

FLORA

COMPREHENSIVE PLAN





TOWN OF FLORA

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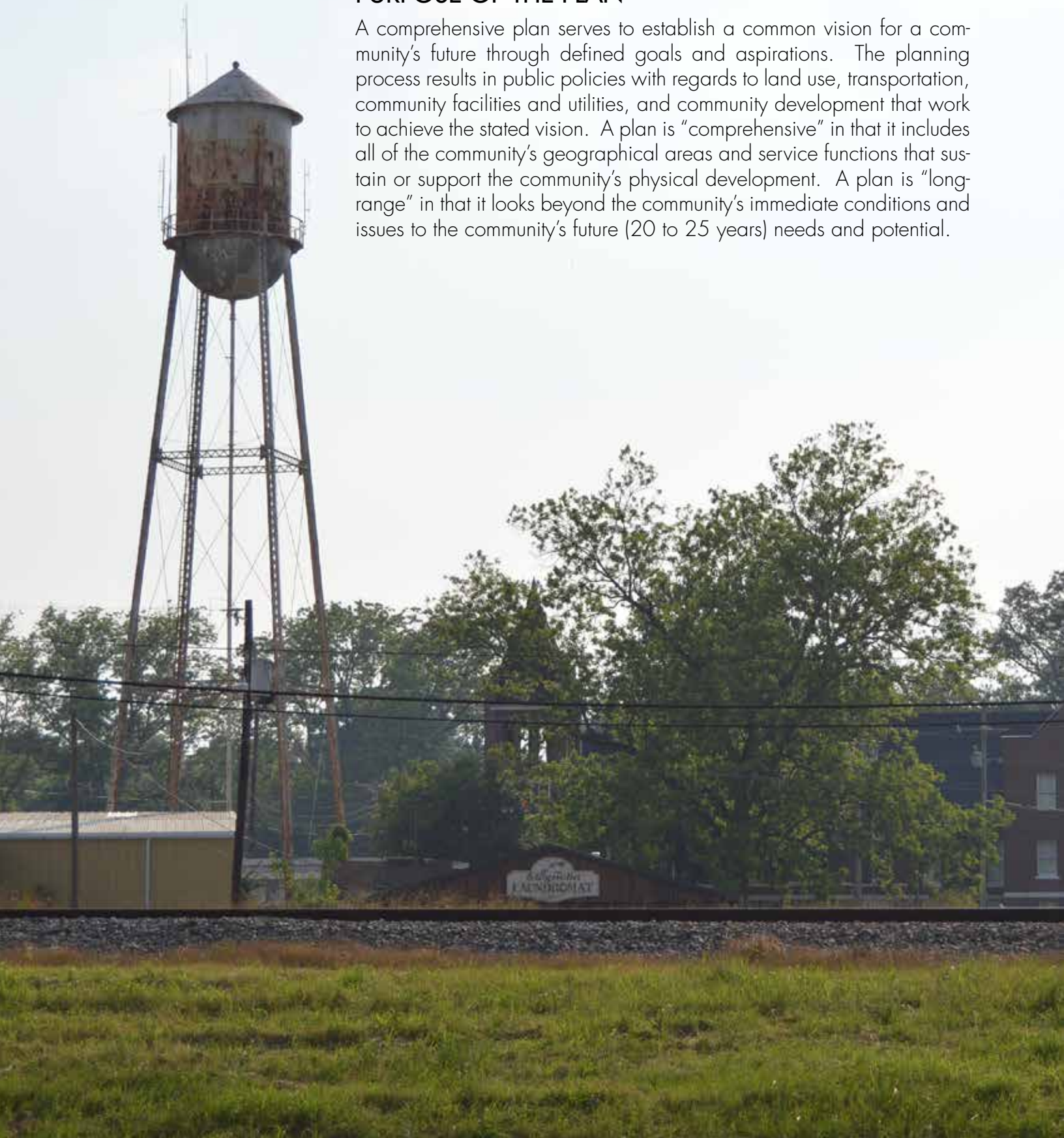


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CHAPTER 1: INTRODUCTION

PURPOSE OF THE PLAN

A comprehensive plan serves to establish a common vision for a community's future through defined goals and aspirations. The planning process results in public policies with regards to land use, transportation, community facilities and utilities, and community development that work to achieve the stated vision. A plan is "comprehensive" in that it includes all of the community's geographical areas and service functions that sustain or support the community's physical development. A plan is "long-range" in that it looks beyond the community's immediate conditions and issues to the community's future (20 to 25 years) needs and potential.



The Town of Flora recognizes the importance of planning in making effective decisions concerning the Town’s future. This Plan is a result of extensive study into existing development patterns as well as population and the economy. This Plan should, therefore, be reviewed and updated periodically (every 5 to 10 years) in order for it to remain current and be effective.

Comprehensive plans are often times seen as a means to an end. If a county or municipality wants to have zoning regulations, then they must have a comprehensive plan that meets the requirements outlined in the Mississippi State Code. With today’s technology, a comprehensive plan can also be a valuable economic development tool. The use of online surveys, GIS map viewers and Story Maps can help local governments better collect public input into the planning process and ultimately produce a plan that engages the public and serves as a useful marketing and economic development tool. When released in Story Map form, a comprehensive plan is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit www.florams.com.



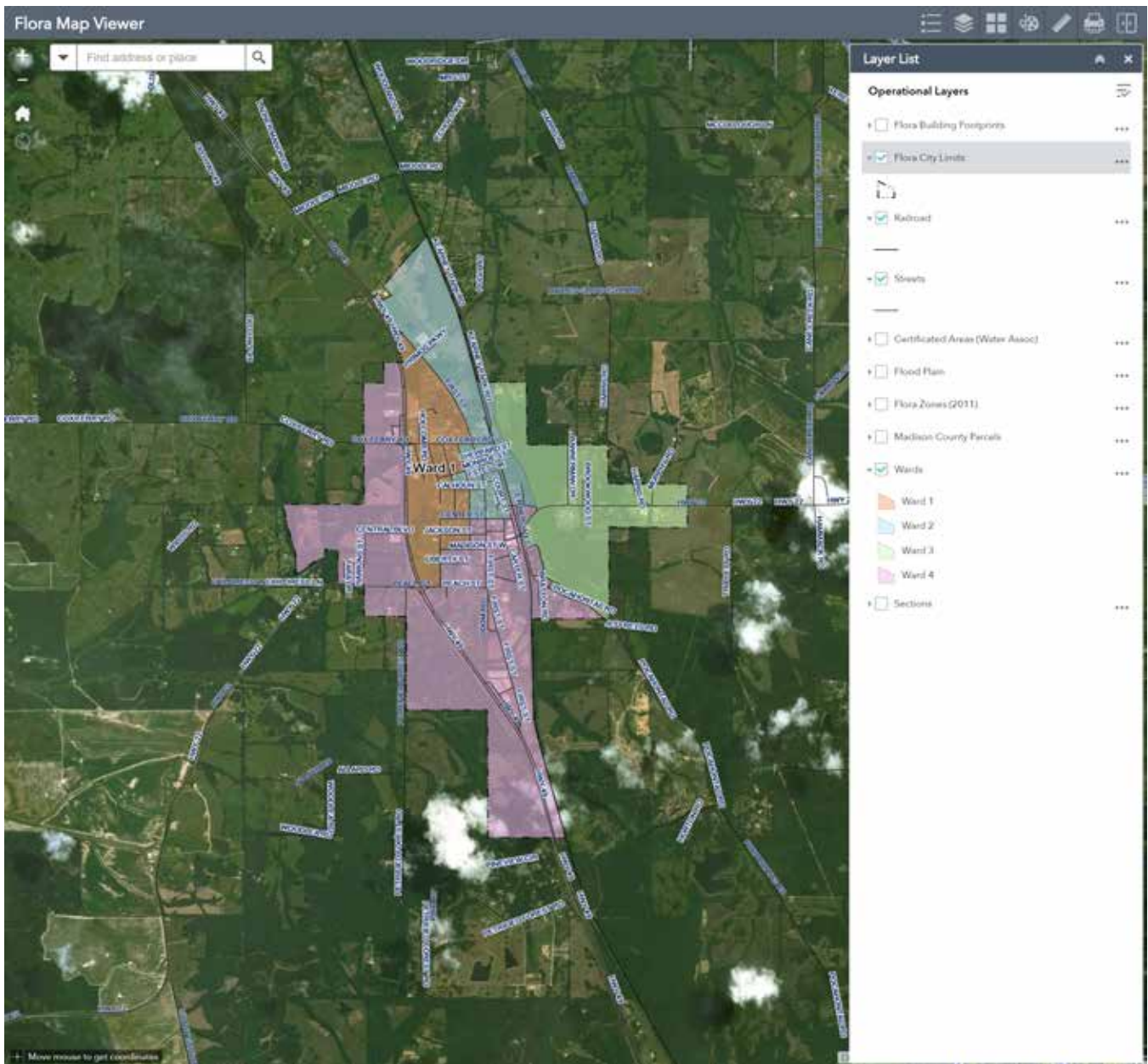
ELEMENTS OF THE PLAN

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: “...a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body... which must include long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.” This Plan goes beyond the required elements by including separate chapters on: population projections and economic development. The goals and objectives are found throughout this Plan as they pertain to the other elements as contained herein.

Chapter	Description
Introduction	How to use the Plan
Population Projections and Demographics	Current demographics, population and employment data and projections
Economic Development Plan	Analyzes existing economy and opportunities for the future
Community Facilities Plan	Inventory of community facilities and projected needs for future facilities
Transportation Plan	Classifies all existing and proposed streets, roads and highways as well as bike/pedestrian routes
Land Use Plan	Designates anticipated land use (i.e. residential, commercial, etc) for entire study area.

WEB-BASED GIS MAPPING VIEWER

As part of the development of the Comprehensive Plan for Flora, CMPDD updated the interactive web-based GIS (Geographic Information Systems) mapping application and viewer. With this internet based GIS viewing tool, users are able to pick and choose which background map and data layer(s) they wish view from a menu of available information. This new service will allow accessibility to numerous informational data layers including aerial imagery, topography, existing land use, the Land Use Plan, the Transportation Plan, recreational features/facilities, demographic data, land ownership, flood zones, and zoning. A link to the viewer can be found on the Town's website at www.florams.com.





HOW TO USE THIS PLAN

As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding rezoning, variances, conditional uses, and site plan review. It may also be used to aid in locating businesses, industries, and public facilities.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. A community plan should foster growth policies that enhance the community. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases. Planning seeks to reduce these unnecessary costs.

Implementation and Use of the Plan

A comprehensive plan is not a legal tool; however, because it, as required by state law, forms the basis for the zoning ordinance, the subdivision regulations, and other implementation documents, it does carry some legal weight. This Plan should serve as a guide and the basis for the development of, and consideration of amendments to the Zoning Ordinance, the Official Zoning Map, the Subdivision Ordinance, the Capital Improvements Program, and the Capital Improvements Budget. The implication is that comprehensive plans must precede land use regulations in preparation and adoption. The Land Use Map in this Plan is intended to indicate broad categories of land for future development. Even though there is generally not an exact match between the land use plan map and the zoning map, the two should mirror each other

as closely as possible. The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when they are based on plans, specifically a comprehensive plan.

