

BE IT REMEMBERED THAT THERE WAS BEGUN AND HELD A REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PETAL, MISSISSIPPI ON MARCH 17, 2020 AT 6:00 P.M. IN THE BOARDROOM OF SAID CITY.

THOSE PRESENT	MAYOR HAL MARX
ALDERMEN	BRAD AMACKER CRAIG BULLOCK DAVID CLAYTON TONY DUCKER CLINT MOORE STEVE STRINGER
OTHERS	KAREN HESSION MIKE LOTT DREW BRICKSON ADA MADISON JOHN BRADY AMACKER OTHERS

MAYOR MARX DECLARED A QUORUM PRESENT AND DECLARED THE CITY COUNCIL IN SESSION.

THE INVOCATION WAS OFFERED BY TONY DUCKER

THE PLEDGE OF ALLEGIANCE WAS RECITED.

WHEREAS, MAYOR MARX PRESENTED THE AGENDA WITH THE FOLLOWING AMENDMENTS

GENERAL BUISINESS

Request to accept the Revenue & Expenditures report for the month of February 2020.

Request to authorize Water Dept to waive cut off and late fees until May 1, 2020 in response to COVID-19 emergency.

Request to authorize Shows, Dearman & Waits to prepare and advertise for bids on 2020 Overlay Project.

ORDERS & ORDINANCES

Request to adopt order amending handbook to include Administrative Leave and authorizing the Mayor to send home and/or instruct employees not to report to work for a non-disciplinary action. Regular wages would continue, but would not include overtime wages for hours not worked.

Request to adopt order hiring Robert McCraw in the Fire Dept as 1st Class Firefighter at a rate of \$12.64 per hour pending drug screen/physical.

Request to adopt order hiring Lenzy Lee in the Fire Dept as Recruit Firefighter at a rate of \$10.15 per hour pending drug screen/physical.

Request to adopt order hiring Lance Spiers in the Fire Dept as 1st Class Firefighter at a rate of \$12.64 per hour effective March 25, 2020.

Request to adopt order promoting Trumaine Hardges to Fire Inspector on an 80-hour pay period at \$20.19 per hour effective March 25, 2020.

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ADOPT THE FOREGOING AGENDA AS AMENDED. ALDERMAN CLAYTON SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE MINUTES FROM THE SPECIAL MEETING OF MARCH 5, 2020.

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF MARCH 5, 2020 AS WRITTEN. ALDERMAN DUCKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER

ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX CALLED FOR PUBLIC COMMENT.

THEREUPON, RICKY SHOWS ADDRESSED THE BOARD REQUESTING THE CITY REPLACE THE CULVERTS THAT
CROSSED MATTHEWS BRANCH ALLOWING ACCESS TO HIS PROPERTY

THEREUPON, ROBERT PROCTOR ADDRESSED THE BOARD AS A REPRESENTATIVE FOR FAYE MOFFETT AT 19
SPRINGFIELD RD. MS. MOFFETT IS HAVING ISSUES WITH HER GRINDER PUMP AND SEEKS A WAIVER TO
ALLOW HER TO GO BACK TO USING A SEPTIC TANK. MAYOR MARX STATED THAT THE GRINDER PUMP WAS
PURCHASED AND INSTALLED BY A GRANT AND IT IS THE CITY'S RESPONSIBILITY TO MAINTAIN IT. MIKE
TREST WILL HAVE SOMEONE CHECK THE PUMP AND MAKE NEEDED REPAIRS.

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO DISPOSE OF ONE (1) TARGET WALK BEHIND SAW IN
THE WATER DEPT

THEREUPON, ALDERMAN AMACKER MADE A MOTION TO AUTHORIZE THE DISPOSAL OF ONE (1) TARGET
WALK BEHIND SAW IN THE WATER DEPT. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO SET A HEARING DATE FOR PROPERTY LOCATED AT
126 SHERRY LYNN DR.

THEREUPON, ALDERMAN CLAYTON MADE A MOTION TO SET A HEARING DATE OF APRIL 14, 2020 AT 6:00
P.M. FOR PROPERTY LOCATED AT 126 SHERRY LYNN DR. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE RESIGNATION OF CRYSTAL SHEA EASTERLING IN THE POLICE
DEPT

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ACCEPT THE RESIGNATION OF CRYSTAL SHEA
EASTERLING IN THE POLICE DEPT EFFECTIVE MARCH 11, 2020. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO PAY ESTIMATE #3 TO DUNN ROADBUILDERS

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO AUTHORIZE THE CITY CLERK TO PAY ESTIMATE #3
IN THE AMOUNT OF \$235,704.50 TO DUNN ROADBUILDERS FOR VARIOUS ROAD IMPROVEMENTS PER THE
RECOMMENDATION OF SHOWS, DEARMAN & WAITS. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST FOR A SECURITY LIGHT AT 10 CLAY DR.

THEREUPON, ALDERMAN AMACKER MADE A MOTION TO TABLE THE REQUEST UNTIL THE SPENDING FREEZE IS LIFTED. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE

THOSE PRESENT AND VOTING "NAY"

ALDERMAN STEVE STRINGER

WHEREAS, MAYOR MARX PRESENTED THE PRIVILEGE LICENSE REPORT FOR THE MONTH OF FEBRUARY 2020.

THEREUPON, ALDERMAN CLAYTON MADE A MOTION TO ACCEPT THE PRIVILEGE LICENSE REPORT FOR THE MONTH OF FEBRUARY 2020. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO ADJUST WATER SERVICES BILLED TO 134 W 10TH AVE

THEREUPON, ALDERMAN CLAYTON NOTED EVIDENCE OF A REPAIRED LEAK AND MADE A MOTION TO AUTHORIZE THE CITY CLERK TO ADJUST WATER SERVICES BILLED TO 134 W 10TH AVE IN THE AMOUNT OF \$756.00. ALDERMAN BULLOCK SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING PROOF OF PUBLICATION

- PUBLIC HEARING – 76 DEERWOOD DR

THEREUPON, ALDERMAN CLAYTON MADE A MOTION TO ACCEPT THE PROOF OF PUBLICATION FOR FILING. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE CITY OF PETAL COMPREHENSIVE PLAN

EXHIBIT "A"

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ADOPT THE CITY OF PETAL COMPREHENSIVE PLAN. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE REVENUE AND EXPENDITURES REPORT FOR THE MONTH OF FEBRUARY 2020

THEREUPON, ALDERMAN DUCKER MADE A MOTION TO ACCEPT THE REVENUE & EXPENDITURES REPORT FOR THE MONTH OF FEBRUARY 2020. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO AUTHORIZE THE WATER DEPT TO WAIVE CUT OFFS AND LATE FEES UNTIL MAY 1, 2020

THEREUPON, ALDERMAN BULLOCK MADE A MOTION TO AUTHORIZE THE WATER DEPT TO WAIVE CUT OFFS AND LATE FEES UNTIL MAY 1, 2020 IN RESPONSE TO COVID-19. ALDERMAN CLAYTON SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST TO AUTHORIZE SHOWS, DEARMAN & WAITS TO PREPARE AND ADVERTISE FOR BIDS ON 2020 ASPHALT OVERLAY.

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO AUTHORIZE SHOWS, DEARMAN & WAITS TO PREPARE AND ADVERTISE FOR BIDS ON 2020 ASPHALT OVERLAY. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST FOR HUNTER MCPHAIL TO TAKE THE CPAT EXAM AT THE STATE FIRE ACADEMY

THEREUPON, ALDERMAN CLAYTON MADE A MOTION TO AUTHORIZE HUNTER MCPHAIL TO TAKE THE CPAT EXAM AT THE STATE FIRE ACADEMY ON APRIL 7, 2020 AT A COST OF \$80.00. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED A REQUEST FOR BARTLEY FAULKNER TO ATTEND DRIVER OPERATION CLASS AT THE STATE FIRE ACADEMY

THEREUPON, ALDERMAN MOORE MADE A MOTION TO AUTHORIZE BARTLEY FAULKNER TO ATTEND DRIVER OPERATION CLASS AT THE STATE FIRE ACADEMY ON MARCH 30 – APRIL 9, 2020 AT A COST OF \$783.00. ALDERMAN CLAYTON SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER TRANSFERRING LEVI SCRONCE FROM THE WATER DEPT TO THE STREET DEPT

ORDER

WHEREAS THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO
TRANSFER LEVI SCRONCE

IT IS HEREBY ORDERED THAT LEVI SCRONCE
BE TRANSFERRED FROM THE WATER DEPT
TO THE STREET DEPT AT HIS SAME RATE OF
PAY EFFECTIVE MARCH 11, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN AMACKER MADE A MOTION TO ADOPT THE FOREGOING ORDER. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED ORDINANCE 1979 (42-A425) AMENDING THE ZONING ORDINANCE

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO TABLE THE REQUEST. ALDERMAN MOORE SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER

ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER INCREASING THE RATE OF PAY FOR KRYSTLE DAVIS

ORDER

WHEREAS THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO
INCREASE THE RATE OF PAY FOR KRYSTLE DAVIS

IT IS HEREBY ORDERED THAT KRYSTLE DAVIS
BE RAISED TO \$11.00 PER HOUR EFFECTIVE
MARCH 25, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN STRINGER MADE A MOTION ADOPT THE FOREGOING ORDER. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER AUTHORIZING THE MAYOR TO PUT EMPLOYEES ON ADMINISTRATIVE LEAVE PER HOUSE BILL 1647 ADOPTED BY THE MS LEGISLATURE

EXHIBIT "B"

ORDER

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ADOPT THE FOREGOING ORDER AND AMEND THE EMPLOYEE HANDBOOK TO INCLUDE ADMINISTRATIVE LEAVE. ALDERMAN AMACKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER HIRING ROBERT MCCRAW IN THE FIRE DEPT

ORDER

WHEREAS THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO HIRE
A FULL TIME FIREFIGHTER

IT IS HEREBY ORDERED THAT ROBERT MCCRAW BE
HIRED FULL TIME AS A 1ST CLASS FIREFIGHTER AT
A RATE OF \$12.64 PER HOUR EFFECTIVE MARCH 25, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN DUCKER MADE A MOTION TO ADOPT THE FOREGOING ORDER. ALDERMAN CLAYTON SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK

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ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER HIRING LENZY LEE IN THE FIRE DEPT.

ORDER

WHEREAS THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO HIRE
A FULL TIME FIREFIGHTER

IT IS HEREBY ORDERED THAT LENZY LEE BE
HIRED FULL TIME AS A RECRUIT FIREFIGHTER AT
A RATE OF \$10.15 PER HOUR EFFECTIVE MARCH 26, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ADOPT THE FOREGOING ORDER. ALDERMAN
DUCKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER HIRING LANCE SPIERS IN THE FIRE DEPT

ORDER

WHEREAS THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO HIRE
A FULL TIME FIREFIGHTER

IT IS HEREBY ORDERED THAT LANCE SPIERS BE
HIRED FULL TIME AS A 1ST CLASS FIREFIGHTER AT
A RATE OF \$12.64 PER HOUR EFFECTIVE MARCH 25, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN DUCKER MADE A MOTION TO ADOPT THE FOREGOING ORDER. ALDERMAN
CLAYTON SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

WHEREAS, MAYOR MARX PRESENTED THE FOLLOWING ORDER PROMOTING TRUMAINE HARDGES

ORDER

WHEREAS, THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF PETAL DEEM IT NECESSARY TO
HIRE A FIRE INSPECTOR

IT IS HEREBY ORDRED THAT TRUMAINE HARDGES
BE PROMOTED TO FIRE INSPECTOR AT A RATE
OF \$20.19 PER HOUR BASED ON AN 80-HOUR PAY PERIOD
EFFECTIVE MARCH 25, 2020

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

THEREUPON, ALDERMAN CLAYTON MADE A MOTION TO ADOPT THE FOREGOING ORDER. ALDERMAN DUCKER SECONDED THE MOTION.

THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE

THEREUPON, MAYOR MARX PRESENTED THE 2018 WATER FLOURIDATION QUALITY AWARD FROM THE CENTER FOR DISEASE CONTROL.

THEREUPON, ALDERMAN STRINGER MADE A MOTION TO ADJOURN THE REGULAR MEETING OF MARCH 17, 2020. ALDERMAN AMACKER SECONDED THE MOTION.

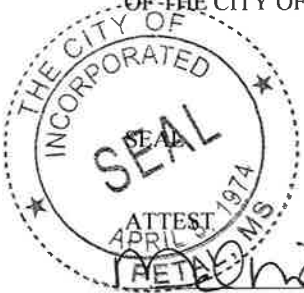
THOSE PRESENT AND VOTING "AYE"

ALDERMAN BRAD AMACKER
ALDERMAN CRAIG BULLOCK
ALDERMAN DAVID CLAYTON
ALDERMAN TONY DUCKER
ALDERMAN CLINT MOORE
ALDERMAN STEVE STRINGER

THOSE PRESENT AND VOTING "NAY"

NONE


THERE BEING NO FURTHER BUSINESS, THE REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PETAL, MISSISSIPPI WAS ADJOURNED.



MELISSA MARTIN, CITY CLERK


MAYOR MARX

Exhibit "A"




**2040:
PETAL FORWARD**

COMPREHENSIVE PLAN
CITY OF PETAL, MISSISSIPPI

Adopted by the Petal Board of Aldermen
March 17, 2020

Prepared by:



SLAUGHTER & ASSOCIATES
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662.234.6970
URBAN PLANNING CONSULTANTS

Board of Aldermen
David Clayton, Ward 1
Steve Sanger, Ward 2
Chris Moore, Ward 3
Brad Amuck, Ward 4
Tony Dyckel, Ward 5
Craig Bullock, Ward 6
William King, Alderman at Large

Hai Marc Mayer
Melissa Martin, City Clerk
Rocky Eston, City Attorney

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CHAPTER ONE: INTRODUCTION TO THE CITY OF PETAL

Incorporated in 1974, the City of Petal, Mississippi, is a city of approximately 10,700 residents located in Forrest County in the southeastern portion of Mississippi. Petal is the largest City of Hattiesburg, which is located to the west across the Leaf River. Petal is eighty-three (83) miles southeast of the state capital in Jackson, seventy-five (75) miles southwest of Meridian, Mississippi; seventy (70) miles north of Gulfport, Mississippi; eight-five miles northwest of Mobile, Alabama, and one hundred nine (109) miles northeast of New Orleans, Louisiana.

Figure 1.1: Petal's Location



The City of Petal has a total area of 17.2 square miles of which 16.9 is land (98.3%) and 0.3 square miles is water (1.7%).

The Hattiesburg-Laurel Regional Airport (FAA LID: P1B) is located about 10 miles to the northwest of Petal and is classified as a primary commercial service airport.

U. S. Highway 11 acts as the major north/south corridor out of Petal running on the City's west side. Mississippi 42 is the main east/west corridor. Additional major transportation routes such as U. S. Highways 49 and 98 and Interstate 59 can be accessed in close proximity to Petal.

The only railroad operating in Petal is the Norfolk Southern Railway which provides the city with a national railroad connection. The Norfolk Southern primarily operates as a freight railroad, but Amtrak's Crescent Train

also uses the tracks and connects Petal with New Orleans and New York City. Hattiesburg's Train Depot serves as an Amtrak stop for the Crescent line. Additional railroad lines that pass through neighboring Hattiesburg include the Canadian Northern (connecting Mobile, AL, to Jackson, MS, and Memphis, TN) and Kansas City Southern (connecting Hattiesburg to Gulfport).

