

**EXISTING LAND USE**

**LONG RANGE GOALS AND OBJECTIVES FOR RICHTON, MISSISSIPPI**

- To generally improve the overall appearance of Richton and specifically facade improvement of commercial establishments.
- To improve the street system of Richton to facilitate present and future traffic circulation.
- To annex all feasible areas adjacent to Richton in order to increase the tax base and provide stable economics for the city.
- To improve the overall quality and supply of housing in Richton so that every citizen has a sound, decent place to live.
- To improve present community facilities, and to provide support for additional facilities that new growth will require.
- To establish land use controls such as zoning and subdivision regulations to insure orderly and economically sound future developments.
- To provide for the type of planned growth which will attract successful industries and businesses.
- To provide for the best future environment for the citizens of Richton by planning for the allocation of future resources in the most efficient way.

**LAND USE**

An inventory of existing land use, as shown in Table I, indicated that residential uses of land with 107.3 acres surpass any other in Richton. Residential densities are really apparent. The older developments, as a whole, have large lots and the newer, post-war developments are on smaller lots. Transportation, which includes streets, parking and rail right-of-ways, comprises the second largest category with 97.1 acres in the city. Public and semi-public acres totaling 37.2 acres are dispersed throughout the community in locations serving the inhabitants of the residential community. All of the city buildings and facilities are ideally located in the center of Richton within easy access of all residents.

**TABLE I  
EXISTING LAND USE ACREAGE**

LAND USE	RICHTON	% of Developed Land	Planning Area	% of Developed Land
Residential	107.3 acres	40.9	133.9 acres	33.2
Commercial	16.1	6.1	21.2	5.3
Public & Semi-Public	37.2	14.2	59.2	14.6
Industrial	4.6	1.8	35.1	8.7
Transportation	97.1	37.0	154.1	38.2
Total Developed	262.3	100.0	403.4 acres	100.0
Undeveloped	364.3		703.5 acres	
Total	626.5 acres		1106.9 acres	

The commercial district is well defined with little or no encroachment on other areas of Richton. The majority of the 16.1 acres of commercial land is located along Highway 15. Industrial areas in Richton are small and occupy 4.6 acres of land, the largest site being the Mid-South Manufacturing Company. However, outside the city limits north and south of Richton are approximately 30 acres of developed industrial sites.

An analysis of the data reveals that over 58 percent of the land enclosed by the corporate limits is undeveloped, while over 64 percent of the land in the planning areas is undeveloped. However, not all of this land is suitable for development since most of the undesirable land is subject to flooding.

Land use patterns in Richton are well defined with very little mixing of uses. However, recently there has been an inclination toward opening small commercial activities such as beauty parlors, florists, repair shops and grocery stores in residential neighborhoods. In order to prevent the continuation of such unhealthy and undesirable land use mixture within residential areas, Richton needs to adopt and enforce land use controls.

**POPULATION AND ECONOMY**

Richton has a significant influence on the population and economy of Perry County. The 1970 U. S. Bureau of the Census indicates a population of 1,110 or 12% of the county population. Of this number, 28.6% were non-white, 46.1% were males, 13.2% were over 65 years old, and 35.9% were under 18 years old. The average family size was 3.01 persons per household. The current population is estimated to be 1,161,165 - an increase from 1940 of 21%. Richton's population is expected to reach 1,398 in 1994, and if areas adjacent to the city are annexed, it could reach 1,873.

Trends in the economic indicators of sales tax, retail trade, and wholesale trade show that Richton has a growing economy. Although wholesale trade has decreased since 1970, retail trade increased 14% and sales tax figures show a 13% gain in the same time span. Sales tax collected in Richton accounts for 51% of all sales tax collected in Perry County.

Industrial employment in Richton totals 244 - Joslyn Manufacturing employs 16, Mid-South Manufacturing employs 220, Richton Ice and Produce employs 2, and St. Regis Paper employs 6. Of these industries, the two most extensive are located beyond the city limits, indicating the need for possible annexation to increase the city's economic base.

Projections of sales taxes, retail and wholesale trade trends, annexation, and recent industrial growth all point to a brighter economic future for Richton.

