

# MADISON COUNTY COMPREHENSIVE PLAN

As Modified for the City of Gluckstadt  
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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)

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P.O. Box 608  
146 West Center Street  
Canton, MS 39046

601-859-1177

<http://madison-co.com/index.php>

**Board of Supervisors**

Sheila Jones, District 1  
Trey Baxter, District 2  
Gerald Steen, District 3  
David Bishop, District 4  
Paul Griffin, District 5



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# INTRODUCTION



## PURPOSE OF THE PLAN

A comprehensive plan typically reviews the current status of the community, identifies important problems and opportunities experienced by the community, and sets forth the community's goals and community development objectives. Generally, a comprehensive plan defines a common vision for the community based on community input and needs.

The purpose of this Comprehensive Plan is to serve as a general and long-range policy guide to decision-making for Madison County. The Plan is "comprehensive" in that it includes all of the county's geographical area and service functions that sustain or support the county's physical development. The Plan is "long-range" as it looks to the county'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.

Comprehensive plans are not interchangeable with "master plans" or "strategic plans." These plans should support and be influenced by one another, but they are not interchangeable. Master plans are a more detailed development plan for a specific area, based at least in part on a comprehensive plan. The primary difference between a strategic plan and a comprehensive plan is that the strategic plan focuses on a few selected issues and the specific steps taken to resolve the issues, and the comprehensive plan covers a broader range of issues.





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.

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

## **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.

The beginning chapter, Existing Demographic Characteristics and Analysis, provides information that is used to develop population, employment, and other projections used in other chapters.

The second chapter of the Comprehensive Plan is the Community Facilities Plan. This element is used as a basis for making capital improvement decisions and includes: schools, parks and recreation, public buildings and facilities, utilities and drainage. Housing is addressed in the Land Use Plan element.

The Land Use Plan of the Comprehensive Plan is Chapter Three. 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.

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. Based on traffic projections, the Plan recommends improvements to the major thoroughfares. The Plan includes arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements.

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 produce a plan that engages the public and serves as a useful marketing and economic development tool. This Plan will be released in Story Map form, which makes the interactive document accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit [www.madison-co.com](http://www.madison-co.com).





## USE OF THIS PLAN

As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding rezoning, variances, special exceptions, and site plan review. It may also be used to aid in locating business, industries, and public facilities.

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 supposed to serve as a practical working guide to the governing body in making decisions.

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, and the plan should precede any implementation regulation in adoption. While the Plan is not a legal tool, it does carry some legal weight since it forms the basis for the zoning ordinance, the subdivision regulations, and other implementation documents.

To implement the Comprehensive Plan, Madison County must adopt a legal device or tool that is based on its Plan. A comprehensive plan alone does not have a mechanism for enforcement; however, the implementation devices listed below should be based on the Plan and can be enforced.

## Implementation Devices:

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

When there is a conflict between an implementation regulation and the plan, the plan should supersede the regulation. 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. 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 Land Use Map is intended to indicate broad categories of land for future development. 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.

All policy decisions related to the development of property, including rezonings, within the local government should be based on the Comprehensive Plan. 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, as the Plan's purpose is to serve as a generalized guide. Such decisions include:

## Use the Plan to Guide Decisions Related to:

- Rezoning Cases
- Conditional Use/Variance Applications
- Subdivision Plat Review
- Street Closings
- Concurrency Plans

Policy decisions 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, objectives, and policies 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.

If the proposed policy decision 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.

## GOALS OF THIS PLAN

As previously mentioned, goals and objectives are a required element of a comprehensive plan according to Section 17-1-1 of the Mississippi Code. Furthermore, Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development as well as parks, open space, and recreation. Additionally, street and road improvements, public schools, and community facilities must be considered.

Goals and objectives have been developed for each chapter of this Plan and are included as a forward to the respective chapters. Additionally, a set of general goals and objectives for the Plan in whole have also been developed. These general goals outline the vision of this Plan and set the tone for the document.

### This Comprehensive Plan seeks to:

1. Improve Transportation
2. Improve Public Safety from Natural and Man-made Hazards
3. Encourage Economic Development
4. Prevent the Overcrowding of Land
5. Facilitate Adequate Provision of Water, Sewerage, Schools, Parks, and Other Public Facilities
6. Continue to Promote the High Quality of Living

### Guiding Principles:

1. To prevent the inefficient development of land by using the Comprehensive Plan and Zoning Ordinance to guide future development.
2. To protect the community's unique natural and built assets

3. To provide opportunities for the progress of the residents' quality of life while retaining the atmosphere of the community
4. To minimize the cost of government by making the best possible use of existing and future investments in public services and infrastructure.

### General Goals:

**Goal: To provide for an orderly arrangement of land use in the unincorporated areas of Madison County.**

- Objective: To encourage, implement, and enforce proper land use patterns through the adoption of this comprehensive plan, as well as a zoning ordinance and subdivision regulations.
- Objective: To grade land uses by type, character, intensity, and orientation and to separate incompatible land uses through land use planning and open space buffering.

**Goal: To preserve the County as a healthy, safe and convenient place with a pleasant and attractive atmosphere for living, shopping, recreation, civic, cultural, and service functions.**

- Objective: To use the Comprehensive Plan to ensure that future developments enhance and improve the quality of life of citizens of Madison County.
- Objective: To maintain property values throughout the County by carefully planning the location of all development, especially commercial and industrial development.
- Objective: To prevent the inefficient use of land and sprawl by using the Comprehensive Plan as a guide for development decisions.

**Goal: To coordinate and balance the development of living, working, and leisure time areas creating a unique blend of function, circulation, and image.**

- Objective: To plan residential, commercial, recreational, and other types of development in a manner that complement one another and the overall land use pattern.



# CHAPTER ONE: EXISTING DEMOGRAPHIC CHARACTERISTICS AND ANALYSIS



As Madison County plans for its future, the first step in this process is to understand past demographics and economic trends. The analysis in this section of the Comprehensive Plan describes how the county's population and demographics has changed over the past several decades, and it forecasts population and demographic changes for the next 20 to 30 years. The following information is included in this section:

- Population trends
- Distribution of Population by race
- Distribution of population by age
- Housing and Household characteristics
- Education enrollment and attainment
- Income levels
- Employment characteristics

## POPULATION

Since 1970, Madison County's population increased by an average of 33.88 percent per decade to 2010. Table 1-1 compares Madison County's population trend since 1900 with those of Rankin and Hinds County. Madison County's largest period of percentage growth took place between 1970 and 1980. Rankin County's greatest period of percentage growth took place during the same decade. However, Hinds County's greatest decade of growth came between 1920 and 1930. Both Madison and Rankin Counties have experienced a double-digit population growth rate since 1970.



**TABLE I-1  
HISTORIC POPULATION TRENDS OF MADISON, RANKIN, AND HINDS COUNTIES**

Year	Madison County		Rankin County		Hinds County	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1900	32,493	-----	20,955	-----	52,577	-----
1910	33,505	3.11%	23,944	14.26%	63,726	21.21%
1920	29,292	-12.57%	20,272	-15.34%	57,110	-10.38%
1930	35,796	22.20%	20,353	0.40%	85,118	49.04%
1940	37,504	4.77%	27,934	37.25%	107,273	26.03%
1950	33,860	-9.72%	28,881	3.39%	142,164	32.53%
1960	32,904	-2.82%	34,322	18.84%	187,045	31.57%
1970	29,737	-9.62%	43,933	28.00%	214,973	14.93%
1980	41,613	39.94%	69,427	58.03%	250,998	16.76%
1990	53,794	29.27%	87,161	25.54%	254,441	1.37%
2000	74,764	38.81%	115,327	32.31%	250,800	-1.43%
2010	95,203	27.49%	141,617	22.80%	245,285	-2.20%

*Source: U.S. Census Bureau*

Madison County's average growth rate for the past 60 years amounted to 16.19 percent. Table I-2 shows that between 2020 and 2040, population for Madison County is projected to increase by 35.26 percent to 149,333 based upon current trends.

**TABLE I-2  
POPULATION PROJECTIONS FOR MADISON COUNTY: 2020-2040**

YEAR	POPULATION PROJECTION
2020	110,616
2030	128,525
2040	149,333

*Source: CMPDD*



## Population by Race

Between 2000 and 2010 Madison County's minority populations increased slightly both numerically and proportionately, while the white population increased only numerically. This happened with other minority races as well.

**TABLE 1-3  
MADISON COUNTY POPULATION BY RACE: 2000-2010**

RACE	2000		2010	
	Population	Percent of Total	Population	Percent of Total
Total Population	74,674	100.0	95,203	100.0
White	45,021	60.3	54,270	57.0
Black/African American	27,987	37.5	36,368	38.2
American Indian & Alaska Native	83	0.1	165	0.2
Asian	973	1.3	2,040	2.1
Native Hawaiian & Other Pacific Islander	16	0.0	26	0.0
Some Other Race	200	0.3	1,541	1.6
Two or More Races	394	0.4	793	0.8
Hispanic or Latino	742	1.0	2,806	3.0

Source: U.S. Census Bureau





## Population by Age

Table I-4 illustrates the population change in Madison County by age groups. The age groups below 45 are decreasing. Each population age group increased from 2000 to 2010, but the 2010 percent of totals decreased except for the 45 to 74 year old age groups. This is an indication that the population is getting older. The increase in the median age from 2000 to 2010 is another indication.

**TABLE I-4  
2000 AND 2010 POPULATION OF MADISON COUNTY BY AGE**

AGE	2000 Population	Percent of Total	2010 Population	Percent of Total
Under 5 years	5,551	7.43	7,008	7.36
5 to 9 years	6,085	8.15	7,069	7.43
10 to 14 years	6,054	8.10	7,263	7.63
15 to 19 years	5,426	7.27	6,831	7.18
20 to 24 years	4,644	6.22	5,618	5.90
25 to 34 years	11,181	14.97	12,822	13.47
35 to 44 years	13,030	17.45	13,169	13.83
45 to 54 years	9,900	13.26	14,454	15.18
55 to 59 years	2,937	3.93	6,162	6.47
60 to 64 years	2,295	3.07	4,890	5.14
65 to 74 years	3,691	4.94	5,320	5.59
75 to 84 years	N/A	N/A	3,124	3.28
85 years & over	1,180	1.58	1,473	1.55
<b>Total Population</b>	<b>74,674</b>	<b>100.00</b>	<b>95,203</b>	<b>100.00</b>
18 years & over	53,294	71.37	69,555	73.06
65 years & over	7,271	9.74	9,917	10.42
Median Age(years)	33.4	N/A	35.8	N/A

Source: U.S. Census Bureau

## Population by Sex

Although, the numbers of males and females have increased from 2000 to 2010, the actual percentage of males and females changed only a little. The percentage of males in 2000 was 47.4 percent, but it increased to 47.9 percent. By contrast, the percentage of females dropped from 52.6 in 2000 to 52.1 in 2010.

**TABLE I-5  
MADISON COUNTY POPULATION BY SEX: 2000-2010**

POPULATION	2000	2010
MALE	35,414	45,612
FEMALE	39,260	49,591
TOTAL	74,674	95,203

Source: U.S. Census Bureau



## SCHOOL ENROLLMENT AND EDUCATIONAL LEVELS

Overall, Table I-6 indicates some positive trends in educational attainment. The percent of persons with less than 9th Grade education and the percent of persons with a 9th to 12th Grade education (no diploma) have both declined from 2000 to 2017. The percent of High School Graduates increased by over 1 percent during the same period, and the percent of persons attaining Associate Degrees, Bachelor’s Degrees, and Graduate or Professional Degrees also increased. Rising education levels indicate a better educated work force is available for new and expanded businesses.

**TABLE I-6  
MADISON COUNTY EDUCATIONAL ATTAINMENT**

Grade Level	No. of Persons-2000	Percent of Total-2000	No. of Persons-2017	Percent of Total-2017
Less than 9th Grade	2,995	6.4	2,578	4.4
9th to 12th Grade (no diploma)	4,951	10.6	4,512	7.7
High School Graduate	8,551	18.3	11,367	19.4
Some College, No Degree	9,702	20.2	10,840	18.5
Associate Degree	2,823	6.0	4,336	7.4
Bachelor’s Degree	12,110	25.9	15,996	27.3
Graduate or Professional Degree	5,634	12.0	8,965	15.3
Percent High School Graduate or Higher	-----	83.0	-----	87.9
Population 25-years & over	46,773	100.0	58,592	100.0

Source: U.S. Census Bureau

Table I-7 tracks student enrollment in the Madison School District, Canton Public School District, and all private schools located in Madison County for the past seven years. Enrollment has remained fairly steady with no major peaks or dips. Enrollment can be an indicator of population changes as well future workforce.

**Table I-7  
Preschool – 12th Grade School Enrollment**

School Year	Total Enrollment	Percent Change
2011-2012	19,165	-----
2012-2013	19,291	0.66 %
2013-2014	18,534	-3.92 %
2014-2015	18,599	0.35 %
2015-2016	18,879	1.51 %
2016-2017	19,041	0.86 %
2017-2018	18,894	-0.77 %

Source: Mississippi Department of Education and Mississippi Association of Independent Schools



## HOUSING CHARACTERISTICS

The quality and occupancy of a community’s housing stock are key indicators of economic growth. Tables 1-8 and I-9 compare changes in housing indicators from 2000 to 2010, revealing the following trends:

From 2000 to 2010 the number of total households increased 31.6 percent. However, the Average Household Size and the Average Family Size both dropped a little in that time period. According to the Census Bureau, there were 28,781 housing units in Madison County in 2000. This number increased to 35,829 in 2010, but the percentage of occupied housing units dropped from 94.5 to 92.9.

