

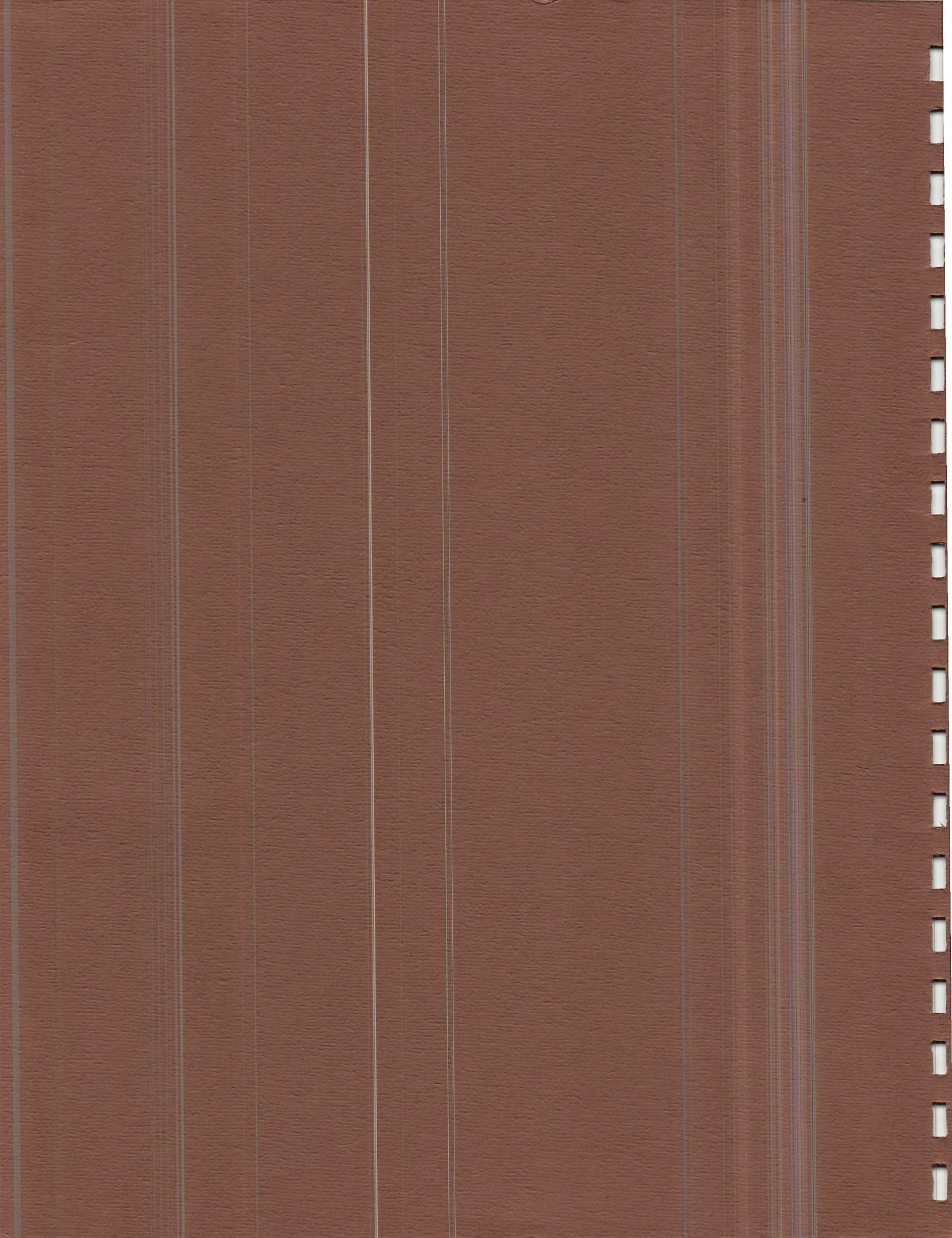


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# COMMUNITY DEVELOPMENT PLAN PACE, MISSISSIPPI

Mississippi Research & Development Center







# **COMMUNITY DEVELOPMENT PLAN**

## **PACE, MISSISSIPPI**

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**Thomas R. Hitt**

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**January, 1979**



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**Mississippi Research & Development Center  
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## Summary

The town of Pace has established a 20-year population goal of 1,800, a 1,132 increase over the existing planning area population. For Pace to realize this 20-year population goal it is imperative that recommendations of the Pace development plan regarding housing, streets, community facilities, and other necessary support facilities and services be accomplished. A sewerage system must be installed, and water and sewerage must be extended into growth areas as the need arises. Land use control devices such as zoning and subdivision regulations must be adopted and enforced, and timely annexation of growth areas must be accomplished.

Pace should adopt the public improvements program recommended in this report. Total cost of the proposed short-range (one to five years) public improvements program is \$4,184,600. The Economic Development Administration (EDA) and the Department of Housing and Urban Development (HUD) are expected to provide 85 percent of the total cost. Other federal funding sources and local and private funds are expected to provide the remaining 15 percent.

The location of Pace, midway between Cleveland and Rosedale and in close proximity to each, provides Pace with an excellent opportunity for achieving its growth potential. The continued industrial development at Cleveland and the industrial development expected to occur as a result of construction of a port at Rosedale will greatly enhance the possibility of future commercial and industrial development in Pace.

The Pace planning area contains 2,552 acres, with 116 acres located within the corporate limits of Pace. Developed land occupies only 132 acres within the planning area, and about two-thirds of this acreage is located within the corporate limits of Pace. Within the town of Pace, 38 acres are undeveloped and only 18 acres are suitable for development. Most of the developed area within Pace is residential, with the remainder being commercial, public/semipublic, industrial, or vacant. Within the planning area, agricultural uses account for about 95 percent of the total land area, with open space, forest, and water areas accounting for the remainder. The Pace planning area is dominated by soils which complicate any type of construction activity that requires deep excavations of trenches or foundation pits. An accurate property map for Pace does not exist, and some properties overlap with other properties and public rights-of-way.

Approximately two-thirds of the 218 residential structures in the planning area are structurally substandard. The downtown area contains the largest concentration of commercial structures, and the majority of these are structurally substandard.

Public buildings are generally adequate to serve existing needs, but renovation of some existing buildings and the construction of new buildings will be required in the future.

With the exception of the Pace Attendance Center and one small park located in the downtown area, recreational facilities in Pace do not exist. Additional facilities are needed to serve all age groups of the population and to provide for active and passive recreational activities.

About 80 percent of the streets are paved to a width of less than 22 feet and have no structured shoulders. Many streets are in poor condition, apparently from a lack of maintenance.

Public services vary from being nonexistent to satisfactory. Sewerage facilities and health services do not exist in Pace, and fire protection is provided at a marginal level. Other services are sufficient to meet present needs but will require expansion and improvement as population growth occurs.

The town of Pace is in need of financial and administration improvements, particularly in the following areas: government organization, finance and tax administration, equipment services, regulations and ordinances, and personnel management. Pace's financial condition is inadequate, basically because of a poor tax base. To generate additional revenue the town should equalize taxes, update tax rolls, use its funds more efficiently, and require financial reporting on a monthly basis.



## INTRODUCTION

In January, 1977, the Delta Pace Human Development project was initiated in Pace, Mississippi. The project is one of 24 comprehensive development projects sponsored by the Institute of Cultural Affairs. At the request of the Institute and the town of Pace, the Mississippi Research and Development Center began preparation of a 20-year development plan in March, 1977.

Initially, an inventory of existing conditions was conducted to identify problems related to land use, streets, housing, utilities, recreation, town management, and many other aspects of municipal operation. Based on the population goal of 1,800 by 1998, plans were prepared for streets, housing, and community facilities and services to support the expected population growth.

In addition to the studies included in the Pace development plan, three additional work elements were prepared. A public utilities study was prepared by Diversified Consultants, Inc., and includes plans for water, sewer, and storm drainage. A code of ordinances was prepared by the Public Administration Branch of the Center and includes a zoning ordinance and subdivision regulations in addition to a full range of municipal codes and ordinances. The Department of Architecture, Mississippi State University, prepared a downtown development plan for Pace. These three plan elements will be published as separate documents.

Recommendations from the 3 separate plan elements were incorporated into the Pace development plan, and a 20-year public improvements program was prepared. Recommendations were divided into short-range (1 to 5 years) and long-range (6 to 20 years) time periods based on the expected population growth, anticipated development areas, and the urgency of need. A brief description of the short- and long-range improvement programs is presented by major category types. The estimated cost of each improvement and suggested sources of financing for the short-range program is presented.

PUBLIC IMPROVEMENTS PROGRAM

## PROPOSED IMPROVEMENTS

The public improvements program includes projects considered essential to achievement of the Pace development objectives over the next 20 years. Recommendations are divided into short-range (1 to 5 years) and long-range (6 to 20 years) time periods based on the expected population growth, anticipated development areas, and the urgency of need. A brief description of the short- and long-range recommendations is presented by major category types. For the short-range program, a detailed listing of projects is shown in Table 1, along with the estimated cost of each improvement and suggested sources of financing.

Total cost of the proposed short-range public improvements program is \$4,184,600. The Economic Development Administration (EDA) and the Department of Housing and Urban Development (HUD) are expected to account for 85 percent of the total cost. Other federal funding sources and a small amount of local and private funds are proposed to provide the remaining 15 percent.

### Streets and Bridges

Short-range recommendations for streets and bridges include reconstruction of approximately 30,000 feet of existing streets to widths of 22 to 24 feet with open ditch drainage. Also included in short-range recommendations is the construction of 3,900 feet of new streets, which will be built to a paved width of 22 to 24 feet with curbs and gutters. The new streets will provide for improved circulation of existing traffic and will provide access to the proposed community park from Joseph W. Matthews Memorial Drive. Five bridges are recommended for construction or reconstruction. Two existing bridges, one on Jenny R. Washington Avenue at Tommie Branch and one on Bizzell Street at the Bogue Phalia, are to be replaced. Construction of three new bridges is recommended in conjunction with proposed new streets and include two crossings of Tommie Branch and one crossing of a drainage canal located between Bizzell Street and 2nd Street.

Long-range street and bridge improvements will encompass 9,600 feet of new streets and the construction of two new bridges. These streets will provide the framework for traffic circulation in the proposed growth areas and provide for both north-south and east-west circulation. Two new bridges will be required, one over Pigeon Lake and one over the Bogue Phalia.



**Table 1**  
**SHORT-RANGE PUBLIC IMPROVEMENTS PROGRAM**  
**(1978-1983)**

Public Improvements	Total Cost	Sources of Funding						Local and Private
		FmHA	HUD	EDA	BOR	EPA	Bolivar County	
Street Reconstruction (22-foot width)								
Leflore Avenue	\$ 31,500		\$ 31,500					
Magnolia Avenue	31,500		31,500					
5th Street	12,600		12,600					
Hayden Avenue	25,200		25,200					
Joseph W. Matthews Memorial Drive (from Jenny R. Washington Avenue southward to proposed corporate limits)	84,000						\$ 84,000	
Railroad Avenue (from Jenny R. Washington Avenue westward to dead-end)	63,000		63,000					
3rd Street North	16,800		16,800					
Martin Luther King Drive	23,100		23,100					
2nd Street South	4,200		4,200					
3rd Street South	3,150		3,150					
1st Street	4,200		4,200					
Total	\$ 299,250		\$ 215,250				\$ 84,000	
Street Reconstruction (24-foot width)								
Jenny R. Washington Avenue (from 2nd Street westward to State Highway 8)	\$ 70,400		\$ 70,400					
Railroad Avenue (from Jenny R. Washington Avenue eastward to Rural Road)	55,000		55,000					
Beulah Road (from proposed corporate limits eastward to Bizzell Street)	39,600						\$ 39,600	
Bizzell Street	11,000						11,000	
Jenny R. Washington Avenue (from State Highway 8 southward to Joseph W. Matthews Memorial Drive)	48,000						48,000	
Mount Olive Road (from Bizzell Street southward to proposed corporate limits)	77,000		77,000					
Rural Road (from State Highway 8 southward to proposed corporate limits)	55,000		55,000					
Total	\$ 356,000		\$ 257,400				\$ 98,600	
New Street Construction (22-foot width)								
From Hayden Avenue southward to Railroad Avenue	\$ 22,800		\$ 22,800					
Total	\$ 22,800		\$ 22,800					
New Street Construction (24-foot width)								
From State Highway 8 southward to Bizzell Road	\$ 39,000		\$ 39,000					
From Joseph W. Matthews Memorial Drive westward to the Bogue Phalia	89,700		79,700					
Total	\$ 128,700		\$ 128,700					
<b>Total Street Cost</b>	<b>\$ 806,750</b>		<b>\$ 624,150</b>				<b>\$182,600</b>	

Table 1 (Continued)