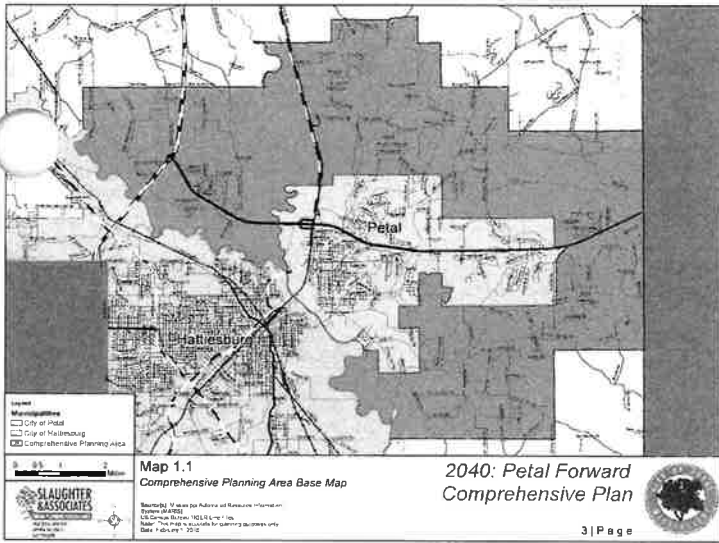
According to the Mississippi Department of Education's accountability ratings based on the 2016 - 2017 school year, the Petal School District has an "A" rating with a point total of 734, the most points that were awarded by the Department of Education to a school district. The school district includes Petal Primary School (K - 2nd grades), Petal Elementary School (3rd - 4th grades), Petal Upper Elementary School (5th - 6th grades), Petal Middle School (7th - 8th grades), and Petal High School (9th - 12th grades).

Petal hosts a Fall Festival every year. Broadcast media that includes the Petal News (newspaper), WQAM Channel 7 in Laurel, WFLT Channel 22 in Hattiesburg, and WHPM-LD Channel 23 in Hattiesburg (television), and WZLD 106.3 FM (radio). In addition, there are several radio stations in Hattiesburg that broadcast into Petal.

Petal enjoys a great deal of benefits associated with its proximity to Hattiesburg, the fourth largest city in Mississippi. For example, the University of Southern Mississippi, located in Hattiesburg, provides a great educational and economic resource to Petal residents. Based on statistical analysis, Petal is expected to increase in population through 2040. The number of residents in each age category increased between 2000 and 2010.

However, along with the benefits, Petal also faces challenges. As a relatively new city - having only been incorporated in 1974 - Petal must insure that adequate infrastructure is available for the projected increase in population. Great care must be given as to the adequate number of streets, water services, sewer services, police protection, and fire protection that will be required. As the population of Petal ages, there will be a greater demand on public services as well as a need to accommodate the increased aging population with health services and amenities. With these and other concepts in mind, the City of Petal embarked upon a Comprehensive Planning process in 2017.





1.1 PURPOSE OF A COMPREHENSIVE PLAN

The purpose of a Comprehensive Plan is to act as a blueprint guiding future growth, development, and conservation. The plan should outline a long-term vision and goals for a community, set forth objectives, and result in a list of feasible action items for the short- to long-term. The vision and the goals should be a collective statement of residents, community leaders, and key stakeholders with an interest in how a community is functioning.

Section 17-1-1 of the Mississippi Code provides the definition of a comprehensive plan: "a statement of public policy for the physical development of the entire municipality or county adopted by resolution of the governing body, consisting of the following elements at a minimum:

(i) Goals and objectives for the long-range (twenty (20) to twenty-five (25) years) development of the county or municipality. Required goals and objectives shall address, at a minimum, residential, commercial and industrial development; parks, open space and recreation; street or road improvements; public schools and community facilities.

(ii) A land use plan which designates 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. 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 such land use codes. Projections of population and economic growth for the area encompassed by the plan may be the basis for quantitative recommendations for each land use category.

(iii) A transportation plan depicting in map form the proposed functional classifications for all existing and proposed streets, roads and highways for the area encompassed by the land use plan and for the same time period as that covered by the land use plan. Functional classifications shall consist of arterial, collector and local streets, roads and highways, and these classifications shall be defined on the plan as to minimum right-of-way and surface width requirements; these requirements shall be based upon traffic projections. All other forms of transportation pertinent to the local jurisdiction shall be addressed as appropriate. The transportation plan shall be a basis for a capital improvements program.

(iv) A community facilities plan as a basis for a capital improvements program including, but not limited to, the following: housing, schools; parks and recreation, public buildings and facilities; and utilities and drainage."

Section 17-1-11 states that "The governing authority of each municipality and county may provide for the preparation, adoption, amendment, extension and carrying out of a comprehensive plan for the purpose of bringing about coordinated physical development in accordance with present and future needs and may create, independently or jointly, a local planning commission with authority to prepare and propose (a) a comprehensive plan of physical development of the municipality or county; (b) a proposed zoning ordinance and map; (c) regulations governing subdivisions of land; (d) building or set back lines on streets, roads and highways; and (e) recommendations to the governing authorities of each municipality or county with regard to the enforcement of and amendments to the comprehensive plan, zoning ordinance, subdivision regulations and capital improvements program."

Petal's last comprehensive plan was written and adopted several years ago. Therefore, rather than update that plan, the City has chosen to hire Slaughter & Associates Urban Planning Consultants to create a whole new document. As stated above, this plan will become the City's blueprint for future growth, development, and conservation.

The purpose of the City of Petal's Comprehensive Plan is to provide policy and recommendations for City officials, property owners, and potential developers to ensure that:

- Development occurs in a planned and orderly manner which enhances the existing residential and commercial areas; and
- Important features of Petal such as its community character, scenic views, and open spaces are preserved and enhanced.

To be successful, the plan depends on both the personal commitment of City residents to consider the long-term well-being of their families and their neighbors and the public commitment of City officials to update local land use laws (such as zoning) with needed improvements. The commitment extends to actions such as enforcing laws and budgeting for major expenses such as sidewalks, street repair, water and sewer repair, community facilities, and parks.

The plan is intended to serve as a guide for the next twenty (20) to twenty-five (25) years. However, this plan should be reviewed and updated at least every five (5) years to gauge progress on implementation and to perform needed maintenance. A more formal revision should occur ten (10) years after the plan is adopted.

Although comprehensive planning is not mandatory, the State of Mississippi encourages comprehensive planning for the sake of the health, safety, and welfare of its citizens. It should be noted that when discussing funding for various projects communities should pay close attention to whether their comprehensive plan - if they even have one - is up-to-date. Funding agencies look favorably upon the fact that a current comprehensive plan, which is reflective of the community's current vision, exists.

1.2 BACKGROUND AND OVERVIEW

At its core, a comprehensive plan answers three questions - "Where are we now?" "Where do we want to go?" and "How do we get there?" To develop this plan, the City hired Slaughter & Associates Urban Planning Consultants to identify key issues, assist with public outreach, and define the vision and the goals of the plan.

Previous Planning Efforts

Since the City of Petal was incorporated, three comprehensive plans have been adopted. The first plan was completed in 1975 and was prepared by Southern Mississippi Planning and Development District. The second was completed in 1983 and was prepared by Dunaway and Hall, Inc. The third was completed in 2005 and was completed by Kara W. Drane, AICP. Additionally, Petal is part of the Hattiesburg-Petal-Forrest-Lamar Metropolitan Planning Organization (HPFL-MPO) which prepares long range transportation plans as required by the Federal Highway Act of 1962.

Departmental Meetings

On Wednesday, September 27, 2017, and Thursday, September 28, 2017, members of Slaughter & Associates met with various elected officials, City department heads, and community leaders to discuss revising the comprehensive plan. The elected officials, department heads, and community leaders included the mayor, aldermen, city clerk, city attorney, judicial department staff, police chief/animal control, fire chief, public works staff/city engineer, building/code enforcement staff, Planning Commission members, parks and recreation staff, fire hydrant and water lines staff, school district superintendent, and Area Development Partnership staff.

Public Meeting

To gather public input and to describe the planning process in more detail, a public meeting was conducted on November 9, 2017. In this meeting, the Mayor and planning consultant presented an overview of the comprehensive planning process and held an input session where attendees were asked to share their opinions on a range of topics including: Job Opportunities, Education & Workforce, Hospitals & Medical Care, Housing & Residential Development, Commercial Development, Parks, Recreation & Open Space, Road, Bridge & Drainage Improvements, City Beautification, Public Safety - Police and Public Safety - Fire. Attendees were also presented with maps of the City and Planning Area to review after the planning presentation. Additionally, the City live-streamed the public meeting over its Facebook page to reach out to those citizens that could not make the meeting in person.

CHAPTER 2: POPULATION, HOUSING AND ECONOMICS

This chapter compiles information, such as population, race, age, housing and economic data, to establish a community profile of the City of Petal. The majority of this information is recorded by the United States Census Bureau every ten years or estimated on a yearly basis depending on the scope of the information. Establishing a community profile is useful in order to understand how the City has evolved over time and how it might continue to evolve into the future.

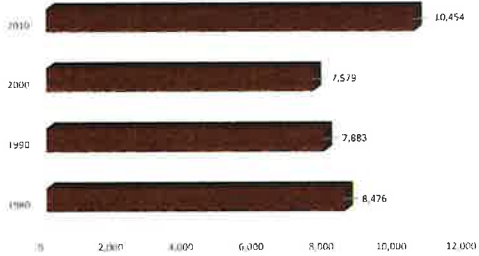
2.1 POPULATION ANALYSIS

This section will examine how the populations of Petal and Forrest County have changed over the last four decades. It will also analyze how the population trends have changed in the last ten years due to births and deaths, migration, age, race, and the gender composition of Petal's residents.

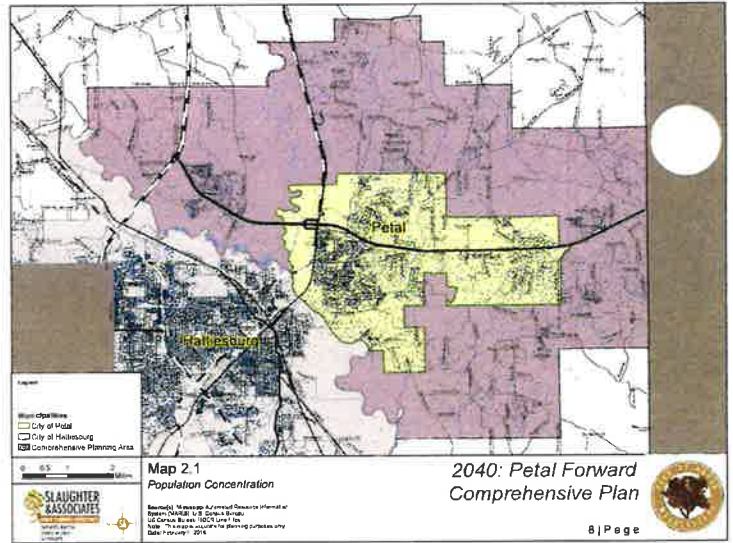
City of Petal

From 1980 to 2000 Petal experienced population declines at each ten year census. However, between 2000 and 2010 Petal saw a major increase in population, due in large part to a 2003 annexation. In the years between the decennial censuses the Census Bureau releases yearly estimates of city populations. As of 2015 the U.S. Census Bureau, 2011-2015 American Community Survey 5-Year estimate puts Petal's population at 10,723.

Figure 2.1: Petal's Historic Population



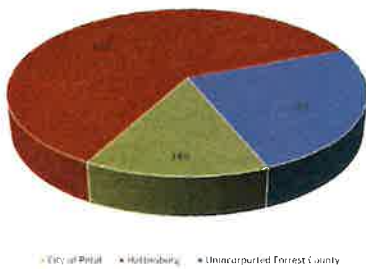
The Following Map illustrates population concentration by 2010 Census Blocks. Each dot represents 2 people living in each Census Block. Petal's population is concentrated around the downtown and the southwestern corridor into Hattiesburg. The rest of the City is moderately populated with some concentrations on the East of the City. Generally, the planning area is lightly populated with minor concentrations in the East and a major concentration in the Glendale community to the West.



Other Forrest County Communities

Petal and Hattiesburg are the only two incorporated communities in Forrest County.

Figure 2.2: Forrest County 2010 Population Distribution



Comparative Population Growth

Cities of comparable size to Petal have seen mixed results when it comes to population growth and loss in the last ten years. Senatobia, Bay St Louis, and D'iberville have all experienced double digit growth, while Indianola, West Point, Yazoo City, and Cleveland have experienced loss. Senatobia grew the most at 43.7%, while Yazoo City shrank the most at -21.6%.

From 1970 to 2010 all cities except Yazoo City and Cleveland experienced growth, with Senatobia growing the most at 92.3%. Petal was one of the fastest growers at 49.6%. Communities included within MSAs, generally, saw the highest growth rates, both over the 40-year and 10-year time frames.

Figure 2.3: Comparative Population Growth for Petal and Like-Sized Mississippi Communities

City	County	Population					% Change		Metropolitan Statistical Area
		1970	1980	1990	2000	2010	1970-2010	2000-2010	
Petal	Forrest	6,986	8,476	7,883	7,579	10,454	49.6%	37.6%	Hattiesburg MSA
Bay St Louis	Hancock	6,752	7,891	8,063	8,909	9,260	37.1%	12.8%	Gulfport-Biloxi MSA
Boonville	Prentiss	5,895	6,159	7,955	8,625	8,743	48.3%	1.4%	
Cleveland	Bolivar	13,327	14,524	25,384	13,841	12,334	-7.5%	-10.9%	
O'berville	Harrison	7,268	13,368	6,566	7,608	9,486	30.2%	24.7%	Gulfport-Biloxi MSA
Indianola	Sunflower	8,947	8,223	11,809	12,066	10,683	19.4%	-11.5%	
New Albany	Union	6,426	7,072	6,775	7,607	8,034	25.0%	5.6%	
Pittsboro	Pearl River	10,467	10,361	10,633	10,535	10,878	3.9%	3.3%	
Senatobia	Tate	4,247	5,013	4,712	5,682	8,165	92.3%	43.7%	Memphis TN, MS, AR MSA
West Point	Clay	8,714	8,811	8,489	12,145	11,307	29.8%	-6.9%	
Yazoo City	Yazoo	11,688	12,426	12,427	14,550	11,403	-2.4%	-21.6%	

Source: United States Census Bureau Decennial Census Data



Natural Increase and Migration

Over the last ten years Petal's population growth can be primarily attributed to annexation with a healthy birth rate being the second leading factor for population growth. From 2000 to 2010 Petal gained 2,875 persons, approximately 1,878 of which came in during the 2003 annexation. Petal also experienced 561 more births than deaths, which means that 336 people moved into the City of Petal between 2000 and 2010.

Figure 2.4: Natural Increase and Migration Components

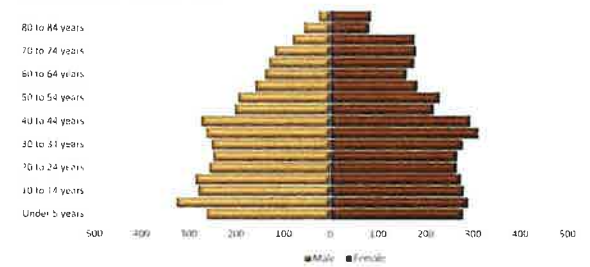
2010 Population	10,454
2000 Population	7,579
Difference	2,875
Growth due to natural increase (births minus deaths)	561
Total births (2000-2010)	1,529
Total deaths (2000-2010)	968
Gain due to annexation (2003)	1,978
Gain due to in-migration (2000-2010)	336

U.S. Census Bureau Decennial Census Data and Mississippi Department of Health - Statistics

Population Pyramids

Population pyramids show the distribution of ages by sex and will form a pyramid if the population is growing. The population pyramids for Petal in 2000 and 2010 both generally form pyramid shapes with a few notable exceptions. In 2010 there seems to be not as many 20-24 year olds as would be expected. Also notable is the population bulge associated with the Baby Boomer generation. This bulge is skewed notably towards the latter half of that generation, those aged 35-44 in 2000 and 45-54 in 2010. This generation will begin to retire during the life of this Plan and the City should take note of and begin to prepare for the special needs that an older population will require.