**TABLE I-8  
MADISON COUNTY TOTAL HOUSEHOLDS AND AVERAGE SIZE: 2000-2010**

Year	Total Households	Percent Change 2000-2010	Average Household Size	Average Family Size
2000	27,219	-----	2.67	3.23
2010	35,829	31.6	2.61	3.14

Source: U.S. Census Bureau

**TABLE I-9  
MADISON COUNTY TOTAL HOUSING UNITS DATA: 2000-2010**

Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Percent Occupied	Percent Vacant
2000	28,781	27,219	1,562	94.5	5.74
2010	38,558	35,829	2,729	92.9	7.62

Source: U.S. Census Bureau



According to building permit data provided by Madison County, there were 3,481 site built housing units constructed between January 2012 and December 2018 in the unincorporated County. An additional 276 manufactured home permits were issued during this time. By assumption, a small portion of manufactured home permits may be replacing existing dwellings; while the majority of site built homes are not replacement dwellings. The data suggests that approximately 540 new units were added to the housing stock each year from 2012 to 2018. Furthermore, the majority of growth in the housing stock was located in District 2, which accounted for 44 percent of the total site built homes. District 4 accounted for 30 percent of the new site built homes.

Year	Residential				Manufactured Home			
	Number	Total Value	Average Value	Avg SF	Number	Total Value	Average Value	Avg SF
2012	445	\$85,283,000.00	\$191,647.19	2,139.1	37	\$939,000.00	\$25,378.38	1,838.7
2013	496	\$100,586,300.00	\$202,794.96	2,269.8	40	\$1,165,622.00	\$29,140.55	1,385.5
2014	532	\$110,220,000.00	\$207,180.45	2,292.4	32	\$1,211,857.00	\$37,870.53	1,635.9
2015	553	\$120,984,000.00	\$218,777.58	2,395.7	38	\$1,351,838.00	\$35,574.68	1,514.5
2016	525	\$115,049,380.00	\$219,141.68	2,436.2	39	\$822,050.00	\$21,078.21	1,722.5
2017	488	\$111,747,410.00	\$228,990.59	2,457.7	46	\$1,916,466.00	\$41,662.30	1,473.0
2018	442	\$104,090,701.00	\$235,499.32	2,430	44	\$2,835,375.00	\$64,440.34	1,667.0
Total	3481	\$747,960,791.00	\$214,869.52	2,345.8	276	\$10,242,208	\$37,109.45	1,605.3

Supervisor District	Residential		Manufactured Home	
	Number	Percent	Number	Percent
1	232	6.7%	0	0.0%
2	1,515	43.5%	4	1.4%
3	237	6.8%	1	0.4%
4	1,090	31.8%	80	29.0%
5	407	11.7%	191	69.2%
Total	3,481		276	







## INCOME LEVELS

Median household income is the amount that divides the county's household income distribution into two equal groups, half having income above that amount, and half having income below that amount. In other words, it represents an amount that is the exact middle of income distribution in the county. Table I-10 shows median household income increased by \$12,615 from 2000 to 2010, an increase of 26.86 percent.

Average household income is the amount obtained by dividing the total household income by the number of households in that group. Madison County's average household income increased by \$19,177 from 2000 to 2010, an increase of 30.12 percent.

Per capita income measures the average income earned per person in a given area. It is calculated by dividing the area's total income by its total population. Madison County's per capita income increased by \$8,048 from 2000 to 2010, an increase of 34.29 percent.

Each of these income measures show that Madison County's income is increasing significantly. Time will tell if this trend continues or levels off.

**TABLE I-10  
MADISON COUNTY HOUSEHOLDS BY INCOME (in dollars)**

	2000	2010
Median Household Income	46,970	59,585
Average Household Income	63,712	82,889
Per Capita Income	23,469	31,517

*U.S. Census Bureau*





## EMPLOYMENT TRENDS

While the civilian labor force increased by 25.8 percent from 2000 to 2010 and the number of employed increased during the same period, the unemployment rate rose from 4.3 percent to 7.1 percent. The reason for the higher unemployment rate can be traced to a downturn in the economy which only began to turn around in 2017. As of February 2018, Madison County’s unemployment rate improved to 3.4 percent, compared to the state’s 4.5 percent and the nation’s 4.1 percent for the same period.

**TABLE I-11  
MADISON COUNTY EMPLOYED CIVILIAN POPULATION 2000-2010  
(16 years and over)**

Year	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
2000	39,319	37,616	1,703	4.3%
2010	49,452	45,941	3,511	7.1%

*U.S. Census Bureau*

Table I-12 shows the labor force for Madison County as well as the percent share by occupation and by industry for the period 2000 to 2010. The occupations with the largest share of the employed civilian population are management, professional, and related occupations; sales and office occupations; and service occupations. Sales and office occupations decreased from 2000 to 2010 by about 4 percent, but it was still the second largest occupational group. The only other category to show a percentage decrease was production, transportation, and maintenance occupations, and it was a 2 percent decrease.



**TABLE I-12  
MADISON COUNTY CIVILIAN EMPLOYMENT BY OCCUPATION & INDUSTRY**

OCCUPATION	YEAR 2000		YEAR 2010	
	Estimate	Percent	Estimate	Percent
Management, professional, and related occupations	15,226	43.1	20,297	45.6
Service Occupations	3,882	11.0	5,792	13.0
Sales and Office Occupations	10,189	28.9	11,041	24.8
Farming, Fishing, & Forestry Occupations	125	0.4	312	0.7
Construction, extraction, & maintenance occupations	2,114	6.0	3,318	7.5
Production, transportation, & maintenance occupations	3,774	10.7	3,774	8.5
<b>Totals</b>	<b>35,310</b>	<b>100.0</b>	<b>44,534</b>	<b>100.0</b>
<b>INDUSTRY</b>				
Agriculture, forestry, fishing and hunting, & mining	407	1.2	530	1.2
Construction	1,722	4.9	2,633	6.0
Manufacturing	3,456	9.8	3,611	8.2
Wholesale trade	1,778	5.0	1,675	3.8
Retail trade	4,135	11.7	4,601	10.4
Transportation and warehousing, & Utilities	1,669	4.7	1,805	4.1
Information	1,516	4.3	1,419	3.2
Finance, insurance, real estate, and rental and leasing	3,302	9.4	4,168	9.2
Professional, scientific, management, administrative, & waste management	3,613	10.2	5,059	11.4
Educational, health & social services	7,573	21.4	10,980	24.8
Arts, entertainment, recreation, accommodation and food service	2,233	6.3	3,055	6.9
Other services (except public Admin.)	1,596	4.5	2,213	5.0
Public Administration	2,310	6.5	2,473	5.6
<b>Totals</b>	<b>35,310</b>	<b>100.0</b>	<b>44,222</b>	<b>100.0</b>

*U.S. Census Bureau*

When employment by industry is considered, the largest employment groups are educational, health and social services; and professional, scientific, management, administrative, and waste management. The other categories are fairly well diversified across the board.

# CHAPTER TWO: COMMUNITY FACILITIES PLAN



## Goals and Objectives:

**Goal: To provide adequate fire protection for all of unincorporated Madison County.**

- Objective: To provide adequately staffed and equipped fire stations to cover rural areas.
- Objective: To ensure adequate fire protection through staffing and equipment acquisition for the more developed areas of unincorporated Madison County.

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

- Objective: To provide the Sheriff's Department with adequate facilities to meet the needs of that Department through 2040.

**Goal: To reduce flooding in Madison County within all floodplains designated by the Federal Emergency Management Agency.**

- Objective: To improve storm water drainage in areas that are prone to flooding.
- Objective: To restrict incompatible development through land use planning in the floodplains.
- Objective: To complete vital improvements to the storm drainage infrastructure throughout the County to prevent damage to roadways and transportation thoroughfares.



**Goal: To plan for an adequate water supply and wastewater infrastructure for all developments in Madison County.**

- Objective: To utilize land use controls to ensure adequate water and sewerage infrastructure is available to support new developments, and to limit development in areas where adequate service is not available.

**Goal: The provide library services for the citizens of Madison County.**

- Objective: To provide facilities and services to meet the needs of each area of the County.

**Goal: To provide park and recreational opportunities for the citizens of Madison County.**

- Objective: To support municipal park and recreational facilities and to explore the creation of new county-owned facilities.

**Goal: To provide quality education to all students throughout the county, meeting the skill needs of businesses and industries.**

- Objective: To work with the Canton School District, the Madison County School District, and Holmes Community College to meet the long-range educational needs of the county.

The next element of a comprehensive plan is the Community Facilities Plan. Its purpose is to determine if current publicly owned facilities meet existing needs and future needs. Facility costs and financing are not considered here, but are typically included in a Capital Improvements Program (CIP), if the County decides at some time to prepare one.

### **PUBLIC LIBRARY SYSTEM**

The Madison County Library System began operation in 1986, following the breakup of the former Metropolitan Library System. The system is funded about 67.5 percent by the county, 13 percent by the county’s four municipalities, 10 percent by the state, 1 percent by Federal funds, and 9 percent by other funds such as donations, fines, and fees.

The system has experienced significant increases in circulation since 2007. Circulation increased from 272,493 in 2007 to 323,075 in 2017, an increase of 18.6 percent. The system’s print materials collection stands currently at 196,050 items, and the electronic materials collection stands at 1,341 items. Many patrons use the system’s computer facilities and its electronic resources.

The number of employees at each branch changes somewhat over time, but current numbers of full time and part time employees are shown as follows:

Location	Employees		Existing Floor Area
	Full Time	Part Time	
Canton	5	1	19,000 sf
Madison	5	4	9,141 sf
Ridgeland	6	1	8,000 sf
Flora	2	1	10,700 sf
Camden	1	1	5,500 sf
Total	19	8	52,341 sf

The Canton location also serves as the system headquarters with an administration staff of 10 full-time and 1 part-time employees.



*Canton Public Library and System Headquarters*

In order to determine if the branches have adequate space to serve the county’s population in 2040, it is necessary to use a current American Library Association standard, which is 1.0 square foot per capita. The CMPDD evaluated both the current 2017-2018 adequacy of the library system and the future year-2040 needs of the system in terms of accepted standards used by the American Library Association (ALA). Table II-1 reflects the ALA standard for minimum building space requirements according to the 2016 population estimate and the 2040 projected population of the service area. The system should have a total 149,333 square feet by the horizon year. When the system’s current square footage is compared, the system’s current deficit increases from 49,450 square feet to 96,992 additional square feet needed by 2040.



*Paul E. Griffin Library in Camden*

**TABLE II-1  
DETERMINATION OF CURRENT YEAR  
LIBRARY SPACE NEEDS**

	2016 Service Area	2040 Service Area
Population	101,791	149,333
Total Current Size of All Library Buildings	52,341 sq. ft.	52,341 sq. ft.
Estimated Current Space Needs at 1.0 sq. ft. per capita	101,791 sq. ft.	149,333 sq. ft.
Estimated Total Space Deficit	49,450 sq. ft.	96,992 sq. ft.

Sources: 2016 Population estimate: American Community Survey

2040 Population Projection: CMPDD

Library Building Size information: Madison County Library System



*Flora Public Library*

Using the standard of 1.0 square foot per capita, only the Madison and Ridgeland branches currently have deficit building spaces. These two branches are older buildings and their populations have grown significantly in the past 30 years. These two branches need newer and larger facilities. For their current populations, the Madison branch has a space deficit of 15,008 square feet, while the Ridgeland branch has a space deficit of 13,347 square feet. These building space deficits will only grow if nothing is done before 2040. Despite the need for newer and larger branches in Madison and Ridgeland, there are no current plans for building these facilities.

The other three branches currently have more than adequate building space to serve their service area populations. However, it may become necessary to expand the other remaining branches by 2040 to accommodate growing populations in those areas.



*Rebecca Baine Rigby Library – Madison*





*Elsie E. Jurgens Library - Ridgeland*

## COUNTY FIRE PROTECTION

Currently, there are five volunteer fire districts and one combination (staffed by paid and volunteer fire fighters) fire district in Madison County. The districts are served by ten fire stations, which are located as follows:

1. South Madison County Fire District, commonly known as the Gluckstadt Fire Department, has a Class 6 fire rating and has three fire stations. This district utilizes both paid and volunteer firemen, with the paid fire fighters working on a three shift, three person per shift arrangement. Volunteer fire fighters provide additional manpower for the paid staff. Station #1 is located on the western side of Yandell Road near U.S. Highway 51, Station #2 is located on Stribling Road, and Station #3, which became operational recently, is just west of the intersection of Yandell and Old Canton Roads.
2. Camden Fire Station is located in the Camden community and has a class 10 fire rating. It is comprised of volunteers.
3. The Farmhaven Fire District has two fire stations and holds a Class 8 rating. Station # 1 is located at 3806 Highway 16 E, and Station # 2 is located at 507 Ratliff Ferry Road. Both stations are manned by volunteers.
4. Southwest Madison County Fire District has two fire stations and is rated Class 9. Station # 1 is located at 141 Lake Cavalier Road and Station #2, which will be operational in 2019, is located at the intersection of Lake Cavalier Road and Coker Road. Both stations will be manned by volunteers.
5. Kearney Park Fire Station in Kearney Park, north

of Flora, has a Class 9 fire rating and is manned by volunteers.