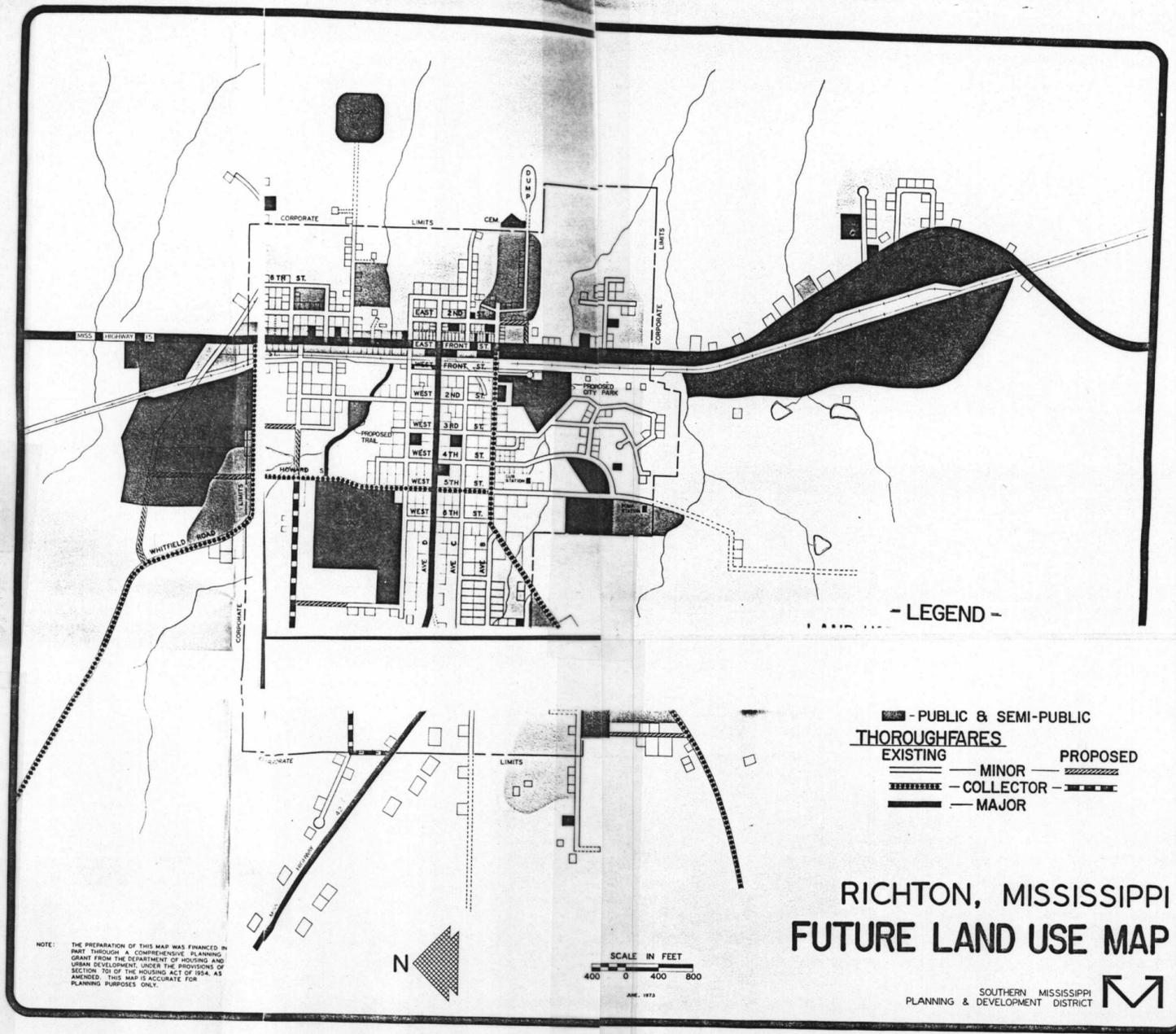
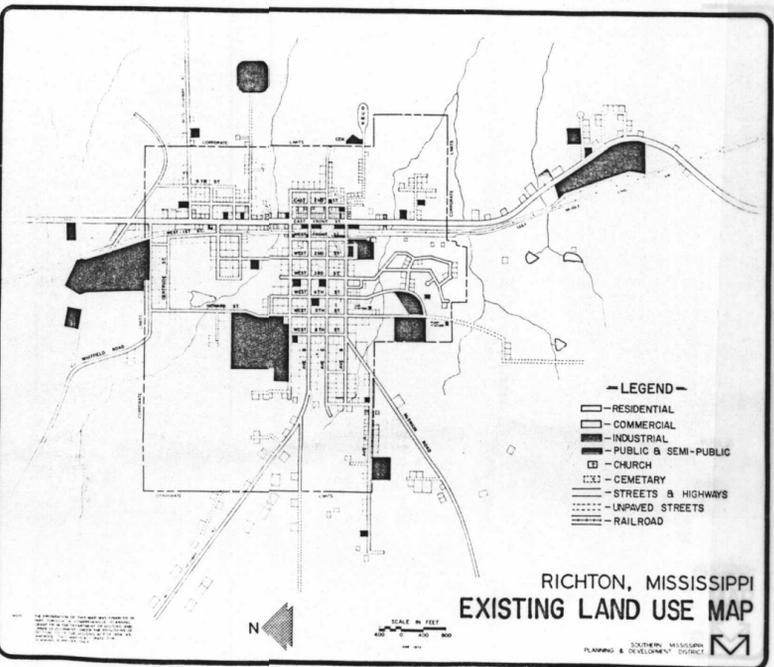
**COMMUNITY FACILITIES**

City officials in Richton have recognized the need for renovating city hall and currently have plans which will incorporate the city hall, library, city courtroom, police department, jail and fire department into one structure. The police department should hire a full-time man as a radio dispatcher. Also the fire department should have a man on full-time duty to answer calls and perform maintenance on the equipment. The anticipated renovation of city hall will place these two departments in the same structure and the two additional positions could be combined. The existing holding facilities of the police department are inadequate but the plans for city hall are to include enough cells to bring this area up to standard.

