healthy economy generates tax revenues that allow the local government to provide local services.

Residents of Magee benefit from a diverse mixture of employment opportunities, which allows them to provide for their families and reinvest in the local community. In recent years, many local governments and even state and federal programs

have placed a significant importance on “high-quality, high-wage jobs.” This type of job certainly has the ideal characteristics that a growing, wealthy community would desire; however, it is important to note the diversity of the City’s population and their needs. An economy without a service or retail sector would cause significant investments and income to leave the City.

Traditionally, health care has been viewed as a service industry and not vital to a local economy. This traditional view has been refuted by Governor Phil Bryant and the State of Mississippi. At the Governor’s direction, an economic impact analysis of the health care sector in Mississippi, “Blueprint Mississippi Health Care,” was conducted and re-





leased in 2012. Since the results of this study were released, the health care sector has been elevated to a “Target Industry” for the State. It is known that every physician creates approximately 21 jobs and more than \$2 million in revenues for a community. Not all 21 jobs are located within the physician’s office. Many are indirect jobs such as pharmacies, retail stores, or home health facilities. Additionally, when new businesses are looking to locate and invest in a community, access to all levels of health care is very important.

The City of Magee has long recognized the importance of the health care sector as an economic driver for the community. The City has become a medical hub for the rural region surrounding Simpson County. The City recommitted its support of the health care sector when it adopted elements of the Simpson County Economic Development Foundation’s Health Care Zone Master Plan in 2014. The intent of the Master Plan is to provide the Simpson County Economic Development Foundation and the local governments with a uniform plan for the growth, through retention and recruitment, of the health care industry in Simpson County.

Following the recommendations and implementation steps of “Blueprint Mississippi Healthcare,” Governor Phil Bryant introduced the Mississippi Health Care Industry Zone Act (HB 1537), and it was signed into law in May 2012. A health care related business that creates 25 new jobs or investments \$10 million and locates in a Health Care Zone can receive business incentives from the State. Specifically, businesses who qualify are eligible for an accelerated, 10-year state income tax depreciation deduction and a sales tax exemption for equipment and materials purchased for a new facility. Additionally, the legislation allows local governments to offer qualified businesses local incentives such as a property tax “fee-in-lieu” for 10 years or a 10-year ad valorem tax exemption.

In the case of Magee, the qualified Health Care Zone is a five mile radius from Magee General Hospital. The Master Plan provides a market study for the Zone that identifies target industries, Target Site Master Plans around the hospital, suggested boundaries and language for zoning overlay districts, business incentives, and suggested marketing materials.

The Simpson County Care Zone Master Plan may be viewed here: [http://www.simpsoncounty.biz/images/uploads/SimpsonCounty\\_Healthcare-Zone\\_MasterPlan.pdf](http://www.simpsoncounty.biz/images/uploads/SimpsonCounty_Healthcare-Zone_MasterPlan.pdf)



## BUSINESS INVENTORY

An inventory of businesses operating in the City of Magee was compiled from a national database, Hoover's Inc. The top four sectors as defined by North American Industry Classification System (NAICS) for total number of businesses are listed in TABLE 2-1.

**TABLE 2-1  
BUSINESS SECTORS**

Sector	Number of Businesses
Retail	65
Medical and Dental	47
Finance and Insurance	34
Accommodations and Food Service	27
<b>TOTAL</b>	<b>340</b>

Sector	Employees
Medical and Dental	1,318
Retail	840
Accommodations and Food Service	442
Government	306
<b>TOTAL</b>	<b>3,906</b>

The City of Magee also serves as a regional retail hub for the rural areas surrounding the City. Residents of unincorporated Simpson County, as well as, Covington, Copiah, Jeff Davis, and Smith Counties, drive to Magee for retail purchases. The retail sector represented in this list does include big-box retailers, grocery stores, clothing, home goods, etc. but does not include accommodations or food services. Retail businesses generate opportunities for residents, and possibly more importantly, non-residents to invest their income in the local economy. The purchase of goods and services from the local retail sector produces additional jobs and generates a significant source of revenue through sales tax for the City.

While health care is not the leading sector within the City, there are 46 health care related businesses in the Magee area. These businesses include but are not limited to a hospital, two mental health facilities, physicians' offices (some of which house multiple physicians), six pharmacies, and numerous medical suppliers, home health and hospice providers. Also located within the City of Magee is Pioneer Health Services, LLC. Just north of the incorporated limits of the City is a satellite campus of Copiah-Lincoln Community College, which offers several degrees and certification programs in the medical fields.



The health care related businesses in Magee employ over 1,300 people. The majority of these are small doctors' and dentists' offices, which have a workforce of less than 10 each. There are about six mid-sized establishments, including several pharmacies, which employ 12 to 30 people each. Pioneer Health Services and Magee General Hospital combined employ almost 500 personnel. The top two healthcare firms, Boswell Regional Center and Millcreek Management Inc., retain a workforce of 600 each.

While it is noted that the City has two primary economic sectors, this data indicates that the City is not solely dependent on a single sector or sub-sector for employment and investment. There is diversity in the economy of Magee, which is known to help weather downturns in a given sector.





# CHAPTER THREE

## COMMUNITY FACILITIES

### GOALS AND OBJECTIVES

**GOAL:** To continue to provide public facilities and services in a manner that is both cost efficient and also makes public facilities accessible and convenient to the City's residents.

**OBJECTIVE:** To continue planning for maintenance, extension of services, and upgrades to public facilities through the utilization of a Capital Improvement Program.

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

**OBJECTIVE:** To aggressively support the Magee Volunteer Fire Department's long and short range planning efforts.

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

**OBJECTIVE:** Continue to provide the Police Department with adequate facilities and equipment to meet the needs of that Department and to ensure public safety.

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

**OBJECTIVE:** Continue to provide safe, well-maintained, and steadily improving facilities that promote activities for the physical and mental well-being of citizens of all ages.

**OBJECTIVE:** Continue to improve and expand the existing recreational facilities.





## HOUSING

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

**TABLE 3-1**  
**Residential Structure Count**  
**2016 Existing Land Use Survey**

Structure Type	Count
Single-Family Structure	1,008
Dilapidated Structure	55
Multi-Family Units	504
Manufactured Homes	139
<b>Total:</b>	<b>1,706</b>

*Source: Central Mississippi Planning and Development District.*

Based upon past trends, the future housing needs of the City of Magee can be projected. Based upon these projections (see Table 3-2) as well as the need to replace 55 dilapidated structures, the City will need an additional 559 housing units by 2040. It is expected that the market forces of supply and demand as well as other economic factors such as local employment will dictate when housing is built.

**TABLE 3-2**  
**Projected Residential Housing Needs**

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED NUMBER OF HOUSING UNITS
1980	1,217	2.9	-	-
1990	1,313	2.7	-	-
2000	1,573	2.7	-	-
2000	1,595	2.7	-	-
2020	-	2.6	4,809	1,850
2030	-	2.5	5,166	2,066
2040	-	2.5	5,524	2,210

*Source: U.S. Census Bureau and CMPDD*







## CITY HALL

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

Currently there is a need for additional office space, parking and storage area, as well as ADA compliant restrooms. As the City continues to grow in size geographically as well as in population, it is anticipated that additional personnel will be added further increasing the need for additional space.

One option may be to add on an addition to the building by enclosing the carport in the rear area. Also, by storing seized vehicles at an off-site location, additional parking could be added.

The City also owns a Community House and Civic Center. The Community House is used as a Senior Center and Museum and host senior programs as well as other community and business events.

The Civic Center also host community and business events as well as wedding receptions, health fairs and is also used by the MS Department of Public Safety as a driver license renewal site two days of the week. There is a need for additional space and one option may be to build a new Civic Center in the downtown area while continuing to utilize the current center.

## POLICE DEPARTMENT

The Magee Police Department employs 16 full time officers, 10 part time officers, 5 full time dispatchers, 4 part time dispatchers and 3 jailers. The current police station is 7,054 square feet and has adequate office space. There is a need for additional jail space and beds. Currently, there are 7 jail cells and a holding cell for intoxicated detainees. One option to alleviate the needed jail space is to utilize the Simpson County Jail as a holding facility.

While office space is adequate, there is a need for additional storage space and evidence bays for impounded or seized vehicles. There is also a need to transition to computer aided dispatch and the use of “e-tickets”. This would help reduce records storage.