6. Valley View Fire Station, located at 1273 Stump Bridge Road is manned by volunteers and carries a Class 8 fire rating.

At a minimum, each district has two Class A pump-trucks that are used as water sources. Additional equipment and vehicles are spread throughout the districts based on population and area served. However, only the municipalities of Canton, Madison, and Ridgeland have ladder trucks. Fire trucks are replaced as needed based on age and other related factors.

In Madison County, there are a total of 135 certified, paid fire fighters, including the municipal staff. There are an additional 50 active volunteer fire fighters providing fire protection services to the districts in Madison County. Fire fighters in the County serve as first responders for first aid and medical calls in addition to fire service calls. Approximately, 80 percent of all calls are first aid and/or medical calls. The county's Fire Coordinator is also the county's Emergency Medical Service Coordinator.

Since the County is responsible for providing adequately staffed and equipped fire stations, it should determine those areas that need improved fire protection. For rural areas, the State Rating Bureau uses a standard of five road miles as the service area for volunteer fire stations. For built-up commercial areas, the Rating Bureau uses a radius of 1.5 to 2 miles as the maximum fire service area. Madison County has used this standard for their review of protection areas as well. However, many of the districts and associated stations respond to calls in a larger response area due to the rural nature of the County.



*Gluckstadt Fire Department – Station #1, Yandell Road Station*



*Gluckstadt Fire Department – Station #2, Stribling Road*



*Gluckstadt Fire Department – Station #3, Yandell Road & Old Canton Road*

To determine those areas of the County that are adequately served by a fire station, a five road mile radius over the location of each of the present fire stations was superimposed on a map. This analysis revealed that there are three areas of the County that appeared not to have adequate fire protection. All are extremely rural areas with substantial agricultural and forestry lands, they are along both sides of Virililia Road between Canton and Flora, southwestern Madison County in the Cox Ferry Road and MS Highway 22 area, and to the north and west of the Camden area. It is noted that since a similar analysis was completed in the 2012 Comprehensive Plan, the County has constructed four new stations to address noted shortfalls. They are Gluckstadt Station #3, Farmhaven Station #2, Southwest Station #2, and Valley View Station.

A countywide Fire Prevention and Protection Education Program would be of general benefit to the citizens of Madison County. The municipal departments

as well as the South Madison County Fire District have implemented such a program. This program would allow county staff to go to schools, churches, and other civic organizations to conduct education and training classes on fire prevention and protection measures citizens should take.



*Camden Fire Department*



*Farmhaven Fire Station # 1*



*Farmhaven Fire Station #2*





*Southwest Fire Department, Station #1*



*Southwest Fire Department, Station #2*



*Kearney Park Fire Station*



*Valley View Fire Station*

## **SHERIFF'S DEPARTMENT**

The Sheriff serves as the chief law enforcement officer for Madison County. The Department's primary functions are to prevent crime and to build community safety through education, investigation, and enforcement. The Madison County Sheriff's Department and Detention Center (Jail) are located on U. S. Highway 51 south of Canton. The Sheriff's Department address is 2941 Highway 51, and the Detention Center address is 2935 Highway 51.



*Madison County Sheriff's Department*



*Madison County Detention Center*

In 1991, a new 250 bed Detention Center and Sheriff's Office were opened. An additional 276 bed jail was opened in 2003, bringing the total to 526. On average, 400 to 500 of the Detention Center's beds are occupied. Inmates may be housed in one, two, four, eight, ten, or twenty-man cells. The facility includes handicapped cells for inmates with disabilities. Kitchen, laundry, and medical facilities are located inside the Detention Center. That facility houses both pre-trial and convicted inmates.



The Sheriff's Office has 157 total employees 53 of which are Patrol Deputies. The Patrol Deputies work three shifts, and there are at least seven deputies on patrol at all times. There are seven investigators, seven narcotics officers, and ten court deputies. The remaining 80-plus employees are located at the Sheriff's Office and Detention Center. They include detention officers and communications and administrative personnel. In addition to the regular staff, there are 30 Reserve Deputies. Reserve Deputies play a key role in helping the department during emergencies, as well as during planned annual civic, cultural, and sporting events.

The Madison County Sheriff's Office performs narcotics investigations for the entire county, which includes the municipalities. In addition, the Sheriff's Office transports inmates to hospitals, the courts, and other locations when necessary. The number of calls for service to Madison County Dispatch, which includes calls for assistance, fire and animal control calls numbered over 25,000 per year since 2008. Criminal investigations numbered over 700 calls each year in recent years.

Currently, the Sheriff's Department, which houses the department's administrative offices and the detention center contains a total of approximately 42,000 square feet. Office space amounts to approximately 11,800 square feet. The Sheriff's Department has a current need for more office space. This need for space will continue to grow over the next twenty years as the Department hires more personnel. The County should plan to provide additional space in the near future, and should ensure the additional space is adequate beyond current needs based on staffing and inmate housing standards. Furthermore, the County does not have a juvenile detention facility, and such a facility will be needed in the future.

## COUNTY ADMINISTRATIVE AND COURT BUILDINGS

This section looks at public buildings, specifically, Madison County's administrative and court buildings. The CMPDD examined each building in this category to determine current adequacy and need for the next 20 years.

The Madison County Office Complex is located at 125 W. North Street in Canton and is directly behind the Chancery Court Building. The building contains 29,000 square feet with approximately 56 employees. The



*Madison County Office Complex*

building houses the following offices: Board of Supervisors and Board Room, County Administrator, Building and Grounds, County Comptroller, GIS, Planning and Zoning, Tax Assessor, and Tax Collector. The space appears to be adequate for the foreseeable future.

A satellite office for the Tax Collector is also located at the Flora Town Hall. One employee staffs this location.



*Madison County South Annex*

The Madison County South Annex building is located at 171 Cobblestone Drive off Highway 51 South in Madison. It houses additional offices for the Tax Assessor and Tax Collector in closer proximity to residents of



*Historic Madison County Courthouse*



south Madison County. It contains 9,300 square feet and employs about 23 people. It appears to have adequate space for the foreseeable future.

Located on the Canton Square, the Historic Madison County Courthouse has 9,900 square feet. The building has only 4 county employees, but because of its historic nature, the building will not be modified for additional space. Its space will be sufficient for the current number of employees.



*Madison County Emergency Services Complex*

The Madison County Emergency Services Complex, which includes Emergency Management, Emergency Planning, E-911 News, and Drought Disaster Relief, is located at 1633 West Peace Street in Canton. The building contains 13,366 square feet, and no discernible space needs for now. The number of employees in the building is not available at this time.



*Engineering and Road Department*

The Engineering and Road Department are located at 3137 South Liberty Street in Canton. Approximately six people work in the Engineering Division within 3,876 square feet of work space. The county Road Department building contains 25,124 square feet for 51 department employees. The space in the joint facilities appears adequate for the foreseeable future.

The Chancery Court Building, located at 146 W. Center Street. The building's 21,000 square feet has approximately 30 employees working in various departments. Besides the Chancery Clerk's offices and



*Chancery Court Building*

Chancery Courtrooms, the building also houses the Purchasing Clerk, Human Resources, Information Technology, and Veterans Services. At present, there are no known needs for additional space or structural alterations.



*Circuit Court Building*

The Circuit Court Building is located at 128 W. North Street in Canton, and has 18,500 square feet. The building houses 7 Circuit Clerk's office employees, but the majority of the building is comprised of courtrooms. Although, the building does not need any additional space, it does have some structural problems due to foundation shifting.



*Justice Court Building*

The Justice Court Building is located at 2961 South Liberty Street (Highway 51 South) in Canton. An estimated 16 people are employed in a building that is approximately 9,000 square feet in size. The building appears to have adequate space for its needs.





*Citizen's Service Agency #1*



*Youth Services Building*



*Citizen's Service Agency #2*



*Camden Community Center*



*County Health Department*



*Human Services Building*

The County also owns and supports several other buildings that provide vital services to the community. The Citizen's Service Agency, located at 1005 West Peace Street in Canton, has 3,675 square feet of space. The agency provides services through the following programs: Ombudsman, Low Income Home Energy Assistance Program, Commodity Supplemental Food Program, Transportation, Congregate Meals, and Information, Referral & Outreach. There are no known space

needs for the building. A second Citizens Service Agency office is located on West Center Street, on the square in Canton. It has about 3,000 square feet of building space. The County Health Department, located at 399 Park Drive, has 12,800 square feet of space with 12 employees. The Human Services Building, located on Martin Luther King Drive Boulevard, has an estimated square footage of 15,650. Of the estimated 34 employees in the building, only 3 are county employees. The Youth Services Building is located at 317 North Union Street. It contains 3,400 square feet. Out of the 11 total employees within this building, only 3 are county employees. The Camden Community Center is located on Dormitory Road in Camden. It is used for community events. Its size is 3,512 square feet, and it has no employees. These buildings have no known space needs.

For now, the space in each building appears adequate for the foreseeable future. Generally, as demand for space occurs, personnel are shifted around or commercial buildings are utilized to meet those space needs before new buildings are constructed.

The County can obtain an approximation of space needed by applying an architectural standard of 330 square feet per employee for personnel housed in any new building or addition. These calculations result in estimates of office space needs, including room for storage, restrooms, filing, and office equipment; however, this does not include courtroom space, conference room space and other space needs.



## STORMWATER DRAINAGE AND DRAINAGE STRUCTURES

One of the goals of this Comprehensive Plan is “to reduce flooding in Madison County within all floodplains designated by the Federal Emergency Management Agency.” Accordingly, in developing the Land Use Plan, the CMPDD used the FEMA Flood Insurance Rate Maps (FIRM’s) to determine those areas that are subject to flooding. Additionally, a review of bridges and culverts within the County was completed.

The following table shows those bridges and culverts in unincorporated Madison County that require critical maintenance according to the State Aid Division of the Mississippi Department of Transportation. This table also indicates the creek intersected by the structure, the road or “facility carried” by the structure, and the year the structure was built.

The 2017 National Bridge dataset information for Madison County was used to assess the condition of bridges and culverts. The condition rating is determined based upon the lowest assessment value for the deck, superstructure, substructure, or culvert. The ratings are Good, Fair, and Poor. Table II-2 shows the repair or replacement status of only those bridges rated in poor condition that have not been corrected yet. These bridges represent less than 4 percent of the total of 322 bridges and culverts in Madison County.

**TABLE II-2  
COUNTY DRAINAGE STRUCTURES REQUIRING CRITICAL MAINTENANCE**

Location	Facility/Road	Features Intersected	Year Built	Status
Sec 21 T 8N R 2E	Gluckstadt Road	Bear Creek	1963	No Action
Sec 27 T 8N R 2W	Purvis Road	Spring Creek	1986	Right of Way Acquisition
Sec 1 T 9N R 4E	Old Highway 16	Lotville Creek	1961	Under Design
Sec 11 T 11N R 3E	Oaks Road	Loves Creek	1968	Under Construction
Sec 34 T 11N R 3E	Way Road	Hagin Creek	1993	Abandoned
Sec 12 T 11N R 3E	Simpson Road	Loves Creek	1925	Abandoned

*Source: May 2019, Madison County Engineer*







## PUBLIC PARKS AND RECREATIONAL FACILITIES

The number and quality of park and recreation facilities in a community are an indication of the quality of life a community offers its citizens. Recreation is an important part of our everyday lives. It serves a fundamental human need in that it affords an outlet for self-expression, personal development, and a healthy life. It is one of the factors that people and companies consider when they locate in a community.

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 town (or local) parks are the most used recreational facilities. Town (or local) 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.

Madison County owns and maintains five passive recreation parks throughout the unincorporated county. With the exception of Sulphur Springs, each park is well maintained and there are no anticipated improvements to the parks. Sulphur Springs is the

County's newest park and is currently being developed. Sulphur Springs is approximately 60 acres with a 14 acre, stocked lake with a boat ramp and two piers. Roads, parking, a 1.6 mile multiuse trail and two softball fields are currently under construction. The next phase of development will include a 4,000 square foot "Health Center" or activity center, a pavilion, and restroom facilities. The final phase will include additional pavilions, restrooms, and a nature trail.

**TABLE II-3  
MADISON COUNTY PARKS**

Park Name	Size	Existing Amenities
A.M. Rogers Park	35 acres	2 pavilions, 3 playgrounds, grills, picnic tables, 1 mile walking track
Camden Park	7 acres	Pavilion, playground, picnic tables, grills, 1/3 mile walking track
Estes-Banks Park	6 acres	2 pavilions, 2 playgrounds, picnic tables, grills, covered stage, 1/4 walking track
Fairview Park	5 acres	Pavilion, playground, volleyball court, picnic tables, grills, 1/3 mile walking track
Sulphur Springs	60 acres	14 acre lake, boat ramp, two piers





## MADISON COUNTY PUBLIC SCHOOLS

Madison County has two public school districts: the Madison County School District and the Canton Separate School district. Although the Madison County School District is not part of Madison County government, school enrollment figures do indicate if the population is growing and if new school facilities are needed.