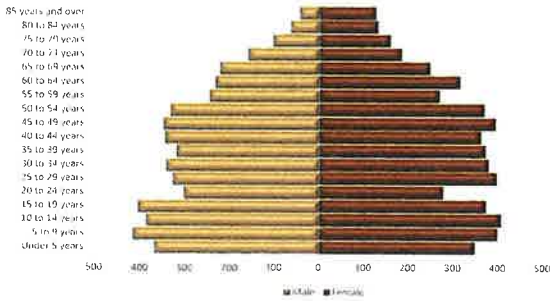
Figure 2.5: 2000 Population Pyramid



Sources: U.S. Census Bureau Decennial Census Data



Figure 2.6: 2010 Population Pyramid



Sources: U.S. Census Bureau Decennial Census Data

Population Projections

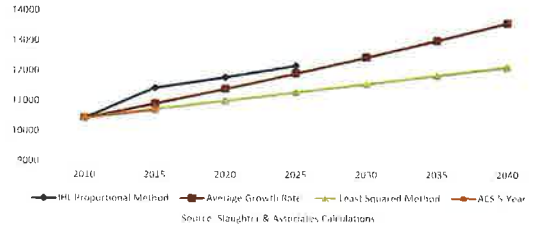
Population projections attempt to predict the population of Petal at some point in the future. There are numerous methods for calculating these projections. This analysis briefly compares three alternative projection methods and forecasts Petal's population twenty-five to thirty years down the road. The first method is a proportional method which forecasts city population based on a proportion percentage of the City's population to the County's population. The Mississippi Institute of Higher Learning publishes population projections for all counties in the state. The most recent report was published in 2012 and is based on the 2010 Census. This report only extends projections into the year 2025 which is too short for the planning period of this Comprehensive Plan, but the analysis, for comparison purposes, is helpful.

Petal represents approximately 14% of Forrest County's population. This is a similar trend previous to the 2010 Census as well. As is shown in the chart below, this proportional method results in the highest population projections through 2025.

Calculating the growth rate for the City of Petal over the past forty years produces an average over time which can be used to project future population. Over the last 40 years the growth rate for Petal has averaged 8.0% every ten years (or approximately 4.5% every 5 years). This method forecasts the population to be approximately 13,614 people by 2040. That is growth of about 527 residents every 5 years for the next 30 years. The City of Petal will not lose or gain population at a constant rate for the next 30 years, some years may have higher growth rates than others. It is the goal of this plan to address issues that are driving the current population growth and ensure that Petal can provide services and quality of life to an increasing population.

The least-squared method projects a future population based on a linear trend established by a historic timeframe. This trend produces a population projection that is slightly less aggressive than the previous two methods. In 2040, the least-squared method projects the population of Petal to be just over 12,143 residents. This method predicts growth of about 563 residents every 5 years.

Figure 2.7: Population Projection



All of these projection methods show moderate growth, which is backed by the latest Census estimate. The true growth is probably somewhere in between these estimates. National, regional, and local circumstances, including future annexations, will all impact the future growth and the rate of growth that the City of Petal will experience over the next 30 years.

Racial Composition

The City of Petal has experienced some change in racial composition between 2000 and 2010. In 2000 the composition of the City was approximately 93% White and 4% Black; this has changed to 86% White and 10% Black in 2010. Other races make up approximately 3.9% of the population in 2010 up from 1.7% in 2000, a majority of whom identify as some other race. ("Some other race" generally indicates a Hispanic population. Hispanic is classified as an ethnicity, not as a race by the Census Bureau.) 3.5% of the City's population (3.5%) identified as being of Hispanic ethnicity. Forrest County experienced a similar, but more moderate change to its population as well from 2000 to 2010. The percentage of Whites dropped from 64% to 60% and the percentage of Blacks rose from 34% to 36%. The County's Hispanic population share rose from 1.3% to 3.5% of the population.

Figure 2.8: Racial Composition Between 2000 and 2010

City of Petal	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Total Population	7,579		10,454		37.9%
White	7,119	93.9%	8,997	86.1%	-26%
Black	336	4.4%	1,039	9.9%	209%
American Indian	22	0.3%	25	0.2%	14%
Asian	6	0.1%	78	0.7%	1,200%
Native Hawaiian	0	0.0%	0	0.0%	-%
Other	96	1.3%	315	3.0%	228%

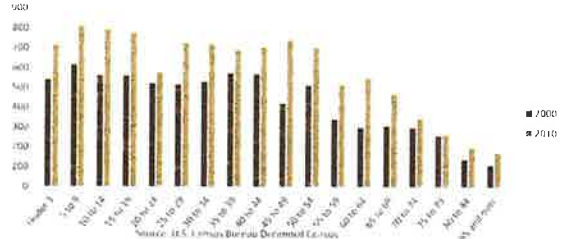
Source: United States Census Bureau Decennial Census

Age Characteristics

Petal's median age (35.8) is significantly older than Forrest County (31.3) but mirrors the State of Mississippi (36). Nearly 27% of Petal's population is school aged children, while about 14% of the population is retirement aged. This leaves almost 60% of the population available for entry in to the workforce, with the exception of those attending institutes of higher learning and the disabled. The figure below shows that from 2000 to 2010 the number of residents in all age categories increased. The increase in those aged 45-49, 50-54, and 55-59 is notable because they are in or are nearing their peak earning potential which can affect the area's potential to attract new amenities. The 60-64 and 65-69 age range also experienced growth, which is of note because this group is nearing or just came of retirement age. Those in the 40-44, 45-49, 50-54, and 55-59 ranges will reach retirement during the lifespan of this plan. If this increase continues over the next 20-25 years, providing healthcare and amenities for an aging population will be vital for Petal.

What is encouraging about this figure is the growth in those aged under 5 years old. Those that are born today will be entering the workforce during the lifespan of this plan. Providing adequate resources for these children will ensure that Petal has a competent workforce and vibrant population for years to come.

Figure 2.9: Age Structure, 2000-2010



Composition by Sex

Figure 2.10 indicates that Petal is comprised of a larger percentage of females than Forrest County. The percentage of males has grown slightly over the ten year time frame. Typically, having a greater percentage of females than males would mean there are more children born in a community.

Figure 2.10: Composition of Population by Sex, 2000-2010

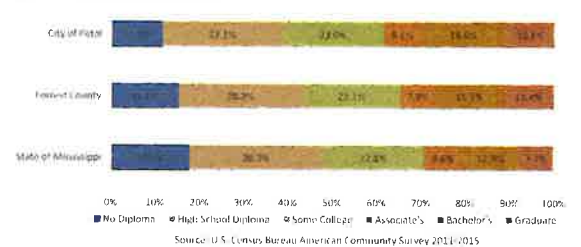
	Forrest County				Petal			
	2000	2010	Change	Percent	2000	2010	Change	Percent
Total Population	72,604	74,934			7,579	10,454		
Male	34,254	35,850	4.7%	47.2%	4,043	4,960	22.8%	47.4%
Female	38,350	39,084	1.9%	52.8%	3,536	5,494	55.6%	52.6%

Source: U.S. Census Bureau Decennial Census Data

Educational Attainment

Petal's residents' educational attainment is, across-the-board, higher than the State average and generally higher than Forrest County. The percentage of those with no degree (11.5%) or just a high school diploma (27.1%) is less than that of the State (17.6%, 30.3%) and the percentage of those with Bachelor's degrees (19.6%) and Graduate degrees (10.8%) is higher than the State (12.9%, 7.7%).

Figure 2.11: Educational Attainment



Source: U.S. Census Bureau American Community Survey 2011-2015

2.2 HOUSING CHARACTERISTICS

The United States Census Bureau documents numerous housing characteristics that provide insight into the distribution of owner vs. renter occupied units, the vacancy rate of units, the types of units, the year units were built, etc. While the residential land use analysis in Chapter 4 presents general information regarding the types of units, the Census information is more detailed.

Households and Families

The U.S. Census Bureau defines a household as follows: "A household consists of all the people who occupy a housing unit." A family is defined as follows: "A family is a group of two people or more related by birth, marriage, or adoption and residing together." Overall, the number of households in Petal has increased significantly (31.5%) from 2000 to 2010, in large part caused by the 2003 annexation. Family households have increased 36% while non-family households have increased 17%. In 2010 the average household size was 2.65 and the average family size was 3.13. Both the average household size and the average family size have seen growth from 2000 to 2010 (5.1% and 2.6% respectively).

All sizes of households increased in number between 2000 and 2010. One-person households increased 13.0%, two-person households increased 32.0%, three-person households increased 42.7%, four-person households increased 32.2%, five-person households increased 62.3%, and over five-person households increased 60.2%.

Housing Occupancy

According to the Census Bureau, the City of Petal has gained 1,053 housing units from 2000 to 2010, approximately 805 were gained during the 2003 annexation. In 2010 the Census reported 4,261 housing units in Petal, 8.0% of which were vacant, an increase from 2000 (7.1%). The homeowner vacancy rate increased from 1.6% in 2000 to 2.3% in 2010, and the rental vacancy rate also increased between 2000 and 2010 from 9.3% to 13.1%.

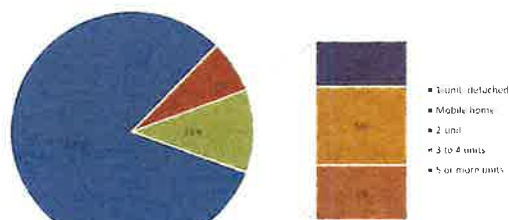
Between 2000 and 2010 the percentage of renter-occupied housing units decreased about 4%. As of 2010, Petal has 27% renter-occupied housing units and 73% owner-occupied housing units.

Housing Unit Type and Age

The composition of residential units has experienced some change between 2000 and 2010. The Census Bureau estimates 82% of all residential unit in Petal are single family, detached homes. Mobile or manufactured homes represented about 7% of residences, a slight decrease from 2000. Multi-family units account for 11% of all housing units, a decrease from 14% in 2000.

About 40% of the housing stock in Petal was constructed prior to 1970. 19.5% was built between 1970 and 1979. 7.8% was built between 1980 and 1989. 15.4% was built between 1990 and 1999. 15.9% of the housing stock was built after 2000.

Figure 2.12: Housing Unit Type



Source: 2006-2010 American Community Survey 5-year estimates

2.3 ECONOMIC ANALYSIS

Income Characteristics

The American Communities Survey 5-year estimates provide insight into household income as well as the affordability of housing and the economic well-being of residents. The ACS estimates that in 2010 approximately 11% of all families in Petal were living in poverty as well as almost 12% of all individuals, down from the 2000 statistics. During the same time frame, the median income rose over 60%. Over that ten year period, the number of households that earned at the top of the income spectrum grew, while those in the bottom fell.

The following statistics represent the percentage of income homeowners, or renters, spend on monthly housing costs. A generally accepted standard is that those that spend more than 30% of their income on housing costs are cost-burdened.

Approximately 34% of homeowners (with a mortgage) allocate at least 30% of their monthly income to their mortgage. This burden has increased substantially since 2000 when fewer than 23% had the same costs. Renters are at a much higher burden with over 44% of renters devoting at least 30% of their monthly income to housing costs. This figure has increased somewhat since 2000 (40%). Residents are spending an increasing percentage of their monthly income on housing costs.



Figure 2.13: Petal Income Characteristics, 2000-2010

City of Petal	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Household Income	3,013		3,822		809	26.9%
Less than \$10,000	402	13.3%	233	6.1%	-169	-42.0%
\$10-\$14,999	232	7.7%	269	7.0%	37	15.9%
\$15-\$24,999	644	21.4%	459	12.0%	-185	-28.7%
\$25-\$34,999	513	17.0%	460	12.0%	-53	-10.3%
\$35-\$49,999	559	18.6%	585	15.3%	26	4.7%
\$50-\$74,999	441	14.6%	785	20.5%	344	78.0%
Over \$75,000	222	7.4%	1031	27.0%	809	364.4%
Median income	\$29,637		\$48,115		18,478	62.3%
Mean income	\$37,554		\$55,696		18,142	48.3%
Per Capita Income	\$13,996		\$21,117		7,121	50.9%
Below Poverty Level						
Families		11.9%		11.2%		
All People		15.0%		11.9%		

Source: U.S. Census Bureau Decennial Census and American Community Survey 5-Year

Employment Base

The City of Petal's labor force (those over the age of 16 and below retirement age employed or looking for employment) grew by over 1,800 people between 2000 and 2010. In 2000, 56.7% of those over the age of 16 were in the labor force, while in 2010 that figure increased to 68.1%. Petal has seen unemployment rise from 4.2% in 2000 to 5.7% in 2010. 2015 estimates put unemployment close to 6.9%, considerably lower than the 2015 yearly estimates for Forrest County of 13.1%, though that number is skewed because of the large number of college students.

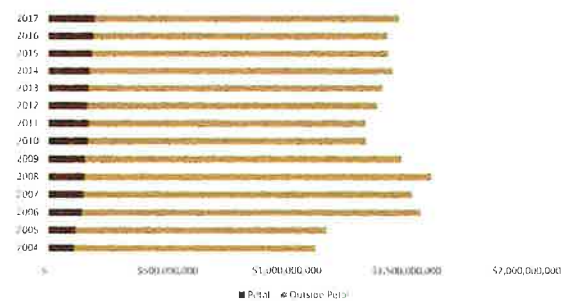
The top three occupation categories for Petal in 2010 were Management, Business Science, and Arts (37.0%), Sales and Office (26.5%), and Service Occupations (16.6%). These three occupation categories were also the same ones in 2000. Combined, they totaled 80.1% of occupations in 2010 and 74% in 2000.

The top three employment industries for the City of Petal in 2010 were Educational, Healthcare and Social Services (29.7%), Retail (15.0%), and Arts, Entertainment & Recreation, and Accommodation & Food Services (11.8%). These categories have changed since 2000 when Manufacturing was a larger percentage of the industry makeup of Petal.

Retail Sales

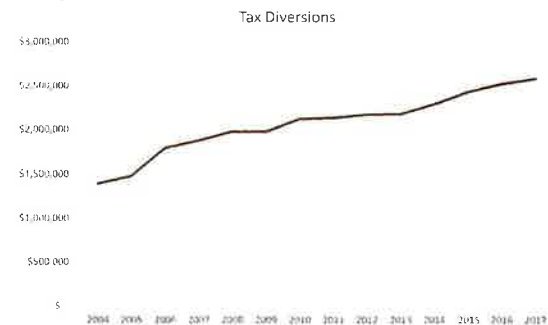
The Mississippi Department of Revenue tracks all retail sales for cities and counties. The chart below shows the gross sales for the City of Petal and the gross retail sales outside of Petal (Hattiesburg and unincorporated Forrest County). This chart illustrates the growing importance of the economy and business in Petal. From 2004 to 2017 Petal's share of gross retail sales in Forrest County grew from 9% to 13%. Petal also is home to approximately 14% of the retail establishments in Forrest County. Between 2013 and 2017, Petal has had steadily increasing retail sales. As business continues to grow along Evelyn Gandy Parkway, retail sales should also continue to expand.

Figure 2.14: Forrest County Annual Gross Retail Sales



The City of Petal, like all incorporated areas, receives annual diversions from sales tax purchases. Currently, over \$2.5 million comes in from these diversions. Sales Tax Diversions have shown steady growth since 2010, growing at a rate of around 3%.

Figure 2.15: Petal Sales Tax Diversions



Source: Mississippi Department of Revenue



CHAPTER 3: GOALS AND OBJECTIVES

INTRODUCTION

This important portion of the Comprehensive Plan identifies a variety of future goals for residential, commercial and industrial development, parks and recreation, transportation improvements, and schools and other community facilities. The following goals and objectives are organized around the necessary elements stated in the State planning legislation. These goals and objectives are the direct result of community input gathered at the public meeting and through the community input surveys.

The City of Petal is thinking progressively in terms of their future whether it's land development, population growth, resident amenities, or public safety. City leadership and residents have direct concern for quality of life and how their actions today affect the future and their children's future. Every comment, concern, or goal expressed throughout this process was based on the desire to change today's actions in order to improve the City of Petal. This Chapter further documents each of these goals in detail.