In 2016, the City of Magee was rated the 6th Safest City in Mississippi according to the SafeWise Report which analyzes the latest FBI Crime Report. This rating is a reflection of the city’s commitment to preventing crime and ensuring a safe environment for its citizens.







## FIRE DEPARTMENT

The Magee Fire Department is staffed by 1 full time Fire Marshall and 2 part time positions along with 35 volunteers. The fire station is located at 301 Main Avenue North. The current station was built in 1973 with a major addition added in 1990. The department serves the southeast corner of Simpson County encompassing 144 square miles.

The current fire rating is 6, but the City is striving to reduce the rating to 5. The City has recently purchased a 75 foot ladder truck and also a new brush truck. Plans are to replace two trucks within the next two years. The City is also enforcing Fire/Life Safety regulations and the adopted Building Code to ensure that buildings have proper equipment (i.e. sprinklers, smoke detectors, stand pipes etc.).

While the current station has adequate length and width for modern trucks, it is out of space within the bays. A second station would help to alleviate this issue. It is recommended that a second fire station be built on the south side of Highway 49. The new station could be equipped with the existing fleet of trucks but should be constructed to house future equipment and vehicles that may be larger. The City is currently in the process of adding a backup dispatch center at the fire station that will assist in the event of a major disaster.

Full time staff will be needed in the future to improve the fire rating. The department could transi-

tion to a combination department with a full time day shift. If the City begins responding to first aid calls with the fire department, then full time staff will be necessary.

## PARKS AND RECREATION

The Mississippi Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2015-2019, Making Strides, reports the results of surveys conducted of outdoor recreation providers and citizens. The survey results show that City parks are the most used recreational facilities. City parks account for 59.6% usage as opposed to state parks (49.8%) and national parks (22.3%). The survey results also report that 83% of respondents said they would walk to a park. Of the respondents who said they would not walk or bike to a park, 42% said it was due to unsafe conditions. Of the citizen survey results, the highest demand for recreational facilities was trails for walking, jogging/running and biking.

Currently the City of Magee has the following facilities: The Magee City Park is located near the downtown area and has six (6) lighted tennis courts, two (2) lighted baseball fields, playground equipment and a shaded picnic area. McNair Springs Park includes two (2) lighted baseball and softball fields, a covered pavilion and also a nature trail. The Magee Sportsplex is a forty (40) acre facility located on Industrial Park Drive and includes eight (8) youth baseball and softball fields, a high school baseball field and a regulation size football



and soccer field. The Sportsplex also has a playground, a large covered pavilion, and a paved sidewalk that doubles as a walking trail.

The City is planning to install artificial turf at some of the playing fields at the Sportsplex that should result in fewer cancellations of tournaments due to rain. There are also plans to add a splash pad and expand the Sportsplex as a result of the donation of seven (7) acres adjoining the current site.

## WATER SUPPLY AND SEWAGE DISPOSAL

Currently the City has a 750,000 gallon capacity in elevated water tanks and 181,000 gallon in clear wells. The system is operating five (5) water wells with 3,700 customers on the system. The system operates below capacity and can accommodate additional development. Needed improvements are adding a generator to Plant #1 and adding water loops on some streets on the northeast side of the City. Water meters and hydrants are being replaced throughout the City on a continual basis.

The sewage disposal system operates on four (4) lift stations. Lift station #2 needs to be updated. Also the lagoon needs improvements to maintain EPA permitting.

## LIBRARY

The City of Magee Library is located at 120 1st Street NW. It was constructed in 1975. The building is owned and maintained by the City of Magee; however, the library is operated by the Central

Mississippi Regional Library System (CMRLS), to which the City contributes.

The Public Library in Magee contains a current book stock of 31,666 books. The current monthly circulation is 3,000. E-books are available through the Access 360 app and can be checked out for two weeks. While the addition of E-books has reduced circulation of hard copy books, the Magee Library still ranks 5th in the CMRLS for circulation. The library also has 12 public computers which are used frequently.

The facility consists of 6,500 square feet of floor space. Current and future needs include additional building space and parking, flooring, study rooms, additional computers, study tables that are wired, ADA compliant doors, and improved interior lighting.

## SCHOOLS

Magee schools are part of the Simpson County School District with the Magee Attendance Zone serving the eastern part of the County. Currently there are three schools in Magee; Magee Elementary originally constructed in 1953, Magee Middle originally constructed in 1949, and Magee High originally constructed in 1982. Each of these schools has had numerous additions and renovations over the years, but there is a need for new facilities. The Simpson County School District is in the process of constructing a new Magee Elementary School on Goodwater Road. The new school will have 35 dedicated classrooms as well as labs, library, computer rooms/labs, and other special services rooms.





# CHAPTER FOUR

## TRANSPORTATION PLAN

### GOALS AND OBJECTIVES

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

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

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

**GOAL:** To incorporate alternate transportation elements into developments and transportation plans initiated by private developers and the City.

**OBJECTIVE:** To plan transportation corridors with elements that facilitate pedestrian circulation through green belts containing bicycle lanes, and walking trails that connect to adjacent residential/commercial areas.

**OBJECTIVE:** To designate Magee as a bicycle-friendly community.

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

In 2006, the Metropolitan Planning Organization (MPO) passed a resolution expanding the Advanced Metropolitan Planning Area (AMPA) boundaries to include Copiah and Simpson counties. The Safe, Accountable, Flexible, Efficient

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

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



## EXISTING MAJOR ROADS

The following is a list of major roads:

### Principal Arterials:

- U.S. Highway 49

### Minor Arterials:

- State Highway 541
- State Highway 28
- Old Highway 49 (149)
- Airport Road
- Goodwater Road
- Jackson Drive (North Simpson Dr.)
- Hattiesburg Drive
- Siloam Road

### Collector Roads:

- Church Road
- Charlie James Road
- Sanatorium Road
- Smith Crossing
- State Highway 545
- Lemie Payne Road
- Old Magee Road
- L.C. McAlpin Road
- 11th Avenue NW
- Elm Avenue
- Oak Avenue
- Maple Avenue
- Goshen Road
- Preston Mangum Road
- 5th Avenue
- McLaurin Drive
- Miss Hester Road
- W.C. Allen Road
- 1st Street NW
- 4th Avenue SW
- Pinola Drive
- Tugwell Road
- Industrial Park Drive
- Yates Road
- McNair Springs Road
- Nub McNair Road
- Siloam Road (south)
- 13th Street SE
- Walter Jones Road
- Raleigh Drive
- 1st Street NE





## MAGEE MUNICIPAL AIRPORT

The City of Magee, Mississippi owns and operates the Magee Municipal Airport (17M) located west of the City. The general aviation facility was originally constructed in the early 1960's and was situated on 62 acres. The facility consists of a single 60-foot wide by 3,104 long asphalt runway. The runway has medium intensity lighting. Since originally constructed, the airport has widened the runway to 60-feet, constructed a modern terminal building, and constructed two sets of public T-hangars. Additional land has been purchased for approach zone clearance on Runway 36. The total land presently comprising the airport is 79 acres. Both approaches presently meet the 20:1 approach

criteria according to MDOT inspections. Runway 18 has a PAPI and the entire runway is marked non-precision supporting a GPS approach. The airport has an asphalt apron with tie down spaces. The airport also offers self-service aviation fuel.

