



# Central Update

OCTOBER 2016

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Central Mississippi Planning &  
Development District

## Does Your Community's Comprehensive Plan or Zoning Ordinance Need Updating?

Comprehensive Plans are long range planning documents, typically 20 to 25 years. However, changing conditions require that they be reviewed at least every five years to check for a need to update.

### What changed conditions indicate a need to review and revise the community's comprehensive plan?

- **Age:** A comprehensive plan over five years old should be reviewed and revised at least to update the demographic information, which could affect projections of population, employment, land use, and traffic. Significant changes in land use have an effect on other land uses, the transportation network, and public facilities. Such changes should be incorporated into the comprehensive plan.
- **Plan Achievements:** If a significant number of goals, objectives, and recommendations have been achieved, it may be time to update the plan with new goals, objectives, and recommendations.
- **Maintain Basis of Connection with Zoning Ordinance and Map:** Since the community's zoning ordinance is based upon the comprehensive plan, the comprehensive plan must stay current to be used as a guide to development.



Many communities have zoning ordinances that no longer adequately address many of today's development issues. Others lack the necessary flexibility that developers and property owners need to

(see *Updating Plans* on p.3)

## CMPDD to Make \$20 Million Available Through the Jackson MPO for Transportation Improvements

On Friday, August 12, 2016 the Central Mississippi Planning and Development District (CMPDD), which is the designated Metropolitan Planning Organization (MPO) responsible for coordinating the federally-mandated transportation planning process for the Jackson Metropolitan Area, announced they are accepting applications for the next round of Federal Surface Transportation Block Grant (STBG) funding available through the MPO. The STBG program is a federal-aid transportation program, which provides funding to local municipalities and counties for transportation improvement projects in urbanized areas.

Funding is being provided through the 2015 Federal transportation legislation, *Fixing America's Surface*

*Transportation (FAST) Act*. The MPO has established funding priorities and will be accepting applications for:

<b>Eligible Project Types</b>	<b>Available Funding</b>
Capacity Deficiency Project Types	\$ 8,000,000
Pavement Management Project Types	\$ 7,000,000
Traffic Operational Improvements	\$ 2,000,000
Bridge Repair Project Types	\$ 2,000,000
Small Municipalities (municipalities with a population of 5,000 or less)	\$ 1,000,000
<b>Total Available Funding</b>	<b>\$20,000,000</b>

Capacity deficiency projects generally add capacity to an existing roadway by widening a present roadway or

(see *Transportation Improvements* on p.2)

# Transportation Improvements

(continued from p.1)

constructing a new roadway. Pavement management projects include both simple overlay of an existing roadway and complete reconstruction of a roadbed in order to improve road conditions. Traffic operational improvements primarily include new traffic signals, signal upgrades, and geometric improvements such as roundabouts or added turn lanes. Bridge repair projects include rehabilitation or replacement of an existing bridge by addressing bridge deficiencies. Small Municipalities is a set aside for those communities in the metropolitan area with a population of 5,000 or less and can be used for any type of eligible project.

Applications must be received by CMPDD by October 21, 2016, and must include proposed projects located on an existing or projected street

functionally classified by the MPO as an urban collector, minor arterial, or principal arterial. Applications will then be reviewed and graded based upon the project evaluation criteria for each eligible category. The MPO Planning Policy Committee anticipates announcing funding awards for the projects ranked the highest during the application evaluation process in February 2017. The MPO Policy Committee is comprised of both elected and appointed officials from the three-county urbanized area. Eligible applicants for STGB funding include: Bolton, Brandon, Byram, Canton, Clinton, Florence, Flora, Flowood, Jackson, Madison, Pearl, Pelahatchie, Raymond, Richland, Ridgeland, and Terry, as well as Hinds, Madison, and Rankin Counties.

Local jurisdictions with applications selected for funding can receive up to 80% in Federal STBG funding for construction costs of a project. Local jurisdictions are required to provide at a minimum 20% in local matching funds. The only exception to the 20% matching requirement is for traffic operational improvements which address safety concerns. Some traffic operational improvement projects may be eligible for 100% Federal STBG funding.

The MPO's last call for applications took place in 2013 and resulted in twenty-six (26) projects in the metro area receiving \$22.3 million in transportation funding.