The CMPDD developed a Comprehensive Plan for the City of Canton in 2009, and the study area for that plan encompassed the Canton Separate School District. A portion of unincorporated Madison County is served by the Canton Separate School District. That plan included a Public Schools element with school enrollment projections and recommendations for improvements. Any future updates of that plan will include the Canton School District recommendations.

Madison County Schools Enrollment:

**TABLE II-4  
MADISON COUNTY SCHOOL DISTRICT  
ENROLLMENT COMPARISON**

School Year	Total Enrollment	Percent Increase/ decrease
2011-2012	12,182	-----
2012-2013	12,507	2.7
2013-2014	12,548	0.33
2014-2015	12,780	1.5
2015-2016	13,078	2.3
2016-2017	13,171	0.7
2017-2018	13,252	0.6

Source: MS Dept. of Education

The above table shows that enrollment for the school district increased over the seven-year period by moderate amounts, at an average rate of 1.4 percent per year. CMPDD’s population projections indicate continued growth, which translates to a pattern of continued growth in school enrollment. CMPDD estimates that at the current growth rate, the county school district’s enrollment will increase to about 15,000 students by 2040. The enrollment trends show a pattern extending into the future, which indicates the potential need for a new school. MCSDD plans to build a new 6th grade school in the Mannsdale attendance zone in the near future. Since decisions for new school locations are based in part upon residential development patterns, which often shift, the CMPDD cannot make recommendations regarding sites for new schools, except in a general sense. New schools should be located on arterial roads to handle the large amounts of traffic generated by the school. Also, schools should be located near population centers to reduce travel to school.





# CHAPTER THREE: LAND USE PLAN



## **Residential Goals:**

**Goal:** To maintain and expand a residential density patterns that will produce desirable concentrations of residences and will not overburden the County's transportation network or public facilities.

- Objective: To provide a mix of residential densities to suit different needs and tastes.
- Objective: To locate higher density residential developments in areas where the infrastructure will support such development and where the development is compatible with the surrounding land uses.
- Objective: To ensure densities in excess of one home per two acres have access to public wastewater infrastructure.

**Goal:** To provide an adequate supply of quality housing for all income levels.

- Objective: To provide housing to meet the needs of citizens at an affordable cost.



### Commercial and Industrial Goals:

**Goal:** To meet the future needs of businesses and industry by making land available for new commercial and industrial development within the County.

- Objective: To designate additional lands as needed for commercial and industrial uses near transportation corridors and other existing commercial and industrial developments.
- Objective: To produce a desirable land use pattern by guiding the location of commercial development through proper planning and zoning.

### Other Land Use Goals:

**Goal:** To support the preservation of farmlands and encourage cooperation between farm and development interests.

- Objective: To limit the conversion of agricultural lands to residential uses in the Land Use Plan.
- Objective: To maintain large minimum lot sizes in agricultural areas, and to utilize the Residential Estate Classification as a buffer between agricultural lands and higher density, suburban development.

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

To map the county’s future land uses, the District used updated digital maps from the county’s Geographic Information System (GIS) office. Existing land uses were updated so as to properly make any necessary changes in the future land use map.

The land use chapter of the Comprehensive Plan has two purposes. One is to provide an inventory of existing land uses. The second purpose is to recommend policies for future development that are consistent with the County’s character. These policies also involve decisions on how the land use patterns should change to accommodate future needs. Therefore, the Land Use Plan should not be regarded as being “cast in concrete.” Instead, it should be remembered the Land Use Plan is subject to change as the County grows. It may be amended at any time following the necessary

public hearings and justification for such amendments.

The Land Use Plan is the primary part of the Comprehensive Plan where the County presents its vision for the future. The existing land use inventory along with population, housing, and employment projections are used to assist in projecting how much land will be needed for future land use categories. These projections are necessary to help determine future land development proposals and for making decisions on the locations of public facilities.

The Land Use Plan is a statement of the County’s desired future and a general guide to consistency and change in land uses. It serves as a general and long-range policy guide for the Planning Commission and the Board of Supervisors when making decisions regarding private and public development proposals. The Land Use Plan also serves as the foundation for zoning and subdivision regulations, which put the Plan’s Goals and





Objectives into action. The land use patterns shown on the land use map form the basis for future changes in zoning districts or subdivision policies.

The adoption of these policies by the Board of Supervisors establishes their importance as a guide for making land use decisions. They may be changed only by amending the Plan. The Land Use Plan shall also be used as a forecast of the future land needs of the County. Although the land use forecasts are for the next 20 years, the realistic life expectancy of the Land Use Plan in a growing area is five to ten years. It is necessary to review and revise Plans periodically in light of unforeseen events and changing conditions. This provides an opportunity to adjust the Plan well before the target year is reached. This emphasizes the need to revise the Plan every five years in order to stay current with changing conditions. Generally, the Plan's purpose is to maintain what is important to the community and to change what is regarded as harmful or unnecessary.

The land use patterns of a community have a major influence on transportation, energy consumption, property taxes, compatibility of adjacent land uses, and possibilities for future growth.

The County's zoning map must be consistent with the land use map, and the zoning ordinance must be consistent with the land use goals and objectives of the Plan. Conversely, the land use categories shown on the land use map should be somewhat consistent with the zoning districts shown on the zoning map. One exception, however, is that transition areas are not likely to be consistently depicted on both maps, because they are areas that are changing from one land use to another.

The study area for this plan encompasses the entire county with the exception of the municipalities, whose future land use plans were taken into consideration.

## EXISTING LAND USE

The existing land use survey is traditionally the most important survey of the planning process.

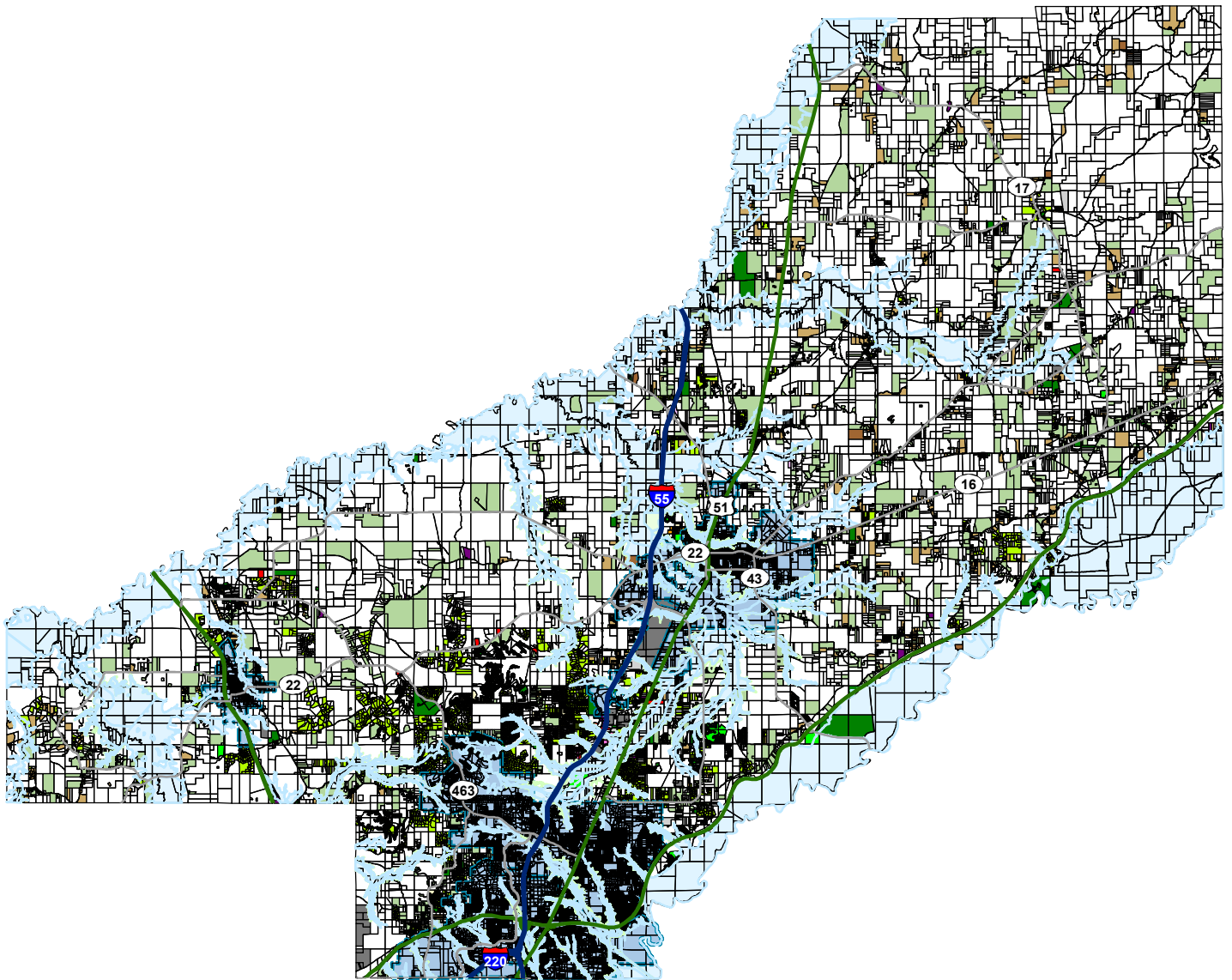
This survey is a field "windshield" survey conducted in the study area. The field work was conducted using GPS technology and digital land records from the Madison County Tax Assessor's Office, and each parcel was coded according to its present land use. The current zoning classification of each parcel was not considered at this time, because it does not come into play until the Land Use Plan is developed. The existing land use is classified based on the following categories:

1. Agricultural/Vacant Land
2. Rural Residential
3. Residential Estate
4. Low Density Residential
5. Moderate Density Residential
6. High Density Residential
7. Single-Family Manufactured Home Residential
8. Manufactured/Mobile Home Park
9. Rural Neighborhood Commercial
10. Professional Office Commercial
11. General/Indoor Commercial
12. Major Thoroughfares Commercial
13. Technical (Limited) Light Industrial
14. Heavy Industrial
15. Parks/Open Space
16. Public/Quasi-Public
17. Municipalities

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. Table II-6 shows the relative sizes of existing land use categories within the County minus municipalities and rights-of-way. Land use categories have been depicted in acres, and each category is expressed as a percentage of the County's total area. This survey is useful for pointing out existing estimated land use acreage and potential available land for future development.