RESIDENTIAL DEVELOPMENT

Goal 1: Create and maintain a housing stock that is of high quality that meets City needs

- Objective 1.1 Strictly enforce the Rental Housing Code.
- Objective 1.2 Inform citizens of their rights under the Rental Housing Code.
- Objective 1.3 If new rental complexes are to be built, prioritize their location near the Downtown.
- Objective 1.4 Ensure that rental unit supply doesn't put unnecessary strain on the School District.
- Objective 1.5 Work to promote home ownership throughout the City.
- Objective 1.6 Promote the development and retrofitting of handicap accessible housing throughout the City.
- Objective 1.7 Promote the development of military-friendly housing throughout the City.
- Objective 1.8 Continue to adapt and enforce the latest versions of the International Building Codes and National Electric Code.
- Objective 1.9 Continue to update and enforce the City's Zoning Ordinance and Subdivision Regulations.
- Objective 1.10 Continue to provide and upgrade high-quality water and sewer service to all areas of the City that have residential development and residential development potential.
- Objective 1.11 Identify areas for new high-quality residential development both inside the City and in natural growth corridors.

COMMERCIAL DEVELOPMENT

Goal 2: Promote an environment that provides the City with high-quality commercial opportunities

- Objective 2.1 Conduct a commercial needs analysis to identify missing business types in the City.
- Objective 2.2 Incentivize needed businesses to move to Petal.
- Objective 2.3 Incentivize the creation of new businesses and encourage entrepreneurship.
- Objective 2.4 Identify target areas for new commercial growth both inside the City and in natural growth corridors.

Goal 3: Encourage commercial reinvestment in Downtown Petal

- Objective 3.1 Partner with the Petal Chamber of Commerce to attract businesses to Downtown Petal.
- Objective 3.2 Adopt and enforce architectural design standards for the Downtown area.
- Objective 3.3 Promote home ownership around the Downtown area.
- Objective 3.4 Transform roads in the Downtown area into "Complete Streets".
- Objective 3.5 Seek opportunities for Public-Private Partnerships with commercial entities in the Downtown area.

INDUSTRIAL DEVELOPMENT

Goal 4: Promote Petal as a partner in Industrial development for the region

- Objective 4.1 Partner with ADP to locate suitable industrial developments in the City.
- Objective 4.2 Reserve land suitable for industrial development North on Highway 11.
- Objective 4.3 Maintain positive relationships between the City and current industrial employers and work with said employers to plan for and meet future industrial needs.

PARKS, OPEN SPACE AND RECREATION

Goal 5: Expand Petal's offering of parks and recreational spaces

- Objective 5.1 Identify areas of Petal to be protected from development that are suitable for recreational opportunities.
- Objective 5.2 Explore opportunities to build small, neighborhood-scale parks.
- Objective 5.3 Explore opportunities to expand park services into the eastern portions of the City.

- Objective 5.4 Explore opportunities to utilize undevelopable land near the Leaf River as a riverfront park.
- Objective 5.5 Promote connectivity between Petal and Hattiesburg Parks.
- Objective 5.6 Explore ways to connect the Long Leaf Trace to Petal.

Goal 6: Promote the use of recreation facilities in Petal

- Objective 6.1 Ensure that all Park facilities are ADA compliant and have handicap accessible facilities.
- Objective 6.2 Increase the amount and quality of lighting at City Parks.
- Objective 6.3 Increase the Police presence around City Parks, especially around dusk.
- Objective 6.4 Explore the addition of a splash pad to one of the park facilities.
- Objective 6.5 Have the Parks and Recreation Department and Athletics Department partner together to anticipate future needs and to plan for the growth of the parks system.

STREET AND ROAD IMPROVEMENTS

Goal 7: Maintain Petal's roads to the highest standard possible

- Objective 7.1 Establish a routine maintenance cycle for all roadway improvements such as resurfacing and restriping.
- Objective 7.2 Establish a Capital Improvements Program (CIP) to effectively plan for major infrastructure expenditures.
- Objective 7.3 Work with HPFL-MPO to implement the Transportation Improvement Plan (TIP) to improve regional connectivity.

PUBLIC SCHOOLS

Goal 8: Promote, support and partner with Petal School District to provide the best Primary and Secondary education opportunities in the region

- Objective 8.1 Partner with Petal School District to plan for and meet future needs.
- Objective 8.2 Partner with Petal School District to acquire future school sites as needed.
- Objective 8.3 Provide infrastructure and safety measures to encourage active transportation to schools.
- Objective 8.4 Ensure that public infrastructure near schools is ADA compliant.
- Objective 8.5 Link City-owned public facilities with District-owned public facilities to create a network of linked public space.

Goal 9: Create post-secondary educational opportunities for residents

- Objective 9.1 Partner with local industry to identify needed skill sets and provide training to fill those positions.

COMMUNITY FACILITIES

Goal 10: Provide effective administration and a high level of service for the residents of Petal.

- Objective 10.1 Periodically assess all City administration facilities to determine if growth, expansion or repairs are needed.
- Objective 10.2 Periodically assess all City administration equipment to determine if improvements, repairs, or replacements are needed.

Goal 11: Provide Petal with the highest quality Police protection possible.

- Objective 11.1: Conduct a periodic assessment of personnel and equipment within the Police Department and the need for additional manpower or equipment.
- Objective 11.2 Increase officer manpower based on a proportional increase of the City's population.
- Objective 11.3 Promote and encourage regular officer training and certifications.
- Objective 11.4 Explore opportunities with city administration to integrate the needs of a new station to coincide with the development of a new City Hall.
- Objective 11.5 Seek federal, state and private grant funding for various training, equipment, or facility needs, such as body cameras.

Goal 12: Provide Petal with the highest quality Fire protection possible.

- Objective 12.1 Conduct a periodic assessment of personnel and equipment within the Fire Department and the need for additional manpower or equipment.
- Objective 12.2 Continue to identify and improve response times within each fire department.
- Objective 12.3 Identify available funding and grant opportunities for various emergency management services, facilities, and improvements.
- Objective 12.4 Work with City officials and other funding sources to replace Station #2.
- Objective 12.5 Continue to improve and maintain a vigorous training program for all firefighters.

Goal 13: Provide Petal with the highest quality of Emergency Management

- Objective 13.1 Continue to work with Forrest County EMA to continue to make the community resilient in the face of disaster by identifying high risk areas for potential disasters.
- Objective 13.3 Form cooperative and collaborative relationships with developers and property owners to further publicize development concerns within flood zones.
- Objective 13.4 Work alongside the Fire Department to develop a safe room in Station #3.

CHAPTER 4: EXISTING CONDITIONS AND CONSTRAINTS

Taking inventory of all existing land uses and potential land constraints is an important step in the planning process and directly relates to the future development of the City of Petal. Further analysis of this inventory will identify growth patterns and opportunities and constraints which will form the basis for a future land use plan for the City. This chapter addresses the City of Petal as well as a planning area outside the City.

An inventory of land uses was gathered in June of 2017. The land use data was then entered into a Geographical Information System (GIS) database and assigned to the appropriate parcel. Collecting data, in Petal and the planning area, by parcel allows further analysis opportunities to study land use patterns by acreage and comparable percentages.

EXISTING LAND USE CATEGORIES AND INVENTORY

The existing land uses are divided into residential, commercial, industrial, public & semi-public, and vacant categories. This survey not only determines the land use in the City of Petal and Planning Area, but it also allows for a detailed analysis of the land use distribution in both.

Residential Land Use

The City of Petal and Planning Area is composed of three main types of residential uses: single family, multi-family, and manufactured homes.

Single-Family Residential identifies parcels of any size that contain one detached residential unit.

Manufactured or Mobile Home Residential identifies parcels of any size that contain a residential unit constructed or assembled off-site and transported to the site for placement as built on-site.

Multi-Family Residential identifies parcels of any size that contain two or more attached residential units. These units can be in the form of duplexes, triplexes, quadplexes, or apartments.

Single family homes are the most prevalent land use in the City and Planning Area, composing approximately 26% of the City's total area. Manufactured homes are the second most prevalent type of housing, composing approximately 1% of the City and planning area. Manufactured homes are more abundant in the planning area and along the city fringe. Multi-family are the least frequent residential type in the planning area. Only 0.5% of Petal is multi-family residential.

Approximately 73% of the homes in Petal are occupied by the owner, typically, more owner-occupied housing units leads to more stable communities.

Commercial Land Use

Commercial establishments are considered to be those that operate privately, for profit, and provide merchandise or services. This survey classifies commercial as either office commercial or general commercial. Examples include banks, restaurants, medical offices, law offices and insurance offices.

Approximately 2.6% of Petal and 0.5% of the planning area is composed of commercial land uses.

Commercial areas in the City are located mostly on Main, Central and Evelyn Gandy Parkway. The commercial land uses are more scattered in the planning area and mostly concentrated along major thoroughfares. A few vacant parcels exist along the main commercial corridors in Petal and offer opportunities for commercial infill development in the future.

Industrial Land Use

Industrial establishments tend to process, manufacture, store, or distribute goods to other businesses for later sale or use. Industries do not usually provide on-site sale of goods or services. Industrial uses account for approximately 2.0% of the land area in the City and the planning area. These uses are nearly all located in close proximity to the Leaf River and Highway 11. The industrial uses within the City are mostly found near the Leaf River and the railroad line.

Public/Semi Public

Public and semi-public land uses make up a large portion of land in the City of Petal. Public and semi-public land uses include government facilities, schools and colleges, parks and recreation, churches and institutions, cemeteries, private clubs, and utilities. These uses account 4.1% of land area in the City. The City of Petal and the Petal School District account for most of the public/semi-public uses. Churches and cemeteries are spread throughout the City and planning area.

Vacant Land Use

For this land use study, vacant land indicates any land that is undeveloped, or being used for agricultural purposes. 57.8% of City acreage falls into this vacant category. Much of the vacant land to the west of the City is constrained by floodplains and floodways, and vacant land is also constrained sporadically by wetlands.

Streets and Right-of-Way

Streets and Right-of-Way (ROW) accounts for those corridors necessary for transportation routes or utility lines. Although in some instances there may be nothing visible on an easement, the property is set aside for a specific use. Approximately 7.9% of the City and 4.8% of the planning area is ROW.

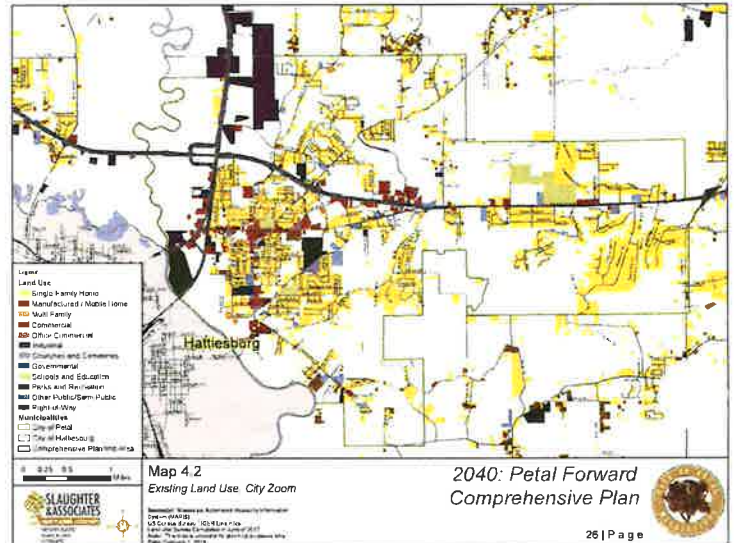
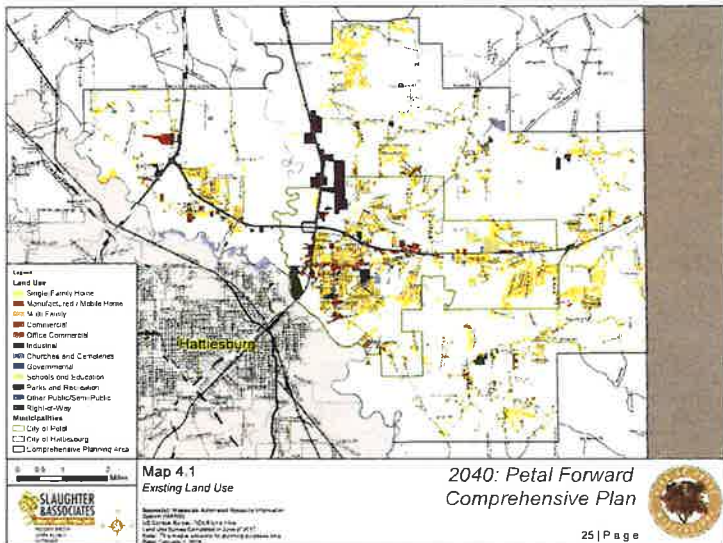


Table 4.1 Existing Land Use

Land Use Category	City of Petal		Planning Area		Total	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Residential	2,799.9	25.6%	3,074.9	8.9%	5,874.8	12.9%
Single Family	2,702.6	24.7%	2,678.4	7.7%	5,381.0	11.8%
Manufactured or Mobile Home	47.8	0.4%	394.6	1.1%	442.4	1.0%
Multi-Family	49.5	0.5%	1.9	0.0%	51.4	0.1%
Commercial	280.6	2.6%	182.8	0.5%	463.4	1.0%
General Commercial	244.6	2.2%	162.8	0.5%	407.4	0.9%
Office Commercial	24.9	0.2%	-	0.0%	24.9	0.1%
Vacant Commercial	11.1	0.1%	-	0.0%	11.1	0.0%
Industrial	218.3	2.0%	66.1	0.2%	284.4	0.6%
Public/Semi-public	448.0	4.1%	96.3	0.3%	544.3	1.2%
Church/Cemetery	107.7	1.0%	30.2	0.1%	137.9	0.3%
Governmental	23.0	0.2%	1.3	0.0%	24.3	0.1%
Educational	146.2	1.3%	1.5	0.0%	147.7	0.3%
Parks and Recreation	137.7	1.3%	17.8	0.1%	155.5	0.3%
Other	33.4	0.3%	87.7	0.3%	121.1	0.3%
Vacant	6,314.0	57.8%	29,644.2	84.8%	35,958.2	78.3%
Total City Parcel Acreage	10,061.0	92.1%	33,055.2	95.2%	43,116.2	94.5%
Total City ROW Acreage	863.0	7.9%	1,660.1	4.8%	2,523.1	5.5%
Total City Acreage	10,924.0		34,715.3		45,639.3	

Source: Slaughter & Associates Field Survey and Calculations

DEVELOPMENT CONSTRAINTS AND RESTRICTIONS

In addition to existing land uses, development constraints also affect future development. A number of constraints are documented and discussed within this chapter in order to provide a true picture of the development potential of the vacant land.

There are numerous constraints that may be of concern when discussing the development potential of vacant land. Not all constraints have the ability to be documented on a map or discussed within this plan. Some constraints may be purely based on the effects of human preferences or decision making. For the purpose of this analysis, constraints to development are divided into locational constraints and environmental constraints. It is important to note that not all constraints are negative, they may be restrictive but have a positive or beneficial outcome. The constraints discussed on the following pages affect growth within and outside of the City of Petal; they also set parameters for identifying a comprehensive planning area and determining future land use.

Location Constraints

Location constraints consist of areas of the City or unincorporated areas that may have certain rules or regulations impacting future development such as Federal or State lands, Indian Reservations, or Historic Districts. The City of Petal and its planning area do not have such location constraints.

Environmental Constraints

Environmental constraints represent specific land qualities that affect future building such as flood zones, steep slopes, wetlands, and soil suitability for sewage disposal. These constraints will be discussed in detail on the following pages along with maps displaying each constraint.