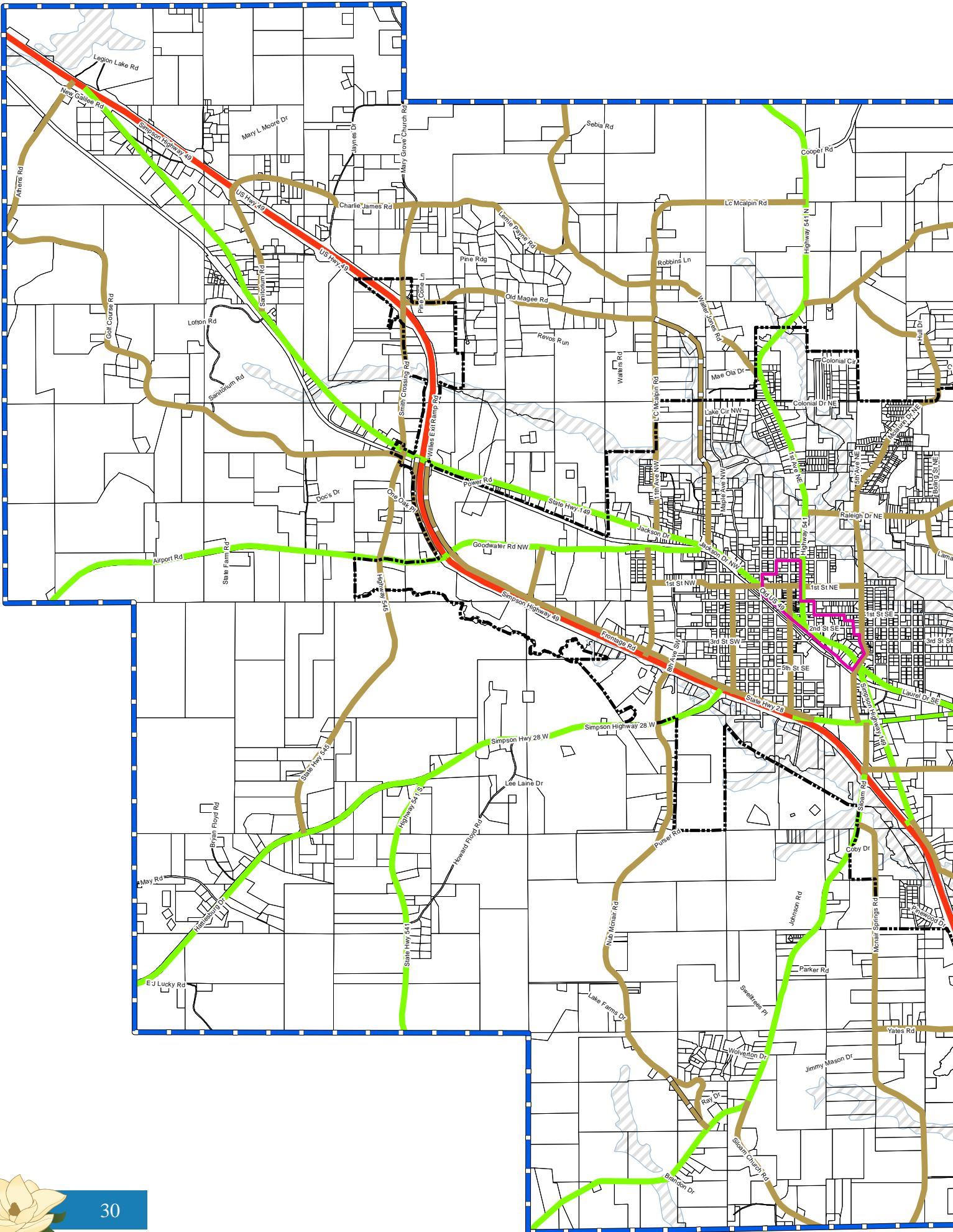
According to the most recent FAA Airport Master Record for the Magee Municipal Airport the total operations are 2,730 general aviation local, 4,410 general aviation itinerant, and 320 military. At present there are 16 single engine aircraft based at the airport. By FY-18 it is anticipated that the single engine aircraft based at the airport will increase to 20 and the twin engine and business aircraft will be four total. There are currently no air carrier activities at the airport and none are anticipated.



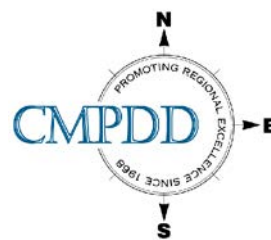
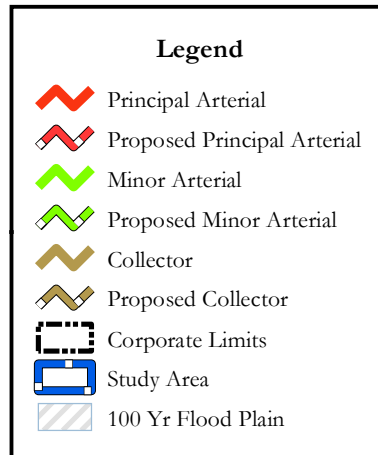
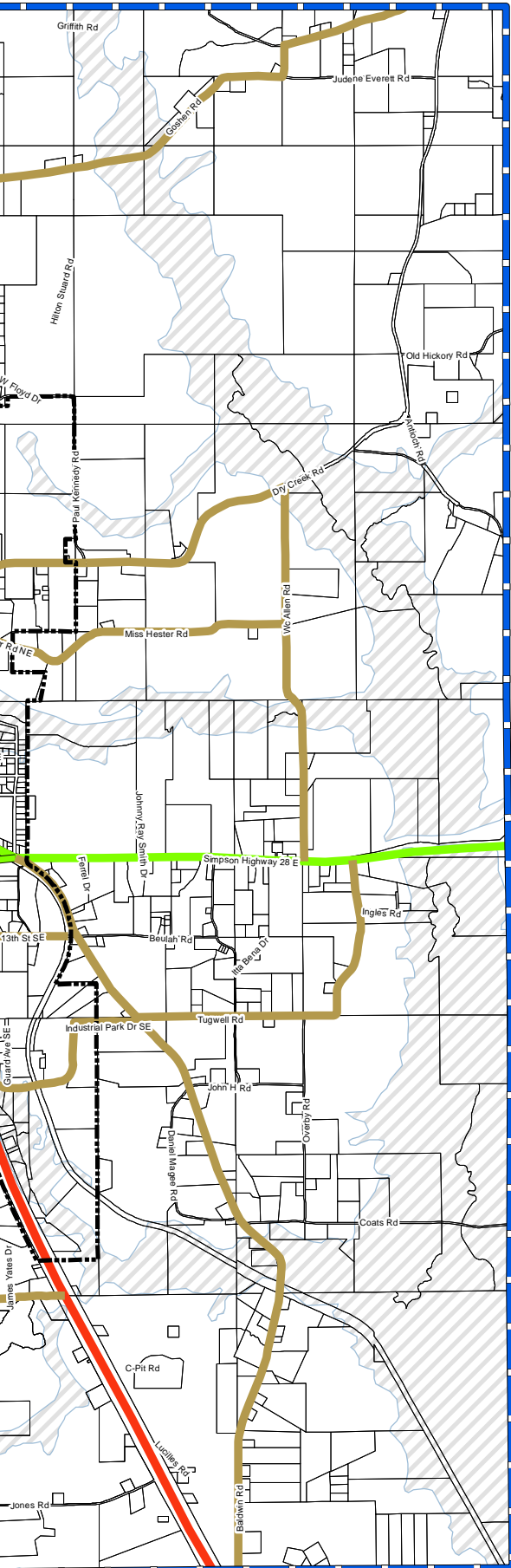
## RECOMMENDED TRANSPORTATION IMPROVEMENTS

1. Connect State Highway 28W with State Highway 28E.
2. Connect Old Magee Road with Elm Avenue NW.
3. Straighten sharp curve of Nub McNair Road between Wolverton Road and Siloam Road.
4. Extend the frontage roads from Old Highway 49 to Goodwater Road.
5. The airport runway should be extended to 5,800 feet in order to accommodate corporate jets and other large aircraft that are presently unable to use the airport.
6. Adopt and implement a Complete Streets Policy with the goal of improving pedestrian and bicycle connectivity and safety.





# City of Magee Transportation Plan



# CHAPTER FIVE

## LAND USE PLAN

### GOALS AND OBJECTIVES

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

**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.

**GOAL: To require sufficient open space in conjunction with all residential uses in order to prevent overcrowding and provide sufficient light and air.**

**OBJECTIVE:** To prevent through adoption of a Land Use Plan and Zoning Ordinance the location of high density residential or intense commercial uses immediately adjacent to single-family residences, unless proper buffering is provided in the form of wide set-backs with required screening and landscaping.

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

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

**OBJECTIVE:** To permit the location of manufactured homes only in certain tightly defined zones: (1) manufactured home parks (2) man-

ufactured home subdivisions or (3) specified single-family residential areas as special exceptions.

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

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

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

**GOAL: To promote development of well-designed, attractive commercial uses in appropriately zoned areas of Magee.**

**OBJECTIVE:** To permit future outdoor oriented commercial activities along major thoroughfares.

**OBJECTIVE:** To promote the preservation and redevelopment of Magee's downtown area.

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

**GOAL: Continue to promote new industrial development.**

**OBJECTIVE:** Continue to provide well-located sites adequately served by infrastructure for new industrial development.