For more information about the Jackson MPO please visit the Transportation section of the District's website at: [www.cmpdd.org](http://www.cmpdd.org).

## Beauregard Receives CDBG Site Visit

A CMPDD-assisted CDBG Public Facilities project has received a site visit recently from the Mississippi Development Authority (MDA). A site visit does not guarantee approval; however, it is an important step toward approval of the CDBG grant.

The CDBG Public Facility Program provides grant funds to local units of government for a variety of public improvement projects (e.g., water or sewer facilities, storm drainage, public buildings, street reconstruction, etc.) that benefit low and moderate income families and areas. Special priority is given to water and sanitary sewer projects that eliminate existing health and safety hazards.

Listed below is the proposed project that ranked high enough to be eligible for potential funding through the CDBG Public Facilities Program.

<u>Community Name</u>	<u>Project Description</u>	<u>CDBG Funds</u>	<u>Matching Funds</u>
Village of Beauregard	Unserved Sewer	\$449,991.80	N/A

## Are Your Signs Compliant with Reed v. Gilbert?

In June 2015, the US Supreme Court issued a ruling in the case Reed v. Gilbert that implies regulating signs based on content is not acceptable. In short, if a sign must be read to determine how it should be regulated, the ordinance is at risk of litigation.

Traditional sign ordinances define terms such as "political signs, real estate signs, or event signs" then place regulations on these signs individually. A common example is political signs. A local regulation may state that political

signs are allowed for 60 days prior to an election and must be removed within 4 days following the election. This regulation would not be compliant. Instead political signs must be regulated as a temporary sign, which is a sign that is not permanently fixed in the ground. This definition does not require the sign to be read; therefore, it is compliant.

Regulations based on size, location, or length of display are compliant. CMPDD's AICP Planners (American Institute of Certified Planners) are

available to assist local governments in determining if their sign ordinances are in compliance with this ruling or if revisions are necessary.

If your sign regulations are in need of review and updating, please contact Chuck Carr at 601-981-1511.



## CMPDD Receives Federal Certification for MPO

On August 31 and September 1, 2016, representatives of the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) met with staff from CMPDD, the Mississippi Department of Transportation (MDOT), and the City of Jackson to perform a Transportation Management Area (TMA) Certification Review. Federal regulations require FHWA and FTA to jointly certify the regional transportation planning process complies with Federal regulations in areas with a population over 200,000 at least once every four years. The Jackson MPO's last TMA Review was held in June 2012.

The TMA Certification Review process consisted of three main components: (1) a desk audit with CMPDD staff members, MDOT, and the City of Jackson transit officials; (2) a public meeting to gather general feedback; and (3) a meeting with the MPO Chairman and other Technical and Planning Policy Committee members. At the conclusion of the TMA Certification Review, FHWA and FTA stated the Jackson MPO had significantly met planning requirements and therefore maintained the designated MPO status. A formal report from FHWA and FTA outlining the review findings will be completed in the coming weeks. The MPO's next TMA Review should be held in 2020.



*Board President Cobie Collins, who is also President of the Yazoo County Board of Supervisors, is pictured presiding over his first CMPDD Board of Directors meeting on September 14, 2016. To his left, is CMPDD Vice-President, Flora Mayor Les Childress. Both Supervisor Collins and Mayor Childress were elected by the Board of Directors for a two-year term of office on June 8, 2016.*

### Updating Plans *(continued from p.1)*

negotiate acceptable projects, or they need to be brought up-to-date to reflect recent court decisions.

Zoning is not meant to be for just cities and towns. There may be unincorporated areas of some counties that are experiencing development problems that could benefit from zoning and other development regulations.

#### **Signs that your community's zoning ordinances may need to be revised.**

- **Age:** If your community's zoning ordinance is at least ten years old, it should be reviewed and evaluated. Changes in zoning techniques, approaches, and definitions may not be reflected in your current ordinance. Examples include changes in automobile sizes affecting parking space regulations and changes in appearance regulations have occurred that may not be taken into account. New definitions should be included to address new development situations.