Public Improvements	Total Cost	Sources of Funding						Local and Private
		FmHA	HUD	EDA	BOR	EPA	Bolivar County	
<b>Bridges</b>								
Jenny R. Washington Avenue at Tommie Branch	\$ 25,000						\$ 25,000	
Bizzell Street at Bogue Phalia Between Bizzell Street and 2nd Street North (proposed street)	100,000						100,000	
Tommie Branch (proposed street)	100,000		100,000					
Railroad Avenue at Tommie Branch	80,000		80,000					
	80,000		80,000					
<b>Total</b>	<b>\$ 385,000</b>		<b>\$ 260,000</b>				<b>\$125,000</b>	
<b>Community Park</b>								
Community center with gymnasium/ auditorium	\$ 125,000			\$ 125,000				
Two Little League baseball fields	75,000			37,500	\$ 37,500			
Picnic area with outdoor pavilion and picnic tables	65,000			32,500	32,500			
Four multipurpose courts	40,000			20,000	20,000			
Two playfields	25,000			12,500	12,500			
Jogging path around park perimeter	10,000			5,000	5,000			
Swimming lake with bathhouse	30,000			15,000	15,000			
Acquisition of 23 acres	30,000			15,000	15,000			
<b>Total</b>	<b>\$ 400,000</b>			<b>\$ 262,500</b>	<b>\$137,500</b>			
<b>Water System</b>								
Improvements and repairs to existing system	\$ 60,000	\$ 13,000	\$ 47,000					
Water well	110,000	110,000						
Collection system (7,300 feet of new lines)	55,000	27,000	28,000					
Elevated storage tank (150,000 gallon)	175,000			\$ 175,000				
<b>Total</b>	<b>\$ 400,000</b>	<b>\$150,000</b>	<b>\$ 75,000</b>	<b>\$ 175,000</b>				
<b>Sewerage System</b>								
Collection system (16,500 feet of new lines)	\$ 315,000		\$ 78,750			\$236,250		
Treatment facility (sewage lagoon and pumping station)	110,000		27,500			82,500		
Contingencies and land cost	105,000		26,250			78,750		
<b>Total</b>	<b>\$ 530,000</b>		<b>\$ 132,500</b>			<b>\$397,500</b>		
<b>Public Buildings</b>								
Day-care center (3,500 square feet)	\$ 125,000			\$ 125,000				
Town garage (3,000-square-foot metal building)	45,000		\$ 45,000					
Fire and police station (3,000 square feet, two-bay)	90,000			90,000				
<b>Total</b>	<b>\$ 260,000</b>		<b>\$ 45,000</b>	<b>\$ 215,000</b>				
<b>Equipment</b>								
Fire engine (500-gpm pumper)	\$ 40,000		\$ 40,000					
Fire-fighting equipment	15,000						\$ 15,000	
Dump truck	20,000						20,000	
Backhoe	35,000						35,000	
Tracked front end loader	45,000						45,000	
Van (16-passenger)	13,000						13,000	
Police department equipment	20,000						20,000	
<b>Total</b>	<b>\$ 188,000</b>		<b>\$ 40,000</b>				<b>\$148,000</b>	

Table 1 (Continued)

Public Improvements	Total Cost	Sources of Funding						Local and Private
		FmHA	HUD	EDA	BOR	EPA	Bolivar County	
Central Business District								
Jenny R. Washington Avenue (includes sidewalks)	\$ 60,000			\$ 60,000				
Service street (rear of buildings)	40,000			40,000				
Central plaza and landscaping	140,000			140,000				
Total	\$ 240,000			\$ 240,000				
Housing Site Development								
Streets with curbs and gutters	\$ 130,000		\$ 130,000					
Utilities (water and sewer)	140,000		140,000					
Site preparation	30,000		30,000					
Total	\$ 300,000		\$ 300,000					
Economic Development Projects								
Commercial complex (6,000 square feet)	\$ 370,000			\$ 370,000				
Gas station and bait shop (3,000 square feet)	70,000			70,000				
Concrete products industry and retail outlet (5,000 square feet)	150,000			150,000				
Local construction company	100,000			100,000				
Commercial center renovation (6,000 square feet)	220,000			220,000				
Industrial park (land acquisition and site development)	250,000			250,000				
Land acquisition (20 acres on State Highway 8)	50,000			50,000				
Total	\$1,210,000			\$1,210,000				
Total Cost of Short-Range Public Improvements Program	\$4,719,750	\$150,000	\$ 1,476,650	\$2,102,500	\$137,500	\$397,500	\$307,500	\$148,000

SOURCE: Mississippi Research and Development Center, 1978.



### Recreation

A proposed community park will be located on a 23-acre site south of the present corporate limits between the Bogue Phalia and Tommie Branch. This park will accommodate both short- and long-range recreational needs and will contain a community center, a football field, two Little League baseball fields, a swimming lake, an outdoor pavilion, and other recreational facilities such as picnic areas and playfields.

### Water System

Short-range improvements to the water system consist of repairs to the existing system, installation of 7,300 feet of 6- and 8-inch water mains, construction of a second water well, and construction of a 150,000-gallon elevated water storage tank. These improvements are required to provide an adequate water system within the present corporate limits of Pace.

In order to accommodate the long-range water needs of Pace, it is recommended that a third water well be constructed and 36,000 feet of water mains be extended to serve growth areas as development occurs. Ideally, these water mains should be installed in conjunction with the construction of new streets.

### Sewerage System

Short-range improvements recommended for this category consist of the construction of a sewerage collection and disposal system. The proposed system will contain 16,500 feet of sewer mains, a sewage treatment lagoon, and a pumping station.

To provide for the long-range sewerage needs of Pace, 24,000 feet of sewer mains should be installed to serve growth areas, and improvements to the sewage treatment facility will be required.

### Public Buildings and Equipment

Recommendations for public buildings include the construction of three new buildings and the renovation of two existing buildings. The renovation of an existing two-story building located in the downtown area to accommodate a commercial center is proposed. This center, which will contain 6,000 square feet of floor space, will provide administrative areas for the operation of future businesses to be located in the Pace area. A 3,500-square-foot

preschool facility to accommodate approximately 75 preschool children is proposed in the downtown area. A new two-bay fire and police station containing 3,000 square feet is also proposed to be located in the downtown area. A city garage is recommended for construction on a four-acre site located in the southern portion of the planning area near Pigeon Lake. This facility should contain 3,000 square feet and provide space for the maintenance and storage of town-owned vehicles and equipment.

Short-range equipment needs include a fire engine (pumper), a dump truck, a backhoe, a bulldozer, and a 16-passenger minibus. The long-range equipment need is a 20-cubic-yard compactor truck for garbage pickup.

#### Central Business District

The plan for improvements to the Pace central business district includes reconstruction of Jenny R. Washington Avenue from 1st Street to 2nd Street with curbs and gutters, sidewalks, and on-street parking. John F. Kennedy Drive is to be closed from 2nd Street to the Tommie Branch bridge to provide additional land for development. The entire area will be landscaped, and a central plaza will serve as the focal point of the area.

#### Housing Site Development

A 14-acre site located south of Magnolia Avenue and east of Joseph W. Matthews Memorial Drive should be acquired for housing development. Development of this site will include site preparation, street construction, and the installation of water, sewerage, and storm drainage facilities. This site will be utilized for the construction of housing for low-income families during the short-range planning period.

#### Economic Development Projects

A shopping complex containing 6,200 square feet is proposed. This complex will be located on a two-acre site near the junction of Jenny R. Washington Avenue and State Highway 8. Facilities to be located within the complex include a service station, a restaurant, and a general store. This complex will serve as a catalyst to attract other business establishments in this area. Twenty acres of land fronting State Highway 8 should be acquired to provide space for location of the shopping complex and additional commercial development. An

existing building located on State Highway 8 should be renovated and equipped for use as a gas station and bait shop.

The proposed industrial park development will include purchase of 20 acres of land, and construction of an access road, an elevated water storage tank, a water well, and water and sewer lines. Also proposed is the construction of a concrete products industry with a local retail outlet to be located in the industrial park. The establishment of a construction company is proposed to expedite local housing and other construction projects and to provide additional jobs in the community. Purchase of construction vehicles and equipment will be required to initiate this project.

## FUNDING SOURCES

Funding sources for the short-range public improvements program are presented in Table 2.

Table 2  
FUNDING SOURCES OF SHORT-RANGE PUBLIC IMPROVEMENTS PROGRAM

<u>Funding Source</u>	<u>Total Cost</u>
Farmers Home Administration (FmHA)	\$ 150,000
Department of Housing and Urban Development (HUD)	1,476,650
Economic Development Administration (EDA)	2,102,500
Bureau of Outdoor Recreation (BOR)	137,500
Environmental Protection Agency (EPA)	397,500
Bolivar County	307,600
Local and private	<u>148,000</u>
Total	\$4,719,750

SOURCE: Mississippi Research and Development Center, 1978.

The \$307,600 shown for Bolivar County represents federal road improvement funds allocated to Bolivar County for maintenance of federal- and state-aid designated roads. Sources of local and private funds are not specified but could come from the town of Pace or private foundations or companies. The general obligation bonding capacity for the town of Pace is presently \$32,000.

LAND USE PLAN

## EXISTING LAND USE

The Pace planning area contains 2,552 acres, with 116 acres within the corporate limits of the town. The various land uses in the planning area are delineated on Map 1, and the number of structures in each developed land use category is shown in Table 3. The number of acres of developed and undeveloped land uses is presented in Table 4.

Table 3  
EXISTING LAND USE BY STRUCTURES

<u>Use</u>	<u>Structures Inside Pace</u>	<u>Structures Outside Pace</u>	<u>Total Structures</u>
Residential	172	46	218
Commercial	24	5	29
Public	18	7	25
Industrial	<u>2</u>	<u>0</u>	<u>2</u>
Total	216	58	274

SOURCE: Mississippi Research and Development Center, field inventory, 1978.

Table 4  
EXISTING LAND USE BY LAND AREA

<u>Use</u>	<u>Acres Inside Pace</u>	<u>Acres Outside Pace</u>	<u>Total Acres</u>
Developed	78	54	132
Open space	5	0	5
Agricultural	26	2,279	2,305
Forest	0	14	14
Water	<u>7</u>	<u>89</u>	<u>96</u>
Total	116	2,436	2,552
Flood-prone areas	13	652	665

SOURCE: Mississippi Research and Development Center, field inventory, 1978.



## Developed Land

Developed land consists of residential, commercial, public/semipublic, industrial, and rights-of-way. These land uses occupy a total of 132 acres within the Pace planning area and about two-thirds of this land is located within the town.

Residential Uses. Residential land uses are those land areas utilized for residential dwellings. Of the 274 structures located within the planning area, nearly 80 percent are single-family residential and almost two-thirds of these houses are structurally substandard.<sup>1/</sup> Residential lot sizes range from an average 7,500 square feet in the southeast section of town to 20,000 square feet in the northwest section of town. Although a 7,500-square-foot lot is adequate in terms of area, land crowding exists due to the 50-foot width of these lots. This crowding condition exists primarily in the southeast section of town and, to some degree, in the northeast area of town.

Commercial. Commercial land uses are those land areas utilized by retail, wholesale, or service outlets. The planning area contains 29 commercial structures, 86 percent of which are structurally substandard. The largest concentration of commercial structures is in the downtown area. Most of these are in very poor condition, and many are vacant. A concentration of bars is located on Jenny R. Washington Avenue near the downtown area. These bars are located in former residential structures which have deteriorated to a condition beyond feasible repair, creating an unsightly area. Off-street parking in this area is not provided, resulting in traffic congestion on Jenny R. Washington Avenue during peak hours of business at the bars.

Public/Semipublic. Public/semipublic land uses are those land areas utilized by educational, recreational, and governmental bodies or land areas privately owned but open to the public or a segment of the public, such as cemeteries, churches, and lodge halls. About one-third of the 25 public and semipublic structures in the planning area are substandard. Most of the structures in this land use category are churches and church-related facilities, with the remainder being schools and health facilities.

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<sup>1/</sup> A substandard structure, as used in this report, is a structure that contains one or more defects which would require major repairs to restore it to a standard condition. A standard condition means that the structure meets nationally recognized housing code standards such as the Southern Standard Housing Code.

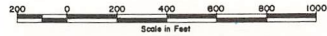


This map accurate for planning purposes only.

# Map 1 EXISTING LAND USE

## PACE, MISSISSIPPI BOLIVAR COUNTY






1978

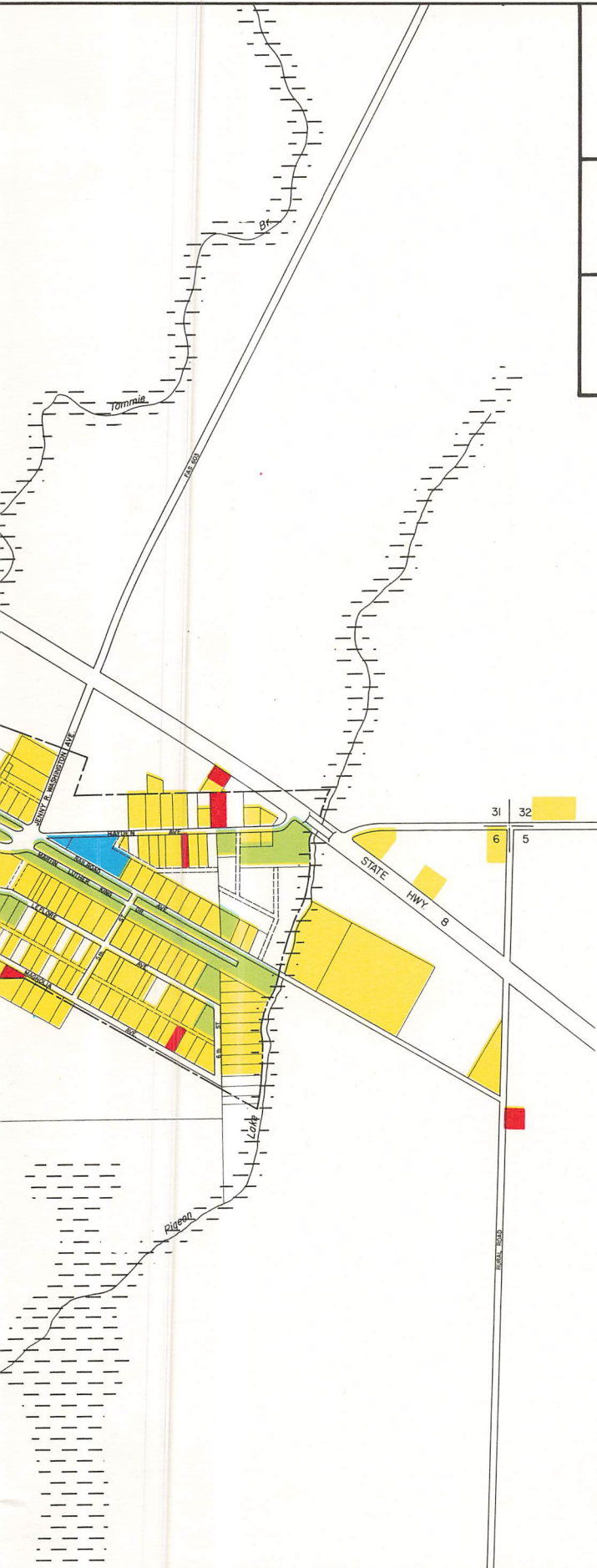


Prepared by  
MISSISSIPPI RESEARCH AND DEVELOPMENT CENTER

### LEGEND

#### LAND USE

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PUBLIC/SEMIPUBLIC
	UNDEVELOPED
	FLOOD PRONE AREAS



The preparation of this report was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development.

