



Senatobia Mississippi

The Five Star City

Comprehensive Plan Update 2008



Mayor
Alan Callicott

Board of Aldermen
Lana Nail
Penny Hawks-Frazier
Michael Cathey
Mike Putt
Buford Givens

City Clerk
Kay Minton

City Attorney
James Johnson III

Prepared by:

**SLAUGHTER &
ASSOCIATES, PLLC**

URBAN PLANNING CONSULTANTS

P.O. Box 2401

Oxford, MS 38655

662.234.6970

City of Senatobia
Comprehensive Plan

TABLE OF CONTENTS

Introduction	1
Population Characteristics.....	5
Historic Population.....	5
Population Growth.....	6
Existing Population.....	7
Day Time Population.....	8
Population Projections.....	9
Age.....	10
Race and Ethnicity.....	12
Educational Attainment.....	13
Income and Employment Characteristics.....	17
Households.....	17
Median Household Income.....	17
Poverty.....	19
Percent of Income Spent on Housing.....	19
Employment.....	21
Labor Force.....	21
Occupations.....	22
Residential Employment by Industry.....	25
Major Industries.....	28
Unemployment Rate.....	31
Retail Sales.....	33
Existing Land Use.....	36
Vacant Land.....	36
Residential.....	38
Commercial.....	40
Industrial.....	42
Public and Semi-public.....	44
Water.....	45
Other Land Uses not on Existing Land Use Map: 100-year Floodplain.....	45
Comparison with Previous Comprehensive Plan.....	46
Housing Characteristics.....	49
Housing.....	49

City of Senatobia
Comprehensive Plan

Community Facilities.....	53
Fire Services.....	53
Police Services.....	55
City Buildings.....	57
Other Government Building and Offices.....	58
Parks and Recreation.....	58
Water System.....	61
Sanitary Sewer System.....	63
Solid Waste.....	64
Gas System.....	64
Education.....	64
Senatobia Municipal School District.....	64
Private School Facilities.....	66
Library Services.....	66
Hospital Facilities-North Oak Regional Medical Center.....	68
Summary.....	68
Transportation.....	70
Introduction.....	70
Functional Classification and Existing Corridors.....	70
Traffic Counts.....	75
Commuting Patterns.....	76
Other Modes of Transportation.....	77
Changes from the previous Transportation Plan.....	78
Recommendations for Implementation.....	78
Vision, Goals, Objectives, and Policies.....	83
Overview.....	83
The Vision of the City of Senatobia.....	83
Guiding Principles.....	84
Community Character.....	84
Land Use Goals, Objectives and Policies.....	85
Housing Goals, Objectives and Policies.....	86
Economic Development.....	88
Community Facilities.....	89
Transportation Goals and Policies.....	91
Future Land Use Plan.....	94
Changes from Previous Plan.....	94
Future Land Use Categories.....	96
Other Required Land Use Categories.....	101
Implementation Recommendations and Plan Maintenance.....	104
Implementation Tools.....	104
Plan Maintenance.....	108

City of Senatobia
Comprehensive Plan

List of Maps, Figures and Tables

Map 1.	Senatobia Base Map.....	3
Map 2.	Senatobia Planning Area Map.....	4
Figure 1.	Historic Population in Tate County, Mississippi 1880-2000.....	5
Table 1.	Historic Population for the Senatobia, Coldwater and Tate County 1890-2000.....	5
Table 2.	Migration into Senatobia, 2000.....	6
Table 3.	Migration into Senatobia, 1990.....	7
Table 4.	Fall Enrollment for Northwest Community College System.....	8
Table 5.	Population Projections for the City of Senatobia.....	9
Figure 2.	Age and Sex Residents of the City of Senatobia, 2000.....	10
Table 6.	Percentage of Population by Age within the City of Senatobia, 2000.....	11
Table 7.	Percentage of Population by Age Group in the City of Senatobia, Tate County and the State of Mississippi.....	12
Table 8.	Race and Ethnicity in Senatobia, Mississippi Over Time.....	12
Table 9.	Percentage of Population with High School Diploma or Equivalency and with Bachelor's Degree or Higher for Selected Places and Counties,2000.....	14
Figure 3.	Educational Attainment for Residents (age 25 and older) of the City of Senatobia, 2000.....	15
Table 10.	Educational Attainment for the Population Aged 25 and Older in the City of Senatobia, Tate County, the State of Mississippi and the Memphis Metropolitan Statistical Area, Over Time.....	15
Figure 4.	Educational Attainment for Residents (age 25 and older) of the City of Senatobia, 1990.....	16
Table 11.	Comparison of Income, 2000.....	17
Table 12.	Comparison of Income, 1990.....	18
Table 13.	Median Household Income of Households in Senatobia and Tate County.....	18
Table 14.	Selected Monthly Owner Costs as a Percentage of Household Income in 1999.....	19
Table 15.	Mortgage Status of Senatobia and Tate County Households, 1999.....	20
Table 16.	Gross Rent as a Percent of Housing Income in 1999.....	20
Figure 5.	Civilian Labor Force in Tate County, 1990-2006.....	22
Table 17.	Employment of Senatobia Residents 16 years of Age and Older, by Occupation, 2000.....	23
Figure 6.	Occupation of Residents of the City of Senatobia, 2000.....	23
Figure 7.	Occupation of Residents of Tate County, 2000.....	24
Figure 8.	Occupation of Residents of Senatobia, 1990.....	25
Figure 9.	Employment of Senatobia Residents by Industry, 2000.....	26
Table 18.	Employment of Residents age 16 Years of Age and Older of Senatobia, Tate County and Mississippi, by Industry, 2000.....	27
		iii.

City of Senatobia
Comprehensive Plan

Figure 10.	Employment of Tate Residents, 2000.....	27
Figure 11.	Employment of Senatobia Residents by Industry, 1990.....	28
Figure 12.	Establishment Based Employment in Tate County, 1990-2006.....	29
Figure 13.	Establishment Based Employment in Tate County, 2006.....	29
Figure 14.	Establishment Based Employment in Tate County, 2001.....	30
Table 19.	Establishment Based Employment in Tate County, 1990 and 2006.....	31
Table 20.	Annual Average Unemployment Rate for Tate, DeSoto, and Panola Counties and the State of Mississippi, 1990-2006.....	32
Figure 15.	Unemployment Rates for Tate, DeSoto and Panola Counties and the State of Mississippi, 1990-2006.....	32
Figure 16.	Gross Retail Sales in Senatobia, 1990-2006.....	34
Figure 17.	Gross Sales Revenues for Tate County and the Cities of Senatobia and Coldwater, 1999-2006.....	34
Figure 18.	Sales Tax Diversions to Selected Cities, 1998-2006.....	35
Figure 19.	Sales Tax Diversions to Senatobia, by Month, 2003-2007.....	35
Map 3.	Existing Land Use Map.....	37
Figure 20.	Residential Land Uses in Senatobia.....	39
Figure 21.	Existing Duplexes & Zoning in Senatobia.....	40
Figure 22.	Existing Commercial Land Uses.....	41
Figure 23.	Existing Commercially Zoning in Senatobia.....	42
Figure 24.	Existing Industrial Land Use Locations in Senatobia.....	43
Figure 25.	Existing Industrial Zoning.....	44
Table 21.	Existing Land Use Inside City of Senatobia.....	47
Table 22.	Zoning Inside City of Senatobia.....	47
Table 23.	Number of Housing Units in Senatobia and Tate County, Over Time.....	49
Table 24.	Type of Housing Stock in the City of Senatobia, 1990-2000.....	50
Table 25.	Age of Housing Stock in Senatobia and Tate County.....	51
Figure 26.	Value of Selected Owner-Occupied Units in Senatobia and Tate County, 2000.....	51
Table 26.	Rating Factors Considered by the State Rating Bureau.....	53
Table 27.	Location and Size of Senatobia Fire Stations and Equipment Located at Each Station.....	54
Table 28.	Number of Crimes in the City of Senatobia, Over Time.....	56
Table 29.	Projected Need for Certified Officers Based Upon Resident Population Projections.....	57
Table 30.	Standards for City and County Parks Recognized by the Mississippi State Comprehensive Outdoor Recreation Plan (SCORP).....	59
Table 31.	City of Senatobia Owned and Operated Wells.....	61
Table 32.	Water Storage Tanks within the City's Water Storage System.....	62
Table 33.	Projected Need for Wastewater Treatment Based Upon Resident Population Projections.....	63
Table 34.	Average Daily Attendance by Grade for Senatobia Municipal School District.....	65
		iv.

City of Senatobia
Comprehensive Plan

Table 35.	Projections of Space & Collection Needs For the Senatobia Branch of the First Regional Library System.....	67
Map 4.	Transportation Plan Map.....	71
Map 5.	Road Classifications Map.....	73
Figure 27.	Existing Transportation Corridors.....	74
Table 36.	Road Standards.....	74
Table 37.	Traffic Counts in Senatobia, 1996-2006.....	76
Map 6.	Future Land Use Map.....	95

INTRODUCTION

The City of Senatobia is the County Seat of Tate County. Senatobia is located in northern Mississippi, approximately 35 miles from the City of Memphis, Tennessee. Senatobia is located along Interstate 55. Major transportation routes within the City, beside Interstate 55, include U.S. Highway 51 and Mississippi Highway 4, and the CN Rail line.

The City of Senatobia is located within the northern reaches of the Yazoo River Basin. This basin is the largest watershed within the State of Mississippi and the basin includes eight major sub-basins and four major reservoirs.

The land area in which Senatobia is located is defined as the Mississippi Valley Loess Hills and Plains region. The area is characterized by rolling hills and highly erosive loess soils.

This Comprehensive Plan for Senatobia was developed in accordance with generally accepted planning principles. The generalized Base Map for Senatobia is shown in **Map 1**. The planning area was defined as a geographic area approximately one to three miles outside the City limits. This Comprehensive Planning Area, shown in **Map 2**, was determined to be the immediate area of influence, or the area of interest for the city over the next 20-25 years. Planners developed a parcel-based map of the City of Senatobia, which was utilized to map existing land uses within the City. This map was utilized to develop a future transportation plan and a future land use plan for the City of Senatobia. Also land use was reviewed, within the municipal limits of the City of Senatobia and within the planning area. An existing land use survey was performed via a windshield survey of this area to determine growth and development patterns of Senatobia. This document is an update to the City of Senatobia's Comprehensive Plan adopted by the Senatobia Board of Aldermen in 1999.

A Comprehensive Plan is a document that, in broad terms, is a policy statement to guide the future placement and development of community facilities and it is the basis for a community's subdivision and zoning regulations, official maps and amendments to the subdivision and zoning ordinances. The Comprehensive Plan identifies a future vision for the community, determines the projected growth for the community and identifies policies to plan, direct and accommodate the growth.

The Mississippi legislature, through Mississippi Code §17-1-1 defines those minimum elements required to be addressed within a Comprehensive Plan. These include:

- *Goals and objectives* for the long-range (20 to 25 years) development of the City. Required goals and objectives shall address at a minimum: residential, commercial and industrial development; parks, open space

and recreation; street or road improvements, public schools and community facilities.

- A *land use plan* that designates in map or in policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public and quasi-public facilities and lands.
- A *transportation plan* depicting in map form the proposed functional classifications for all existing and proposed streets, roads and highways for the area encompassed by the land use plan and for the same time period. Functional classifications shall consist of arterial, collector and local streets, roads and highways.
- A *community facilities plan* as a basis for a capital improvements program including, but not limited to, the following: housing; schools; parks and recreation; public buildings and facilities; and utilities and drainage.

The 2008 Update to the City of Senatobia Comprehensive Plan is organized in the following manner:

Chapter 1	Introduction
Chapter 2	Population Characteristics
Chapter 3	Income & Employment Characteristics
Chapter 4	Existing Land Use
Chapter 5	Housing Characteristics
Chapter 6	Community Facilities Characteristics
Chapter 7	Transportation
Chapter 8	Vision, Goals, Objectives, & Policies
Chapter 9	Future Land Use
Chapter 10	Implementation & Plan Maintenance

Chapters 1 through 6 address the existing conditions of Senatobia, while Chapters 7 through 10 address the proposed future conditions for Senatobia. Taken together, the text, maps, tables and figures represent an attempt by Senatobia's leadership to move successfully toward a positive future.

Blank Page for Map 1---Senatobia Base Map

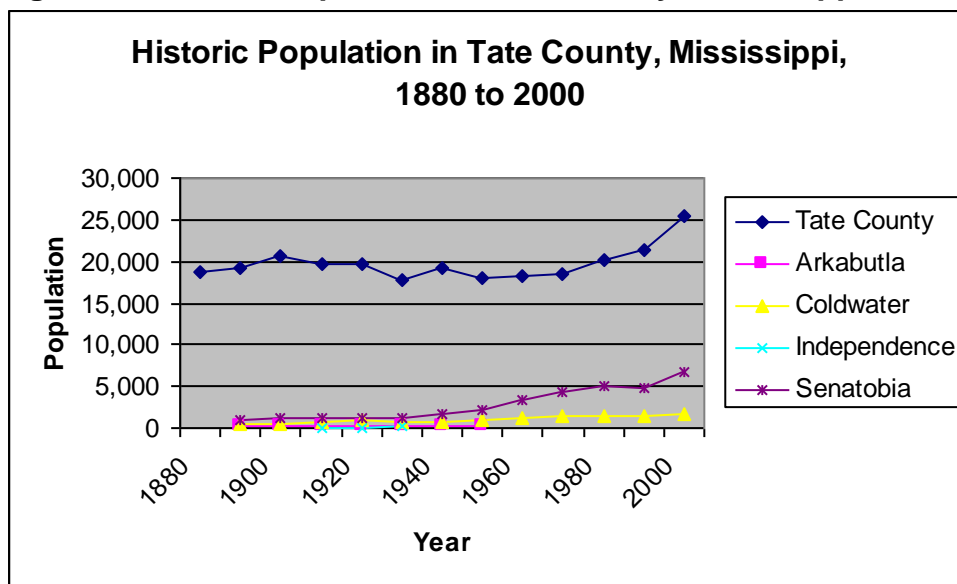
Blank Page for Map 2---Senatobia Planning Area Map

POPULATION CHARACTERISTICS

Historic Population

The City of Senatobia was chartered and became a Mississippi municipality on February 10, 1860. Census data gathered for the City of Senatobia indicates Senatobia has always been the largest of the communities within Tate County. As the County Seat, and as the center for transportation for the county, Senatobia grew at a rate faster than the other communities within the County.

Figure 1. Historic Population in Tate County, Mississippi 1880 – 2000.



Source: U.S. Bureau of Census

Table 1. Historic Population for the Senatobia, Coldwater and Tate County, 1890 to 2000

Year	Senatobia	Coldwater	Tate County
2000	6,682	1,674	25,370
1990	4,772	1,502	21,432
1980	5,013	1,505	20,119
1970	4,247	1,450	18,554
1960	3,259	1,264	18,138
1950	2,108	949	18,011
1940	1,757	690	19,309
1930	1,264	664	17,671
1920	1,126	856	19,636
1910	1,275	774	19,714
1900	1,156	557	20,618
1890	1,077	518	19,253

Source: U.S. Department of Commerce, Bureau of the Census, 2000

The estimated population of the City of Senatobia in 2000 was 6,682 people. At the turn of the century, the population of Senatobia was 1,156 people. The City has grown steadily since 1890, with a decrease in population occurring only twice within its history. Census data indicates that Senatobia had decreases in population between 1910 and 1920 and between 1980 and 1990.

Growth rates within the City of Senatobia have been significant, over the history of the City. Between 1950 and 1960, the population within the City increased by 54.6%, between 1960 and 1970, the population within the City increased by 30.3%. Between 1970 and 1980, the population within the City increased by 18.0% and between 1990 and 2000, the City experienced a growth rate of 40%.

Population Growth

As the City has grown, it gained a large percentage of the population of the County. Near the turn of the twentieth century, most of the population within Tate County lived in the rural areas of the county. Only about 5.6% of the population lived within the City of Senatobia. As farming changed, people moved from the rural areas of the County into the urban areas within the County. By 2000, slightly more than one-quarter of the population within Tate County lived within the City of Senatobia.

Migration has always been a steady, influential contributor to the population growth within the City of Senatobia. The City of Senatobia captured new residents as they moved from farming into other economic ventures in the early history of the community. In the past four decades, migration into the community has come from people moving their homes to be within commuting distance to the Memphis region.

Table 2. Migration into Senatobia, 2000

	City of Senatobia		Tate County	Mississippi
	Number	% of Population over the age of 5	% of Population over the age of 5	% of Population over the age of 5
Population 5 +	6,348			
Same house in 1995	2,848	44.9	60.8	58.5
Different house in 1995	3,487	54.9	38.9	40.6
Same county	1,361	21.4	16.8	22.5
Different county	2,126	33.5	22.0	18.0
Same state	1,318	20.8	12.1	9.4
Different state	808	12.7	9.9	8.6
Elsewhere in 1995	13	0.2	0.3	1.0

Source: U.S. Department of Commerce, Bureau of the Census, 2000

Census data indicated that 3,487 people, aged five years and older moved between 1995 and 2000. This accounted for nearly 55% of the City's population age 5 and older in 2000. Most of the new residents to Senatobia moved to the City from other places within Mississippi. About 40% of the people who lived in a different house in 1995 lived within Tate County. Another 40% of the people who

moved to Senatobia between 1995 and 2000, moved to Senatobia from another county in Mississippi. About 20% of the people living in Senatobia in 2000, and who had relocated between 1995 and 2000, moved to Senatobia from another state.

Table 3. Migration into Senatobia, 1990

	City of Senatobia		Tate County	
	Number	% of Population over the age of 5	Number	% of Population over the age of 5
Population 5 +	4,450		19,826	
Same house in 1985	2,052	46.0%	11,824	60.0%
Different house in 1985	2,398	54.0%	8,002	40.0%
Same county	1,043	23.0%	4,143	21.0%
Different county	1,355	31.0%	3,844	19.0%
Same state	836	19.0%	2,013	10.0%
Different state	512	12.0%	1,831	9.0%
Elsewhere in 1985	7	-	15	--

Source: U.S. Department of Commerce, Bureau of the Census, 1990

Not surprisingly, about 54% of residents responding to the Census in 1990 indicated that they had moved in the previous five years. About one-quarter of the population over the age of five reported moving from a home within Tate County. About one-third of the population of the City indicated that they had moved into Senatobia in the previous five years from a different county—most new residents had moved from another county in Mississippi.

Census data from both decades illustrates that migration into the City is a very important part of the City's population growth. Between 1990 and 2000, 2,126 people indicated that they had moved to Senatobia from an area outside of Tate County—this equates to about one in three people in the community. Between 1980 and 1990, about 1,355 people moved into Senatobia from areas outside of Tate County—this equates to about one-third of the City population in 1990.

Besides natural growth and migration into the City of Senatobia, the City increased its land area and population through annexation. During the last two decades, the City has annexed land adjacent to the City limits on three occasions. In each case, the city annexed land in response to and in anticipation of the consistent population growth that the City experienced.

Existing Population

The estimated population for the City of Senatobia for 2006, including the recently annexed area is approximately 7,448 people. This estimate is based upon the existing population estimates developed by the Census Bureau, and it assumes the same growth rate of 2.93% per year for the City of Senatobia and the recently annexed area.

Day Time Population

City public safety officials estimate that the City's population increases by 40% each day due to the presence of workers, students and visitors to the City. Northwest Community College, Magnolia Heights School and major employers within the City contribute to this increase in daytime population.

The main campus of Northwest Community College is located in Senatobia. The three-campus community college is a two-year school that provides both vocational and academic/technical educations. Northwest Community College is the largest community college in terms of district—serving students in eleven counties (Benton, Calhoun, DeSoto, Lafayette, Marshall, Quitman, Panola, Tallahatchie, Tate, Tunica and Yalobusha). Northwest Community College has three campuses- in Senatobia, in DeSoto County and in Oxford.

The primary campus of the Northwest Community College System is located in Senatobia. The campus is approximately 247 acres and can provide housing for up to 900 students, but it is also estimated that most students utilizing the Senatobia campus commute to Northwest. Nearly 90% of the students of the Northwest Community College system are in-district students, according to enrollment figures from 2004-2005. And about 6.1% of students were from outside of the district, but from Mississippi and about 3.8% of the students were from out-of-state.

Table 4. Fall Enrollment for Northwest Community College System

	Total
Fall 2006	6,294
Fall 2005	6,289
Fall 2004	6,328
Fall 2003	6,121
Fall 2002	5,850
Fall 2001	5,376

Source: Office of Research and Planning, Board of Trustees of State Institutions of Higher Learning from data from the State Board for Community and Junior Colleges.

Information from the State Board for Community and Junior Colleges indicates that enrollment, based upon fall class enrollment within the Northwest Community College System has increased by 17.1% between Fall 2001 and Fall 2006.

Additionally, data from the 2004-2005 academic year indicated that nearly 80% of the students enrolled at Northwest were in the academic curriculum, while 15.7% were taking classes in technical subjects and nearly 5% were taking subjects within vocational classes.

About 465 students commute from outside the City of Senatobia to the Magnolia Heights School each school day. The private school has children from pre-kindergarten through grade twelve.

Population Projections

Planners developed population projections for the City of Senatobia. These projections are based upon an apportionment method. This method defines the relationship between the population growth of the City and the County and determined the City population based upon the projected growth for the County.

Planners utilized population projections for Tate County developed by the Mississippi Institutions of Higher Learning, Center for Policy Research and Planning. The projections for Tate County were developed in 2005. These projections predict that by 2010, the population of Tate County will be 27,973 people and by 2020, the population of Tate County will be 30,149 people.

Utilizing these projections for County growth and the historical rate of growth of the City within the County, it was determined that the population for the City of Senatobia will be 7,944 people by 2010, 9,195 people by 2020 and 10,538 people by 2030.

Table 5. Population Projections for the City of Senatobia

	2010	2020	2030
Population for Senatobia	7,944	9,195	10,538

Source: Slaughter and Associates, PLLC based upon data from Office of Research and planning, Board of Trustees of State Institutions of Higher Learning from data from the State Board for Community and Junior Colleges.

Population is projected to grow by approximately 18.8% between 2000 and 2010, 15.7% between 2010 and 2020, and 14.6% between 2020 and 203. The city may anticipate a projected rate of population growth of approximately 57.7% between 2000 and 2030.

The City has several unique and special places where a semi-permanent population lives within group settings. These include the dormitories of Northwest Community College, the Baddour Center, the Senatobia Convalescent Center and the North Oaks Regional Medical Center. Through the utilization of a land use projection tool, planners determined that population living in institutional housing arrangements will likely see an increase in population from 181 people in 2000 to 240 people in 2020. Additionally, the population living in other group living arrangements will likely see an increase in population from 947 people in 2000 to 1,714 people in 2020.

Planners made several assumptions upon which the population projections are made. These include:

Population within the City of Senatobia will continue to grow.

The City population will continue to grow as a proportion of the County population —historically this growth has averaged about 2.1 % per year.

Population projections are subject to uncertainty. The assumptions that form the basis of these projections are historical trends, which may or may not be replicated within the future. Therefore, the limitations of the projections should be kept in mind when making decisions based upon the population projections. From time to time, decision-makers should review and revise these projections.

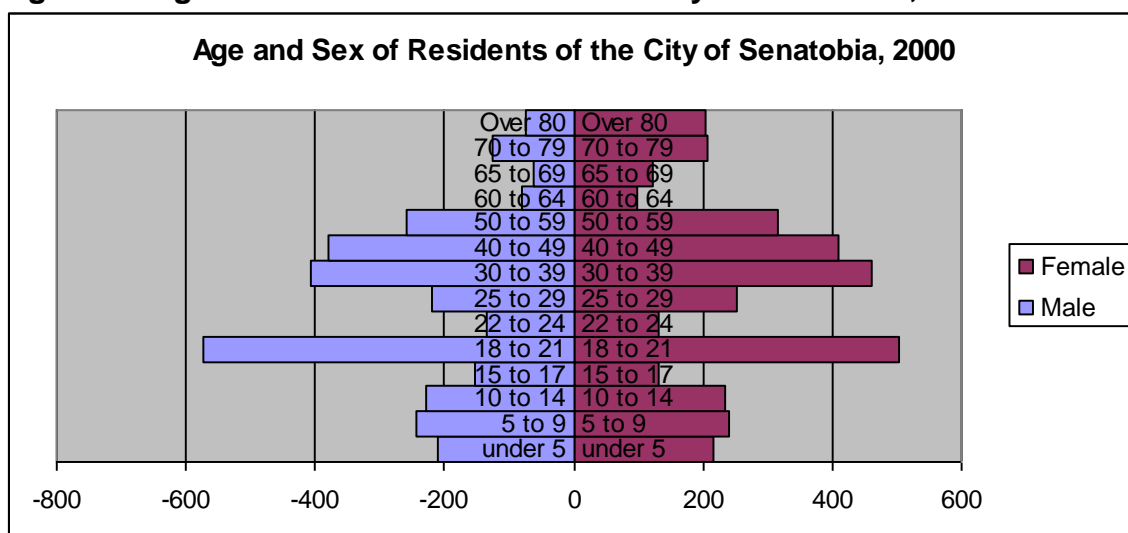
Age

The City of Senatobia tends to be unique in its age characteristics. A significant proportion of the City's population is between the ages of 18 and 21, likely due to the location of Northwest Community College in Senatobia. The City also has a significant proportion of its population of young working age, between the ages of 30 and 39.

In general, the population in the City of Senatobia is composed of young adults and young working age residents. The figure that follows portrays the age and the sex of the population in Senatobia in 2000. The figure is not characteristic of the typical age/sex pyramid for the United States. The typical representation of age and sex within the United States would be represented by a pyramid that is constrictive. There would be larger percentage of the population in the older age brackets, specifically in the non-child-bearing years.

The graphic, which represents age and sex in Senatobia, is moderately reflective of an expansive population. There tends to be a high proportion of the population under 18 and a significant proportion of the population within childbearing years. The graphic indicates that there are a significant number of city residents between the ages of 18 and 21, between the ages of 22 and 29, between the ages of 30 to 39 and between the ages of 40 and 49.

Figure 2. Age and Sex of Residents of the City of Senatobia, 2000.



Source: U.S. Department of Commerce, Bureau of the Census

Figure 2 indicates that the City may anticipate slow growth due to natural growth, but the City will continue to experience the bulk of its growth from in-migration—from families and individuals choosing to move to the City of Senatobia.

A majority of the population in the City of Senatobia is composed of young adults and young working age residents. More than one-half (52%) of the City's population in 2000 was between the ages of 18 and 49. Comparably about 45% of the population within Tate County was between the ages of 18 and 49 and only 46% of the population within the State of Mississippi was between the ages of 18 and 49.

Table 6. Percentage of Population by Age within the City of Senatobia, 2000

	Senatobia		Tate County		Mississippi
	Number	Percentage of Total City Population	Number	Percentage of Total County Population	Percentage of Total State Population
Under 5	425	6%	1,740	7%	8%
5 to 9	485	7%	1,890	7%	5%
10 to 14	463	7%	2,036	8%	5%
15 to 17	286	4%	1,202	5%	6%
18 to 21	1,078	16%	2,103	8%	8%
22 to 24	266	4%	872	3%	5%
25 to 29	472	7%	1,554	6%	8%
30 to 39	861	13%	3,536	14%	8%
40 to 49	789	12%	3,618	14%	17%
50 to 59	576	9%	2,860	11%	12%
60 to 64	179	3%	1,064	4%	5%
65 to 69	182	3%	841	3%	4%
70 to 79	334	5%	1,294	5%	6%
Over 80	280	4%	760	3%	4%

Source: U.S. Department of Commerce, Bureau of the Census

Another attribute of the population of the City of Senatobia is the number of young adults between the ages of 18 and 21. Fully 16% of the population of the City of Senatobia falls within these three years. The presence of Northwest Community College is a likely reason for this exceptionally high proportion of residents within this three-year age bracket. Comparably, about 8% of the population of Tate County and about 8% of the population of the State was between the ages of 18 and 21 in 2000.

In 2000, about 24% of the population of the City of Senatobia was under the age of 18. This equated to 1,248 people living within the City. Comparably, about 27% of the population of Tate County was under the age of 18, but the percentage of the under 18 demographic in Senatobia was consistent with that of the State of Mississippi.

Nearly 12% of the City population or approximately 796 people in Senatobia in 2000 were 65 or older. Comparably, about 14% of the State's population in 2000 was 65 or older. The City of Senatobia had a slightly lower percentage of the senior population compared to the State of Mississippi.

Table 7. Percentage of Population by Age Group in the City of Senatobia, Tate County and the State of Mississippi, 2000

	Under 18	18-24	25-49	50-64	65 and Over
2000					
City of Senatobia (pre-annexation corporate limits)	24.0%	20.0%	32.0%	12.0%	12.0%
Tate County	27.0%	11.0%	34.0%	15.0%	11.0%
Mississippi	24.0%	13.0%	33.0%	17.0%	14.0%
1990					
City of Senatobia (pre-annexation corporate limits)	25.0%	21.0%	29.0%	10.0%	15.0%
Tate County	30.0%	12.0%	33.0%	13.0%	13.0%
Mississippi	29.0%	11.0%	34.0%	13.0%	13.0%

Source: U.S. Department of Commerce, Bureau of the Census

Between 1990 and 2000, the population within the City of Senatobia became more concentrated in the age categories reflective of adulthood, specifically working age population. Between 1990 and 2000, the proportion of the City's population under the age of 18 and over the age of 65 decreased slightly, while the proportion of the working age population increased slightly.

