

Comprehensive Plan 2008-2028 City of Hattiesburg, Mississippi



City of Hattiesburg Intermodal Facility

Acknowledgments

Mayor

Johnny L. DuPree, Ph.D.

Hattiesburg City Council

Kim Bradley, Ward 1, President
Deborah Denard Delgado, Ward 2
Carter Carroll, Ward 3
David Ware, Ward 4
Henry Naylor, Ward 5

The City Team

Director of Administration
Eddie Myers

Director of Public Services
Bennie Sellers, PE

Director of Parks and Recreation
Clemon Terrell, Ph.D.

Police Department
Frazier Bolton, Chief

City Attorney
Charles Lawrence, Jr.

Fire Department
David Webster, Chief

Director of Urban Development
Ivory Williams

Hattiesburg Planning Division

Lisa Reid, Planning Administrator
Maxine Coleman, Neighborhood Planner
Justin Heske, Planner

La'Keylah White, Land Use Planner
Kirstin Kettley, Zoning Planner
Tamika Paige, Office Manager

Technical Advisory Team

Administration

Eddie Myers
John Brown
April Lazenby

Fire Department

Chief David Webster

Parks and Recreation

Clemon Terrell, Ph.D.
Lori Banchemo
Ann Jones
Andy Parker

Police Department

Chief Frazier Bolton
Major Billy Lane

Public Services

Bennie Sellers, PE
Franklyn Tate
Jerald Little

Urban Development

Ivory Williams
Lisa Reid
Bill Rodgers
La'Keylah L. White



Citizen Volunteers

Many thanks to all of the volunteers who offered their time and talents to envision the future of Hattiesburg. The success of this long-range vision will depend on the continued support of city leaders—current and future—and all citizens working together to achieve these common goals. We would like to recognize and express our appreciation to the following volunteers who contributed much time, thoughtful consideration, and vital information to this planning effort. Their input was instrumental in guiding the plan's vision and policies.

~Mayor Johnny DuPree and the Department of Urban Development

Vision Advisory Team

Mary Ann Barnes
Fred Burns
Richard Conville
John Delgado
Kenneth Fairley
Perry Knight
Bert Kuyrkendall

Linda McMurtrey
Wanda Naylor
Jim O'Dair
Johnnie Ruth Owens
Betsy Rowell
Micah Scott
Addie Stover

Contributors

Pattie Brantley, AICP, Neel-Schaffer, Inc.
Russ Bryan, ASLA, Neel-Schaffer, Inc.
Hope Braley, Southeast MS Rural Health Initiative, Inc
Ron Cain, Wesley Medical Center
David Caulfield, MS Dept. of Health
Kara Drane, AICP, Forrest County
Sue Gallaspy, Coldwell Banker
R. Michael Gammill, ASLA, Weatherford/McDade, LTD.
Chip Gibson, Southeast Aviation Services, Inc.
Michelle Gill, E.I., Neel-Schaffer, Inc.
Mike Essary, P. E., Neel-Schaffer, Inc.
Angeline Godwin, Ph.D., Area Development Partnership
Sid Gonsoulin, CRSS, University of Southern Mississippi
R. Tommy King, Ph.D., William Carey University

Gretchen Loftus, AICP, Neel-Schaffer, Inc.
Randall Meador, PE, AICP, Neel-Schaffer, Inc.
Mary Merck, AICP, Neel-Schaffer, Inc.
James Moore, Moore's Bike Shop
Alan Oubre, Ph.D., Hattiesburg Public School District
Herlon Pierce, Longleaf Trace Rails-to-Trails
Zeke Powell, London & Stetelman Realtors
Corey Proctor, Neel-Schaffer, Inc.
Brian Richard, University of Southern Mississippi
Martha Saunders, Ph.D., University of Southern Mississippi
Ora Shaheed, Forrest General Hospital
Andy Stetelman, London & Stetelman Realtors
Jodi Tate, Student Health Services-USM
Ashley Wreay, Student Health Services-USM

Hattiesburg Planning Commission

Micah Scott, Chairman
Richard Conville, Vice Chairman
Linda McMurtrey, Secretary
Marjorie Chambers
Isaiah Easterling