Industrial. Industrial land uses are those land areas used for warehousing, manufacturing, processing, open land storage, and junkyards. Two industrial structures containing a cotton gin exist within the planning area. These structures are in good condition and are located on a one-acre site near the downtown area.

Rights-of-Way. Rights-of-way land uses are those land areas dedicated to streets and highways. A large portion of land area within the corporate limits of Pace is utilized by street rights-of-way. The dedicated right-of-way for most streets, as originally platted, provides sufficient width for local movement of traffic. However, many houses are located within the rights-of-way, which, therefore, cannot be widened to a width of at least 22 feet.

#### Undeveloped Land

Undeveloped land is land in open space not actively used, land used for agricultural purposes, forest land, land occupied by water, and land subject to flooding. Within the planning area, this land use category occupies 95 percent of the total land area. Of the 2,420 acres of undeveloped land, agricultural uses account for 95 percent, with the remainder being open space, forest, or water areas. Areas subject to flooding represent 665 acres within the planning area, with 13 acres located in Pace. These flood-prone areas are dominated by agricultural uses along with a variety of other land uses. Of the 116 acres within the town's corporate limits, 38 acres are undeveloped. Only 18 of the 38 acres are suitable for development within the town, with 20 acres located in water areas (streams and ponds) and flood-prone areas.

## EXISTING LAND USE PROBLEMS

Several problems related to the existing use and control of land in Pace are evident. These problems will have a significant effect on the extent of future land development occurring in Pace and the quality of such development.

### Water, Sewerage, and Drainage Facilities

The existing water system is adequate for domestic service and is adequate to meet the minimum acceptable standards (Class 9) for fire protection. Although some deficiencies exist in the water system, it is considered to be in good condition and serves all areas located within the present corporate limits. The water system is owned by the Pace Water Association, which could prove to be a deterrent to future growth since improvements and expansions cannot be controlled by the town under the present ownership arrangement.

The lack of a sewerage system represents the greatest single deterrent to the future growth of Pace. Individual septic tanks and pit privies provide the only sources of sewage disposal, and some families lack toilet facilities altogether. Raw sewage from septic tanks remains in the roadway ditches during periods of wetness partly because of the slow permeability rate of soils in the Pace area.

Storm water drainage is provided through a network of open roadway ditches that drain into three major canals. The major drainage network is generally adequate, but the existing system of small roadway ditches is not adequate in some areas to carry runoff to the major canals. The major drainage problem areas are located in the southeast section of town. In this area most of the open ditches along the roadsides are filled with debris or vegetation. In some instances where the driveway culverts have been broken, gravel has been dumped to allow vehicular access to property.

### Flooding Areas

No areas have serious flooding problems except an area located in the southern portion of the planning area. Other areas identified by the Federal Insurance Administration as subject to flooding are located adjacent to streams and drainage canals which flow through the planning area.

### Property Map

An accurate property map for Pace does not exist. Some properties overlap other properties and public rights-of-way. This problem must be resolved if Pace is to grow in a controlled, orderly fashion and if an adequate property tax base is to be established.

### Land Use Controls

Pace has no system of land use controls such as subdivision and zoning regulations. The lack of zoning regulations has resulted in lots that have insufficient width, in addition to a general mixture of commercial and residential uses in several areas of the town. Narrow, poorly maintained streets, poor drainage, and an inadequate water system for fire protection can be attributed to, in part, the absence of subdivision regulations, which set forth standards for streets, drainage, and utilities.

### Land for Growth

With the exception of 18 acres, the town of Pace is fully developed. Much of the 18 acres suitable for development will probably never be developed for reasons such as open space requirements and ownership.

### Soils

The planning area is dominated by the Dundee, Sharkey, and Tunica soil series. These soils are characterized by nearly level (0.5 percent to 3 percent) slopes, moderate to high shrink-swell potential, slow permeability rate, and a high water table.<sup>1/</sup>

These soils complicate any type of construction activity that involves deep excavations of trenches or foundation pits. Level and/or poorly drained soils also contribute to infiltration and inflow problems in public sewer systems, and the high water table almost always results in poor performance of septic tanks.

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<sup>1/</sup> W. E. Bright and H. L. Neal, Soils Interpretations for Community Planning and Development in Bolivar County, Mississippi (Jackson, Mississippi: U.S. Department of Agriculture, Soil Conservation Service, 1975).



## LAND USE GOAL, OBJECTIVES, AND POLICIES

The goal of the land use plan of Pace is to provide a sound and effective land use planning process which will allow Pace to develop in an orderly, controlled manner without detrimental effects to the environment. The following are objectives of the land use plan. These should be evaluated annually to determine progress toward achieving the goal.

1. Annex additional land area to accommodate future growth during the planning period.
2. Prepare an accurate property map of the town to be used for resolving existing conflicts in property ownership as well as for tax purposes.
3. Adopt and enforce a zoning ordinance, subdivision regulations, and building codes to control the location, density, and quality of future growth.
4. Utilize the land use plan as a foundation for the town's zoning ordinance and as a guide for the location of future public facilities and private developments. The plan should also be used as an aid in the formulation of redevelopment programs and other public improvements programs.
5. Implement public improvements as set forth in the public improvement program.
6. Review the land use plan annually and make necessary changes or modifications to reflect any unforeseen developments which may influence the future growth of the area.

The following policies of the Pace land use plan are recommended to help achieve objectives of the plan.

1. Conserve or utilize all land resources within the planning area for the use most consistent with public and private interests.
2. Gradually eliminate existing incompatible and substandard land uses through redevelopment, relocation, and adoption and enforcement of codes, ordinances, and other implementation devices.
3. Develop residential areas to accommodate the relocation of families residing in substandard houses and provide supporting facilities that fully utilize existing usable lands.
4. Maintain orderly growth patterns at densities that will allow for efficient and economical placement of supporting services and

community facilities. Formulate land use controls and development policies that encourage orderly growth patterns.

5. Develop public policies and techniques that discourage urban development in areas particularly vulnerable to flooding.
6. Provide for an adequate amount of land to be devoted to open space and recreational uses.

## LAND USE PLAN

### Population Growth

As the population of Pace increases, residential areas will develop to accommodate the increase. Commercial, public, and semipublic land uses will be developed to support increases in population. The town of Pace has established its 20-year population goal to be 1,800 people by 1998. This growth would result in population densities of 12 to 15 persons per acre. Although some relocation of residential land use is anticipated, future growth is expected to occur as logical extensions of existing land uses or in new areas planned and developed for specific uses. (See Map 2.)

### Location

The location of Pace midway between Cleveland and Rosedale provides the town an excellent opportunity for achieving its 20-year population goal. The continued industrial development at Cleveland and the industrial development expected to occur as a result of construction of the Rosedale port on the Mississippi River will greatly enhance the possibility of future commercial and industrial development in Pace.

### Annexation

It is apparent that for Pace to achieve its 20-year population goal, additional land areas must be annexed. Annexation is a means of extending corporate boundaries to assure the development of the urban area in accordance with the planned development objectives of the town and to provide necessary community services and facilities to the residents of these areas. If for some reason Pace is unable to annex additional land areas, two alternative control measures should be considered.

1. Zoning control should be extended to areas located outside the present corporate limits, provided the county legal requirements are met.
2. Developers of residential areas located outside the present corporate limits should be required to conform to the town's subdivision regulations as a condition of the town providing the development with town-owned sewerage and water service.

### Residential Uses

The major portion of future land use development will be devoted to residential land uses. Nearly all of this residential development will be single-family residential at densities of approximately 12 to 15 persons per acre. About 100 acres of land will be required to accommodate the expected increase of population over the next 20 years. Because future land development will not result in 100 percent utilization of land areas, approximately 250 acres of additional land are depicted on the future land use map for residential growth. The difference between the area expected to develop as residential and the total land area reserved for residential development will be utilized by open space, rights-of-way, and areas not suitable for development due to flooding.

### Commercial Uses

Commercial land uses typically occupy 3 percent to 5 percent of the developed area of a community. Commercial uses in Pace presently occupy approximately two acres of the developed land area, or less than 2 percent. In projecting the amount of additional commercial land required during the next 20 years, commercial growth was expected to accelerate substantially. For this reason it is anticipated that of the total developed land area within the Pace planning area, the percentage of commercial uses will be approximately 5 percent. Because the total developed land area is estimated to be 370 acres by 1998, the total commercial land area will be approximately 18 acres, an additional 16 acres of commercial land area to be developed over the next 20 years. The greatest portion of this development is expected to occur in the central business district and the area adjacent to State Highway 8, with the remainder being located in neighborhood commercial areas throughout the town.

Existing commercial uses in Pace are primarily limited to the downtown area, with some scattered individual businesses located throughout the town. The land use plan provides for future commercial development to occur in three major areas: neighborhood commercial, central business district, and highway commercial.

Neighborhood Commercial. These areas are designed to serve the day-to-day shopping needs of neighborhood residents. The land use plan has recommended areas for neighborhood commercial development in centralized locations designed to serve the needs of each residential neighborhood. The scattering of isolated

commercial areas throughout the town is not desirable since it generates traffic on streets not designed to accommodate heavy traffic loads and tends to depreciate surrounding property values.

Central Business District. This district is composed of commercial establishments that require a centralized location and are oriented to serve both local and regional consumers. These establishments include uses such as retail sales and service facilities, financial and professional institutions, and entertainment and governmental facilities.

Highway Commercial. These areas accommodate commercial uses which are oriented toward use of motorized vehicles and uses which generally require large tracts of land. Examples of highway commercial uses are motels, restaurants, service stations, and automotive sales and servicing. These uses are generally less compatible than neighborhood commercial uses when located adjacent to residential uses.

A study of the Pace central business district, prepared by the Department of Architecture, Mississippi State University, provides detailed plans for developing the central business district and includes the following improvements:

1. renovation of existing commercial buildings;
2. construction of new buildings for commercial and public use;
3. reconstruction of a portion of Jenny R. Washington Avenue; and
4. closing a portion of John F. Kennedy Drive.

#### Public/Semipublic Uses

An additional 25 acres of land are proposed to accommodate public and semi-public uses within the planning area by 1998. This would provide for an additional 20 acres for recreational uses and 2 acres for public buildings. An additional three acres would provide for the normal development of other public and semipublic uses which will take place within the residential growth.

#### Rights-of-Way

An additional 40 acres will be needed for street rights-of-way during the planning period. These rights-of-way will be required to support residential subdivision development as well as streets proposed in the thoroughfare plan.

## Industrial Uses

With the exception of the cotton gin, no industrial development exists within the Pace planning area. Approximately 60 acres of industrial land has been projected to accommodate industrial development during the next 20 years. Basic factors which influence the proposed location of this industrial land and which should be considered in the future development of this area follow.

Highways. Tracts should be adjacent to or near a primary route of travel. If a tract is not on a major route, easy access to a highway should be available.

Railroads. Sites should have rail service (either mainline, siding, or spur) or be close enough to a railroad to make extension of lead tracks feasible. In some instances a light industrial district may not require this service.

Topography. Land should not be flood prone and should be of an elevation that assures proper drainage. In addition, land should be flat to moderately rolling to minimize site grading.

Gas and Electric Power. Utility lines of a capacity sufficient to meet normal industrial loads should be available to the site.

Water Supply. Water sources must be economically accessible and of a volume and quality capable of satisfying the demand.

Waste Disposal. A site must be capable of providing adequate waste disposal facilities at a reasonable cost.

Tract Size. Land area should meet space requirements essential for proper development of the intended industrial uses. Tract configuration must also be considered in order to obtain maximum utilization of land.

## Undeveloped Land

The existing 2,420 acres of undeveloped land located within the planning area will be reduced by 240 acres during the planning period. This reduction in land area will occur primarily in the agricultural land use category.



