

## HARRISON COUNTY COMPREHENSIVE PLAN STEERING COMMITTEE MEETING

**SUBJECT:** REVIEW OF COMPREHENSIVE DRAFT PLAN, COUNTY FARM PARK, & COMMUNITY OUTREACH ON PLAN (NEWSLETTER/VIDEO)

**DATE:** MAY 8, 2008

**In Attendance:** Pat Bonck, Kelvin Jackson, Angel Middleton, Rondell Young, Mike Andrews, Warren Doussan

**Process:** Finalizing the preparation of the draft plan through discussion of key plan concepts.

### I. Plan

p. 22, 23: Pineville- Discovery Bay North Long Beach, Saint Louis Bay, **have to incorporate Bayou Portage** which flows from Discovery Bay into Johnson Bayou. This adds a lot in terms of trails, canoes, kayaks and fishing. Incorporate after Discovery Bay. Bayou Portage important to Blue Way Plan. Amenities: marshland, could have a boardwalk to view the natural resources.

p. 9: Background information in the winter of 2008 (change to 2007).

6 billion dollar to county with water and sewer. Plan to run water and sewer down Jones Road, do we have updated water/wastewater plan? (p. 138-142)

p. 140: 2,400 onsite treatment plants 3,000 or 23,000 wrong numbers do not match up.

Park and Ride, good place may be around the Woolmarket Center, because it is in close proximity to 67 and the new high school. GRPC, master plan for park and ride? Ask if incorporated.

p. 141: Wastewater, 2<sup>nd</sup> paragraph, in areas where sewer service unavailable, there are regulations, lots 50 foot. Could not put a septic tank on 50 foot lot, therefore can not build. (Add lot sizes in areas with poor soil conditions may require larger lots.) New subdivision regs do not allow for subdivided land in a floodzone.

p.1 typo: allows for XX hits.

### A. Discussion of Concepts

*Land use:* repeating what is in prior land use plan.

p.1 typo: allows for XX hits.

*Healthy Communities concepts:*

1. expanding public parks (add amenities to existing parks) new public parks, adding additional parks in G2 and G3, neighborhood parks when development parks 1-2 acres in size per every 1,000 people.

How large would a neighborhood park be? What can we do to make developers provide a neighborhood park? Plan calls for a parkland ordinance, specifies based on units, number of people. Can specify that park will not be in wetlands or flood plain. For every 1,000 units 2.5 acres of parkland. Options will be given. We would also like them to contribute to regional parks as well. Every 300 units an acre of parkland. Neighborhood parks are at the expense of the developer. What is in park space would vary. Ex. Seniors may want community garden, a younger family development may want playgrounds. We may need a smaller scale? Not big enough to support an internal, so will pay fee based on market prices of land to contribute toward a park. Is there a way to do it based on per unit? Fall zoning will be on a unit. It will be a fixed fee. Can the people in the small area go into the other park? We don't want gated communities, so the parks will be open to surrounding areas. There will be a variety of scale of parks. There are regional parks, but need more neighborhood parks. Would it not soften the blow to allow wetland areas to count toward parkspace? (At this point, this is a maybe, if County and citizens support this and the plan is adopted, the zoning ordinance will be structured and details will be figured out later.)

2. Food Accessibility: Harrison County Land Bank, has anyone talked to tax collector about feasibility of land bank? (Pat is excited ☺)
3. Social services at the community centers, where different agencies partner to have services available once a month, have computer and internet access. Who pays for the senior centers? The County, the County has a budget for senior and community centers.
4. Remediate old landfill at the Community farm for parks, not taking action on. Incorporate aquatic activity area into park (has it been deleted?)

Found typo with table x.

p. 44 Food accessibility in a different font and type. The farmers market. Issues with overhang.

