



The Jewel of the  
Crossroads

Urban Renewal  
Plan,  
City of Pearl,

# Mississippi, Pearl Urban Renewal District

## URBAN RENEWAL PLAN CITY OF PEARL, MISSISSIPPI PEARL URBAN RENEWAL DISTRICT

### **Section 1. General Description of the City of Pearl**

The City of Pearl, Mississippi (the “City”) is located in Rankin County, Mississippi (the “County”) in the central section of the State of Mississippi (the “State”). The City is nestled along four transportation arteries in Mississippi (Interstate 55 and Interstate 20, U.S. Highways 80 and 49) and provides easy access to national and international destinations with the Jackson-Evers International Airport located just minutes away from the heart of the City. Pearl is the twelfth-largest city in Mississippi and the largest city in Rankin County, located on the east side of the Pearl River across from the State capital Jackson. As of the 2020 census, the population was 27,115.

### **Section 2. Description of the Urban Renewal Area**

The “Urban Renewal Act” (Miss. Code Ann. §43-35-1, *et seq.*) provides an opportunity for a municipality to address blight and deterioration. Section 43-35-3 of the Urban Renewal Act defines a “Blighted Area” as any area that has:

a substantial number of slums, deteriorated or deteriorating structures, a predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or

property by fire or other causes, or any combination of such factors [that] substantially impairs or arrests the sound growth of the municipality retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

The Urban Renewal Act also outlines what constitutes a “slum”.

“Slum area” shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

By resolution dated November 7, 2023, a copy of which is attached hereto as **Exhibit B**, the Mayor and the Board of Aldermen (the “Governing Body”) of the City made a finding that certain property set forth on **Exhibit 1** thereto constitutes a “blighted area” within the meaning of the Urban Renewal Act and designated such area in the City as appropriate for an Urban Renewal Project (as defined in the Urban Renewal Act). The property so designated in **Exhibit B** is set forth in **Exhibit A** hereto and shall constitute the “Urban Renewal Area” for purposes of this Urban Renewal Plan (sometimes referred to herein as the “Plan”).

### **Section 3. Existence of Urban Renewal Plan**

This Urban Renewal Plan shall constitute an urban renewal plan of the City pursuant to the Urban Renewal Act, as particularly defined in Section 43-35-13 of the Urban Renewal Act. The administration of this Project (as hereinafter defined) and the enforcement of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the City. The purpose of this Urban Renewal Plan is to reduce, eliminate and prevent the spread of blight within the Urban Renewal Area and to stimulate growth and reinvestment within the Urban Renewal Area and surrounding neighborhoods in conformity with the *City of Pearl Comprehensive Plan (2019)* (as amended from time to time the “Comprehensive Plan”). The Project can respond to market conditions over time, further the goals and objectives of the Comprehensive Plan, and leverage the community’s investment in public improvement projects in the Urban Renewal Plan.

In conformity with the Urban Renewal Act, the City shall submit this Urban Renewal Plan to the Central Mississippi Planning and Development District, in lieu of any Planning Commission of the City, for review and recommendations as to its conformity with the Comprehensive Plan for the development of the City. The Plan’s conformity with the Comprehensive Plan is discussed in greater detail in **Section 5**.

The rehabilitation and redevelopment of the Urban Renewal Area will be accomplished by improving or replacing existing structures, attracting new commercial and mixed-use development, and eliminating and preventing the deterioration of properties in the Urban Renewal Area. These three goals may be met by the following undertakings:

- (a) Acquisition of a slum area or blighted area or a portion thereof;
- (b) Demolition and removal of buildings and improvements;

- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Urban Renewal Area the objectives of this Urban Renewal Plan;
- (d) Disposition of any property acquired in the Urban Renewal Area (including sale, initial leasing or retention by the City) at its fair value for uses in accordance with this Urban Renewal Plan;
- (e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with this Urban Renewal Plan; and
- (f) Acquisition of any other real property in the Urban Renewal Area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land needed for public facilities.

Activities to be undertaken in the Urban Renewal Area include:

- acquisition of property for redevelopment by the City, non-profit organizations, and by private enterprises;
- relocation of businesses and residents (if necessary);
- rehabilitation of sub-standard structures to acceptable code standards;
- removal of structures;
- installation of public improvements including street improvements, landscaping and streetscape improvements; and
- disposition of property acquired in the Urban Renewal Area.