COMMUNITY FACILITIES AND SERVICES

## PUBLIC FACILITIES AND SERVICES

### Public Facilities

Town Hall. This building was constructed in 1975 and is situated on a 9,100-square-foot site. The town hall is in good condition and houses the mayor's office, fire and police office, records storage area, town clerk's work area, conference room, and fire truck storage area. Twelve off-street paved and marked parking spaces are on the site.

This building is adequate for present needs, but as the town grows additional space will be required. The fire truck storage area is barely large enough to accommodate the present fire truck and a limited amount of equipment. A new fire station facility will be needed in the near future and should be designed to accommodate the Pace police department. Upon completion of a new fire station, the present fire truck storage area should be used for expansion of the town's administrative work area.

Old Town Hall. This building, owned by the town of Pace, is approximately 80 years old and is in poor condition. It is situated on a 3,125-square-foot site and is presently used by the Institute of Cultural Affairs as a human development project office. No off-street parking is available at the site.

When the Institute of Cultural Affairs vacates the building in mid-1978, the building should be demolished and the site sold for commercial use.

Pace Attendance Center. This center, owned and operated by the Bolivar County School Board, consists of one permanent building and three portable metal buildings. Two of the metal buildings are used for classrooms, and one contains the school cafeteria. The center and its playground are located on a five-acre site. The permanent building was constructed in the early 1950's and is in good condition. The metal buildings, which are about ten years old, are in fair condition.

The following measures are recommended for the Pace Attendance Center.

1. Acquire an additional five to ten acres adjacent to the present site to accommodate future additions to the Pace Attendance Center.
2. Construct a permanent building to house a cafeteria large enough to accommodate 500 to 600 students.
3. Add additional classrooms and recreational facilities to accommodate expected increases in enrollment. The two metal classroom buildings should be replaced with permanent buildings.

Head Start Facilities. Head Start Program facilities are located on a one-half acre site owned by the Spangle Banner Church. The facilities include 3 metal portable buildings which are 12 years old and in good condition.

With the exception of off-street parking and playground facilities, the Head Start facility is adequate to serve present needs. Ten off-street parking spaces and additional playground facilities and area should be added to the Head Start site to meet present and future needs.

Vacant Building. A vacant two-story building owned by the town of Pace is located on a 7,250-square-foot site and is approximately 50 years old. No off-street parking facilities are available, and the building is in poor condition.

This structure should be renovated and utilized as administrative headquarters for an organization interested in developing commercial and industrial activities in Pace.

Pace Day-Care Center. This facility is owned by the town of Pace and provides preschool training for approximately 25 children. Although this building is approximately 50 years old, it has been renovated recently and is in good condition. It is situated on a 3,125-square-foot site with on-street parking directly in front of the building.

This facility is adequate to serve existing needs, but as Pace grows in population, a new facility large enough to accommodate 75 children should be constructed in the downtown area to serve future day-care needs.

U.S. Post Office. This building, approximately one year old, is located on a 3,200-square-foot site and is in good condition. Six off-street paved parking spaces are provided on the site. This facility is adequate for present and future needs.

Bolivar County Health Clinic Building. This building, approximately four years old, is located on a 10,000-square-foot site and is in good condition. Unpaved off-street parking is provided. The facility is not presently in use.

The Mississippi State Board of Health should be contacted to determine why the facility is not being utilized, and necessary steps to open this facility as a health clinic should be taken.

Equipment Storage Facilities. Presently the town has no facilities for storing town-owned equipment. This equipment consists of one dump truck, two farm-type tractors, and three metal garbage containers.

A four-acre site should be acquired in the vicinity of the proposed sewage lagoon south of Pace near the Bogue Phalia. Equipment storage sheds should be constructed to house existing town trucks and tractors. This site will provide adequate space for additional storage sheds as new equipment is purchased and for outdoor storage of materials such as sand and gravel.

### Public Services

Fire Department. The Pace Fire Department serves the incorporated area of Pace. Fire protection services are currently rated Class 10 by the Mississippi State Rating Bureau.

The department has a 1948 International pumper truck with a 250-gpm capacity. Additional fire-fighting equipment include a fire hose, nozzles, foam apparatus, and other essential items. A siren is located near the town hall. The town has not adopted building or fire prevention codes, and none of the 15 volunteer firemen have completed a standard training course for fire fighting. Areas located within an approximate one-mile radius of the town presently are provided fire protection by the town. No charge is assessed for this service, and no compensation is being received from the county. Since the Pace Fire Department has only one fire truck, the ability to serve areas located within the corporate limits of Pace is seriously jeopardized by answering calls located outside the town. This practice is also detrimental to the achievement of a Class 9 fire insurance rating by the town of Pace.

In order for Pace to achieve a Class 9 fire insurance rating, certain minimum standards must be achieved. These standards, which are presented in Appendix A, can be met without the town incurring a major financial outlay by improvements in the areas of:

1. fire fighting;
2. maintenance of water valves and hydrants;
3. record keeping;
4. additional equipment; and
5. adoption and enforcement of building and fire prevention codes.

The present water system appears to meet Class 9 standards, although an additional water well is needed.

After a Class 9 rating is obtained by the town, the Mississippi State Rating Bureau will outline improvements necessary to reach a Class 8 rating. One of the major requirements for a Class 8 rating is a pumper truck meeting

rigid standards of performance. This would require purchasing a new pumper truck and additional fire-fighting equipment and represents a major capital outlay. A new two-bay fire station should be constructed in the downtown area. This facility should contain a training room, equipment storage area, and a lounge area with kitchen facilities.

Police Department. The Pace Police Department is housed in an office located in the town hall and is manned by one part-time policeman. Police department equipment consists of one 1976 Ford car equipped with radio. The Cleveland Crime Detection Laboratory and the Bolivar County Jail, located eight miles east of Pace, are used by the Pace Police Department when needed. No jail facilities are provided in Pace. To meet future needs, a full-time police chief and one patrolman should be employed. A new police station should be constructed in the downtown area with space provided to accommodate communications, equipment, and administrative areas.

Refuse Collection and Disposal. The town uses three metal containers on wheels pulled by a tractor for garbage collection. The town provides garbage collection twice weekly, and garbage is placed in a central location to be collected by the county garbage truck and disposed of at the county landfill. The town employs three part-time personnel for garbage collection. This arrangement is adequate for present needs, but as the town grows additional equipment and personnel will be required.

Water System. The following discussion of the Pace water system was taken from a public utilities study of Pace prepared by Diversified Consultants, Inc. The Pace Water Association, a nonprofit, consumer-owned association, provides public water works services for the town. A single water well is the source of municipal supply for the entire system. The fire protection system includes some 15 fire hydrants (spaced at intervals of 500 to 100 feet) in the corporate area connected to about 1.75 miles of 6-inch hydrant supply mains. The system can supply fire flows of 500 to 750 gpm in most developed areas of town for a period of about one hour. If the water well is out of operation due to a power failure or routine repairs, fire flow could be sustained for only about one-half hour.

The Pace water system provides water for domestic and fire protection uses. The water system is adequate for domestic use, but does not provide an acceptable level of service for the land use density existing in Pace. (See Map 3.)

To improve the water system, the town of Pace should:

1. install two additional water wells;
2. rehabilitate, repair, and improve the existing water system;
3. install 7,300 feet of new water mains to strengthen the existing system, and install 36,000 feet of new water mains in new growth areas; and
4. construct a 150,000-gallon elevated water storage tank.

Sanitary Sewerage System. The following information was taken from a public utilities study of Pace prepared by Diversified Consultants, Inc. The town of Pace does not have a public sanitary sewerage system. Because of the soil characteristics and high water table in the area, individual sewage disposal systems do not function satisfactorily in Pace. A number of houses, particularly in the high density, low-income area, do not have individual disposal units (or have bypassed these units) and discharge raw sewage into roadway ditches.

To meet present and future sewage collection and disposal needs, the town of Pace should:

1. construct a sewage treatment lagoon and pumping station;
2. install 14,500 feet of gravity flow sewer mains and 2,000 feet of force mains to serve existing areas of development;
3. install 24,000 feet of gravity flow sewer mains and 4 pumping stations to serve growth areas; and
4. upgrade sewage treatment facilities to meet population growth requirements. (See Map 4.)



## RECREATIONAL FACILITIES

### Existing Recreational Facilities

Existing recreational facilities in Pace were analyzed in terms of present and future needs, and recommendations were made for necessary improvements.

Pace Attendance Center Playground. This playground is owned and operated by the Bolivar County School Board. The playground occupies approximately three acres, and facilities and equipment include a basketball court, swings, teeter-totters, a merry-go-round, and open play areas. The gravel off-street parking lot accommodates about 30 cars. Although the primary purpose of this playground is to provide recreational facilities for the elementary school children, it is used by all residents of Pace.

While the playground is adequate in size for existing needs, the facilities and equipment need major repair or replacement. Additional playground equipment is needed to serve the present enrollment of 231 children at the school, and this need will increase with anticipated increases in enrollment. The parking facilities are of sufficient size to support existing and future needs, but the unpaved, unmarked surface does not allow for efficient parking and creates standing water and mud during periods of wetness.

To meet the needs of the population, the following measures are recommended for the Pace Attendance Center playground.

1. Repair or replace existing recreational facilities.
2. Provide more facilities to satisfy present needs and to serve future enrollment increases.
3. Pave and mark the existing parking lot.

Pace Playground. This playground, located on a one-quarter acre site, was constructed in 1977 with telephone poles, railroad ties, and treated lumber. This facility was designed for use by elementary school children and provides an area for climbing, jumping, swinging, and running.

This facility is in good condition and is functionally adequate to serve present and future needs.

### Future Recreational Facilities

To meet the recreational needs of all its citizens, the town should purchase a 23-acre site located south of the present corporate limits between the Bogue

Phalia and Tommie Branch for construction of a community park. The following facilities should be available at the park:

1. a community center with a gymnasium/auditorium and space for crafts, games, and other activities;
2. a football field with bleachers and a track;
3. two baseball fields that meet Little League standards and have bleachers, lighting, a concession stand, and restrooms;
4. two playfields with playground equipment;
5. a picnic area with an outdoor pavilion, picnic tables, benches, and playground equipment;
6. a swimming lake with sand beach and diving platform;
7. four multipurpose courts for basketball and volleyball; and
8. a parking area.

**THOROUGHFARE PLAN**

## PROPOSED STREET IMPROVEMENTS

Recommendations presented here are part of a plan designed to correct problems relating to existing streets and to propose new streets needed to accommodate expected future growth. The following general recommendations pertain to the entire planning area, while specific recommendations relate to specific existing or proposed thoroughfares.

### General Recommendations for Street Improvement

Subdivision regulations and a zoning ordinance should be adopted and enforced to ensure that future streets are constructed according to acceptable design standards and that adequate building setbacks and off-street parking are provided.

A close liaison with the Mississippi State Highway Department and the Bolivar County Board of Supervisors should be established to ensure that all highways and roads which are under their respective areas of responsibility are adequately maintained.

In areas where major thoroughfares are proposed for construction, subdividers and developers should be required to align proposed streets in a manner that will allow for completion of major streets as recommended in this report. Costs of rights-of-way or pavement widths in excess of those required in the subdivision regulations should be a responsibility of the town.

### Specific Street Improvement Recommendations

The following local streets, listed in priority of need, should be widened and resurfaced to a paved width of 22 feet with 4-foot shoulders and open ditch drainage:

1. Leflore Avenue - existing width 18 feet;
2. Magnolia Avenue - existing width 18 feet;
3. 5th Street - existing width 20 feet;
4. Hayden Avenue - existing width 20 feet;
5. Joseph W. Matthews Memorial Drive (from Jenny R. Washington Avenue southward to proposed corporate limits) - existing width 18 feet;
6. Railroad Avenue (from Jenny R. Washington Avenue westward to dead-end) - existing width 16 feet;
7. 3rd Street - existing width 16 feet;

8. Martin Luther King Drive - existing width 20 feet;
9. 2nd Street (southern section) - existing width 18 feet;
10. 3rd Street (northern section) - existing width 18 feet; and
11. 1st Street - existing width 16 feet.

The following collector streets should be widened and resurfaced to a paved width of 24 feet with 4-foot shoulders and open ditch drainage:

1. Jenny R. Washington Avenue (from 2nd Street westward to State Highway 8) - existing width 18 feet;
2. Railroad Avenue (from Robinson Street eastward to Rural Road) - existing width 18 feet;
3. Beulah Road (from proposed corporate limits eastward to Bizzell Street) - existing width 20 feet;
4. Bizzell Street - existing width 20 feet;
5. Jenny R. Washington Avenue (from State Highway 8 southward to Hayden Avenue) - existing width 20 feet;
6. Mount Olive Road (from Bizzell Street southward to proposed corporate limits) - existing width 16 feet; and
7. Rural Road (from State Highway 8 southward to proposed corporate limits) - existing width 16 to 20 feet.

Local streets should be constructed to a paved width of 22 feet with 4-foot shoulders and open ditch drainage at the following places:

1. from Hayden Avenue, southward to Railroad Avenue;
2. from Railroad Avenue, southward to connect with 6th Street and extending southward to the northernmost proposed east-west collector street; and
3. from the northernmost proposed east-west collector street, southward to the southernmost proposed east-west collector street.