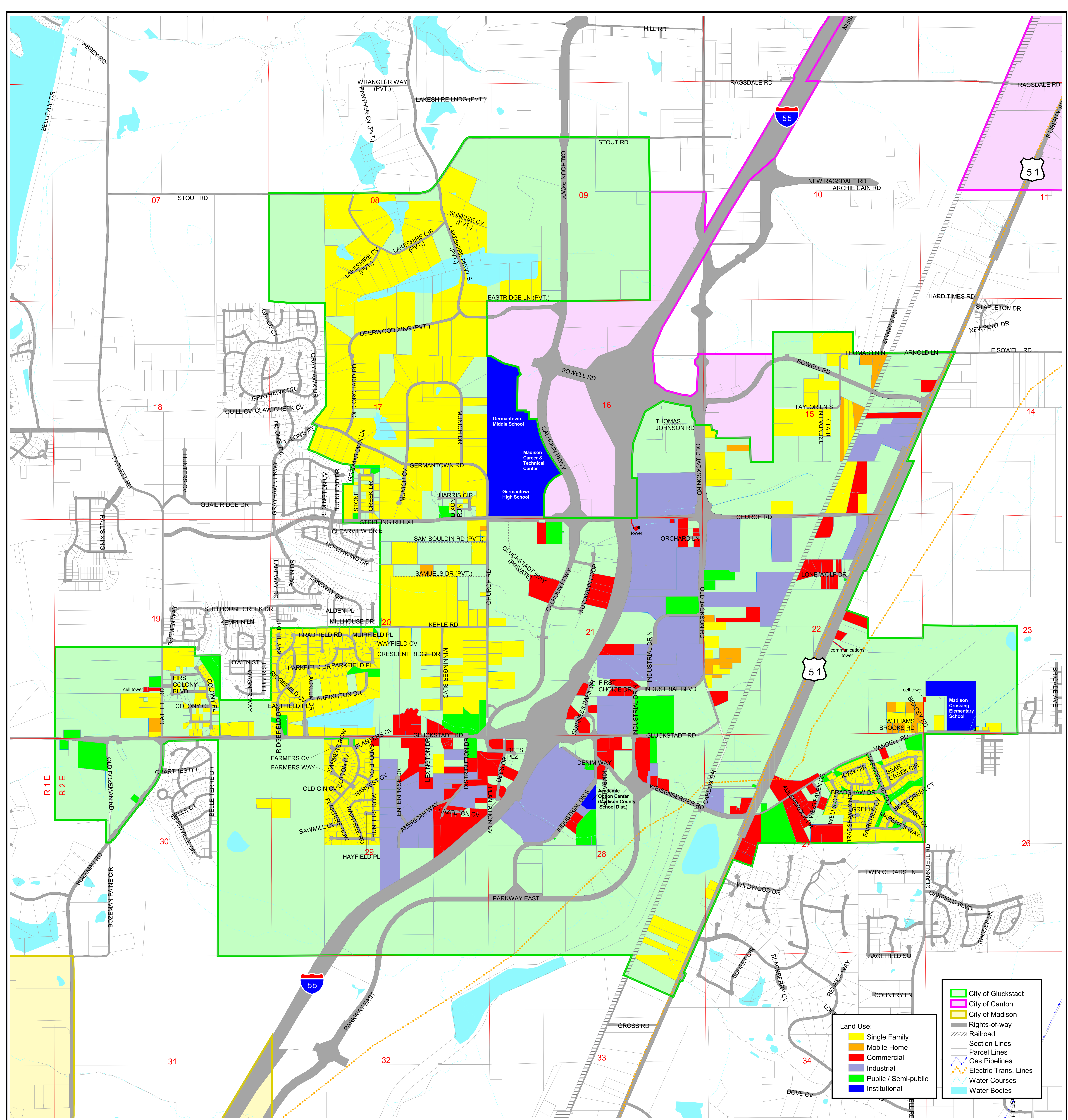
# Madison County Existing Land Use 2018



## Legend

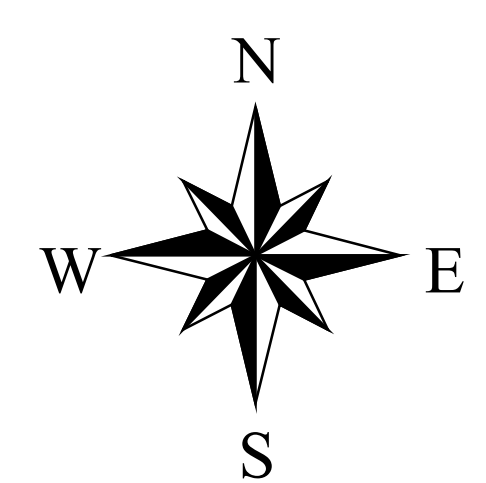
Agricultural/Vacant	Single Family Manufactured Home Residential	Technical (Limited) Light Industrial
Rural Residential	Manufactured/Mobile Home Park	Heavy Industrial
Residential Estate	Rural Neighborhood Commercial	Parks/Open Space
Low Density Residential	Professional/Office Commercial	Public/Quasi-Public
Moderate Density Residential	General/Indoor Commercial	100 Yr Floodplain
High Density Residential	Major Thoroughfare Commercial	0.2% Annual Chance of Flood





# Existing Land Use

## City of Gluckstadt, Mississippi



This map is accurate for planning purposes only.

Data Source:  
 Bridge & Watson field survey  
 conducted July 20, 2017

September 22, 2021



**TABLE III-1  
2018 MADISON COUNTY EXISTING LAND USE**

Existing Land Use Category	Study Area (in Acres)	Percent of Total Unincorporated Area
Agricultural/Vacant	341,661.45	82.04
Rural Residential	42,174.06	10.12
Residential Estate	10,507.63	2.52
Low Density Residential	3,426.16	0.82
Moderate Density Residential	461.95	0.11
High Density Residential	70.04	0.02
Single-Family Manufactured Home Res.	9,317.39	2.24
Manufactured/Mobile Home Park	546.91	0.13
Rural Neighborhood Commercial	35.43	0.01
Professional/Office Commercial	111.06	0.03
General /Indoor Commercial	323.69	0.08
Major Thoroughfare Commercial	447.36	0.11
Technical (limited) Light Industrial	677.45	0.16
Heavy Industrial	2,243.74	0.54
Parks/ Open Space	620.44	0.15
Public/Quasi-Public	3,896.72	0.94
Totals	416,721.46	100.00

*Source: CMPDD Land Use Survey*

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

**STUDY AREA AND DIVERSITY OF EXISTING LAND USE**

Unincorporated Madison County is a diverse mixture of urbanized higher density residential and commercial uses and very rural farming and residential estate properties. Much of the more urbanized development

is located between the Cities of Madison and Canton near Interstate 55 in the area known as Gluckstadt. The nearby cities provide shopping, health care providers, and various businesses and employers; however, recently there has been a significant increase in commercial development in addition to the construction of a new school attendance zone and existing industrial properties. This area functions more like a municipality but is actually unincorporated County; therefore, the Board of Supervisors may consider the implementation of stricter zoning regulations through the creation of an overlay district in this area.

Other areas throughout unincorporated Madison County are much more rural in nature. The far northern and southwestern portions of the County includes agricultural lands, cattle and poultry farms and residential uses on larger parcels of land. Therefore, there is a need to protect the rural nature of these areas from encroachment of higher density or more intensive uses that are normally associated with a more urbanized area and require additional infrastructure. Most of these areas are zoned Agricultural or Residential Estate.





## HOUSING

In the Mississippi Code, the definition of a Comprehensive Plan includes housing as one of the elements that must be addressed in the Community Facilities Plan. However, since Madison County does not own or manage any public housing, housing will not be addressed as a public facility but as an indicator or growth and of types of housing needed to accommodate future populations.

According to the 2010 Census, we know that the population was 95,203 persons and that the total number of housing units in Madison County was 38,558. The total number of occupied housing units was 35,829 units. The county-wide vacancy rate was 7.1 percent. To arrive at an average number of persons per household, the 2010 population of 95,203 is divided by the total occupied housing units (35,829). The result is 2.61 persons per household unit.

The 2017 ESRI estimated population for Madison County is 107,968, and the total estimated number of housing units in the county is 43,791. The county-wide vacancy rate for 2017 is 7.3 percent. The persons-per-household rate as of 2017 is 2.62 persons per housing unit. For the purposes of this plan, we will assume that the 2.62 persons per housing unit rate will be the same in 2040.

The projected 2040 population of Madison County is estimated at 149,333. If we divide the additional projected population of 54,130 (149,333 – 95,203) by 2.62, the result is 20,660 additional housing units that will be needed by 2040. It should be noted that this is a county-wide figure, which includes municipalities. The number of housing units needed is what will be needed to accommodate the increase in population. It is not the responsibility of any local government to provide the housing. The private sector will do that.

Table III-2 shows the types of dwelling units that are currently found in the county's unincorporated areas.

**TABLE III-2  
MADISON COUNTY DWELLING  
TYPES - 2018**

Dwelling Type	Study Area Count	Percent of Total
Single-Family Detached	13,567	82.89
Dilapidated Single-Family	95	0.58
Multi-Family/ Apartments	742	4.53
Manufactured Homes	1,964	12.00
Totals	16,368	100.00

*Source: CMPDD Existing Land Use Survey - 2018*

The current percentage of single-family units in the unincorporated areas of Madison County is reported at 82.89 percent. Multi-family units amount to 4.53 percent of total housing units in the unincorporated county. Manufactured homes comprise 12.00 percent of the housing units in the study area. Again, for the purposes of this plan, it is assumed that the percentages will be the same in 2040 to determine how the additional projected housing units will likely be distributed.

Once these percentages are applied to the number of additional housing units for 2040 (20,660), the resulting distribution of additional housing units in each category are as follows: single-family units – 17,125; multi-family units – 936; manufactured homes units – 2,479. It is therefore expected that the largest demand for housing will continue to be single-family homes.





## THE LAND USE PLAN

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

- Existing land use patterns and growth trends,
- Existing zoning patterns,
- Projected future land use needs based on projected future population and employment,
- Flood plains, excessive slopes (over 20 percent), and soil types.
- Location of major streets/roads and open space,
- Infill development patterns,
- Land use policies.

The land use patterns of a community greatly influence a community's transportation, energy consumption, property taxes, public facilities, and future growth potential. A community's land use pattern contains elements that serve the community well and other elements that do not. Land use planning seeks, primarily, to maintain those elements that serve the community well and to change those elements that do not.

As a general rule, it is more advisable to run the boundaries of a district along or parallel to rear lot lines, rather than through the center of a street. Where one side of a street is designated for business and the other for residential use, there is a strong temptation for legislative bodies and courts to authorize business uses on the residential side of the street. Where

a district runs parallel to side lot lines, it should avoid splitting lots. The general rule is land situated similarly should be categorized alike.

**Projected Residential Acreage Needs:** In order to determine future residential acreage, it is necessary to use a projected persons-per-household ratio. This ratio has decreased somewhat since 2000 when the county's average household size was 2.67. It is anticipated that household sizes will decrease by 2022 to 2.62, but for the purposes of this plan, it is assumed that average household sizes will remain at 2.62 in 2040.

Using a projected persons-per-household ratio of 2.62 and applying it to the projected increase in the county's population of 54,130, Madison County will need an additional 20,660 dwelling units by 2040. Since the projected increase in population is a county-wide figure, it is expected that most of the population increase will be absorbed by the municipalities. Currently, the unincorporated population in Madison County is approximately 42,884, or 39.7 percent.

Assuming that the present dwelling units per acre ratio will remain the same in 2040, this ratio (4.06 dwelling units per acre including the rural residential acreage) applied to the number of projected additional dwelling units (20,660) results in the county needing 5,088.7 residential acres by 2040 to accommodate the additional population increase in what is now unincorporated land.



## EXPLANATION OF LAND USE CATEGORIES ON FUTURE LAND USE MAP

The following is an explanation of the specific meaning of land use color codes depicted on the Land use Plan/Thoroughfares Plan map which is found at the end of this chapter.

**AGRICULTURAL CLASSIFICATIONS:** This land use classification depicts areas that are expected to remain predominantly agricultural with no significant concentrations of residential, commercial, industrial or other development during the planning period.

1. **Agricultural (white):** Lands used for agricultural purposes with large lot patterns and minimal development. Most of these lands have no residential development, but where residential development is present, a maximum development of one residential unit for every two acres. It is still expected to remain agricultural because of its relatively remote location.

**RESIDENTIAL CLASSIFICATION:** Residential land use classification proposed to be based upon dwelling unit density. These lands are served, or will be served, by public sewerage, with the possible exception of Residential Estate.

1. **Residential Estate (chartreuse):** This classification generally includes existing subdivisions containing lots with a minimum area of two acres or more or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments. This land use classification is sometimes used as a "transitional" residential density between Agricultural areas and smaller lot residential areas.
2. **Low Density Residential (peach):** This classification includes existing subdivisions with lots generally ranging from 30,500 square feet in area up to two acres.
3. **Medium Density Residential (yellow):** This classification includes existing subdivisions with lot sizes generally 30,500 square feet down to "patio homes" with lots with 6,000 square feet in area or areas that are expected to be developed with lots with a density of approximately 3 to five units per acre. These higher density residential neighborhoods should be located only adjacent to arterial highways, county roads or streets that can

accommodate the increased traffic generated by such development.

4. **High Density Residential (orange):** The maximum density for apartment or condominium development included in this classification should be 10.0 units per acre, with a minimum of 30 percent of the gross site area reserved for "useable" open space (including all required yards and easements, but excluding parking lots); lakes/ponds and land with steep slopes or bayous should not be counted in calculating required open space. All areas shown on the Land Use Plan as high density residential now have sewer service or are expected to have sewer service by 2040.
5. **Manufactured/Mobile Home Parks (brown):** This classification includes manufactured homes located in a "park" where the individual space or "pad" where the home is parked is rented or leased or both the manufactured home and the space are rented or leased.
6. **Mixed Site-Built and Manufactured Home Subdivision (gold):** This classification includes subdivisions devoted exclusively to allowing a mixture of site-built homes and manufactured homes on individual lots within the subdivision.



**COMMERCIAL CLASSIFICATIONS:** All commercial classifications shown on the Land Use Plan either now have public sewer service or are required to have on-site wastewater disposal systems. Those commercial uses not connected to a central sewage treatment plant must have an on-site wastewater treatment system with a minimum lot size of three acres.

1. **Office Commercial (Restricted or Limited Commercial) (pink):** Offices of all types.
2. **General or Indoor Commercial (red):** This classification includes independent indoor commercial retail or service uses and shopping centers/malls.
3. **Major Thoroughfare Commercial (purple):** These commercial uses typically involve either significant outdoor activity or the display or storage of goods/materials outside of enclosed structures.



## INDUSTRIAL CLASSIFICATIONS:

1. **Technical (limited) Light Industrial (light gray):** All indoor industrial uses, including indoor manufacturing and warehouses where all storage is inside. SPECIAL EXCEPTION ONLY: mini-warehouses.
2. **Heavy Industrial (dark gray):** Outdoor manufacturing and storage of materials out-of-doors; or manufacturing uses that use large amounts of water to process products or discharge large volumes of wastewater into the sewerage system. SPECIAL EXCEPTION ONLY: sand and gravel pits; salvage (junk) yards.