Race and Ethnicity

The population within the City of Senatobia tends to be slightly less diverse than that for the Memphis Metropolitan Statistical Area. In 2000, about two-thirds of the population of the City of Senatobia was White and Non-Hispanic; slightly less than one-third of the population in Senatobia was African-American. Additionally, about 1.2% of the population was of another race that was not Hispanic and about 0.9% of the population of the City of Senatobia was Hispanic.

Table 8. Race and Ethnicity in Senatobia, Mississippi Over Time

	2000		1990		1980	
	Number	%	Number	%	Number	%
White, Non-Hispanic	4,513	67.5	3,321	69.6	3,506	69.9
African-American, Non-Hispanic	2,035	30.5	1,410	29.5	1,442	28.8
Other races, Non-Hispanic	77	1.2	23	0.5	11	0.2
Total Hispanic, All races	57	0.9	18	0.4	54	1.1

Source: U.S. Department of Commerce, Bureau of the Census

Comparatively, slightly more than one-half (51.9%) of the population within the Memphis Metropolitan Statistical Area was White and Non-Hispanic in 2000 and about 43.3% of the population within the Metropolitan Statistical Area was African-American and Non-Hispanic in 2000. About 2.4% of the population in the Memphis Metropolitan Statistical Area identified with another race. And about 2.4% of the population in 2000 was Hispanic.

The American Community Survey, a survey of the Census, was completed in 2005. This survey indicated that the population within the Memphis Metropolitan Statistical Area was becoming more diverse. Data for 2005 indicated that 44.6% of the population was African-American, 2.8% of the population was of a race other than African-American or white, and 3.1% of the population was Hispanic. Detailed data from 2005 was not available for the City of Senatobia, but only for the larger region.

Data from the 2000 Census indicates that Senatobia is generally comparable in race and ethnicity with the State of Mississippi. Census data from 2000 indicated that approximately 61.4% of the State population was White, 36.3% of the population was African-American and 2.3% of the population represented other races. Census data also indicated that 1.4% of the population of the State of Mississippi were Hispanic or Latino.

Educational Attainment

According to the 2000 Census, approximately 78.1% of the people over the age of 25 who lived within the City of Senatobia achieved a high school diploma or equivalency. About 19% of the population within the city achieved a bachelor's degree, graduate degree or professional degree. Comparatively, the City of Senatobia exceeds the average for the State of Mississippi and compares favorably with the Nation. The City of Senatobia also has a comparable number of college graduates and residents with some college. Higher education, at least at the community college level is locally accessible within the City of Senatobia. The main campus of Northwest Community College is located within the City. The Institutes for Higher Learning indicated that in 2006, 6,294 students were enrolled at Northwest Community College, including 900 students that lived on campus and approximately 4,000 students that commuted to the school.

Specific Census data from the year 2000 for the population age 25 and older, of the City of Senatobia indicated that 78.1% of the population had achieved a high school diploma or equivalency. Attainment rates for a high school diploma by Senatobia residents are higher than the average for the State of Mississippi (72.5%), but slightly lower than the graduation rate for the nation, which is 80.4%.

The percentage of Senatobia residents with a high school equivalency or diploma is about the median for the northern Mississippi region. Northern Mississippi cities located near Senatobia that had higher percentages of residents with high school equivalency or diplomas included Olive Branch (86.8%), Horn Lake (81.0%), and Oxford (80.2%). The City of Senatobia had a higher percentage of residents with high school equivalency or diplomas than Hernando (76.9%), Batesville (68.2%) and Coldwater (69.5%).

The percentage of Tate County residents with a high school diploma or equivalency was 71.7% in 2000. Both DeSoto County and Lafayette County had

a higher percentage of the population that had achieved a high school diploma or equivalency.

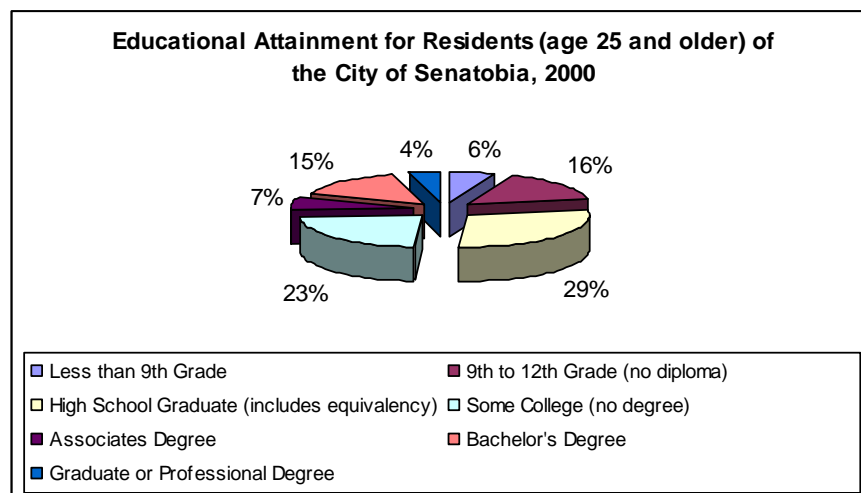
Table 9. Percentage of Population with High School Diploma or Equivalency and with Bachelor's Degree or Higher for Selected Places and Counties, 2000

	% of Population High School Graduates or Equivalency	% of Population Bachelor's Degree or Higher
<i>Cities and Places</i>		
Senatobia	78.1	19.0
Coldwater	69.5	11.5
Hernando	76.9	19.2
Olive Branch	86.8	20.8
Batesville	68.2	19.6
Oxford	80.2	46.1
Horn Lake	81.0	9.5
Southaven	82.9	14.3
<i>Counties</i>		
Tate County	71.7	12.3
DeSoto County	81.6	14.3
Panola County	63.5	10.8
Tunica County	60.5	9.1
Lafayette County	78.5	31.1
Marshall County	61.0	9.0
Union County	68.5	13.2
Mississippi	72.5	16.9
United States	80.4	24.4

Source: U.S. Department of Commerce, Bureau of the Census

The population within the City of Senatobia had a significantly higher percentage of the population that had earned a Bachelor's degree or higher, compared to Tate County and the State of Mississippi. According to 2000 Census data, approximately 19.0% of the population within the City of Senatobia had achieved a Bachelor's degree, Masters degree, Graduate degree or professional degree. Within the north Mississippi Region, several other cities had higher percentages of residents with higher education degrees. These cities included Oxford and Olive Branch. But generally, Senatobia was consistent with the Cities of Hernando and Batesville in the percentage of the population which held Bachelor's degree or higher. Nationally, about 24.4% of the population achieved a Bachelor's degree, Graduate degree or Professional degree, and within the State of Mississippi 16.9% of the population achieved such a degree.

Figure 3. Educational Attainment for Residents of the City of Senatobia, 2000.



Source: U.S. Department of Commerce, Bureau of the Census

Senatobia residents age 25 and older in 2000 were likely to have a high school diploma, college or a college degree. Indeed in 2000, only about 22% of the residents age 25 or older had limited educations. About 23% of the population had some college, but had not achieved a degree and about 29% had finished high school but had not sought higher education. About 7% of City residents had achieved an Associates degree as the highest level of educational attainment. About 15% of the residents within the city had achieved a Bachelor's degree as their highest level of educational attainment and about 4.2% had achieved a professional or graduate degree. Nearly 37% of the people with a Bachelor's or graduate or professional degree in Tate County lived within the corporate limits of Senatobia.

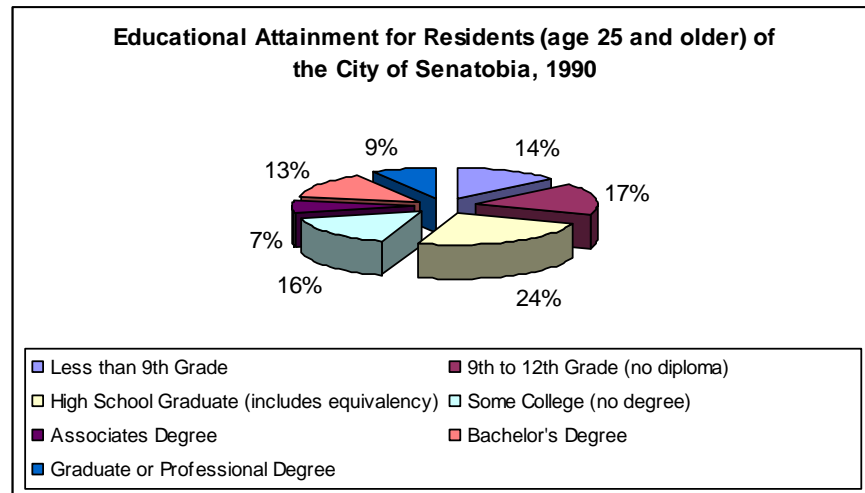
Table 10. Educational Attainment for the Population Aged 25 and Older in the City of Senatobia, Tate County, the State of Mississippi and the Memphis Metropolitan Statistical Area, Over Time

	Senatobia	Tate County	Mississippi	Memphis MSA
Percent high school graduate or higher				
2000	78.1	71.7	72.9	79.0
1990	69.4	61.0	64.3	72.1
1980	62.2			62.1
1970	54.9			46.6
Percent bachelor's degree or higher				
2000	19.0	12.3	16.9	22.0
1990	21.6	11.7	14.7	18.2
1980	16.4			14.1
1970	14.7			8.9

Source: U.S. Department of Commerce, Bureau of the Census

Between 1990 and 2000, a higher percentage of the population within the City of Senatobia achieved their high school diploma or equivalency. In 1990 about one-third of the population had not graduated from high school or attained an equivalency. By 2000, less than one-quarter of the residents had not achieved a high school equivalency or a diploma.

Figure 4. Educational Attainment for Residents of the City of Senatobia, 1990.



Source: U.S. Department of Commerce, Bureau of the Census

In the decade between 1990 and 2000, a higher percentage of residents within the City of Senatobia attended college, but a lower percentage of Senatobia residents achieved graduate or professional degrees. In 1990, about 16% of the City population attended college but not graduated, compared with 23% in 2000. Additionally about 21.6% of the population graduated from college with a bachelor's degree or professional or graduate degree in 1990, compared with 19.0% in 2000. By 2000, the City had a higher percentage of residents with a bachelor's degree than in 1990, but a lower percentage of residents with a professional or graduate degree. In 2000, about 15% of residents achieved a bachelor's degree as their highest educational attainment compared to 13% in 1990. Only 4% of the residents of the city achieved a graduate or professional degree in 2000, compared to 9% in 1990.

INCOME & EMPLOYMENT CHARACTERISTICS

Households

While the population increased within the City of Senatobia by 40% between 1990 and 2000, the increase in the number of households (36.5%) was almost consistent with the growth in population. This is slightly surprising, since the trend nationally has been towards smaller households. In fact, in Senatobia, the average household size in 1990 was 2.63 people per household and in 2000 the average household size was 2.6 people per household. In 2000, there were 2,137 households within the City, compared to 1,543 households in 1990. Nearly three-quarters of the households within the City were family households.

Median Household Income

According to 2000 Census Data, the per capita income of residents of the City of Senatobia was higher than the per capita income of residents of the State of Mississippi, and slightly higher than the per capita income of residents of Tate County. The per capita income measures the average amount of income generated by all residents within the boundaries of the city from all sources of income including wages and transfer payments. The 2000 Census indicated that the per capita income in the City of Senatobia was \$16,434.

Table 11. Comparison of Income, 2000

	Per Capital Income	Median Household Income
Tate County	\$16,154	\$35,836
Senatobia	\$16,434	\$33,698
Coldwater	\$12,330	\$26,058
Hernando	\$20,731	\$43,217
Olive Branch	\$22,680	\$55,187
Horn Lake	\$17,183	\$40,396
Batesville	\$15,814	\$29,875
DeSoto County	\$20,468	\$48,206
Panola County	\$13,075	\$26,785
Marshall County	\$14,028	\$28,756
Tunica County	\$11,978	\$23,270
Lafayette County	\$16,406	\$28,517
Mississippi	\$15,853	\$31,330
United States	\$21,857	\$41,994

Source: Bureau of the Census, U.S. Department of Commerce

In 2000, the median household income of residents of the City of Senatobia was \$33,698. The median household income within the City of Senatobia lay within the mid-range within the region, but was slightly higher than the median household income for the State of Mississippi.

Table 12. Comparison of Income, 1990

	Per Capital Income	Median Household Income
Tate County	\$9,212	\$22,207
Senatobia	\$9,639	\$23,664
Coldwater	\$7,377	\$17,083
Hernando	\$12,078	\$25,885
Olive Branch	\$12,807	\$32,995
Horn Lake	\$11,628	\$28,631
Batesville	\$9,338	\$21,000
DeSoto County	\$12,509	\$31,756
Panola County	\$7,537	\$21,119
Marshall County	\$7,599	\$18,492
Tunica County	\$6,449	\$10,965
Lafayette County	\$9,196	\$18,186
Mississippi	\$9,648	\$20,136
United States	\$17,240	\$30,056

Source: Bureau of the Census, U.S. Department of Commerce

Census data from 1990 indicated that the per capita income of residents of the City of Senatobia was \$9,639 and the median household income was \$23,664. Both the per capita income and the median household income of residents of the City of Senatobia were higher than that for residents of Tate County. The per capita income and median household income of residents of Senatobia were comparable to State averages.

Between 1990 and 2000, the per capita income of residents statewide in Mississippi grew by 64%. The median household income of State residents grew by 55.6%. Within the City of Senatobia, during this same timeframe, the per capita income grew by 70.5% and the median household income grew by 42.4%.

Table 13. Median Household Income of Households in Senatobia and Tate County

	Senatobia		Tate County	
	1990	2000	1990	2000
Median Household Income	\$23,664	\$33,698	\$22,207	\$35,836
Percent Change		42.4%		61.4%

Source: Bureau of the Census, U.S. Department of Commerce

Poverty

About 17.7 % of the individuals that lived within the City of Senatobia had an income below the poverty level in 2000, according to the Census Bureau. Comparably about 19.9% of Mississippians lived below poverty in 2000. Within the region, the percentage of the population that lived below the poverty level in DeSoto County was very low- ranging from 6.7% of the individuals to 5.2% of the individuals. However, compared to other communities located in north Mississippi, the City of Senatobia had a lower percentage of individuals living below the poverty level.

Between 1989 and 1999 the number of people living below poverty in the City of Senatobia increased, but the percentage of residents living below poverty decreased from 22.0% to 17.7%. Census data from 2000 indicated that about one-half of the individuals living below the poverty level were between the ages of 18 and 64 and one-third of the population living below the poverty level were under the age of 18. In 1990, about 36.9% of the people living below poverty were under the age of 18 and 21.0% were over the age of 65. These statistics indicate a growing number of residents of working age living below poverty.

Percent of Income Spent on Housing

Housing within the City of Senatobia tends to be affordable. Nearly one-half of the homeowners within the City of Senatobia paid less than 15% of their monthly household income on housing, compared to 42.4% for the State of Mississippi.

Table 14. Selected Monthly Owner Costs as a Percentage of Household Income in 1999

	Senatobia		Tate County	
	Number	Percent	Number	Percent
Less than 15%	559	48.9	1,806	43.0
15 to 19 %	172	15.1	670	16.0
20 to 24%	150	13.1	479	11.4
25 to 29%	61	5.3	197	4.7
30 to 34%	97	8.5	251	6.0
35% or more	170	14.9	708	16.9
Not computed	30	2.6	89	2.1

Source: Bureau of the Census, U.S. Department of Commerce

The U.S. Department of Housing and Urban Development determined that households are cost-burdened if the household pays 30% or more of their household income for housing. Across the State of Mississippi, approximately 21.0% of the owner households spent more than 30% of their monthly income on housing. Within the City of Senatobia, about 23.4% of the homeowners spent more than 30% of their monthly income on housing. This equated to 267 households.

Approximately four of every ten homeowners within the City of Senatobia did not have a mortgage in 1999. A higher percentage of homeowners within the City of Senatobia did not have mortgages compared with homeowners in Tate County and homeowners across the state. About 62.1% of homeowners in Mississippi carry a mortgage and about 37.9% of homeowners in Mississippi do not carry a mortgage.

Table 15. Mortgage Status of Senatobia and Tate County Households, 1999

	Senatobia		Tate County	
	Number	Percent	Number	Percent
With a Mortgage,	742	59.9	2,749	65.5
Without a Mortgage	497	40.1	1,451	34.5

Source: Bureau of the Census, U.S. Department of Commerce

Approximately 30.6% of the renting households within the City of Senatobia paid more than 35% of their household income on housing. About 26.3% of Tate County's renter households paid more than 35% of their household income for housing and 27.6% of renter households across the State of Mississippi paid more than 35% of their household income for housing.

Table 16. Gross Rent as a Percent of Housing Income in 1999

	Senatobia		Tate County	
	Number	Percent	Number	Percent
Less than 10%	86	10.3	187	10.5
10 to 14 %	78	9.3	174	9.7
15 to 19%	82	9.8	179	10.0
20 to 24%	126	15.1	190	10.6
25 to 29%	61	7.3	130	7.3
30 to 34%	36	4.3	94	5.3
35 to 39%	71	8.5	102	5.7
40 to 49%	67	8.0	124	6.9
50 % or more	118	14.1	244	13.7
Not computed	110	13.2	362	20.3
Median	24.6		24.5	

Source: Bureau of the Census, U.S. Department of Commerce

About 14.1% of the renting household paid more than 50% of their income on housing in 2000, according to Census data. This was about 118 households within the City of Senatobia. Comparably, in 2000 about 17.1% of Mississippi households spend more than 50% of their income on housing.

In general, renting households within the City of Senatobia paid about 24.6% of their income on housing. On average, Mississippi renting households paid about 25.0% of their income on housing.

Employment

It is important for any community to understand the predominant occupations and employment industry sectors in which residents work. This can help a community understand the how the community may be affected by changes within the national and regional economy, understand the types of markets for housing, goods and services that would appeal to residents and to determine the types of community service needs including transportation needs the community may have.

Significant findings include:

- A significant proportion of the population in Senatobia and Tate County are part of the civilian labor force, compared to other places within the State.
- Most working residents of Senatobia and Tate County are employed within the private wage jobs.
- There are a lower proportion of residents of Senatobia employed in government jobs and self-employed compared to the State of Mississippi.
- A significant portion of the working residents within the City of Senatobia commutes to employment centers located outside the City of Senatobia.
- A slightly higher percentage of the residents of Senatobia were employed in white-collar occupations of management and professions.
- The percentage and the number of residents employed in management and professional occupations increased slightly from 1990 to 2000.
- Employment in the education, health care and social services employment sector is increasing.
- While the percentage of residents employed in sales and in manufacturing decreased between 1990 and 2000, these were still significant employment sectors of city residents.

Labor Force

About 59.9% of the residents of Senatobia, aged 16 and older, were part of the civilian labor force in 2000. Census from 2000 indicated that 77.4% of the civilian labor force was employed as private wage and salary workers, about 16.0% were employed by government organizations and 6.4% were self-employed.

Compared with information gathered for the State of Mississippi:

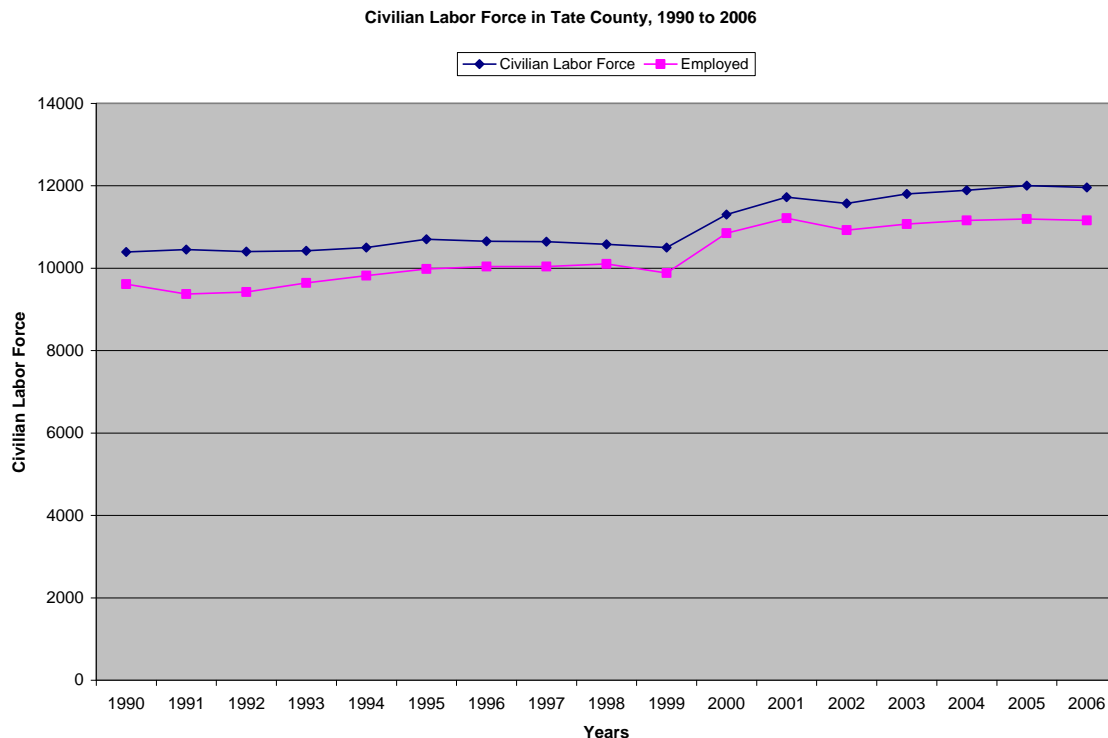
A higher percentage of residents of Senatobia were in the civilian labor force than the average within the State;

A higher percentage of residents of Senatobia were employed by private wage employers as compared to the State average; and,

A lower percentage of residents living in Senatobia were employed by government organizations as compared to the State average.

About 61.9% of the residents of Tate County, aged 16 and older, were part of the civilian labor force in 2000. The civilian labor force in Tate County was 11,876 people in 2000. This was about 38.1% of the county population. Similar to the City of Senatobia, about 77.5% of the civilian labor force in Tate County was employed in private wage jobs. About 13.6% of the labor force was employed with government organizations and about 8.7% of the labor force was self-employed.

Figure 5. Civilian Labor Force in Tate County, 1990 to 2006.



Source: Mississippi Department of Employment Security

The Mississippi Department of Employment Security indicated that 11,960 Tate County residents were part of the civilian labor force in 2006, and 11,160 residents were employed—numbers that are within 50 people of being the highest number of employed residents in Tate County in the past sixteen years. Numbers for 2007 should show the highest totals ever.

Occupations

About 75% of the employed residents of the City of Senatobia over the age of 16 worked within three occupational categories in 2000. These employment categories included the (a) management, professional and related occupations, (b) sales and office occupations and (c) production, transportation and material moving occupations.

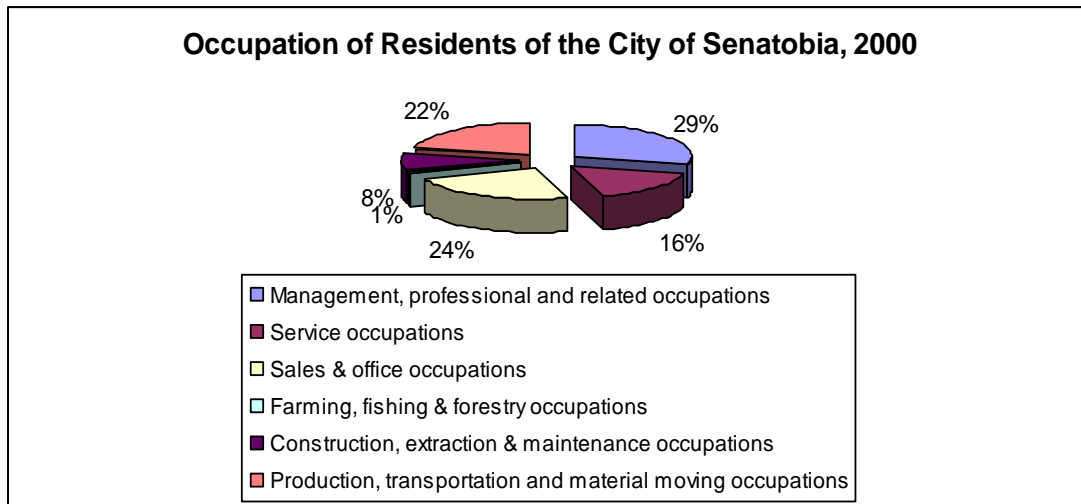
Table 17. Employment of Senatobia Residents 16 Years of Age and Older, by Occupation, 2000

	Senatobia		Tate County		Mississippi
	Number	Percent	Number	Percent	Percent
Management, professional & related occupations	722	29.5%	2,465	23.1%	27.4%
Service occupations	393	16.1%	1,526	14.3%	14.9%
Sales & office occupations	583	23.8%	2,545	23.9%	24.9%
Farming, fishing & forestry occupations	14	0.6%	102	1.0%	1.2%
Construction, extraction & maintenance occupations	203	8.3%	1,577	14.8%	11.2%
Production, transportation & material moving occupations	530	21.7%	2,439	22.9%	20.4%

Source: U.S. Department of Commerce, Bureau of the Census

A higher percentage of the population in Senatobia was employed in the management, professional and related occupations category compared to Tate County and the State of Mississippi. About 29.5% of the population in Senatobia was employed in management, professional or a related administrative occupation, compared with 27.4% for the State of Mississippi and 23.1% for Tate County.

Figure 6. Occupation of Residents of the City of Senatobia, 2000.



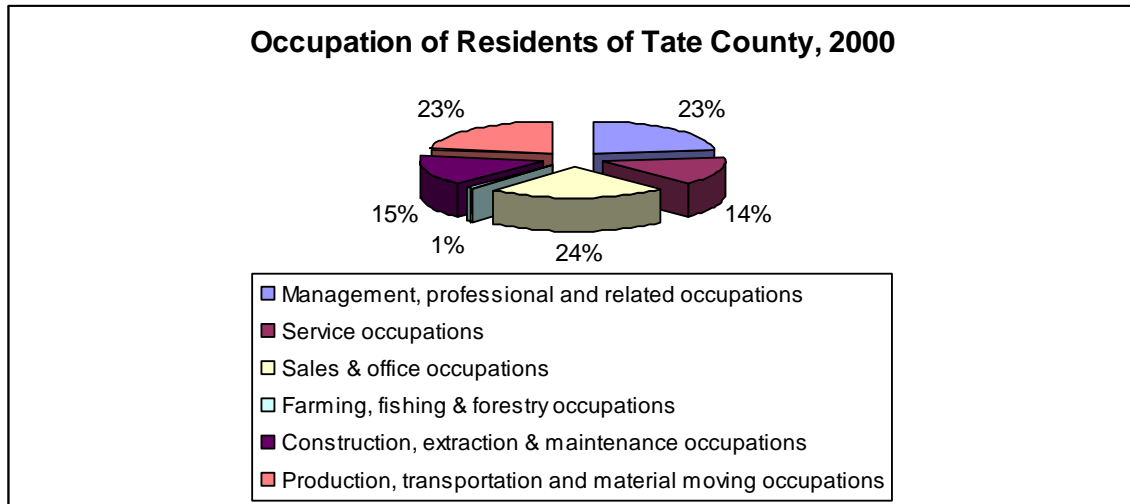
Source: U.S. Department of Commerce, Bureau of the Census

Residents of Senatobia were likely to be employed within the sales and office occupations category. About 23.8% of the residents were in occupations within this category. The percentage of residents employed within this category was consistent with the percentage of residents employed within this category for Tate County, but slightly lower than that for the State of Mississippi.

Residents of Senatobia were also likely to be employed within the production, transportation and material moving occupations. About 21.7% of the residents of the City were likely to be employed within these occupations. The percentage of

residents employed within this category was consistent with both the percentage of residents employed within this occupation for Tate County and the State of Mississippi.

Figure 7. Occupation of Residents of Tate County, 2000.