Collector streets should be constructed to a paved width of 24 feet with 4-foot shoulders and open ditch drainage at the following places:

1. from a point beginning approximately 650 feet west of 3rd Street on State Highway 8, south to Jenny R. Washington Avenue to align with Bizzell Street;
2. from a point located on the Rural Road approximately 1,200 feet south of State Highway 8, westward crossing Pigeon Lake to Joseph W. Matthews Memorial Drive;

3. from a point located approximately 2,400 feet south of State Highway 8 on Rural Road, westward to Joseph W. Matthews Memorial Drive; and
4. from a point located approximately 600 feet north of Pigeon Lake bridge on Joseph W. Matthews Memorial Drive, westward crossing Bogue Phalia and extending northward to Beulah Road.

Street improvements recommended in conjunction with the downtown development plan include reconstruction of Jenny R. Washington Avenue from 2nd Street to 1st Street with curbs and gutters and the closing of John F. Kennedy Drive from 2nd Street to Tommie Branch.

The construction or reconstruction of seven bridges is recommended. Two existing bridges on Jenny R. Washington Avenue at Tommie Branch and Bizzell Street at the Bogue Phalia should be replaced. Five new bridges should be built in conjunction with proposed new streets. Two should cross Tommie Branch, one should cross Pigeon Lake, one should cross the Bogue Phalia, and one should cross the drainage canal located between Bizzell Street and 2nd Street.

#### Thoroughfare Design Standards

Design standards for rural highways and roads are established by the Mississippi State Highway Department and generally consist of a 20- to 24-foot pavement width, with 4- to 8-foot shoulders and open ditch drainage.

Design standards for urban collectors and local streets are shown in Table 5. These standards are shown for streets with open ditch drainage and curbs and gutters and are in compliance with the proposed subdivision regulations for Pace.

Table 5  
DESIGN STANDARDS FOR URBAN STREETS

<u>Classification</u>	<u>Width of Paved Surface</u>	<u>Width of Base</u>	<u>Width of Shoulder</u>	<u>Width of Right-of-Way</u>
Collector				
Open ditch	24 feet	32 feet	4 feet	60 feet
Curbs and gutters	30 feet	NA	NA	60 feet
Local				
Open ditch	22 feet	30 feet	4 feet	60 feet
Curbs and gutters	26 feet	NA	NA	50 feet

NOTE: NA indicates not applicable.

SOURCE: Mississippi Research and Development Center, 1978.

## EXISTING THOROUGHFARE SYSTEM

The existing thoroughfare system for the Pace planning area has no uniform pattern of design. (See Map 1.) Urban streets generally run east to west, with rural roads entering and leaving the town from all directions. One rural minor arterial, Mississippi State Highway 8, traverses the planning area from southeast to northwest. Three rural collector roads cross the planning area from east to west and north to south, and three rural local roads provide connections with the collector roads. Urban collector and local streets are located within the corporate limits of Pace and provide local access to properties and connections to rural arterials and collectors.

To facilitate analysis of the existing thoroughfare system and planning of future thoroughfares in Pace, the Mississippi State Highway Department classification system was utilized.

### Rural Principal Arterials

These highways form a connected rural network of continuous routes which serve substantial statewide or interstate travel. They serve virtually all urban areas with a population of 50,000 or more and a large majority of those with 25,000 or more. These highways provide an integrated network without access connections except where unusual geographic or traffic flow conditions dictate otherwise. Pace has no rural principal arterials.

### Rural Minor Arterials

These highways, together with the principal arterial system, form a rural network which links cities and larger towns (and other traffic generators capable of attracting travel over similarly long distances) and form a network providing interstate and intercounty service. They provide service to corridors with trip lengths and travel density greater than those served by rural collector or local systems. Minor arterials should be designed to provide for relatively high travel speed with minimum interference to through movement.

Mississippi State Highway 8 is the only thoroughfare in this category. This highway provides access to Rosedale and Cleveland and registered an average daily traffic volume of 1,770 vehicles in 1976, according to the Mississippi State Highway Department.

### Rural Collector Roads

These routes primarily serve intracounty rather than statewide travel, and travel distances are generally shorter than on arterial routes. These routes provide service to towns not on an arterial route, collect traffic from local roads, and provide linkage to the arterial road system.

Four rural collector roads provide east-west and north-south access through the planning area. Federal Aid Secondary (FAS) 603 connects from the north, Joseph W. Matthews Memorial Drive joins from the south, and FAS roads 1612 and 1628 link points east and west. According to the Mississippi State Highway Department, daily traffic volumes, as recorded in 1976, ranged from 100 to 1,000 vehicles.

### Rural Local Roads

These roads primarily provide access to adjacent land, and, therefore, provide service to travel over relatively short distances.

Three local roads enter the planning area from the north and south. Mount Olive Road and Rural Road connect from the south, while one unnamed road extends from the north.

### Urban Collector and Urban Local Streets

The collector street system provides both land access service and traffic circulation within residential neighborhoods, and commercial and industrial areas. The collector street also collects traffic from local streets in residential neighborhoods and channels it into the rural system.

Local streets primarily serve to provide direct access to abutting land and access to the higher order systems. They offer the lowest level of mobility, and service to through traffic movement is usually discouraged.

Streets located within the corporate limits of Pace and not previously classified are considered local and collector. An inventory of these streets is presented in Table 6.

### Road Maintenance Responsibilities

The Mississippi State Highway Department is responsible for maintaining Mississippi State Highway 8. Bolivar County is responsible for the maintenance of FAS roads 603, 1612, and 1628. This responsibility includes sections of the FAS roads which are located within the corporate limits of Pace and also includes



Table 6  
STREET INVENTORY

<u>Highway Department Inventory Number</u>	<u>Description</u>	<u>Maintained By</u>	<u>Section Length</u>	<u>Surface Width</u>	<u>Right-of- Way Width</u>	<u>Condition</u>
2	State Highway 8	State	.040	22	100	Good
17	Joseph W. Matthews Memorial Drive	Bolivar County	.150	18	40	Fair/Poor
30	Federal Aid Secondary 1628 (Bizzell, Hayden, and Robinson streets)	Bolivar County	.445	20/40/20	55/60/50	Fair
267	Jenny R. Washington Avenue	Pace	.285	18	40	Fair
297	3rd Street	Pace	.030	16	40	Fair
298	Railroad Avenue - eastern section	Pace	.260	18	35	Poor
513	2nd Street - northern section	Pace	.035	10	30	Fair
1600	Railroad Avenue - middle section	Pace	.090	18	35	Fair
1601	3rd Street - southern section	Pace	.035	18	40	Fair
1602	Hayden Avenue	Pace	.240	20	40	Poor
1603	Martin Luther King Drive	Pace	.220	20	50	Poor
1604	Leflore Avenue	Pace	.280	18	40	Poor
1605	5th Street	Pace	.110	20	50	Poor
1606	Magnolia Avenue	Pace	.350	18	40	Poor
1608	1st Street	Pace	.030	16	30	Fair
1609	John F. Kennedy Drive	Pace	.290	22	60	Fair
1610	Railroad Avenue - western section	Pace	.450	16/12	40	Fair
1611	2nd Street -southern section	Pace	.035	18	40	Fair

SOURCE: Traffic and Planning Division, Mississippi State Highway Department, 1975 inventory data.

bridges located on any portion of these roads. FAS roads 603, 1612, and 1628 are eligible for federal-aid and state-aid fund expenditures, while Joseph W. Matthews Memorial Drive is eligible for expenditure of state-aid funds only. Federal- and state-aid funds are allocated to Bolivar County by the state of Mississippi for the maintenance of these roads and may be expended at the discretion of the county on all roads designated as FAS. The town of Pace is responsible for the maintenance of all streets and roads other than FAS roads located within the corporate limits of Pace. Streets which the town is responsible for are presently being maintained by Bolivar County as a result of an agreement between the town of Pace and Bolivar County.

#### Problem Areas

Approximately 80 percent of the streets in Pace are paved to a width of 20 feet or less and have no structured shoulders. This condition creates traffic congestion on residential streets such as Hayden Avenue, Leflore Avenue, and Magnolia Avenue. The lack of structured shoulders on local streets has resulted in raveling of pavement edges, which compounds the fair-to-poor condition of the majority of the streets. Most of the streets possess 40-foot dedicated rights-of-way, but many have houses located within the right-of-way area and cannot be widened to a desirable width of at least 22 feet. Street drainage is provided by roadway ditches that are generally adequate to carry storm water runoff to the major drainage canals. However, in the southeast section of town most of the roadway ditches are improperly maintained, causing poor drainage and resulting in water and raw sewage remaining during periods of wetness.

East-west through traffic presently passes through the downtown area. While this condition is not presently causing major traffic congestion problems, semitrailer trucks using this route are creating undesirable noise levels and intensifying deterioration of the streets. As the town of Pace and surrounding areas such as Cleveland grow, the magnitude of this problem will increase and ultimately become a major traffic problem.

#### Traffic Generators

Major traffic generators identified in Pace are the central business district, the Pace Attendance Center, and the cotton gin. These generators are not presently creating major problems of traffic congestion but should be taken into consideration in the planning of future thoroughfare improvements.

HOUSING STUDY

## HOUSING GOAL, OBJECTIVES, AND POLICIES

To improve the quality and quantity of housing in Pace, a goal, various objectives, and policies are needed to guide housing efforts. The goal of the Pace housing plan is to provide all residents of Pace with sound, safe, and sanitary housing and to provide existing and future residential areas with public utilities and services necessary to support a healthy environment. The following are objectives of the housing plan. These should be evaluated annually to determine progress toward achieving the goal.

1. Initiate a program to inform all families of selected housing programs available to them.
2. Form housing programs based on the individual family choices of alternative means of financing.
3. Implement housing rehabilitation programs immediately.
4. Continue work toward obtaining funds for the construction of a sanitary sewerage collection and disposal system.
5. Annex additional land areas for future housing developments.
6. Adopt subdivision and zoning regulations, building codes, and a housing code.
7. Implement, after completion of a sewerage system, those phases of the housing program which require construction of new housing units.
8. Transfer ownership of the privately-owned water system to the town of Pace.
9. Prepare a property map for the town that can be used as an official tax map.

The following policies of the Pace housing plan are recommended to help achieve objectives of the plan.

1. Provide a variety of dwelling units, ranging from single-family to apartment units, to meet the housing needs of all residents.
2. Provide public utilities and services to residential areas in a manner which will be acceptable to sound planning standards.
3. Adopt and enforce necessary codes and ordinances required to ensure the proper development of residential areas, the preservation of existing houses, and the construction in accordance with acceptable building standards.

4. Inform the residents of Pace about available housing resources for rehabilitation and construction of new homes and assist them in securing these funds.
5. Implement the recommendations set forth in the Pace development plan for community facilities and services necessary to support future housing development and to provide a pleasant, safe, and attractive living environment.
6. Ensure that residential developments do not take place in areas subject to flooding by continuing to participate in the Federal Flood Insurance Program.
7. Require that precautionary measures are taken to offset potential harmful effects of the various soils located within the Pace area.
8. Ensure that the housing goals and objectives of Pace are consistent with those of the district by coordinating plans with the South Delta Planning and Development District.

## EXISTING HOUSING CONDITIONS

A housing survey of the Pace planning area was conducted in the fall of 1977 by the Institute of Cultural Affairs and the citizens of Pace. The purpose of this survey was to obtain information required to establish available housing alternatives and to provide data needed for design of housing for low-income families. As shown on Map 5, the planning area was divided into five areas having common characteristics of race, income, and housing conditions.

### Housing Conditions

The structural condition of each house in the Pace planning area was determined and is shown by area in Table 7 and on Map 5. Definitions used to classify structural condition of houses are listed below.

1. Standard dwelling is a house in basically good condition with no major structural deficiencies. Minor deficiencies (such as peeling paint) normally would be corrected in the course of regular maintenance.
2. Deteriorating dwelling is a house in need of substantial repairs that normally would not be accomplished during the course of regular maintenance. Some houses in this classification will not be capable of being restored to minimum property standards but can be restored to safe, sanitary dwellings.
3. Dilapidated dwelling is a house which is not capable of being repaired, other than for immediate hazards to health and safety, and which does not provide safe, sanitary, or adequate shelter.

The classification of structural conditions was based on the assumption that the housing code adopted by the town will be a nationally recognized code such as the Southern Standard Housing Code. It was assumed that the rehabilitation standards developed by the town will not be as rigid as those developed by the U.S. Department of Housing and Urban Development (HUD). This will allow homeowners the opportunity to rehabilitate their home in a manner suitable to their individual needs and financial capacity. Some rehabilitation loans and grants available from the Farmers Home Administration (FmHA) and HUD allow for this type of deviation from nationally recognized standards, while others do not. If a homeowner chooses to take advantage of FmHA or HUD programs, he should base his choice on the condition of the structure and his financial situation.

Almost two-thirds of the houses surveyed were classified as being structurally substandard (deteriorating or dilapidated). Areas 2, 3, and 4, which are predominantly black, contained 86 percent of the substandard dwelling units. The housing survey also indicated that 52 houses in all areas were without any form of bathroom and 65 were without sewerage disposal facilities. Again, a high percentage (85 percent) of these conditions existed within the predominantly black areas (2, 3, and 4).

Table 7  
HOUSING CONDITIONS

	Structural Conditions			Total	Houses Without Bathrooms	Houses Without Sewage Disposal
	Standard	Deteriorating	Dilapidated			
Area 1	28	11	1	40	3	1
Area 2	7	14	8	29	6	7
Area 3	6	29	4	39	17	22
Area 4	17	25	22	64	20	28
Area 5	14	2	2	18	6	7
Total	72	81	37	190	52	65

SOURCE: Mississippi Research and Development Center, field survey, 1978.