## 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.”

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

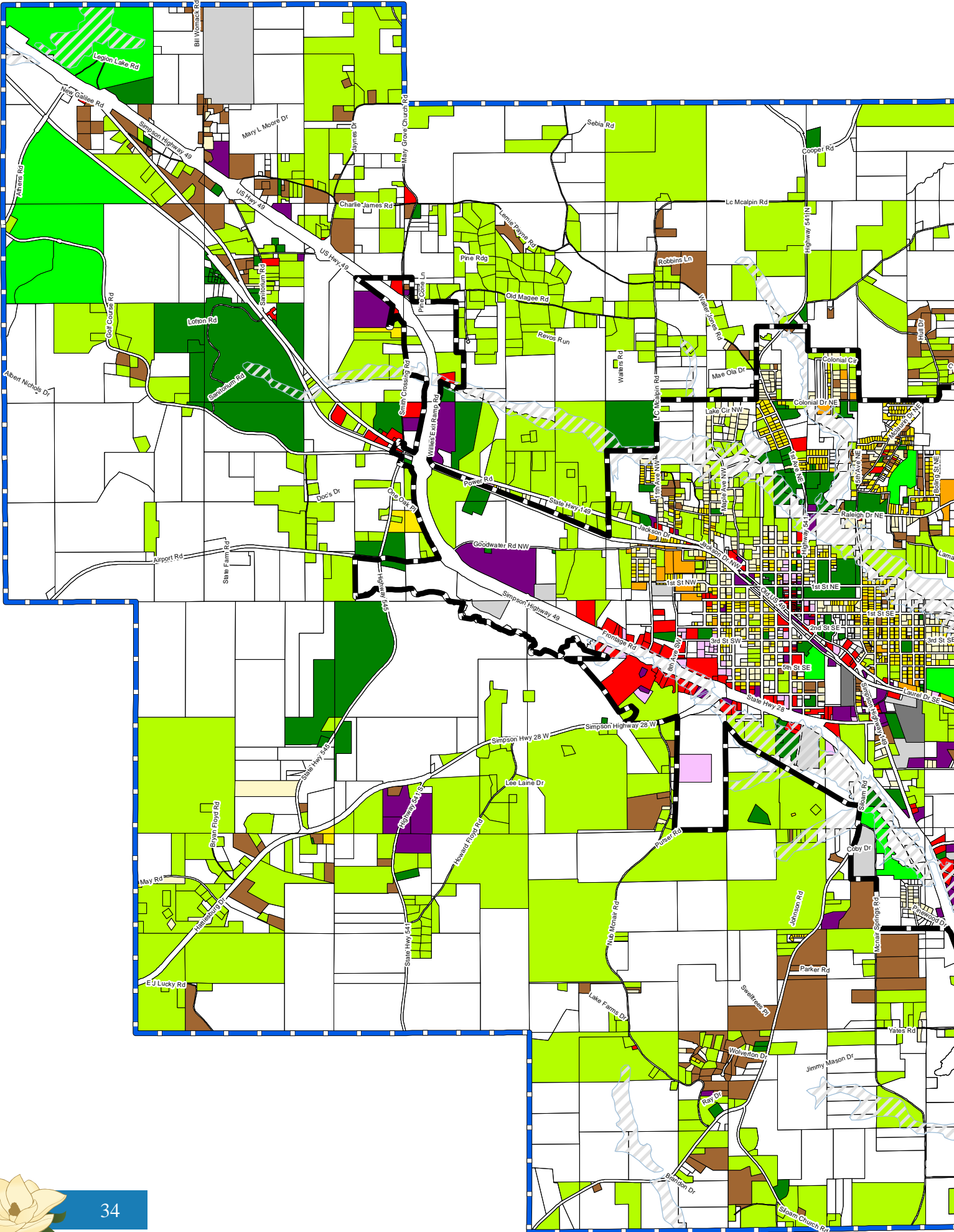
## EXISTING LAND USE METHODOLOGY

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

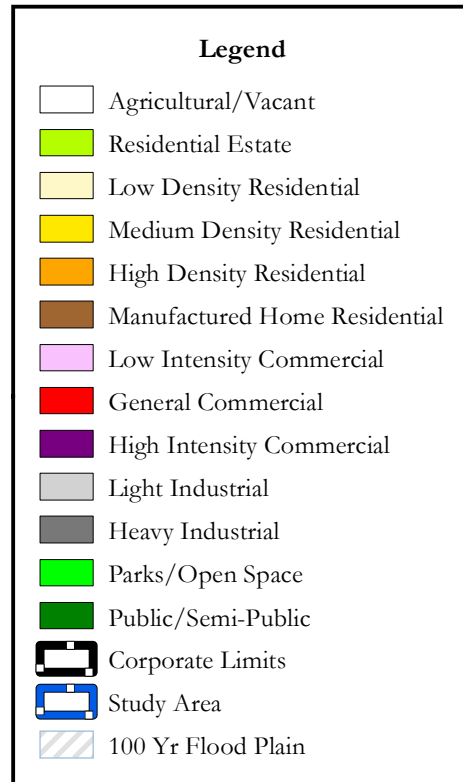
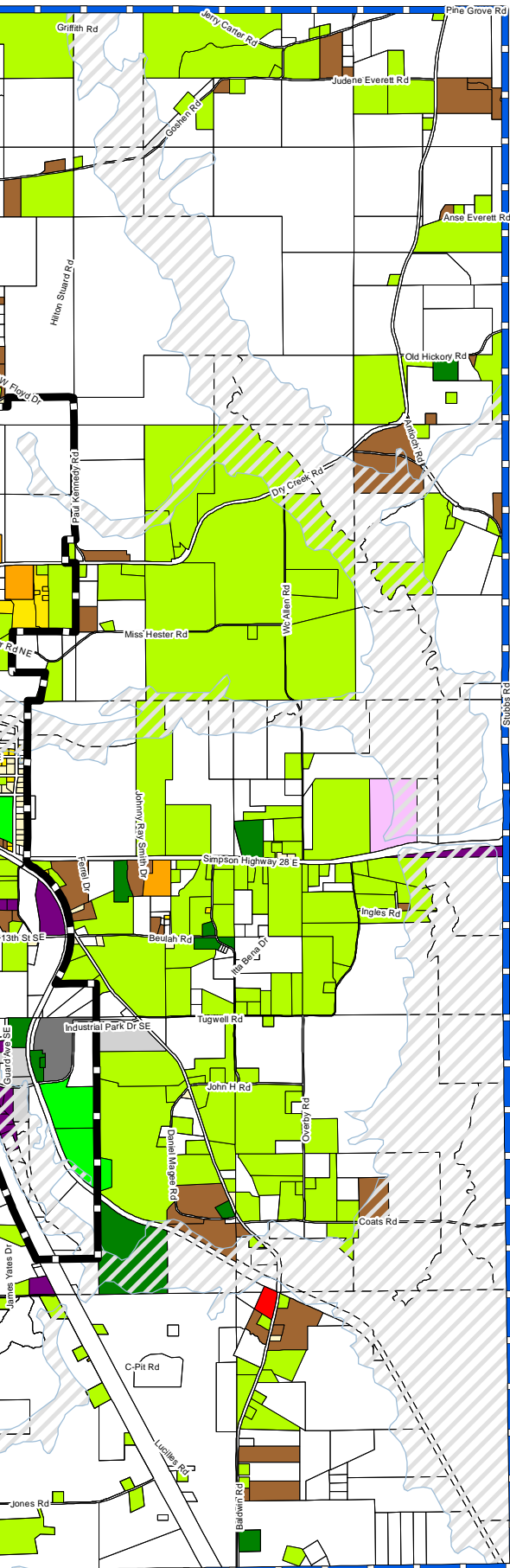
1. Low-density residential (1-3 dwelling units per acre)
2. Medium-density residential (4-6 dwelling units per acre)
3. High-density residential (7-10 dwelling units per acre)
4. Public/Quasi-Public (schools, churches, libraries, parks, public buildings, etc.)
5. Residential Manufactured Homes
6. Limited Commercial (offices, medical clinics, etc.)
7. General Commercial (indoor commercial uses)
8. Highway Commercial (primarily commercial uses with outdoor storage)
9. Light Industrial (uses with little noise, bad odors, or other objectionable characteristics)
10. Heavy Industrial (uses with objectionable characteristics)
11. Agricultural/Vacant
12. Parks / Open Space

The existing land use map shows present land use patterns and provides a basis for the development of the Land Use Plan and future zoning map.