Irene Williams Jones
Johnny McArthur
John Tanks
Joe White
Larry Winborne

Plan prepared by



Post Office Box 1487
Hattiesburg, Mississippi 39403

Table of Contents

Chapters and Sections

Chapter 1: Introduction

About Hattiesburg	3
Rationale for a New Plan.....	3
Purpose of the Plan.....	4
Plan Components and Legal Basis.....	4
How to Use the Plan	4

Chapter 2: Executive Summary

Overview.....	9
<i>All Aboard!</i>	9
Vision Statements.....	9

Chapter 3: The Comprehensive Planning Process

Where We Started	17
Getting On Track	17
Plan Contributors and Focus Groups.....	18
Community Forums.....	21
Public Hearings	24

Chapter 4: Goals and Strategies

The Character of Hattiesburg.....	27
Character and Identity.....	27
Business and Industry	28
Education.....	29
Town-Gown Community Relations.....	30
Housing and Community Development	31
Neighborhoods and Historic Districts	32
Certified Retirement Community	33
Health Care and Social Services.....	34
Civic Pride and Beautification	34
Natural Environment.....	35
Land Use and Development	39
Infrastructure.....	45
Community Facilities and Services.....	47

Chapter 5: The Character of Hattiesburg: Physical, Social and Economic

Overview.....	53
The Hub City—History and Culture.....	53
Conservation of Historic Resources.....	54
Population and Economy.....	56
Education	59
Neighborhoods	63
Public Health.....	64
Civic Pride and Beautification	65
Arts and Entertainment	66

Chapter 6: The Natural Environment

Overview.....	71
Floodplains and Waterways.....	71
Soils and Topography.....	74
The Urban Forest	77

Brownfields and Environmental Issues.....	81
Hazard Mitigation	83

Chapter 7: Land Use and Development

Existing Land Uses	87
Residential Uses	88
Commercial Uses.....	88
Industries and Industrial Park	89
Public and Quasi-Public Uses.....	90
Future Land Uses.....	90
Overview	90
Land Use Issues and Challenges.....	91
Future Land Use Plan	92
What is the Future Land Use Map?	93
How Should the Plan be Implemented?	93
Future Land Use Classifications	95
Special Residential Districts.....	95
Commercial Land Uses.....	96
Special Mixed-Use Districts.....	98
Industrial Land Uses.....	101
Other Districts.....	102
Hattiesburg’s Districts and Corridors.....	105
Downtown Hattiesburg District.....	106
Mobile Street District	109
The Avenues/Hardy Street District	111
Palmer’s Crossing Community.....	113
University of Southern Mississippi/Medical District	115
Gateways and Corridors.....	117
Expansion of City Boundaries	121

Chapter 8: Infrastructure

Overview.....	125
Transportation.....	125
Streets and Highways.....	125
Mass Transit.....	131
Railroad Facilities.....	132
Sidewalks and Pedestrian Ways	133
Bicycle Routes and Long Leaf Trace	137
Complete Streets Policy.....	138
Local Airports.....	139
Future Transportation Plan.....	140
Utilities	141
Water System and Sanitary Sewer Systems.....	142
Solid Waste	146
Recycling	149

Chapter 9: Community Facilities and Services

Overview.....	155
Community Centers and Cultural Facilities.....	155
Community Centers	155
Other City-Owned Facilities.....	156
Forrest County Facilities.....	158

Table of Contents

Educational Facilities.....	158
The Library of Hattiesburg, Petal and Forrest County.....	159
Arts and Cultural Facilities.....	160
Public Parks and Hattiesburg Zoo	
Parks and Recreation Department	161
Public Parks.....	167
Hattiesburg Zoo at Kamper Park	167
Chain Park at Twin Forks	169
Public Safety.....	169
Police Protection	169
Fire Protection.....	175
City Services and Intergovernmental Coordination	182
Information Technology.....	182
Department of Public Services.....	184
Urban Development.....	185