- **Increased Applications for Variances:** An increase in the number of requests for variances are an indication that certain aspects of your ordinance do not reflect current development trends or your community may have a substantial number of nonconforming uses, lots and structures. A large increase of requests means that the zoning ordinance needs to be reviewed.
- **Undesirable Development is Taking Place:** As time passes, land uses or patterns of development occur that were not anticipated and may be considered undesirable, especially if development is occurring at a fast pace.
- **Adoption of a New Comprehensive Plan or Other Development Controls:** If your city or county has recently updated its comprehensive plan, it is also time to review the zoning ordinance and map. The zoning ordinance is the local government's

primary means of implementing its comprehensive plan. This means that the zoning ordinance should be revised to be line with the policies and recommendations of the plan. Doing so will help correct problems identified in the plan.

- **Increase in Zoning-Related Lawsuits:** An increase in zoning-related lawsuits is an indication that there is a difference in what the private sector believes it is entitled to and the controls or administrative structure of the present zoning ordinance. If your city or county is losing most of such lawsuits, then the ordinance should be reviewed.

#### **What to do?**

CMPDD has professional planners on staff who can assist your city or town with its planning and zoning problems. If your community's zoning ordinance exhibits any of the above problems, please contact Chuck Carr at 601-981-1511.

## Jackson MPO Approves 2017-2020 TIP and 2017-2018 UPWP

In August, the Metropolitan Planning Policy Committee approved the *2017-2018 Unified Planning Work Program (UPWP)*. The UPWP includes all transportation planning activities to be conducted by CMPDD and the City of Jackson Transit Services Division during the next two years. The UPWP contains four (4) major program areas with associated subtasks for each area including:

### Administration of the Transportation Planning Process

- Program Management
- Preparation/Revision of Prospectus and UPWP
- Amendments to the Participation Plan and all Citizen Involvement Activities

### Long-Range Transportation Plan Update: Jackson Urbanized Area Transportation Plan and Transportation Improvement Program

- Maintenance of the Roadways and Bridges Element of the Metropolitan Transportation Plan and Continued Preparation of Local Plans
- Maintenance of the Bicycle and Pedestrian Facilities Element
- Transit Planning
- Transportation Safety, Security, and Environmental Mitigation Element
- Financial Plan Element
- Preparation of and Amendments to the Transportation Improvement Program

### Congestion Management Process

- Data Maintenance and Performance Monitoring

### Transportation Planning Support Activities

- Maintenance of Transportation Database
- Metropolitan Area Traffic County Program
- Training Activities
- Regional Traffic Sign Retroreflectivity System
- Five Year Short Range Transit Planning
- JATRAM Ridership Development and Marketing

In addition, the Metropolitan Planning Policy Committee approved the *2017-2020 Transportation Improvement Program (TIP)*, which should take effect in October, 2016. Federal regulations require Metropolitan Planning Organizations (MPOs) to maintain a TIP document, which is a fiscally constrained planning document. The TIP lists each project in the MPO area that has Federal transportation funds committed to it, as well as any locally funded projects deemed regionally significant.

## EDA Funded Roadway Construction Complete at UMMC



The University of Mississippi Medical Center has completed work on the final phase of East University Drive, which was funded in part through an Economic Development Administration Public Works grant in the amount of \$1.5 million. CMPDD assisted in the grant writing seeking funding and administered the grant funds while the project was ongoing.

The new roadway provides direct access from Lakeland Drive to Woodrow Wilson and serves as a north-south connector on campus. The project also included the relocation and expansion of vital infrastructure along the roadway to allow for future growth on campus.



*In August, CMPDD hosted the Mississippi Municipal League's Annual Legislative Luncheon for the 34 municipalities in its area. Seen above at the head table are left to right: Mike Monk, CMPDD CEO and Magee Mayor Jimmy Clyde, MML President and CMPDD Board Member. Speaking is Trey Bobinger, MML Contract Lobbyist, who is providing MML members with information about legislative initiatives.*

## Bridge to Independence

The Bridge to Independence Program (B2I) is a statewide program offered by the Mississippi Division of Medicaid. The program is designed to assist elderly and disabled individuals with intellectual and developmental disabilities who reside in nursing homes and intermediate care facilities transition back into the community. Since the launch of this program, B2I providers have worked in collaboration with the Mississippi Division of Medicaid and have transitioned 300 individuals across Mississippi back into local communities. This program provides the state with a large cost savings by removing individuals from full time care facilities paid for by the state and provides the individuals in the program with the skills to be independent. Since 2012, CMPDD has been a provider for this program and have assisted 15 individuals transition to independent living.