To the greatest extent feasible, any Urban Renewal Project or workable program formulated in connection with this Plan shall encourage private investment pursuant to the Urban Renewal Act.

This Plan contemplates the redevelopment, rehabilitation, and renovation of structures that due to age or other factors are substandard, deteriorated, have been condemned, and/or because of their historic nature may not be demolished. Substandard structures shall include those structures that do not conform to the building and related codes of the City.

Any project undertaken as part of this Urban Renewal Plan should afford the maximum opportunity to encourage the rehabilitation, renovation, new development, and redevelopment of the Urban Renewal Area. Under this Plan, where it deems necessary for or in connection with a project, to eliminate unhealthy, unsanitary, or unsafe conditions, or otherwise remove or prevent the spread of blight or deterioration, the City may acquire real property in accordance with Section 43-35-17 of the Urban Renewal Act. Property may subsequently be disposed of in accordance with State law.

Urban Renewal Projects shall specify the intended redevelopment, acquisition plan, and disposition plan. The regulations set forth in this Urban Renewal Plan shall be interpreted and applied as the minimum requirements. Whenever the requirements set forth herein are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive, or that imposing the highest standard, shall govern.

#### **Section 4. Definitions**

In addition to terms previously defined in the text, the following terms are used in this Urban Renewal Plan:

- 1. Cooperation Agreement:** means any agreement between or among the City and/or any other “Public Body”, as defined by the Urban Renewal Act, respecting action to be taken pursuant to any of the powers set forth in the Urban Renewal Act or in any other provision of State law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the City under this Urban Renewal Plan.

Any such Cooperation Agreement may include, without limitation, agreements regarding the planning or implementation of this Urban Renewal Plan and the Project, as well as programs, public works operations, or activities which the City, the County, or such other public body is otherwise empowered to undertake; including without limitation, agreements respecting the financing, installation, construction, and reconstruction of public improvements, utility line relocation, stormwater detention, environmental remediation, landscaping and/or other eligible improvements within the Urban Renewal Area.

- 2. Redevelopment / Development Agreement:** means an agreement between the City and the owner or developer(s) regarding the redevelopment or redevelopment of property within the Urban Renewal Area.

## **Section 5. Comprehensive Plan and Urban Renewal Plan Goals and Objectives**

This Urban Renewal Plan will serve to support and complement the City’s Comprehensive Plan, which is “a policy guide for the physical and economic development of the community.” This Plan shall be deemed to refer to the most recent land use map and zoning ordinance of the City. Similar to zoning ordinances, subdivision regulations and capital improvement programs, the objective of this Plan is to adhere to the purposes and the goals, objectives, vision, and strategies of the Comprehensive Plan and will serve as a tool for implementing the Comprehensive Plan. The goals and objectives of the Comprehensive Plan are set forth in **Exhibit C** and are incorporated herein by reference. The General Goals and Objective of the Comprehensive Plan can be found at Figure 1.

This Urban Renewal Plan further seeks to encourage development and redevelopment projects to facilitate their conformity to the City's Comprehensive Plan and the elements comprising the Comprehensive Plan. In adopting the Comprehensive Plan, the City established strategic goals and objectives for the City to foster a pattern of growth and development, including, but not limited to improving transportation, improving public safety, encouraging economic development, preventing the overcrowding of land, and promoting the high quality of living within the City and the surrounding area. The Plan further identifies a need and recommends that the City continue to use the adopted zoning and building codes to address neglected and abandoned, blighted, and deteriorating properties. This Urban Renewal Plan complies with the overall goals and objectives as defined in the City’s Comprehensive plan as adopted by the Governing Body, including:

- Making the City a healthy, safe, and convenient place to live and work and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.
- Retaining and expanding existing businesses located within the City and attracting new businesses.
- Continuing to promote the development of well-designed, attractive commercial uses in appropriately zoned areas of the City.

This Plan provides the City with the option to partner with businesses and industries to fund improvements necessary for the development and redevelopment of the City in a manner consistent with the Comprehensive Plan. These funds will be implemented as permitted under the Urban Renewal Act and may include, but are not limited to, private investments, tax increment financing, grants, loans, bonds, and exemptions.