Chapter 10: Action Plan

Overview.....	203
Action Plan	204

Maps

Chapter 6: The Natural Environment

Map 1: Hattiesburg Soils.....	75
-------------------------------	----

Chapter 7: Land Use and Development

Map 2: Future Land Use	104
Map 3: City Gateways.....	118

Chapter 9: Community Facilities and Services

Map 4: Police Beats	172
Map 5: Fire Stations	178

Figures

Chapter 1: Introduction

Figure 1: Excerpt of Mississippi Code of 1972.....	4
--	---

Chapter 2: Executive Summary

Figure 2: Examples of Comments Received at the Kick-Off Event.....	10
--	----

Chapter 3: The Comprehensive Planning Process

Figure 3: Vision Advisory Team Members.....	17
Figure 4: Vision Advisory Team Meetings	18
Figure 5: Five neighborhood strategies that were favored most by workshop attendees	23
Figure 6: List of Participating Neighborhoods.....	24

Chapter 5: The Character of Hattiesburg

Figure 7: A Timeline of Hattiesburg's Early History	53
Figure 8: Hattiesburg Population by Race	56
Figure 9: Hattiesburg Population by Age	56
Figure 10: Population Estimates from 2000 to 2006	56



Figure 11: Population Estimates 2001 to 2006	57
Figure 12: Hattiesburg Study Area 2030 Planning Data Forecast—Population	57
Figure 13: Sales Tax Diversions from 2005 to 2007	58
Figure 14: Keep Hattiesburg Beautiful Activities	65
Figure 15: Arts and Entertainment Opportunities in Hattiesburg	66
Chapter 6: The Natural Environment	
Figure 16: What is a floodway?	72
Chapter 7: Land Use and Development	
Figure 17: Template for Corridor Studies	105
Figure 18: Gateways	117
Figure 19: The Twelve Indicia of Reasonableness	121
Chapter 8: Infrastructure	
Figure 20: What is a Context Sensitive Solution?	130
Figure 21: What is a Walkable Community?	134
Figure 22: What is a Complete Street?	138
Figure 23: Goals of <i>Hattiesburg Metropolitan Transportation Plan 2030</i>	141
Chapter 9: Community Facilities	
Figure 24: City-Owned Community Centers	156
Figure 25: Public Schools, Hattiesburg Public School District	159
Figure 26: The Library of Hattiesburg, Petal and Forrest County	160
Figure 27: Parks and Recreation Programs	162
Figure 28: Parks and Recreation Master Plan Key Findings	163
Figure 29: Parks and Recreation Facilities	164
Figure 30: At the Hattiesburg Zoo	166
Figure 31: Average Number of Officers and Employees per Resident	171
Figure 32: Current Fire Department Personnel by Category and Position	174
Figure 33: Hattiesburg Fire Stations	176
Figure 34: Frequency of Fire Incidents from 2005 to 2007	177
Figure 35: Hattiesburg Fire Department Prevention Programs	179
Figure 36: Wireless “Hot Spot” Locations in Hattiesburg	183
Figure 37: Smart Growth Principles	186
Figure 38: Metropolitan Planning Organization	187
Figure 39: Safe, Accountable, Flexible, Efficient Transportation Equity Act—A Legacy for Users	188
Figure 40: Local Historic Conservation Districts	195

Appendices

Appendix A: Index and Glossary of Terms

Glossary of Terms

Appendix B: Public Involvement

Vision Advisory Team Activities

Kick-Off Event

Town Meetings

Community Surveys

Newsletters

Table of Contents

Appendix C: Maps

The Character of Hattiesburg

Map C-1: General Street Map

Map C-2: Neighborhood Associations

Map C-3: Local Historic Conservation Districts

The Natural Environment

Map C-4: Floodplains and Waterways

Map C-5: Sites of Environmental Concern

Land Use and Development

Map C-6: Future Land Use Plan

Map C-7: Corridor Study Template

Map C-8: Downtown Façade Improvement Boundaries

Transportation

Map C-9: Hattiesburg Rail-Highway Congestion Relief Study

Map C-10: Hattiesburg MPO Study Area

Map C-11: MPO Functional Street Classification—Regional

Map C-12: MPO Functional Street Classification—Hattiesburg

Map C-13: MPO Stage I Projects

Map C-14: MPO Stage II Projects

Map C-15: MPO Stage III Projects

Map C-16: MPO Stage Schedule

Map C-17: Progress Hattiesburg Brochure and Map

Parks, Community Centers and Cultural Facilities

Map C-18: Parks and Recreation

Map C-19: Chain Park at Twin Forks

Appendix D: Neighborhood Profiles