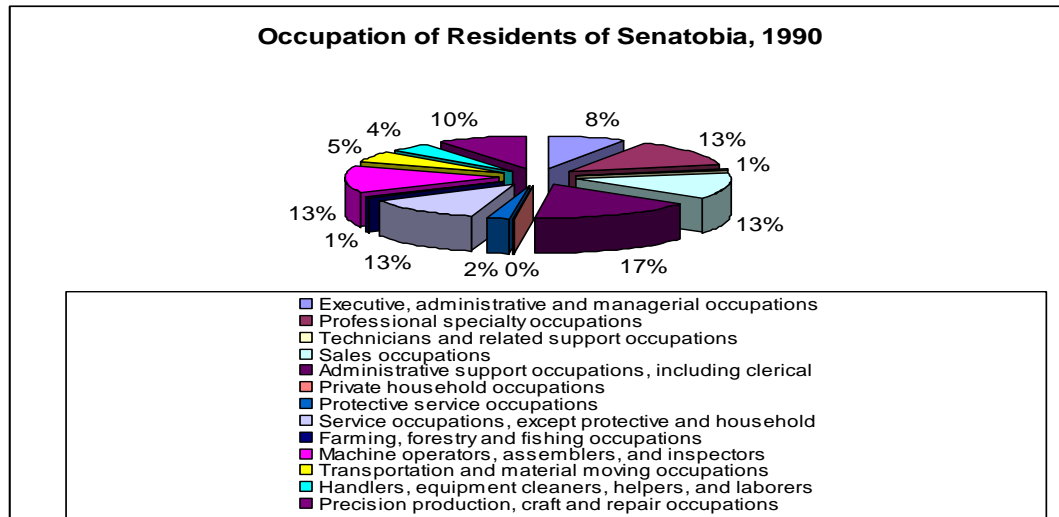
Source: U.S. Department of Commerce, Bureau of the Census

About 16.1% of the residents in the City of Senatobia were likely to be employed in service occupations. The percentage of residents of Senatobia employed within service occupations was much higher than the percentage of residents of Tate County and the State of Mississippi employed in service occupations.

Between 1990 and 2000 there were a few subtle shifts in the types of occupations in which Senatobia residents were employed. Generally, between 1990 and 2000, the percentage of residents employed in sales and clerical occupations decreased, and the percentage of residents employed in transportation, production and material making occupations decreased. It should be noted that nationally, there was a decrease in the percentage of residents employed in the transportation, production and material making occupations.

Between 1990 and 2000, the percentage of residents of the City of Senatobia employed in professional and management occupations increased. In 1990 about 22% of the residents of the City of Senatobia were employed in professional and management occupations and in 2000, about 29.5% of the population was employed in these occupations.

Figure 8. Occupation of Residents of Senatobia, 1990.



Source: U.S. Department of Commerce, Bureau of the Census

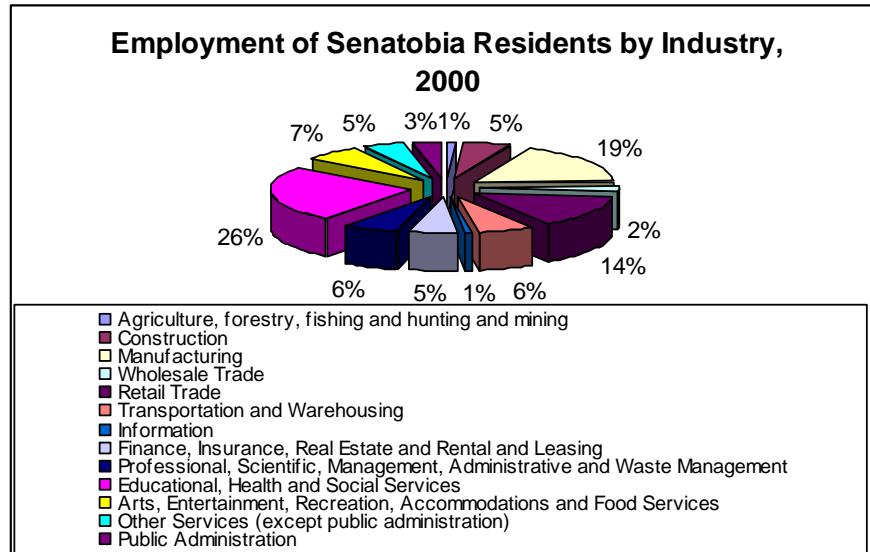
Residential Employment by Industry

Senatobia residents tended to be employed in the following industrial employment sectors, (1) education, health and social services, (2) manufacturing and (3) retail trade. Census data indicates that in the decade between 1990 and 2000, the employment sectors employing Senatobia residents diversified- a trend not necessarily witnessed in Tate County or the State of Mississippi.

Compared with similar statistics for the State of Mississippi in 2000, the City of Senatobia had a higher percentage of residents employed in education, health and social services. The City is consistent with the State of Mississippi with the percentage of population employed in manufacturing and retail trade. A lower percentage of residents of Senatobia were employed in construction compared with both the State of Mississippi and with Tate County.

Census data from 2000 indicated that 26% of the residents of the City of Senatobia were employed within the education, health care and social services industries. Approximately 19% of the residents of Senatobia were employed within the manufacturing industries. Approximately 14.5% of the residents of the City of Senatobia were employed within the retail trade industry. Together these three industrial sectors accounted for about 59% of the employment of Senatobia residents.

Figure 9. Employment of Senatobia Residents by Industry, 2000.



Source: U.S. Department of Commerce, Bureau of the Census

Forty-one percent of City residents were employed within the following sectors:

- 7% employed in the arts, entertainment, recreation, accommodations and food services.
- 6% employed in transportation and warehousing
- 6% employed in professional, scientific, management, administrative and waste management.
- 5% employed in finance, insurance, real estate and rental and leasing
- 5% employed in other services, not specifically defined in the above chart.
- 5% employed in construction.
- 3% in public administration.
- 2% in wholesale trade.
- 1% in agriculture, forestry and mining.

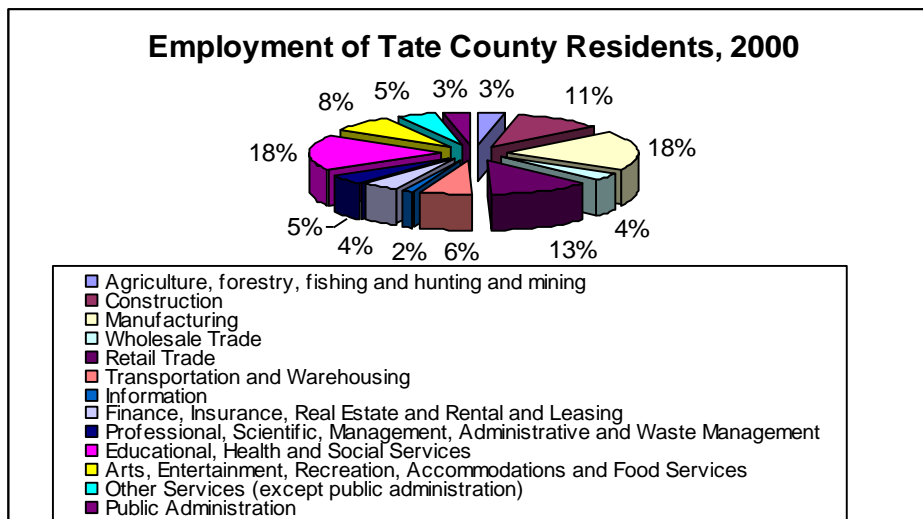
Table 18. Employment of Residents 16 Years of Age and Older of Senatobia, Tate County and Mississippi, by Industry, 2000

	Senatobia		Tate County		Mississippi
	Number	Percent	Number	Percent	Percent
Agriculture, forestry, fishing and hunting & mining	28	1.1%	357	3.4%	3.4%
Construction	132	5.4%	1,141	10.7%	7.6%
Manufacturing	440	18.0%	2,020	19.0%	18.3%
Wholesale trade	54	2.2%	427	4.0%	3.4%
Retail trade	354	14.5%	1,337	12.5%	11.8%
Transportation & warehousing	156	6.4%	663	6.2%	5.4%
Information	21	0.9%	162	1.5%	1.8%
Finance, insurance, real estate, & rental & leasing	134	5.5%	455	4.3%	4.8%
Professional, scientific, management, administrative, & waste management	157	6.4%	497	4.7%	5.2%
Educational, health & social services	607	24.8%	1,919	18.0%	20.1%
Arts, entertainment, recreation, accommodation & food services	164	6.7%	803	7.5%	8.3%
Other services (except public administration)	118	4.8%	521	4.9%	4.8%
Public administration	80	3.3%	352	3.3%	5.1%

Source: U.S. Department of Commerce, Bureau of the Census

Tate County residents in 2000 were likely to be employed in manufacturing, in education, health and social services, in retail trade and in construction. These four employment sectors accounted for 60% of the employment of Tate County residents. These four sectors offered slightly more diversification in employment than that for the City of Senatobia.

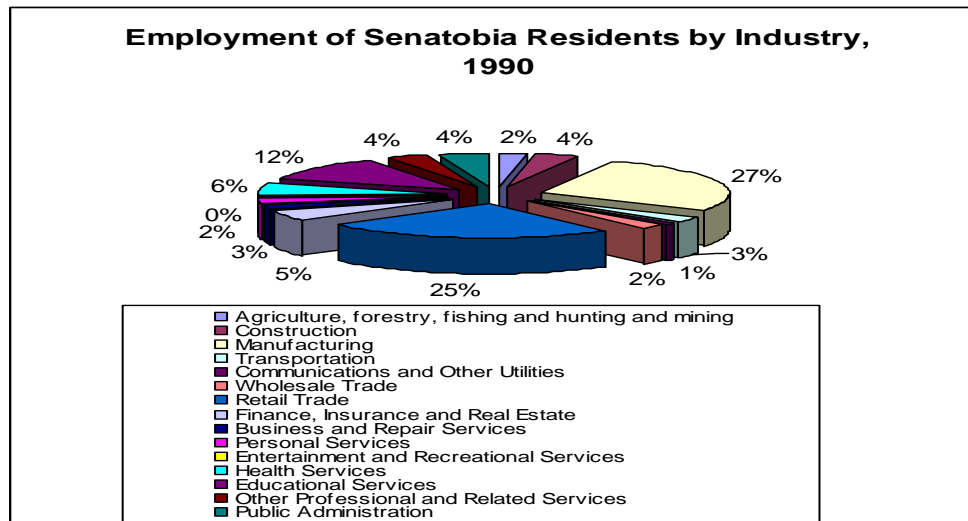
Figure 10. Employment of Tate County Residents, 2000.



Source: U.S. Department of Commerce, Bureau of the Census

Resident employment by industry sector within the City of Senatobia has experienced some minor shifts in employment sectors during the ten years between the 1990 and the 2000 Census. In 1990, the top three industrial sector resident employers accounted for 66% of employment compared to 59% in 2000.

Figure 11. Employment of Senatobia Residents by Industry, 1990.



Source: U.S. Department of Commerce, Bureau of the Census

Between 1990 and 2000 the number of residents of Senatobia employed within education, health care and social services sector jobs increased from between 18% to 22% in 1990 to 26% in 2000. Employment by Senatobia residents in the manufacturing sector decreased from 27% in 1990 to 19% in 2000. Resident employment also decreased in the retail sector from 25% in 1990 to 14% in 2000. Employment in each of the other industrial sectors, with the exception of agriculture, experienced minor percentage increases in employment between 1990 and 2000.

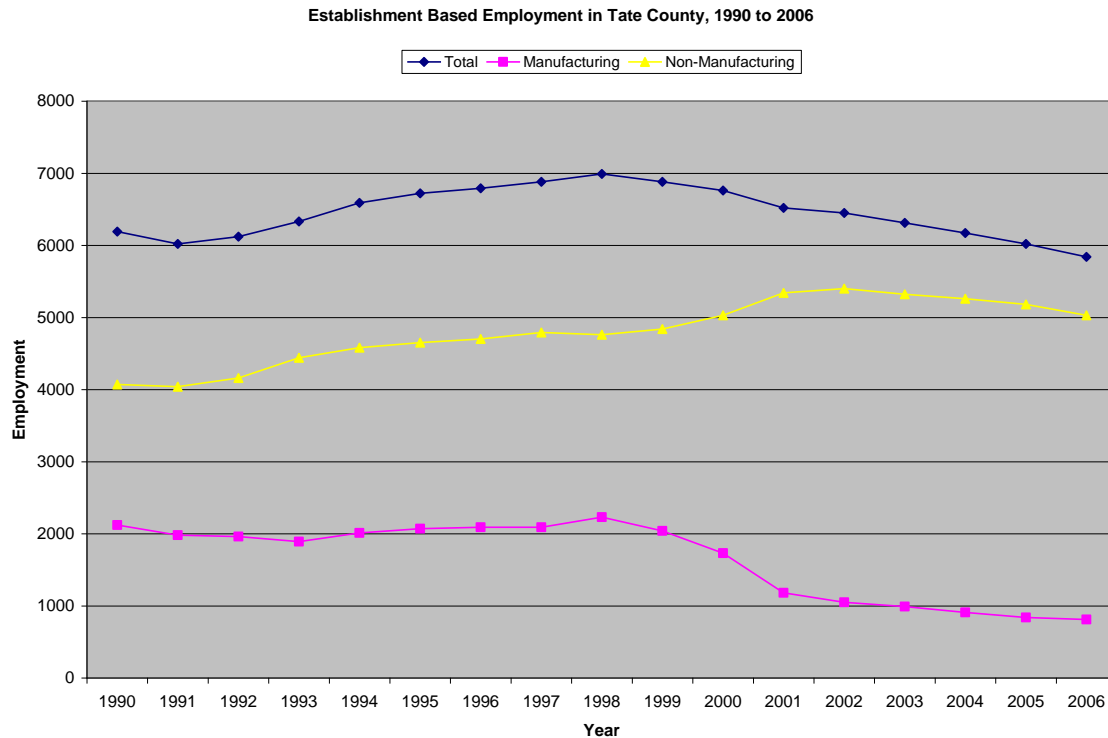
Major Industries

Establishment based employment defines the employment at businesses located within Tate County. Employment at these businesses may provide jobs for residents of the county, but they also may provide employment to people that live throughout the region.

Employment by Industry Grouping

Over the past sixteen years, the County's establishment based employment decreased slightly from 6,190 to 5,840, a decrease of 6.0%. Not surprisingly, and consistent with national and regional trends, manufacturing employment decreased as a percentage of total employment within Tate County. And service type employment increased as a percentage of employment.

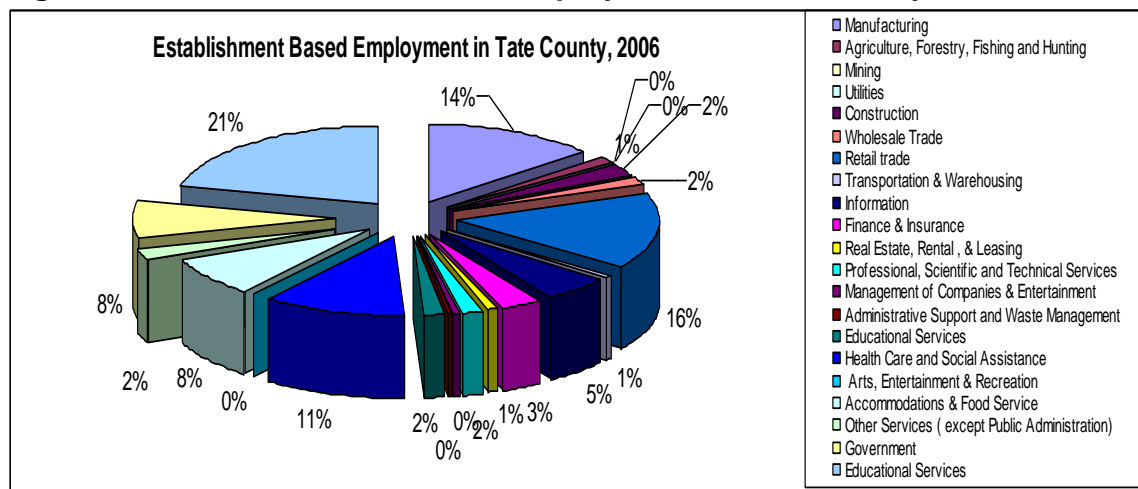
Figure 12. Establishment Based Employment in Tate County, 1990 – 2006.



Source: Mississippi Department of Employment Security

In 1990, manufacturing jobs accounted for 34.2% of establishment based employment in Tate County. Sixteen years later manufacturing employment accounted for about 13.9% of establishment based employment. Employment in this sector dropped from 2,120 jobs in 1990 to 810 jobs in 2006. In 1998, manufacturing establishments in Tate County employed the highest number of manufacturing employees at 2,230 people.

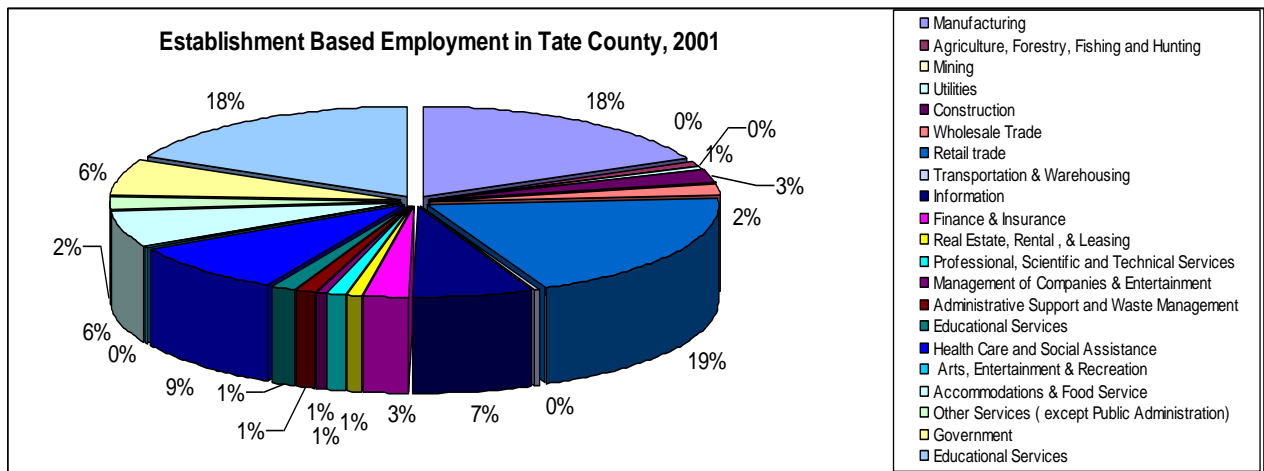
Figure 13. Establishment Based Employment in Tate County, 2006.



Source: Mississippi Department of Employment Security

And while manufacturing employment steadily declined over this sixteen-year period, non-manufacturing employment steadily increased. Non-manufacturing employment increased by about 23.6% over the sixteen-year timeframe, from 4,070 establishment-based jobs in 1990 to 5,030 establishment based jobs in 2006. In 2002, non-manufacturing establishments in Tate County employed 5,400 people.

Figure 14. Establishment Based Employment in Tate County, 2001.



Source: Mississippi Department of Employment Security

Establishment based service employment increased significantly in Tate County between 1990 and 2006. In 1990, the Mississippi Department of Employment Security estimated that 950 establishment based service jobs existed in Tate County. This was about 15% of all employment within the County. By 2006, service employment accounted for about 30% of all employment and included employment in (a) health care and social assistance, (b) accommodations and food service, (c) information, (d) professional, scientific, technical services, and (e) educational services. Employment in services increased from 950 jobs to nearly 1,680 jobs between 1990 and 2004. Employment in the education sector increased by about one-third between 1990 and 2006. In 2006 1,250 people were employed in education in Tate County.

Manufacturing decreased as both a percentage and in terms of real jobs in Tate County between 1990 and 2006. In 1990, manufacturing employment accounted for 34.0% of the establishment based employment in Tate County, and in 2006, manufacturing employment accounted for only 14.3% of establishment employment in Tate County. The number of manufacturing jobs decreased from 2,120 in 1990 to 810 in 2006.

Table 19. Establishment Based Employment in Tate County, 1990 and 2006

Sector	2006	1990
Manufacturing	810	2,120
Government	440	420
Retail Trade and Wholesale Trade	1,000	1,260
Services	1,680	950
- Information	(310)	--
- Professional, Scientific, Technical Services	(100)	--
- Management of Companies	(20)	--
- Administrative Support and Waste Management	(20)	--
- Educational Services	(100)	--
- Health Care and Social Assistance	(660)	--
- Accommodations and Food Service	(470)	--
- Other Services	(140)	--
Education	1,250	950
Transportation and Public Utilities	50	110
Finance, Insurance, and Real Estate	190	210
Construction	140	120
Agriculture, Forestry, Fishing and Hunting	80	--
Mining	0	0

Source: Mississippi Department of Employment Security

Job creation in Tate County generally lags behind job creation within the region, neighboring counties and the State of Mississippi. Tate County experienced a job loss of 6% between 1990 and 2006, compared with employment increases of 22% for the State of Mississippi, 61% for the Northwest Community College District, 11.2% for Panola County and 122% for DeSoto County.

Between 1990 and 2006, Tate County had an increase of non-manufacturing jobs of 23.6%. However, this growth was slower than the employment growth in the non-manufacturing sector for the State, the region and neighboring counties. Tate County experienced an increase in non-manufacturing jobs of about 23.6%, compared to 40.1% for the State, 106.3% for the Northwest Community College region, 50% for Panola County and 198% for DeSoto County.

Unemployment Rate

The unemployment rate in Tate County reflects similar trends as that for the State of Mississippi. However, while the trends may be similar, the unemployment rate in Tate County is generally slightly lower than the unemployment rate for the State. In fact, since 2000, the unemployment rate in Tate County has been lower than the State unemployment rate.

The unemployment rate for Tate County tends to be within the middle range of rates within the region. In fact, the unemployment rate for Tate County tends to be about 1.5% percentage points higher than DeSoto County, which has the lowest unemployment rate within the region.

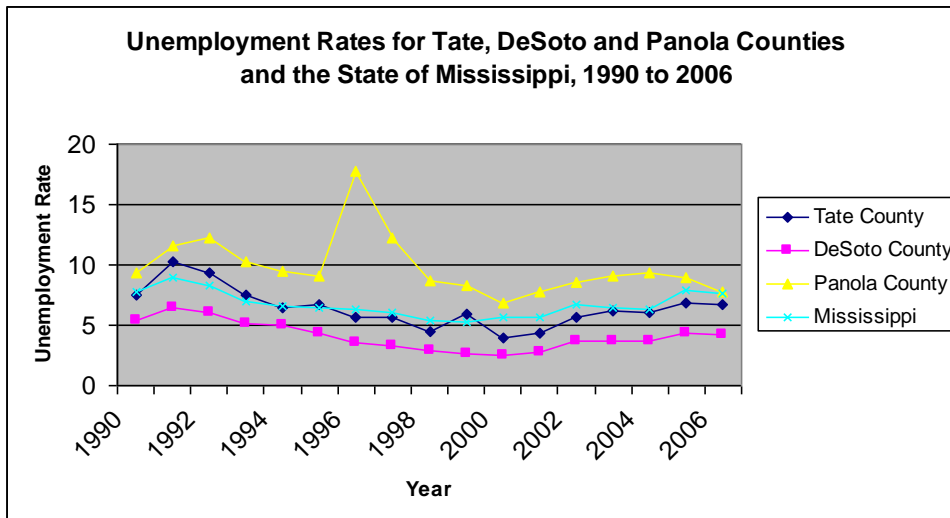
Table 20. Annual Average Unemployment Rate for Tate, DeSoto and Panola Counties and the State of Mississippi, 1990 to 2006

	Tate County	DeSoto County	Panola County	State of Mississippi
2006	6.7	4.2	7.8	7.6
2005	6.8	4.3	9.0	7.9
2004	6.1	3.7	9.4	6.3
2003	6.2	3.7	9.1	6.4
2002	5.6	3.7	8.5	6.7
2001	4.4	2.8	7.7	5.6
2000	4.0	2.5	6.8	5.6
1999	5.9	2.6	8.3	5.3
1998	4.5	2.9	8.7	5.4
1997	5.6	3.3	12.2	6.0
1996	5.7	3.5	17.8	6.3
1995	6.7	4.4	9.1	6.5
1994	6.5	5.0	9.5	6.6
1993	7.5	5.1	10.3	7.0
1992	9.4	6.1	12.3	8.3
1991	10.3	6.4	11.6	8.9
1990	7.5	5.4	9.3	7.7

Source: Mississippi Department of Employment Security, Labor Market Information

Noticeable increases in the unemployment rate in Tate County occurred between 1991 and 1993 and during 1999. These higher unemployment rates correspond with the loss of employment in the manufacturing sector.

Figure 15. Unemployment Rates for Tate, DeSoto, & Panola Counties, and the State of Mississippi, 1990 – 2006.



Source: Mississippi Department of Employment Security

Retail Sales

In 2006, total retail sales from 292 retail establishments located within the City of Senatobia created gross sales of \$168,855,551. Between 1995 and 2006, gross sales increased by about 12.8% and the number of retail businesses within the city increased by 15.4%.

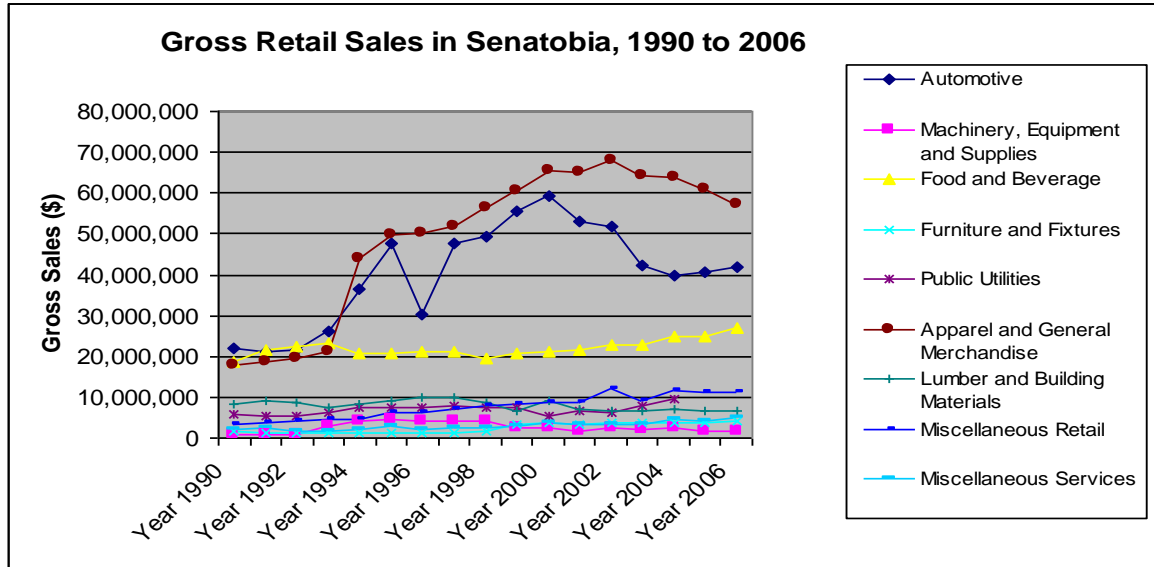
Slightly more than a decade ago, the largest contributor of retail gross sales within the city was the Apparel and General Merchandise Category. In 2006, this category is still the largest contributor of retail gross sales, accounting for slightly more than one-third (33.8%) of all retail sales within Senatobia. Automotive gross sales, which is the second highest contributor to retail sales within the City accounted for 31.7% of gross sales in 1995, but only about 24.8% of gross sales in 2006. Food and Beverage Sales gross sales accounted for 13.9% of Gross Sales in Senatobia in 1995 and this category accounted for 15.9% of Gross Sales in 2006. These three categories accounted for about three-quarters of Gross Sales revenues in Senatobia, both in 1995 and 2006.

Within a ten-year time frame, most retail categories within the City of Senatobia experienced an increase in retail gross sales. Two categories were the exception. These are the Automotive and Related Sales and the Machinery and Equipment Sales categories. Gross sales for Apparel and General Merchandise hit a high point for sales revenues in 2002, and decreased steadily since 2002.

The recent openings of large big box hardware and home stores in Olive Branch and Batesville are one possible reason to explain the decline in lumber and building materials sales. Additionally, Wal-Mart Superstores were opened in Batesville and Hernando. These stores may have contributed to the decline of gross sales for the Apparel and General Merchandise categories.

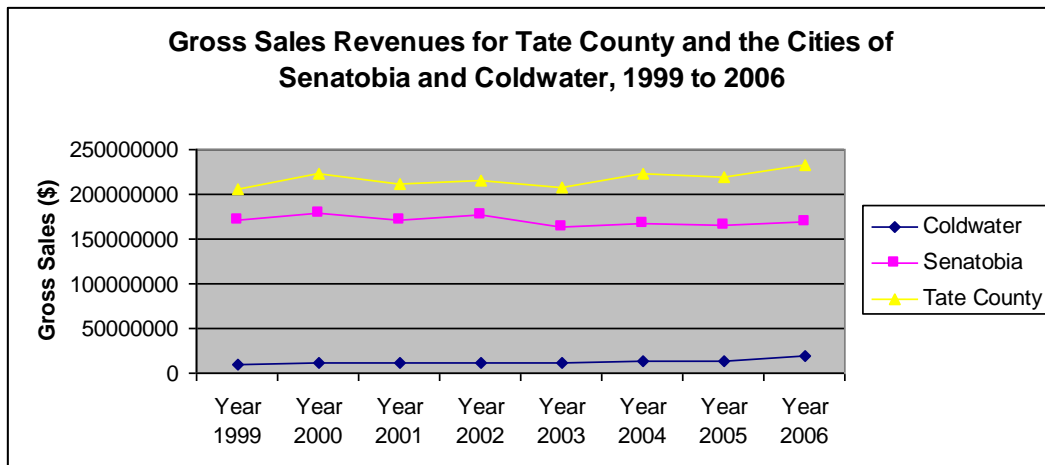
In 2006, gross retail sales from Senatobia establishments accounted for 72.5% of gross sales generated in Tate County. Reviewing data from the past eight years, it was discovered that in 1999, gross sales from retail establishments in Senatobia accounted for 83.2% of gross sales revenues in Tate County. Information from the Mississippi State Tax Commission indicates that Total Gross Sales Revenues in Tate County increased between 2000 and 2006 by 4.4%, compared with -5.9% for the City of Senatobia during this same time frame.