To implement a comprehensive plan, the local government must adopt a legal device or tool that is based on the comprehensive plan. A comprehensive plan alone does not have a mechanism for enforcement; however, the implementation devices listed below can be enforced.

Implementation Devices:
Zoning Ordinances
Subdivision Regulations
Capital Improvement Programs
Area Specific Plans (i.e. Downtown Plans)
Official Maps

As previously noted, a comprehensive plan should serve as a guide for policy decisions. All policy decisions related to the development of property within the local government should be based on the comprehensive plan. Such decisions include:

Use the Plan to Guide Decisions Related to:
Rezoning Cases
Conditional Use/Variance Applications
Subdivision Plat Review
Street Closings
Concurrency Plans

All development proposals, as well as proposed rezonings, should not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each individual element of the Plan. Comprehensive plans should be used for concurrency plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezoning. The goals and objectives should be checked against the proposal to determine if there is any conflict. The Land Use Plan must be checked to determine if the proposed rezoning is in conformance with the designated land use category, and that adequate infrastructure is in place to support the development. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density residential classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

egory, and that adequate infrastructure is in place to support the development. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density residential classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

Nonconformance to the Plan and Plan Amendments

If the proposed change does not conform to the Plan, the Plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a rezoning application. The application should explain exactly why a plan amendment and zoning map amendment are needed. The reason is that the Planning Commission should be informed as to the intent of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of rezoning.



GENERAL GOALS AND OBJECTIVES

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

Among other things, this Comprehensive Plan is designed to:

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

GOAL: The purpose and overall goal of the Town of Flora is to promote the health, safety, and general welfare of the residents within the Town. The Plan's desired outcome is to foster a pattern of growth and development that achieves this goal. It does so by promoting the following guiding principles:

- **OBJECTIVE:** To provide opportunities for the progress of the residents' quality of life while retaining the atmosphere of the community;
- **OBJECTIVE:** To protect the community's unique natural assets and built assets;
- **OBJECTIVE:** To prevent the inefficient development of land by using the Comprehensive Plan and Zoning Ordinance to guide future development.
- **OBJECTIVE:** To minimize the cost of government by making the best possible use of existing and future investments in public services and infrastructure.

GOAL: Encourage new developments that make the community a healthy, safe and convenient place, and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.

- **OBJECTIVE:** To ensure that future development will be in the best interest of the community and its citizens, the planning process will be used to generally improve the quality of life of the citizens of Flora.

GOAL: To coordinate living areas, working areas, and leisure time areas into a community that creates a unique blend of function, circulation, and image through which balanced development patterns can be reached.

- **OBJECTIVE:** Development of residential, commercial, recreational, and other types of uses will be in such a manner as to complement the overall land use pattern.

CHAPTER 2: POPULATION PROJECTIONS AND DEMOGRAPHICS

POPULATION PROJECTIONS

Table 2-1 contains population counts, estimates, and projections for the Town of Flora and Madison County. These Projections are in ten-year increments from 2020 to 2040, and are based on established trends from 1970 to 2010. The projections do not assume that growth will be confined to within the Town limits. Naturally, as the Town grows, the geographic area considered to be part of the Town will grow. The projections for the Town and County were generated using a linear regression technique.





TABLE 2-1
Population Projections

Year	Town of Flora	Madison County
1970	987	29,737
1980	1,507	41,613
1990	1,482	53,794
2000	1,546	74,674
2010	1,886	95,203
2020	2,032	100,502
2030	2,216	113,602
2040	2,400	126,702

Source: U.S. Census Bureau and CMPDD

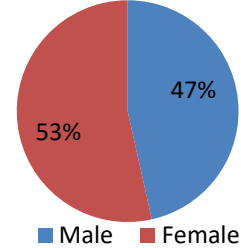
Based on this model, the Town of Flora will not experience rapid growth, but rather will see a gradual increase in population. A steady growth pattern, as the pattern projected for Flora, is more manageable for a small town as demands for services and expanded infrastructure will not suddenly outpace revenues. It should be noted that two other projection models suggest an increase to between 3,200 and 3,500 residents by 2040. The purpose of this Comprehensive Plan is to assist the local government in planning for this growth through investments in infrastructure and land use controls that will ensure the anticipated growth occurs in a controlled and manageable nature. For example, by encouraging infill development and redevelopment, the Town’s existing infrastructure will be utilized and property values maintained. When neighborhoods are abandoned and new subdivisions are constructed on the outer limits of a community, new infrastructure must be installed to service the homes and property values decline in the abandoned areas. This leads to greater disinvestment, public safety and health concerns, and unappealing appearance.



Population Summary Flora, Mississippi

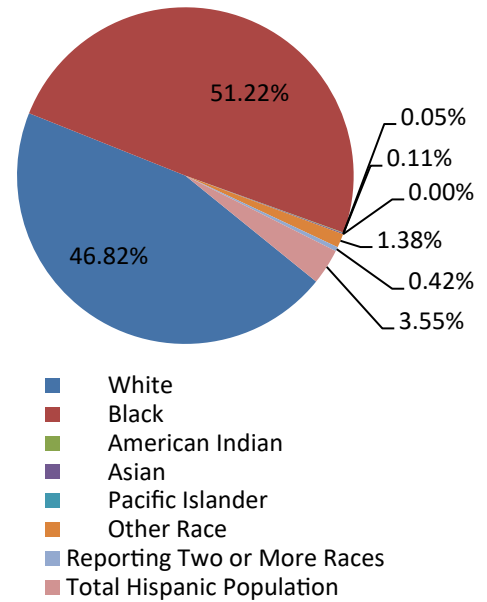
Population by Race	Number	Percent	Total Population
Reporting One Race	1,878	99.58%	2000 1,656
White	883	46.82%	2010 1,886
Black	966	51.22%	Annual Rate (%) 1.31
American Indian	1	0.05%	
Asian	2	0.11%	
Pacific Islander	0	0.00%	
Other Race	26	1.38%	
Reporting Two or More Races	8	0.42%	
Total Hispanic Population	67	3.55%	

Population by Sex

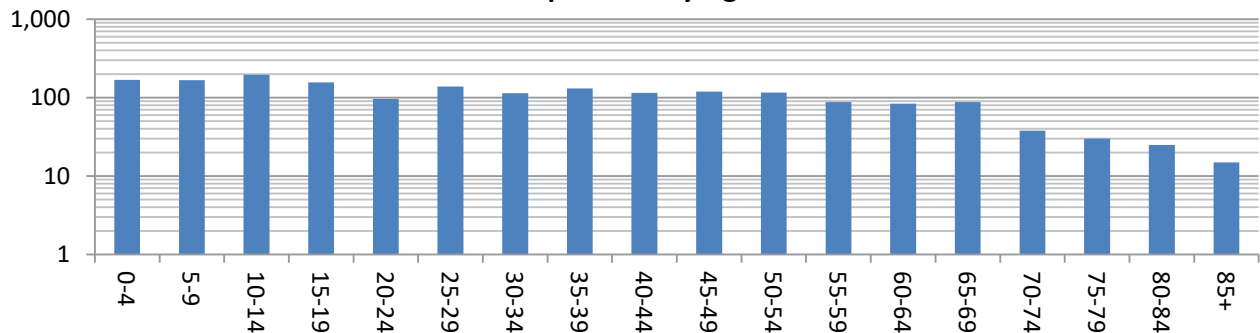


Population by Age	Number	Percent
0-4	168	8.91%
5-9	167	8.85%
10-14	196	10.39%
15-19	157	8.32%
20-24	96	5.09%
25-29	139	7.37%
30-34	114	6.04%
35-39	131	6.95%
40-44	115	6.10%
45-49	119	6.31%
50-54	116	6.15%
55-59	88	4.67%
60-64	84	4.45%
65-69	88	4.67%
70-74	38	2.01%
75-79	30	1.59%
80-84	25	1.33%
85+	15	0.80%
18+	1,249	66.22%
65+	196	10.39%

Population by Race



Population by Age



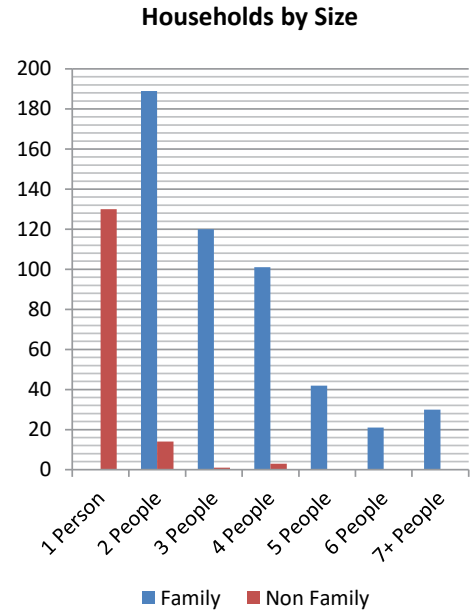
Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Household Summary

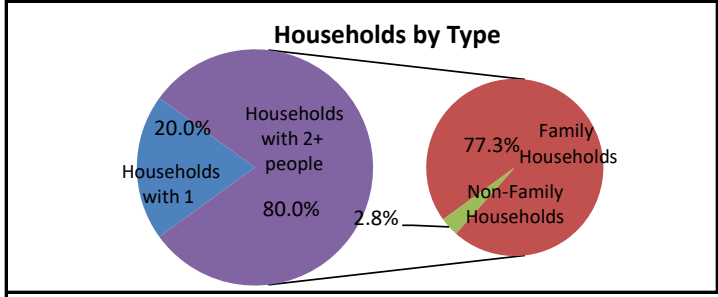
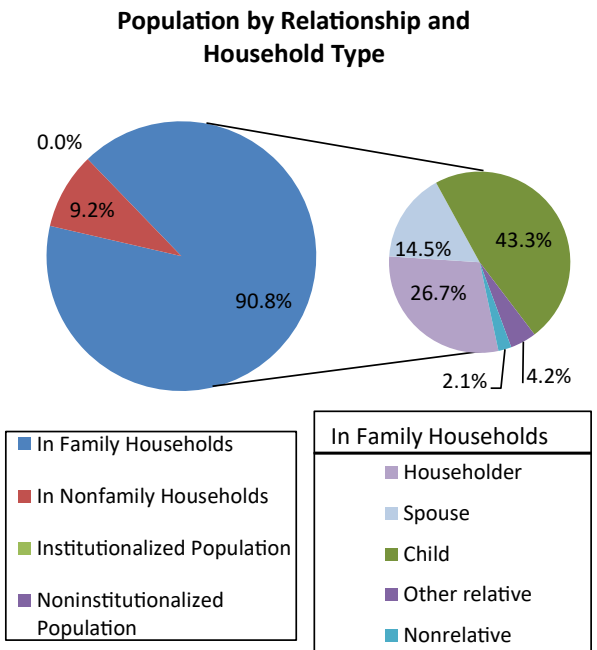
Flora, Mississippi