The following housing characteristics were indicated by the survey.

1. One-half of the units were cooled by fans, with only about one-third containing air-conditioning units.
2. Most of the units were heated by gas.
3. Only 85 percent of the units had complete kitchens.
4. One-third of the units had no washing machines.
5. Three-fourths of the units did not contain clothes dryers.

#### Household Characteristics

As shown in Table 8, nearly 70 percent of the households surveyed were occupied by black families. All but five of these families were located within areas 2, 3, and 4. The remaining 30 percent of households surveyed were occupied by white families, and all but five of these were located in areas 1 and 5. About 73 percent of the households surveyed were owner-occupied, 17 percent were rented, and 9 percent were occupied through some type of tenant agreement.

with the owner. Of the 51 nonowner-occupied housing units, 39 were located within the predominantly black areas. Annual median family income within the planning area ranged from a low of \$2,500 in area 3 to a high of \$4,600 in area 1. The annual median family income for all households surveyed was \$3,500.

Table 8  
HOUSEHOLD CHARACTERISTICS

	Race			Total	Ownership			Total	Annual Median Family Income
	Black	White	Other		Own	Rent	Other		
Area 1	2	36	2	40	35	3	2	40	\$4,600
Area 2	23	5	1	29	23	2	4	29	3,500
Area 3	39	0	0	39	28	9	2	39	2,500
Area 4	64	0	0	64	42	15	7	64	3,700
Area 5	3	13	2	18	11	4	3	18	3,500
Total	131	54	5	190	139	33	18	190	\$3,500*

\*This figure is the annual family income for all households surveyed. It is not a total.

SOURCE: Mississippi Research and Development Center, field survey, 1978.

The housing survey results indicated that 96 percent of the families surveyed expressed a desire to own their home and 78 percent were willing to relocate. Of the 139 families presently owning their homes, 50 percent expressed a desire to rehabilitate the existing structure, 20 percent wanted to purchase a new home, and 30 percent were satisfied with their present situation. Of the 51 families who were nonowners, 58 percent expressed a desire to purchase a new home, 10 percent desired to rent a new or rehabilitated home, and 32 percent were content with their present situation.

The overall dissatisfaction with existing housing conditions and the willingness of most families to relocate appear to indicate that a housing program developed from the information obtained in the housing survey would be feasible. Results of the survey also tend to discount the belief that most low-income families are satisfied with their present housing condition and have no desire to change.



### Supporting Services

The residents of Pace are served by a privately-owned water system, but sewerage collection and disposal are not available. Septic tanks are the primary means of sewage disposal in Pace, although some homes are without any type of sewage disposal system. Electric power is provided by Mississippi Power and Light Company, and natural gas service is available from Mississippi Valley Gas Company. Fuel, oil, and LP gas can be obtained from the nearby community of Cleveland. Fire and police protection and garbage collection services are provided to all Pace residents.

### Building and Housing Codes

Pace has not adopted building or housing codes needed to upgrade existing residential structures and to establish standards for the construction of new houses.

### Other Housing-Related Problems

Housing problems related to soils, property descriptions, land use controls, and annexation must be overcome if housing development is to occur in an orderly and controlled manner.

## HOUSING ASSISTANCE PROGRAMS AND ALTERNATIVES

Utilizing information obtained from the housing survey regarding family size and income, housing program alternatives were selected for each family within the study area.

Federal financial assistance is available in a variety of forms such as loans, grants, insured mortgages, and rental payments under programs administered by the Farmers Home Administration, Department of Housing and Urban Development, and the Veterans Administration. Housing alternatives most applicable to the residents of Pace were selected from FmHA and HUD programs.

### HUD Low-Income Rental Assistance (Section 8)

Through this program, HUD offers rental assistance payments for low-income families. Tenants who do not have an income greater than 80 percent of the area's median income do not have to pay more than 25 percent of their adjusted income for rent. HUD will subsidize the difference between this and fair market value. The rental assistance may be used in existing housing, new construction, or substantially rehabilitated housing. Tenants execute separate leases with landlords to pay their share of rent. Tenants and existing housing units must be certified by the local public housing agency. Nonprofit or profit-motivated developers must submit proposals for construction or substantial rehabilitation of units to be certified under the program in response to invitation for proposals by HUD. This program applies to single-family and multifamily dwelling units.

### HUD Section 8/FmHA Section 515

This program is essentially the same as the regular HUD Section 8 program but utilizes FmHA Section 515 mortgage capital. This program applies to multifamily dwelling units only.

### FmHA Home Ownership Loan (Section 502)

The FmHA will make direct mortgage loans equal to 100 percent of the FmHA appraised value of a moderate-size house and lot. The average size of houses insured under this program is 1,100 square feet. The house is financed at a fixed interest rate for a maximum term of 33 years. The FmHA makes inspections during construction of homes in order to enforce minimum property standards.

An existing home may be rehabilitated under this program, but it must meet minimum property standards upon completion. To qualify for a FmHA home loan, one must be without decent, safe, and sanitary housing, unable to obtain suitable financing from a private lending institution, able to repay the loan based upon credit history and financial capability, and have an annual adjusted family income not exceeding \$15,600.

#### FmHA Home Improvement Loans (Section 504)

The FmHA will make direct home improvement loans of up to \$5,000 to low-income homeowners for terms of up to 20 years at 1 percent interest. Loans of up to \$1,500 must be paid off in 10 years; loans between \$1,500 and \$2,500 in 15 years; and loans over \$2,500, in 20 years. It is not necessary that the houses meet FmHA minimum property standards, but they must meet minimum health standards. In some cases where families do not have sufficient income to make payments under the above terms, the FmHA will make home improvement grants alone or in conjunction with a loan.

#### FmHA Incentive Rural Home Improvement Loan (Section 502)

Families with adjusted incomes of up to \$7,000 per annum may borrow up to \$7,000 for home improvements provided the house meets FmHA minimum property standards after completion. The interest rate for families with adjusted incomes of less than \$3,000 is 1 percent; between \$3,000 and \$5,000 the interest is 2 percent; and between \$5,000 and \$7,000 the interest is 3 percent. Adjusted income is determined by subtracting a standard deduction of 5 percent plus \$300 for each minor child. Home improvement loans are available for higher income families at higher interest rates for 33-year terms.

#### FmHA Rural Rental Housing (Section 515)

The FmHA will make direct loans to nonprofit or profit-motivated individuals or groups to finance building rehabilitation or purchase rental housing in rural areas. The housing must be moderately-priced to provide housing for persons with low- or moderate-incomes or persons over 62 years of age. FmHA will make the loan only if credit is not available elsewhere at suitable terms. In some cases the rents are controlled or the amount of profit limited to 8 percent on the initial investment. The maximum term of the loans is 50 years for housing for the elderly and 40 years for other projects. The

maximum loans are 100 percent for nonprofit organizations or government agencies and 95 percent for profit-motivated borrowers. All borrowers are required to put up 2 percent of the project cost in operating capital, but nonprofit organizations may include the 2 percent in the amount financed. The owner of the project must establish a fund to cover long-term capital replacements. This program applies to multifamily dwelling units only.

### Housing Design

Based on information obtained from the housing survey and personal interviews with families living in Pace, several low-cost housing designs were prepared by the Urban Design Branch of the Mississippi Research and Development Center. These designs include cost estimates for varying wall, roof, floor, and equipment sizes and types. Deviations from FmHA's minimum property standards are noted where appropriate. This information will not be published in a report but will be used by the Pace Development Corporation to aid in the construction of low-cost housing in Pace.

### Housing Site Development

A 14-acre site, located south of Magnolia Avenue, has been tentatively selected for development of housing for low-income families by the mayor and board of aldermen of Pace. Site improvements required prior to construction of housing include installation of water and sewer lines, construction of streets, and site preparation.

Analysis of the data shown in Table 9 indicates that only 15 families were not eligible for housing assistance due to their income level. Of the remaining families, all were eligible for at least one housing program and many were eligible for two. The greatest number of options available was 167 for the HUD Section 8 program, and the lowest number was 59 for the FmHA homeowner program. Some families are not eligible for subsidized housing assistance due to their income level.

Prior to the development of a housing program for Pace, families should be made aware of the options available. After each family selects the housing option that best suits its needs, a housing program can then be developed.

Table 9  
HOUSING PROGRAM ALTERNATIVES

	<u>Area 1</u>	<u>Area 2</u>	<u>Area 3</u>	<u>Area 4</u>	<u>Area 5</u>	<u>Total</u>
FmHA owner	16	13	10	14	6	59
FmHA rehab	28	20	29	37	8	122
HUD Section 8*	23	19	38	55	9	167
Total	67	52	77	106	23	348
Number of families	40	29	40	64	18	191
Options per family**	1.7	1.8	1.9	1.7	1.3	1.8
Not eligible	6	0	0	4	5	15

\* Includes FmHA 515/HUD Section 8.

\*\* Federally subsidized programs.

SOURCE: Mississippi Research and Development Center, 1978.

PUBLIC ADMINISTRATION PLAN

## GOVERNMENT ORGANIZATION

Incorporated in 1923, the citizens of Pace chose the code charter form of government (weak-mayor-board of aldermen) and have operated under it since. Under this form of government, executive and legislative authority is shared jointly between the mayor and the board of aldermen. Because of this arrangement, no one person is responsible for administrative activities of the town. Personnel are hired and fired by the board of aldermen.

A form of government that could eliminate administrative fragmentation and promote unity of operations in the town's government is the strong-mayor form of government. This organization would require the town to pass a resolution establishing the mayor as a strong administrator with single authority for overall administrative functions. The mayor would also be authorized to hire department heads with board approval and would have sole discretion in the firing of department heads. The position of mayor should be changed from part-time to full-time.

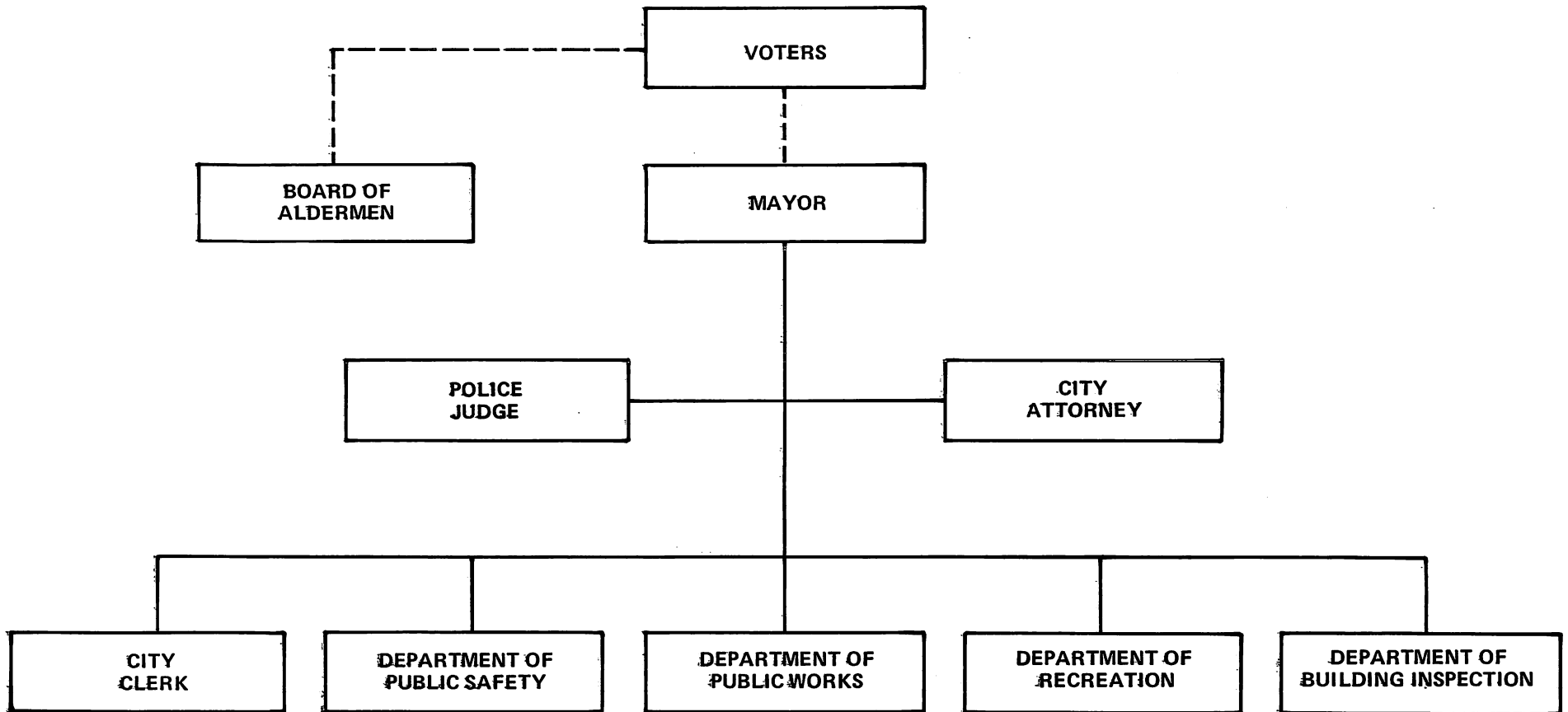
Another problem affecting the town's ability to operate effectively is an inadequate number of paid personnel to perform the required functions. This results in officials and staff having to assume as many as four different jobs. The police department, for example, is staffed by one person. A total of six part-time paid employees are presently employed by the town.