Figure 16. Gross Retail Sales in Senatobia, 1990 – 2006.



Source: Mississippi State Tax Commission

Figure 17. Gross Sales Revenue for Tate County & Cities 1999 – 2006.

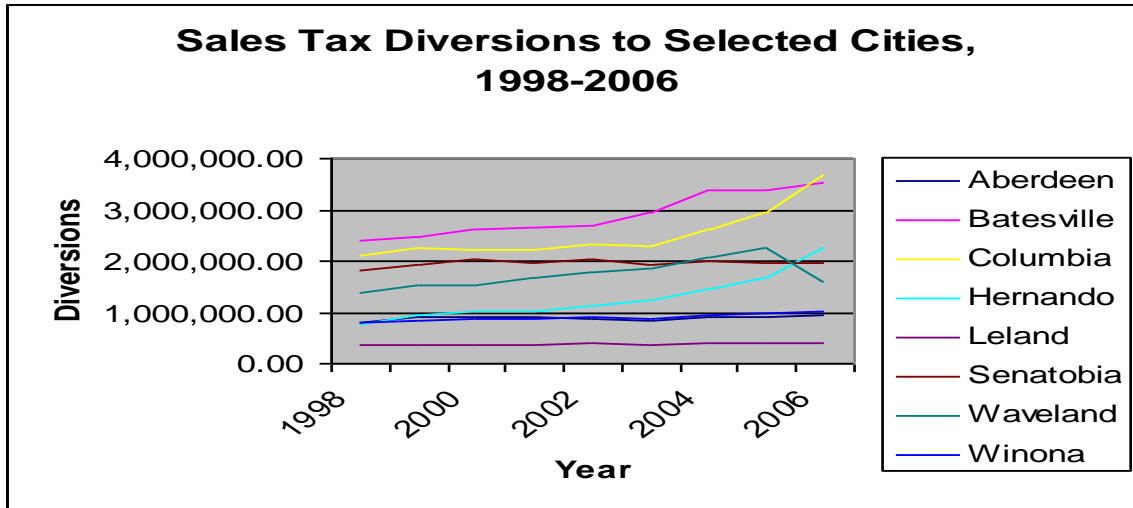


Source: Mississippi State Tax Commission

Decreases in gross sales revenues were indicated in the Automotive (-26.8%), Apparel and General Merchandise (-10.5%) and Lumber and Building Products (-12.3%) categories within Tate County between 2000 and 2006. Significant Gross Sales Revenues were defined in the Miscellaneous Services (83.5%), Miscellaneous Retail (58.9%), Machinery (18.8) and Food and Beverage (17.3%) categories between 2000 and 2006.

By comparison to other communities of about the same population size as Senatobia, the City of Senatobia has had more consistent retail sales over time. Within the region, the City of Senatobia has gained sales taxes diverted to the City that were slightly lower than that for the City of Batesville and, recently sales tax diversions for the City of Senatobia fell behind the City of Hernando.

Figure 18. Sales Tax Diversions to Selected Cities 1998 – 2006.

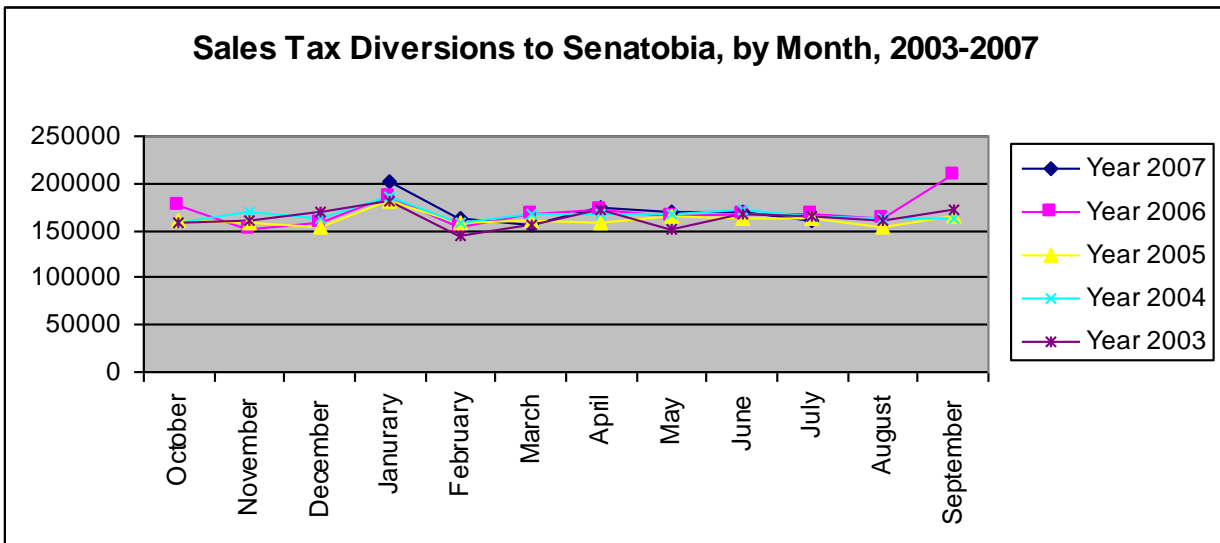


Source: Mississippi State Tax Commission

The City's yearly sales tax diversions have been consistent since the mid-1990 with slight overall growth, but sales taxes have not grown as quickly as revenues for Batesville and Hernando.

Sales tax diversions reviewed by month over the past five years have been very consistent, with minimal change by month from year to year. City businesses can anticipate above normal sales during December, September and March each year.

Figure 19. Sales Tax Diversions to Senatobia, by Month, 2003 – 2007.



Source: Mississippi State Tax Commission

EXISTING LAND USE

Existing land use data in the city was generated and mapped by means of a windshield survey. The Existing Land Use Map (**Map 3**) shows the results. Data collected in connection with this survey was analyzed in terms of the amount of land devoted to various categories of use, location of uses and in comparison with the city's zoning map. This important data serves as a basis for planning future land uses and establishing reasonable and appropriate boundaries for zoning districts.

For planning purposes, land uses were grouped into major land use categories and sub-categories as follows:

Residential:

Single-family (SF),
Duplexes (DP),
Subdivisions Under Construction (SDUC),
Single-family Multiple Units (SFMU),
Mobile Homes (MH), and,
Multi-Family (MF);

Commercial:

- Commercial (C)
- Vacant commercial (CV),
- Office (O);

Industrial (I);

Public/Semi-Public (P):

- Churches,
- Hospital,
- Medical,
- Institutional (Inst), and,
- Private Schools;

Vacant (V); and

Water (W).

Vacant Land

Vacant land occupies the largest segment of Senatobia's land, both inside the city limits and in the planning area. The land use survey shows over 67% of the land within the city limits to be vacant. This is also true for land outside the city limits but inside the planning area. The vacant land inside the city limits is located all around Senatobia, but primarily around the edges. Typically, land classified as vacant is undeveloped, but has the potential for development. Usually, the land does not have completed infrastructure in place, improvements made, and governmental approvals to be ready for immediate development.

Blank Page for Map 3---Existing Land Use Map

Much of the land classified as vacant can and does have agricultural uses at present. It is primarily used as pasture land, but it has the potential to be developed. Also, the areas illustrated as vacant represent several different zoning categories.

Historical and recent annexations have provided ample land for the development of new residential, commercial and industrial areas at present. However, there are areas that the city might consider annexing at some point in the future in order to control the quality and type of development.

Residential

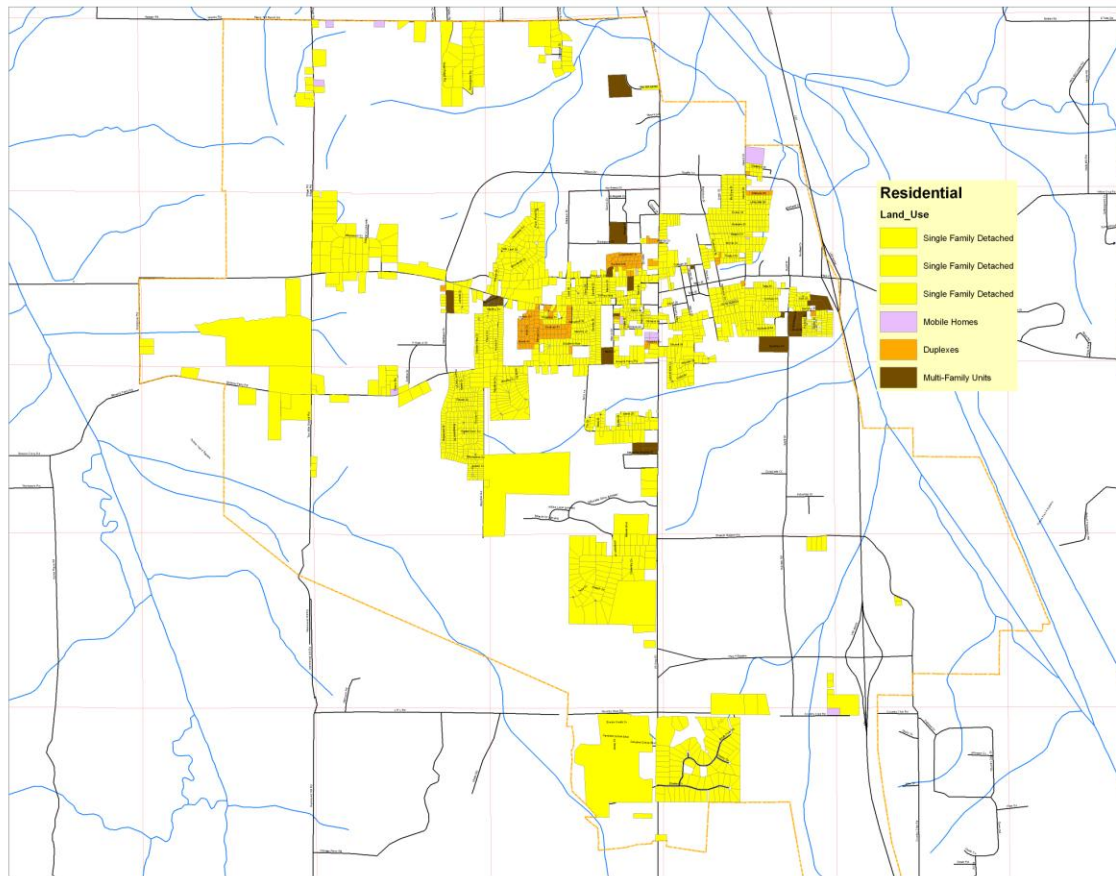
Single-family housing is the largest portion of residential land use. The Single-Family (SF) designation represents detached houses on individual parcels. Over 55% of the parcels in the city that were coded during the windshield survey were identified as single-family residential units. There is a wide variety of lot sizes, house age and house size---some of which is discussed in the housing section. Figure 20 that follows shows the spatial distribution of the residential land uses that are re-discussed individually.

Subdivisions Under Construction (SDUC) are new subdivisions of detached houses on individual parcels where some houses may have been built, but most of the lots are vacant---but ready for development. To differentiate between this and land classified as Vacant (V), here, all infrastructure has been put in place and building could begin at any moment.

The areas classified as Single-family Multiple Units (SFMU) are newer subdivisions where many detached houses have been built on individual parcels, but the lot lines have not been integrated with the parcel layer.

The existing duplexes (DP) are concentrated in a relatively few areas (5-8), primarily south of Northwest Community College, west of Highway 51, and north of Browns Ferry Road. Duplexes account for 14.4% of the total housing stock of the city as indicated by the 2000 US Census data. Within the state of Mississippi, about 2.4% of total housing stock was duplex homes. However, even though there appears to be a large area zoned “R-2” which would allow duplexes, the ability to build duplexes in that zoning category does not appear to be driving development. More single-family detached homes are being built than duplexes (see **Figure 21** that follows). The R-2 zoning is being used to develop single-family detached houses on a desirable city-sized lot.

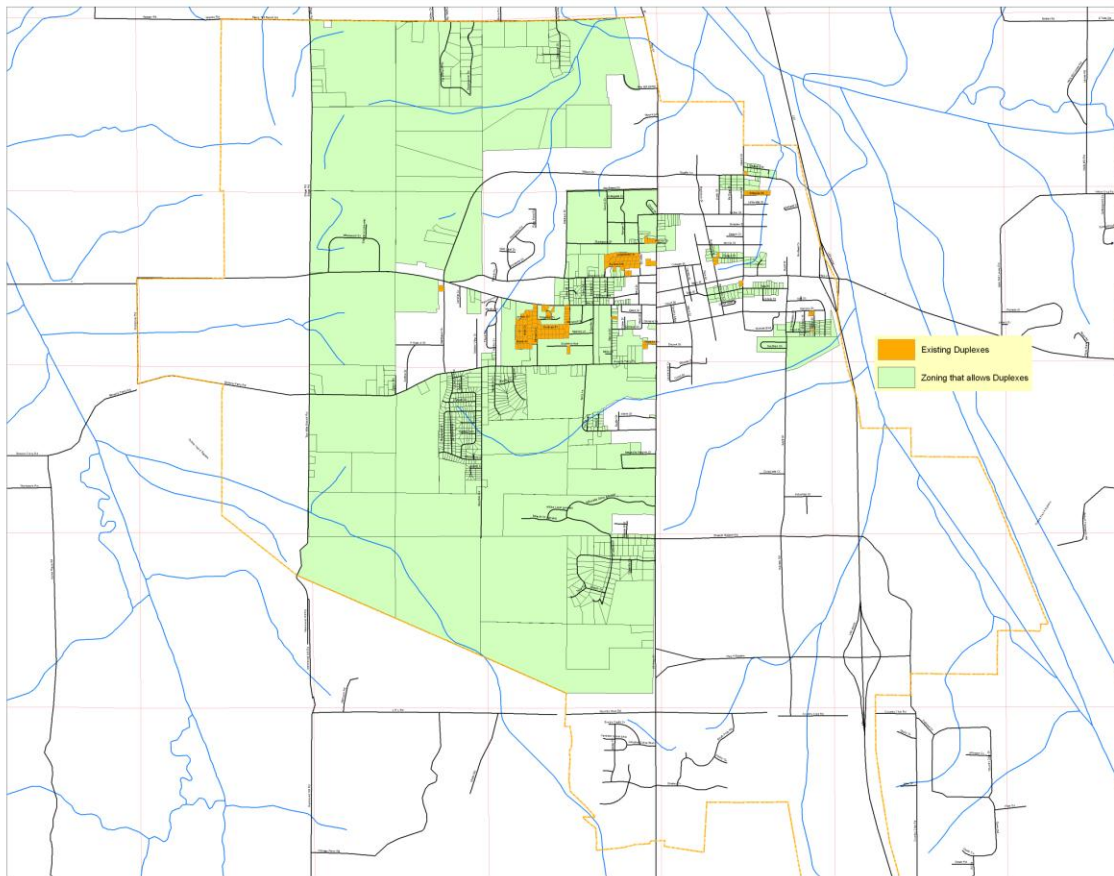
Figure 20. Residential Land Uses in Senatobia.



Inside Senatobia there are not many units of manufactured houses or mobile homes (MH). Census data from 2000 estimates that about 4.4% of the housing stock was of this type. There is a mobile home park in the northeast corner of the city, north of Quality Lane /Norfleet Drive, near Chromcraft. There are only a few other individual units scattered around the city. Tate County has zoned all of the adjacent land and most of the planning area as “Residential Without Mobile Homes”, so there will not be an issue of many mobile homes in the vicinity. The concern arises about the safety of residents living in some mobile homes due to the quality and age of the existing units, and, the number of individuals in each unit.

The category of Multi-Family (MF) housing units includes apartments and other dwellings with three or more units. Many of the multi-family units in Senatobia are part of the Housing Authority, but there are also some near Northwest Community College and two large complexes along Highway 51 on Moore Avenue, northwest of Chrome Craft---one that has been started since the windshield survey was conducted. As noted in the Census figures from 2000 there were 178 multi-family housing units, or about 7.8% of the entire housing stock.

Figure 21. Existing Duplexes and Zoning in Senatobia.



Commercial

Senatobia's commercial land uses appear in "strip" developments along the city's major arterials---Main Street /Highway 4, Norfleet Drive (adjacent to I-55) & Hwy 51, and in scattered areas throughout the city (as shown in **Figure 22**). One of these strips includes the Central Business District.

Currently, commercial land zoned around the Central Business District is zoned B-3 (Central Business District). It is recommended that buildings stay as much the same as possible to retain the fabric of this community through design standards, a special overlay zone, Historic Preservation ordinances and/or an active Main Street Program. There was an undercount of vacant commercial units in the central business district during the land use survey although there are not many vacancies as can be seen in many downtowns. Future expansion of the Central Business District probably will occur through property conversions and rehabilitation of existing properties as well as a proposed expansion of the definitions in the zoning category to allow for more mixed-use type development.

Figure 22. Existing Commercial Land Uses.

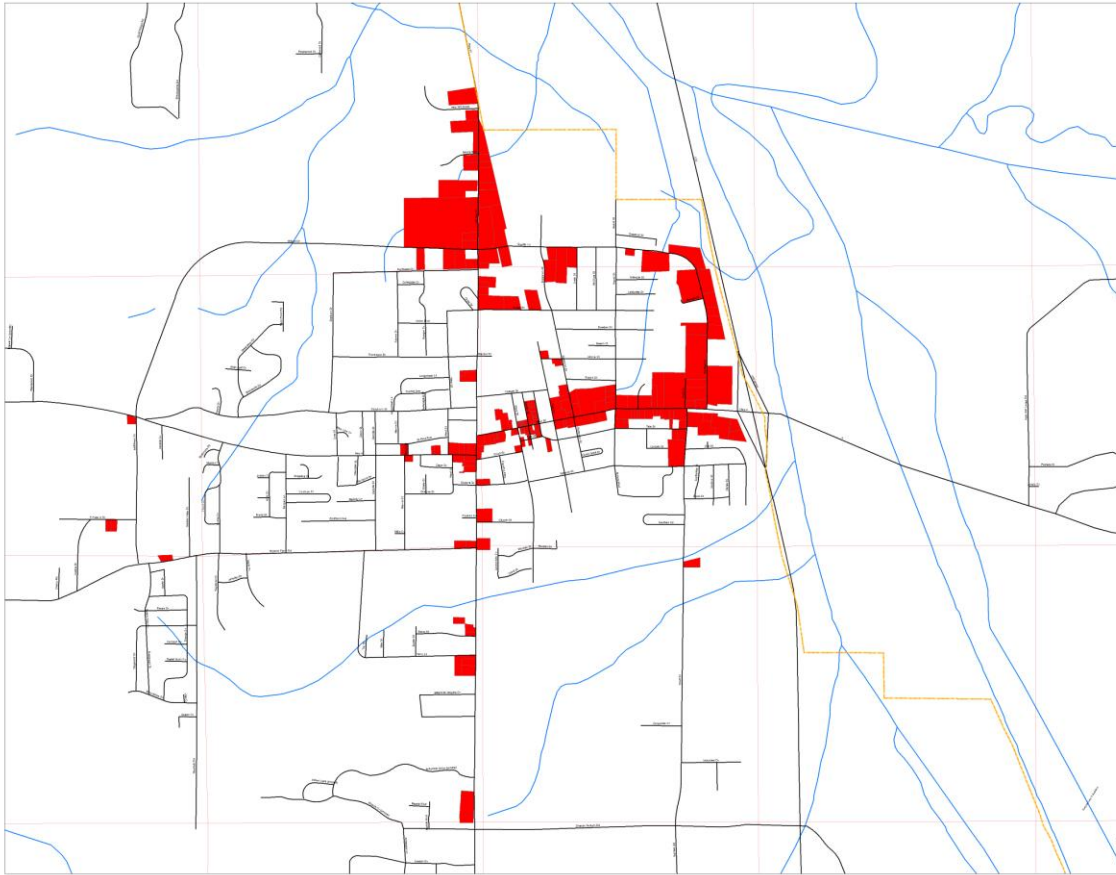
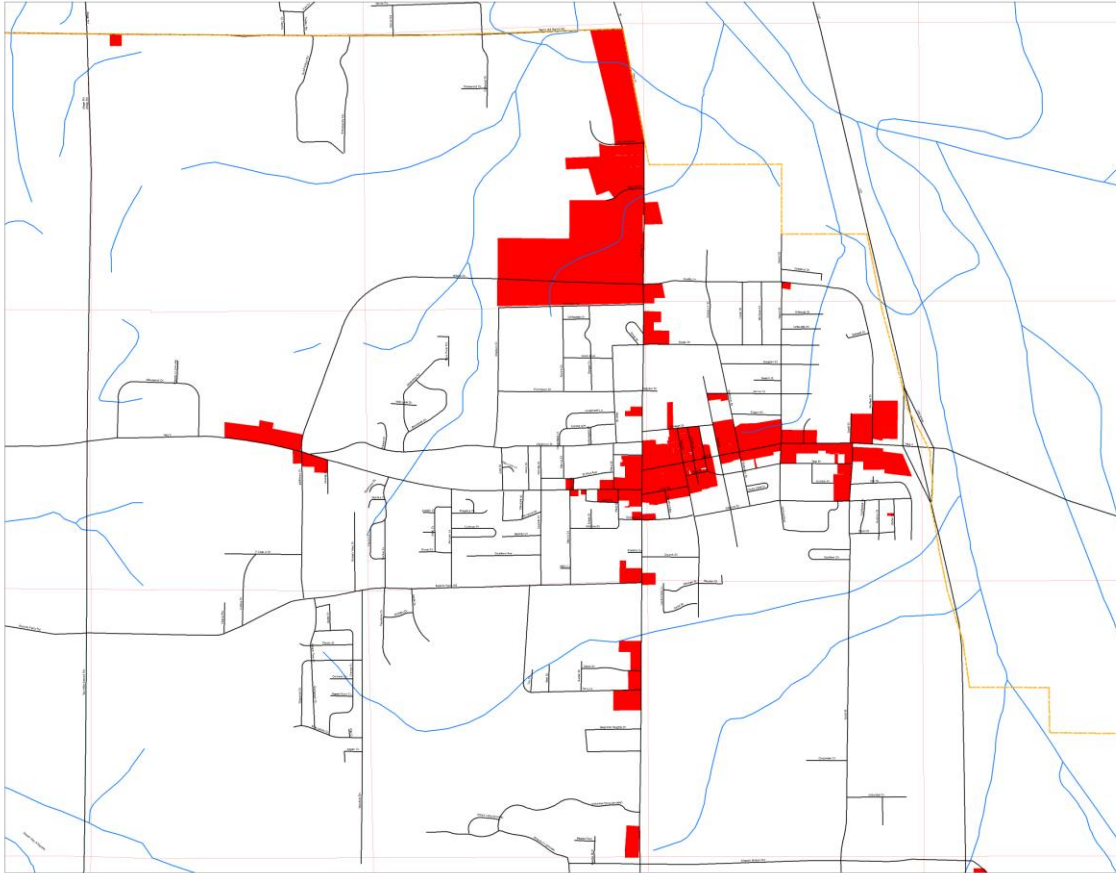


Figure 23 shows the commercially zoned properties, and, when compared to the areas of commercial land use it is apparent that there are both areas of vacant commercial zoning and areas of commercial uses that are zoned something other than commercial. In fact, almost 118 acres is zoned commercial but list as vacant or ROW for its land use---27.1% of the commercially zoned land. Further, over 80 acres of commercial use is zoned Industrial. There are approximately 264 acres of commercial use and 435 acres of commercial zoning, but less than one-half of the total commercial zoning actually has an active commercial use listed (42.1%).

Development of measures to eliminate commercial activities where they are incompatible with the healthy development of the surrounding area is an important goal of the Comprehensive Plan and any retooling of the zoning ordinance and map. In addition, it is critical that the city manages the expected development along the Highway 4 By-pass. It is recommended that commercial development be of a nodal type---concentrated around the intersections of major roads---to prevent the random development of businesses along major arteries as has happened along Highway 51 south of downtown, and, to minimize the vacant strips of commercial zoning. Furthermore, nodal development reduces the number of commercial driveways accessing major roadways, protecting the

capacity of the roadway, and ultimately making the roadway safer. Finally, nodal development creates an opportunity for shoppers to walk between business establishments, thereby increasing foot traffic for businesses.

Figure 23. Existing Commercial Zoning in Senatobia.

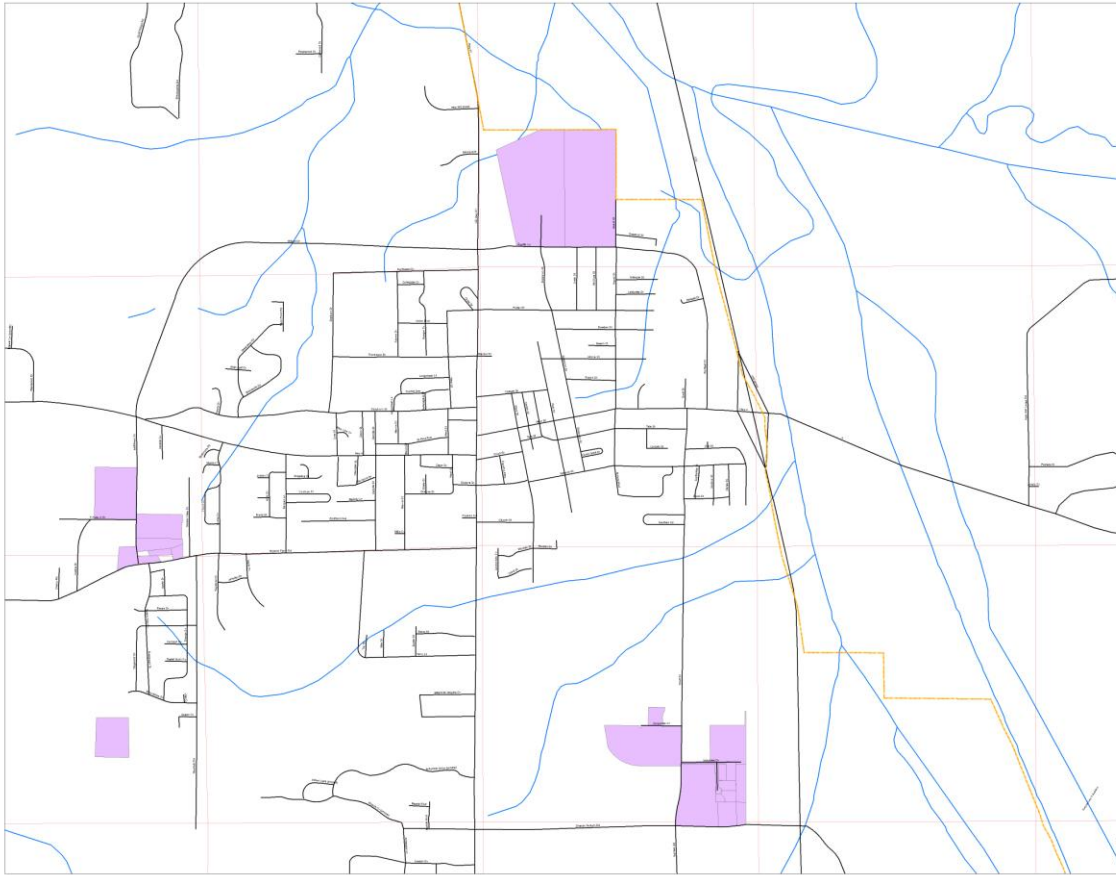


Industrial

Senatobia has three (3) primary areas of Industrial land use: the Chromcraft site between Interstate 55 and Highway 51 north of downtown; the large industrial park, also between Interstate 55 and Highway 51 south of downtown; and the Tate County Services Complex area north of Browns Ferry Road at the intersection of Matthews Road.