#### *Tourism concepts*

1. *Green casinos: two sites zoned for casinos are on Bay of St. Louis. Want casino developers to integrate nature based activities (nature walks, wildlife sanctuary, fishing, boating, birdwatchign towers, floating boardwalks, unique accommodations...)*

Sites are in Pineville and DeLisle. Mandating to go green? Yes amend zoning ordinance to incorporate nature-based recreation, conservation easements needed anyway. Use this to make the place unique. Want more RV parks for tourism to be incorporated into the casinos. Where should they go? Near the casinos, in conjunction with sites. Need to balance sensitivity of use with need for use. Try to share those green amenities. A1 or C2 or Industrial district. Amend RV park ordinance to integrate site amenities that are attracted to tourists, tie within proximity to interstate highway, state highway (within 2 miles). Any new RV park should be upscale, match tourism identity. Can zone for large RV spaces. Get traffic from people coming from North to Florida.

2. *Signage for outdoor recreation: comprehensive, attractive, uniform, signage system for outdoor rec. facilities. Interpretive signs (give info about natural resources), maps, etc.*

Very good. Not crazy about the shrimp on the working waterfront. Shrimp is funky looking, maybe a crab. Little umbrella good.

#### *Safe Community concepts*

1. Partnerships for Preparedness: Builds on neighborhood watch to expand to include fire safety and hazard mitigation. Includes education activities and empower residents to do brush clearing, river cleanup etc.

Good idea, crime problems have been rising.

2. Informational hazard signage: Creating uniform signage for flood hazard signs, wildlife/urban interface.
3. Firewise Concept: Firewise would be supported through Partnership for Preparedness. Firewise would be supported in the Resilient Development concept. The figure 6-11, is firewise strategies and 6-12 is a resilient strategies. It would allow for the forest and water to be buffered by recreation space before you have the houses. That would allow for a fire break. This would be encouraged in the G-1 and G-2 sectors.

Concerned about requiring this as mandated this for all subdivisions. Like the concept as a whole.

4. Crime Prevention through Environmental Design: Make areas more visible, use of fences, to help make people safer. This would encourage the use and development in the county.

No comments.

5. Low impact development: This is a stormwater related concept that keeps water onsite rather than sending it offsite. There are a variety of ways to achieve. When designed properly it will retain more water. Porous pavement is another concept for low traffic areas. A rain garden, as an example in the plan, that can absorb more rainwater. The green roof puts a vegetative layer on the top of the roof to help keep water onsite.

Like it. Staff have been working on parking for a church and a school, considering possibility of 20% of parking spaces be overflow and a reinforced turf would be really practical. South side of Bayview has a few examples of parking lots like that.

## **II. Park**

Main Idea: Park near soccer fields at the County farm. How do we bring tourists and visitors and fairgrounds to enjoy amenities at the farm park. How do we make sure don't intrude too much on park areas. Add farmers' market pavilions, horse trail, walking trail, picnic areas, spray ground, paved space and create a landscape buffer to fence in the front yard of the senior center. Discussion began regarding a market pavilion for a shaded area, seating, outdoor events and farmers' market. Vegetables could be sold from the County Farm. Participants would like to have playground amenities in the middle of the soccer field. There's no room in front of the senior center and would like to have amenities in the rear. Jennifer asked them how much farmland they would be willing to give up? Jennifer discussed the fruit trees and orchard and sitting areas, benches and amenities under the trees and to watch soccer fields. People could enjoy the fruit and nuts.

A horse trail was designed but participants said that there is a horse trail already in existence that is used. Horse trail could be upgraded as well as a walking trail around the perimeter. That would solve the idea of crossing the road and cleaning up after the horses.

Resting and sitting area near the pond and tennis court near parking. I don't think anyone's settled because can't make out the context in relation to the area. Have awning or stands near the soccer fields then that can be an asset. 2 or 3 rows of stands per field. Pick five most played on fields and add stands. Pavilion has not been put back, put pavilion near pond, heavily used facility. Taken by Katrina, FEMA funds?

Not yet in plan itself, will be in next edition.

### **III. Newsletter**

Video on YouTube: like the idea!

Next meeting is on May 29<sup>th</sup>, at 5 pm.

Comfortable with releasing the plan for public review. Absolutely!