Households by Type	Number	Percent	Total Households	
Households with 1 Person	130	20.0%	2000	566
Households with 2+ People	521	80.0%	2010	651
Family Households	503	77.3%	Annual Rate (%)	1.41%
Husband-wife Families	274	42.1%	Average Size	2.90
With Own Children	115	17.7%		
Other Family (No Spouse Present)	229	35.2%		
With Own Children	131	20.1%		
Nonfamily Households	18	2.8%		
All Households with Children	298	45.8%		
Multigenerational Households	44	6.8%		
Unmarried Partner Households	29	4.5%		
Male-female	25	3.8%		
Same-sex	4	0.6%		



Population by Relationship and Household Type		
Total	1,886	100.0%
In Households	1,886	100.0%
In Family Households	1,713	90.8%
Householder	503	26.7%
Spouse	274	14.5%
Child	816	43.3%
Other relative	80	4.2%
Nonrelative	40	2.1%
In Nonfamily Households	173	9.2%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized	0	0.0%

Households by Size	Family		Non Family	
	Number	Percent	Number	Percent
Total	503	100.0%	148	100.0%
1 Person	---		130	87.8%
2 People	189	37.6%	14	9.5%
3 People	120	23.9%	1	0.7%
4 People	101	20.1%	3	2.0%
5 People	42	8.3%	0	0.0%
6 People	21	4.2%	0	0.0%
7+ People	30	6.0%	0	0.0%
Average Size	3.33		1.17	



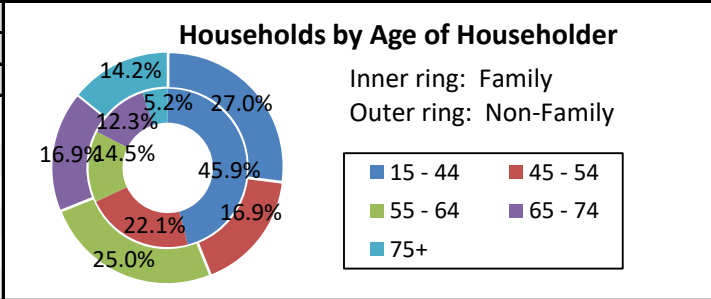
Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.



Householder Summary

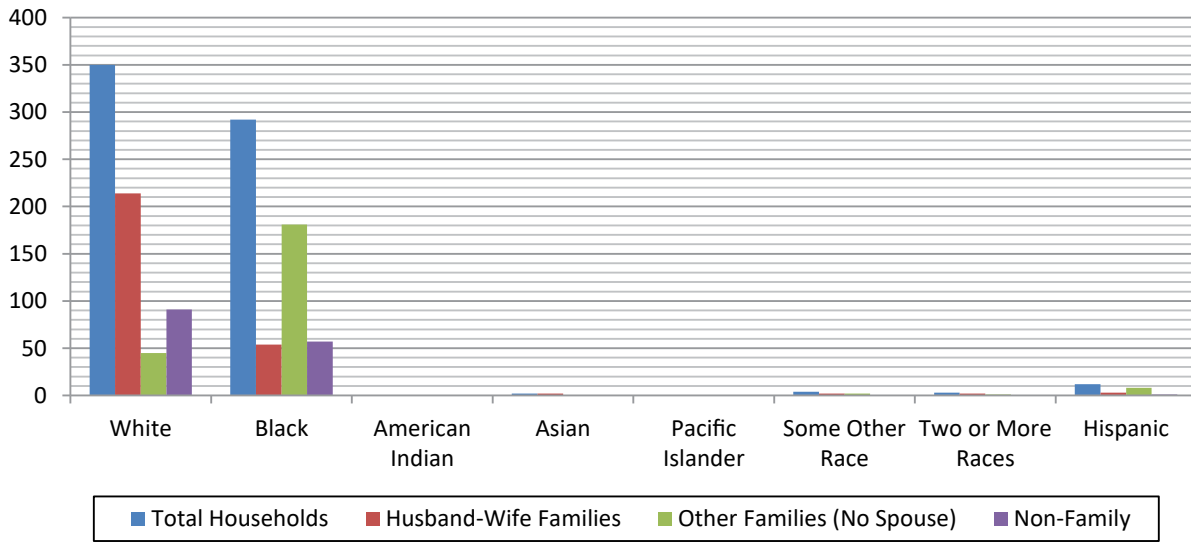
Flora, Mississippi

Households by Age of Householder				
	Family		Non-Family	
	Number	Percent	Number	Percent
Total	503	100.0%	148	100.0%
15 - 44	231	45.9%	40	27.0%
45 - 54	111	22.1%	25	16.9%
55 - 64	73	14.5%	37	25.0%
65 - 74	62	12.3%	25	16.9%
75+	26	5.2%	21	14.2%



Summary by Race of Householder	Total Households		Husband-Wife Families		Other Families (No Spouse)		Non-Family	
	Householder is:	Number	Percent	Number	Percent	Number	Percent	Number
Total	651	100.0%	274	100.0%	229	100.0%	148	100.0%
White	350	53.8%	214	78.1%	45	19.7%	91	61.5%
Black	292	44.9%	54	19.7%	181	79.0%	57	38.5%
American Indian	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Asian	2	0.3%	2	0.7%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race	4	0.6%	2	0.7%	2	0.9%	0	0.0%
Two or More Races	3	0.5%	2	0.7%	1	0.4%	0	0.0%
Hispanic	12	1.8%	3	1.1%	8	3.5%	1	0.7%

Race of Householder

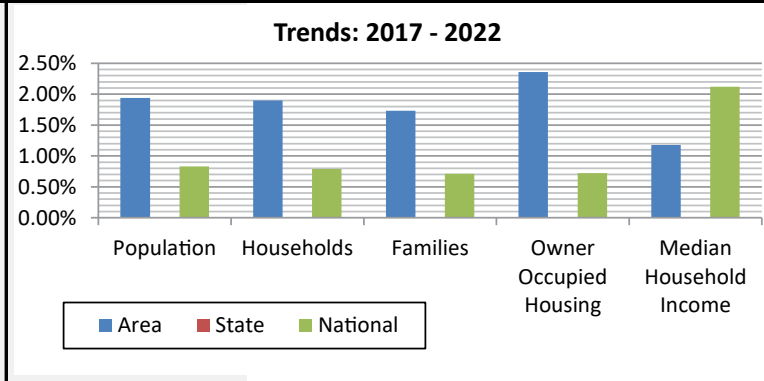
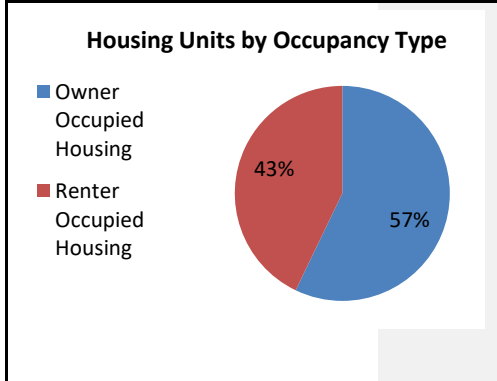


Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

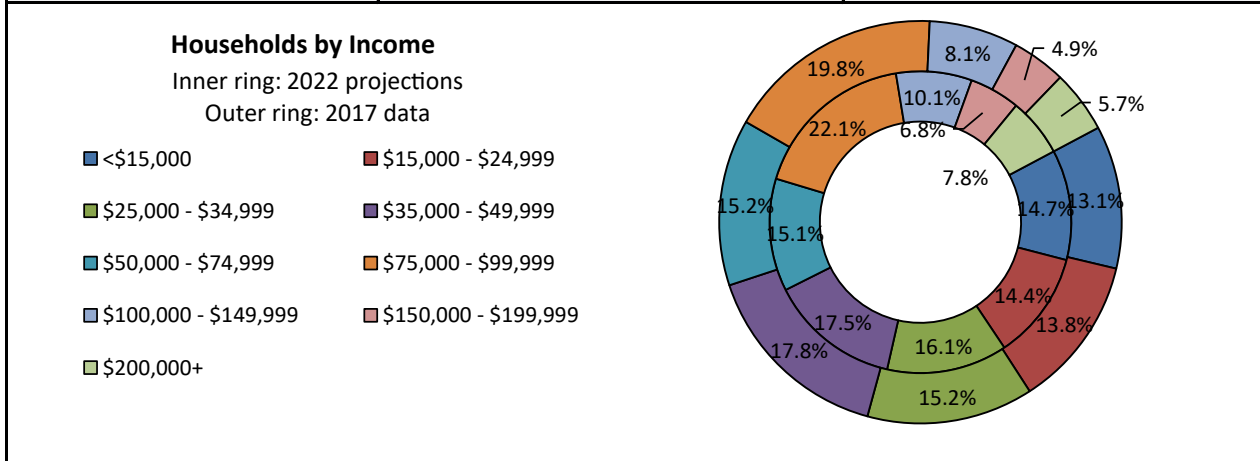
Demographic and Income Projections

Flora, Mississippi

Summary	2010	2017	2022	Trends 2017 - 2022 Rate		
				Area	State	National
Population	1,886	2,142	2,358	1.94%	0.31%	0.83%
Households	651	739	812	1.90%	0.31%	0.79%
Families	503	558	608	1.73%	0.19%	0.71%
Average Household	3	3	3	-	-	-
Owner Occupied Housing	372	526	591	2.36%	0.34%	0.72%
Renter Occupied Housing	279	213	221	-	-	-
Median Age	31	40	41	-	-	-
Median Household Income	-	\$46,655	\$49,472	1.18%	1.03%	2.12%



Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	85	13.1%	96	14.7%
\$15,000 - \$24,999	90	13.8%	94	14.4%
\$25,000 - \$34,999	99	15.2%	105	16.1%
\$35,000 - \$49,999	116	17.8%	114	17.5%
\$50,000 - \$74,999	99	15.2%	98	15.1%
\$75,000 - \$99,999	129	19.8%	144	22.1%
\$100,000 - \$149,999	53	8.1%	66	10.1%
\$150,000 - \$199,999	32	4.9%	44	6.8%
\$200,000+	37	5.7%	51	7.8%
Median Household Income	\$46,655		\$49,472	
Average Household Income	\$70,464		\$80,221	
Per Capita Income	\$25,301		\$28,690	



Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

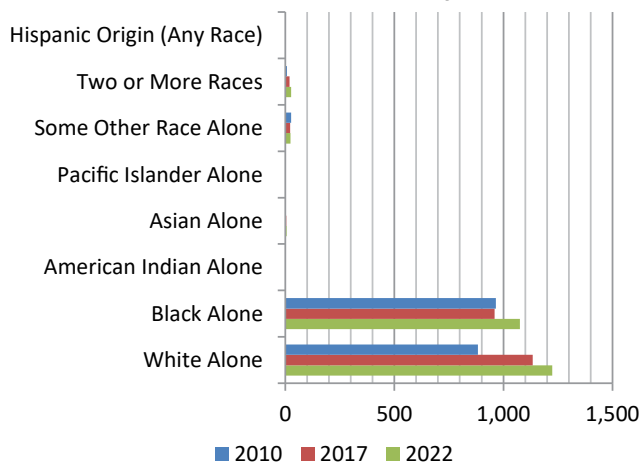


Population Summary and Projections Flora, Mississippi

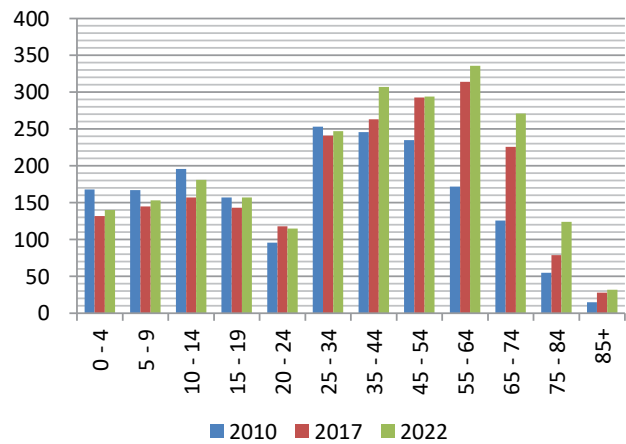
Population	2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
	1,886		2,142		2,358	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	168	8.9%	132	6.2%	140	5.9%
5 - 9	167	8.9%	145	6.8%	153	6.5%
10 - 14	196	10.4%	157	7.3%	181	7.7%
15 - 19	157	8.3%	143	6.7%	157	6.7%
20 - 24	96	5.1%	118	5.5%	115	4.9%
25 - 34	253	13.4%	241	11.3%	247	10.5%
35 - 44	246	13.0%	263	12.3%	307	13.0%
45 - 54	235	12.5%	293	13.7%	294	12.5%
55 - 64	172	9.1%	314	14.7%	336	14.2%
65 - 74	126	6.7%	226	10.6%	271	11.5%
75 - 84	55	2.9%	79	3.7%	124	5.3%
85+	15	0.8%	28	1.3%	32	1.4%

Race and Ethnicity						
White Alone	883	46.8%	1,134	52.9%	1,224	51.9%
Black Alone	966	51.2%	960	44.8%	1,076	45.6%
American Indian Alone	1	0.1%	1	0.0%	1	0.0%
Asian Alone	2	0.1%	5	0.2%	6	0.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	26	1.4%	22	1.0%	24	1.0%
Two or More Races	8	0.4%	20	0.9%	26	1.1%
Hispanic Origin (Any Race)	0	0.0%	0	0.0%	0	0.0%

Race and Ethnicity



Population by Age



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.



New Construction



In-Fill Development

CHAPTER 3: ECONOMIC DEVELOPMENT

GOALS AND OBJECTIVES

GOAL: To retain and expand existing businesses located within Flora, and to attract new businesses to the Town that complement existing development and meet the needs of the community.

- **OBJECTIVE:** To continue to partner with the Flora Chamber of Commerce and the Madison County Economic Development Authority to foster a business friendly environment.
- **OBJECTIVE:** To partner with businesses and industry to fund necessary infrastructure improvements through available grants, loans, or funding strategies such as Tax Increment Financing.
- **OBJECTIVE:** To maintain a diverse business mix to provide services and employment opportunities to all citizens of Flora.



Economic Development is not traditionally considered expressly in a comprehensive plan; however, due to the importance of a strong economy, it is included in the Town of Flora's Comprehensive Plan. Generally, economic development is the collective efforts that seek to improve the economic well-being and quality of life for a community. A strong economy ensures 1) residents have access to quality jobs and associated income to support themselves and their families, 2) local tax revenues, which contributes significantly to the Town's ability to provide local services, and 3) existing businesses remain competitive in a rapidly-changing economy. As noted by the International City/County Management Association's (ICMA) book, Managing Local Government Services, communities are unable to grow (or sustain a vibrant community) without a sound economic foundation.

Local governments are key players in economic development by offering services, infrastructure, and financial assistance to help spur job growth. Local governments, in their regulatory roles, influence the type, location, and size of commerce and industry through land use, zoning, building codes and permits, and other policies. As a regulatory agency, a local government can initiate business friendly programs that fast-track review and approval of site plans, zoning applications, and other permits. The focus of such programs should be on reducing time, not lowering the standards set forth in the adopted local policies and ordinances.

Many governments, including the Town of Flora, partner with private and/or non-profit economic development groups, such as Madison County Economic Development Authority (MCEDA), to provide many economic development services and assistance. A local government, especially a small government such as Flora, should not tackle economic development alone. Partnering with other local governments and MCEDA prevents the duplication of efforts and wasteful spending on services already provided by a local partner.

The existing local business community must not be

forgotten either. The Flora Chamber of Commerce plays a vital role in the retention and support of existing local businesses by connecting business leaders with each other and the local officials. Local businesses can take advantage of mutual marketing by working through the Chamber to host and sponsor events and festivals, and participating in business directories or tourism marketing efforts.

EXISTING ECONOMY

Residents of Flora benefit from a diverse mixture of employment opportunities, which allows residents to provide for their families and reinvest in the local community. In recent years, many local governments and even state and federal programs have placed a significant importance on "high-quality, high-wage jobs." This type of job certainly has the ideal characteristics that a growing, wealthy community would desire; however, it is important to note the diversity of the Town's population and their needs. An economy without a service or retail sector would cause significant investments and income to leave the Town.

The strength of a local economy can be determined by analyzing the existing business and employment mix. An inventory of businesses operating in the Town of Flora was compiled from a national database, Hoover's Inc. The top four sectors as defined by North American Industry Classification System (NAICS) for total number of businesses are listed in TABLE 3-1.





TABLE 3-1
Business Sectors

Sector	Number of Businesses
Retail	20
General Service	13
Agriculture	8
Construction	8
All Businesses	103

Sector	Number of Employees
Manufacturing	142
Retail	126
Education	95
Government	57
All Employees	680

The diversity and blend of the Town’s economy becomes apparent when comparing the sectors with the most businesses with those who have the highest number of employees. Flora is historically an agricultural-based community with commute opportunities into the larger cities of Jackson, Madison and Vicksburg. While it is noted that the Town’s economy leans toward the retail sector, this data indicates that the Town is not solely dependent on a single sector or sub-sector for employment and investment. Economic diversity is key to weathering downturns in a single sector. The businesses in Flora are smaller in scale and headquartered locally, as the largest employer has less than 100 employees and is a locally owned company. Many small towns are depen-

dent on a single industry or business. This dependency often results in the town struggling to exist if the industry or business leaves or closes. The spread of employment opportunities across many businesses and sectors further establishes the strength in Flora’s economy.

Retail businesses generate opportunities for residents, and possibly more importantly, non-residents to invest their income in the local economy. The purchase of goods and services from the local retail sector produces additional jobs and generates a significant source of revenue through sales tax for the Town. The employment opportunities within the retail sector range from unskilled, physical laborer to highly-skilled craftsman or manager.

The daily retail needs of the community are met within the Town but the economy is not overburdened with big box retailers that do not fit the character of Flora. The surrounding communities of Canton, Madison and Jackson, which are on average 15 miles away, have large-scale retailers to meet the greater retail demands. The retail sector of Flora is comprised of local businesses as well as small-scale regional retailers. This scale of retail businesses is in keeping with the Town’s noted desire to retain its small, rural character. Growth in small-scale retail, particularly local businesses, is strongly encouraged.

As noted later in the Land Use Plan Chapter, the Town has adequate lands available for highway-related commercial growth along the U.S. Highway 49 corridor. While attracting visitors to the historic downtown area is important, a significant amount of potential revenue flows through the community on the 4-lane divided highway that

is one of the main routes connecting the Mississippi Delta to the Jackson area. Encouraging the location of motorist services as well as commercial ventures that are dependent on high-traffic volumes along U.S. Highway 49 is recommended.

The Town's industrial park is ripe for development as it is located on U.S. Highway 49, adjacent to a major rail, and has adequate water and sewer infrastructure. Flora should continue to work with MCEDA to promote available properties in the Flora Industrial Park. This property is well suited for light industrial, mostly-indoor type activity given its location near residential properties. Flora's proximity to agricultural lands including large row crop operations in the Mississippi Delta provide an ideal location for bio-based research and production.

FLORA STATION DISTRICT

Downtowns are often seen as the symbolic center of and a unifying force for a community. A thriving downtown has opportunities for commerce, employment, recreation, and living. The physical form and appearance is important to the perception and experience of a downtown. The Flora Station District, which is the historic downtown area, is a prime example of a traditional downtown and is truly the heartbeat of the community. It has several unique, local businesses, including restaurants and retail, professional offices, government services, and public spaces for gathering. There are a variety of residential properties on the periphery of the district. Public spaces and gathering places, such as the Flora Depot and several churches, are scattered throughout the district.

As a result of continued investment by the Town of Flora as well as private investors, the Flora Station District is thriving. However, there remain opportunities for improvements and expansion. Placemaking is defined as the art of transforming public space into quality places. It is not only about aesthetics but also function and form. The traditional development pattern along Main Street (MS Highway 22) is heralded as an example of function and form. This pattern should be pre-

served as the area grows.

To address aesthetics, the Town installed uniform trash receptacles and planters along Main Street in the recent past. Additional planters and seating along the public sidewalks would further enhance the Town's placemaking efforts. Also, the Town should partner with Entergy Mississippi to update the street lighting on Main Street to feature soft-white LED lights and ornamental posts. Relocation of utility lines to underground or behind the buildings is strongly encouraged as well. The Town may also consider utilizing the inoperable water tank as an icon for the Flora Station District. As shown in the renderings below, the water tank could be repainted and a logo added.

Watertower Repair Concept





Current Downtown Flora



Downtown Flora Concept

The undeveloped areas along the rail and to the north and south of Main Street (MS Highway 22) should be preserved as open space and may be utilized for special events, such as festivals or weekend markets. The Town may tap the resources of Keep Flora Beautiful and other similar organizations to install basic, low-maintenance landscaping in these areas. When not in use, the passive park would be welcoming and pleasing. When hosting an event, the space becomes a marketing tool and draw to those passing through Flora on MS Highway 22.

Future developments within this district should maintain the traditional development pattern for that use. The vacant parcels along Main Street, from Carter Street to First Street, should continue the architectural style of the historic core buildings. There should be no setback from the sidewalks, the buildings should be attached or have “zero lot lines” on the sides, and parking should be available on the street or in a shared space in

the rear of the buildings. When possible, two-story structures should be constructed and awnings or porches should be prominent. Offices, retail, medical services, and restaurants should be encouraged in this location.

The intersection of First Street and Main Street/MS Highway 22 may feature a restaurant with outdoor seating or a corner building that follows the contours of the roads. The southern half of the intersection may feature higher-intensity commercial uses, while the northern portion should focus on lower-intensity uses. Given the close proximity to residential properties, site plan review is vital to insuring that proper buffers are installed and the uses remain harmonious.