This Plan also calls for the redevelopment and renewal of the Urban Renewal Area through the acquisition and relocation of businesses and residences (if necessary), for the orderly and consistent rehabilitation and redevelopment of the City. Like the Comprehensive Plan, this Urban Renewal Plan seeks to promote the preservation and redevelopment of the City's commercial and retail areas; encourage the reuse and reinvestment in vacant commercial and retail facilities to address declining property values; encourage proper land use patterns and to enforce zoning laws to ensure compatibility of land uses; provide a mechanism through which development and redevelopment will be in accordance with the City's comprehensive zoning plans; and protect and preserve property values.

**Figure 1**

# GENERAL GOALS AND OBJECTIVES

The Pearl Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Economic Development, Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Pearl and the surrounding areas.

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

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

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

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

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

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

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

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

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

OBJECTIVE: To protect and preserve property values.

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

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

## Section 6. Urban Renewal Projects and Activities

All Urban Renewal Projects implemented under this Plan shall be developed for residential and nonresidential purposes, including, without limitation, commercial and retail, as applicable, in a manner designed to: (i) eliminate, reduce, or prevent the development or spread of blight, (ii) encourage needed urban rehabilitation, (iii) provide for the redevelopment of blighted areas, (iv) provide for the repair removal or restoration of deteriorated or deteriorating structures, and (v) such other activities and incentives reasonably determined necessary to achieve the objectives of this Urban Renewal Plan. Any Urban Renewal Project may also include: (i) potential enhancements to public roads, public utilities, and public infrastructure improvements, (ii) sidewalk improvements, street lighting, and other potential street scaping, as applicable, and (iii) parks, walking trails, and other public recreational and community facilities, all as determined from time to time by the City, and all to be located within the

Urban Renewal Area within the City.

The City intends to incentivize the rehabilitation and improvement of the following properties in the Urban Renewal Area:

Bright Center, 2400-2410 Highway 80 East, Pearl, Mississippi;  
McLaurin Mart, 3127 Highway 80 East, Pearl, Mississippi; and  
Crossgates Shopping Center 5706-5760 Highway 80, Pearl, Mississippi  
(together, the “Project”).

In the event the City identifies other properties in the Urban Renewal Area for rehabilitation, improvement, or other activities identified herein, the City will amend this Plan as appropriate.

Activities to be undertaken pursuant to this Urban Renewal Plan include the following:

**1. Rehabilitation and Renovation:** The renovation and rehabilitation of structures in the Urban Renewal Area is a critical component of this Urban Renewal Plan and encourages the efficient use of land and discourages urban sprawl. Encouraging reuse and investment in existing but vacant commercial areas reflects the goals and objectives of the Comprehensive Plan. This will include investment in, reuse of and renovation or replacement of structures in the Urban Renewal Area. These structures may include (a) sub-standard structures for which rehabilitation or renovation is practical; (b) sub-standard structures for which rehabilitation or renovation will result in a higher and better use for the property on which the structure is located; and (c) sub-standard structures which are historically or architecturally significant. Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with Section 7 of this Plan.

**2. Acquisition of Real Property:** the City may elect to acquire certain real property in the Urban Renewal Area for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating obsolete uses, or uses that are detrimental to public welfare; providing rights-of-way for streets and sidewalks; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and, other purposes as the need may arise in furtherance of this Urban Renewal Plan.

**3. Demolition and Removal of Structures:** Structures acquired by the City will be rehabilitated, demolished or removed from the Urban Renewal Area consistent with the goals and objective of the Comprehensive Plan.

**4. Redevelopment:** Land acquired by the City will be improved by the City or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to the Urban Renewal Act and the Comprehensive Plan. Funding for development or redevelopment will come from public funds, private funds or any combination of public and private funding. The redevelopment will prevent or help prevent the recurrence of slum and blight in the Urban Renewal Area.

**5. Construction of Improvements:** Public improvements that may be constructed in the Urban Renewal Area include, but are not limited to, preservation of historically significant sites; development of tourist attractions; improving existing streets, lighting and sidewalks and developing new streets, street lighting and sidewalks; improving drainage, water and sanitary sewer systems; improving traffic signalization and signage; and landscaping.