Two individuals from Hillcrest Nursing Home, located in Magee, Mississippi, found their new home and moved in on September 14, 2016. CMPDD's Community Navigators,



Tara Jones-Cooper and Kyanta Jones, worked diligently with these two individuals for over six months to help them find a place to call 'home'. The couple was extremely excited about their transition, and as the Navigators were teaching them about maintaining their household, they expressed their genuine appreciation for the help. "This has been an interesting and rewarding experience. Working with several apartment property managers, we finally found a place that was nearly perfect for this couple. We are happy they are able to live independently again, and we look forward to helping someone else with their transition," said Community Navigators.

CMPDD's Community Navigators are currently working to transition another participant in the Hinds County area, and with these two dedicated professionals on the job, the transition is likely to occur sooner than later. For more information on the Bridge to Independence Program, please contact CMPDD's office at 601-981-1516.

## Ombudsman Training

Mandated by the Federal Older Americans Act, the Long-Term Care Ombudsman Program protects and promotes the rights and quality of life for people who reside in nursing homes. Ombudsmen have a hands-on working relationship with the residents and staff of the facilities in their areas and inform nursing home residents and their families of their rights. The nursing home ombudsmen program is available to all current residents and prospective residents. On September 20, 2016, there was a Community Workshop and Ombudsman Training held at the WIN Job Center in Canton, Mississippi. Invited speakers were Mrs. Patricia Weaver from the Mississippi Department of Health and Ms. Raven Reese from Catholic Charities Rape Crisis Center.



In addition to Ombudsmen, the training was also attended by representatives from local nursing, personal care, and assisted living homes.

Additional information was provided that focused on tips, resources, and strategies to help Ombudsmen and staff improve their skills when working with residents and caregivers. The speakers reviewed key communication techniques that are important for the Ombudsman in their interactions with and communicating their roles

to caregivers. Attendees also discussed various challenging situations and strategies for assisting families. The speakers distributed materials for Ombudsmen to use to help caregivers enrich their communication skills related to problem solving, resident's rights, facility responsibilities, and self-advocacy. Mrs. Weaver with Mississippi Department of Health focused her presentation on complex issues which are deemed critical within the various facilities. She urged the audience to contact the Mississippi Department of Health with any questions they may have regarding facility concerns and safety. For more information on the Ombudsman Program contact, please contact CMPDD's office at 601-981-1516.

## CDBG/DRA/EDA Project Completes Utility Construction in Hazlehurst

Construction of water and sewer infrastructure to support the new location of Copiah County Medical Center (CCMC), formally Hardy Wilson Memorial Hospital, in Hazlehurst is complete. The Copiah Water Association, utilized \$399,405 of Economic Development Administration funding to provide water infrastructure to the site. The Association provided matching funds of

\$266,270 to complete the project.

The City of Hazlehurst has constructed a new sewer main to serve the site as well. The City was awarded \$570,000 in Community Development Block Grant funding from the Mississippi Development Authority and \$204,000 from the Delta Regional Authority to complete the project.

The Copiah County Medical Center, whose current building must be replaced to continue its vital operations, has committed to a \$16 million investment while creating 29 new jobs. It is anticipated that CCMC will open in winter 2017. CMPDD assisted in seeking funding opportunities, writing grant applications, and administering the various grant funds.

# Hazard Mitigation Planning Update

Over the last few months, CMPDD has prepared and submitted for approval Hazard Mitigation Plans for the Cities of Clinton and Richland, and the Counties of Madison and Rankin. *The Disaster Mitigation Act of 2000* requires local jurisdictions to maintain an approved Hazard Mitigation Plan in order to maintain grant eligibility for certain pre- and post-disaster grant programs available through the Mississippi Emergency Management Agency (MEMA) and the Federal Emergency Management Agency (FEMA). In addition, Plans are required to be reviewed and updated every five-years to account for any changes that might have occurred that could increase or decrease a communities risk to a particular hazard.

Predicting where the next disaster will occur, and how severe its impact will be on a community is difficult. Given the right conditions natural disasters, such as tornadoes and flash floods, can occur at anytime and anyplace. Their human and financial consequences can be significant. Mitigation planning is intended

to assist communities in determining their risks to natural disasters and developing an action plan to address the known risks by lessening the impact of natural disasters when they do take place. In the coming months, CMPDD will be working with several local jurisdictions to update their existing Hazard Mitigation Plans before they expire. These include the Cities of Flowood and Hazlehurst, and Warren County.