# City of Magee Existing Land Use







## THE LAND USE PLAN

### Overview

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

The Land Use Plan should be used primarily as a general and long range policy guide to decisions concerning future land development. The adoption of these policies by the Mayor and Board establishes their dominance as a guide for land use decisions, and that they may change only by amending the Plan. The Land Use Plan shall also be used as a forecast of the future land needs of the City. Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the land use

plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the plan every five years.

The Plan is not a legal tool; however, because it forms the basis for the Zoning Ordinance, the subdivision regulations and other implementation documents, it does carry some legal weight. The Plan should serve as a guide for consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the public improvements program and capital improvements budget. The Land Use Plan map is intended to indicate broad categories of development for general areas of the City. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.

### Methodology

This section of the Comprehensive Plan was developed using three processes involving plan formulation and evaluation. First, the spatial distribution of Magee's future land uses was made after applying specific locational criteria. Second, the amount of land allocated for future land uses was



correlated with existing growth patterns. Last, a physical plan for future growth was developed, which attempts to use City resources and meet City needs in an effective and efficient manner.

The quantities of land needed to accompany various activities in an urban area depend on a multitude of interrelated factors. The most important of these factors are the composition and the characteristics of the population, the economy of the area and the trends in the density of development. Since all three of these factors are closely related, a change in one will cause a corresponding change in the other two. For example, the density of development is dependent, to a large degree, on raw land and development cost (economic factors). Therefore, if these costs increase, the density of the development usually increases, unless the costs are offset by a corresponding increase in income, sales or other economic factors. Although there are numerous methods and techniques used to forecast demands for the future land uses in urban areas, all of these techniques rely, directly or indirectly, on estimates of these factors.

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

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



## Location Criteria

Locational criteria 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. These principles can be expressed as follows:

1. Work areas should be located in convenient proximity to living areas where energy efficient interconnecting transit and thoroughfare routes can be designed to insure easy access back and forth; they should be in convenient proximity to other work areas and where uses incidental to one another have access to interconnecting truck routes. The spatial distribution of work areas should harmonize with intra-urban patterns of firm interaction. Heavy concentrating of work areas should be avoided so as to disperse point sources of pollution. Some work areas should be in locations accessible to heavy transportation facilities and large capacity utility lines. Work area locations provide sites adequate in size, economic to develop and attractively situated for the particular uses intended.
2. Living areas should be located in convenient proximity to the work and leisure time areas and where there are nearby transit and thoroughfare routes to insure easy access. The





spatial configuration of residential communities should take the activity and residential preference patterns of various categories of households into account. Living areas should be in convenient proximity to large open spaces and should include smaller open spaces, with residential areas within easy walking distance of community facilities. They should be located in areas protected from traffic and incompatible uses, in areas which are economic, energy efficient, and attractive to develop, and where desirable residential densities with a range of choice can be insured.

3. Shopping areas and entertainment centers such as shopping malls, restaurant areas, cultural centers and educational complexes should be in reasonably convenient proximity to living areas. They should be in centrally located areas and on sites adequate for their purposes.
4. Community facility systems should be designed around the underlying service-delivery concepts of each such system and its program, with service levels appropriate to the user groups of each facility. Recreational facilities, schools, libraries, medical care facilities, police and fire stations, and other community facilities should be in locations convenient to user groups and on sites economic to develop.
5. Open space system and environmental protection Major parks and large open spaces should be located so as to take advantage of, as well as protect, natural processes and unusual landscape features and to provide for a variety of outdoor recreational and other activities. Environmentally critical areas of land and water should be protected from incompatible uses and from pollutants generated by urbanization in the vicinity. Wooded areas that serve a functional purpose in climate, noise, light, and pollution control should be preserved as part of an urban forest and open space system. Vulnerable urban development should not be located in areas of natural hazards to life and prop-

erty such as floods, slides and unstable soils. Development using on-site sewage treatment should be prohibited from areas of unsuitable soil and geological conditions. Present and future water supply drainage basins should receive only urban development compatible with protection of the water quality.

## Land Use Plan Map

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

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

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





should avoid splitting lots. Land situated similarly should be zoned alike. Care should also be taken that not too many non-conforming uses are created in each district.

## Explanation of Land Use Categories

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

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

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years (by the year 2040).



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

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

therefore, the large lot size is needed to provide ample space for discharge from individual on site wastewater systems.

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

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 12,000 square feet).

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

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

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

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

**MANUFACTURED HOME RESIDENTIAL (brown):**

This classification also allows the development of manufactured home parks or subdivisions.

**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):** Enclosed Commercial Activities Only.

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

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

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

**LIGHT INDUSTRIAL (light gray):** Enclosed Industrial Activities Only.

This classification includes manufacturing and warehousing uses conducted primarily indoors.

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

**HEAVY INDUSTRIAL (dark gray):** All industrial uses, including outdoor.

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

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

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





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

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

**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).

**MEDICAL INDUSTRY (outlined):** Medical related services and commercial

This designation overlays the underlying classification and is intended to provide locations for health care and medical-related development that are compatible to adjacent residential and commercial uses. This district provides for a limited mix of uses that complement and support the primary health care and medical uses.