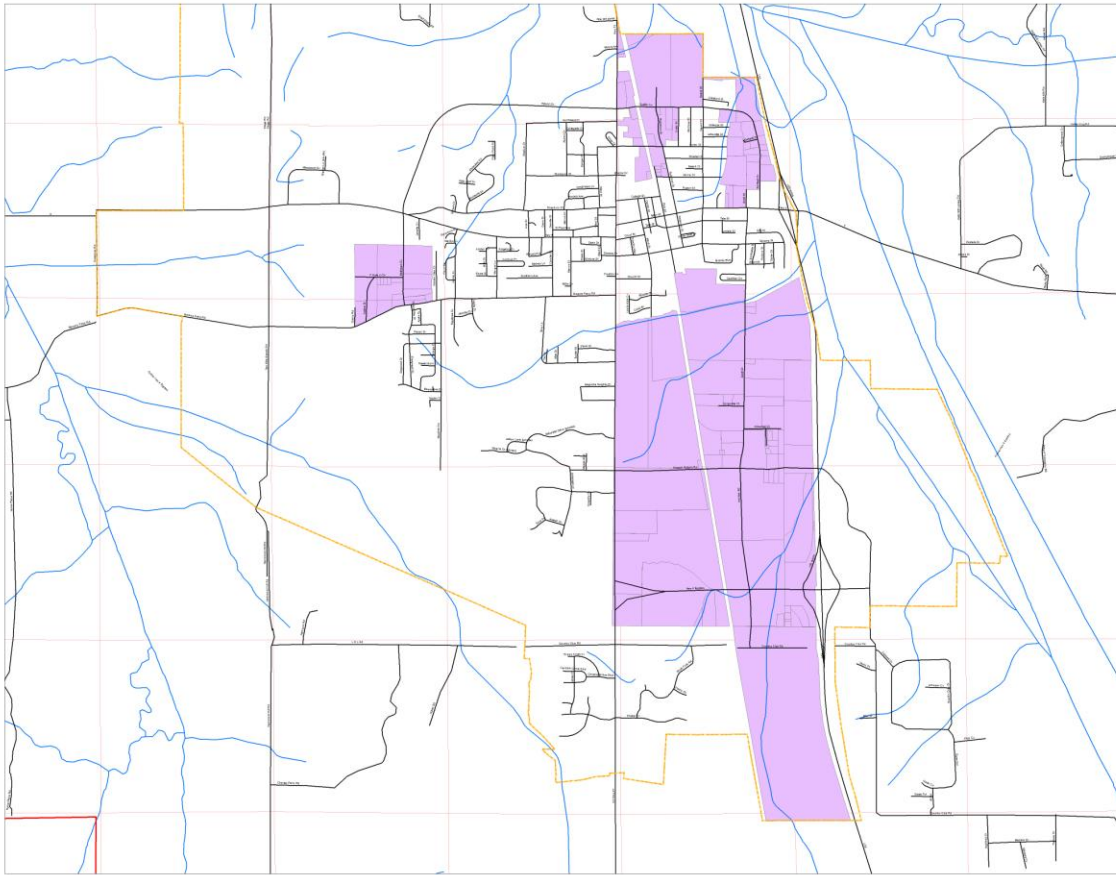
A fourth area show on the Existing Land Use map (**Map 3**) and on **Figure 24** (below), but it is an active “Dirt Pit” mining operation that is not zoned industrial. The state of Mississippi has regulations regarding the reclamation of lands used for gravel, dirt, and other mining operations that leave the land suitable for other uses. There have been several upscale housing developments built on reclaimed “dirt pits” around the state.

Figure 24. Existing Industrial Land Use Locations in Senatobia.



From the windshield survey there are approximately 239 acres of Industrial land use properties, compared to over 2113 acres of industrially zoned property in the city. This means that over 78% of the land zoned for industrial use is not being used as industrial. **Figure 24** (above) shows the lands that actually currently have an industrial use. **Figure 25** (below) shows the lands zoned industrial. It is clear that there are large vacant areas of industrial zoning. Further, along Norfleet Drive, and along Quality Lane near Highway 51, there are a number of properties that have been identified as having commercial use that are zoned industrial (approximately 117 acres). These mismatches of land use and zoning should be corrected through the Comprehensive Plan and Zoning Ordinance update process so as to allow smooth transition between uses.

Figure 25. Existing Industrial Zoning in Senatobia.



Public & Semi-public

Senatobia has variety of properties and uses that fit into this land use category. In addition to buildings at different levels of federal, state & local government, there are parks & recreational facilities, churches, the hospital, the convalescent center & other medical facilities, the Magnolia Heights private school, Northwest Community College and the Baddour Center. Most of these facilities are discussed in detail in other portions of this document.

Senatobia has 6 properties identified as parks, totaling approximately 52 acres, included in this land use category. They include small linear parks along the railroad near downtown, playgrounds and walking trails, and sports fields that attract participants from the region.

There are approximately two-dozen Churches identified during the land use survey. They cover approximately 64 acres, and are distributed across the city.

The North Oak Regional Medical Center is an accredited hospital with 24-hour emergency care. It is located adjacent to the Brewer Convalescent Center off

Norfleet Drive in the northwest part of town. Medical offices complete this medical center area. A number of medical offices are also scattered in the downtown area.

Magnolia Heights is a private school that has been in Senatobia for over 37 years. The campus covers almost 30 acres and enrolls over 700 students. The site has all necessary facilities to accommodate and teach grades pre-Kindergarten through grade 12, and has sent over 99% of all graduates to college.

Senatobia has an additional and large subset of the Public & Semi-Public land use category identified as Institutional because of Northwest Community College and the Baddour Center. Both of these entities play major roles in Senatobia through populations served, community facilities and services provided, as employment centers, and for leadership in the community.

Water

There is one large lake shown on the Existing Land Use map. The lake covers approximately 12.6 acres and is part of a developed subdivision near Hwy 51 and Country Club Road. There are several other smaller water bodies in the city limits that are not separated out from their land use because of their small size.

Other Land Uses not on Existing Land Use Map: 100-year Floodplain

The “100-year Floodplain” is technically defined by the Federal Emergency Management Agency (FEMA) through the Flood Insurance Rate Maps (FIRM) as “an area having a one percent chance per year of flooding”. The floodplain serves an invaluable function, holding waters that top the banks of a river, stream, lake or drainage area, until flowing waters recede. The protection of the floodplain is important to a community and these areas should be protected. First and foremost, protection of the floodplain ensures that a community does not allow people to build within harm’s way, and, as importantly, it ensures that the function of the floodplain does not become compromised, thereby creating a threat of more flooding to the larger community upstream or downstream.

There has been a recent update of the FIRM maps to determine more accurate locations of the floodplain areas in Senatobia and Tate County. During this process the floodplain areas were refined---cut back in some places, expanded in others, and floodways were identified in some areas. Floodways are areas where water actually flows and where development is prohibited. There are areas of 100-year floodplain inside the city and in the planning area. They are primarily located on the eastern edge of the city (See Future Land Use Map 6). Virtually the entire area that is now in the city that has the Tate County zoning designation of Agriculture is designated as 100-year floodplain. Further, along the current city’s northeast and eastern edge---approximately 9,200 acres in the Planning Area are designated as floodplain or floodway. This represents over 20% of the planning area. In the future, as more detailed studies are conducted for the

floodplain areas, revisions to the FIRM maps could identify floodway and/or wetlands in the areas now shown as simply floodplain. This is especially true along Senatobia Creek and East Ditch above and below the area now shown as floodway east of Interstate 55 at its junction with Highway 4. Also, this potential future designation is one of the reasons why development in floodplain-identified areas must be considered carefully.

Development is allowed in the floodplain, and filling of the floodplain to raise the land's elevation out of the floodplain designation is allowed. There are specific processes to do this requiring permits and engineering expertise. Certain types of development are routinely restricted or prohibited in floodplain areas when the threat of pollution or widespread additional damage could occur. Senatobia's Floodplain Management Ordinance is one tool in place to control development in the floodplain and to minimize the hazard posed by flooding.

Often floodplain areas are very valuable and productive farmland. Lakes, swamps, marshes and forested floodplain provide many opportunities for recreation. They also are often left as open space as required in developments. These can be public or private parks. Some cities systematically purchase floodplain areas for preservation. Additionally, the floodplain may be protected from development through conservation and preservation programs. To further that goal, there has been a joint project between the Corps of Engineers, the Tate County Economic Development Foundation & Ducks Unlimited to develop a wetlands "park" with a nature trail and exhibit area for the large area immediately to the east of I-55 south of Highway 4. More projects like this should be pursued.

Comparison with Previous Comprehensive Plan

The Planning Area outside the existing city limits of Senatobia is sparsely populated with a few houses, large farms & ranches, and virtually no commercial or industrial uses. In 2000 a parcel-by-parcel survey was conducted and found over 87% of the area vacant. The same is true today. The area has been reviewed but no detailed land use map for the Planning Area was created. There are concentrations of population to the east of Senatobia, in the vicinity of New Town, and to the southeast, in the vicinity of the Country Club---just east of Interstate 55, but these are relatively small areas of large-lot neighborhoods.

Comparing the land use and zoning from 2007 and 2000 as shown in **Table 21 & 22** (below), the areas used for residential land are up---using vacant land, while the other categories were relatively stable. The zoning classification ratios have also remained relatively stable.

Table 21. Existing Land Use Inside City of Senatobia.

	2007	2000
S-F	18.3%	11.6%
MH	0.2%	0.3%
MF	0.6%	1.3%
Commercial	2.6%	2.5%
Industrial	2.4%	1.7%
Public/Semi	6.4%	3.7%
Vacant	67.2%	73.0%

Table 22. Zoning Inside City of Senatobia.

2007	%		2000	%	
R-1	5.6		R-1	7.1	
R-2	42.3		R-2	60	
R-3	1.4		R-3	1.6	
MFO	0.3		A-0	0.2	
MH	0.1	Residential 67.9%	MH	0.2	Residential 69.1%
B-1	0.0		B-1	0.0	
B-2	2.8		B-2	3.6	
B-3	0.5	Commercial 4.4%	B-3	0.6	Commercial 4.2%
M-1	18.1	Industrial 21.4%	M-1	26.6	Industrial 26.6%
			PUD	0	
County Zoning Categories for annexed lands					
A	6.3	Agricultural 6.3%			
C	1.1				
I	3.3				
R	18.1				
	100.0			99.9	

The area that was annexed by Senatobia in 2005 was zoned by Tate County before the annexation took place. It has not been rezoned by Senatobia to match the existing city zoning categories. In order to allow a more unified approach to development in the city, these areas should be rezoned to match existing city categories.

Summary

In summary the following findings within the existing land uses within the City of Senatobia were determined:

- Single-family land uses were the primary residential land use within the City.
- The City of Senatobia had a higher percentage than that of other communities of duplexes, but a lower percentage than other communities of mobile homes.
- Approximately 42.1% of the commercially zoned land within the City was not utilized commercially.
- Approximately 78.1% of the industrially zoned land within the City was not utilized industrially.
- The largest increase in land usage within the City between 2000 and 2006 was single-family residential development and public and semi-public land uses.

HOUSING CHARACTERISTICS

Housing

The 2000 Census indicated that there were 2,239 housing units within the City of Senatobia. The number of housing units within the City of Senatobia increased by 36% between 1990 and 2000. This was a higher percentage growth rate than that for Tate County. In fact about one-quarter of all new housing units built in Tate County between 1990 and 2000 were built within the City of Senatobia.

Table 23. Number of Housing Units in Senatobia & Tate County, Over Time.

	2000	1990	1980	1970	1960
Total Housing Units					
Senatobia	2,239	1,637	1,508	1,227	
Tate County	9,354	7,474	6,396	5,204	4,765
Occupied Housing Units					
Senatobia	2,137	1,543	1,454	1,166	
Tate County	8,850	7,024			
Owner-Occupied Housing Units					
Senatobia	1,289	882	838	690	
Tate County	6,928	5,310			
Renter-Occupied Units					
Senatobia	848	661	616	476	
Tate County	1,922	1,714			
Vacant Units					
Senatobia	92	94	54	61	
Tate County	504	450			

Source: U.S. Department of Commerce, Census Bureau

According to Census data from 2000, about 60.3% of the occupied housing units within the City of Senatobia were owner occupied. This percentage of owner occupied homes was up slightly from 1990, and, more significantly, that rise reverses a downward trend from 1970 through 1990---59.2% (in 1970) down to 57.2% (in 1990).

Comparatively, the percentage of owner occupied homes within the City of Senatobia is significantly lower than the percentage of owner-occupied homes within the region, defined as the Memphis Metropolitan Statistical Area. Within the region, owner occupied homes accounted for 57.4% of all occupied dwelling units in 1970 and had risen to 66.0% of all units by 2000. Within the State of Mississippi, about 72.3% of occupied homes are owner-occupied.

Renter-occupied units accounted for about 40.8% of all occupied units in 1970 within the City of Senatobia and dropped slightly to 39.7% of all occupied units in 2000. Within the State of Mississippi, renter-occupied units accounted for 27.7%.

The City had few vacant housing units within the City in 2000. Only about 4.1% of the housing units within the City of Senatobia were determined to be vacant. The number of vacant housing units dropped from 5.7% in 1990 to 4.1% in 2000. Comparatively, the percentage of vacant housing units within the Memphis Metropolitan Statistical Area was 6.3% in 2000. And within the State of Mississippi, about 9.9% of the housing units within the State were unoccupied in 2000.

The 2000 Census indicated that there were 2,274 housing units within the City of Senatobia. More than 70.2% of the housing stock located within the City of Senatobia was single-family detached homes. Between 1990 and 2000, the number of single family detached homes increased by 522 units. During this decade, about one-third of all single-family detached homes within the City were built.

Table 24. Type of Housing Stock in the City of Senatobia, 1990 and 2000

	2000		1990	
	Number	Percent	Number	Percent
1 Unit detached	1,597	70.2	1,079	65.9
1 Unit attached	71	3.1	62	3.8
2 Units	328	14.4	227	13.9
3 to 4 Units	78	3.4	39	2.4
5 to 9 Units	57	2.5	78	4.8
10 to 19 Units	0	0.0	33	2.0
20 to 49 Units	15	0.7	0	0
50 or more Units	28	1.2	0	0
Mobile Homes	100	4.4	105	6.4
Boat, RV, van, etc	0	0.0	14	0.8
Total Housing Units	2,274	100	1,637	100

Source: U.S. Department of Commerce, Census Bureau

Census data from 2000 indicated that duplexes accounted for about 14.4% of the housing stock within the City of Senatobia. This percentage was up slightly from 1990. It is of interest to note that only about 2.4% of all housing units within the State of Mississippi were identified as duplexes in 2000. Comparatively, while the City has a higher than average percentage of duplexes, it shared a similar percentage of multi-family housing units, but had a lower percentage of mobile homes within the City. Of note is that between 1990 and 2000 both the number and the percentage of mobile homes within the city decreased.

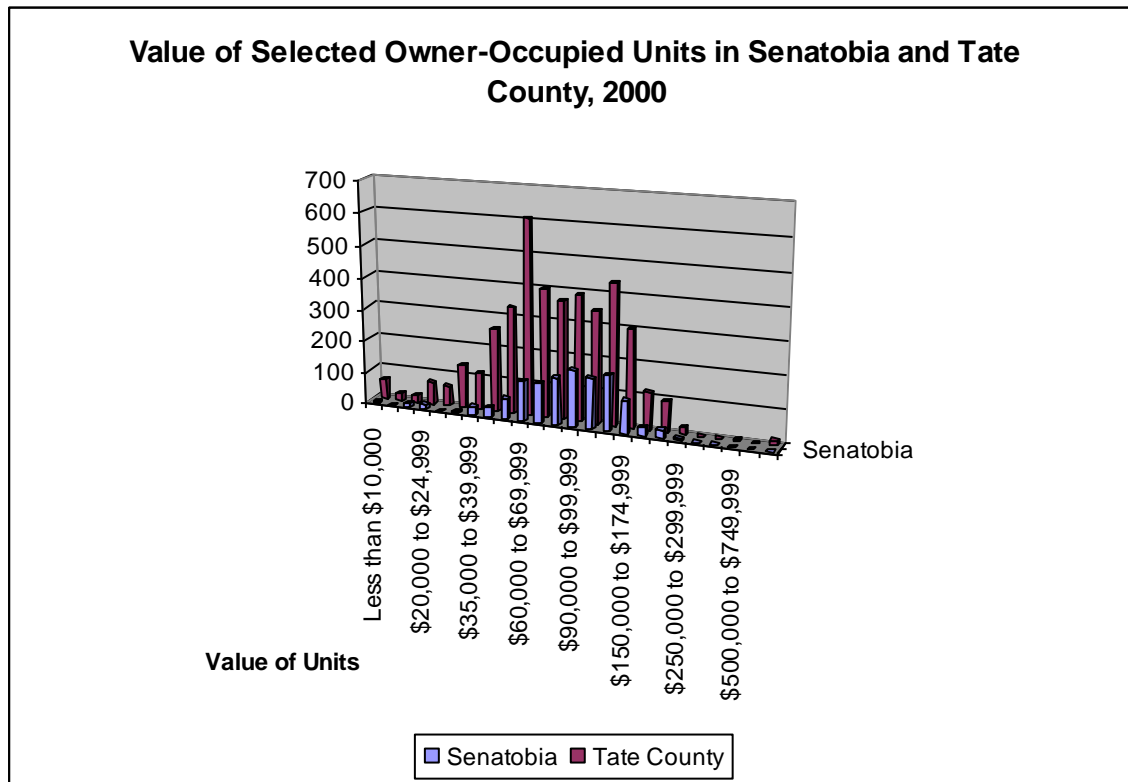
Not surprisingly, more than one-quarter of the housing stock within the City of Senatobia was built between 1990 and 2006. Based upon building permit data about 287 housing units were added to the City's housing stock between 2001 and 2006.

Table 25. Age of Housing Stock in Senatobia and Tate County

	Senatobia		Tate County	
	Number	Percent	Number	Percent
Built 1999 to March 2000	112	4.9	459	4.9
Built 1995 to 1998	311	13.7	1,209	12.9
Built 1990 to 1994	235	10.3	1,048	11.2
Built 1980 to 1989	362	15.9	1,816	19.4
Built 1970 to 1979	387	17.0	1,825	19.5
Built 1960 to 1969	365	16.1	1,295	13.8
Built 1950 to 1959	212	9.3	761	8.1
Built 1940 to 1949	139	6.1	432	4.6
Built 1939 or Earlier	151	6.6	509	5.4
Median	1977			
Total Units			9,354	

Source: U.S. Department of Commerce, Census Bureau

Figure 26. Value of Selected Owner-Occupied Units in Senatobia & Tate County, 2000.



Source: U.S. Department of Commerce, Census Bureau

The City's housing stock is relatively young. Census data from 2000 indicated that the median year that housing stock was built within the City of Senatobia was 1977, compared to an average of 1976 for the State of Mississippi. Census

data from 2000 indicates that only about one-third of the City's housing stock was more than fifty years of age.

The median value of owner occupied homes in the City of Senatobia in 2000 was \$93,000 compared with the median value of owner occupied homes in Tate County, which was \$80,000. Median value of owner occupied home within Mississippi is \$71,400.

In general, housing within the City of Senatobia is adequate and affordable. However, there is a desire to encourage greater homeownership and to create opportunities for single-family housing for families and housing in the upper-middle income to executive type housing. In 2000 US Census numbers showed Senatobia with 2,274 housing units of all types. Since then approximately 50 units per year have been built. By 2020, the City can anticipate a need for approximately 3,536 housing units, or an additional 1300 units from 2000. This translates into approximately to about 65 per year for housing units of all types. Further it is estimated that the city will have just over 4,000 housing units by the year 2030, or about 75 per year for the 2020-2030-time period.

Community Facilities

This section provides an analysis of the existing inventory and projected need for community facilities based upon the estimated population growth. Community facilities are those public and non-profit services and properties that are provided to residents and visitors of the City. In this chapter, the following services and facilities are discussed:

- Fire services
- Police Services
- City Administration
- Parks and Recreation
- Water Services
- Sewer Services
- Solid Waste Services
- Gas System
- Library
- Schools
- Hospital Services

In the past, the City has successfully identified community facility and service needs and addressed these needs. At least the services have been adequately addressed, but in general, the City has provided superior services and planned to provide superior services. As the City faces the future, with growth projected due to its location within the Memphis/North Mississippi Economic Region and with a recent successful annexation, the City faces few deficits, and therefore can direct their efforts to plan for future needs of city residents.

Fire Services

The City of Senatobia achieved a Class 6 Fire Insurance Rating that is certified by the Mississippi State Rating Bureau. This rating is based upon the following factors:

Table 26. Rating Factors Considered by the State Rating Bureau

Feature	Percent
Water Supply	39%
Fire Department	39%
Fire Service Communications	9%
Fire Safety Control	13%

Source: Mississippi Rating Bureau

This rating ensures public safety for residents and visitors within the City. The Department is comprised of fourteen full-time firefighters and thirty-five volunteers. The Department successfully combines the volunteers and professional staff to provide exemplary services for residents of the City.

The Senatobia Fire Department made 515 runs in 2006. Based upon an analysis of these calls, 16.3% of these calls were for grass, rubbish and structure fires. About 34.9% of the calls made the department were for EMS or Rescues, including vehicle extrications. About 25.6% of the calls made the department were for Good Intent or False Alarm calls, and about 6.2% of the calls made the department were for hazardous materials spills or containment.

The City of Senatobia has three fire stations. These are:

137 North Front Street
1101 Scott Street
12235 Highway 4 West

Table 27. Location and Size of Senatobia Fire Stations and Equipment Located at Each Station		
Address	Land Area	Truck
Station #1 137 North Front Street	0.5 acre	Ladder 1- 1989 Pierce Arrow 75' ladder Engine 1- 1994 Pierce/International 1250 gpm pumper Support for grass fires and mutual aid Rescue 2- 1999 Ford F-350 Light Duty Rescue with hydraulic rescue equipment Brush Truck 1- Grass/ brush fire truck/ older model pick-up Car 54- used for inspections older ford car
Station #2 1101 Scott Street Administrative and Main Office	2.8 acres	Engine 2- 2004 Pierce Contender 1500 gpm pumper Stays within City limits Rescue 1- 2005 Pierce Contender/ Kenworth Rescue Truck First responder equipped with hydraulic rescue equipment
Station #3 12235 Highway 4 West	1.5 acres	Emergency 3- 1998 HME Gateco 1250 gpm pumper Used for mutual aid calls Truck 3- Suburban to move personnel/ respond to oil and fuel spill cleanups
Source: City of Senatobia Fire Department		

Station #1 is located at 137 North Front Street. This facility is located in downtown, adjacent to the railroad and to the City Hall Complex. Volunteer firefighters staff this facility during the daytime, but the station is unmanned over night. The facility is located on the western side of the Illinois Central Railroad.

Station #2 is located at 1101 Scott Street in eastern Senatobia. Administrative offices for the Fire Department are located at this facility. This station is also the newest of the City's fire facilities. Two full-time fire fighters are on staff at all times at this station. And the Tate County Medical Response team operates units from this location. This facility is located between the City's two Interstate 55 exits, and near the Industrial Park. It lies at the southern edge of the downtown area and is located on the eastern fringe of much of the City's denser residential development. The station is located on the eastern side of the Illinois Central Railroad line.

Station #3 is located at 12235 U.S. Highway 4 West, in an area that was annexed by the City of Senatobia. One full-time firefighter is on staff at this facility at all times. This station is located within an area that will see continued residential growth within the future. This station is located west of the Illinois Central Rail lines.

These three fire stations are located on approximately 4.8 acres of land and are located at strategic locations throughout the city to provide fire safety and emergency response services.

Equipment utilized by the Fire Department includes the following:

- 2005 Pierce Contender/ Kenworth Rescue First Responder vehicles
- 2004 Pierce Contender Pumper capable of pumping 1500 gpm
- 1999 Ford F350 Light Duty Rescue
- 1998 HME/Gateco Pumper capable of pumping 1250 gpm
- 1994 Pierce/International Pumper capable of pumping 1250 gpm
- 1989 Pierce Arrow Ladder Truck with a 75 feet ladder

The City included funding for the replacement of Pierce/International Pumper truck built in 1994 within their capital program. This truck can be rated by the Mississippi Fire Rating Bureau for 15 years, and is nearing the end of its ratable life. The City is preparing to replace its Pierce Arrow Ladder truck in 2009. The City will need to purchase replacements for two pumper trucks in 2013 and 2019.

The City of Senatobia has a hydrant system in place. The system includes about 400 to 500 hydrants throughout the City including within the newly annexed area.

In the near future the City will be required to provide a facility to practice fighting fires. The City is dedicated to adding more staff as the needs and the resources present themselves. Additionally, the City is programming funding to replace the previously mentioned pumper truck and ladder truck.

It is projected that the City's population will be 10,538 people by the year 2030. Based upon these population projections, the City will need to expand its firefighting force to 24 firefighters by 2030, based upon standards utilized by the International City Managers Association. The ICMA recommends 2.26 certified firefighters per 1,000 population. Additionally, the city is planning to replace two pumper trucks in 2013 and 2019.

Police Services

The Police Department of the City of Senatobia is located at 135 North Front Street. This City renovated the police station in 2007. In addition to the police station, the department maintains an impound lot located on West Street and a sub-station located at 340 Cauthen Circle. The City Court Department is located adjacent to the Police Department and the two departments share two clerical positions.

The City of Senatobia employs 23 people full-time within the Police Department. The Police Department shares two clerical positions with the City Court Department. Among the full-time employees, the City employs 18 certified police officers to patrol and to ensure public safety, investigate crimes and implement community crime prevention and victim assistance programs. The City also has a Chief of Police to provide oversight and direction to the department.

Tate County provides jail services to the City of Senatobia. The jail is located inside the City of Senatobia minimizing the time needed to transport prisoners to the jail facility.

The Police Department provides public safety services for more than 6,500 people each day that work or go to school in the City, about 7,400 residents of the City and are ready to assist the more than 24,000 vehicles that pass through the City each day on Interstate 55.

Uniform Crime Reports Part I Crimes increased by 56% within the City of Senatobia within the past five years. The increases in crimes were predominantly in two categories—thefts and burglaries.

Table 28. Number of Crimes in the City of Senatobia, Over Time.

Crimes	2005	2003	2001
Murder	0	0	1
Forcible Rape	0	0	0
Robbery	10	8	4
Aggravated Assault	3	4	5
Auto Theft	15	15	19
Burglary	115	45	31
Larceny-Theft	256	223	194
Arson	0	0	1
	399		255
Source: Federal Bureau of Investigation. Uniform Crime Reports.			

Crime in Senatobia is considerably lower than crime across the nation. In 2005, the average incidence of a crime nationally was 233.1 per 100,000 people. In Senatobia, the comparable incidence rate was 201.1 per 100,000 people. However, the incidence of burglaries and thefts in Senatobia was higher than the rate of burglaries and thefts in the State of Mississippi. The incidence of burglaries and thefts in Senatobia was also higher than the national rate for communities under 10,000 in population. The rate of thefts in Senatobia was 3,768.6 per 100,000 population in 2005 compared with a rate of 2,083 per 100,000 in Mississippi and 2,450.2 per 100,000 for small cities across the nation. The rate of burglaries in Senatobia was 1,693 per 100,000 population compared with 919.7 burglaries per 100,000 for Mississippi and 629.9 burglaries per 100,000 for nationally for cities under 10,000 in population. In almost all other

categories, the City of Senatobia was well below the national and Mississippi rates of incidences for violent crimes.

A separate arm of the City's Justice System is the City Court system. Court offices are located adjacent to the Police Department in the same building. Two clerks coordinate the court schedule and ensure that fines are collected. The City employs a part-time judge, a part-time public defender and a part-time prosecutor. Court meets one evening a week in the Courtroom of the City Building.

Table 29. Projected Need for Certified Officers Based Upon Resident Population Projections.

	Projected Population	Range of Certified Officers to meet Standards
2010	7,944	21
2020	9,195	24
2030	10,538	28
Standards Based upon International City Managers Association Survey for 2003 for Southeastern Cities.		

The number of residents, as well as the number of employees and commuters to the City of Senatobia will continue to increase. Based upon standards established by the International City Managers Association, the City of Senatobia will need twenty-one (21) certified officers by 2010, twenty-four (24) certified officers by 2020 and twenty-eight (28) certified officers by 2030 to keep up with the City's resident population. The City may also require additional officers to provide public safety as the City's business and educational sectors continue to grow, bringing thousands of non-residents into the City everyday to work, to attend school and to travel through the community.

City Administration and Buildings

Besides the fire and police buildings, the City of Senatobia has two additional buildings that are devoted to the provision of city government services. These buildings are City Hall located on 133 Front Street and the Public Works Department located on 405 Strayhorn Street.

Most public interaction between Senatobia public officials and staff and the public occurs at the City Hall complex on Front Street. City Hall, the Police Department and the Municipal Court are located within this facility. City Hall provides offices for administration, the building department and the utility payment department. This building is also the location of the City Board Room.

Senatobia has done a good job of providing high levels of service with low tax rates and small staffs. As the city continues to grow, all aspects of the administration will have to grow as well. As noted above, more fire and police personnel and equipment will be required to maintain the high level of service currently provided. The same situation applies to all departments of Senatobia

government. As more intense review and inspections are required the city will need additional personnel, for example: a fulltime planner, a fulltime code enforcement inspector, at least one fulltime building inspector, other staff persons for the administration of city government, or a grant writer. As more persons are served the parks & recreation department will need to grow, as will the city courts system, and the public works & utilities department, or the schools. The city will be asked to continue to contribute to joint activities such as the library, corrections, economic development and others. In summary, as Senatobia continues to grow the city government will have to pro-actively plan to grow---to keep the level of services provided at the expected high demand level.