Recreational facilities in Richton are near adequate, but there is a need for certain facilities presently not provided. The ball field south of the city limits should be restored so that it may again be used by the people of Richton. Also, there is need for a city park in the central portion of town. This park should contain tot lot equipment, the usual playground equipment, a hard surfaced court area and covered picnic area for group meetings. The general location is shown on the Future Land Use Map. The facilities in the existing Jaycees Park should be further developed and connected to the school's facilities by constructing trails and paths along the adjoining flood plain district.

Recent improvements to the water and sewer facilities increased their capacity to adequately serve virtually all areas in Richton. There are small scattered areas which are currently not being served; however, if the developed areas adjacent to the city are annexed, the areas lacking water and sewer can be added to the systems at a nominal cost. However, if all the adjacent areas are annexed, the sewer treatment facilities will have to be enlarged and an additional storage tank will be needed to provide adequate water to those areas west of the city on Highway 42.

Solid waste disposal, as in many communities throughout the State, is presenting Richton with many problems. The existing dump is being improperly maintained and presents many sanitary difficulties for the city. Recognizing the tremendous need to alleviate this health hazard, the city of Richton has joined with the county in hiring a consultant to develop a solid waste management program in which both urban and rural areas of Perry County may eliminate unsightly dumps in an efficient and effective manner. Therefore, it is recommended that Richton implement the necessary steps to solve their solid waste disposal problems.



In 1994, the Richton area will have a population of 1,873, an increase of 40%. This increase in population will have an accompanying increase in industry, commercial activity, and residential development. The Future Land Use Map depicts the areas in which this growth is to take place. The areas selected were determined from past development trends, land characteristics normally required by each use, and the compatibility of each land use to the adjoining uses. The following discussion covers not only the land uses, but also the community facilities that will be needed to support the increased population in the newly developed areas.

**RESIDENTIAL DEVELOPMENT**

Based on projected population increases, residential land uses should be restricted to areas currently being served by utilities and those areas that limits but recommended for annexation by the annexation study.

The location of future medium and high density residential development should be considered with thought given to the increased demand that will be placed on the streets and sewer lines in the area. These areas could be used as buffers between the lower density areas and incompatible uses, as indicated on the Future Land Use Map.

Also shown on the Map are the proposed recreational developments in 1994. The proposed recreational developments would serve the entire community, as well as specific residential areas. The Jaycee Park expansion and the new park behind the county hospital will provide adequate recreation for all the citizens of Richton.

**COMMERCIAL DEVELOPMENT**

Commercial land uses are projected to occupy 29.7 acres of land in 1994. The location of future commercial development in this section are shown on the Central Business District Site Plan included in another section of this report. The sign restrictions and off-street parking restrictions established by the City of Richton should be followed for all new businesses.

Efforts should be made to expand and develop the Central Business District of Richton in this area. The sites for future development in this section are shown on the Central Business District Site Plan included in another section of this report. The sign restrictions and off-street parking restrictions established by the City of Richton should be followed for all new businesses.

**INDUSTRIAL DEVELOPMENT**

Future industrial areas are shown on the Future Land Use Map north and south of Highway 15 along the rail lines. Industrial sites should be located in areas that have little variation in topography, have adequate water, sewer, and power services available, and have direct access to major transportation arteries. The areas shown have all the necessary characteristics with the exception of sewer. With the advent of the annexation of these areas, sewer service will be made available promptly to facilitate complete development of the sites. Approximately 57.8 acres of land should be used for industrial purposes in 1994.

**STREETS AND THOROUGHFARES**

A street condition survey was conducted and it was found that through a recent and extensive work program, the majority of the streets in Richton have been resurfaced and are in good condition. Even though there are a few streets that need resurfacing, the greatest need was found to be stop signs. Most of the existing signs are in poor condition and many intersections have no stop signs at all.

In order to obtain maximum use and efficiency from the existing streets and plan for future street expansions, the following standards should be used:

**Major Thoroughfares** - Major thoroughfares are those that generally move volumes of through-traffic into and out of an urban area. Mechanized traffic controls are used in order to facilitate traffic movements.

**Collectors** - Collector streets provide access from a local street to a major thoroughfare. The collector street generally serves a neighborhood or large subdivision and should be designed so that residential lots will not face onto it.

**Local Streets** - The primary purpose of a local or minor street is to provide individual access to lots abutting on the street. They should be designed to discourage through-traffic.

The Future Land Use Map shows this classification system applied to the existing street network and those proposed to serve the future development areas. The Central Business District Site Plan included in this report portrays and discusses the proposed improvements to the street system in the Central Business District itself.

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