## PUBLIC/QUASI-PUBLIC USES:

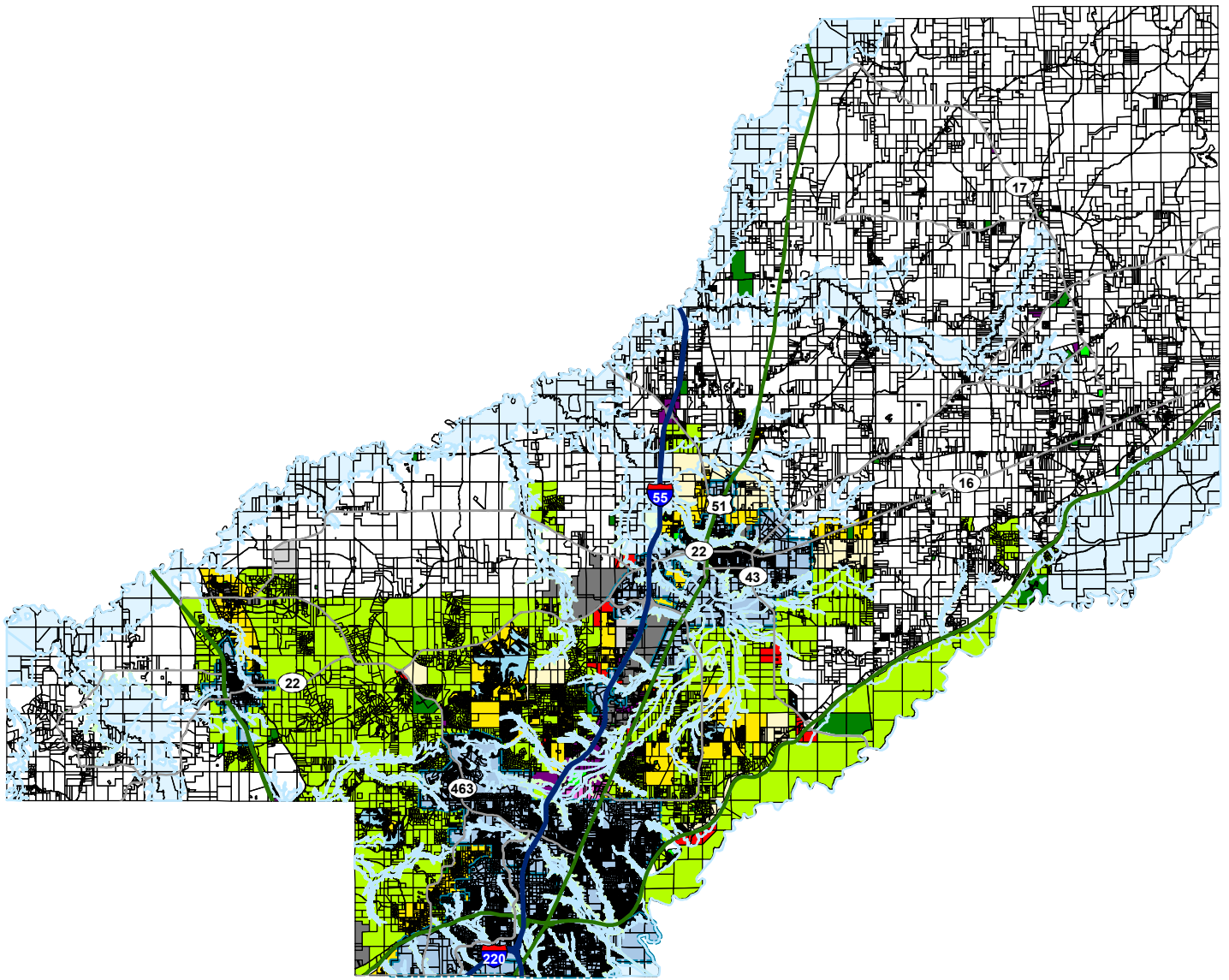
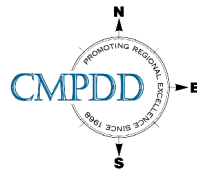
1. **Parks and Open Space, Including Existing or Proposed Parks and Required Setbacks for Commercial and Industrial Uses Bordering Single-Family Residential Uses or Zones (light green):** The designation of an area as "open space" is not intended as a recommendation for acquisition of the property by the county for use as a park or other public use. In area traversed by significant streams or severe topography, the recommended 'best use" bordering the streams (because of flood potential) or within such steep slope areas is open space. This classification also includes the Madison County Trace Parkway.
2. **Public/Quasi-Public Uses Other Than Parks and Open Space (dark green):** All governmental facilities, civic organizations, hospital, churches, schools, cemeteries, nursing homes, and major public or private utility facilities such as electrical power generation plants and substations, water tanks, etc.

## FLOODPLAINS AND FLOODWAYS:

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



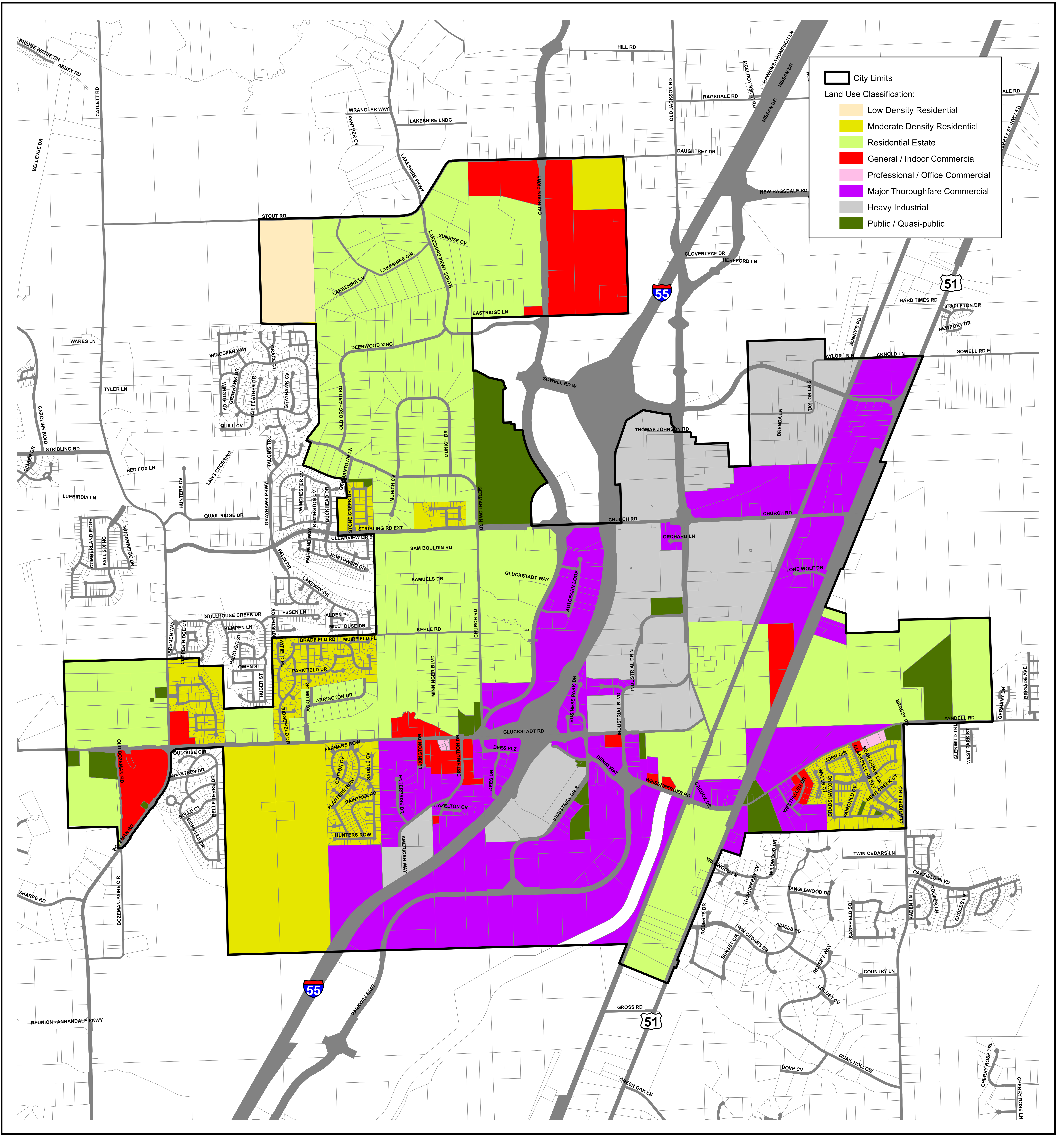
# Madison County Land Use Plan 2019



## Legend

Agricultural/Vacant	Single Family Manufactured Home Residential	Technical (Limited) Light Industrial
Residential Estate	Manufactured/Mobile Home Park	Heavy Industrial
Low Density Residential	Professional/Office Commercial	Parks/Open Space
Moderate Density Residential	General/Indoor Commercial	Public/Quasi-Public
High Density Residential	Major Thoroughfare Commercial	Water Bodies
		100 Yr Floodplain
		0.2% Annual Chance of Flood





**City Limits**

**Land Use Classification:**

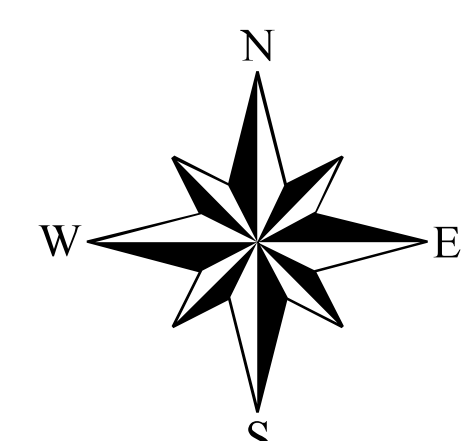
- Low Density Residential
- Moderate Density Residential
- Residential Estate
- General / Indoor Commercial
- Professional / Office Commercial
- Major Thoroughfare Commercial
- Heavy Industrial
- Public / Quasi-public



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 507 HERITAGE DR. STE. 201 | PO BOX 1482 | OXFORD, MS 38655

# Land Use Plan

## City of Gluckstadt, Mississippi



This map is accurate for planning purposes only.

Data Sources:  
 Madison County Comprehensive Plan (2019); Bridge & Watson, Inc.

September 22, 2021



# CHAPTER FOUR: TRANSPORTATION PLAN



## Goals and Objectives:

**GOAL:** To provide an efficient and safe transportation system which will meet the travel demands of motorists.

- **OBJECTIVE:** Implement traffic operational improvements and major road projects, such as widening of thoroughfares and construction of new roads where needed to provide better traffic flow, to reduce traffic congestion and accidents, and to improve vehicular accessibility and circulation.
- **OBJECTIVE:** The County, as a member of the CMPDD's Metropolitan Planning Organization, shall participate in the implementation of the County's transportation plan as part of the 2040 Metropolitan Transportation Plan for the Jackson Urbanized Area adopted November 2015.

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

- **OBJECTIVE:** To construct transportation corridors that include elements that facilitate pedestrian circulation through green belts that contain bicycle lanes, walking trails, and connectivity to adjacent residential/commercial areas.



The Central Mississippi Planning and Development District is the Metropolitan Planning Organization (MPO), designated by the Governor of Mississippi as the agency responsible for coordinating a federal-mandated transportation planning process for the Jackson Urbanized Area. One of the responsibilities of the CMPDD as the MPO is the development and maintenance of an area-wide transportation plan. Madison County and municipalities within the County, as members of the CMPDD's Metropolitan Planning Organization Policy Committee, have incorporated the County's Transportation Plan into the 2040 Metropolitan Transportation Plan for the Jackson Urbanized Area, which was adopted in November 2015. This 2040 plan identifies funding sources for all improvements included in the County's Transportation Plan. As amendments are made to the County's Transportation Plan, the modifications will be made to the subsequent updates of the Metropolitan Transportation Plan. Therefore, the County Transportation Plan should mirror the Metropolitan Transportation Plan as it relates to Madison County.

## THOROUGHFARES PLAN

This plan categorizes the streets/roads (highways, arterials, and collectors) in Madison County and indicates improvements to many of them. Madison County 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.

Concurrently with preparation of the Land Use Plan for Madison County, the CMPDD developed a Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of 2040. According to the Federal Highway Administration (FHWA), functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide.



- Interstate Highways, Urban Freeways and Expressways (Blue): These are the controlled-access highways on the Interstate and non-Interstate system.
- Principal Arterials (Red): This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trips. Generally, proposed minimum of four basic lanes (48 foot surface width or more); generally, a minimum 100 foot right-of-way. However, some roadways may be classified as principal arterials because of their function, but the projected traffic may not necessitate the widening of the roadway to four or more lanes.
- Minor Arterials (Green): The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and includes facilities that place more emphasis on land access than the principal arterial system. Surface width is at least 36 feet with a minimum of 70 foot right-of-way.
- Collectors (Purple): The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes traffic from the arterials to the ultimate destinations. The surface width is 28 to 36 feet with a minimum of 60 foot right-of-way.
- Locals (No color): These roads and streets provide direct access to adjoining land and to higher systems; they provide the lowest level of mobility, and through traffic movement is discouraged on local facilities. By definition, local streets and roads are not thoroughfares. Local streets are typically 2 lanes with a minimum of 50 foot right-of-way.

## GENERALIZED ROADWAY CAPACITIES

FUNCTIONAL CLASSIFICATION	24-HOUR CAPACITY
<b>Freeways (Interstate Highways and Other Controlled-Access Freeways or Expressways)</b>	
4 Lane	72,000
6 Lane	108,000
8 Lane	144,000
<b>Arterial Highways, Roads or Streets</b>	
2 Lane (without left turn lanes)	14,000
2 Lane (with left turn lanes)	15,000
4 Lane Undivided	28,000
4 Lane Divided	30,000
6 Lane Divided	45,000
8 Lane Divided	60,000
<b>Collector Streets</b>	
2 Lane (without left turn lanes)	11,000
2 Lane (with left turn lanes)	12,000
4 Lane Undivided	22,000
<b>One Way Streets</b>	
2 Lane Arterial	14,000
3 Lane Arterial	21,000
2 Lane Collector	11,000
3 Lane Collector	16,500

*Source: 2040 Jackson Urbanized Area Transportation Plan, CMPDD.*

### Annual Average Daily Traffic Counts (AADT) and Projected Volumes on Major Thoroughfares

The Mississippi Department of Transportation and CMPDD has performed traffic counts on major County roads. Each of the functional classifications listed below show average daily traffic counts for the major thoroughfares listed for the years 2015, 2016, and 2017.