Based upon projections of population growth within the City of Senatobia, it is likely that by 2030 the City will require about 16,120 square feet of space to house city offices and services, or about 2.6 acres of land area. City Hall's location in downtown is important to the community and will likely remain an important asset to downtown.

Other Governmental Buildings and Offices

Government buildings provide a major presence in the downtown area and are critical for continued economic vitality. Besides the city of Senatobia buildings noted above, the Federal Post Office, the Tate County Courthouse, several state agencies, two schools and the City and County School Board administrative offices, and the library are located in the downtown area. The city has already taken steps to maintain the Post Office's location downtown, and, there are many examples of governments helping generate revitalization with expansion in downtown.

Though the County has a large complex out from downtown where a number of their offices are located, there should be and will be a presence by the County in downtown. And, even though the city schools are looking at a new facility in the vicinity of Highway 4 and Stage Road, there should be a continued major presence by the school system in the central business district area.

There is room for expansion of all types of government facilities in the downtown. There is need for expansion of all types of government facilities in the downtown. The city can help to facilitate this process.

Parks and Recreation

Six parks have been identified within the City of Senatobia. The athletic complexes provide practice and game fields for many league sports within the City including Pee-Wee Baseball, Little League Baseball, Dizzy Dean Baseball, Girl's Softball and Senatobia Youth League Soccer. Additionally, Senatobia High School utilizes city fields for Baseball and Soccer games. Neighborhood parks provide places for moderate exercise or passive recreation.

The City of Senatobia plans, maintains and schedules the use of the city parks through the Parks and Recreation Department. The Department is composed of one full-time position and five part-time positions.

To assist cities and counties across Mississippi with the development of recreational facilities, the State of Mississippi Department of Wildlife, Fisheries and Parks developed and updated the Mississippi State Comprehensive Outdoor Recreation Plan or SCORP. The SCORP provides standards upon which cities and counties can plan for the recreation needs of the residents throughout their communities and throughout the region. The following table provides an overview of the standards recognized by the SCORP.

Table 30. Standards for City and County Parks Recognized by the Mississippi State Comprehensive Outdoor Recreation Plan (SCORP)

	Neighborhood Parks	Community Playfields
Description	Provide varied recreation, passive and active, both organized and unorganized groups for all ages	Provide large outdoor recreational areas primarily for athletic complexes for active competitive recreational needs.
Facilities	Children's play apparatus Paved multi-purpose courts Sports fields Picnic areas and shelters Drinking fountains Walking/jogging or nature trails Off street parking	Fields suitable for competitive play, basketball, tennis and handball courts, lighting, sanitary facilities, concessions, storage areas parking and spectator parking, picnic areas, shelters, children play areas and special purpose recreation
Minimum Population Served	5,000	10,000
Acres per 1,000 Population	3.5 acres for every 5,000 persons in the service area	10 acres for every 10,000 persons in the service area
Service	1 mile in urbanized areas 3 miles in rural areas	5 Miles in urbanized areas 10 miles in rural areas
Optimum Size	5 to 7 acres	
Population Served	All ages	Ages 9 to 39

Source: Mississippi Department of Wildlife, Fisheries and Parks. Mississippi State Comprehensive Outdoor Recreation Plan.

The City parks include Norfleet Drive Park, Park Street Park and Gabbert Park. Additionally, the City has three parks that can be considered community playfields according to the SCORP standards. These are Matthews Street Park, Scott Street Park and Southern Street Park.

Norfleet Park- Located in northeastern Senatobia at the curve on Norfleet Drive, this park is 2.8 acres and has benches, a walking trail and picnic tables. It is located adjacent to the Hospital and Nursing Home facility, and could be considered a neighborhood park.

Park Street Park- Located in the center of Downtown Senatobia this park separates a residential neighborhood from railroad tracks and downtown. The park is a linear park complete with a rose garden. This park is approximately 0.7 acres.

Gabbert Park- The Park was completed in the past several years. It is located in downtown on the west side of the railroad tracks across from Park Street Park. This park is adjacent to the library and is a linear park of approximately 0.24 acres.

Matthews Street Park- The facility is 17.5 acres and is located within west central Senatobia. This park is the City's baseball complex and has 3 ball fields and tennis courts.

Scott Street Park- This park is the City's softball and soccer complex. It is 26.1 acres and is located within southeastern Senatobia. This park may have room available for expansion.

Southern Street Park- The Southern Street Park is located within a neighborhood. The park has limited room for expansion, but is in an excellent location providing the opportunity for children within the neighborhood to walk to the park. This park is 4.6 acres and has baseballs fields that are used for league practice and play. This park also has a community center that is used by city civic organizations.

Future gaps in parks and recreation services can be identified based upon the SCORP. These gaps indicate areas that may not have access to parks and recreation services at the standards recommended by the SCORP. Currently, the City is well served by its park and recreation system. Almost all residential areas are located within one mile of a neighborhood park. But as the city continues grows to the west and to the south, additional public neighborhood parks may be necessary to provide unstructured recreational opportunities for residents within these areas. Additionally, by 2030, the City may consider building a community center with a minimum of 8,000 square feet of interior space. Currently, the City has adequate facilities recommended by the SCORP.

During planning sessions with the community and City leaders and staff, the City identified an opportunity for future park development and/or enhancement. The U.S. Army Corps of Engineers established a public viewing area with limited trails at a wetlands area located to the east of the City on U.S. Highway 4. The public area is within one-quarter mile of the Interstate. This area provides a wonderful opportunity to understand the natural environment of the area, and the floodway protection measures adopted by the Corps of Engineers within this region. Opportunities for extended nature trails, bird watching, and educational programming exist at this site.

Water System

The City of Senatobia operates its own water system. The City has consistently rated higher than the State average on inspections by the Mississippi State Department of Health. These inspections rate the City on technical ability, managerial ability and financial capacity. The City has 3,268 water customers, which consumes only about 40% of the capacity of the water system, according to the Mississippi State Department of Health.

The City receives its water from groundwater through five operating wells. Four of these wells are more than twenty years of age, but continue to function effectively. The city also has five elevated storage tanks. The City has the capacity to pump 5,077,000 gallons per day and to store 1,300,000.

There are five operating wells within the City of Senatobia that provide potable water to the residents of the City of Senatobia. The wells are located within the center of the city, in the north, central and southern areas of Senatobia.

Table 31. City of Senatobia Owned and Operated Wells.

Well Number	Location	Year Constructed	Capacity in gpm	Pressure	Depth
69005-01	South Scott Street	1974	975 to 1000	60 psi	1,160 feet
69005-02	South Scott Street	1974	1102	65 psi	1,167 feet
69005-03	NW Chromcraft	1973	1000	65 psi	1,204 feet
69005-04	NE Chromcraft	1973	1000	65 psi	1,192 feet
69005-05	Scott and Shands Industrial Park	1993	1000	65 psi	1,192 feet

Source: Public Water Supply- Master Data Sheet. Mississippi State Department of Health, Division of Water Supply.

The wells are utilized on a regular basis for water supply. These wells could supply 5,077 gallons per minute. During a 1000-minute day of operation (approximately 16 hours) the wells could, on a normal basis, supply 5,077,000 gallons per day. All wells are between 1,160 and 1,200 feet deep, and are functioning effectively.

The City of Senatobia chlorinates their water to meet requirements from the Mississippi State Department of Health. Additionally, the City adds fluoride to the water.

The City of Senatobia has four elevated tanks. These tanks have the capacity to store 1,300,000 gallons, although the City shares the capacity of one elevated tank with Chromcraft. The City has access to one-half the water stored in this 200,000-gallon tank. All of the tanks are steel tanks. The City has two 500,000-gallon tanks, one 100,000-gallon tank and the shared 200,000-gallon tank at Chromcraft.

Table 32. Water Storage Tanks within the City's Water Storage System.

Storage	Location	Material	Capacity
Elevated	National Guard	Steel	100,000 gallons
Elevated	Chromcraft	Steel	200,000 gallons
Elevated	Scott Street	Steel	500,000 gallons
Elevated	Emmit Hale Street	Steel	500,000 gallons

Source: Public Water Supply- Master Data Sheet. Mississippi State Department of Health, Division of Water Supply

Additionally, the City has a booster station located on Mathews Drive that is capable of pumping 500 gpm at 60 psi. The storage tank associated with this booster station is one of the 500,000 gallons tanks.

The City of Senatobia pumps about 1,000 gallons of water per day or about 372 million gallons of water each year to water customers within the City. The water distribution system of the City of Senatobia is made up of lines, which vary in age and size. The majority of the system is in good condition and is adequate to fulfill the requirements of the customers.

There are approximately 400 to 500 fire hydrants located throughout the city. The fire hydrants are numbered for location and to help keep records of the system. The city has a program in place, which requires semi-annual inspections. The hydrants are cleaned and tested to assure that the hydrants are in good working order. During this check-up process the water pressure of the distribution system is verified at each hydrant location. The process assures that there is sufficient water pressure throughout the system for domestic use and fire fighting purposes. The City regularly flushes deadline hydrants located in the city to assist in the effective circulation of chlorine throughout the city's water system.

The City's system has back up generators to provide continued pumping ability during power failures to ensure safe potable water for its customers.

The City's water system is currently at 40% capacity according to the Mississippi State Department of Health. With continued maintenance of wells and water lines, capacity should not be an issue with the City during the timeframe of this plan, pending any large-scale major developments within the region. Based upon population projections for the City and the methodology utilized by the Mississippi State Department of Health, the City's current system has the capacity for 10,024 connections. However the City anticipates the need for another well in the western section of the City within the Comprehensive Plan time horizon to serve anticipated growth within this area.

Capacity is based upon the assumption that approximately 90% of the water customers will be residential customers and that the industrial and commercial customers will not have unusual requirements for water. Additional capacity may be required for firefighting, especially if there is the development of buildings with

large roof areas. Assumptions also assume that pumping or storage capacity within the city will not be diminished. The city has adequate capacity for water supply through to 2030.

Sanitary Sewer System

The City of Senatobia owns, maintains and operates the City's sewer collection and wastewater treatment systems. The City currently contracts for treatment services, and is considering contracting with the same company to maintain the City's lift stations, while the City would continue to maintain the wastewater collection system.

The City of Senatobia contracts with a private company to operate the City's wastewater treatment facility. The treatment facility is located north of Norfleet Drive in northeastern Senatobia. The treatment plant utilizes activated sludge with ultraviolet light to treat wastewater and the facility is permitted until June 30, 2012. The treatment facility was designed to treat about 2 million gallons per day and the output from this facility flows into Hickahala Creek.

The sanitary sewer collection system in the City of Senatobia is a gravity system with twelve lift stations. The City indicates that there is significant inflow and infiltration within the system due to the old, short length pipe, particularly in the older sections of the City. This type of construction, typical for that time period, is susceptible to high amounts of inflow and infiltration (I&I) particularly during periods of heavy rainfall. Infiltration and inflow was found to be a serious problem in the City's wastewater collection system. For example, the city estimates that the average dry weather flow of the sanitary sewer system is about 1 million gallons per day---within design capacity, and the annual wet weather flow of this system is about 3 million gallons per day—surpassing the design capacity of the treatment system.

The City currently has enough capacity to treat wastewater generated within the City of Senatobia, but should begin instituting programs to reduce the inflow and infiltration within the system to avoid by-passes and to avoid treating storm water. Such programs may include replacing and repairing old or broken collection lines throughout the city and inspecting the collection lines for cross connections between any sub-surface storm water or drainage systems and the city's sanitary sewer system.

Table 33. Projected Need for Wastewater Treatment Based Upon Resident Population Projections.

Year	Projected Population	Projected Waste to be Treated in gallons per day
2010	7,944	1,151,880
2020	9,195	1,333,275
2030	10,535	1,527,575

If the City is able to successfully address the inflow and infiltration issues, the City should have enough capacity within its system to provide adequate capacity for treatment during the planning timeframe. The Mississippi Department of Environmental Quality recommends that communities begin considering plans for the expansion of their treatment systems when the facility reaches about 50% of its capacity. The City should consider plans for the expansion of their facility immediately.

Solid Waste

The City of Senatobia provides garbage pick-up and trash collection to residents within the City of Senatobia. The City provides once weekly garbage pick-up that is transported to the Tunica Landfill that is operated by Waste Management, Inc. The City of Senatobia has a long-term contract with Waste Management, Inc.

The City also provides trash pick-up for limbs, leaves and yard wastes that it transports to a city-operated landfill. The city utilizes a mulching machine to reduce the amount of waste that enters the landfill, in order to extend the life of this landfill.

Gas System

The City of Senatobia provides and maintains natural gas service lines within the City of Senatobia. Approximately three-quarters of the city have access to natural gas, and the City also has gas customers located outside of the municipal limits. The gas system is in relatively good shape, but a computer and a geographic mapping system would assist with City with managing maintenance and service for all of the utilities and many other city functions. The City will continue to expand the system as funding allows. Some cities are able to use the natural gas system as a revenue generator for the city to help relieve the property tax “burden”.

Education

Education is a priority within the City of Senatobia. The City is home to Northwest Community College, one of the largest community colleges within the State of Mississippi’s Community College system. The City has one public school district that has achieved excellence and one private school system within the City that serves a regional area beyond the Senatobia Municipal limits. And, even though the Tate County School system’s schools are outside Senatobia, the District Offices are located in Senatobia. All of these institutions work together to better educate the citizens and enhance the quality of life for the people of this area.

Senatobia Municipal School District

In the past five years attendance in the Senatobia Municipal School District increased by about 7%, comparable to growth experienced by the Tate County School District during the same time frame. Increased enrollment in the

Senatobia Municipal School District occurred across all grades, not indicating any specific trends in population growth.

The Senatobia Municipal School District achieved a Level 4 Exemplary from the Mississippi Department of Education for the Elementary and Middle Schools during the 2005-2006 School Year.

The Senatobia Municipal School District is composed of three schools. These include an elementary school, a middle school and Junior/Senior High School. The Senatobia Elementary School is located on 403 West Gilmore Street. This school provides educational programs for children in grades kindergarten through third grade. This facility is located on 10.7 acres. During the 2005-2006 school year about 570 students attended school at this location.

Table 34. Average Daily Attendance by Grade for Senatobia Municipal School District.

Grades	2005-2006	2004-2005	2003-2004	2002-2003	2001-2002
Kindergarten	149.99	151.92	136.02	127.14	132.29
Special Ed K	0	0	0	0	4.62
Special Ed Elem	3.66	1.87	2.09	3.43	1.68
Grade 1	147.22	124.99	122.05	144.03	117.03
Grade 2	112.57	131.14	145.50	109.96	126.09
Grade 3	131.64	145.23	115.18	125.56	122.07
Grade 4	141.99	128.22	127.96	130.65	134.78
Grade 5	138.01	137.06	144.72	142.45	130.37
Grade 6	129.33	156.97	148.40	112.94	126.14
Grade 7	169.97	162.88	131.08	139.43	134.75
Grade 8	140.95	127.70	135.58	130.47	118.93
Grade 9	158.48	146.97	147.88	130.51	148.91
Grade 10	113.86	132.08	122.31	143.74	111.16
Grade 11	117.47	109.57	122.31	92.82	95.81
Grade 12	99.66	109.66	91.65	92.83	126.06
Special Ed Secd	0	0	0	0	0
Secd GED	0	0	0	0	0
Total	1754.8	1766.25	1682.17	1625.96	1630.69

Source: Mississippi Department of Education *Superintendent's Report to the Legislature*.

The Senatobia Middle School is located on 303 College Street. During the 2005-2006 school year about 420 students in grades four through six attended school at this location. The Middle School is located on 5.9 acres.

The Senatobia Junior-Senior High School is located on McKie Street near downtown Senatobia. Adolescents in grades seven through twelve attend classes at this facility. During the 2005-2006 school year slightly more than 800 students attended school at this facility. Administrative facilities are located adjacent to this location.

The State of Mississippi, through the State Board of Education, prescribes land area standards that schools within the State must meet. Planners estimate the student population for the Senatobia Municipal School District to be approximately 2,400 by 2030. Based upon enrollment projections and state standards, the Senatobia Municipal School District will require approximately 52 acres for the public school facilities by 2030. This would include 26 acres for school serving children in grades kindergarten through sixth, and 26 acres for schools serving children in grades seven through twelve. Planners assumed that the student population would continue to increase at a rate of 7.0% per year, that the configuration of grades at the schools would stay the same and that breakdown of the student body by grade would stay the same. Currently, school facilities are located on 56.2 acres of land. The school may need to reorganize the facilities to meet prescribed standards in the future and has investigated other land for new facilities. However, it is very important to keep a presence in the central business district to help keep a lively downtown.

The Senatobia Municipal School Board is responsible for insuring adequate educational services and facilities for children within the district. In their role, they have the authority to plan for and to implement those plans for educational programming and facility planning. Enhanced coordination between the School Board and the City would assist the School district in planning for growth and assist their decisions in the placement of facilities. But the City has a direct responsibility to ensure that schools are located in places that are safe and convenient to residential neighborhoods.

Private School Facilities

The Magnolia Heights School is the only private school located within the City of Senatobia. The school was established within the City of Senatobia in 1971 and provides private school education to children and adolescents in grades pre-k through twelfth grade. Located at One Chiefs Drive, off U.S. Highway 51, the school serves children from throughout the region. The school's estimated enrollment is 625 students. The 2000 Census indicated that about 165 children who lived within the City of Senatobia attended private nursery, pre-schools, elementary and high schools, indicating that a significant portion of the student body commutes to this school from outside the city limits.

Library Services

The Senatobia Branch of the First Regional Library System is located at 222 Ward Street. Senatobia's library is part of the First Regional Library System. This system provides library services to Desoto, Tunica, Tate, Panola and Lafayette Counties. The library system has thirteen libraries located in Southaven, Horn lake, Walls, Olive Branch, Hernando, Tunica, Coldwater, Crenshaw, Como, Sardis, Batesville, Oxford and Senatobia.

The First Regional Library System has a contract with Tate County to provide library services to the County through the Senatobia Branch and the Coldwater

Branch. However, the City of Senatobia supplements the monies provided by the County and also provides monies to the library branch for utilities and maintenance of the building.

Approximately 8,963 residents of Tate County have library cards. Among these cardholders, approximately 5,049 cardholders have a Senatobia zip code. It should be noted that the Senatobia zip code covers a large area outside the city in addition to inside the city.

The Senatobia Branch of the First Regional Library System had 38,509 cataloged items. However, patrons of this branch have access to nearly 600,000 volumes through the First Regional Library System. The system also provides daily delivery of materials requested from other libraries within the system.

The total circulation of materials during FY 2007 was 95,437. In addition to borrowing materials, the library documented 25,840 public uses of the computers at the library.

The Senatobia Branch of the First Regional Library System is 10,500 square feet of total space. The Library was built in 1976, with 6,600 square feet. In 1996, an addition to the library was added and the library was renovated. In June 2005, the City replaced the roof of the library. However, the library still has several major problems, including lighting, plumbing and the library is need of new flooring.

Library standards---spatial standards and materials standards developed by the Public Library Association---indicate that the Library will be undersized within the next ten to fifteen years. Planners determined that the library served approximately 56% of the population within the County, and determined that the size of the library should be based upon the service area and not necessarily the size of the City of Senatobia. The projections reflect conservative estimates of the population of Tate County and conservative estimates of the population in the vicinity of Senatobia that will use this library facility, and, therefore, should be seen as low estimates of the spatial needs of the library.

Table 35. Projections of Space & Collection Needs For the Senatobia Branch of the First Regional Library System

Year	Size in Sq.Ft.	No. of Materials
2010	10,500 to 12,320	43,862
2020	10,500 to 13,506	47,272
2030	11,000 to 14,550	50,915

To serve the community in the future, it is likely that a larger and more energy efficient and user-friendly library will be needed. Additionally, the library will need significant electrical upgrades, both to replace inefficient lighting that is in the

library and to be able to provide additional technological assets for the community to utilize. Besides additional space, the library will also need to increase the number of materials available to the public at this facility.

The following capital needs are identified for the Senatobia Branch of the First Regional Library System:

- new energy efficient lighting,
- redirected sewer lines,
- new flooring in public meeting areas,
- additional book space, up to 500 square feet.

As with the Post Office and other government buildings, it is important to keep the Library in the downtown area of the City of Senatobia.

Hospital Facilities- North Oak Regional Medical Center

The North Oak Regional Medical Center is located at 401 Getwell Drive in Senatobia. The 76-bed hospital facility provides 24-hour physician-staffed emergency care and is an acute short-term hospital. While the hospital has the capacity for 76 beds, it generally operates with 54 beds set up and staffed. The hospital has 12 geriatric / psychiatric beds.

The North Oaks Regional Medical Center is accredited by the JCAHO and participates with Blue Cross and Blue Shield and with Medicare and Medicaid.

Based upon statistics gathered by the Mississippi State Department of Health, in 2006 about two-thirds of the patients that utilized the medical center were from Tate County. Slightly more than 21% of the patients were from Panola County.

Summary

The City of Senatobia has been thoughtful in its provision of facilities and services. There are few deficient services, due to the careful long term planning practices by City leaders and staff. As the City prepares for the future it should consider the following recommendations:

Short Term (2008-2013)

- Build a firefighting practice facility for firefighter training.
- Continue to address inflow and infiltration issues of the City's sewer system.
- Establish new well in western portion of City.
- Establish a computerized Geographic Information System to manage the City's gas system.
- Expand gas system as opportunities and funding permits.
- Renovate library lighting and plumbing system and renovate flooring in public areas.
- Hire firefighters and police officers to public service departments in keeping with standards.

- Hire additional personnel in administration and all departments as needed.
- Expand City Hall.

Mid-Term (2014-2019)

- Replace 2 pumpers in 2013 and 2016.
- Hire firefighters and police officers to public service departments in keeping with standards.
- Build new neighborhood park in south or western portion of the City as opportunity permits.
- Continue to address inflow and infiltration issues of the City's sewer system.
- Hire additional personnel in administration and all departments as needed.
- Begin facility planning for sewer expansion.
- Expand gas system as opportunities and funding permits.
- Expand Library facility.

Long Term (2020-2030)

- Hire firefighters and police officers to public service departments in keeping with standards.
- Build new neighborhood park in south or western portion of the City as opportunity permits.
- Continue to address inflow and infiltration issues of the City's sewer system.
- Hire additional personnel in administration and all departments as needed.
- Begin facility planning for sewer expansion.
- Expand gas system as opportunities and funding permits.
- Consider new elementary school facility in the western portion of the City.

TRANSPORTATION

Introduction

Transportation planning is an important part of a community's comprehensive planning process. The community's future development, economic growth, and quality of life are influenced by its transportation system. Originally it was the railroad and the downtown street grid that helped define Senatobia. Later, Highway 51 and then Interstate 55 shaped Senatobia's growth pattern. In the future Senatobia will continue to be strongly influenced by its street pattern. This transportation component of the Comprehensive Plan examines issues related to transportation in the City of Senatobia providing information regarding the operation and development of the transportation system.

The required Transportation Plan Map is attached as **Map 4**. In addition to the map, the comprehensive plan presents transportation-related goals for Senatobia and provides recommendations for the maintenance and improvement of the transportation system in order to realize those goals.

The basic grid for transportation in Senatobia and its planning area in Tate County is in place. Senatobia has 77.5 miles of roads in the city with about 18.2 miles maintained by the Mississippi Department of Transportation (MDOT) and 59.3 miles maintained by the city. Further, there are about 1.7 miles of gravel roads inside the city limits. As in most places, the automobile is the dominant mode of transportation, with truck traffic and railroads playing a role also. In Senatobia walking & biking are small components, and other aspects of transportation such as light-rail, ports, buses and air traffic are non-existent. Though the basic network is in place, the need does exist to improve some thoroughfares and acquire additional right of way as development occurs.

Functional Classification & Existing Corridors

Functional classification defines the role any particular road/street/highway plays in facilitating the flow of traffic through a highway network. Roads serve two separate and conflicting functions: one to carry traffic; and, the other to provide access to adjacent property (land use). The more traffic a road carries, the greater the difficulty in accessing property directly from the road. As the number and density of access points increases through intersections or driveway/curb cuts, safety is compromised and speed limits need to be lowered, reducing the traffic carrying capacity of the road.

The four functional classifications described below are derived from the US Federal Highways Administration (FHWA) "Functional Classification Guidelines." To summarize, arterials emphasize a high level of mobility for through

Blank page for Map 4---Transportation Plan Map

movement. Collectors are mid-range streets providing both mobility and access. Local streets are characterized by a high level of land access. In many communities these definitions are blurred because of the need for access to the property from the arterial. Also, over time as the traffic increases, the use of the road changes.

Principal Arterials: Principal arterials should serve major centers of activity and the highest traffic volume corridors. They also should carry the major portion of trips entering and leaving an area and the majority of through movements by passing the area. Principal arterials serve significant travel between central business districts and outlying residential areas. Examples in Senatobia include Interstate 55, the new U.S. Highway 4 By-pass, and U.S. Highway 51.

Minor Arterials: The minor arterial street system should connect with the principal arterial system and distribute travel to geographic areas smaller than those identified with the principal arterials. The minor arterial street system includes all arterials that are not classified as principal arterials, place more emphasis on land access and offer a lower level of traffic mobility. Minor arterials may provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods. Examples in Senatobia include Scott Street, Matthews Drive, Norfleet Drive, Quality Drive, U.S. Highway 4/Tate Street, and Main Street.

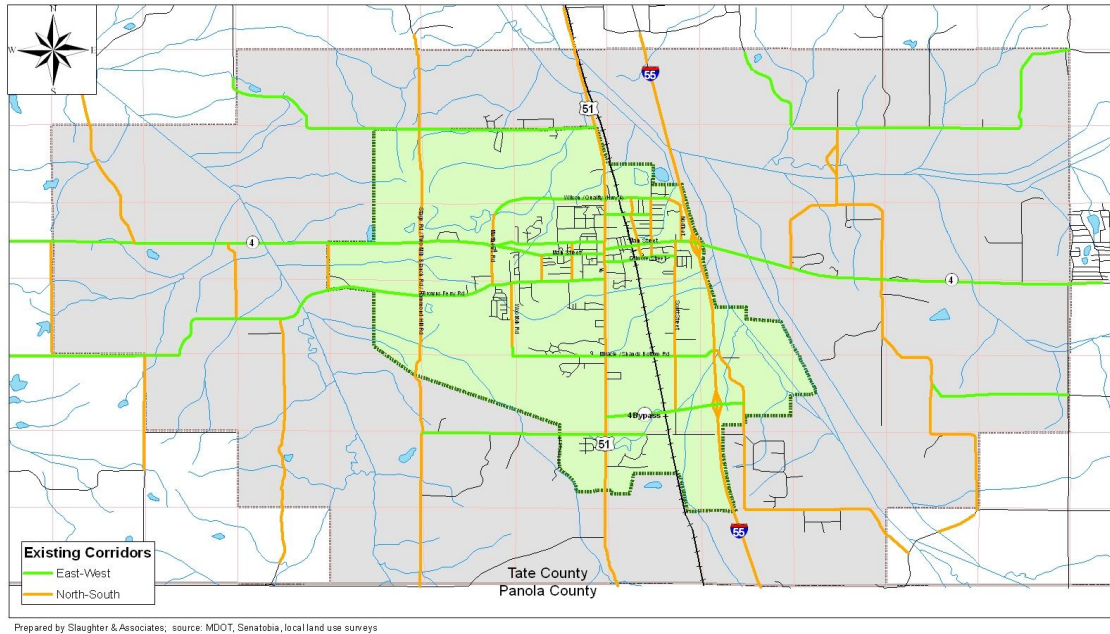
Collectors: The collector street system gathers traffic from local streets and provides traffic circulation within residential neighborhoods, commercial and industrial areas and provides land access as a secondary function. The collector system also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. Examples in Senatobia include Woolfolk Road, Heard Street, Browns Ferry Road, Gilmore Street, Strayhorn Street, Shands Bottom Road, Morgan Lane & Camille Street.

Local Streets: The local street system comprises all facilities not included in one of the higher systems and provides direct access to abutting land and access to the higher order systems. These are typical neighborhood streets.

All of the roads considered as arterials and collectors are shown in **Map 5**. The general pattern of traffic flow is shown in **Figure 27**. There are a number of paths through and across the city. The new U.S. Highway 4 Bypass with its access to Interstate 55 will make a major impact on the traffic pattern and congestion along and around Main Street.

Blank page for Map 4---Road Classifications Map

Figure 27. Existing Transportation Corridors.



The city of Senatobia's subdivision regulations have established standards for road rights-of-way (ROW), curb-to-curb distances, and pavement widths for the various types of roads. They are as follows:

Table 36. Senatobia Road Standards.

	ROW	Curb-to-curb	Pavement width
Major Roads (incl. many arterials)	80	49	48
Collector Roads	60	41	40
Minor Roads	50	31	30
Cul-de-sacs	50	31	30
Alleys	20	16	15

The above pavement widths allow for each paved lane to be 12' to 15' in width.

Expressways, freeways and larger arterials generally require a ROW in excess of 100 feet to allow for five or more lanes of pavement and/or a median. Typically their ROW is 100-300 feet in width. Interstate 55 and the new Highway 4 South

Bypass have 300 feet right-of-ways that were established by state and federal highway standards.