Septic Tank Suitability

Petal and the planning area as a whole primarily consist of soil types where the use of septic tank absorption fields is very limited or somewhat limited. The soil survey produced by NRCS (Natural Resources Conservation Service) rates each soil type based on certain characteristics that are needed for adequate performance of alternative sewage disposal systems. Some limitations may be overcome but can be costly. County Health Departments are typically the entities that inspect and regulate the construction of absorption fields. However, the best way to regulate sewage disposal is through a centralized sewer system and a requirement to connect to municipal sewer service. The limited nature of the soil in Petal should make connecting every sewage producing entity in the city to the sewer system a top priority. Also, when development occurs along the city fringe or within a known growth area of the city, connection to sewer service should be mandatory.

Wetlands

The United States Fish and Wildlife Service has developed a National Wetlands Inventory mapping system. The City of Petal is not significantly impacted by wetlands. About 9-12% of the City and planning area is classified as wetlands. Most of the wetlands in the City and planning area are found along the banks of the Leaf River, its creeks, Green Creek, Wedgeworth Creek, James Creek, Fann Branch, Lotus Creek, Reese Creek, Thomas Creek, Grantham Branch, McWilliams Branch, Chatts Branch, Third Creek, Dry Prong, Boggy Branch, and Carters Creek. Freshwater Forested/Shrub Wetlands make up the majority of wetlands in the City and planning area.

Severe Slopes

Defining severe slopes can vary depending on the community and location. For Petal and the Planning Area, severe slopes have been defined as slopes above fifteen percent. This is based on the soil category break down by NRCS. The map does not represent the exact slope of land but representative soils with qualities that produce specific slope range. Greater effective slope leads to higher costs for development and for some projects these costs may be prohibitive. The map shows that approximately 8-9% of Petal and the planning

area has a slope from five to fifteen percent, and approximately 25% of Petal and the planning area has a slope greater than fifteen percent. These severe slopes are located in an area of the City east of downtown to the southeast corner of the City. This means that in the future, severe slopes will increase the costs or may prohibit new development in those areas.

100-Year Floodplains

The Federal Emergency Management Agency (FEMA) releases digital flood insurance rating maps (DFIRM) for the State of Mississippi. The map portrays the most current mapping of flood potential areas in Petal and the planning area.

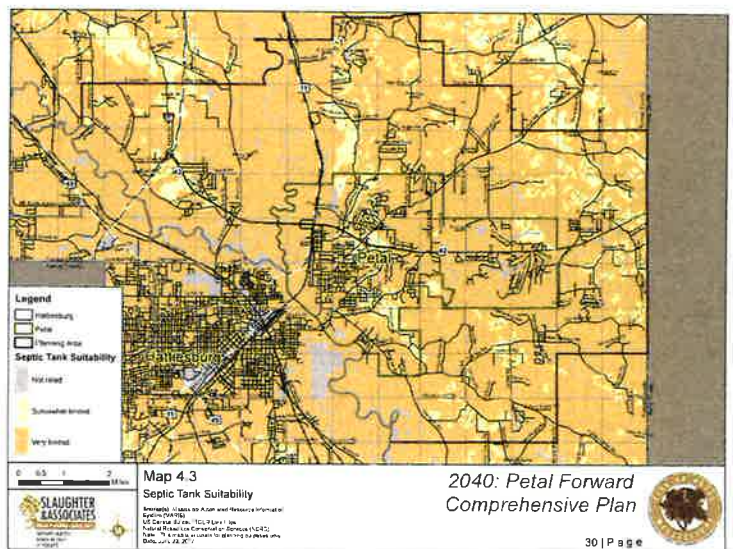
FEMA defines a floodway as "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height." Approximately 9% of the City and 8% of the planning area is within the floodway. Inside the city and outside of the city, the floodway corresponds to the Leaf River, occurring in a diagonal "Y" shape on the western edge of the city and the western sections of the planning area.

The floodplain is defined as any land susceptible to being inundated by flood waters. The 100-year floodplain is the most common flood zone used for analysis purposes. The 100-year floodplain area has a 1% chance of flooding in any given year. Approximately 14% of the City and 10% of the planning area is within the 100-year floodplain. Inside the city, the floodplains are located on the tributaries of the Leaf River. The floodplains inside the city are found in west Petal next to the Leaf River and branching to the northeast, central Petal, running southward, and east Petal, running in a north-south pattern and an east-west pattern. In the planning area, the floodplain is along the Leaf River system to the West and parallels the location and the direction of the floodplain areas inside the city.

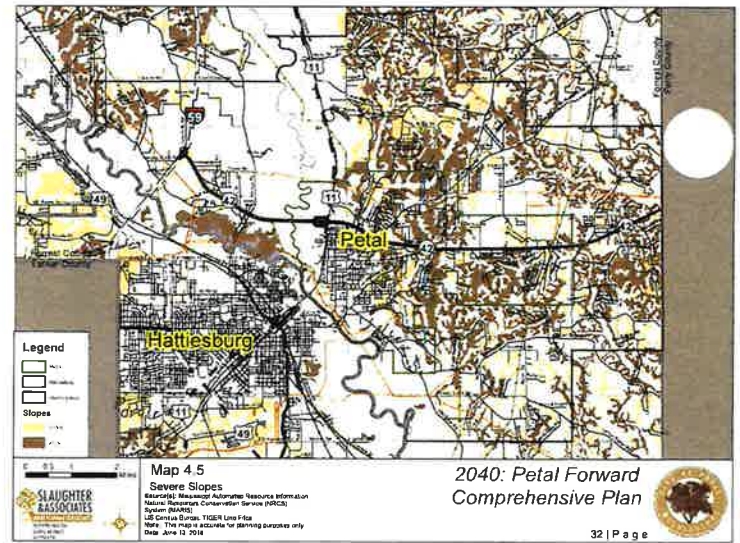
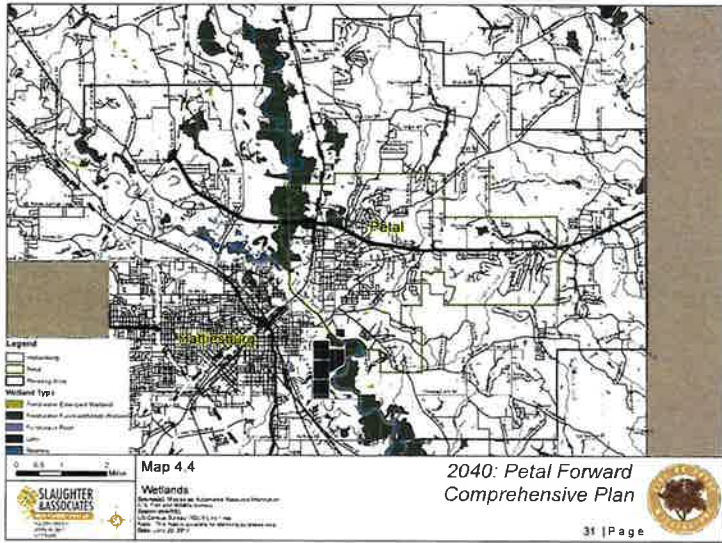
Table 4.2 Development Constraints

	Petal		Planning Area		Total	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Total Acreage	10,924.0		34,715.3		45,639.3	
Flood Hazard						
Floodway	903.2	8.27%	2,826	8.1%	3,729.2	8.2%
100 year floodplain	1023.8	9.4%	3,530.0	10.2%	4,553.8	10.0%
Wetlands						
Freshwater Emergent Wetland	0.0	0.0%	77.2	0.2%	77.2	0.2%
Freshwater Forested/Shrub Wetland	121.7	1.1%	2,957.1	8.5%	3,078.8	6.7%
Freshwater Pond	62.3	0.6%	586.9	1.7%	649.2	1.4%
Lake & Riverine	0.0	0.0%	508.4	1.5%	508.4	1.1%
Severe Slope						
5%-15% Slope	463.9	4.2%	3,097.6	8.9%	3,561.5	7.8%
Above 15% Slope	1,537.10	14.0%	8,642.6	24.9%	10,169.7	22.3%

Source: Slaughter and Associates Calculations



2040: Petal Forward
Comprehensive Plan



CHAPTER 5: FUTURE LAND USE PLAN

In order to comply with Mississippi enabling legislation, the future land use plan must designate in map or policy form the proposed general distribution and extent of proposed land uses. The future land use plan serves two purposes. First, it provides for the general physical location of expected future development. The second purpose is to create order among the existing land uses.

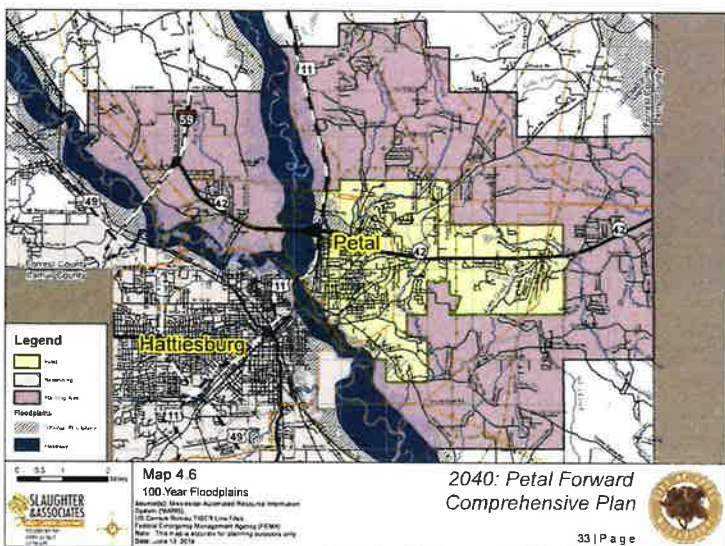
In preparing a Future Land Use Plan, a necessary and responsible step is that of considering environmentally sensitive areas. Some may see these areas as worthy of some degree of preservation, while other may see them as a constraint to development. Through the use of good design techniques, some of these environmentally restricted areas may be developed while preserving the sensitive nature of the areas at the same time. The existing land use chapter talks in detail about specific constraints which assisted in the preparation of this future land use plan.

This section establishes policies that will shape how and where future development occurs. These policies cannot prevent all negative things or incompatible uses from happening, but hopefully, they will introduce some control and guide future decisions. This section, along with the entire Comprehensive Plan, can promote these ideals even further. This chapter focuses on the ideal location for certain land uses, the ideal mixture of land uses, and the ideal intensity of land uses by translating portions of the previous chapter into map form.

There are some general guiding statements that should be presented regarding some types of future land use no matter where it is located in Petal.

- ❖ Intense development of any type in the planning area needs central water and sewer and an adequate transportation system,
- ❖ Any new development inside the city limits should be required to connect to city water and sewer
- ❖ All parcels should have frontage on a public road.

There are a number of potentially undesirable or "obnoxious neighbor" land uses that need to be addressed by specific policies that define and control these uses. Some of these uses overburden the city resources such as heavy-haul trucking, and other uses inconvenience adjacent neighbors or cause potentially hazardous conditions, such as junkyards, gravel pits, or concrete plants. When activities on one property "spillover" and cause a burden and danger to adjacent property owners, then the government is authorized and required to regulate it. This is not "taking away" property rights, it is requiring accountability for land use activities. For example, defining a junkyard as a place with 10 or more cars that are inoperable and requiring such places to build a fence and keep the property mowed if there are residences within 500 feet of the junkyard property, or junk cars, is protecting the safety and welfare of the citizens. Petal must identify potentially hazardous land uses and use regulations and code to mitigate potential harms to the community.



FUTURE LAND USE CATEGORIES

The Future Land Use Map illustrates different land use categories. These Categories are color-coded according to the map legend and as represented by the descriptions below.

The Petal Future Land Use Plan categorizes land uses in the following manner:

- 1 Agricultural
- 2 Low Density Residential
- 3 Moderate Density Residential
- 4 Medium Density Residential
- 5 High Density Residential
- 6 Neighborhood Commercial
- 7 Community Commercial
- 8 Highway Commercial
- 9 Central Business District
- 10 Light Industrial
- 11 Heavy Industrial
- 12 Public/Semi Public
- 13 Parks

Below are specific definitions of the land use designations from Maps 5.1 and 5.2.

Agricultural

This land use category depicts areas that are expected to remain predominantly agricultural or undeveloped with no significant concentrations of residential, commercial, industrial or other development, though these uses may and do exist.

Low Density Residential

This category is for areas of primarily single-family detached residences. These areas are generally large lot residences and subdivisions.

Moderate Density Residential

This category is for areas of primarily single-family detached residence at a higher density than Low Density Residential. Generally, these areas should be located closer to the center of the City.

Medium Density Residential

This category is for areas of very dense detached single-family residences, attached single-family residences (townhouses), and duplexes, but not multi-family apartments. These areas should be located near the center of the City.

High Density Residential

This category is for multi-family apartment complexes. These should only be located in areas with adequate transportation infrastructure.

Neighborhood Commercial

These are areas of limited retail and office commercial that are situated inside of established neighborhoods. Commercial enterprises in these areas should not generate traffic substantially higher than what a residential neighborhood would normally experience. The target consumer for these businesses should live relatively close to the business.

Community Commercial

These are areas of general retail and office commercial uses that serve the entire Petal community. Because of the higher amount of traffic generated, these areas should be located on or just off of arterial and collector roads or in the Downtown.

Highway Commercial

These are for areas of commercial development that, by their nature, require access to major transportation infrastructure. These uses can be high intensity commercial such as big box stores or they can serve highway travelers such as truck stops and hotels.

Central Business District

The Central Business District is ideally the City's commercial center. This area has a mix of offices and retail uses and potentially has second-story residences. This area should be located in close proximity to City Hall.

Light Industrial

These areas are for uses of limited manufacturing and warehousing. Manufacturing uses in Light Industrial areas should not emit obnoxious odors, sounds or vibrations.

Heavy Industrial

These areas are for warehousing and manufacturing uses that emit loud noises, offensive odors or that have vibrations felt off the manufacturing site. These uses could also require large amounts of water that necessitate additional infrastructure. These areas should be located close to or on major transportation corridors and, if possible, railroads.

Public/Semi Public

These areas indicate large public facilities, such as schools, that are not likely to cease existing in the foreseeable future.

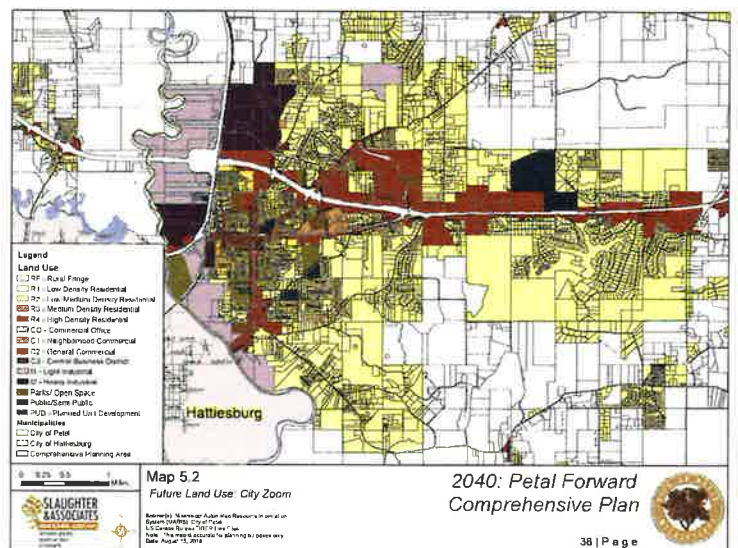
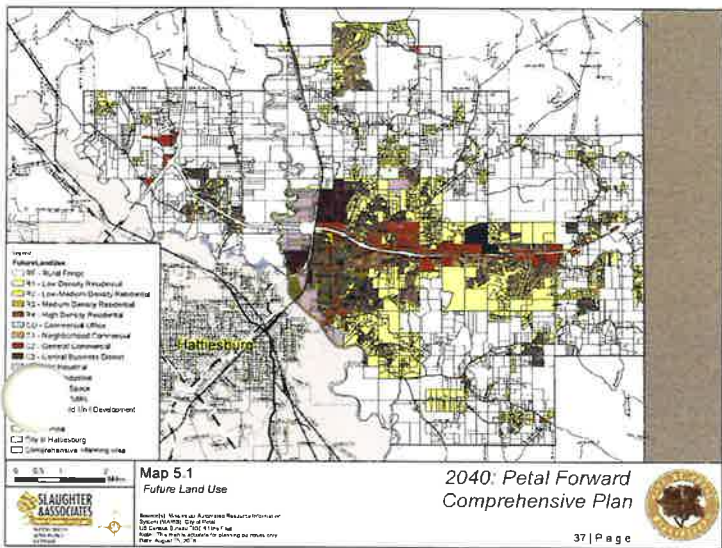
Park

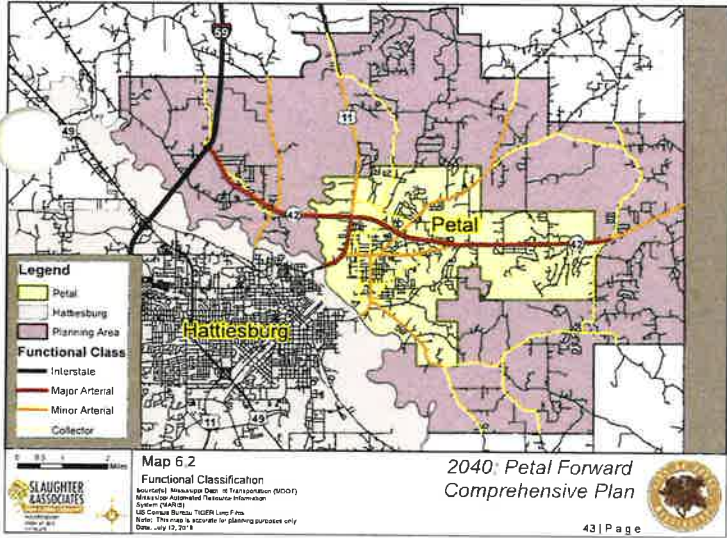
These areas are reserved for established parks and recreational facilities.