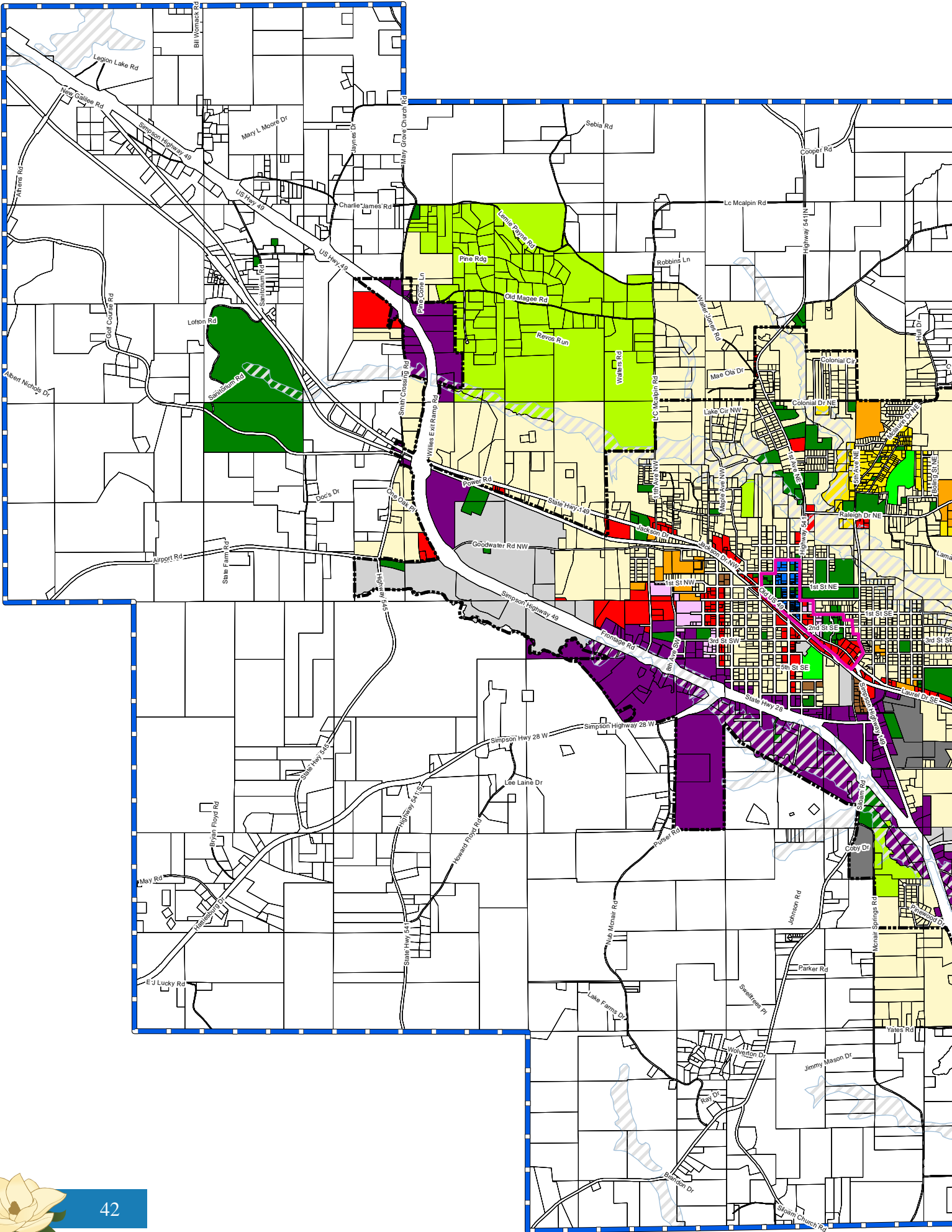


## RECOMMENDATIONS

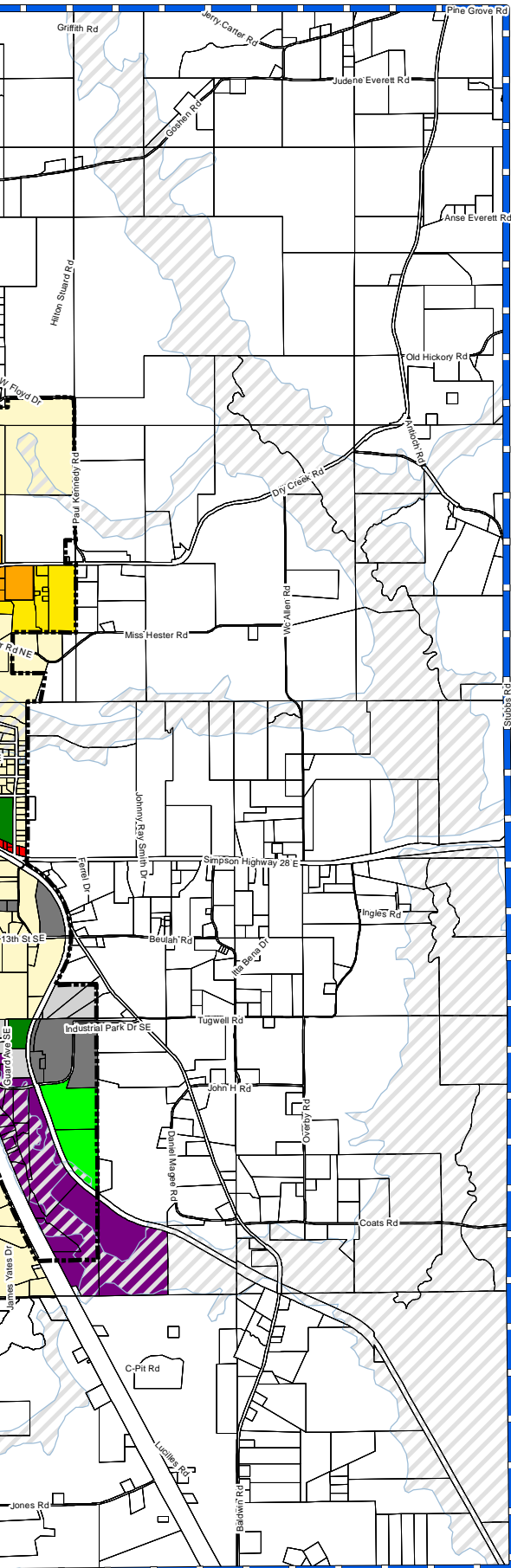
1. Seek to enter into an inter-local agreement with Simpson County to allow Magee to extend zoning jurisdiction one mile beyond the City limits.
2. Continue to promote the development of the health care industry in Magee.
3. Adopt an Architectural Review Ordinance to address the appearance of commercial, industrial and multi-family developments.
4. Evaluate and update the current Zoning Ordinance and amend the Official Zoning Map to conform to this Land Use Plan.



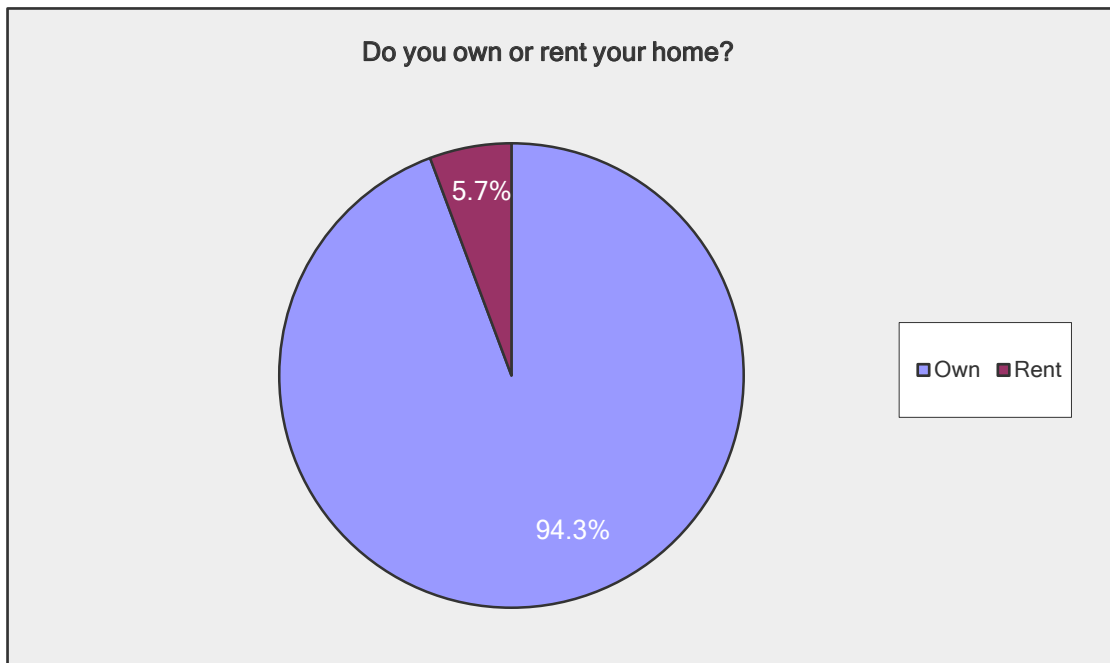
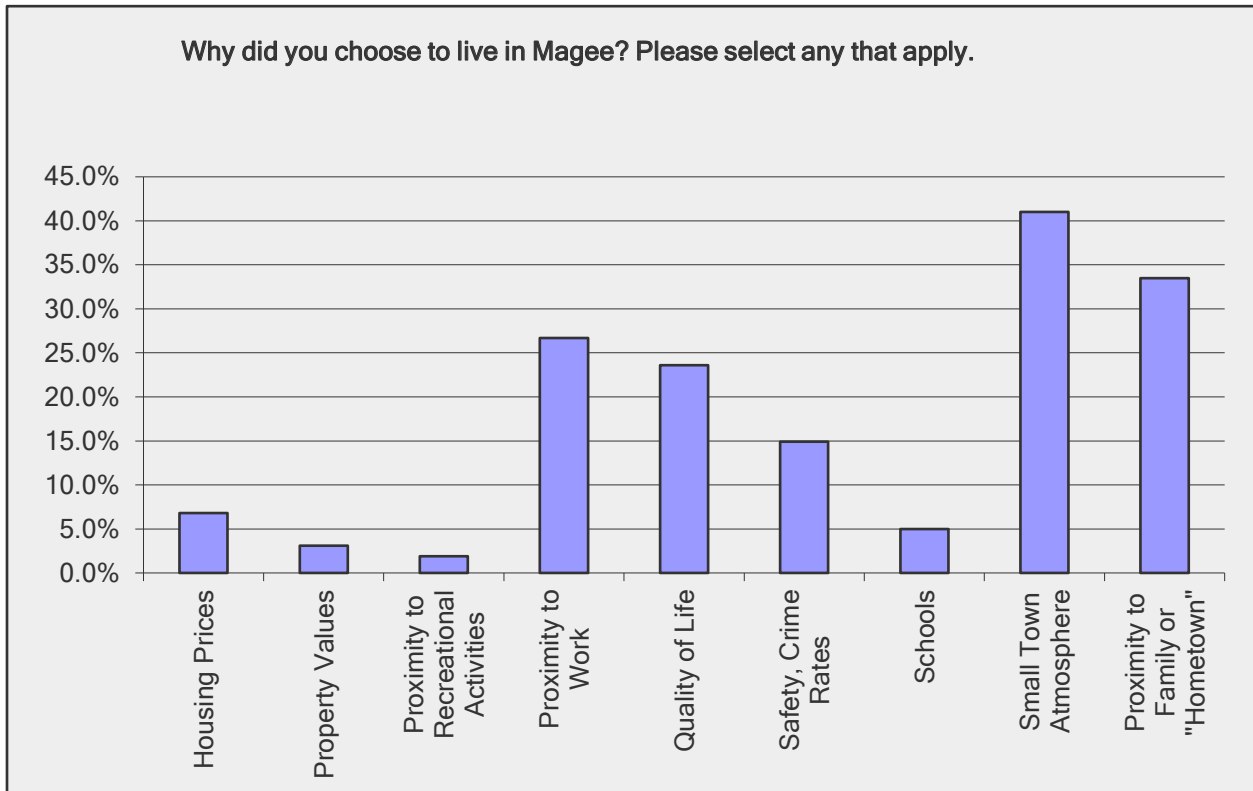