The subdivision regulations cover all aspects of road location and building including intersection angles (as nearly at right angles as possible), intersection offset distances (not less than 125 feet), block dimensions (400-1200 feet in length and 250-400 feet in width), and dead-end or cove lengths (no more than 400 feet in length). Roads that are being built on a property line or that end on a property split of two properties require that at least one-half of the ROW and road be built on each side of the property line.

Traffic Counts

A second way to examine the transportation system is to evaluate the traffic flow by means of traffic counts. The MDOT conducts counts every year across the state to derive an Average Daily Total (ADT) for vehicles on road segments. MDOT conducts a new count on each of its sites at least once every four years. There are 16 sites in Senatobia where counts are taken. The counts over the past 10 years are shown in **Table 37**. The counts show a “mixed bag” of increases and decreases, but generally it shows several important facts.

- First, trips on Interstate 55 are continuing to increase, but more trips are also coming into Senatobia.
- Second, a down or stable count in the central business district---even with increasing counts on the perimeter---indicating a diffusion of traffic onto side streets or other streets where counts are not being taken.
- Third, increasing counts on the perimeter of Senatobia. Over the years there have been improvements and construction that would impact some counts. The opening of the second Interstate 55 interchange at the new U.S. Highway 4 By-pass last year would impact counts and has potential to dramatically change some traffic counts and patterns.

Several intersections have been identified as having observed and perceived congestion problems. These have been identified on the Transportation Plan Map. The majority of these are 3-way stops (U.S. Highway 51 & Main Street east, U.S. Highway 51 & Main Street west, U.S. Highway 51 & Browns Ferry Road, and Browns Ferry Road & Woolfolk Road) and should be examined over time for possible improvements through stoplights, turn lanes, or re-design by transportation engineers. The first two intersections mentioned---U.S. Highway 51 & Main Street east and U.S. Highway 51 & Main Street west are the “in-town” continuation of U.S. Highway 4 and are offset by one block at U.S. Highway 51. These 3-way stops so close together cause considerable back up at peak traffic hours. The two intersections on Main Street at Scott Street and Norfleet Street are close together, have traffic signals and carry the heaviest traffic loads in the city. They should be examined over time for possible improvements. These two intersections are the location of two of the city’s six (6) traffic signals. The other intersection identified---Wilson Road/Matthews & U.S. Highway 4 has potential to

have increased counts in the future and should also be examined over time for possible improvement.

Table 37. Traffic Counts in Senatobia, 1996 – 2006.

Location	2006	2001	1996	Road Classification
I-55 North of U.S. Highway 4	29,000	24,000	21,000	Interstate Highway
I-55 South of U.S. Highway 4	24,000	22,000	20,000	Interstate Highway
U.S. Highway 51 North of U.S. Highway 4)	8,200	9,100	9,100	Principle Arterial
Hwy 51 between College & Porter	6,700	9,000	9,100	Principle Arterial
U.S. Highway 51 South of U.S. Highway 4	8,200	6,700	5,700	Principle Arterial
U.S. Highway 4 West of Interstate 55	14,000	13,000	13,000	Minor Arterial
West Main Street / U.S. Highway 4 downtown	10,000	10,000	8,600	Principle Arterial
U.S. Highway 4 East of Interstate 55	8,400	7,400	7,200	Minor Arterial
U.S. Highway 4 West of U.S. Highway 51)	3,900	4,900	4,600	Minor Arterial
U.S. Highway 4 East of Arkabutla Creek	6,000	5,600	5,200	Minor Arterial
U.S. Highway 4 West of Matthews Rd	6,100	5,100	4,900	Minor Arterial
Norfleet Loop West of U.S. Highway 51	4,400	5,000	3,600	Minor Arterial
Norfleet Loop East of U.S. Highway 51	12,000	12,000	9,800	Minor Arterial
Strayhorn Street (west of Wilson)	1,200	1,300	1,600	Collector
Gilmore Street (west of Heard)	1,800	2,300	2,200	Collector
Gilmore Street (east of Heard)	1,500	2,000	2,200	Collector

Source: MDOT Traffic Counts

Commuting Patterns

Another way to examine the transportation system is to look at the commuting pattern of the residents of Senatobia. According to the 2000 U.S. Census there were almost 2,400 workers age 16 years and older. Of those, 79.1% drove alone to work, 6.5% walked to work, and 1.3% worked at home. The average travel time to work was 22.5 minutes and 51.5% of the people worked in Senatobia. This compares to the 1990 U.S. Census figures that show 2,100 workers, of which 76.3% drove alone to work, 5.3% walked or worked at home, an average travel time of 22.6 minutes, and 62.5% who worked in Senatobia.

Tate County figures from the 2000 U.S. Census shows 10,500 workers age 16 years and older; with 93.7% who drove alone; 2.3% who walked to work; 2.5% who worked at home; with an average travel time of 31.1 minutes; and 49.9% who worked in the County. Comparable Mississippi information shows 79.4% drove alone; 1.9% walked to work or worked at home; and, an average travel time of 24.6 minutes.

In sum, from 1990-2000 more workers in Senatobia drove to work alone and less worked in Senatobia, though the travel time remained about the same. There are an unusually high number of workers who walk to work.

Other Modes of Transportation

As previously noted, the transportation industry plays a major role in employment in Senatobia & Tate County---both as a direct employer and because of service related jobs. Senatobia's location, just outside the Memphis metro area, makes it the ideal last place to stop before entering the Memphis metro area, and the first convenient place to stop outside of Memphis metro.

With Interstate 55 Senatobia has one of the major north-south routes in the United States. The Memphis region has targeted distribution facilities for a number of years and Senatobia has benefited from that effort. The interstate provides a direct connection with the Memphis International Airport, noted as the world's busiest cargo transportation hub.

As is true in most municipalities in Mississippi the railroad plays a role in the Senatobia transportation system. Though no longer the significant delivery method for people and freight, the trains that run through Senatobia impact traffic flow several times each day by virtually dividing the city as the train goes through. There are seven (7) at-grade railroad crossings and one new overpass railroad crossing in Senatobia. In addition to impeding traffic when a train is passing the railroad can present an additional impediment to traffic circulation as the national trend has been to eliminate at-grade crossings whenever possible and to not allow additional crossings. This has been recently seen in Senatobia as a part of the construction of the new U.S. Highway 4 Bypass where the at-grade crossing on Country Club Road was eliminated and the overpass crossing was constructed. Therefore, it would be better to assume that no more railroad crossings will be allowed.

No sidewalk survey was undertaken for this plan, but it may be noted that in Senatobia an incomplete pedestrian system exists. There are areas that have good sidewalks, poor sidewalks, and areas with no sidewalk. People can be seen walking on the pavement on side streets, and along the side of major roads where no sidewalks exist. This is typical of most places and it would be cost prohibitive to retrofit the entire city with sidewalks. Further, due to changes in personal behaviors, less time is typically spent out walking in neighborhoods.

However, this is not to suggest that nothing should be done. A strategy should be developed to identify pedestrian areas and targeted improvements should be made to build upon the existing system and work toward creating pedestrian pathways in parts of Senatobia. Sidewalks should be required in new subdivisions where the lots require curb and gutter street construction. Another way to help build a pedestrian network is to incorporate walking paths into open space and parks for pedestrians to use... ironically, after they have driven from their homes... for exercise.

The same can be said about bikeways and was noted above for pedestrian pathways. The grid street system in more urbanized areas allows for diffusion of traffic and a more compatible environment for biking on the roads with cars, while fewer, wider streets---that encourage fast vehicle travel---inhibits the joint use by bikes and cars. Some cities have developed special bike lanes integrated with vehicle traffic throughout the area, and others have designated certain less heavily traveled streets as bicycle routes.

Changes from the previous Transportation Plan

The Transportation Plan map for this Comprehensive Plan looks very similar to the previous Transportation Plan from 2000. The significant accomplishment of having the U.S. Highway 4 Bypass constructed between U.S. Highway 51 and Interstate 55 with the second Interstate 55 interchange that opened within the past year has already had an impact on traffic flow patterns in the city and has opened up a large area of Senatobia to quick, direct interstate access. However, the additional portions of the U.S. Highway 4 Bypass, east from Interstate 55 to join U.S. Highway 4 in the vicinity of New Town has been given preliminary approval but no funding or construction timetable (Phase I in previous Plan). Several of the roads from the previous plan have been extended further (for example Matthews Road to the north and south), and since the Planning Area is slightly larger, there have been some additional roads added for long-term consideration outside the present city limits of Senatobia (for example, Hammond Road and Home Place Road). There are several additional connector streets identified for improvement and extension (for example, Woolfolk Road and Miracle Road).

Recommendations for Implementation

It should be a general policy of the City of Senatobia and Tate County to build major roads on a one or two mile grid on the section lines. Anytime a development occurs on a section line, there should be careful consideration of whether a road is needed at that location.

In exchange for development rights the developer should be required to make road improvements because of the increased road usage caused by the development. This should take the form of creating roads where none exist, paving gravel roads, improving narrow width roads, dedicating right of way for the

existing road, if none exists, dedicating additional right of way for expansion, and potentially even adding lanes to congested roads.

Existing roads should be extended to connect into new adjacent developments and each new development should build some roads to the edge of the property so that adjacent properties can continue “neighborhood-building”. Inter-connected areas provide better and safer access for emergency vehicles and help minimize congestion at intersections. There should be multiple points of access for all developments of a certain size (for example, any subdivision of twenty (20) or more lots must be designed to have two points of access from major roads).

Most of the roads that function as arterials and collectors have established buildings very close to the road right of way. The city should discourage any new driveways onto these streets and attempt to minimize the number of curb cuts and driveways. Any new buildings along these thoroughfares should, in addition to having alternative access, be set back further from the existing pavement to allow for future road widening and improvements.

Future streets have been “reserved” by mapping them on the Future Land Use and Transportation Plan. This way the city may allow no development to occur on planned rights of way. Enforcement of this legislation is accomplished through the use of the Subdivision Regulations and by refusing building permits that encroach in mapped rights of way.

One Land Use recommendation that impacts the transportation network is the recommendation of nodal commercial versus strip commercial development. The typical strip commercial development that has occurred in Senatobia, and elsewhere, often leaves large amounts of unneeded commercial zoning that does not develop, is developed in a random pattern, and/or is often left behind---not maintained---for newer raw land in another commercial strip. The typical strip commercial development also encourages more curb cuts and driveways that increase traffic hazards along the major road. This sort of commercial strip or individual commercial development anywhere along a major road also can contribute to visual clutter, as individual signs are needed for each business.

A Land Use Policy recommended that commercial development be clustered within 500’ of the intersections of major roadways to develop commercial nodes. This reduces the “speculation” of commercial property, which can cause areas to become overbuilt and lead to many vacancies. And it reduces the number of access points on major roadways, increasing safety and preserving capacity of the roadway.

In Senatobia and elsewhere, there are numerous examples of subdivisions and housing that can be developed up to major roads. Despite arguments to the contrary, it is possible and desirable for residential developments to be

developed adjacent to, and, with entrances onto major roadways. Designed effectively, these do not detract from the neighborhood, do compliment the entire area, and do not become an unusable residence in the future.

In conjunction with design controls, signs and driveways can be regulated to enhance the commercial development and the transportation system.

The proposed nodal commercial development pattern is shown on the Future Land Use Map (Map 6) as having commercial development allowed within 500 feet of intersections of major roads (connectors and/or arterials).

The few gravel or unpaved roads that are in the city (Two Mile Branch Road, Watson Drive, Cowtown Road, & Whalen Road) should be examined for improvement and paving (especially Two Mile Branch Road). Not having any gravel roads in the city will help to re-enforce and raise the standard required by the city for roads being built in new subdivisions.

There are several places where road names change as the road continues--- Shands Bottom Road into Miracle Drive, Hammond Hill Road into Two Mile Branch Road into Stage Road, Scott Street into Holmes Road, Wilson Drive into Quality Lane, Country Club Road into LRL Road, and, Merry Hill Ranch Road into Veazey Road. These situations should be evaluated and possibly changed so that one continuous name exists for the entire length.

Specific state highway projects that would be implemented through MDOT include:

- The future U.S. Highway 4 Bypass---more information is needed about the plans, implementation intents, and construction timetable;
- Improvements to U.S. Highway 4 (other than the Bypass)---none appear to be needed other than possible intersection improvements;
- Improvements to U.S. Highway 51---a center turn lane from Browns Ferry Road to the new Hwy 4 Bypass to the south, and possible intersection improvements; and,
- Improvements to Interstate 55---none appear to be needed.

These projects would probably require a match from the city, and/or it might take city funding to raise the priority of these projects for implementation.

Other new roads that need to be considered for development in the future by the city and/or developers include:

- The continued improvement of Woolfolk Road to Miracle Drive & south to LRL Road to Hugh Taylor Road;
- The continuation of Miracle Drive west to Hammond and to the Future U.S. Highway 4 Bypass;

- The improvement and extension of LRL Road from Hammond Road to Home Place Road (to link with the existing New Salem Road);
- The extension of Matthews Road north between Wilson Drive and Merry Hill Ranch Road;
- The extension of Matthews Road south of Browns Ferry Road to the Future U.S. Highway 4 Bypass;
- The extension and straightening of Veazey Road in the vicinity of Merry Hill Ranch Road and south to U.S. Highway 4; and,
- The development of a new road south of Country Club Road between the railroad and Interstate 55 to the Panola County line and potentially linking with Compress road in Panola County. This last recommended road development is due to the large area of land between the railroad and Interstate- 55 that has the potential to be isolated with no east-west connection.

A number of intersections in Senatobia are congested and have potential to cause future concerns. These intersections should be examined for improvements, primarily widening and signalization. Most of the identified intersections are on State highways, a situation that could limit the city's ability to make corrections. However, MDOT could be an additional source of help for funding and has guidelines and expertise to recommend what improvements might be needed. The seven "intersections of concern" on the Transportation Plan map are as follows:

- Norfleet Drive & Main Street / U.S. Highway 4;
- Scott Road & Main Street / U.S. Highway 4;
- U.S. Highway 51 & Main Street / U.S. Highway 4 to the east;
- U.S. Highway 51 & Main Street / U.S. Highway 4 to the west;
- U.S. Highway 51 & Browns Ferry Road;
- Browns Ferry Road & Woolfolk Road; and,
- U.S. Highway 4 & Wilson Drive / Matthews Drive.

Other intersections that have been identified as having potential future need for improvement are:

- U.S. Highway 51 & Quality Lane / Wilson Drive;
- U.S. Highway 51 & Shands Bottom Road / Miracle Drive; and,
- Interstate 55 & Main Street / U.S. Highway 4 (the northern Senatobia interchange).

In summary, a good transportation network already exists in Senatobia and the recent addition of a second Interstate 55 interchange will impact traffic flow. It will also cause some change in the demand for land development and land use. All development and especially new development along existing major roads should enhance those roads by moving buildings back, dedicating right-of-ways, and even making improvements to the existing roads. Plans for future road paths are identified generally herein. New development should connect and

enhance existing system by building new roads to City standards. A number of new roads need to be developed over time either by the City, or by developers, or by partnerships incorporating both.

VISION, GOALS, OBJECTIVES AND POLICIES

Overview

The Comprehensive Plan provides a long-term, up to twenty-five years, vision of the community and defines goals and objectives which determine the pathway to reach this vision. This chapter frames a vision for the City of Senatobia; the goals describe a desired future condition, usually in general terms. The objectives describe a specific future condition that will be attained within a stated period of time. Policies define a course of action or rule of conduct to be used to achieve the goals and objectives of the plan.

The Vision of the City of Senatobia

The City of Senatobia will be a sustainable community, a place where its residents can live, shop, socialize, work, set down family roots, and eventually retire.

Residents of Senatobia will be able to receive a good education in Senatobia, from pre-school through post-secondary school, and, find job satisfaction and fulfillment through employment in Senatobia.

Residents will be able to shop for all their needs within Senatobia, and find many locations to socialize with each other, at sporting events, at family picnics, at community, cultural and church gatherings, and at restaurants and businesses throughout the city.

Residents will feel safe raising their children in one of Senatobia's many neighborhoods, which offer quality housing in a variety of price ranges, from starter detached single- family homes to executive homes.

As residents age, they will find opportunities to still live within their hometown or adopted hometown and be active within their community.

Visitors will always be welcome to Senatobia. Students boarding at the Community College or the Baddour Center, and their teachers, will be recognized as vital members of the community, contributing to the health and growth of the community.

Weary travelers on Interstate 55 will stop in Senatobia and be recharged by the quaint downtown, historic neighborhoods, and attractive business districts, and thereafter, Senatobia will be one of their favorite places to stop and rest. Other visitors will stay at the quality overnight accommodations within the City to attend workshops and conferences, and find the City of Senatobia provides excellent business accommodations, with an attractive quality of life. Many travelers to the city will become residents after their stay in Senatobia.

The City of Senatobia will continue to be a five star city. The City's leaders will continue to build a resilient community, and will be prepared for any emergency that may threaten the community. Proactive fire safety and an active code enforcement department will ensure that housing and buildings are the safest of shelters. One of the best police departments within the nation will continue to keep the City's neighborhoods safe. The City's Public Works Department will continue to ensure quality public services for the residents and visitors to the City. City leaders will plan for the future generations, as they implement policies today. With this thought in mind, they will weigh their decisions to ensure that the decision that they make today will be the best decision for residents today and many tomorrows into the future.

Guiding Principles

The purpose and overall goal of the City of Senatobia is to promote the health, safety and general welfare of the residents within the community. The outcome of this plan is to foster a pattern of growth and development that achieves this goal by promoting the following guiding principals:

Protect the quality of life of residents within the community and provide opportunities for the advancement of the quality of life of the residents;

Protect unique natural assets and built assets of the community;

Make the best possible use of existing and future investments in public services and infrastructure; and

Minimize the cost of government to residents and to the businesses within the community.

The following goals and objectives address specific areas of land use, quality of life and community, and the provision of municipal services.

★ Community Character

Sense of place or community character is one of these most important assets that a community can have and maintain. Places with character attract people and business. As stated in other Comprehensive Plans

"A well-planned and attractive city is absolutely necessary for sound economic development..."

The City's buildings, streetscapes, natural areas and landscaping create their unique sense of place. The City can utilize regulations, programs and incentives to achieve a harmonious interrelationship between the elements of the built environment.

Goal: Enhance and Preserve the neighborhoods and unique character of Senatobia.

Policies

C-1. The vista of the Tate County Courthouse should be a focal point of downtown Senatobia, from a driving and a walking perspective.

C-2. Create a welcoming entrance or gateway to Senatobia and Tate County.

C-3. Ensure that new development is compatible with existing development and supports the characteristics of the neighborhood.

C-4. The City will continue to enforce applicable property maintenance, building and zoning codes to minimize the physical deterioration of properties in established neighborhoods.

C-5. Recognize that the design of the street and the features that line the street are some of the most important determinants of the visual quality of the City. Therefore, the design of the street should compliment the distinctive character of the City's districts, neighborhoods and corridors.

C-6. Establish an attractive hospitality district in the area adjacent to the new Interchange. Design standards should be utilized to guide the look of the area's streetscape and buildings.

★Land Use Goals, Objectives and Policies

Land use is one aspect of Senatobia's growth that the city and its citizens have the opportunity to control. Decisions regarding land uses have an impact on both the economic development of the city as well as the quality of life. The Future Land Use Map (Map 6) encapsulates the goals, objectives & policies for Senatobia's future land use. The next chapter provides details that describe the map. Many of the items addressed by the Future Land Use Map have been listed under other goal categories such as Community Character, Housing, Economic Development, or Community Facilities.

Goal: New development should be encouraged and supported in areas contiguous to existing development, where extension of municipal services can be accomplished in an orderly and efficient manner. "Leap frog" development should be discouraged. Growth will be directed into areas where both public water supply and sanitary sewer service can be provided prior to, or as a function of, the development.

Goal: Essential services should be provided as, or before development occurs and include roadway access (both local roads and facilities serving the development), public water for both domestic use and fire protection, sanitary sewers, and storm drainage facilities.

Policies

LU-1. The City, County, and development community should work together to ensure that services are provided as---or before---development occurs.

LU-2. A variety of densities of residential use can be accommodated in Senatobia. Developments whose proposals provide more details, such as Planned Unit Developments (PUDs) are appropriate for consideration in all residential locations.

LU-3. Open Space and recreational areas are essential for a dynamic community and will be provided for by public, private and/or joint activities.

LU-4. Routine maintenance by private property owners is encouraged and the overall condition of the property should be upgraded where necessary to preserve stable development of all types. When necessary, the city shall utilize code enforcement to protect, preserve, and enhance areas of residential, commercial, industrial or other development.

★Housing Goals, Objectives and Policies

Between 1990 and 2000 the number of residential units within the City of Senatobia increased by about 36%, while the population increased by about 40%. The result was a lower than average number of vacant units within the city, and a demand for housing.

Housing within the City of Senatobia tends to be affordable, as defined by the U.S. Department of Housing and Urban Development. In 1999, more than three-quarters of the homeowners in Senatobia paid less than 25% of their household income for housing. On the other hand, most renters paid a significantly higher percentage of their household income on housing. In 1999, only 44.5% of renters in Senatobia paid less than 25% of their household income on housing.

Starter homes have been built in a number of neighborhoods across the City. The need that has been identified is for larger homes suitable to families and executives, to ensure that families that purchase starter homes in Senatobia have the opportunity to purchase larger homes within the community as their families and household incomes grow.

Goal: To accommodate a variety of housing types in subdivisions and to create neighborhoods that are stable, healthy, well-maintained, safe and pleasant, and are developed or redeveloped in a manner compatible with surrounding uses.

Goal: To create neighborhoods that are stable, healthy, well maintained, safe and pleasant, and the new development located adjacent to these neighborhoods will be compatible with the character of, and supportive of the existing neighborhoods.

Goal: To encourage the creation of unified and connected neighborhoods throughout the community. Further, residential developments should preserve or create a completely unified and connected neighborhood that has safe, convenient access to school(s), churches, park sites, and other community activity centers and encourages pedestrian and bike access.

Goal: To encourage renewal and stabilization activities in older neighborhoods where it is determined that residential uses are still appropriate.

Policies:

H-1. New residential development should be encouraged and supported in areas contiguous to existing development, where extension of municipal services can be accomplished in an orderly and efficient manner. "Leap frog" development should be discouraged. Residential growth will be contained and directed into areas where both public water supply and sanitary sewer service can be provided prior to, or as a function of, the development.

H-2. Encourage more middle-income to upper-middle income housing within the City allowing families to move from starter homes to long-term family homes.

H-3. Promote executive type housing that reflects the character of the community, including larger estate type lots.

H-4. Promote patio homes and garden homes within existing neighborhoods and in new developments, as a means of quality housing and affordable homeownership.

H-5. Ensure that new development is compatible with adjacent land uses. A diversity of housing types is encouraged, but the scale, design and density should be compatible with adjacent development.

H-6. When the density, the unit type or the scale of adjacent residences is different, provide for compatible transitions through a combination of building designs, landscaping, and buffering or transitional uses.

H-7. When residential areas abut non-residential development, integrate the land uses through site and building designs that provide for pedestrian connections between uses; segregate commercial and residential vehicular traffic; buffer noise and transitions in scale or intensity with landscaping and green space; and have consistent character, building materials and scales.

H-8. In more rural areas of the City, encourage conservation subdivision design and require buffering between smaller lots and other uses to retain the rural look and character of the area.

H-9. The need for low and moderate income housing should be recognized through a policy of providing a number of types of housing throughout the city rather than a policy advocating large concentrations of such housing types.

H-10. Transitional areas are typically characterized by older housing stock, deferred maintenance, conversions from single-family uses to more intensive uses, and the introduction of incompatible uses. Public and private efforts should focus on upgrading the condition of those residential areas, which are in transition. Transitional residential areas should be protected from disruptive uses such as encroaching industrial and non-neighborhood commercial uses.

H-11. Appropriate infilling of developable vacant land should be encouraged and promoted in order to achieve greater utilization of existing municipal services and facilities, to reduce the need for the costly extension of services.

H-12. Build a resilient community with housing that provides a safe shelter for all residents.

★Economic Development

Over the past sixteen years the establishment based employment within Tate County has decreased by about 6%. Not surprisingly, a majority of the job loss was in manufacturing employment, but over the sixteen-year time frame from 1990 to 2006, the City also lost service jobs. Comparably, employment increased across the region during this same time frame. Employment increased 61% throughout the Northwest Community College Region and by 22% across the State of Mississippi.

The City of Senatobia has determined that it is important to be a sustainable community. Part of that effort will include creating fulfilling employment within the City and the County to ensure that residents of City have the opportunity to work within the City.

Goal: To promote a healthy, sustainable, balanced economy that capitalizes on the community's natural, recreational, cultural and human resources.

Policies

E-1. Encourage sound economic and social conditions by supporting the development of a balanced mix of retail, service and industrial enterprises.

E-2. Retain existing businesses as a vibrant part of the economy.

E-3. Maintain Chamber of Commerce functions as a part of the Tate County Economic Development Foundation to keep economic development efforts within the City and County unified.

E-4. Enhance development, design and performance-based standards that promote excellence in commercial building design and construction and that promote a cohesive appearance for new or renovated retail and service businesses. The design should be both attractive and provide clues to the motoring public as to the type of facility. The standards should guide the design of the building, the construction materials, and the design of outdoor spaces, transportation facilities and streetscapes.

E-5. Design employment centers to protect the vitality and the quality of life in adjacent residential neighborhoods.

E-6. Accommodate new industrial development that provides jobs and is compatible with the character of the community.

E-7. Accommodate adequate commercial, office and employment centers to meet the needs of residents of the City of Senatobia and Tate County.

E-8. Promote land uses that provide for dining opportunities.

E-9. Promote land uses that encourage opportunities for grocery and food stores.

E-10. Maintain and enhance the Central Business District of Senatobia as the center of economic, social, cultural and recreational life of Senatobia and Tate County.

E-11. Cluster highway commercial development within 500 feet of arterials and major collector roadways.

★ **Community Facilities**

City leaders have worked diligently to build community facilities at strategic locations across the City to serve residents of the City. This governmental infrastructure, which includes fire, police, ambulance, schools, libraries, parks and recreational facilities, sewer, water, gas lines and city administration, provide the services needed in the every day lives of residents. Access to quality services is essential to remain a five star city.

Goal: To coordinate growth decisions with the provision of all types of governmental infrastructure---physical & services.

Goal: To maintain reliable and secure emergency services.

Goal: To provide high quality educational opportunities for residents of all ages.

Goal: To establish and maintain a citywide parks and recreation system that serves all residents of the community and attracts people from the region to the community.

Goal: To maintain a high quality library system that serves all ages.

Goal: To maintain a strong governmental presence downtown---especially the U.S. Post Office facility.

Policies

CF-1. Require adequate public facilities for essential facilities particularly water, sewer and transportation capacity.

CF-2. Become proactive and coordinate capital plans and development decisions to ensure that adequate facilities will be available at the time that demands for those facilities are created.

CF-3. Adopt levels of service standards as indicators for the City's ability to keep pace with demands from new development. Establish a list of potential level of service standards that should be adopted after reviewing existing levels of service, capital improvement plans and the resources available to maintain these levels of service.

CF-4. Coordinate public facility site acquisition and development to maximize the benefits of public expenditures through joint development of schools, libraries, parks and other public facilities to facilitate full use of these sites for multiple purposes.

CF-5. Ensure that water systems are designed and constructed to meet minimum levels of service for normal and emergency needs prior to occupancy of new development.

CF-6. Monitor and continue to maintain or improve priority call response times, crime rates and case resolution rates.

CF-7. Encourage citizen participation in public safety programs to increase public awareness of crime and safety issues and to reinforce the efforts of paid public safety officers.

CF-8. Cooperate and support the public and private schools within the community, as well as the non-profit organizations and the after-school programs that provide educational outreach, skills and learning for residents of the community.

CF-9. Provide for a variety of recreational activities in a variety of locations throughout the city to promote active lifestyles and community involvement of residents of all ages.

CF-10. Maintain or enhance existing levels of service.

CF-11. Provide adequate space and reliable funding for public facilities and services, including the library.

CF-12: Maintain the presence of the U.S. Post Office, governmental offices and facilities, including schools and the library, in downtown Senatobia.

CF-13: Maintain adequate levels of personnel in all aspects of government services. Hire a fire and police officers to maintain levels of service. Hire a fulltime planner, code enforcement & building inspectors as needed to undertake increased levels of design review. Grow all aspects of the city's administrative personnel as the city grows to maintain level of service to the citizens.

★Transportation Goals and Policies

As the City of Senatobia continues to grow, some of the streets and the intersections within the city are approaching capacity translating to slower travel times through the city, longer waits at red lights and more accidents.

The City can increase capacity on roadways through several methods. These can include building more roads, and creating an interconnected network of collector roadways that offer residents several options between their beginning and ending location. The City can also calm traffic, working within constraints to preserve capacity on roadways. This may include reducing the number of driveways on arterial and collector roadways. The City can increase the road width to include additional travel or turning lanes. And the City may also encourage other forms of transportation throughout the City, such as walking or biking. A successful program will be comprehensive, combining elements of all of these programs to preserve or to create program travel capacity.