*New Commercial Property
Concept*



Downtown Ridgeland In-Fill



Downtown Crystal Springs

*Farmer's Market and
passive park concepts*



CHAPTER 4: COMMUNITY FACILITIES

GOALS AND OBJECTIVES

GOAL: To continue to provide public facilities and services in a manner that is cost efficient and makes public facilities accessible and convenient to the Town's residents.

- **OBJECTIVE:** To provide water service, wastewater treatment, and storm drainage facilities to meet the needs of the Town's service area.
- **OBJECTIVE:** To continue planning for maintenance, extension of services, and upgrades to public facilities through the utilization of a Capital Improvement Program.

GOAL: To develop and implement measures necessary for continuation of programs aimed at reducing the fire rating for the Town of Flora.

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

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

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

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

- **OBJECTIVE:** Continue to provide safe, well-maintained, and steadily improving facilities that promote activities for the physical and mental well-being of citizens of all ages.
- **OBJECTIVE:** Continue to improve and expand the existing recreational facilities.
- **OBJECTIVE:** Actively seek new opportunities for neighborhood parks or open space near and/or within residential areas.
- **OBJECTIVE:** To create an open space within the Flora Station District to use for markets, festivals and other special events.



HOUSING

Table 4-1 shows a breakdown of housing in Flora by type and condition of structure. This information was gathered during the initial land use survey.

TABLE 4-1

**Residential Structure Count
2017 Existing Land Use Survey**

Structure Type	Town of Flora	Flora Study Area
Single-Family Structure	417	587
Dilapidated Structure	5	12
Multi-Family Units	103	103
Manufactured Homes	84	169
Total:	609	871

Source: Central Mississippi Planning and Development District.

The Town of Flora’s housing stock is mostly comprised of single family, site built homes. Multiple family units, such as duplexes and apartments, account for approximately 15% of the housing. The small portion of the housing stock are manufactured homes. According to the U.S. Census Bureau 2012 – 2016 American Community Survey (ACS), nearly all housing units in Flora have at least two bedrooms. Less than five percent of the housing units are one-bedroom. Approximately 76% of the units have two to three bedrooms, and 20% have four or more bedrooms.

As noted in Table 4-1, the housing stock in Flora is overall in excellent condition, with only five dilapidated structures. Based on estimates from the 2012 - 2016 ACS, the Town saw a large housing boom from 1960 – 2000. Nearly 40% of the housing units were constructed between 1960 and 1980. Another 35% were estimated to be constructed between 1980 and 2000.

The remaining housing stock is split evenly as “new construction,” built since 2000 or pre-1960 construction. The housing stock in Flora is well maintained, but as it continues to age, maintenance and pride in property will be vital. Not only is maintenance important from a housing availability standpoint, but it also can have significant impacts of property values, health, and public safety. Dilapidated structures have a repeated history of becoming havens for crime, particularly drug activities. Additionally, the appraised value of surrounding properties can be negatively impacted by the declining value of a dilapidated or neglected property.





TABLE 4-2
Projected Residential
Housing Needs

Year	Occupied Housing Units	Persons Per Occupied Unit	Projected Population	Projected Number of Units
1990	540	2.74		
2000	566	2.93		
2010	651	2.90		
2020		2.86	2,032	710
2030		2.86	2,216	775
2040		2.86	2,400	839

Source: U.S. Census Bureau and CMPDD

Based upon past trends, the future housing needs of the Town of Flora can be projected. The Town will need approximately 200 additional housing units by 2040. It is expected that the market forces of supply and demand as well as other economic factors such as local employment will dictate when housing is built. As previously men-

tioned, the cost of development and impact on public infrastructure decreases when in-fill development or redevelopment occurs in established residential areas. The Land Use Plan serves as a guide to limit rapid expansion of residential development in areas unserved by public infrastructure.



Housing Unit Summary

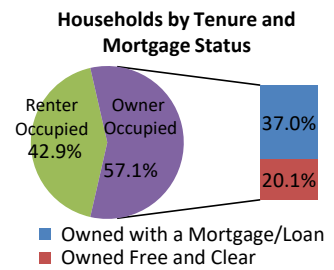
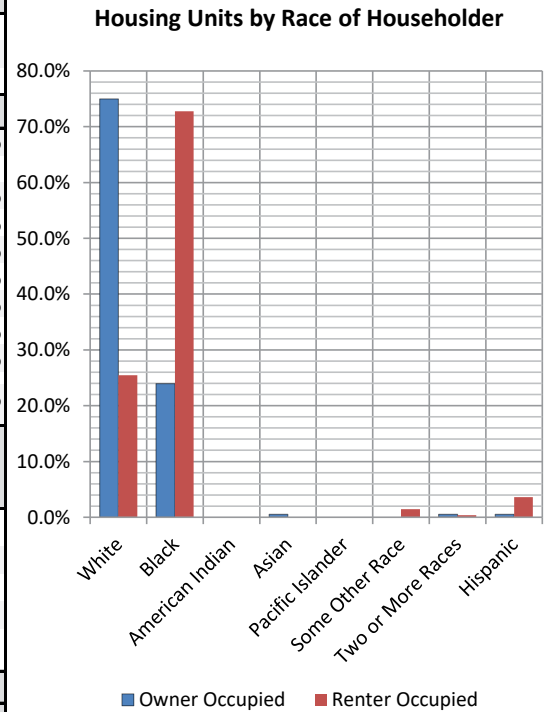
Flora, Mississippi

Total Housing Units	
2000	591
2010	691
Annual Rate (%)	1.58

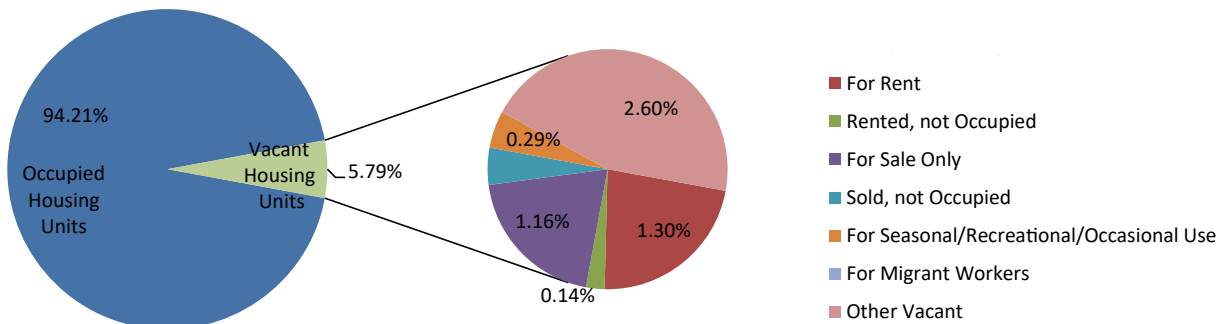
Total Housing Units by Occupancy	Number	Percent
Occupied Housing Units	651	94.21%
Vacant Housing Units		
For Rent	9	1.30%
Rented, not Occupied	1	0.14%
For Sale Only	8	1.16%
Sold, not Occupied	2	0.29%
For Seasonal/Recreational/Occasional Use	2	0.29%
For Migrant Workers	0	0.00%
Other Vacant	18	2.60%
Total Vacancy Rate (%)		5.8%

Households by Tenure and Mortgage Status	Number	Percent	Average Household Size
Total	651	100.0%	
Owner Occupied	372	57.1%	2.54
Owned with a Mortgage/Loan	241	37.0%	
Owned Free and Clear	131	20.1%	
Renter Occupied	279	42.9%	3.37

Housing Units by Race of Householder	Owner Occupied		Renter Occupied		Average Household Size
	Number	Percent	Number	Percent	
Total	372	100.0%	279	100.0%	2.51
White	279	75.0%	71	25.4%	3.31
Black	89	23.9%	203	72.8%	0.00
American Indian	0	0.0%	0	0.0%	3.50
Asian	2	0.5%	0	0.0%	0.00
Pacific Islander	0	0.0%	0	0.0%	5.50
Some Other Race	0	0.0%	4	1.4%	3.33
Two or More Races	2	0.5%	1	0.4%	5.08
Hispanic	2	0.5%	10	3.6%	



Total Housing Units by Occupancy



Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



TOWN HALL

The Flora Town Hall is located at 168 Carter Street and was constructed in 1969. The building has seen several additions and renovations since construction. The most recent renovation was completed in 2010. The 4,000 square foot building includes offices for the mayor, town clerk, public works director, water clerk, and part-time building/zoning official. Town Hall also has a boardroom which doubles as a courtroom. It was this portion of the building that was renovated in 2010 and is fully ADA compliant.

There is a need for additional storage areas and ADA compliant improvements within the office portion of the building. General renovations and improvements due to the age and piece-meal nature of the building are also needed. As the Town continues to grow in size geographically as well as in population, it is anticipated that additional personnel may be added which would likely require additional space.

POLICE DEPARTMENT

The Flora Police Department, which is located at 176 Carter Street, is housed in a building constructed specifically for the Police Department in 2014. The department employs 7 full time officers and 2 part time officers, including the chief and assistant chief. The current police station is 1,800 square feet and has adequate office, storage, and temporary holding space. All individuals in custody are transferred to the Madison County Jail.

While building space is currently adequate, additional office space may be necessary as the Town's population increases. There will also be a need for additional officers and associated training and equipment. Flora Police Department handles calls and dispatching services during business hours on weekdays. After business hours and on weekends, the Madison County Sheriff's Office provides dispatch services for Flora. As such, the Town operates the same radio system as the Madison County Sheriff's Office. The Town acknowledges the possibility of handling dispatch services full-time in the future as the population of the Town grows. Additionally, the Town is aware of the need to purchase a new radio/communication systems should the County modify their system.

The Town budgets acquisition, through a lease/purchase agreement, of at least one new patrol



car per year. If revenues allow, additional cars may be acquired. The Town does not operate under a take-home fleet policy. While this allows for fewer vehicles in the fleet, it increases the mileage and “wear and tear” on the fleet as each vehicle is in constant use.

It is recommended that the Town begin budgeting and saving for the purchase of a new radio/communication system in advance of the County. It is possible for the County to modify their system with minimal notice to the Town. The Town’s limited flexibility within its budget would make an immediate purchase very difficult. Additionally, when possible, the Town should work to increase its fleet of patrol cars. The ability to route vehicles and provide a “rest” shift for the vehicles may reduce the cost of maintenance and increase the lifetime of each vehicle.

FIRE DEPARTMENT

The Flora Fire Department is staffed by six part time positions along with 25 volunteers. The part time firemen staff the fire station Monday through Friday, 7 a.m. to 5 p.m. with one person per shift. This ensures a rapid response with a fire vehicle and equipment during the hours that most volunteers are away from Town working other jobs. The fire station is located at 137 Kearney Park Road, which is on the west side of the railroad that separates the Town. The current station was built in 1970s with a major renovation in 2012 to add sleeping quarters. The Department operates two pumper trucks and one tanker/pumper.