PROPOSED ANNEXATION AREAS

In an effort to expand the existing city limits, the City of Petal has completed the appropriate studies and is currently in the process of annexing five (5) proposed areas. These proposed areas are estimated to add 375 people to Petal's population, increase the city's land area by 6 square miles, and bring in an additional 154 dwelling units and 33 businesses within the corporate limits.

The specific Proposed Annexation Areas are outlined on Map 5.3.





TRANSPORTATION IMPROVEMENT PROJECTS

Short-term – in the next year or sooner

1. Work with MDOT to retire the light at Gandy and Richton Road. There have been multiple accidents there in a short period of time. Intersection of Major (Gandy) and Minor (Richton) Arterials. Gandy AADT – 16000, Old Richton AADT – 5000.
2. Restripe the turn lane at North Main Street and 1st Avenue. The lane currently ends before 1st, but northbound traffic still uses it as a turn lane. Oncoming southbound traffic enters the lane too early for turning at East 1st. The striping is confusing and the final ~200 feet should be dedicated to a left turn lane for northbound traffic. Intersection of Major Connector and Major Connector. North Main AADT – 5900, West 1st AADT – 2100.
3. The control box at Central and Old Richton needs to be replaced for about \$18,000. Traffic can get caught at Old Richton or in the parking lot of Ward's because the control box no longer recognizes traffic coming from those directions. This leads to a situation where drivers can't legally make turns across traffic for extended periods of time. Intersection of Minor Arterial and Minor Arterial. Central Ave. AADT – 9200, Old Richton AADT – 3700.

Medium-term – 5 years/CIP budget horizon

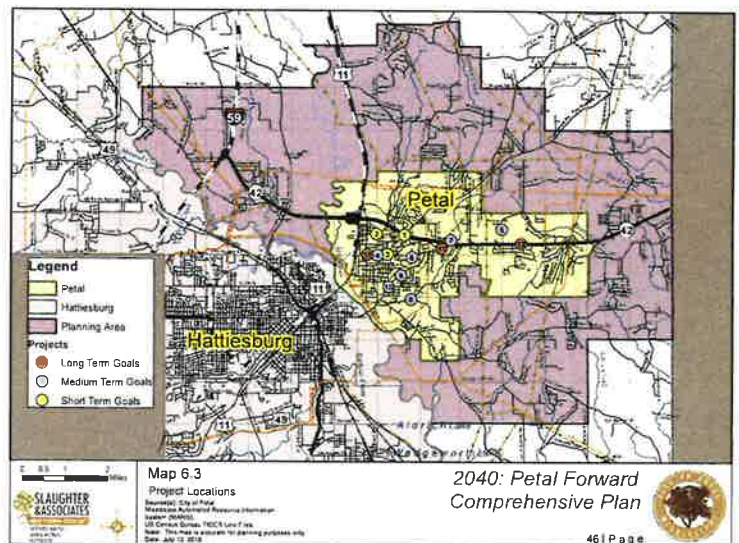
4. Better street lighting is needed at the intersection of Central and Main. There is currently only one light at the intersection at the Northwest corner. As this intersection is going to be near the heart of the planned downtown revitalization, and because there aren't any residences near the intersection, the City should really light up the intersection. This may require working with Mississippi Power to run an electrical line to the intersection. Intersection of Minor Arterial and Minor Arterial. Central Ave AADT – 9200, South Main AADT – 9400.
5. Herrington Road north of Panther Stadium Drive needs to be three-laned to accommodate pick-up and drop-off traffic in front of Petal Primary School. Close work with the School district will inform the best course of action in reworking the road. Local road. No AADT.
6. An access road to the City Park on the north side connecting to Central Ave should be constructed to facilitate traffic flows into and out of the Park. The newly expanded Park and the creation of the Athletics department will increase usage at City Park. An additional parking lot on the north side of the Park with a new access point will help the community better utilize this asset. Care must be taken to ensure a safe intersection with Central. Minor Arterial (Central). Central Ave AADT – 7700.
7. The intersection of Byrd Parkway, Tyner Rd, and Eastbrook Dr needs adjustment. Tyner and Eastbrook are not quite directly across from each other and the lane striping intent is not always clear, leading to confusion at the intersection. The solution to correct this may be as simple as restriping, or may be more complicated such as realignment or the addition of a stoplight. Local roads. No AADT.
8. The intersection of Smithville at Corinth is dangerous and needs to be re-worked. Smithfield intersects Corinth at a narrow angle at a relatively steep incline making visibility to the east almost nonexistent. A realignment of Smithville to exit perpendicular to Corinth across from Trystan Drive should be considered as a solution. Local roads. No AADT.
9. The intersection of Hillcrest and Collins is a confusing intersection with intersections of James and Hillcrest and Pecan Terrace and Collins in the immediate vicinity. Realignments of multiple roads may need to occur to rectify this intersection. Major Collector (Hillcrest), local roads. Hillcrest AADT – 2200.



10. Hillcrest between Ogilvie and Boxtel is falling off onto the side. This portion of the road is located near Mathews Branch Creek, making it more susceptible to erosion and wear. An engineering study can determine if this section may need new subgrades, or it may just need repaving. Major Connector. AADT – 2200.

Long-term – 10 years

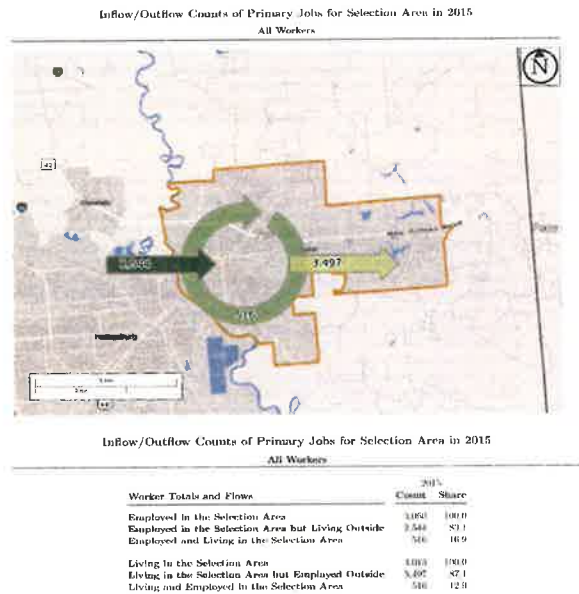
11. Old Corinth Road will need to be realigned over time. It's current intersections with Central Avenue are non-ideal and the section that parallels Gandy will need to be straightened. This will become more important as the Gandy continues to develop commercially to allow for additional means of access to those businesses. Local Road. No AADT.
12. Evelyn Gandy Parkway acts as a barrier to crossing pedestrian and bicycle traffic. In general, the City should be looking to make pedestrian improvements along all parts of the Gandy, but especially so around the High School. There are several subdivisions in close proximity to the High School and the addition of traffic calming measures and pedestrian improvements near the High School will encourage pedestrian commuting to the school. As with all pedestrian improvements, special consideration should be given to those with disabilities and ADA compliance is absolutely necessary.
13. Petal is not yet large enough to support a public transit system of its own. However, Hattiesburg does have a transit system, Hub City Transit, that serves a large portion of Hattiesburg. An interlocal agreement with Hattiesburg could be reached to provide transit service from downtown Petal to downtown Hattiesburg. From there riders could connect to other parts of Hattiesburg. As Petal continues to grow, a transit system of its own may be considered.



WORKER FLOWS

The Census Bureau collects data on "LEHD Origin-Destination Employment Statistics" (LODES) (aka where workers live and where they work.) The Census Bureau also runs a program called On the Map that displays much of the data that the Bureau collects including LODES. Below is a visualization of the worker flows for Petal, prepared with the On the Map tool

Figure 6.1 Petal's Worker Flows



Source: US Census Bureau, OnTheMap.com

Of the 3,060 jobs located inside city limits, about 83% of those workers commute into the City, and of the 4,013 people employed living inside City limits, about 87% leave the City to go to work. Because of this, particular attention needs to be paid to the primary entrances and exits from the City as most people are entering or leaving Petal for work.

Non-Motorized Transportation

Pedestrian and bicycle systems are becoming of greater interest to cities of all sizes around the State. Petal is no exception and should continue to attempt to find the right balance between automobiles and other forms of transportation. The current system is built for motorized traffic and leaves very little room for accommodating other forms of transportation.

Petal should evaluate the condition of its non-motorized circulation system (bike lanes and sidewalks), especially those that are close to schools. This evaluation would consist of an inventory and condition analysis of the current sidewalk system and an inventory of roads that could possibly accommodate new bike lanes. This process would reveal target areas for improvements to the pedestrian friendly facilities. For upgrades to sidewalks, it is important to separate pedestrians from motorized traffic as much as possible.

Funding opportunities, such as grants from MDT, are available and the City should be active in seeking out new grant funding for the improvement of the non-motorized transportation network. Better mobility networks tend to spur new development and investment, which would greatly impact the Downtown area. Funding opportunities exist at the State and Federal levels, as well as through private organizations.

CHAPTER 7: COMMUNITY FACILITIES PLAN

Community facilities are locations and services provided by local governments and some private enterprises. Examples include public schools, libraries, parks, cemeteries, water and sewer services, trash disposal, fire stations and fire protection, ambulance services, police protection, and court systems. This chapter lays out a brief inventory and analysis of the existing community facilities in Petal. This chapter can also be used to facilitate the development of future capital improvements.

GENERAL GOVERNMENT OPERATIONS

The City of Petal's governmental and administration services, including the Mayor's office and the Department of Finance and Administration, operate out of City Hall located at 119 W. 8th Avenue. While the current facility is adequately serving the needs of the administrative employees, as well as the citizens of Petal, the City should look to replace and relocate City Hall within the next 10-15 years. If a new administrative facility (City Hall) should be constructed, the City would also benefit by designating space for Police and Fire administration. Downtown would be a prime location for a new City Hall.

POLICE DEPARTMENT

The Petal Police Department, located at 127 West 8th Avenue, is served by 26 sworn officers. The standard measure for police protection in number of officers per 1000 population, Petal has approximately 2.4 officers per 1000 population, lower than the State average of 3.6 and lower than the 3.7 FBI national average for cities under 10,000 population. It would take an additional 11 sworn officers to be above the national average and at the State average. Population is not the only influence on the demand for police officers. Petal is spread out over a relatively wide area for its population and additional officers may be necessary as the City's population continues to expand.

The Petal Police Department is running out of room at its current station. With city officials looking to relocate and build a new City Hall in the next 10-15 years, they should consider integrating a new police station into the plans for the new City Hall building. As the city continues to expand, and population continues to grow, the City of Petal Police Department may also want to explore opportunities for adding additional substations on the east side of town.

The Petal Police Department should continually strive to increase its capabilities to provide law enforcement services and to fight crime in the community. These increased capabilities include the upgrading and addition of law enforcement equipment such as body cameras, maintaining a high level of training and certification for the officers, and expanding the police force as needed. The City should monitor criminal activity and traffic trends within the City and adjust the size of the police force as necessary. In addition to providing high quality police services, the City of Petal should strive to maintain a positive public perception with regard to the safety of the community.

FIRE DEPARTMENT

The City of Petal operates a professional fire department out of three fire stations. Station One (John E. Anderson Fire Station #1) is the main office, and is located at 102 Fairchild Drive, north of Mississippi Highway 42 (Evelyn Gandy Parkway) and south of Old Richton Road. Station Two, located at 109 West Eighth Avenue, is west of South Main Street and near City Hall. Station Three, located at 1187 Mississippi Highway 42, is on the north side of MS Highway 42, east of Panther Stadium Drive, and near Petal High School (See Map 7.1).

Mississippi State Rating Bureau (MSRB) is a non-profit corporation that has leadership and membership comprised of the insurance companies that write fire protection policies. MSRB provides services related to the grading of public fire protection and services in connection to insurance rates in the State of Mississippi. MSRB has recently given the City of Petal a Class 4 fire rating. The inspection system is based on a point schedule with credit given in several categories related to fire fighting and protecting property from fire damage. These categories include the age of firefighting equipment, the quantity of water available to fight fires, the average number of firefighters responding per call, and the distance the firefighting equipment must travel in order to reach a fire (run distance).

The City of Petal's Fire Department's trucks are currently in good working order, however, the department and city officials should continually assess the adequacy of firefighting equipment and develop a program to replace that which is aged beyond its useful life.

Water supply is a major part of the City's firefighting capabilities. The fire department should work with Petal Water and Sewer Company to identify areas that are in need of fire hydrants and water pressure improvements. The City should also take preemptive measures in city ordinances, such as improving subdivision regulations to ensure that as new development occurs, developers make the necessary improvements to maintain a high level of fire protection. Since needs change and evolve over time, the city's administration should routinely meet with and discuss the needs of both personnel and equipment for the functional future of the Petal Fire Department.

EMERGENCY MANAGEMENT

Emergency management services are currently under the direction of the Forrest County Emergency Management Agency. While this is not a City department, it does provide vital services to the City and in the event of disaster would be the de facto leader in organizing the initial response. As such, it is vital that the City continue to work closely with County EMA to plan and prepare the City for disaster and to build resiliency to mitigate disaster when it strikes. The City currently contributes funds to the EMA budget.

ANIMAL SHELTER

The City of Petal does not operate an animal shelter, instead, the City uses Hub City Humane Society as its shelter at a cost of \$30,478 per year. The City should continue to budget funds towards the maintenance and upkeep of the Hub City Humane Society shelter and potentially look at adding a part time position to help with upkeep. If the City wishes to continue using a non-profit's facility, at a minimum, a City official should be one of the members of the non-profit's board of directors.

PARKS AND RECREATION

Petal Parks and Recreation Department is responsible for a wide range of recreational and cultural opportunities in the City including competitive sports and community facilities. Currently the City has six parks, and a senior citizen center that provide a wide range of recreation opportunities to the community, including walking trails, dog trails, a skate park, baseball fields, softball fields, playgrounds, and many more. (See Map 7.2)

The Parks and Recreation Department hosts many events throughout the year in partnerships with local sports associations. The Petal Baseball Association and the Petal Dixie Girls Association work alongside the City of Petal to host leagues for boys and girls in the spring and fall, the Petal Youth Sports Association oversees the

PeelWee Football and Cheerleading and Basketball activities, and the Petal Family YMCA hosts the youth soccer leagues.