**TABLE IV-1: ANNUAL AVERAGE DAILY TRAFFIC COUNTS (AADT)**

	2016 AADT	2017 AADT	2018 AADT
<b>Interstate Highways</b>			
I-55 (Gluckstadt Rd to MS Hwy 463)	51,000	51,000	64,000
I-55 (Sowell Rd to Gluckstadt Rd)	46,000	47,000	50,000
I-55 (Nissan Pkwy to Sowell Rd)	35,000	35,000	38,000
I-55 (MS Hwy 22 to MS Hwy 16)	24,000	25,000	25,000
<b>Principal Arterial Highways</b>			
US Highway 49 (South of Flora)	9,300	9,400	13,000
US Highway 49 (North of Flora)		12,000	13,000
US Highway 51 (Yandell Rd to North of Madison)	14,000	14,000	13,000
US Highway 51 (SW of Canton to Yandell Rd)	9,100	9,100	7,000
MS Highway 16 (I-55 to US Hwy 51)	2,300	2,300	2,300
MS Highway 16 (MS Hwy 43 to Sharon Rd)	4,600	4,600	4,600
MS Highway 22 (Virilia Rd to MS Hwy 463)	2,400	2,400	2,400
MS Highway 22 (MS Hwy 463 to Livingston-Vernon Rd)	4,500	4,600	5,400
MS Highway 22 (Livingston-Vernon Rd to Flora City Limits)	3,500	3,400	3,400
MS Highway 43 (MS Hwy 16 to Natchez Trace Pkwy)	3,500	3,500	3,600
MS Highway 463 (Annandale Rd to Gluckstadt Rd)	8,700	8,800	9,900
MS Highway 463 (Gluckstadt Rd to MS Hwy 22)	3,600	4,600	4,600
Gluckstadt Rd (MS Hwy 463 to Catlett Rd)	3,500	3,500	3,600
Gluckstadt Rd (Catlett Rd to I-55)	9,100	9,200	9,200
Gluckstadt Rd (I-55 to Industrial Dr)	10,000	10,000	10,000
Spillway Road (Harbor Dr to Rankin County)		30,000	32,000
<b>Minor Arterial Highways</b>			
MS Highway 22 (West of Flora)	1,000	1,100	1,100
Calhoun Station Parkway (MS Hwy 22 to Sowell Rd)	510	520	530
Cox Ferry Road (US Hwy 49 to Old Hwy 49)	530	530	540
Finney Road (US Hwy 51 to MS Hwy 43)	1,300	1,300	1,300
Green Oak Lane (US Hwy 51 to Clarkdell Rd)		2,200	2,300
Parkway East (Galleria Pkwy to Weisenberger Rd)	2,600	2,700	2,800
Sowell Road (US Hwy 51 to Calhoun Station Pkwy)	13,000	14,000	14,000
Sowell Road (Old Canton Rd to US Hwy 51)	710	730	610
Stribling Road (MS Hwy 463 to Catlett Rd)	8,200	8,400	8,500
Weisenberger Road (Gluckstadt Rd to US Hwy 51)	9,000	9,300	9,400
Yandell Road (Old Canton Rd to MS Hwy 43)	2,000	2,000	2,000
Yandell Road (US Hwy 51 to Old Canton Rd)	9,600	9,900	9,900

The recommended transportation system improvements are based upon projected traffic volumes, and projected traffic volumes are based upon the anticipated future land uses for 2040. Obviously, these projections are estimates, which are based on the assumptions that the population and land uses will be as described. Realistically, as time passes, these projections should be adjusted to reflect changing conditions. The roads that presently do not show a deficiency for 2040 may show a substantial increase in AADT in the near future that will require an adjustment in the projected AADT.

**TABLE IV-2: PROJECTED TRAFFIC VOLUMES**

	2018 AADT	2040 Projected AADT	Projected Increase
<b>Interstate Highways</b>			
I-55 (Gluckstadt Rd to MS Hwy 463)	64,000	58,639	(5,361)
I-55 (Sowell Rd to Gluckstadt Rd)	50,000	54,620	4,620
I-55 (Nissan Pkwy to Sowell Rd)	38,000	43,021	5,021
I-55 (MS Hwy 22 to MS Hwy 16)	25,000	29,935	4,935
<b>Principal Arterial Highways</b>			
US Highway 49 (South of Flora)	13,000	14,823	1,823
US Highway 49 (North of Flora)	13,000	14,099	1,099
US Highway 51 (Yandell Rd to North of Madison)	13,000	24,033	11,033
US Highway 51 (SW of Canton to Yandell Rd)	7,000	20,218	13,218
MS Highway 16 (I-55 to US Hwy 51)	2,300	3,571	1,271
MS Highway 16 (MS Hwy 43 to Sharon Rd)	4,600	9,438	4,838
MS Highway 22 (Virilia Rd to MS Hwy 463)	2,400	4,286	1,886
MS Highway 22 (MS Hwy 463 to Livingston-Vernon Rd)	5,400	7,208	1,808
MS Highway 22 (Livingston-Vernon Rd to Flora City Limits)	3,400	5,172	1,772
MS Highway 43 (MS Hwy 16 to Natchez Trace Pkwy)	3,600	4,956	1,356
MS Highway 463 (Annandale Rd to Gluckstadt Rd)	9,900	14,227	4,327
MS Highway 463 (Gluckstadt Rd to MS Hwy 22)	4,600	5,587	987
Gluckstadt Rd (MS Hwy 463 to Catlett Rd)	3,600	17,354	13,754
Gluckstadt Rd (Catlett Rd to I-55)	9,200	15,519	6,319
Gluckstadt Rd (I-55 to Industrial Dr)	10,000	21,557	11,557
Spillway Road (Harbor Dr to Rankin County)	32,000	45,205	13,205



	2018 AADT	2040 Projected AADT	Projected Increase
<b>Minor Arterial Highways</b>			
MS Highway 22 (West of Flora)	1,100	1,690	590
Calhoun Station Parkway (MS Hwy 22 to Sowell Rd)	530	1,860	1,330
Cox Ferry Road (US Hwy 49 to Old Hwy 49)	540	2,128	1,588
Finney Road (US Hwy 51 to MS Hwy 43)	1,300	1,707	407
Green Oak Lane (US Hwy 51 to Clarkdell Rd)	2,300	3,077	777
Parkway East (Galleria Pkwy to Weisenberger Rd)	2,800	5,427	2,627
Sowell Road (US Hwy 51 to Calhoun Station Pkwy)	14,000	8,495	(5,505)
Sowell Road (Old Canton Rd to US Hwy 51)	610	1,091	481
Stribling Road (MS Hwy 463 to Catlett Rd)	8,500	7,508	(992)
Weisenberger Road (Gluckstadt Rd to US Hwy 51)	9,400	11,464	2,064
Yandell Road (Old Canton Rd to MS Hwy 43)	2,000	5,609	3,609
Yandell Road (US Hwy 51 to Old Canton Rd)	9,900	10,515	615

## RECOMMENDED IMPROVEMENTS

Recommended transportation improvements from the Jackson Urbanized Area 2040 Metropolitan Transportation Plan are also included in this plan. The 2040 Plan is a fiscally constrained list of transportation improvements that represent collectively the metro-area’s planned future transportation network. Transportation improvements included in the 2040 Plan are categorized into three stages of priority (Stage I: 2016-2020, Stage II: 2021-2030, and Stage III: 2031-2040). In addition, the 2040 Plan identifies a list of vision projects. Stage I improvements is the only category with funding currently allocated toward the construction of the identified transportation improvement. However, as future funding is identified either through local, state or federal funding resources projects may advance in the staged or vision improvement priority list. Below is the list of planned improvements by stage for Madison County.



### JUAMTP 2040 Staged Improvement Program (Madison County) - Stage I (2016-2020)

Route	Location	Improvement
Hoy Road*	Old Canton Rd to W. Bradford Ln	Widen to 5 lanes
Old Canton Road	Main St to St. Augustine Dr	Widen to 3 lanes
Lake Harbour Drive Extension*	US Hwy 51 to Highland Colony Pkwy	New 5 lane road
Reunion Parkway, Phase 3*	Parkway East to US Hwy 51	New 2 lane road
Bozeman Road*	MS Hwy 463 to Gluckstadt Rd	Widen to 5 lanes

\*indicates the project has received federal funding.

### JUAMTP 2040 Staged Improvement Program (Madison County) - Stage II (2021-2030)

Route	Location	Improvement
US Highway 51	MS Hwy 16 to Weisenberger Rd	Widen to 4 lanes
US Highway 51	Weisenberger Rd to Tisdale Rd	Widen to 5 lanes

### JUAMTP 2040 Staged Improvement Program (Madison County) - Stage III (2031-2040)

Route	Location	Improvement
Rice Road	Hoy Rd to Old Canton Rd	Widen to 5 lanes
MS Highway 463	Reunion Pkwy to Madison Central Dr	Widen to 5 lanes
Reunion Parkway	Bozeman Rd to Parkway East	New 4 lane divided roadway, I-55 Interchange
Yandell Road	Parkway East to N. Old Canton Rd	Realign and widen to 4/5 lanes, divided
South Wheatley Street	Lake Harbour Dr to County Line Rd	Widen to 5 lanes
Ridgewood Road	US Hwy 51 to Centre St	Widen to 5 lanes



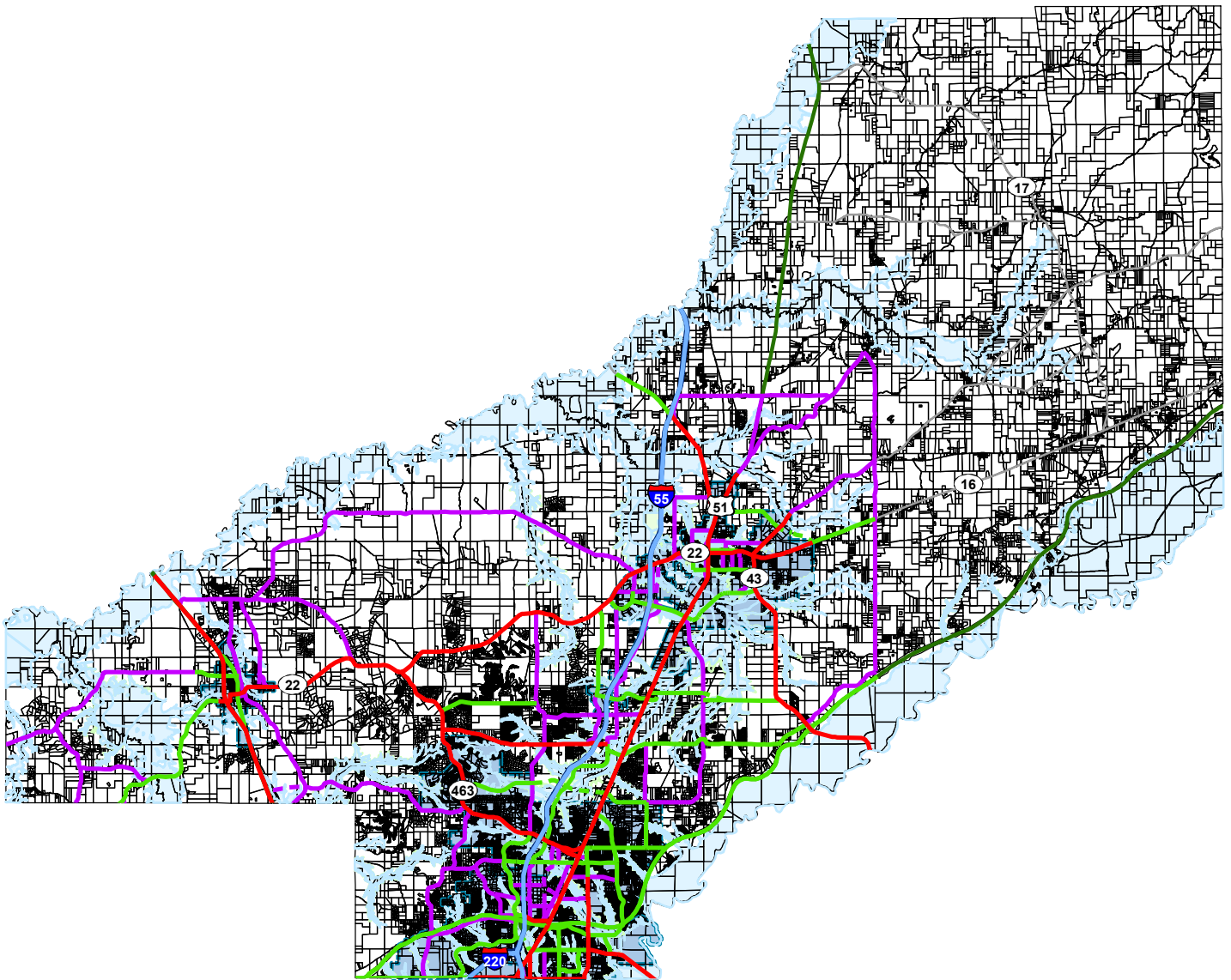
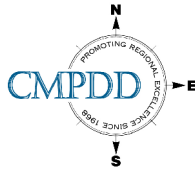