# City of Magee Land Use Plan



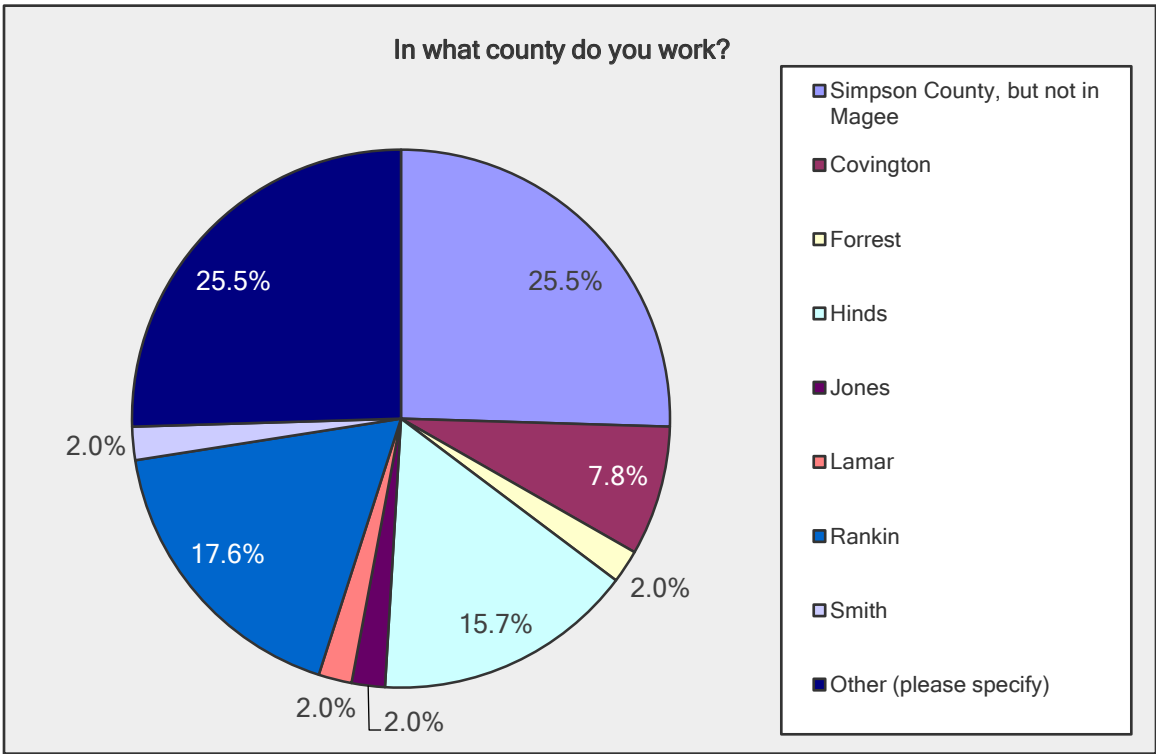
# APPENDIX



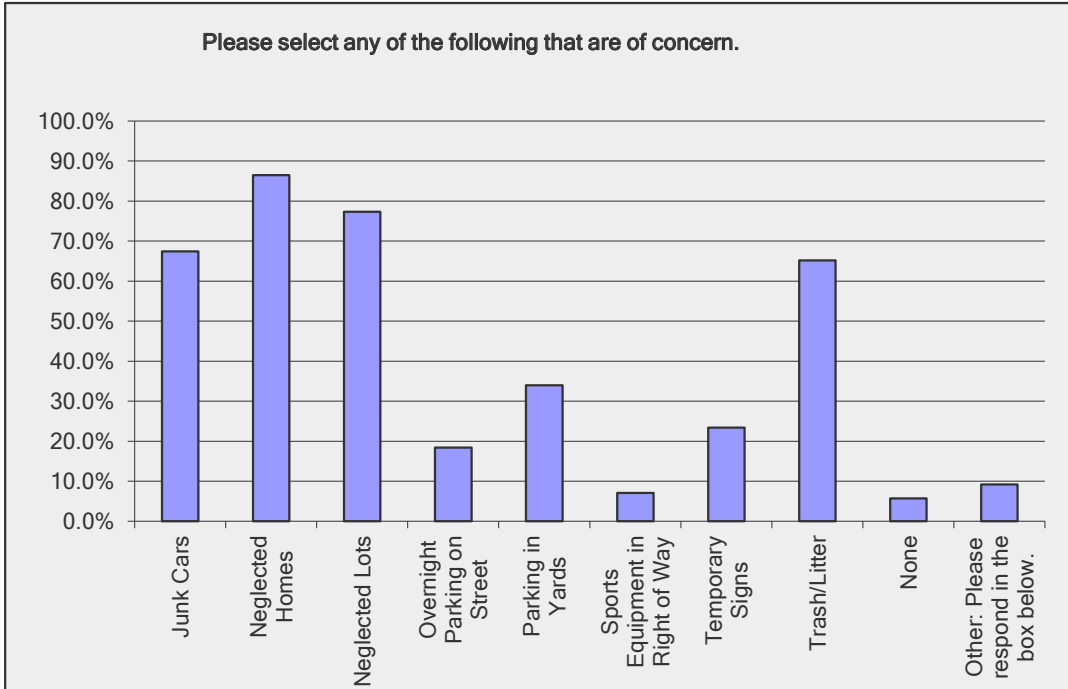
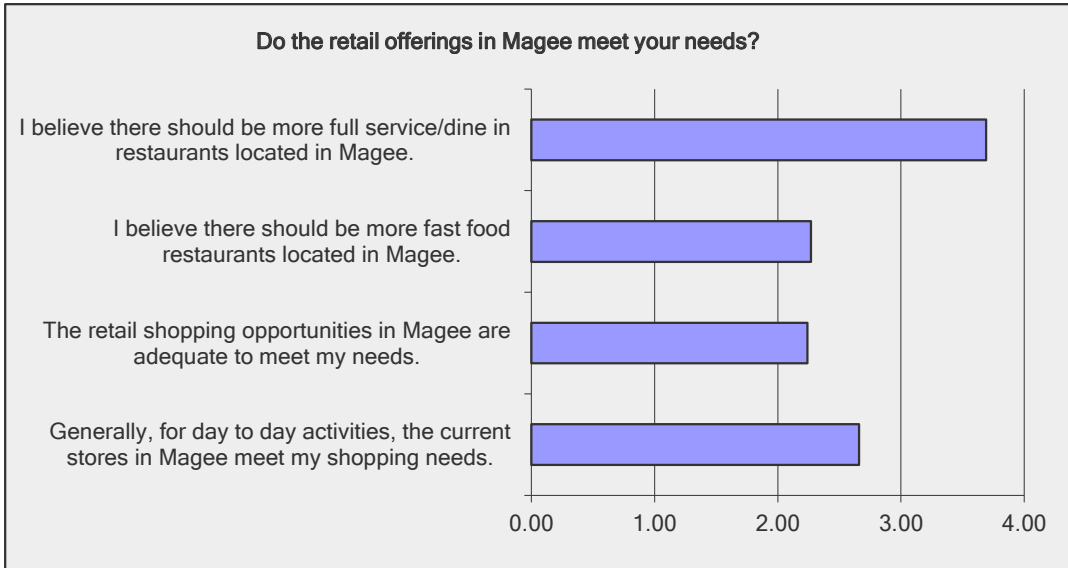