The current fire rating is 6, but the Town is striving to reduce the rating to 5. In order to reach this goal, the Town has identified two needs that must be met; one, a second station on the east of the railroad and, two, providing 24-hour coverage by at least one paid staff. Renovations, due to size or space, are not required at the current station as it is adequate to house modern equipment and vehicles. The current station also includes sleeping quarters which would be utilized if the Department added 24-hour coverage by paid staff.



Fire response to the east side of the coverage area is delayed if a train is passing through the Town. A second station located east of the railroad would help to alleviate this issue. The new station could be equipped with the existing fleet of trucks but additional equipment may be needed in the future.

Full time staff will be needed in the future to improve the fire rating. The department could transition to a combination department by adding a night shift to its current full time day shift to provide 24 hour coverage by paid staff.

It is recommended that the Town of Flora continue seeking grants for fire equipment and staffing when possible. The Town should also begin budgeting and saving for the construction of a new station on the east side of Flora.





PARKS AND RECREATION

The Mississippi Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2015-2019, *Making Strides*, reports the results of surveys conducted of outdoor recreation providers and citizens. The survey results show that town parks are the most used recreational facilities. Town parks account for 59.6% usage as opposed to state parks (49.8%) and national parks (22.3%). The survey results also report that 83% of respondents said they would walk to a park. Of the respondents who said they would not walk or bike to a park, 42% said it was due to unsafe conditions. Of the citizen survey results, the highest demand for recreational facilities was trails for walking, jogging/running and biking.

Currently, the Town of Flora has one public park, the Elise G. Anderson Walking Park, which is approximately 3 acres and is located just west of the downtown area. The land was donated to the Town by the Anderson family for use as a park. The Town of Flora in partnership with Keep Mississippi Beautiful, Keep Flora Beautiful, numerous corporate sponsors and local volunteers constructed the walking trail and installed playground equipment and other park amenities in May 2017. The Park currently features a ¼ mile walking trail, children's playground, plants, shrubs, and flower beds, and several picnic tables, benches, and trash receptacles.

The Town has recently paved the walking trail and has plans install additional play equipment including swings in the near future. While no additional expansions are planned within the Elise G. Anderson Park, the Town is committed to main-

taining this facility to meet the needs of the community. Other amenities that may be added in the future include fitness station along the walking trail, safety lighting, and drinking water stations.

The Town of Flora continues to seek other recreational opportunities to offer citizens. In addition to the new park, the Town desires to designate bike/pedestrian routes along the existing local roadways and will explore opportunities for the construction of bike and pedestrian paths in the future. These facilities will be discussed at greater length in the Transportation element of this Plan.

WATER SUPPLY AND SEWAGE DISPOSAL

Currently, the Town has a 200,000 gallon capacity in elevated water tanks and is operating three water wells with 770 customers on the system. Each well can provide 500 gallons per minute. The system operates below capacity and can accommodate additional development. The Town constructed the newest well on Richardson Road with the intention and design to construct an elevated tank on this site in the future. The Town has maintained its operable water tanks and wells and will continue to perform preventative maintenance in the future.

In addition to constructing a new tank at the Richardson Road site, the Town recognizes the need to replace an existing low-flow, 4 inch line along MS Highway 22 east of downtown with a larger capacity line. Additionally, during the installation of a larger water main along MS Highway 22, the Town desires to create a redundancy loop for the eastern most section of the Town's water system near Cane Creek Road and Andover subdivision.

The Town of Flora has limited staff within their public works division and, as such, has been proactive in utilizing technology, where possible, to monitor the water system. In addition to installing radio-read water meters in a portion of the Town, the water wells and tanks are connected to a database and monitoring system.



The Town's wastewater treatment system has been well maintained and is in compliance with all discharge regulations from the Environmental Protection Agency. The Town of Flora utilizes a single eight acre lagoon which has three cells and is located on Kearny Park Road. Furthermore, the Town's system has adequate capacity for residential and commercial growth. Industrial growth within the service area would likely require an expansion to the treatment facility.

The Town's sewerage lines will require replacement and capacity improvements in the near future to adequately serve the residential development within the service area. Many of the existing lines are small diameter and are reaching the end of their life span.

The Town is encouraged to monitor the condition of its water and sewerage lines to ensure that ruptures and leaks are limited. Many lines are reaching the end of their life span and will need to be replaced in the next twenty years. It is recommended that the Town create an inventory of its water and sewerage lines to include age, material, and number of repairs, as well as capacity. The inventory will prove useful during capital budgeting.

SCHOOLS

Currently, there are two schools in Flora; East Flora Elementary and Tri-County Academy. East Flora Elementary is one of three feeder schools for Madison Middle, Rosa Scott and Madison Cen-

tral High School, all of which are part of the Madison County School District. East Flora Elementary provides Kindergarten to 5th grade for the Town of Flora and residents of the study area for this plan. The school is located on MS Highway 22 to the east of the rail and the Flora Station District. The campus, which was constructed in the early 2000's, is located on 16th Section land and has room for expansion. The 2017 – 2018 enrollment is 325 students with 50 employees assigned to the school.

Tri-County Academy, a private school founded in 1970, offers pre-kindergarten through 12th grade at its campus along Cox Ferry Road. The Academy reports a total enrollment of 390 students for the 2017 – 2018 academic year.



CHAPTER 5: TRANSPORTATION PLAN

GOALS AND OBJECTIVES

GOAL: To provide transportation infrastructure throughout the Town, including highways and arterial streets, for the safe and efficient movement of traffic.

- **OBJECTIVE:** To design a comprehensive circulation system to serve the community and to integrate transportation facilities and land use.
- **OBJECTIVE:** To reduce traffic congestion on existing streets between homes and places of shopping and employment and to discourage through traffic in residential areas.

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

- **OBJECTIVE:** To plan transportation corridors with elements that facilitate pedestrian circulation through green belts containing bicycle lanes, and walking trails that connect to adjacent residential/commercial areas.
- **OBJECTIVE:** To acquire adequate rights-of-way for roadside planting to make streets and highways attractive and safe.
- **OBJECTIVE:** To adopt and implement a Complete Streets Policy with the goal of improving pedestrian and bicycle connectivity and safety.
- **OBJECTIVE:** To designate Flora as a bicycle-friendly community.





This Plan categorizes the streets/roads (highways, arterials, and collectors) in Flora and indicates improvements to many of them. The Town of Flora recognizes the important relationship between land uses and transportation, and that the Land Use Plan is valuable in helping make determinations between land uses and traffic routes. Conflicts in transportation and land use could result in heavy traffic volume on narrow residential streets, or homes located on major thoroughfares. Community activities generating large amounts of traffic, such as shopping and employment centers, schools, and high density residential development should be located on roads classified as arterials. Uses such as single family residential and office/professional business generate considerably less traffic and should be located on small streets, namely collectors and local streets. However, it is also true that the construction of major streets will create pressure for more intensive types of development. If designed properly, major traffic arter-

ies connecting focal points or community activities will have better traffic flow and fewer accidents without passing through residential areas.

The Central Mississippi Planning and Development District is the Metropolitan Planning Organization (MPO), designated by the Governor of Mississippi as the agency responsible for coordinating a federally-mandated Transportation Planning Process for the three county metropolitan area of Hinds, Madison and Rankin counties. One of the responsibilities of the CMPDD as the MPO is the development and maintenance of an area-wide transportation plan, known as the Metropolitan Transportation Plan (MTP). Under federal regulations, this MTP must include a projection of the metropolitan area's transportation needs for the next 20-25 years. For the sake of consistency, the Town of Flora's Transportation Plan shares a horizon year, 2040, with the MTP.

EXISTING MAJOR ROADS

The following is a list of major roads:

Principal Arterials	Minor Arterials
U.S. Highway 49	First Street (Highway 149)
Mississippi Highway 22	Cox Ferry Road
Collector Roads	
Clark Street	Court Street
SE Railroad Avenue	Kearny Park Road
Pocahontas Road	Harris Road

TRANSPORTATION PLAN

While there are no projects identified for the Flora area on the MTP's Staged Improvement Program, the extension of Cox Ferry Road from Railroad Avenue to Cane Creek Road is included in the Project Prioritization List. This extension would reconstruct the rail crossing and provide an east-west minor arterial that would serve the residential development to the northeast of Flora.

The construction of new roads or the expansion of existing roads drive the development of previously inaccessible, but available lands. As such, several transportation improvements have been identified that would provide access to developable lands that are also near existing infrastructure.

1. Within the Town of Flora:

- East and West Frontage Roads: Construct frontage roads on the east and west side of U.S. Highway 49, connecting Masker Drive with Peach Street/MS Highway 22 on the east side and Cox Ferry Road with Peach Street/MS Highway 22 on the west side. This provides safer access to proposed commercial development on the highway.

2. Within the Flora Study Area:

- Cane Creek Road: Improve and widen Cane Creek Road to a high-quality two lane collector road.
- Jeffreys Road: Extended Jeffreys Road eastward as a two-lane collector road from Pocahontas Road to Triplett Road in order to provide access to a single-family residential area east of the present Flora corporate limits.

The Town of Flora recognizes the importance of alternative transportation methods as well as health and recreational benefits of walking and biking. Therefore, it is recommended that the Town consider the adoption of a Complete Streets Policy. Complete Streets policies encourage the incorporation of sidewalks, pedestrian and bicycle lanes and wide shoulders when constructing

new roads or reconstructing existing roads, and in cases of new development. The inter-connectivity of residential areas, schools, parks and the downtown areas should be considered when planning pedestrian routes. In instances where sidewalks are not feasible, the Town may elect to designate walking or biking routes with small sign or surface reflectors. As an alternative mode of transportation and long-distance biking activities, the Town has identified the following:

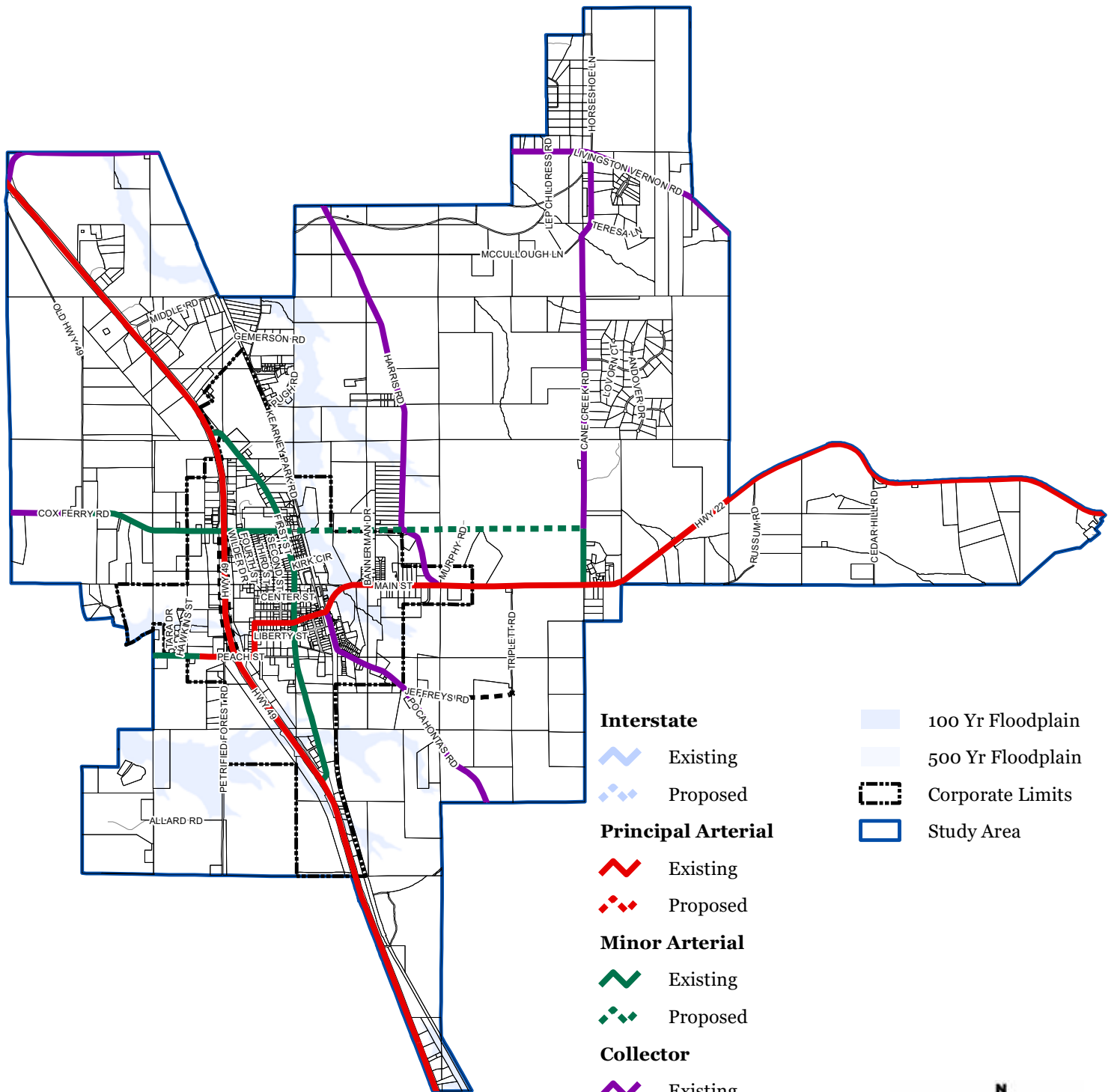
1. Downtown Route: proposed bike route along Cox Ferry Road from U.S. Highway 49 to First Street on the northern side and along Peach Street on the southern side. The proposed route also includes a section that travels along MS 22/Main Street from First Street across the railroad and follows SE Railroad Avenue, which becomes Pocahontas Road, to the southeast.
2. Robinson Springs Road: The Town's proposed route may eventually connect to a route proposed by Madison County along Robinson Springs Road, which ends at the intersection with Pocahontas Road several miles to the south of the termination of the Town's proposed route.
3. Virililia Road: There is also a proposed bike lane along Virililia Road which could be extended along Livingston Vernon Road to Harris Road or Kearny Park Road to Flora.

The Town is encouraged to continue working with the MPO to designate additional bike routes, paths, and lanes where feasible.

RECOMMENDED TRANSPORTATION IMPROVEMENTS

1. Extend Cox Ferry Road from Railroad Avenue to Cane Creek Road.
2. Designate additional bike routes with appropriate signage and markings.
3. Adopt and implement a Complete Streets Policy with the goal of improving pedestrian and bicycle connectivity and safety.

Town of Flora Transportation Plan 2018



Interstate

- Existing
- Proposed

Principal Arterial

- Existing
- Proposed

Minor Arterial

- Existing
- Proposed

Collector

- Existing
- Proposed

Local Road

- Local Road - Existing
- Local Road - Proposed

- 100 Yr Floodplain
- 500 Yr Floodplain
- Corporate Limits
- Study Area



CHAPTER 6: LAND USE PLAN

GOALS AND OBJECTIVES

GOAL: To provide for an orderly arrangement of land uses within Flora's corporate limits.

- **OBJECTIVE:** To encourage proper land use patterns and to enforce zoning laws that ensure harmony of land uses. To provide a mechanism through which development and redevelopment will be in accordance with the Town's Land Use Plan.
- **OBJECTIVE:** To recognize the desirability for separation of land uses into compatible types.
- **OBJECTIVE:** To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.
- **OBJECTIVE:** To separate incompatible land uses and to provide open space buffering to reduce possible conflicts where different land use classifications adjoin.

GOAL: Continue to recognize and consider environmental constraints in the establishment of land use patterns.

- **OBJECTIVE:** Continue to manage flood plain development.
- **OBJECTIVE:** Continue to control land management practices and land development in a manner that is environmentally sound.

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

- OBJECTIVE: To preserve established neighborhoods and development patterns in Flora and to encourage compatible additional development that will help to maintain the desirability and value of already improved properties.
- OBJECTIVE: To encourage development of low and moderate density single family housing.
- OBJECTIVE: To locate higher density residential developments only in areas where the infrastructure and street system will support such development and where such development is compatible with neighboring land uses.

GOAL: To require sufficient open space in conjunction with all residential uses in order to prevent overcrowding, reduce possible conflicts between land uses, and maintain the historical development pattern of the community.

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

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

- OBJECTIVE: To encourage the concentrating of commercial development within three primary areas: 1) Flora Station District, 2) along US Highway 49, and 3) along MS Highway 22 at the eastern entrance to Flora.

GOAL: To preserve the character of the historic downtown, the Flora Station District, and to promote the area as one of the major focal points of community life.

- OBJECTIVE: To promote the preservation and redevelopment of Flora's downtown area with a mixture of uses to include office, dining, and retail.
- OBJECTIVE: To encourage architectural design/materials and building footprints that are compatible with the existing development pattern.
- OBJECTIVE: To enhance the aesthetic qualities of the District through public improvements such as removal of overhead utility lines, installation of street trees, street lighting, and other features.
- OBJECTIVE: To provide a passive use park for community use as a farmer's market or festival site.



INTRODUCTION

Section 17-1-1 of the Mississippi Code specifies that the Land Use Plan element of the Comprehensive Plan shall designate “—in map or policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands.” The Code also requires that “background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/quasi-public uses; and any other information needed to adequately define the meaning of land use codes (reflected on the Land Use Plan map). Projections of population and economic growth for the area encompassed by the plan may be a basis of quantitative recommendations for each land use category.”

The Land Use Plan represents a composite of all the elements of the planning program. With this context, the Plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community. Preparation of the Land Use Plan was closely coordinated with the development of all other elements of the planning program, particularly the population

and economic study, the Transportation Plan, and the Community Facilities Plan.

The Land Use Plan should be used primarily as a general and long range policy guide to decisions concerning future land development. The adoption of these policies by the Mayor and Board establishes their dominance as a guide for land use decisions, and that they may change only by amending the plan. The Land Use Plan shall also be used as a forecast of the future land needs of the Town. Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the land use plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the plan every five years.

The Land Use Plan, in order to be useful as a policy tool for guiding land use decisions, must be carefully composed. In drafting the Land Use Plan Map, the following factors were considered:

1. Existing land use patterns and growth trends
2. Projected future land use needs based on projected future population and employment converted to the number of acres needed to accommodate projected growth levels
3. Flood plains, excessive slopes (over 12 percent), and soil types
4. Location of major streets and open space

EXISTING LAND USE

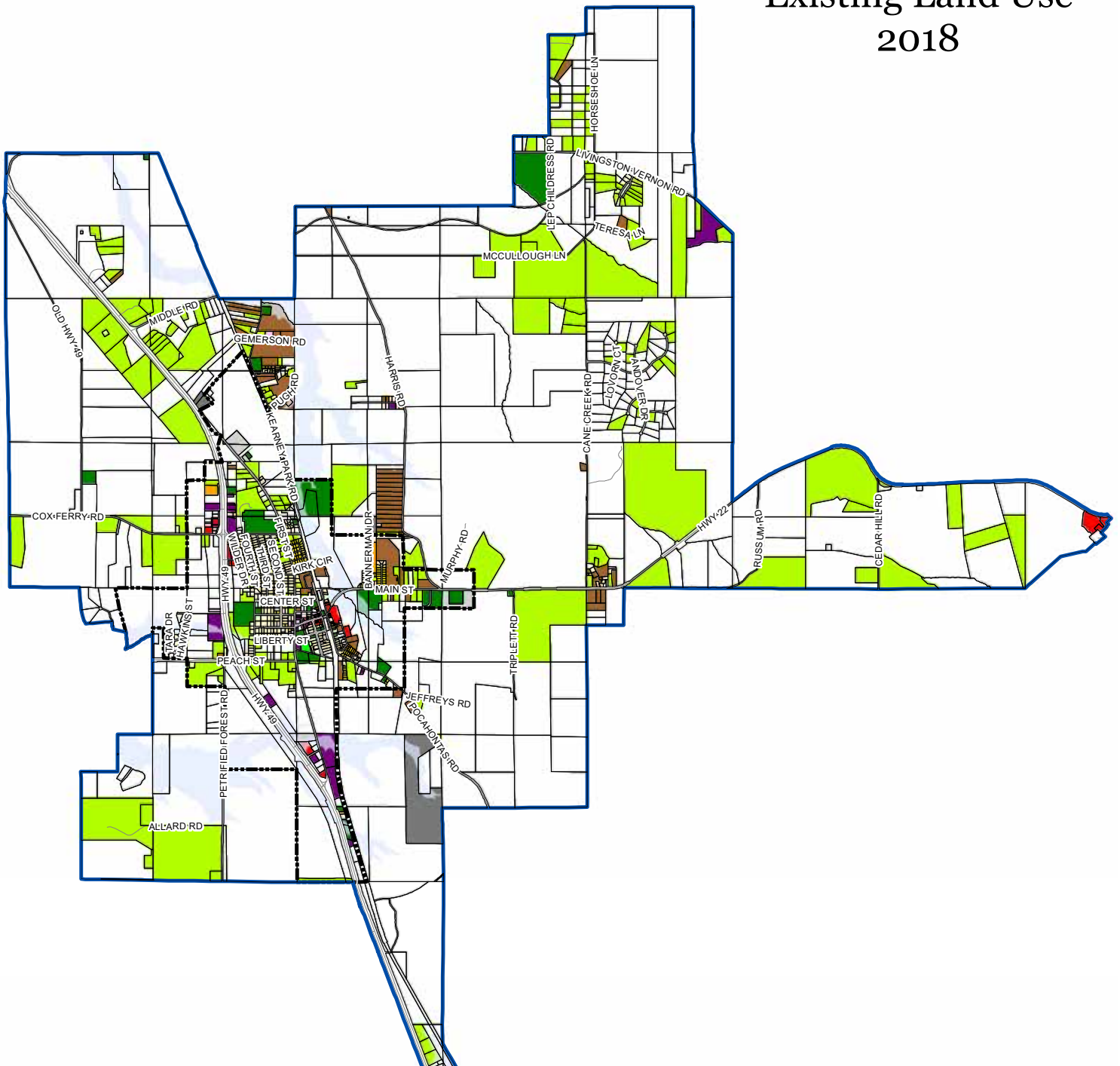
The land use survey is traditionally the most important survey of the planning process. This survey is a field “windshield” survey conducted in Flora and the surrounding study area. The field work was recorded on a base map and aerial photographs, and each parcel was coded according to its present land use and then transferred to a large base map, which is divided into the following categories:


















- Agricultural/Vacant (minimum 2 acre lot with no sewer service)
- Residential Estate (one dwelling unit per 2 acres)
- Low-density residential (1-3 dwelling units per acre)
- Medium-density residential (4-6 dwelling units per acre)
- High-density residential (7-10 dwelling units per acre)
- Residential Manufactured Homes
- Flora Station District (Mixed Use includes single-family detached residential and indoor commercial)
- Limited Commercial (offices, medical clinics, etc.)
- General Commercial (indoor commercial uses)
- Highway Commercial (primarily commercial uses with outdoor storage)
- Light Industrial (uses with little noise, bad odors, or other objectionable characteristics)
- Heavy Industrial (uses with objectionable characteristics)
- Public/Quasi-Public (schools, churches, libraries, parks, public buildings, etc.)
- Parks / Open Space

The existing land use map shows present land use patterns and provides a basis for the development of the future land use plan and future zoning map.