**6. Activities by Private Enterprise:** This Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the rehabilitation, renovation, new development and redevelopment of the Urban Renewal Area by private enterprise. A program may be established for voluntary or compulsory repair and rehabilitation of buildings and improvements. The City will require, to the maximum extent allowable by law, that private property owners will comply with all codes and ordinances. Where private property owners fail to comply with the codes and ordinances, the City may acquire property in accordance with State law and bring the property into compliance with the City's codes and ordinances or dispose of the property in accordance with the Disposition Policy of the City of Pearl adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Plan. A deed restriction will require the grantee to be in compliance with all codes and ordinances.

The City shall require and encourage rehabilitation, renovation, clearance, or development within the Urban Renewal Area to utilize appropriate private or public resources to eliminate and prevent the development or spread of slums and urban blight, to require needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared land.

The Urban Renewal Plan may provide for more diligent enforcement of housing, zoning, and occupancy controls and standards, require removal of congestion and blight, and encourage voluntary rehabilitation, including compelling the repair and rehabilitation of deteriorated or deteriorating structures, and the clearance of blighted areas.

The Urban Renewal Act allows for and recommends a wide range of activities be used in the implementation of any Urban Renewal Area. It is the intent of the City to provide incentives to stimulate private investment in cooperation with property owners and other affected parties to accomplish the objectives of this Urban Renewal Plan. Public-private partnerships and joint venture development will be key to the City's strategy for preventing the spread of blight and eliminating the blighting conditions.

The Governing Body of the City may acquire property within the Project (by donation, purchase, or lease) and construct on such property the public improvements, and other public infrastructure or other improvements consistent with the provisions of the Urban Renewal Act.

To the extent allowed by law, if necessary to implement this Urban Renewal Project, the Governing Body of the City shall have the right to exercise the rights provided for by Section 43-35-17 of the Urban Renewal Act. The Governing Body shall also have the right to add additional projects under this plan in accordance with State law as it deems appropriate and in the best interest of the City.

## **Section 7. Redevelopment and Rehabilitation Actions**

Redevelopment and rehabilitation actions within the Urban Renewal Area may include such undertakings and activities as are in accordance with this Urban Renewal Plan and the Urban Renewal Act, including without limitation: demolition and removal of buildings and improvements as set forth herein; installation, construction and reconstruction of public improvements as set forth herein; elimination of unhealthy, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and provision of land for needed public facilities.

## **Section 8. Development/Redevelopment Agreements**

The City is authorized to enter into Development/Redevelopment Agreements or other contracts with a developer(s) or property owners or such other individuals or entities as are determined by the City to be

necessary or desirable to carry out the purposes of this Urban Renewal Plan. Such Development/Redevelopment Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the City for the purpose of undertaking the activities contemplated by this Urban Renewal Plan and the Urban Renewal Act, and may further provide for such undertakings by the City, including financial assistance, as may be necessary for the achievement of the objectives of this Urban Renewal Plan or as may otherwise be authorized by the Urban Renewal Act.

## **Section 9. Relationship to Local Objectives**

The Urban Renewal Project shall be accomplished in accordance with applicable codes and ordinances adopted by the City's Governing Body, including building codes and zoning ordinances unless exceptions are made in accordance with law. Careful consideration shall be given to the purposes identified in the City's zoning ordinance. The Urban Renewal Project will provide for residential, non-residential, retail, commercial and community facilities for the use and benefit of the citizens of the City, the acquisition of which is an integral part of and essential to the City's plan for redevelopment and will alleviate conditions which stifle development within the Urban Renewal Area. The City shall use commercially reasonable efforts to consider all applicable zoning, land use, maximum densities and the overall Urban Renewal Plan for the Project.

## **Section 10. Ownership of Urban Renewal Projects**

The City may sell, lease or otherwise transfer real property constituting the Urban Renewal Project for such uses as permitted under the Urban Renewal Act, or may retain such property for public use, all as permitted under the Urban Renewal Act.