In addition, the proposed organization would require the creation of the position of police judge and assignment of additional duties to the town clerk. Under the proposed organization, four new departments would be established. These would be departments of public safety, public works, recreation, and building inspection. Six full-time and four part-time personnel would be required to staff this organization. Creation of new departments and hiring of new employees should be accomplished concurrently with the expected population growth of Pace over the 20-year planning period.

### Town Clerk

In addition to the present duties performed by the town clerk, this person should be responsible for personnel and purchasing operations under the new organization. The town clerk should establish a centralized purchasing system for the purchase of equipment and supplies for the town. Mississippi Research and Development Center assistance in establishing the centralized system is

Figure 2  
PROPOSED ORGANIZATION  
PACE, MISSISSIPPI



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### Police Judge

The position of police judge should be created. The police judge should be appointed by the board of aldermen and should have jurisdiction over violation of municipal ordinances. The police court should be the ex officio justice of the peace court for cases arising within the town limits and a committing court for felonies within the county. The town clerk should serve as clerk of the police court. The present arrangement of retaining a private attorney as needed would continue under the proposed organization.

### Government Regulations and Ordinances

Pace's public officials recognize the urgency of planning for the growth of their community. Planning requires regulation by the governing board to ensure that orderly development is accomplished. The ordinances of the town of Pace should be codified so that each ordinance can be easily located, thus avoiding much inconvenience and lost time. Codification would also make each ordinance more easily understandable. A codification of ordinances is currently being prepared by the Mississippi Research and Development Center.

## FINANCE AND TAX ADMINISTRATION

The general fund budget of Pace for fiscal year 1977-1978 from all sources is \$37,390, not enough revenue to effectively operate a town the size of Pace in population and land area. Property tax revenues comprise a small part of the town revenues, with state and federal sources accounting for the bulk of revenues available. The major portion of these revenues are required for salaries of town employees, with small amounts used for the purchase of supplies and equipment. (Appendix B presents the budget for the fiscal year ending September 30, 1978.)

The number of activities and services a town can provide is determined by its revenue, and the decision to increase town revenues must be made by the board of aldermen. The citizens of Pace must bear part of the cost of improved and expanded services.

Pace officials should try to increase revenues available to the town without increasing the tax millage currently employed by the town (15 mills). To increase revenues for Pace, town officials should equalize taxes, update tax rolls, establish a police court, and require monthly financial reporting.

### Equalization of Taxes

The town of Pace should reassess all real property within the town's corporate limits. Tax equalization has not been accomplished in the last 25 years. Consequently some real property possibly is not included on the tax rolls, and much town property is undervalued. An unusually small amount of the general fund budget is being derived from taxes, and a tax disparity presently exists in Pace.

Reassessing all real property could provide Pace with up to a 200 percent increase in revenues from property taxes. In towns comparable in size and population with Pace which undertook property reassessment programs, the value of all real property within the municipality increased by 100 percent to 200 percent. In one town in the North Delta Planning and Development District, property value increased from \$591,692 before reassessment to \$2,103,620 after reassessment, an increase of \$1,511,928. These figures were reached by assessing the structures at current market value and using the county assessment figures for land value.

Most small towns use the county assessment rolls for town property. These assessments are, in most instances, under assessed. Utilizing the services of a professional appraiser to conduct property assessment will, in many instances, mean additional revenues to the town.

The current assessed value of Pace as assessed by the county tax assessor is \$211,475.

#### Updating Tax Rolls

The building inspector should assist in updating the tax rolls by providing the town clerk with a copy of building permits which he issues. New houses or additions to houses could then be added to the tax rolls, thus increasing the town's assessed valuation. Increasing the town's assessed valuation should result in increased bonding capacity.

State statutes provide for yearly updating of the municipal tax rolls.<sup>1/</sup>

#### Financial Reporting

The board of aldermen should require the town clerk to submit a monthly financial report of all department receipts and disbursements so that the board will be informed of the town's financial status. The budget pro rata report will allow the government board to compare present income and disbursements to those of previous years and give them the necessary information to control the budget.

Current budget preparations are either contracted out to a lawyer for a fee or prepared by the Mississippi Research and Development Center's Small Town/Human Development Office.

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<sup>1/</sup> Mississippi Code of 1972, Sections 21-33-1, 27-35-3, and 27-35-7.

## MANAGEMENT OF TOWN EQUIPMENT AND PERSONNEL

### Equipment Management

To maintain satisfactory governmental services and to ensure efficient operations, the board of aldermen should initiate a program to continually replace equipment. A capital improvements fund should be established for this purpose. Needed equipment includes a police car, a backhoe with front-end loader, and a new fire truck.

Daily and monthly records of maintenance and repair should be kept on each piece of mobile equipment to determine when it would cost less to buy new equipment rather than maintain the old equipment.

### Personnel Management

A simplified classification and pay plan should be developed for town employees, along with a personnel system to make necessary distinctions between grades of employment. The town should make some effort to compensate employees in relation to the responsibility of their position. The classification system, with accompanying pay plan, can be used for this purpose. To aid in compliance with the Fair Labor Standards Act in the Equal Employment Opportunity Commission laws, which now apply to town employees, the town should have a written personnel policy to cover procedures, job specifications, uniform wage policies, and personnel records.

Many town employees work in excess of five overtime hours per week. The town should attempt to reduce overtime hours and raise the base pay of the employee so as to attract better qualified personnel.

Overtime hours seem especially prevalent in the Pace sanitation and street divisions, which may be a result of inefficient procedures, routing, or equipment. In an effort to reduce overtime hours, the board of aldermen should make a study to determine the cause of excess overtime hours and seek to eliminate the cause.

**APPENDICES**

Appendix A

STANDARDS FOR RECREATIONAL FACILITIES  
AND PUBLIC SERVICES AND FACILITIES

Appendix A  
STANDARDS FOR RECREATIONAL FACILITIES  
AND PUBLIC SERVICES AND FACILITIES

Recreational Facilities

The recreational needs of the community cannot be satisfied by one large open area for recreational purposes. The recreational program must be a well-balanced system of parks, playgrounds, golf courses, hiking trails, and many other outdoor activities.

No formula can be strictly applied which gives the percentage of community recreation areas that should be devoted to each type of recreational facility. Each community will differ based on attitudes of residents, topography, and financial ability. On the other hand, various types of recreational areas should be provided which meet the special needs of different age and interest groups and which satisfy the demand for both active and passive forms of recreation.

Active recreational areas should be separated according to the age groups using them. If facilities for children are not separated according to age, the safety of the younger children is endangered; also, older children tend to monopolize facilities. Passive recreational areas for senior citizens have become a necessity as the number of elderly citizens continues to grow. Additionally, some areas should be designated for use by families, including all age groups.

The National Recreation Association recommends allocation of 10 acres of recreational land per 1,000 persons of a city's population. This land area may consist of a variety of different park and playground facilities as shown in Appendix Table A-1. Definitions of these facilities are listed below.

1. Tot Lots: Small recreational areas designed for use by preschool age children. These facilities require relatively small land commitment and are mostly used in multifamily areas where individual play lot space is limited.
2. Playgrounds: Designed primarily for elementary school age children with approximately the same service area as an elementary school.
3. Playfield: Designed to serve young people and adults, although a section is usually developed as a children's playground. The playfield should provide for more active types of recreational facilities including field and court games.

Appendix Table A-1  
RECREATIONAL FACILITY STANDARDS

Classification of Facility	Approximate Space Requirements Per 1,000 Population (Acres)	Principal Responsibility for Provision of Facility	Age Groups Served	Site Size (Acres)		Service Area Radius (Miles)
				Ideal	Minimum	
Tot lot	0.50	Local Community-Apartment House Owners	5 years and under	0.25	0.25	One block or less
Playground	1.00	Local Community-School District	5 to 15 years	3 to 7	5	1/4 to 1/2
Neighborhood park	1.00	Local Community	All ages	10	2 to 5	1/4 to 1/2
Playfield	1.25	Local Community-School District	14 to 20 years	20	12	1/2 to 1
Indoor recreational Center	0.10	Local Community-School District-County	All ages	NA	NA	1/2 to 2

NOTE: NA means not applicable.

SOURCE: Mary McLean (ed.) *Local Planning Administration*, Third Edition (Chicago: International City Managers Association, 1313 East 60 Street, 1959).



4. Neighborhood Park: A landscaped recreational area designed for informal play and providing play apparatus, paved court areas, picnic tables, and a shelter or comfort station (or have access to school building restroom facilities). Neighborhood park needs may be satisfied partially by school playground areas and, where possible, should be developed in conjunction with school plans. These facilities should be designed to serve all age groups.
5. Neighborhood Playground: Designed to provide outdoor recreation for the people of a neighborhood and specifically for children between the ages of 6 and 15. In addition, it provides limited facilities for the very young and for adults and a place for neighborhood gatherings.
6. Indoor Recreational Facility: Designed to serve people of all age groups and to provide a wide variety of indoor activities. Normally this facility will contain a gymnasium which serves as the focal point for activities.

When conditions permit and adequate land is available for such use, several of these facilities may be combined on a centrally located site. However, sufficient space should be available to ensure separation of the various age group activities.

#### Fire Protection

To be eligible for a fire insurance grading, a community must be either incorporated as a municipality or be a legally defined district with definite legally defined boundaries under administration and authoritative political control of a municipality, county, or the state or political subdivision. A copy of the legal charter providing for a legal district, together with an appropriate map showing definite defined boundaries, must be on file with the Mississippi State Rating Bureau.

The fire insurance grading classification of a municipality or legal district for fire insurance rating purposes is an intricate engineering procedure made up of many factors which have been grouped into four grading features. These grading features are shown in Appendix Table A-2, along with the relative grading value of each feature.

A municipality or legal district's fire insurance rating classification may range from Class 10, the highest fire insurance rating category, to Class 1, the lowest fire insurance rating category. At the present time, the lowest fire insurance rating category achieved in Mississippi is Class 3.

Appendix Table A-2  
RELATIVE GRADING VALUE OF  
FIRE INSURANCE GRADING FEATURES

Feature	Percentage
Water supply	39
Fire department	39
Fire service communications	9
Fire safety control	13
Total	100

SOURCE: Mississippi State Rating Bureau, Jackson, Mississippi, 1978.

When a municipality or legal district has been graded for fire insurance rating purposes and the resulting classification is less than Class 10, the grading is predicated upon all facilities being maintained in continuous operation inside the limits of the municipality or legal district. For instance, the fire department is considered as being fully and continuously available to fight fires which may occur inside the municipality or legal district. Should the fire department respond to areas outside the municipality or legal district's limits, whether by contract or by practice, fire defense is weakened proportionately to such outside response. In order to maintain the level of the fire insurance rating classification, it then becomes necessary to increase fire department manpower and equipment in direct relationship to the overall response area. Failure to provide the needed manpower and equipment for the entire response area results in the downgrading of a municipality or legal district's fire defense, and the fire insurance rating classification is affected accordingly.

Following the incorporation of a community or creation of a legal district, minimum standards required to achieve a Class 9 rating are listed below.

1. The water system must have at least 50,000 gallons elevated storage and a well supply capable of maintaining a full tank during periods of peak or maximum domestic consumption. The water distribution system should

consist of 6-inch and larger mains (4-inch recognized but not recommended) having properly located standard public fire hydrants and sectional gate valves.

2. Property other than dwellings would need to be within 300 feet automobile travel distance from a standard public fire hydrant in order to receive a Class 9 rate. A standard public fire hydrant may briefly be described as a frost-proof hydrant having at least two 2½-inch outlets served by a fire main 4 inches or larger in size and capable of delivering not less than 200 gallons per minute at a residual pressure of 40 pounds per square inch at the hydrant inlet.
3. An organized and actively training fire department consisting of a chief, assistant chief, and 10 or 12 other dependable members must be provided. These members may be all volunteer or a combination of full-time and volunteer. Due to local circumstances and work schedules of the firemen, it might be necessary to increase the overall size of the department so that a minimum of eight or ten would respond to all structure fires. A minimum training program would consist of a monthly two-hour drill, supplemented by an annual school held under an outside instructor. If possible, members should take advantage of nearby regional fire schools and the state fire school. The fire department should keep detailed records of all its activities of training and equipment testing and maintenance as well as records of fires.
4. Generally the running distance from a fire station should not exceed two miles for built-up residential areas (up to four miles for scattered residential areas). Running distance to built-up commercial areas should not exceed one mile.
5. A minimum of 1,200 feet of 2½-inch double jacket fire hose and 300 feet of 1½-inch fire hose must be provided and maintained together with other equipment such as nozzles, wrenches, and axes. A reliable means for carrying the above equipment from the fire station to the scene of a fire would be necessary. Each fire company should be similarly equipped.
6. A suitable means to sound fire alarms would be required. Generally this consists of an electric siren with telephones used to report

fires. The telephone designated for receipt of alarms should always be attended, and the siren should be large enough to be heard clearly by the volunteers in their home, even under adverse wind conditions.

7. To improve protection it is highly desirable that modern codes controlling building construction, electric and gas installations, and a fire prevention code be strictly enforced by the governing body. Complete records of the enforcement procedure would be needed.

### Police Protection

The establishment of objective criteria for the evaluation of law enforcement agencies and the application of standards to each agency is complicated by several factors. One problem arises from the fact that intangible factors, such as community attitudes and feelings, affect the need for police protection. Also, the lack of research directed toward development of long-range law enforcement standards presents problems. There are, however, some guidelines which should be referred to as a basis for projecting law enforcement needs.