## JUAMTP 2040 Staged Improvement Program (Madison County) - Vision Needs

Route	Location	Improvement
I-220	I-20 to I-55	Widen to 6 lanes
I-55	MS Hwy 22 to MS Hwy 463	Widen to 6 lanes
Welch Farms Road	MS Hwy 463 to Madison Ave	New 4 lane divided road
Colony Park Blvd	Sunnybrook Rd to US Hwy 51	New 4 lane divided road
Rice Road	US Hwy 51 to Old Canton Rd	Widen to 5 lanes
Harbor Drive	Lake Harbour Dr North 0.35 miles	Widen to 4 lanes
Green Acres Road Extension	King Ranch Rd to Old Yazoo City Rd	New 4 land road, I-55 Interchange
Endris Road Extension	N Old Canton Rd to Rankin Rd	New 4 lane divided road
Weisenberger Road	Gluckstadt Rd to US Hwy 51	Widen to 5 lanes
East Sowell Road	N Old Canton Rd to MS Hwy 43	New 4 lane divided road
Green Acres Road Extension	US Hwy 51 to MS Hwy 16	New 4 lane divided road
Steed Road Extension	Sunnybrook Rd to Wheatley St	New 3 lane road
Madison Avenue, Phase 2	Highland Colony Pkwy to US Hwy 51	Widen to 4 lane divided
N Wheatley Street Extension	Madison Ave to Ridgeland Ave	New 4 lane divided road
Hoy Road	Rice Rd to N Old Canton Rd	Widen to 5 lanes
Cox Ferry Road	Railroad Ave to Cane Creek Rd	New 2 lane Road
Hart Road	Rankin Rd to MS Hwy 16	Widen to 4 lanes
Green Acres Road	US Hwy 51 to King Ranch Rd	Widen to 4 lanes
St. Augustine Drive	US Hwy 51 to Rice Rd	Widen to 4 lanes



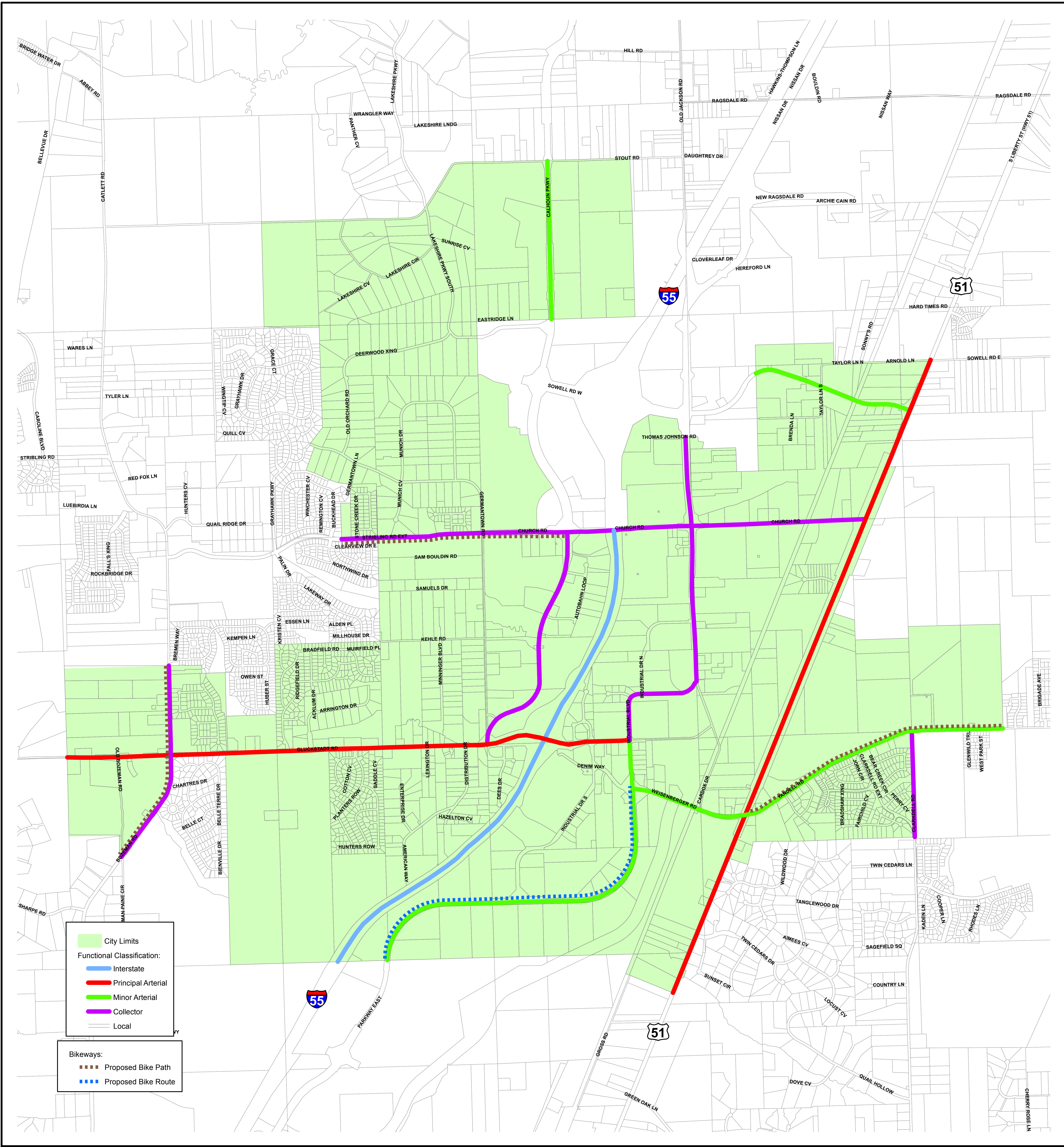
# Madison County Thoroughfares Plan 2018



## Legend

- |  |                             |  |                    |  |                             |
|--|-----------------------------|--|--------------------|--|-----------------------------|
|  | Principal Arterial          |  | Collector          |  | 100 Yr Floodplain           |
|  | Principal Arterial Proposed |  | Collector Proposed |  | 0.2% Annual Chance of Flood |
|  | Minor Arterial              |  | Interstate         |  |                             |
|  | Minor Arterial Proposed     |  |                    |  |                             |

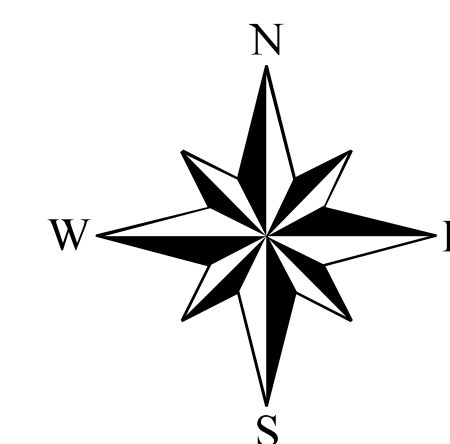




**BRIDGE & WATSON INC.**  
 URBAN PLANNERS • CONSULTANTS • ADVISORS  
 TEL: 662.234.0958 | FAX: 662.234.0997  
 CWATSON@PLANNING-CONSULTANTS.COM  
 507 HERITAGE DR. STE. 201 | PO BOX 1482 | OXFORD, MS 38655

# Thoroughfares Plan

## City of Gluckstadt, Mississippi



This map is accurate for planning purposes only.

Data Sources:  
 Madison County web viewer (08/2021);  
 Bridge & Watson, Inc.

September 22, 2021



## BICYCLE AND PEDESTRIAN FACILITIES PLAN

Madison County along with municipalities within the County, the Natchez Trace Parkway, and the Pearl River Valley Water Supply District (PRVWSD) has actively planned and constructed bicycle and pedestrian facilities in various locations. From the County's standpoint the focus should be on improving and expanding on the connectivity of new and existing bicycle and pedestrian facilities. Additionally, it is recommended that the County require the development of sidewalk or multi-use paths within subdivision developments.

### JUAMTP 2040 Bicycle and Pedestrian Facilities (Madison County)

Route	Location	Improvement
Bozeman Road*	Gluckstadt Rd to MS Hwy 463	Bike Path
Reunion Parkway*	US Hwy 51 to Parkway East	Paved Shoulder/Lane
Virilia Rd	MS Hwy 22 to Livingston-Vernon Rd	Bike Lane
King Ranch Road	Heindl Rd to MS Hwy 22	Bike Path
Yandell Road	US Hwy 51 to MS Hwy 43	Bike Path
Parkway East	Weisenberger Rd to Galleria Pkwy	Bike Route
Catlett Road	Gluckstadt Rd to MS Hwy 22	Bike Path
Stribling Road Extension	Calhoun Station Pkwy to Catlett Rd	Bike Path
Robinson Springs Road	MS Hwy 463 to Pocahontas Rd	Bike Route

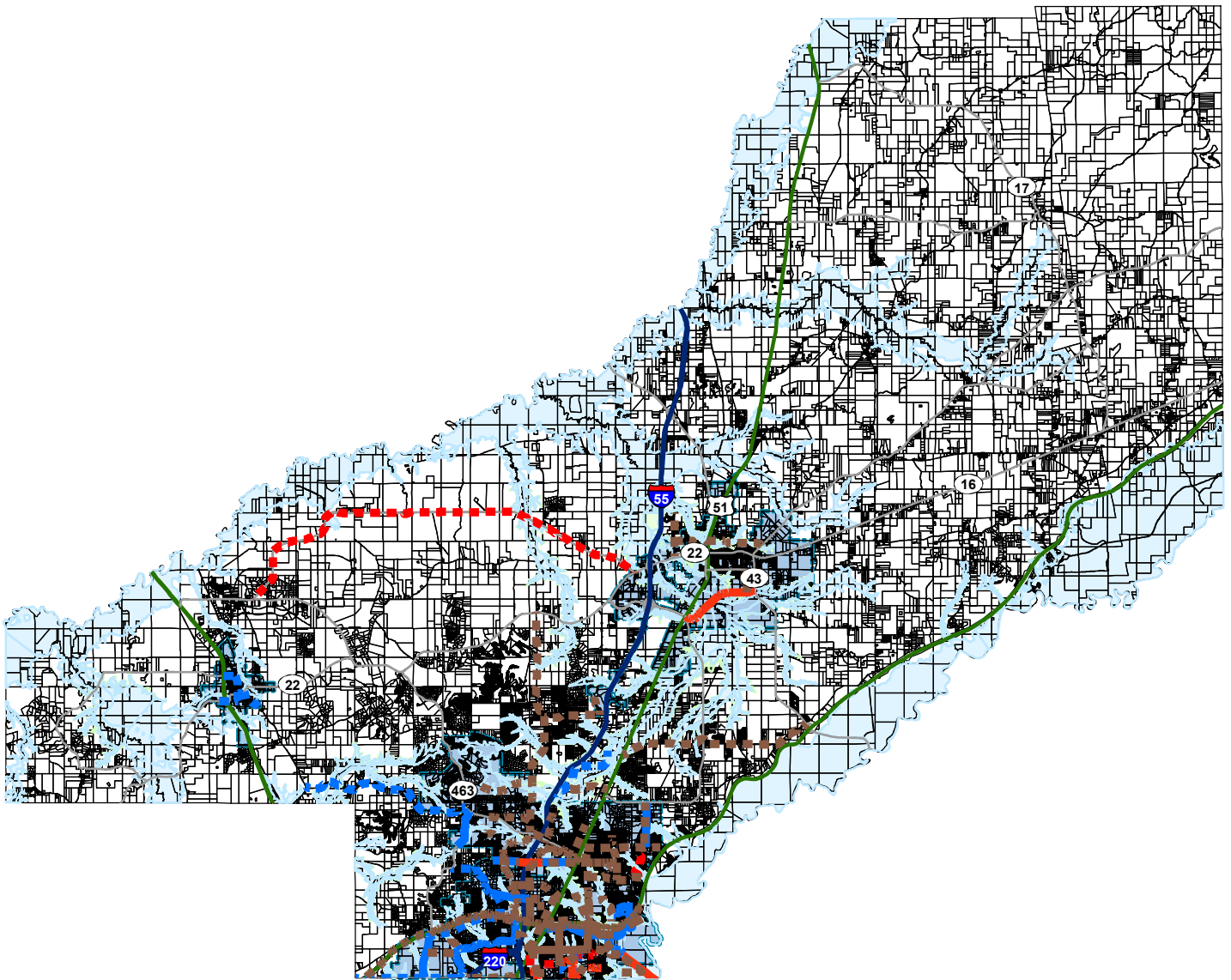
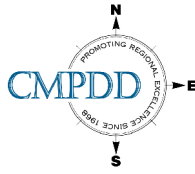
### Additional Improvements to be added to MPO Bicycle and Pedestrian Facilities

Route	Location	Improvements
Pocahontas Road	Robinson Springs Rd to Flora City Limit	Bike Route





# Madison County Bicycle and Pedestrian Plan 2018



## Legend

- |  |  |
|--|--|
|  Existing Bike Path |  Existing Bike Route          |
|  Proposed Bike Path |  Proposed Bike Route          |
|  Existing Bike Lane |  100 Yr Floodplain           |
|  Proposed Bike Lane |  0.2% Annual Chance of Flood |







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)*