Regarding the acquisition of real property under this Urban Renewal Plan:

- A. Procedures. All property acquisitions shall be made in accordance with the Mississippi Urban Renewal Act. There will be no consideration, either discrimination against or favoritism for, any group or owner. Neither race, creed, color, nor national origin shall in any way affect land acquisition decisions, appraised values, or offer procedures.
- B. Property to be Acquired: The City may determine that the acquisition of real property is necessary to carry forth the Project. Such acquisition shall be in conformity with applicable State law, the Comprehensive Plan, and the Urban Renewal Act. The City shall also, from time to time at its discretion, acquire mortgages made to finance the costs of (1) acquiring real property, (2) demolishing and removing buildings and improvements, and (3) constructing improvements in the Urban Renewal Area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration.

## **Section 11. Financing**

Upon approval of the Urban Renewal Plan and in accordance with Section 43-35-21 of the Urban Renewal Act, the City may proceed with the sale and issuance of bonds, notes or such other credit or financing facilities as may be available in order to finance all or a portion of the Urban Renewal Project and/or provide funding for any public improvements as approved by the City and/or any property owner grants provided in connection with this Urban Renewal Plan.

The City may finance this Urban Renewal Plan by any method authorized under the Urban Renewal Act or any other applicable law, including without limitation, through the issuance by the City of urban renewal bonds in an amount sufficient to finance all or part of this Plan.

Upon approval of the Plan and acceptable assurances and guarantees from private developers, the City may proceed with the sale and issuance of its urban renewal bonds to finance the Project, pursuant to Section 43-35-21 of the Urban Renewal Act, and said urban renewal bonds shall further be payable from the income, proceeds, revenues and funds of the City and/or the County derived from or held in connection with the undertaking and carrying out of the Project, subject to the approval of the City and/or the County, and from such other collateral, if any, as may be specified and as allowed by the Urban Renewal Act, subject to the approval of the City and/or the County. Additionally, the City may enter into an alliance with the County or any other political subdivision of the State as authorized under Regional Economic Development Act, Title 57, Chapter 64, Mississippi Code of 1972, as amended (the “REDA Act”), and utilize any financing authorized thereunder.

### **Section 12. Regional Economic Development Alliance**

In connection with this Urban Renewal Project, the City may request the participation and support of Rankin County, Mississippi (the “County”) through a “REDA Alliance” under the REDA Act. In the event that such a REDA Alliance is created with the County, the City shall have all power and authority to provide for this Urban Renewal Project as provided under this Urban Renewal Plan, the Urban Renewal Act, and/or the REDA Act. The City may also request County participation and support through an interlocal cooperation agreement under separate statutory authority.

### **Section 13. Ad Valorem Taxes**

The Urban Renewal Project shall be fully subject to ad valorem taxation, unless exempted by further action of the Governing Body of the City, or unless otherwise exempt under Mississippi law.

### **Section 14. Waiver**

Any requirement or condition contained in this Urban Renewal Plan, or further provided for in an Urban Renewal Project may, upon request and for good cause shown, be waived or modified by the Governing Body for the City.

### **Section 15. Amendment and Minor Variations**

This Urban Renewal Plan may be modified in accordance with the provisions of the Urban Renewal Act and the Governing Authorities’ rules and regulations.

This Urban Renewal Plan and the Project may be modified pursuant to the provisions of the Urban Renewal Act governing such modification. To the extent that those modifications result from a property owner’s requests to be included in the Urban Renewal Area, the cost of such modifications shall be the responsibility of that owner if the owner’s property was previously removed from the Urban Renewal Area at the owner’s request.

In specific cases, where a literal enforcement of the provisions contained in the Urban Renewal Plan constitutes an unreasonable limitation beyond the intent and purpose of these provisions, the City may allow minor variances from these provisions.

The review process for the Urban Renewal Plan is intended to provide a mechanism to allow those parties responsible for implementing the Plan to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended urban renewal activities.

The following steps are intended to serve as a guide for Plan review:

- a) The City may propose modifications, and the City shall make such modifications as may be necessary provided they are consistent with the Urban Renewal Act.
- b) Modifications may be developed from suggestions of the City's residents, property, and business owners within the Urban Renewal Area, and staff operating or hired in support of the City.

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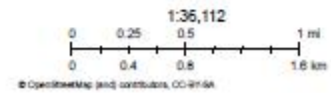
## EXHIBIT A

### City of Pearl Redevelopment District -Part I



1/10/2023, 4:08:15 PM

□ Municipalities



### City of Pearl Redevelopment District - Part II



9/28/2023, 8:42:49 AM

□ Municipalities



**EXHIBIT B**

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## EXHIBIT C

### GOALS & OBJECTIVES OF COMPREHENSIVE PLAN

#### GENERAL GOALS AND OBJECTIVES

The Pearl Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Economic Development, Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Pearl and the surrounding areas.