Youth sports is a \$9 billion per year industry that Petal has begun to tap into, however, there is always room to improve on the current recreation amenities that are offered to the citizens of the City. Minor steps such as expanding parking options, creating a splash pad, building handicap accessible parks/equipment, installing more lighting as security precautions for existing facilities, and adding sidewalks for better connectivity are opportunities that the City of Petal, and the Parks and Recreation Department should explore to better the quality of life for its current citizens and future generations to come.

PUBLIC UTILITIES

Like all cities, Petal is tasked with providing adequate public utility service to its citizens. While the infrastructure to provide these services is not cheap, it is constantly in need of repair and maintenance to maintain proper function. The City of Petal should take steps continue offering a high level of service to its citizens by continually ensuring that all infrastructure is monitored and upgraded and/or replaced when necessary.

Electric

Electricity is provided to Petal through Mississippi Power Company and Dixie Electric Power Association. The City should continue to work with Mississippi Power and Dixie Electric EPA to maintain the electrical grid in the City and to provide a high level of electrical service to its residents.

Gas

Natural Gas service is provided to the City by Reliant Energy Resources Corporation. The gas system is in good shape and no major repairs or improvements are anticipated over the life of this plan. The City should continue to support and anticipate the future needs of Reliant Energy and expansion of the gas system.

Water (Map 7.3)

Water service is provided to the City by Petal Water and Sewer Company, Eastalutchie Utility Association, Barrontown Utility Association, and Sunnise Utility Association. Currently, the water needs for the City are being met, but additional growth in the City, either population or industrial, will require an increased water capacity. Petal is completely surrounded by rural water associations. If there is any significant development in these areas, those water associations will be hard pressed to keep up with demand. The City should consider studying what it would cost to acquire and improve service in those parts of the water association coverage that are inside the City limits. Municipal water should be a more reliable service as well as helping with fire coverage.

Additionally, much of the City's water system is aging and at the end of its service life. A recent study completed by Shows, Dearman, & Waits, Inc. estimated that Petal should be prepared to replace approximately 185,000 linear feet of water infrastructure. With this cost estimated to total roughly \$13 million, the City of Petal should immediately begin budgeting for the repair and replacement of this infrastructure.

Over the time frame of this Plan, the elevated storage tanks will also need to be serviced and repainted.

Sewer (Map 7.4)

Sewer service is provided to the City by the Petal Water and Sewer Company. Much like the water system, the sewer system in Petal is rapidly aging and is likely in need of major repairs. A recent study completed by Shows, Dearman, & Waits, Inc. estimated that the City of Petal owns approximately 40,000 linear feet of sanitary sewer that has surpassed its service life. Much of the system is constructed of clay pipe that is very susceptible to cracks, breaks and leaks. With an estimated cost of \$6.6 million to replace this aging infrastructure, the City should immediately begin budgeting for this upcoming expense.

STREETS DEPARTMENT

Much of the work of the Streets Department is focused on daily maintenance of the 140 miles of streets within the city limits. This maintenance includes patching potholes and cuts in the roads where utility repairs are made. On top of maintaining the streets, the department is also responsible for clipping limbs, mowing downtown areas and roadways, cleaning storm drains and roadside drainage ditches, installing and replacing street signs, maintaining street lights, and maintaining city buildings.

Shows, Dearman, and Waits, Inc. has completed an Existing Road Network Pavement Condition Index Study for the City of Petal. Within this study, all of the City streets were categorized and rated as one of the following: Good, Satisfactory, Fair, Poor, Very Poor, Serious, or Failed. The "Failed" roads include Albert St., Dixie Ave., Herrod St., McKinnon St., Morrow Dr., Old Cornith Rd., and Smithville Rd. A street maintenance plan should be developed to address all of the City streets, starting with the roads that are in need of immediate repair.

The Streets Department is well equipped and well-staffed. The City should continue to monitor the needs of the Streets Department and provide additional staff and equipment when needed. The hiring of seasonal/temporary staff should be studied as a way to ease workload.

BUILDING DEPARTMENT/CODE ENFORCEMENT

Many governmental responsibilities fall under the guidance of the Petal Building Department, including building inspection and permits, code enforcement, planning commission, and electrical and plumbing boards. As the department has such important and varied responsibilities, ensuring that the department is running smoothly is of utmost importance to the City. The Department's equipment is in good shape and is quickly replaced when necessary. The City should continue to keep the Department well equipped.

Petal has many land use regulations on the books. The Code of Ordinances was published by Municode and codified on December 20, 2016. Municode updates the Code of Ordinances on a quarterly basis. The last updated was June 29, 2018. Included within the City's Code of Ordinances is the Zoning Ordinance (including sign ordinance), Subdivision Regulations, Design Guidelines, and Flood Damage Prevention Ordinances. The City of Petal adheres to the International Building Code (2015) which includes Fire, Mechanical, Plumbing, and Residential codes, and is also regulated by the 2014 International Electric Code. Having these ordinances and codes in place allows the Building Department to ensure that residences and businesses in Petal remain safely habitable and that new construction is safe, will retain its value and will not be a burden to City to maintain in the near future.

The City should look to continue to keep its standard codes up-to-date and adopt new ordinances to give the Building Department better tools to address new challenges such as Mobile Food Trucks and Air BnB short term home rentals.

As new ordinances are updated and passed, an increased burden will be placed on the Building Department for enforcement. Hiring a full-time code enforcement officer would relieve this burden and free up resources in the Building Department.

INDUSTRY

Industrial uses account for approximately 1.2% of the land area in the City and the planning area. This development is mainly driven by the Petal Area Chamber of Commerce.

Currently, the majority of industrial development is located in close proximity to the Leaf River and Hwy 11 with more large-scale industrial developments located across the Leaf River in the Hattiesburg-Forrest County Industrial Park.

Known as the "Friendly City," Petal, and the Petal Area Chamber of Commerce work closely with Area Development Partnership to improve the quality of life for citizens within Petal, and Forrest County. To stay competitive in the Industrial Development realm, Petal should continue to build on these relationships and make it a goal to work towards developing their own industrial park (200-300 acres) in an effort to attract businesses and industries to the City of Petal.

EDUCATIONAL RESOURCES

Petal School District (Map 7.5)

The Petal School District is made up of a total of 5 schools: Petal Primary (grades K - 2), Petal Elementary (grades 3 - 4), Petal Upper Elementary (grades 5-6), Petal Middle (grades 7-8) and Petal High School (grades 9-12). The district consists of approximately 4,000 students annually and employs an estimated 550 employees making the Petal School District the City's largest employer. Each school offers superior academic instruction as well as art, music, physical education, and technology classes. Students at Petal Middle School and Petal High School have numerous academic courses and electives available to enhance their educational experience.

Recognizing the importance of long-range planning, school district personnel, with the involvement of community members, designed and implemented two cycles of strategic planning to guide the district through the past fifteen years. Community members and school district personnel meet annually to revise and update the plan to keep it current and applicable. Because of their vision and the combined efforts of the entire Petal community, the Petal School District has been able to achieve remarkable results in recent years, such as being ranked the Number 1 District in the State for the 2016-2017 School Year by the Mississippi Department of Education. The Petal School District was one of only 15 districts awarded with an A rating by the State of Mississippi.

City Government must continue to work with Petal School Districts to maintain the high-quality education that the District provides. Due to the success of the school district, and the growing demand of students, the City of Petal should plan to build a new elementary school within the next 5-10 years. Mentoring and addressing the spatial and transportation needs of the District will allow the schools to continue to provide a high level of educational service to the community.

University of Southern Mississippi

Petal has a wonderful resource in the University of Southern Mississippi (USM). USM is located across the river in Hattiesburg and has a total enrollment of about 14,550 students. Many of these students both work and do business in Petal, contributing to the local economy. After graduation, these students become members of the local and regional workforce.

Camp Shelby, the largest Army National Guard reserve and training site in the nation, is located just 14 miles south of Petal. Due to the close proximity to Camp Shelby, Petal is home to many active duty service men and women, veterans, and their families. USM is continuing to be a presence in the community by taking a special interest in active service men and women, veterans, and their families. USM's Center for Military Veterans, Service Members and Families offers scholarships and programs to meet the post-secondary needs of the members of our armed forces. This program is an effort to successfully aid in helping veterans and their family members in their search for homes, jobs, and education, which in turn will benefit the City of Petal.

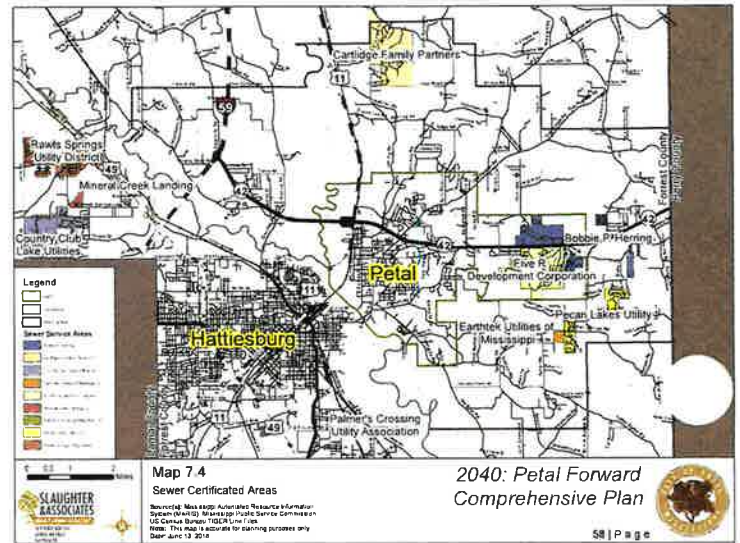
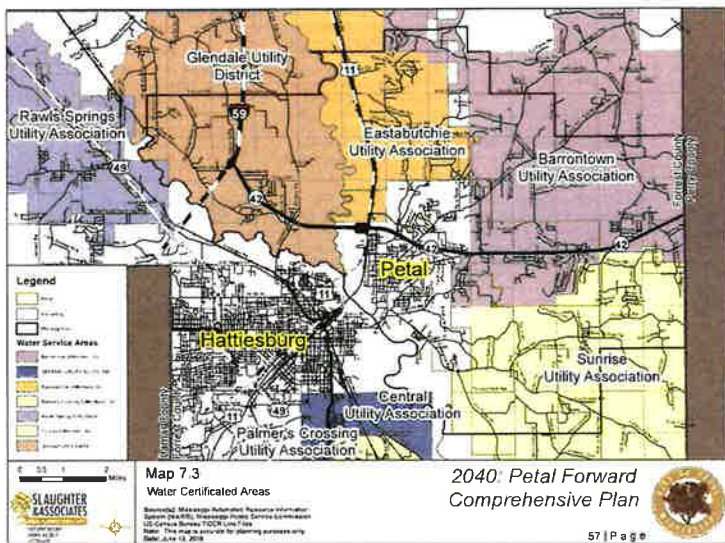
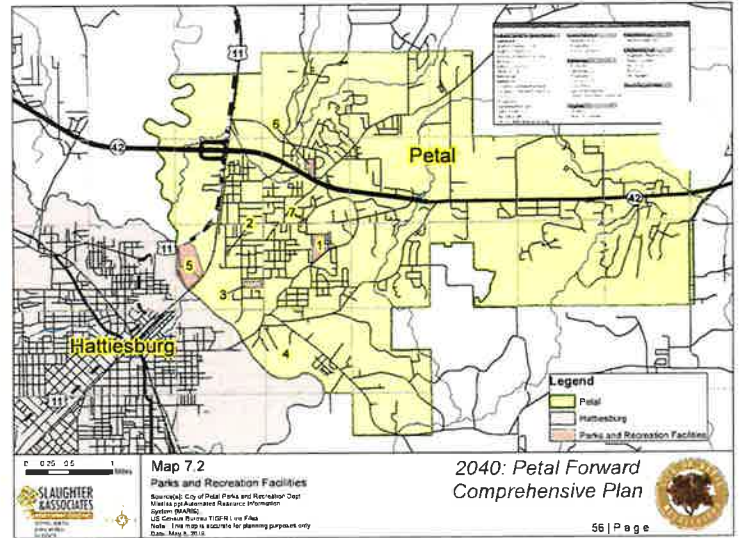
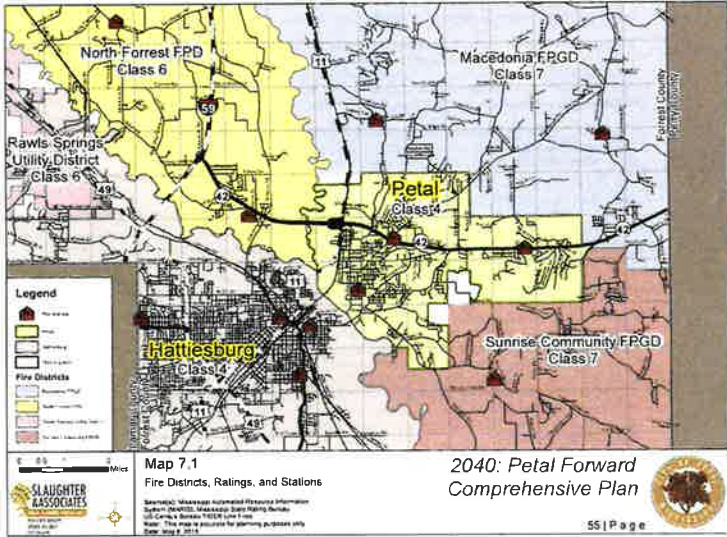
For Petal's continued growth, it is vital that the City should find ways to grow its partnerships with USM, and to continue to provide great educational service to the community.

HOUSING

Petal's housing stock is generally in good shape. Dilapidated and unsafe structures are condemned as appropriate by the building department. Much of the current challenge to Petal is in dealing with poorly maintained rental properties. With such a large percentage of the housing units being rental units (nearly a third), making sure these properties are safe and livable is of utmost importance to Petal's continued growth and wellbeing as a community. As stated before, the adoption and strict enforcement of a minimum rental standards ordinance will go a long way towards achieving these ends.

Like many cities in Mississippi, Petal is experiencing a lack of new moderately-priced housing developments. Much of what is built is for either end of the economic spectrum, either low income rentals or more expensive large homes. With 40% of the housing stock in Petal being constructed before 1970, new housing priced for, and tailored to the existing residents is a must if Petal wants to both retain and attract an adequate workforce. That said, there is little room for these types of developments in existing City. As shown in the Existing Land Use chapter, much of the current vacant land is constrained with poor soil, floodplains, and wetlands. The City should study annexing areas adjacent to and surrounding the City in order to replenish the supply of unconstrained vacant land for new development.

The current Zoning Ordinance also inhibits new residential growth. The Ordinance is both out-of-date and has not been effectively enforced over its lifespan. Many areas in the City have either been spot zoned and/or improperly zoned. All of this leads to uncertainty about zoning, City enforcement and how new development will be treated. Updating and even-handedly enforcing the Zoning Ordinance will return some certainty to the housing market and the larger real estate market in the City and the overall sustainability of the City.



CHAPTER 8: IMPLEMENTATION AND PLAN MAINTENANCE

The implementation of the Comprehensive Plan is critical to achieve the goals and recommendations set forth in the document. There are a number of implementation tools available to carry out different portions of this plan. The following information provides a brief description of some of the common implementation tools. This plan can also be a guide for many different City decisions and should be referred to periodically for guidance and periodically updated as needed.

IMPLEMENTATION TOOLS

Annual Budget

The annual budget is a process which the City reviews needs and makes decisions to fund certain services, programs, capital expenditures, etc. Many local governments incorporate recommendations or policies from the comprehensive plan into the budgetary process. By including the comprehensive plan in the budget discussions can ensure that needs or goals outlined are being reviewed annually and considered for implementation.