Within the past two years a new interstate interchange was completed in the southern area of the City. This new interchange will spark and spur growth in this area of the City and can also be part of connected roadway system within the City.

Goal: Provide and maintain a circulation system that safely and efficiently meets the needs of residents, businesses and visitors.

Policies

T-1. Develop and maintain a comprehensive transportation system that efficiently carries a variety of modes of traffic (cars, trucks, bikes and pedestrian traffic) within and throughout the community.

T-2. Enhance the vehicular transportation system throughout the City by completing the southern loop, linking to Interstate 55 and enhancing north-south corridors.

T-3. Primary entry routes into the City and to important destinations within the City should provide a welcoming and attractive gateway to the community.

T-4. Primary routes into and within the City, including the Interstate 55 Interchange and the By-Pass Interchange should be lighted to provide a safe entrance into the City.

T-5. Adopt and implement urban design standards for major city “gateway” corridors. These standards should address the architecture of buildings, landscaping, site design, lighting, signage, utilities, access controls and special design themes to distinguish the districts and the neighborhoods within the city.

T-6. Ensure that land uses, site designs and street improvements do not limit future mobility options. Unless there are convenient parallel facilities, all major roads that are not highways should safely accommodate bicyclists, pedestrians and transit.

T-7. Limit direct access to highways and arterial roadways to preserve the capacity of the critical corridors.

T-8. Maximize connectivity between streets, including streets within subdivisions, and extend existing street sections into vacant areas to increase travel options, and to ultimately decrease overall traffic congestion. A list of specific streets has been noted on the Transportation Plan Map (Map 4).

T-9. Maintain and periodically update the Transportation Plan to determine the locations and appropriate classifications of existing and future streets in the community.

T-10. The Transportation Plan will be used to identify right-of-way needs where new development is proposed, to set priorities for capital improvements, and to help design street improvements. New development must be designed to accommodate adequate rights-of-way.

T-11. Maintain a level of service ‘C’ or better on all local and collector streets within the City and the planning area. Maintain a level of service ‘D’ or better on all arterial streets.

T-12. Names should be consistent and continuous along the length of the road. A list of places where road names should be modified is included in the Transportation Plan section.

T-13. Work with MDOT to add a turn lane along Highway 51, especially between Browns Ferry Road and the new Highway 4 Bypass South.

T-14. Study and improve congested intersections as possible.

FUTURE LAND USE PLAN

Mississippi Law requires a Comprehensive Plan to include a Future Land Use Plan that is in a map or policy form. The future plan should provide a discussion of the general distribution of the uses of the land. Within the City of Senatobia Comprehensive Plan Update, 2008, the a Future Land Use Plan is presented in map format, which illustrates the policies identified by the Board of Aldermen in a series of workshops held in 2007. These policies are identified within this section of the report, but also included in the Vision, Goals and Policies Chapter of this document.

The Future Land Use Plan Map (**Map 6**) shows a graphic representation of the city's development plan for the next 25 years. It includes some changes from the previous plan's map, some additions to the planning area relative to Tate County's long range plan, and changes to reflect the implementation of policies defined within the goals and objectives. The following policies have been broken into categories to match the areas defined on the Future Land Use Plan map. They are intended to help the city's decision makers, public and private, interpret the colors on the Future Land Use Plan Map and achieve the vision for future development of the city as identified earlier in this Comprehensive Plan. The Future Land Use Plan Map should be consulted before decisions regarding land uses are made.

Changes from Previous Plan

The previous Comprehensive Plan for Senatobia and Future Land Use Plan map were prepared in 1999 and adopted in 2000. There have been several changes to this proposed Future Land Use Plan map. They include the following:

- Expanding the Planning Area; the Planning Area was expanded one-to-two miles to the east, north, & west; both maps show the southern boundary to the Panola County line;
- No airport was initially proposed; there were federal & state monies available for airport development that are no longer an issue; other airports have been improved; additionally, Senatobia is within one hour of both Memphis' and Tunica's airports;
- A potential airport on the east side of Senatobia is shown because at the public meeting the issue of a possible airport as a part of a training facility with Northwest Airlines was discussed;
- Less Industrially zoned land is proposed; much of the land currently zoned for industrial is vacant, or used for other purposes;
- An increase in Residentially zoned land is proposed; more infrastructure is in place and home building continues as a strong sector of the economy;
- Two types of Residential are proposed--- Single family detached & Multi-family attached---to emphasize single family residences and allow for variety;

Blank page for Map 6---Future Land Use Map

- Renaming and redefining the “Undisturbed/Developable” category to “Developable Agriculture”;
- Nodal Commercial development along major roadways is proposed; previously there were six (6) large blocks of commercial including the downtown & main corridor strips; the nodal development that is proposed actually makes more commercial potential in usable and concentrated locations;
- Adding a separate Central Business District (CBD) category in addition to a Commercial land use classification; there is a specific commercial zoning designation for the CBD (B-3), and there have been additional needs for regulations that are unique to the CBD, separate from other commercial areas;
- Adding County designations of “Agriculture” and “Residential with Manufactured Housing”; these classifications were developed since the last Senatobia Comprehensive Plan was completed;
- Adding “Floodplain & Floodway” as a category to reflect the need for extra development precautions in and around the 100-year floodplain areas;
- Adding an “Institutional” category to address another category that may need special attention and regulation.

Future Land Use Categories

The Future Land Use Plan Map illustrates eleven (11) land use categories. These are color-coded according to the key on the map, and the definitions follow.

Developable Agriculture. This is the area outside the current city limits but adjacent to the city limits. Rather, than being labeled “Undisturbed / Developable” from the Detailed Land Use Plan Map included in the adopted 1999 Comprehensive Plan, this Future Land Use Plan Map included in the 2008 Comprehensive Plan designates these areas as Developable Agriculture. It is assumed that these areas may develop over the planning horizon of the next twenty to twenty-five years, but they are not ready for development at present. There are on-going agricultural activities on much of this land, and, these activities are expected to continue.

Agriculture. Lands classified as agricultural are generally located in the western portion of the Planning Area, and are identified as such in the Tate County Comprehensive Plan. This designation represents land that is truly used for agricultural purposes, with large tracts of land, few houses, no central sewer treatment system, and, quite often, no central water system.

100-Year Floodplain & Floodway. These areas have been identified separately because they deserve special attention. As previously mentioned in the Existing Land Use section (pg 46), over 20% of Senatobia’s Planning Area is designated

as floodplain or floodway (approximately 9,200 acres). These floodplain areas serve important functions and should be protected from development. Many floodplain areas are presently being used for agricultural purposes and these uses should continue.

For the purposes of the Future Land Use Plan & Map, development in the 100-year floodplain can be allowed, after close review, in a manner consistent with the adjacent categories (i.e. residential, commercial, etc.) with the required permits and precautions. Development in areas designated as Floodway is prohibited.

Residential: Single family detached. Senatobia, as with any city, presently has and will continue to have a variety of housing types and densities. While willing to accommodate all types of residences, the city places emphasis on detached single-family units.

A variety of lot sizes and housing types can be accomplished with the existing zoning designations. Zoning regulations that provide opportunities for innovation in the design of residential environments should be encouraged---including more planned developments, like Planned Unit Developments (PUD). Definitions of what is allowed in each zoning district should be modified however. As defined by the minimum lot sizes in the existing zoning ordinance, a variety of density is allowed in residential developments. The zoning designation of R-1 will allow development at three or less dwelling units per acre. The zoning designation R-2 will allow development at from four to eight dwelling units per acre. Concerns have been raised that the R-2 zoning designation allows a desirable sized “city” lot, but that the ability to develop duplexes in this zone needs modification or elimination to maintain and enhance housing stock.

Residential: Multi-family attached. This category includes all types of non-single family detached housing units including duplexes, three and four-family units, single-family zero lot line, cluster developments and apartments. It allows for dense development in the range of greater than eight and no more than fifteen dwelling units per acre. These developments should have direct access to major local roadway systems. Developments should include designated parks/open space areas. These spaces shall be provided in large, relatively contiguous areas, centrally located in the development and suitable for active recreation purposes. Site/design plan standards should be applied to any proposed development in these zones.

Residential with Manufactured Housing. Another aspect of residential development in the Senatobia area is manufactured housing, or mobile homes. There are relatively few of these units in the city and the majority of the Planning Area, in part, because Tate County instituted zoning regulations that restrict where manufactured housing can be located. Most of the area around Senatobia is zoned “Residential without Manufactured Housing”. The areas shown on the

Future Land Use Plan map are designated as “Residential with Manufactured Housing”. Generally these areas are located to the west of the city limits in the vicinity of New Town. These areas include portions of two of the five areas in the County where manufactured housing is permitted. Inside the existing city limits, there is one concentration of manufactured housing and mobile homes in a mobile home park. The units in this park should be upgraded and inspected regularly to ensure the safety of residents. This mobile home park is located in the northwestern portion of Senatobia, north of Norfleet Drive, near the wastewater treatment plant, and between the City’s Highway Commercial Districts.

Commercial. The zoning ordinance defines three commercial zoning categories, and, in fact, a fourth category---Offices---is often included in the land use category as commercial as it is here. The Future Land Use Plan map included in the City’s Comprehensive Plan Update adopted in 1999, commercially identified lands were listed as one category, with no distinctiveness among the four zoning types identified within the zoning ordinance. However, in the 2008 Update to the City’s Comprehensive Plan, Commercial nodes have been designated on the Future Land Use Map. Additionally, the Central Business District was broken out for special attention.

Good design and attractiveness of commercial development helps to protect the longevity of the development for commercial uses. To achieve this long-term commercial land use stability and sustainability, the city should consider the following policy:

To encourage the development of planned commercial centers through appropriate implementation techniques such as planned unit development provisions in zoning and subdivision regulations, design controls, limitations on curb cuts, sign control, landscaping, common off-street parking areas, common service areas, and pedestrian/vehicle separation and pedestrian access.

Commercial nodes. The Future Land Use Map illustrates recommended locations for commercial nodes at intersections of arterials and/or connectors. These nodes should not be zoned until there is a proposal for a specific location because each node represents approximately eighteen acres of commercial land. And, not all nodes will develop in the next twenty to twenty-five years. The appropriate zoning for these nodes can be either B-1 or B-2 depending on the specific proposal. It will be important to control the form of the commercial development through curb cuts, buffering, landscaping, etc.

Over zoning for commercial land uses should be discouraged because of its potential for creating scattered and strip commercial land use patterns, as well as over saturation of the market.

Further, commercial nodes should be located in a clustered arrangement at the edge of a residential neighborhood, preferably at the intersection of two major streets or at the intersection of a major street and a collector street. Traffic activity from the commercial activities should not infringe upon surrounding residential areas. Neighborhood commercial centers to be located near residential areas must be developed under design standards or have significant buffers between such developments and the residential area(s).

The City has identified a vision for the new Interstate 55 interchange in the southern portion of the City. They foresee that this interchange will be an attractive upscale gateway to visitors to the City. Uses that would like to encourage at this interchange include a hotel with meeting room space, non-fast food type restaurants and linkages between the City's major employers and the community college, possibly with conference or meeting space. The City also foresees a unified design element within this "district" creating a coordinated image. Further, this area should enhance the industrial development in the adjacent area to the north, and help create industrial campus-like setting that many industrial sites used for main operations.

Central Business District (CBD). The CBD land use category encompasses a mixture of land uses and development patterns. Uses permitted and intended in this category include, governmental offices, personal and professional offices, retail, entertainment, non-fast food restaurants and residential. The general objective of the policies included for this CBD category is to manage this area so that future redevelopment and growth are in keeping with the character of the area. A vibrant central business district populated by these uses helps the quality of life in any town. Senatobia has made good progress with maintaining an active CBD. However, specific provisions to preserve and enhance the CBD are needed. Historic and general design guidelines, demolition guidelines and policies for specific implementation actions are needed for the effective control of new developments or redevelopments in this area. These implementation strategies should be coordinated with the Senatobia Main Street Program, to compliment the agencies design, economic restructuring, promotion and preservation goals and programs.

Personal and professional offices are strongly encouraged in the Central Business District. Office uses provide a favorable buffer between incompatible uses and low-density residential land uses. Small-scale office activities used principally for transition and buffering between residential uses and incompatible non-residential activities should be considered on their merits

Mixed land uses may provide a lively option for the Downtown area. However, many older buildings cannot be renovated economically using updated building codes. Suitable developments on upper floors may include service type and office type businesses. New development within the downtown areas may be

more suitable to provide housing on upper floors. Mixed-use development can create new synergy within an older commercial area, creating a built in residential market, and promoting a safer environment by a creating twenty-four activity within an area.

In the vicinity of the downtown area, or more specifically, adjacent to the area zoned C-3 (Central Business District) rezonings to commercial should be in the C-3 and not the C-1 or C-2, to protect the fabric of the downtown area.

Further, all rezonings from another zone to commercial should be carefully examined to make sure that there is the need for more commercial in this location, that other more suitable existing commercial locations do not already exist, and to protect the CBD.

As new interchange area of Interstate 55 develops with commercial, care must be taken to not harm the existing commercial on Main Street or Norfleet Drive by allowing abandonment of the old locations in favor of the new strip.

Industrial. Senatobia already has an industrial base and recognizes the importance of an active industrial component as part of the economy. The existing zoning for industrial includes two categories---M-1 Light Industrial, and M-2 Heavy Industrial. This is a common situation for industrial areas. However, there is no M-2 zoning on the Senatobia Zoning Map. It may be possible to refine the zoning categories so that one zoning category for industries will suffice.

One of the accepted tenets of industrial location is that Industrial areas should be located at or near the intersection of major highways so that it is not necessary for trucks and employees to travel through residential or commercial areas. Direct connections to the interstate highway system and regional system of interstates and other highways are most desirable. With the opening of the Highway 4 Bypass and second interchange on Interstate 55 Senatobia's underutilized industrial area has new and better access. As stated above, the City has identified a vision for the new Interstate 55 interchange in the southern portion of the City. They foresee that this interchange will be an attractive upscale gateway to visitors to the City. The desire is to blend upscale industrial & commercial in the vicinity of the new Interstate 55 interchange.

Industrial locations that are not in optimum sites, or where residential and commercial areas have grown up to impede accessibility, could relocate with the site being used in other forms through redevelopment. For example, the Tate County Services complex includes human services, health services and the jail complex, is convenient for residents of the City of Senatobia, and, also attracts residents from the County to the City. It is zoned Industrial, and has some industrial uses located on-site. As future land becomes needed for Tate County government, these industries could be relocated to more conducive industrial sites. The area could even be rezoned to another category, or shown as

institutions (see below). Also, the ChromCraft site might present redevelopment challenges, but could be considered for non-industrial re-use if the existing use were to close or move.

Any development of industrial areas should adequately provide for internal traffic circulation and other operational needs. Each industrial establishment should fully provide for its individual needs of employee parking, storage, loading, etc, and should be enclosed, landscaped, and buffered from neighboring uses.

Adequate physical separation between industrial and other land uses, especially residential, should be attained whenever possible. Highways or natural physical features should be used as buffers. Buffers also restrict the encroachment on designated industrial areas by residential, commercial, or other non-compatible land uses.

Proper control of nuisance factors such as noise, vibration, air pollution, and water pollution should be encouraged in order to minimize or eliminate the possible detrimental effect they would have on surrounding areas and their occupants.

The overall goal for new and existing industrial developments is to raise the standards to enhance the property, property values, environment, and quality of life in Senatobia.

Institutions. The large areas owned or controlled by Northwest Community College and Baddour have been separated and identified because of the different---yet significant---land use role that these entities play in Senatobia. These facilities define the very nature and the character of the City of Senatobia as a regional and county seat. These facilities contribute to the intellectual and economic capital of the community. And these facilities bring visitors and commuters into the City on a regular basis. These visitors and commuters are potential visitors to the City's businesses and services. There may be additional regulations that could be developed to enhance these properties.

Other Required Land Use Categories

There are other areas that are required to be addressed in Future Land Use Plan, such as public and semi-public lands and recreation and open space.

Public and Semi-Public lands. To encourage the health of downtown, and to maintain downtown as the center of service, commercial and social activity within the City and the County, Senatobia officials should ensure that governmental functions and services remain in the downtown area. These services and functions minimally should include maintaining:

- Customer services and Post Office Box Services for the Post Office downtown;
- Land Records, Supervisors Meetings and Court actions in the Historic Tate County Courthouse complex;
- City government functions in downtown;
- School Board offices and at least one of the schools in the CBD.

Given that city government will have to grow over the planning horizon, and, that the Tate County government will also have to grow to accommodate the growing population of the area, preparations can be made for the expansion and acquisition of additional facilities in the CBD as an economic redevelopment tool, much like the US Post Office building has already been done.

Recreation & Open Space. The recreation and open space for Senatobia was discussed in the Community Facilities. There is a good set of spaces and facilities at present, but there are, and will continue to be, a need for enhancing and expanding those facilities. Part of the process will come from the city planning for facilities in anticipation or future demand using accepted standards. The future facilities can be provided by public or private sector activities through the city's budget or Capital Improvements Plan (CIP) or through dedication of property and facilities from development, such as those open space requirements in planned unit developments (PUDs) or other development proposals. The City will need additional recreational lands to provide an adequate level of parks and recreational opportunities for residents during the planning timeframe prescribed by this Comprehensive Plan. Minimally, the City will need to set aside lands for neighborhood parks to be located in the southern and western areas of the City of Senatobia during the next twenty-five years to provide passive and limited active type recreational opportunities for residents within these areas of the City.

Additionally, the City has an opportunity to establish preservation recreational lands that would consist of open spaces primarily in flood prone and floodplain areas of the City, and areas that offer unique environmental sensitivity or unique scenic qualities. These lands may also be included in subdivisions that have lands that cannot be developed and these lands are required to be or deserve to be preserved. Recreational amenities within these areas may include pathways, walking and biking trails and guided nature trails. These lands may be owned and maintained by the city, deeded to a Homeowners Association for continued maintenance, or donated to a Land Trust. They could also be developed as some other sort of partnership, such as the partnership with other agencies such as has been seen in the Wetlands Park, east of Interstate 55 at Highway 4, or in joint use facilities with Northwest Community College or the Senatobia or Tate County School districts.

Finally, some overall priorities:

Non-conforming uses. There are already a number of non-conforming uses in Senatobia. These include existing uses that are zoned for something else, or lots that do not conform to lot size requirements. Generally these non-conforming uses should be encouraged and/or aided to “end”---made to conform. This can be accomplished in a variety of ways. Over time they can be removed and not allowed through re-use and closure, or, they can be rezoned to bring compliance. Careful consideration should be given to preventing the expansion of non-conforming uses or intensifying uses without moving in the direction of compliance. This can be accomplished through raised standards of appearance, buffering, landscaping or other activities to lessen the adverse impact to surrounding properties.

Overall. The general over-reaching goal for the Future Land Use policies for the city of Senatobia is to promote quality growth. Through specific steps aimed at raising standards in residential, commercial, industrial and other development; through revised zoning ordinances and items such as the Planned Unit Development portion of the zoning ordinance; through protection and enhancement of the natural resources; through planned increases in services and maintenance of standards of service provision; and, through ensuring that infrastructure is developed by public and private sector resources, the city of Senatobia will succeed in improving the city and the life of its citizens.

IMPLEMENTATION RECOMMENDATIONS AND PLAN MAINTENANCE

To achieve the recommendations and to execute the policies defined within the **City of Senatobia Comprehensive Plan Update 2008**, the City can utilize the following implementation approaches:

- Construction of physical facilities;
- Provision of services;
- Regulation of land use and development;
- Project review; and
- Fiscal policies.

Various tools are available to implement these approaches. The following is a brief description of the tools that the City can utilize to achieve the policies defined within the Comprehensive Plan and to achieve the recommendations listed within the Comprehensive Plan.

Implementation Tools

Annual Budget

Most local governments implement recommendations and policies defined within their Comprehensive Plans through their annual budget process. Decisions are made during the budget process time to fund services, operational budgets for implementation of programs, operational budgets for the implementation of land use and development regulations and to fund capital expenditures. Short-term yearly work programs developed by department directors should be related to and consistent with the Comprehensive Plan and its policies.

Among projects in the Comprehensive Plan which will likely be part of the budgetary process are:

- Play equipment for young children to be placed in each park; and
- Library improvements that may include lighting, re-plumbing and new flooring.

Among operational budgets for the implementation of land use and development regulations are:

- Code enforcement;
- Building inspection; and
- Planning staff.

Capital Improvement Program

A Capital Improvement Program (CIP) is a budgeting process that plans expenditures of major public improvements for a prescribed time frame into the future. However, a CIP is usually a five-year program that prescribes

expenditures for a five-year period for major capital investments. These can be wastewater treatment plants, sewer, water or gas lines or fire trucks.

The CIP can be utilized to achieve recommendations within a plan. For example, the City can utilize the CIP program funds for the completion of a well on the west side of town. And the CIP can be utilized to execute policy. For example, the City can guide growth through the provision of additional water lines within the newly annexed area.

Among the benefits of the CIP is that it can ensure that the city's capital projects are consistent with community objectives, anticipated growth, and financial capabilities. A CIP also helps the city stay focused on objectives. Once adopted, the CIP keeps the public informed about the county's future plans and helps reduce the pressure to fund projects not included in the plan. Another major benefit of the CIP is that it facilitates more efficient administration and management. The coordination of necessary capital improvements can reduce scheduling problems, conflicting and overlapping projects, and over emphasis on any single function or geographic area. Finally, the CIP can spread the cost and the implementation of a large, costly project over several years, thereby reducing any dramatic changes in the City's tax structure and level of bonded indebtedness can be avoided when capital projects are planned and spaced over several years.

Among projects which could be included in a Capital Improvement Program:

Near Term (within Five Years)

- Well construction on west side of City of Senatobia
- New water lines
- New Fire Truck- Pumper
- Sewer line improvements to address I & I

Long Term (Six to Twenty Years)

- New Fire Truck –Pumper (2)
- Neighborhood Park on west side of City
- Neighborhood Park on south side of City
- Library Expansion
- Community Center

Intergovernmental Agreements

Intergovernmental agreements are agreements between government entities to provide shared services to benefit all entities. For example, The First Regional Library System has an agreement with the Tate County Board of Supervisors to provide library services in Tate County. Additionally, the City of Senatobia, through their Regional Solid Waste Plan, has an agreement with Tunica County

and Waste Management, Inc. to utilize the landfill in Tunica County for solid waste disposal.

Intergovernmental agreements can be utilized for a variety of services. The Comprehensive Plan does not recommend any specific services, but this tool can be an effective tool.

Adequate Public Services

The City may require that public services be available when needed to serve new development. This may be implemented with the adoption of an Adequate Public Facilities Ordinance. The ordinance would define specific levels of service and that new development would only be allowed when the service is available and adequate at the prescribed level of service. The intent of the ordinance would be to insure that there is adequate service capacity for new development without sacrificing the level of service provided to pre-existing development. The ordinance would allow for mitigation of existing deficiencies of services at the time of development.

Zoning Regulations

Zoning is a land use regulation that was originally designed to protect the health, safety and welfare of residents within a community by

“The dividing of a county or a municipality into districts and the establishment of regulations concerning the use of lands within those districts, and the placement, spacing and size of buildings¹.”

Zoning regulates activities; minimum lot sizes; placement and the spacing of structures on a lot by establishing minimum required front yards, back yards and side yards; maximum percent of a lot that can be built upon or covered with an impervious coverage; maximum building height; the amount and design of off street parking; the size, shape and the location of signs; the minimum floor area of single-family homes; and design review.

Zoning, as it is typically accepted and utilized, can preserve the status quo within a community, and thereby protect the investment of existing property owners. Zoning can also be used to guide development in undeveloped areas, providing developers with rules and guidelines of what is expected and anticipated.

Subdivision Regulations

A subdivision regulation is an

“An ordinance, adopted and administered by a local government, which regulates the division of land into two or more lots, tracts, or parcels, for the purpose of sale, development or lease².”

¹ Lars T. Anderson. Guidelines for Preparing Urban Plans. American Planning Association Planners Press, 1995, p.153.

² Ibid, p. 154.

Subdivision regulations address the design standards for the subdivision of land, the improvements required as part of the subdivision of land, and the administrative procedures followed by the local government to review the subdivision of the land.

Subdivision regulations are important because they ensure that clear legal records are kept of land transfers. The regulations also allow properties to be described in lots and blocks as opposed to metes and bounds.

Subdivision regulations define minimum design standards that ultimately reflect the character of the community. The size of the lots, location of the lots to roadways and the location of roadways within the subdivision, over the long-term will reflect the character of the community.

The design standards within subdivision regulations prescribe the standards and quality of the on-site improvements that are required to be installed by the developer or sub divider. The standards include the type and size of water and sewer piping, the size and composition of roadways, and the location and capacity of drainage systems. The enforcement of these regulations ensures that the new property owners within the subdivision have adequate access to public services, and protects existing residents within the city from having to pay the cost of new development.

Additionally, environmental resources can be identified during the site planning process and the city can require the developer to consider and to plan the site with these resources in mind.

Historic Preservation

The City may wish to prepare and adopt a plan for the preservation of historic structures and neighborhoods within the City of Senatobia and to take actions to preserve historic structures and neighborhoods. These actions can include the establishment of Mississippi Landmark status through the Mississippi Department of Archives and History or seek designation of National Historic Significance. The City may consider adopting a local ordinance that would establish historic districts and then standards that would guide the construction on reconstruction of structures within these districts. The City may also establish grant or low-interest loan program to work in conjunction with the regulatory program or in the place of the regulatory program to encourage the preservation of historic structures.

The following districts are listed by the National Register of Historic Places as Historic Districts within the City of Senatobia

- College Street Historic District (26 buildings from North Center, College, North Front, North Panola, North Ward and West Main Street; added in 1994)
- Downtown Senatobia Historic District (39 buildings located on North and South Center Street, West Main Street, West Tate Street, and North and South Ward Streets; added in 1994)
- North Panola Street Historic District (10 buildings located at 101 South Panola Street, 104, 106 and 108 North Panola Street; added in 1994)
- North Park Street Historic District (10 buildings located at 113-209 North Park Street; added in 1994)
- South Panola Street Historic District (12 buildings located at 200 to 401 South Panola Street; added in 1994).
- South Ward Street Historic District (53 buildings roughly along Church, West Gilmore, and South Ward Streets; added in 1994).
- Southeast Senatobia Historic District (47 buildings located along South Park, East Gilmore, East Tate and South Heard Streets; added in 1994)
- Tate County Agricultural High School Historic District (4 buildings located on Northwest Mississippi Community College; added in 1994)

Community Design and Appearance

The City may choose to adopt community design and appearance standards to assist with establishing a consistent design within commercial areas of the City. Design review provides for the review and regulation of the design of buildings and their sites. It often includes structural elements, exterior facades and exterior materials. Sometimes design standards also address color.

Construction Codes

Construction codes provide a standard upon which to build safe structures. Adoption of up to date versions of the International Building Code and International Property Maintenance Code will greatly assist the City in their efforts to insure safe housing within the City. It can also be utilized as an effective tool to maintain neighborhoods.

Plan Maintenance

By its nature, the Comprehensive Plan is a document that reflects the desires of the community. These desires can change over time, influenced by the economic conditions of the region, changes in technology and, in some cases, impacts from large-scale changes within the local area or the region. The Comprehensive Plan should be a dynamic document, which is monitored yearly to update the changes in the community, success or lack of success at meeting goals and addressing policies, and to reflect the costs and revenues of development to the community.

Ideally, the plan should also be reviewed yearly to incorporate any special topic or area plans that are developed within the City, the County or the Region. The plan should also incorporate a process to amend the land use plan to reflect the changing desires of the community, and finally, the plan should be updated every five years.

Land Use Plan Amendments

The Future Land Use Plan and Map and the Future Transportation Plan and Map are guides for the long-range development of the City of Senatobia. These plans identify areas suitable for growth and identify the type of growth that may be suitable for areas of the City. Amendments to the plan should be anticipated, but should also be limited in scope and in nature. Amendments to the Land Use Plan can create unintended consequences that may place policies determined to be important to the community and defined within the Comprehensive Plan at odds with conditions created by multiple uncoordinated Land Use Plan amendments.

Market conditions within the City or the region may change and major infrastructure investments may be made by entities other than the local government that may allow for different patterns of growth. Therefore, a process should be established for amendment to the Future Land Use and the Future Transportation Plans.

Review the Comprehensive Plan and Update

The Comprehensive Plan should be updated every three to five years depending on the changes occurring within the community. It is likely that at this time the Planning Commission and the Board of Aldermen will review the goals and policies established within the plan and determine if there is a need for change to the policies and amend the goals and policies.

Ideally, the City should review their success in implementing the plan, determine the changes within the community that make the re-evaluation of the vision, the goals and the policies necessary, review the city's finances and the ability of the City to implement needed public investments that are documented in the adopted plan, determine the community's goals and support of policy in the adopted plan, and update the plan to reflect any changes in federal and state laws or in funding programs that may require advance planning.

After these elements have been considered and updated, changes to goals and policies should be considered and drafted and a public hearing will be required to incorporate these changes into the City's Comprehensive Plan.