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

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

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

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

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

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

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

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

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

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

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

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



## CHAPTER THREE ECONOMIC DEVELOPMENT

### GOALS AND OBJECTIVES

**GOAL:** To make Pearl a healthy, safe and convenient place to live and work, and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.

**OBJECTIVE:** To ensure that future development will be in the best interest of the City and its citizens, measures will be taken which will generally improve the quality of life of the citizens of Pearl.

**OBJECTIVE:** To create a unique and appealing environment which will encourage and enhance development by private developers consistent with the culture, heritage, and vision of the City.

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

**OBJECTIVE:** To partner with existing business organizations, such as Chamber of Commerce and Rankin First, to foster a business friendly environment and facilitate the recruitment and retention of business and industry in the City.

**OBJECTIVE:** To partner with businesses and industry to fund necessary infrastructure improvements through available grants, loans, or funding strategies such as Tax Increment Financing.

**OBJECTIVE:** To maintain a diverse business mix to provide services and employment opportunities to all citizens of the City of Pearl.

**OBJECTIVE:** Encourage the reuse and reinvestment in vacant commercial and industrial facilities to prevent the declining property values.

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

**OBJECTIVE:** Continue to provide well-located sites adequately served by highways, railroads, utilities and services for new commercial and industrial development.

**GOAL:** To provide for quality educational opportunities for all students.

**OBJECTIVE:** To continue to support the Pearl Public School District and all schools within the City in the growth of educational opportunities for children.

**OBJECTIVE:** To encourage the utilization of Hinds Community College's campus in Rankin County to provide workforce training.

**GOAL:** To encourage the provision of an adequate housing supply that meets all needs.

**OBJECTIVE:** To provide a mix of residential densities in the City of Pearl to suit different needs and markets, ranging from multiple family units to large lot estates.

**OBJECTIVE:** To maintain and enforce land development regulations, specifically the Land Use Plan, Zoning Ordinance, and Subdivision Regulations, to ensure that the physical growth of the City supports the housing needs of all residents.





## CHAPTER FOUR COMMUNITY FACILITIES

### GOALS AND OBJECTIVES

**GOAL: Continue to providing public facilities and services in a manner that is cost efficient and makes public facilities accessible and convenient to the City's residents.**

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

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

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

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

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

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

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

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

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

## CHAPTER FIVE TRANSPORTATION PLAN

### GOALS AND OBJECTIVES

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

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

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

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

**OBJECTIVE:** To establish a safe, secure, seamless, and user friendly bicycle and pedestrian circulation network that promotes bicycling and walking as healthy, convenient, and cost effective alternative to motor vehicle transport.

**OBJECTIVE:** To establish a bicycle and pedestrian facility network that increases accessibility for users to schools, parks, commercial areas, transportation centers, and other bicycle and pedestrian facilities.

**OBJECTIVE:** To integrate bikeway and pedestrian facilities into the design of new roadway construction, as well as proposed roadway widening.

# CHAPTER SIX

## LAND USE PLAN

### GOALS AND OBJECTIVES

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

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

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

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

**GOAL:** To encourage development of safe housing for residents of Pearl.

**OBJECTIVE:** To encourage the removal and replacement of sub-standard and dilapidated housing.

**OBJECTIVE:** To enforce applicable property maintenance and building codes to minimize the physical deterioration of properties in established neighborhoods.

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

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

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

**OBJECTIVE:** To encourage development of quality new single family housing by designating additional areas on the Land Use Plan as Low and Moderate Density Residential.

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

**OBJECTIVE:** To permit the location of manufactured homes only in certain tightly defined areas such as manufactured home parks.

**OBJECTIVE:** To locate higher density residential developments only in areas where the infrastructure and street system will support such development and where such development is compatible with neighboring land uses.

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

**OBJECTIVE:** To permit and encourage future outdoor oriented commercial activities to locate along major thoroughfares.

**OBJECTIVE:** To require parking lot and perimeter/interior lot landscaping in all new commercial developments.

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