Earlier this year, revised Mitigation Plans were developed and approved for Bentonina, Brandon, Clinton, Eden, Florence, Georgetown, Jackson, Ridgeland, Pelahatchie, Satartia, Vicksburg, Wesson, Yazoo City, Copiah County and Yazoo County. For more information concerning the mitigation planning process underway or to find out how you can be involved in the process contact Lesley Callender at 601-981-1511 or visit the District's mitigation website page <http://www.cmpdd.org/mitigation-planning/>.

## Southcentral MS Works Continuing Workforce Efforts

In accordance with the Workforce Innovation and Opportunity Act (WIOA), passed in 2014, the State of Mississippi developed a statewide combined workforce plan, "Mississippi Works Smart Start Career Pathway". Subsequently, each of the four local workforce areas in the state have developed a local workforce area plan. The plan for Southcentral MS Works Workforce Development Area, the seventeen county area encompassing Central MS PDD (CMPDD) and Southwest MS PDD (SWMPDD), was officially approved by the Governor on August 29, 2016.

The local plan supports the vision of the state plan, which is to provide every Mississippian with the opportunity to be work- or career-ready and to secure their dream job right here at home; create a workforce system where all partners are connected and resources line up to achieve common goals; develop a process that integrates workforce partner programs and improves efficiency in the delivery of services to individuals, with particular focus on those with barriers to employment; and strategically align workforce partner programs to target current and emerging high demand industry sectors.



*From left to right: CMPDD's Cindy Goodin, Mary Powers, and Angela Griffin preparing to train staff of core partner programs on the MS Smart Start Plan referral process.*

The core workforce program partners are the MS Departments of Rehabilitation Services, Human Services, Employment Security, and the MS Community College Board. Mississippi's Smart Start Plan is based on the "No Wrong Door" concept, meaning that any individual who seeks services from one of the core program partners will also receive information and referral to the services of the other core program partners. Implementation of the Smart Start Plan requires a very close working relationship among workforce partner agencies and staff.

The state is currently developing an electronic system that will facilitate referrals of individuals between the

core agencies. The rollout of that system is expected by July, 2017; however, until that time, referrals of individuals between agencies will be accomplished via a manual process and the use of a series of diagnostic assessment questions developed by a team of partner agency representatives.

Training to demonstrate the manual process to front-line staff of the core partner programs was held over the course of the first two weeks in September. Six training sessions, presented by CMPDD Workforce staff members Mary Powers, Angela Griffin, and Cindy Goodin, provided training to almost 400 individuals. The sessions gave detailed instructions regarding the manual referral process to be followed and also provided attendees with the opportunity to meet staff of the other core program partners with whom they will be working to coordinate the provision of services to individuals.

By utilizing the resources and services of the workforce partner agencies, every Mississippian should have ample opportunity to access needed workforce skills training, support services and livable-wage employment.

# CMDC BULLETIN

Ms. Wanda Cowart, President of the Central Mississippi Development Company, Inc. (CMDC), recently announced the approval of one new loan under the Mississippi Minority Business Enterprise Loan Program (MBELP). This loan was to Integrated Management Systems (IMS), LLC for \$250,000 of a total project cost of \$526,315. IMS is a consulting and engineering firm located in Jackson, Mississippi and it is expanding its business and will use these funds to finance its working capital needs. The expansion will create approximately ten (10) new jobs in the private sector.

CMDC is a commercial lender certified by the U. S. Small Business Administration and works with local banks and other financial institutions in providing debt capital for small businesses. CMDC provides fixed rate, low interest, long term financing for small businesses that saves them thousands of dollars in debt service on fixed assets. This type of financing removes the problem of variable rate financing on long term assets. Many economic forecasters are certain that interest rates will rise. These predictable interest rate increases will not negatively impact the cash flow of those businesses that have fixed rate, low interest loans through the U. S. Small Business Administration's 504 Loan Program. The most recent fixed interest rates on under this program were:

<u>TERM (YEARS)</u>	<u>INTEREST RATE</u>
10 (September 2016)	4.26%
20 (September 2016)	4.08%

The CMDC also serves as the Loan Review Board for the Central Mississippi Planning and Development District's (CMPDD's) managed Minority Business Enterprise Loan



*From left to right: City of Jackson Mayor Tony Yarber, District Director U.S. Small Business Administration Janita R. Stewart, Integrated Management Services CEO John D. Calhoun, PhD., and Administrator of the U.S. Small Business Administration Maria Contreras-Sweet*

Program (MBELP). The interest rate on loans made to minority business owners through this program is 3.00% per annum for a term up to 15 years depending on the use of the loan proceeds.