Ideally, there should be a minimum of approximately 2.0 law enforcement agency personnel per 1,000 population of the jurisdictional area, and 1.2 to 1.5 of these personnel should be full-time officers. To the extent possible, police officers should have completed specialized training courses provided by universities, correspondence courses offered by professional organizations, FBI training courses, and police academy programs.

All patrol cars should be radio equipped, and there should be easy communication with other law enforcement agencies. Items such as fire extinguishers and first aid kits should be carried in each patrol car. All equipment should be maintained and inspected regularly.

Police stations should normally be large enough to house office staff, record files, communications centers, and facilities for booking and interrogating prisoners. Adequate jail facilities should generally include maximum security cells, separate cell areas for males, females, and juveniles, and kitchen facilities. Jails should also be manned by a night jailer. Approximately 400 square feet of space per 1,000 population should be available for police stations and jail facilities. Law enforcement offices should be located near the center of their jurisdictions with easy access to arterial streets or main roads.

## Library Facilities

The Mississippi Library Commission has standards established for library facilities. Although they are too numerous to reproduce in this report, some general standards are presented for reference.

The library structure should contain space for:

1. readers and researchers;
2. books;
3. periodicals;
4. staff personnel; and
5. heating, cooling, and other mechanical functions of the facility.

Generally, the total interior space should be about 800 square feet per 1,000 population, and the building generally should not exceed 2 stories, with all space for public services located on the ground floor.

There should be about 3 to 5 seats per 1,000 population for readers. Approximately 30 square feet of floor area should be provided for an adult reader and about 20 square feet for a child. In addition to the space for reading and research, the library should have at least one multipurpose room suitable for small meetings, such as children's story hours and other library-sponsored activities.

A public library serving a population of less than 2,500 people generally should have a book collection of three or four volumes per capita. Approximately 50 books per foot of standard height wall shelving can be accommodated in open reading rooms. However, for new libraries approximately one-third of the bookshelf area should be left for future expansion.

Appendix B

BUDGET OF ESTIMATED REVENUES AND EXPENDITURES  
FOR FISCAL YEAR ENDING SEPTEMBER 30, 1978

Appendix B  
**BUDGET OF ESTIMATED REVENUES AND EXPENDITURES  
 FOR FISCAL YEAR ENDING SEPTEMBER 30, 1978**

<u>General Fund Revenues</u>	<u>Budget Amounts</u>
Licenses and permits	\$ 4,000.00
Intergovernmental Revenues	
Federal shared revenues (revenue sharing)	9,000.00
State grants	6,390.00
State shared revenues	9,000.00
Fines and forfeits	50.00
Sale of equipment	-0-
Total from all sources other than taxation	\$28,440.00
Cash balance at beginning of year October 1, 1977	8,651.00
Less: Ending cash balance, September 30, 1978	(2,716.00)
Sources other than taxation	\$34,375.00
Amount necessary to be raised by tax levy	3,015.00
Total available cash and anticipated revenues from all sources	\$37,390.00

<u>General Fund Expenditures</u>	<u>Budget Amounts</u>	<u>General Fund Expenditures</u>	<u>Budget Amounts</u>
General Government		Fire Department	
Legislative		Personal services	100.00
Personal services	\$ 600.00	Total fire department	\$ 100.00
Other services and charges	400.00	Public Works	
Total legislative	\$ 1,000.00	Highways and Streets	
Judicial		Other services and charges	3,000.00
Personal services	120.00	Total highways and streets	\$ 3,000.00
Total judicial	\$ 120.00	Sanitation and Waste Removal	
Executive		Personal services	4,850.00
Personal services	\$ 1,800.00	Supplies	1,760.00
Supplies	50.00	Other services and charges	2,500.00
Other services and charges	1,350.00	Capital outlay	2,500.00
Total executive	\$ 3,200.00	Total sanitation and waste removal	\$11,610.00
Financial Administration		Parks	
Personal services	\$ 6,341.00	Supplies	1,400.00
Supplies	345.00	Total parks	\$ 1,400.00
Other services and charges	3,555.00	Total General Fund Expenditures	\$37,390.00
Capital outlay	200.00		
Total financial administration	\$10,441.00		
Public Safety			
Police Department			
Personal services	\$ 5,504.00		
Supplies	745.00		
Other services and charges	120.00		
Total police department	\$ 6,369.00		

**Appendix C**  
**ENVIRONMENTAL AND HISTORICAL**  
**PRESERVATION ASSESSMENTS**



Appendix C  
ENVIRONMENTAL AND HISTORICAL  
PRESERVATION ASSESSMENTS

Environmental Assessment

The development plan for the town of Pace, Mississippi, provides recommendations for community improvement and development. The development plan includes recommendations for land use development, community facilities, major thoroughfares, housing, and outlines a program for accomplishing public improvements. Pace's overall goal is to upgrade and improve the quality of the physical, social, economic, and natural environment of the community.

The overall impact of the proposed plan on the environment will be beneficial. If the proposed plan is implemented there will be no new direct causes of water, air, or noise pollution. Proposed improvements will strengthen and expand community facilities and services. Further, no improvements are scheduled for flood-prone areas. The only potential adverse environmental effects of the plan might be generated from a proposed industrial area. However, all new industries locating in the proposed industrial area will be required to comply with federal and state environmental regulations as they relate to industry.

The natural environment in the Pace area will essentially be maintained and protected as the plan is implemented. Flood-prone areas will be protected by public land use policies and the requirements of the National Flood Insurance Act. The plan calls for the preservation of natural features within developed and developing areas.

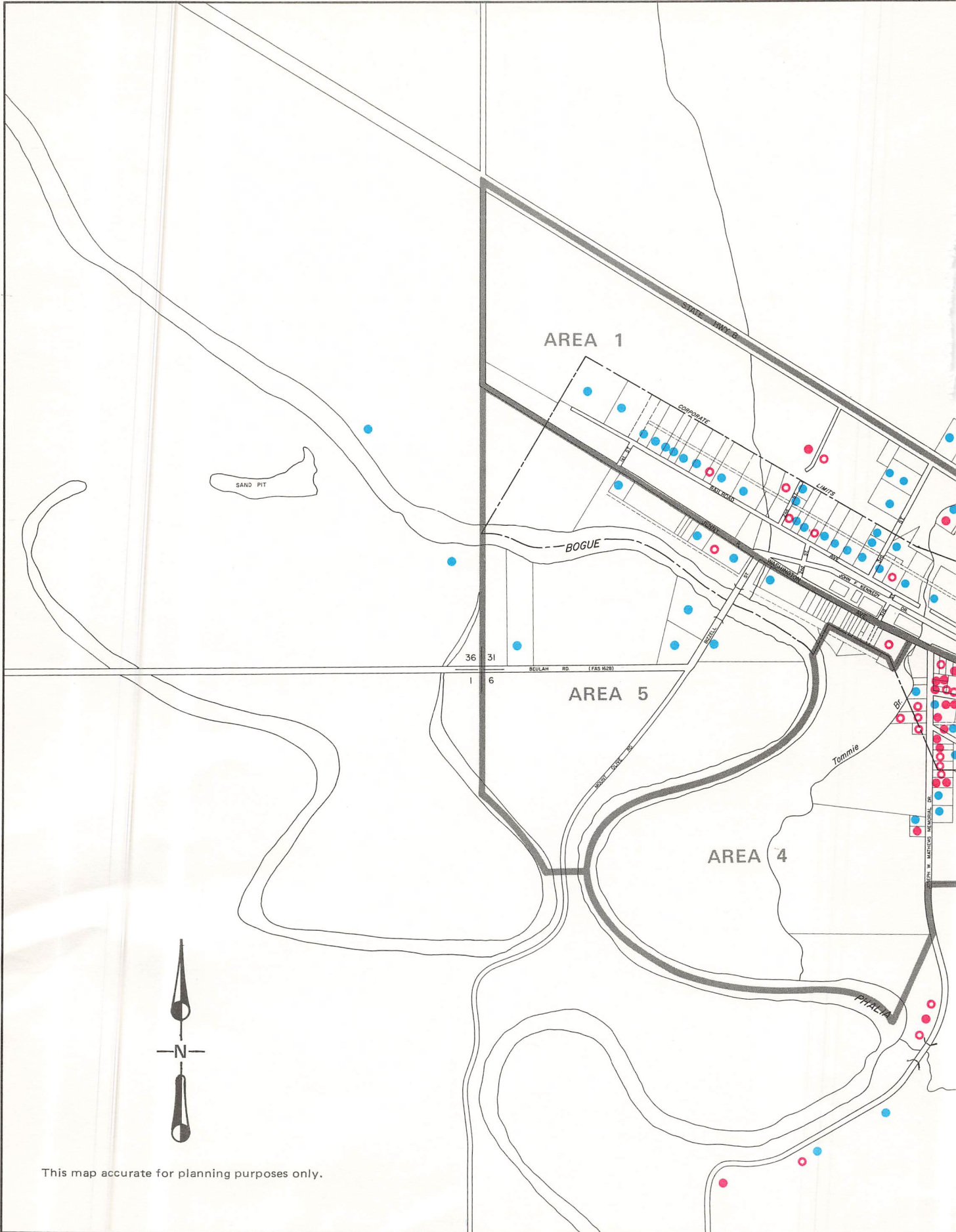
Implementation of the proposed plan does not call for any action which would cause an irreversible commitment of natural resources.

In developing local policies relating to the environment, applicable state and federal environmental regulations have been and will be considered. The most immediately applicable are environmental controls related to floodplain management and wastewater treatment.

Pace's zoning ordinance and other land use regulations will reflect national policies as expressed in HUD environmental standards in an effort to achieve conformity. Land use and housing policies also concern themselves with environmental standards.

Historic Preservation Assessment

The town of Pace has consulted the state historic preservation office and has been informed that there is no property in Pace listed in the National Register of Historic Places. Therefore, no adverse effect on National Register properties can be expected from implementation of the proposed plan for Pace.



This map accurate for planning purposes only.

Map 5  
CONDITION OF  
RESIDENTIAL STRUCTURES

PACE, MISSISSIPPI  
BOLIVAR COUNTY

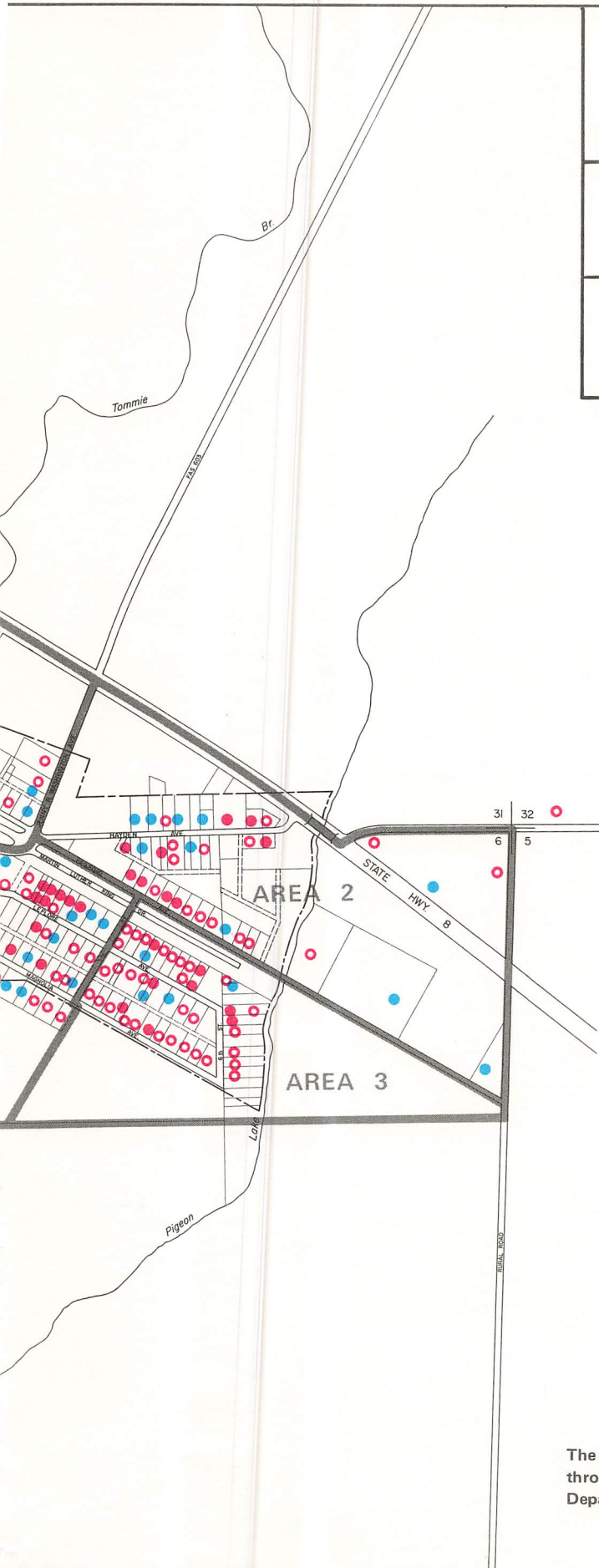
1978



Prepared by  
MISSISSIPPI RESEARCH AND DEVELOPMENT CENTER

LEGEND

- STANDARD
- DETERIORATING
- DILAPIDATED



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