2017 Town of Flora Existing Land Use						
Existing Land Use	Study Area		Incorporated Area		Unincorporated Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Agricultural / Vacant	11363.36	79.68%	1259.18	66.36%	10,104.19	81.73%
Residential Estate	2025.86	14.21%	167.45	8.82%	1,858.42	15.03%
Low Density Residential	143.59	1.01%	128.98	6.80%	14.61	0.12%
Medium Density Residential	26.44	0.19%	24.32	1.28%	2.13	0.02%
High Density Residential	12.06	0.08%	12.06	0.64%	0.00	0.00%
Manufactured Homes	241.11	1.69%	55.14	2.91%	185.97	1.50%
Low Intensity Commercial	6.12	0.04%	4.13	0.22%	1.98	0.02%
General Commercial	28.27	0.20%	16.14	0.85%	12.13	0.10%
High Intensity Commercial	78.15	0.55%	56.11	2.96%	22.04	0.18%
Light Industrial	34.26	0.24%	34.26	1.81%	0.00	0.00%
Heavy Industrial	104.83	0.74%	4.30	0.23%	100.53	0.81%
Parks / Opens Space	2.68	0.02%	2.68	0.14%	0.00	0.00%
Public / Semi-Public	194.51	1.36%	132.88	7.00%	61.63	0.50%
Totals:	14,261.23		1,897.61		12,363.62	

Town of Flora Existing Land Use 2018



- | | | | | | |
|---|-------------------------------|---|---------------------------|---|------------------------|
|  | Agricultural/Vacant |  | General Commercial |  | 100 Yr Floodplain |
|  | Residential Estate |  | High Intensity Commercial |  | 500 Yr Floodplain |
|  | Low Density Residential |  | Light Industrial |  | Flora Corporate Limits |
|  | Medium Density Residential |  | Heavy Industrial |  | |
|  | High Density Residential |  | Parks/Open Space | | |
|  | Manufactured Home Residential |  | Public/Semi-Public | | |
|  | Low Intensity Commercial | | | | |



THE LAND USE PLAN

Explanation of Land Use Categories

The Flora Land Use Plan categorizes future land uses in the following manner:

AGRICULTURAL/RURAL (White): Maximum development of one single family detached residential unit for every two acres.

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 20 years (by the year 2040).

RESIDENTIAL ESTATE (light green): Maximum density of one single family detached residential unit per acre.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one acre with sewer & two acres without sewer. These areas on the Land Use Plan may or may not be served by a municipal sewer system within the next 20 years; therefore, the large lot size is needed to provide ample space for discharge from individual on site wastewater systems.

LOW DENSITY RESIDENTIAL (yellow): Maximum density of three single family detached residences per acre.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 12,000 square feet).

MEDIUM DENSITY RESIDENTIAL (gold): Maximum density of five single family detached residential units per acre.

This land use classification allows the development of single family detached dwellings on moderate size lots (at least 9,000 square feet). This category includes the type of single family residence known as patio homes.



HIGH DENSITY RESIDENTIAL (orange): Maximum density of ten dwelling units per acre.

This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of carrying higher traffic volumes generated by these higher density residences.

MANUFACTURED HOME RESIDENTIAL (brown):

This classification also allows the development of manufactured home parks or subdivisions.

LOW INTENSITY COMMERCIAL (light pink): Restricted Commercial.

These areas should include small-scale, low-intensity, predominately indoor, retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, professional offices, recreational facilities, small restaurants, banks, convenience stores, drug stores, and grocery stores).

GENERAL COMMERCIAL (red): Enclosed Commercial Activities Only.

This classification would encompass all types of enclosed commercial uses that generate moderate traffic volumes.



HIGHWAY/HIGH INTENSITY COMMERCIAL (purple): All Commercial Activities

This classification would encompass all types of commercial uses, including outdoor and high traffic volume traffic generating commercial activities.

LIGHT INDUSTRIAL (light gray): Enclosed Industrial Activities Only.

This classification includes manufacturing and warehousing uses conducted primarily indoors. These manufacturing uses are those that do not generate noise, vibration or offensive odors detectable to human senses off the premises.

HEAVY INDUSTRIAL (dark gray): All industrial uses, including outdoor.

This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

PARKS AND OPEN SPACE (medium green):

This land use classification includes all existing and proposed parks, ballfields, bicycle/pedestrian trails and other similar uses.

PUBLIC/QUASI PUBLIC USES (dark green):

This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.



100 YEAR-FLOOD PLAIN (light blue pattern):

These areas are shown on the latest available Federal Insurance Administration "Flood way: Flood Boundary and Flood way Map" as 100-year flood plain (i.e., subject to a one percent chance of flooding in any year).

Special Use (light green):

This classification allows for the development of special uses, such as "self-contained communities" with housing, dining/food service facilities and recreational uses provided primarily for the benefit of the staff, students, and residents of the use on the grounds.

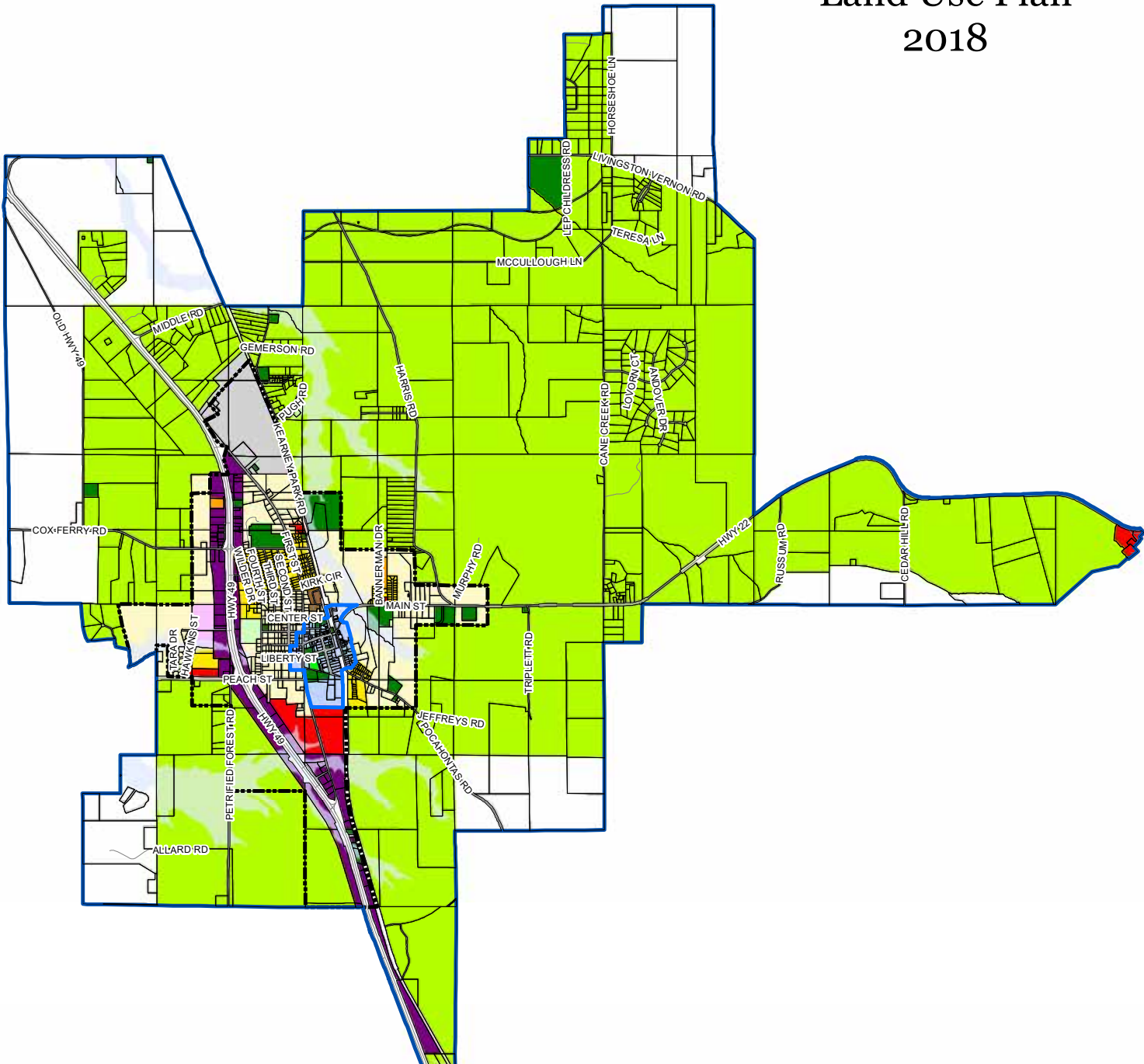
FLORA STATION DISTRICT (outlined): Mixed Use District.





















This designation overlays the underlying classification and is intended to provide locations for single family detached residences, enclosed commercial uses (i.e. low intensity commercial, general commercial and select highway commercial uses) and public/quasi-public uses that are compatible to the historic development pattern on and adjacent to Main Street in Flora.

RECOMMENDATIONS

1. Adopt an Architectural Review Ordinance to address the appearance of commercial, industrial and multi-family developments.
2. Evaluate and update the current Zoning Ordinance and amend the Official Zoning Map to conform to this Land Use Plan.

Town of Flora Land Use Plan 2018



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|---|-------------------------------|---|---------------------------|---|------------------------|
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|  | Residential Estate |  | High Intensity Commercial |  | 500 Yr Floodplain |
|  | Low Density Residential |  | Light Industrial |  | Flora Corporate Limits |
|  | Medium Density Residential |  | Heavy Industrial |  | Study Area |
|  | High Density Residential |  | Parks/Open Space | | |
|  | Manufactured Home Residential |  | Public/Semi-Public | | |
|  | Mixed Use |  | Special Use | | |
|  | Low Intensity Commercial |  | Flora Station District | | |



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