Small business owners, bankers, commercial loan officers, real estate developers, contractors, and others interested in locking up extremely low fixed interest rates on business loans are encouraged to call Larry Anderson or Dwayne Perkins at 601-981-1625, or visit the District's website at: [www.cmpdd.org](http://www.cmpdd.org) and click on the tab labeled "Small Business Assistance".

## Planning Updates

### Town of Utica

CMPDD staff have prepared a draft Comprehensive Plan for the Town of Utica, which was recently presented to Mayor Kenneth Broome, board members, and several members of "Friends of Utica." District staff have met with the board, mayor, and department heads over the past few months to develop the needs and concerns of the Town. A Public Hearing is scheduled for November 1, 2016 and with adoption of the Plan to be considered thereafter.

### City of Vicksburg

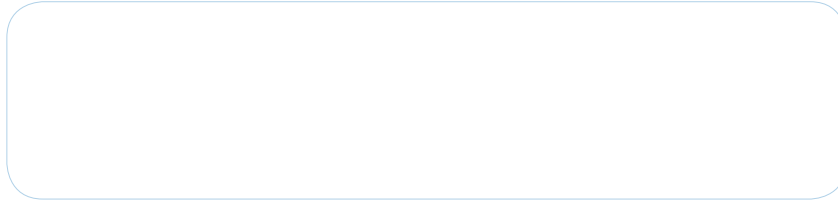
District staff have completed a second draft of the City of Vicksburg's Zoning Ordinance. The first draft went through considerable review by the City's Community Development Department and the attorney. The current Zoning Ordinance was updated to reflect land use changes from the 2015 Comprehensive Plan, as well as the division of the City into twelve neighborhood districts. Each of the neighborhood districts is divided further into zoning districts, which vary

somewhat from neighborhood to neighborhood. The ordinance also updates, among other sections, the Definitions, Manufactured Homes, and Signs sections. A zoning map is also included in each neighborhood section of the ordinance.

The City will hold three public hearings during the first week of October, before the Board of Mayor and Aldermen take action on the newly updated Zoning Ordinance.

### DeSoto County

District staff have completed a draft of two of five articles in the DeSoto County Zoning Ordinance. The District has been contracted to consolidate, reorganize, and update the County's existing Zoning Ordinance. Part of this update includes adding more definitions, incorporating the recommendations from the I-269 Corridor Study, and updating other sections to make them more user-friendly and readable. Graphic illustrations and tables will be added to make the ordinance easier to use.



**If the name and address of the recipient needs to be updated, please contact our office at 601-981-1511.**

## District Appoints New Job Training Director

Ms. Mary Powers has been appointed as the CMPDD Job Training Director effective October 1, 2016. She replaces Mr. James McGuffee who retired September 30, 2016 after 23 years of service with CMPDD. As Job Training Director, Ms. Powers is responsible for the administration and oversight of federally funded Workforce Innovation and Opportunity Act (WIOA) programs and



activities. WIOA provides a variety of services and activities, including job training, to individuals who are seeking to enter, re-enter, or upgrade their job skills.

Ms. Powers has over 35 years of experience working with federal workforce employment and training programs and has been with CMPDD since 2004.

### CMPDD BOARD OF DIRECTORS

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Volume 31

Number 4

## WANTED: RNs and Licensed Social Workers- Case Managers seeking to make a difference!

Central Mississippi Home and Community Based Elderly and Disabled Waiver Program seeks Registered Nurses and Licensed Social Workers-Case Managers to work Monday – Friday (8:00 a.m. – 4:30 p.m.). Make a difference in your community by providing healthcare support services to those in need of assistance. We provide excellent benefits, additional incentive compensation and generous leave policy. Send resume's to [tburrell@cmpdd.org](mailto:tburrell@cmpdd.org).



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