Capital Improvements Program (CIP)

A capital improvements program is also a type of budgeting process that plans and projects costs and expenditures for major public investments over a five year period. This is an effective way to concentrate on major investments such as wastewater plants, sewer lines, water lines, fire trucks and equipment, etc. It clearly identifies investment goals and helps the City stay focused on specific needs and objectives. A CIP can also alleviate monetary stresses if projects are spaced over a period of time. Spreading costs over a number of years can also reduce any dramatic changes in the City's tax structure.

Intergovernmental Agreements

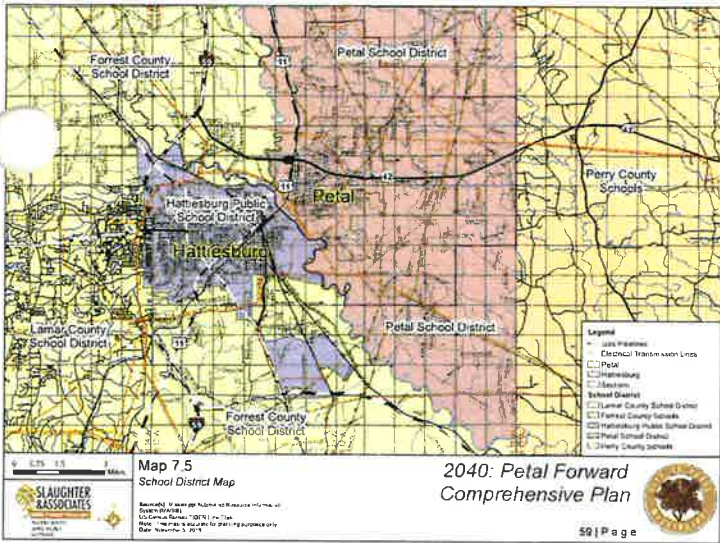
Intergovernmental agreements between local government entities can help to spread the burden of certain services by sharing some responsibility to benefit the community as a whole. This comprehensive plan does not recommend any agreements specifically. However, the City currently utilizes this tool for the following services: fire, schools, library, and the airport. The continued use of this tool can be effective and beneficial for the residents of Petal and the planning area as well as Forrest County as a whole.

Zoning Ordinances

Zoning is a common implementation tool for carrying out the future land use portion of the comprehensive plan. Zoning is the regulation of land uses and is intended to guide development into compatible land use patterns; it protects individual land owners and preserves and establishes the character of a community. Updating and strictly enforcing the current Zoning Ordinance for the City of Petal is one effective way to implement elements of this comprehensive plan.

Building, Construction and Fire Codes

Construction, building and fire codes, including electrical, mechanical, plumbing, etc., provide a standard upon which to build safe structures. Continued adoption of up-to-date versions of the International Building Code, International Property Maintenance Code and other codes from the International Code Council family of codes will greatly assist Petal in efforts to ensure safe housing and safe buildings. However, with the adoption of such codes comes the responsibility to make inspections to assure that the codes are being complied with.



Subdivision Regulations

Subdivision regulations control the process for division of land and also establish design standards for property improvements. These regulations ensure that property owners have adequate public utilities and roadways. Subdivision regulations can also further goals of the comprehensive plan such as transportation improvements or water and sewer facilities.

Community Design and Appearance

In the future, the City should consider adopting design standards which establish consistent appearance guidelines for commercial areas or for downtown or for the historic district. These standards or guidelines often include structural elements, exterior facades, exterior materials, etc.

Sign regulations, unkempt property ordinances, and landscaping guidelines are other ordinances that can help to create the intended appearance of the community. These can be separate ordinances or are often times included in the zoning ordinance. The City does currently have a sign ordinance as part of the Zoning Ordinance. Landscaping standards and an unkempt property ordinance may be of interest in the future.

Day-to-Day Policy Enforcement

For Petal, many of the goals and strategies involve setting or updating policies and then enforcing those policies. This usually involves City staff processing complaints that have been raised with, or identified by, the elected officials. The City will need to develop additional capacity for day-to-day policy enforcement in order to raise the level of service.

PLAN MAINTENANCE

Maintaining the Comprehensive Plan is as important as implementing it. Many factors can lead to the need for revisions in the Comprehensive Plan, including new development or emerging economic or population shifts.

Amendments

This plan, along with all of its elements, is designed to be a guide for the long-term development of Petal. Major investments, both local and from outside, and market conditions, local, national and international, have the ability to significantly shift growth patterns and influence land use in ways that cannot be foreseen at the present. To adapt to these changes, the City should set up a process for amending elements in this document. As a warning, multiple amendments can unintentionally alter the policies that this plan was based on; amendments should be limited and well justified.

Plan Review and Future Updates

The Comprehensive Plan is a dynamic document. Periodic review and update of the Comprehensive Plan is essential in order to accurately reflect the changes within the city. Yearly review is crucial to keep the Plan current of any special topics or influences that will affect the city. Every three to five years is the minimum time frame for review of major land use changes, but if drastic changes occur in the City, a Plan review and update may be needed sooner than that. During review, the Board of Aldermen, Planning Commission, or a Comprehensive Planning Committee should examine the success in implementing the current plan before making any changes. After all elements and goals and objectives have been updated as necessary, a draft of the revised Plan must be viewed at a public hearing before being adopted and incorporated into the Comprehensive Plan.

APPENDIX A: DOWNTOWN PLAN

Petal is a relatively young city, having been incorporated in 1974, and has grown significantly in a short period of time. As the commercial corridor along Evelyn Gandy Parkway has grown, there has been a lack of reinvestment in Petal's original center near the intersection of Central and Main. This, coupled with the fact that most County and Federal services are located in Hattiesburg (services that would anchor a traditional downtown), has led to Petal being left with an aging City center and no real iconic "Main Street" type Downtown. Meetings with both the Department Heads and the Public show a desire to have a "Downtown Petal" and to revitalize the areas around Main and Central.

GOALS FOR DOWNTOWN

This Downtown plan is looking to:

- 1) Drive commercial development and reinvestment along the Central and Main corridors.
- 2) Reduce blight in the surrounding neighborhood.
- 3) Provide a sense of place in the heart of the City.
- 4) Help control the image of the City at two of its main entrance points.

AREAS TARGETED

Meetings with the Board of Aldermen have determined a boundary to concentrate investment efforts in. This area will be roughly bounded by the Norfolk-Southern Railroad on the East, 7th Street on the South, and the Matthews Branch, Charles street, Central, Main, Greens Creek and the Gandy on the Northeast. (See Map A 1) This area takes in a large chunk of "Old Petal" and is almost entirely residential and commercial, with the commercial being located on the Main and Central corridors.

The residences in the target area are generally older houses, many built just after World War II, and are more susceptible to blight and disinvestment. Additionally, these areas have many of the same problems as the rest of Old Petal: 2-inch water lines, old sewer mains, and the patched roads that come with repairs to infrastructure.

The commercial structures in the area are also older and generally are small businesses. Small businesses, individually, have a relatively high turnover rate making it difficult to use only those small businesses as the anchor for redevelopment. However, if drawn together and stabilized with an anchor, such as a courthouse or town hall, small businesses can become the backbone of a city. Creating an environment that supports entrepreneurship and provides a stable location for businesses to reside make a City more resilient as well. If one business closes, another one can come into replace it, reducing gaps in the tax base.

Map A.1 – Downtown Target Area



TWO BIRDS WITH ONE STONE (CITY HALL)

Petal's current City Hall is showing signs of age and is already at capacity for day-to-day operations. The building will need to be replaced or undergo major renovations in the next 10-15 years. The Police Station is also out of space and will likewise need to be rebuilt or undergo major renovations in the next 10-15 years. This plan proposes that when the City undergoes its rebuilding process for both of those structures, that they be located in the same building in a location closer to the intersection of Main and Central. A large multi-purposed government services building could house City Hall, Police, and Fire administration. This building would be an ideal anchor for a Downtown district like one that Petal is envisioning.

In addition to the physical building, the relocation of City Hall is an opportunity for the City to provide additional green space, improve walkability and general accessibility around City Hall and also opens the space that City Hall is leaving open for additional activity from the City (expanding Fire service, the Library or the Civic Center for example).

LOCATION, LOCATION, LOCATION

A possible site for the construction of a new City Hall would be in the vacant lots across from Rodgers Family Pharmacy on Central (Map A.2). This site has been vacant for at least a decade according to aerial photography. The site is less than a quarter mile from the intersection of Main and Central and is approximately 6 acres. There are approximately 150 single-family homes, and 11 multi-family complexes within a quarter-mile radius of the site and an additional 600 single-family homes, 15 multi-family complexes and a mobile home park within a half-mile radius. Approximately one-fifth of Petal residences are in this half-mile radius as are all of the businesses in the Target Area.

The real challenge to this site is the fact that it may be a brownfield. There previously were two gas stations at the site with a total of 6 underground storage tanks. Those tanks were constructed in the 1970s and while petroleum contamination is not readily apparent, an environmental study needs to take place to determine site appropriateness. This presents both a challenge and opportunity for the City. The obvious challenge is that brownfield cleanup and mitigation is expensive. The opportunity is that brownfield mitigation grant funds are available to the City through MDEQ that aren't available to private development. If the site is contaminated, the City is in a unique position to clean it up. Regardless of any other factors, including the awarding of grant funds, the City should still conduct a brownfield assessment of the Central Avenue site before moving forward with any development plans at the site.

Map A.2 – Potential City Hall Development Site



LINKING PUBLIC REINVESTMENT EFFORTS

One of Petal's great assets is its school system. Though this plan is not being prepared for Petal School District, this Downtown Plan is an area of potential mutual collaboration between the City and the School District. Petal School District is one of the best systems in the State and has attracted many families to the area. In so doing, there is now a need for the School District to expand its facilities. The City should work with the School District to study the addition of a new school facility (Elementary) near or in the Downtown redevelopment area. As a general rule, homes values rise closer to good schools. The addition of a new school in the Downtown area has the potential to spur reinvestment in the homes near the school.

RECAPTURING THE CORNERS

The intersection of Main and Central (Map A.3) needs work. If you stood right in the middle and looked around, you'd never be able to tell that it was the middle of the City. The intersection of Central and Main should be a place that both markets and celebrates Petal. Right now, two corners (1,2) have major commercial signage, while another (3) is essentially parking, and the other one (4) has a few small bushes and a turn lane. These are four of the most important corners in the City and they shouldn't be wasted. This is an opportunity for renewed partnership with Petal's Chamber of Commerce to really let that organization take lead in finding effective way to use the space to brand and market the Friendly City.

Map A.3 – Intersection of Main and Central



PRESERVING PETAL'S HISTORY

The City of Petal is relatively young, but the Petal community has been around much longer. Building a new City Hall is an opportunity to collect and showcase historical documents, photos, and objects in a City Museum. This could be as small just a display at first and could grow to have its own dedicated space in time. This is also a good opportunity for additional community involvement, potentially having a citizens' committee to help collect items for and maintain the museum.

A LITTLE SOMETHING EXTRA

Petal will never have the old County courthouse. Petal doesn't have Oxford's Square. Petal doesn't have the Biloxi Lighthouse nor the National Military Park at Vicksburg. Petal lacks that one defining place that is unique and evokes the essence of the City. In keeping with Daniel Burnham's directive to "Make no little plans" the City should incorporate something big and bold into the Downtown project. This could be a large clocktower, or maybe a public art installation. Maybe it's making the City Hall in a bold architectural style, or a uniquely designed intersection at Central and Main.

THE CARROT AND STICK OF BLIGHT PREVENTION AND CLEANUP

The residential parts of the target area have much higher rental rates (almost double) than that of the City as a whole. This, plus the aging nature of the homes, leads to an area that is susceptible to blight and disinvestment.

Getting homeowners and landlords to reinvest in an area that is beginning to show signs of blight is a challenge. This challenge is a bit of a paradox as well, everybody knows that if everybody reinvests, that the neighborhood will get better and home values will rise but that if nobody invests then home values will continue to decrease. So, this presents the individual landlords with two options: invest and either reap the benefits of everyone investing or lose that investment if no one else does, or don't invest and still reap the benefits of everyone else investing or not lose anything because there wasn't any investment anyways. Generally, the less risky option is to not invest, and this begins a downward spiral of collective disinvestment that leads to severe blight.

The "Carrot" of getting a good return on investment isn't enough by itself to spur the kind of reinvestment that the City would like to see. This is where the "Stick" of strict enforcement of property maintenance codes is helpful. Adding an additional consequence to not reinvesting (or at the least keeping the property up to code) can change the calculus of landlords. It is important for the City to apply this, not just to areas that are experiencing blight, but across the entire City. It is much easier to prevent disinvestment than to try and stop it after it has started.

FINANCING OPTIONS

General Obligation (GO) Bond

This is the financing option that most large City projects get funded through. The mechanism for this is pretty simple. The City takes a loan for the cost of the project and then pays it back over the course of a number of years (usually 10-20) with an increase in the millage rate. This financing option spreads the cost of development out to the entire City.

Tax Increment Financing (TIF)

Construction of a new City Hall may be best suited to use Tax Increment Financing (TIF). TIF is a funding mechanism that pays for development now with future revenue gains. The City designates a TIF district and assesses the property inside. A loan is then paid off over time with the gains in assessed value inside the TIF district. This is an oversimplification of the TIF process, and this tool can be very complex to use correctly, but this option should at least be considered as a funding mechanism.

Main Street Investment Revolving Loan Program

This is a loan program available through the Mississippi Development Authority (MDA) for small cities (less than 15,000) in the State. These loans are competitive and there is a limited funding pool each year, but these loans may be available for a lower interest rate than through a GO bond.

Brownfield Grants

There is public funding available at all stages of brownfield designations, site planning and cleanup. These funds are available from the EPA through MDEQ. These funds generally fall into two categories, brownfield assessment and inventory grants and brownfield cleanup grants.

Exhibit "B"

ORDER

WHEREAS, THE MS LEGISLATURE HAS PASSED HB1647 IN RESPONSE TO COVID-19, THE BOARD OF ALDERMEN OF THE CITY OF PETAL DEEM IT NECESSARY TO AUTHORIZE THE MAYOR TO GRANT ADMINISTRATIVE LEAVE WITH PAY DURING A LOCAL EMERGENCY PURSUANT TO THE REGULATIONS OF HB1647.

THIS ORDER SHALL BE EFFECTIVE IMMEDIATELY

SO ORDERED THIS THE 17TH DAY OF MARCH 2020

MISSISSIPPI LEGISLATURE

REGULAR SESSION 2020

By: Representatives Gunn, Boyd, Weathersby, Carpenter, Darnell, Foster, McGee, Steverson

To: Rules

HOUSE BILL NO. 1647

1 AN ACT TO AUTHORIZE LOCAL GOVERNMENTAL ENTITIES AND LOCAL
2 SCHOOL DISTRICTS TO GRANT ADMINISTRATIVE LEAVE WITH PAY TO THE
3 EMPLOYEES OF THOSE LOCAL GOVERNMENTAL ENTITIES AND LOCAL SCHOOL
4 DISTRICTS IN THE EVENT OF CERTAIN DISASTERS OR EMERGENCIES; AND
5 FOR RELATED PURPOSES.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

7 SECTION 1. From and after March 14, 2020, the board of
8 supervisors of any county, the governing authority of any
9 municipality and the local school board of any public school
10 district may grant administrative leave with pay during the
11 affected period within the affected county, municipality or school
12 district to the employees of such governmental entities on a local
13 or statewide basis in the event of extreme weather conditions or
14 in the event of a man-made, technological or natural disaster or
15 emergency, if such event has resulted in an emergency declaration
16 by the Governor. Any employee on a previously approved leave
17 during the affected period shall be eligible for such
18 administrative leave granted by the governing authority, and shall

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20/HR31/R2246.2
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19 not be charged for his or her previously approved leave during the
20 affected period.

21 SECTION 2. This act shall take effect and be in force from
22 and after its passage.



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ST: Local governmental entities and school
districts; authorize grant of admin leave with
pay in event of certain disasters or