Do you work in Magee?		
Answer Options	Response Percent	Response Count
Yes	50.0%	79
No	32.3%	51
Retired or Unemployed	17.7%	28

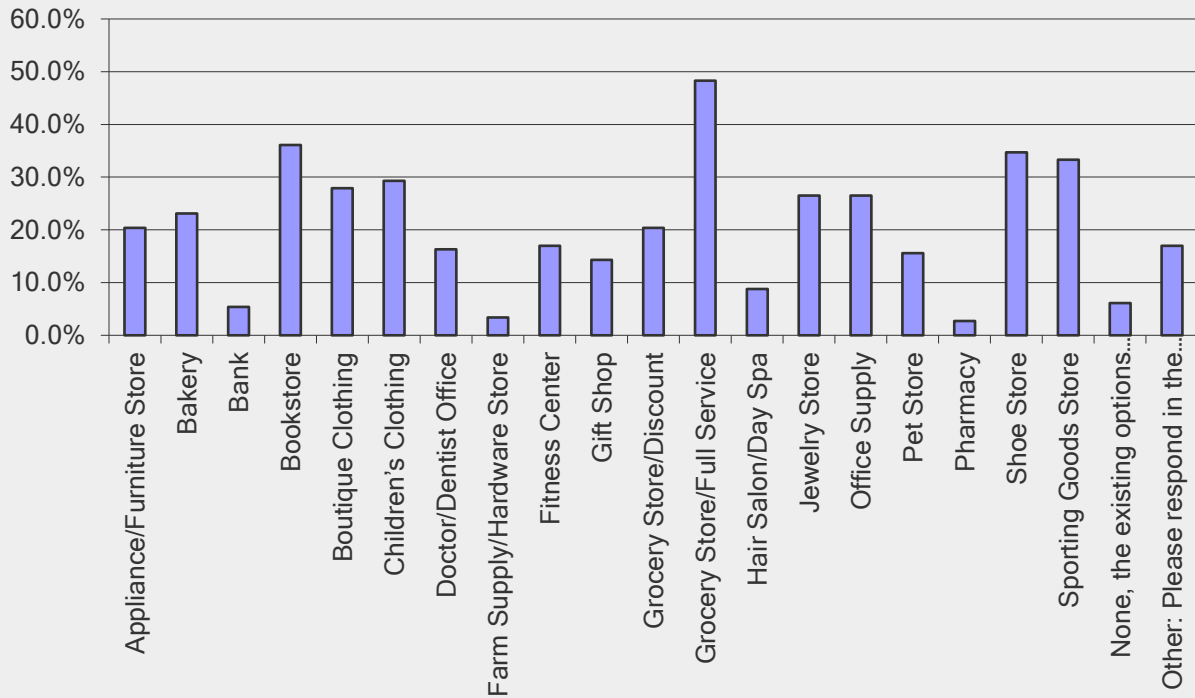
In what county do you work?		
Answer Options	Response Percent	Response Count
Simpson County, but not in Magee	25.5%	13
Covington	7.8%	4
Forrest	2.0%	1
Hinds	15.7%	8
Jones	2.0%	1
Lamar	2.0%	1
Rankin	17.6%	9
Smith	2.0%	1
Other (please specify)	25.5%	13



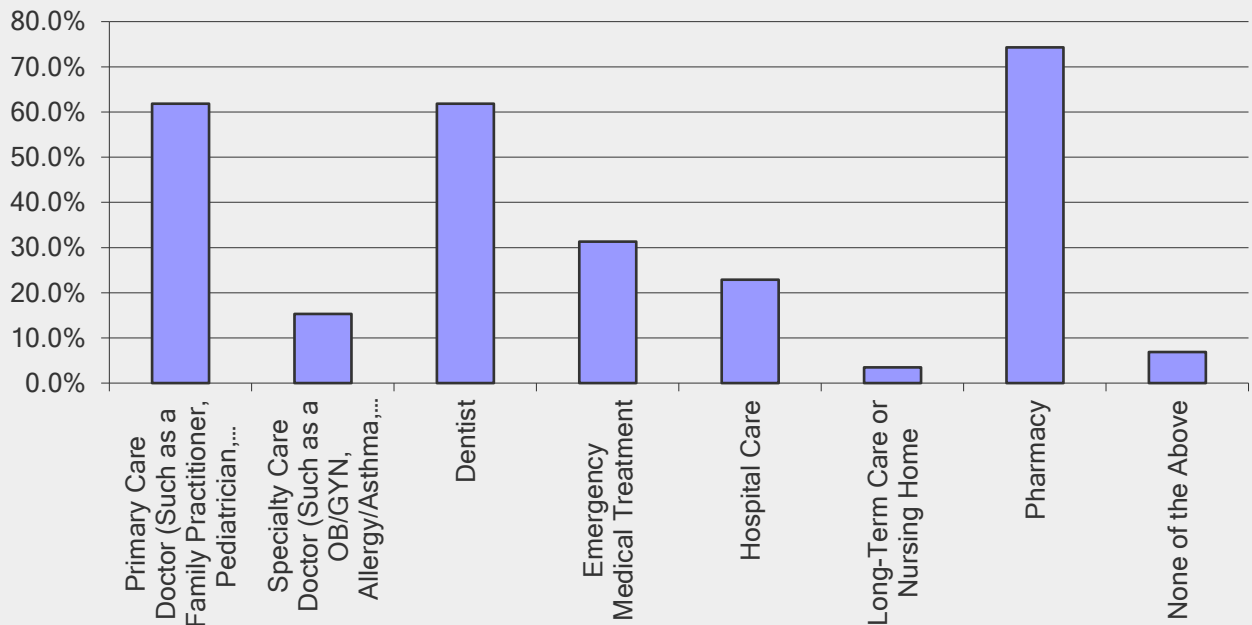
Please indicate your agreement with the following statements regarding Magee's Comprehensive Plan.				
Answer Options	% Strongly Disagree	% Disagree	% Agree	% Strongly Agree
The Plan should guide and control growth in a way that protects and preserves the existing qualities of the City.	8.6%	5.3%	47.4%	38.8%
The Plan should encourage new commercial developments.	3.9%	3.9%	36.2%	55.9%
The Plan should encourage new residential developments.	5.3%	5.3%	39.5%	50.0%
The Plan should encourage new industrial developments.	4.6%	7.9%	38.2%	49.3%



Select the types of businesses you would like to see added in Magee. Select any that apply.



What healthcare facilities/services do you use in Magee? (Please select all that apply.)





Please indicate your agreement with the following statements regarding a designated Walking/Biking Route in Magee.				
Answer Options	Strongly Disagree	Disagree	Agree	Strongly Agree
I would support a designated walking/biking route along streets in Magee that connects parks, schools, and downtown with residential areas.	4	16	56	68
I believe directional signage with mileage markers along the designated route would be useful.	4	20	61	59

Please indicate your agreement with the following statements.				
Answer Options	Strongly Disagree	Disagree	Agree	Strongly Agree
I walk to commercial areas, i.e. grocery store, pharmacy, restaurants, in Magee.	64	65	10	4
I would walk to commercial areas if additional trails and sidewalks were installed.	18	37	57	31
I would utilize biking as a mode of transportation if additional bike lanes or trails were installed.	21	45	43	34

Please indicate your agreement with the following statements.				
Answer Options	% Strongly Disagree	% Disagree	% Agree	% Strongly Agree
I believe the lighting along main corridors is adequate in Magee.	12.0%	32.4%	50.7%	4.9%
I believe the public areas and rights-of-way in Magee are attractive.	14.1%	35.9%	46.5%	3.5%
I believe additional landscaping (plantings, flowers, etc) and "hardscaping" (benches, trash containers, light fixtures, brick or stonework, etc) would make Magee more attractive.	2.1%	9.2%	38.0%	50.7%
I believe the existing sign regulations are adequate in Magee.	9.2%	28.9%	57.0%	4.9%
I believe the "gateways" into Magee area are visually well-defined.	12.7%	31.0%	52.1%	4.2%
I would support additional architectural guidelines, such as design, line, mass, dimension, color, material, texture, lighting, landscaping and roof line and height regulations, in Magee.	4.9%	21.1%	35.9%	38.0%







**MISSISSIPPI**



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](http://www.cmpdd.org)

