

# Fontainebleau Neighborhood Plan

Strategies for managing growth and improving quality of life

Encompassing the following communities:

- Fontainebleau
- Gulf Park Estates
- Ocean View Estates
- Pinehurst
- St. Andrews



# Fontainebleau Neighborhood Plan



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## Purpose of the Plan

The Fontainebleau Neighborhood Plan was developed in early 2009 to establish short and long term policies for managing growth in the designated area denoted as the Fontainebleau area. In the near future, this plan will be used by developers, residents, and county leaders to aid in their decision making. The Plan's recommendations will assist in guiding private

investment, protecting the community's assets, building the neighborhood's strength and identifying capital improvement priorities. The Plan will also assist the Jackson County Planning Commission and Board of Supervisors in regulating subdivision development, land use and zoning changes, as they are received and reviewed.

### RELATED DOCUMENTS

- ◆ The Jackson County Comprehensive Plan: Growth Strategies, prepared in 2009.
- ◆ The Jackson County Subdivision Regulations Revised: 2008.
- ◆ The Jackson County Zoning Ordinance: Revised 2009.
- ◆ The Jackson County Zoning Map: Revised 2009.
- ◆ The Jackson County Future Land Use Map: Revised 2009.



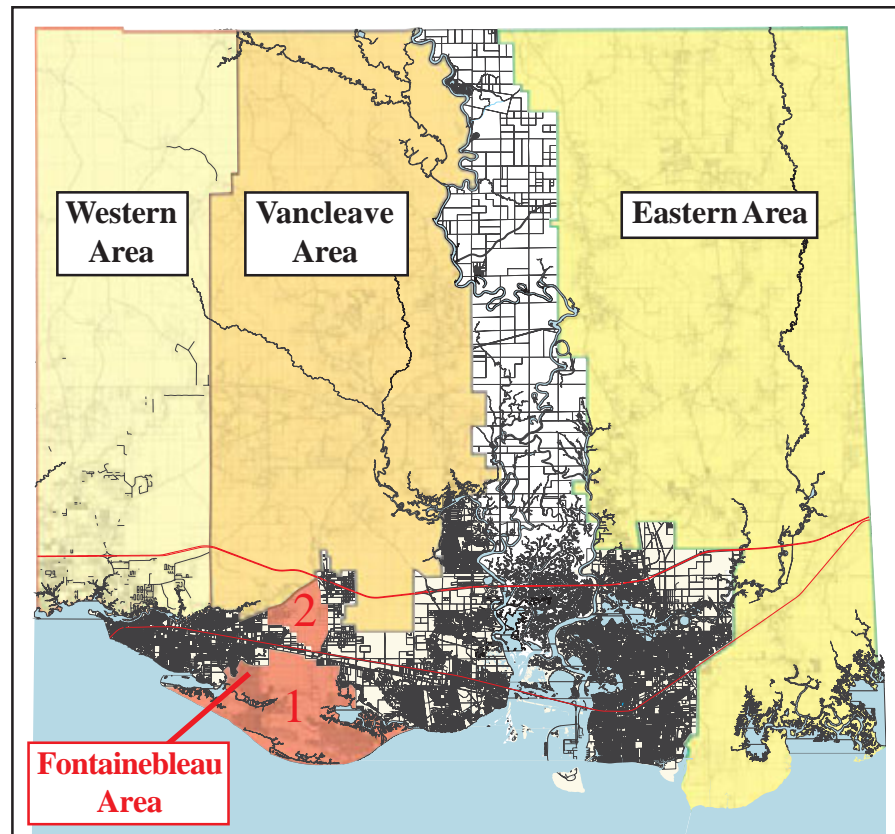
## Scope of the Plan

In early 2009, the Fontainebleau Neighborhood Plan was developed in a series of four area plans that collectively cover the entire county, excluding the incorporated areas (cities of Gautier, Moss Point, Ocean Springs, and Pascagoula). Specifically, the Fontainebleau area is comprised of two distinct areas. The first area is bounded by the City of Ocean Springs on its west; the City of Gautier on its east; the Gulf of Mexico on the south and the extreme northern area is the CSX Railroad tracks. The second area is north of the first

area. This area is isolated from most other communities of the County. It is bounded by the City of Ocean Springs on its west; Ocean Springs Road on its north; Highway 57 on its east; and U.S. Highway 90 and the City of Ocean Springs on its south. The Plan is the product of discussions amongst the Fontainebleau Focus Group members and planning consultants from August, 2008 to November, 2008. The plan was completed in December and adopted by the Board of Supervisors in early 2009.

### NEIGHBORHOOD PLANNING DOCUMENTS

- ☒ Eastern Jackson County Neighborhood Plan
- ☒ Fontainebleau Neighborhood Plan
- ☒ Vancleave Neighborhood Plan
- ☒ Western Jackson County Neighborhood Plan



*The Jackson County Planning Area Map comprised of four geographic areas: Fontainebleau, Eastern, Vancleave and Western areas.*

## Planning Process

### Timeline

#### JULY, 2008

- Defined the planning area boundaries and set goals for this process.
- Established the Internet web site which provided a place for people to go and review our progress.

#### SEPTEMBER, 2008

- Discussed issues related to land use, zoning matters, and issues of mutual concern.
- Generated a map of the existing land use and current aerial photograph to assist in these efforts.

#### NOVEMBER, 2008

- Prepared the draft Neighborhood Plan and generated relevant maps to assist in its interpretation.

#### JANUARY, 2009

- Hosted a public open house to obtain feedback from neighborhood residents and area business representatives.
- Presented the plan to the Jackson County Planning Commission for their review and approval.

#### AUGUST, 2008

- Gathered background information and generated maps of the planning area.
- Focused the discussions on the area's strengths, weaknesses, opportunities and threats.

#### OCTOBER, 2008

- Generated preliminary recommendations for development standards.
- Concluded discussions of goals and objectives. Developed growth policies and recommended land use plan.

#### DECEMBER, 2008

- Convened the Focus Group to review and revise the draft plan.
- Distributed the document to county departments and other key stakeholders for their comments.

#### FEBRUARY, 2009

- Adopted by the County Board of Supervisors.

The planning process began on August 12, 2008. A working group comprised of area residents, community leaders, planning consultants, and local business representatives convened at the Fontainebleau Community Center to review the planning area boundaries and maps and discuss what they liked and disliked about the area. During the subsequent months, the group explored a wide variety of community concerns and began to formalize a series of goals and objectives for the area. In November, 2008, the Planning Consultants compiled

the group's work into a draft plan document. The group convened again in December to review the draft, make revisions, and select a date for presentation to the public. Copies were then distributed internally to county staff for review and comment. The final draft, approved by the focus group, was presented to area residents, and neighborhood groups in January. The plan was subsequently forwarded to the Planning Commission for review and in February it was adopted by the Board of County Supervisors.

[Reserved for Map 1]

*The Jackson County Planning Area Map comprised of four geographic areas: Fontainebleau, Eastern, Vancleave and Western areas.*

# Neighborhood Analysis

## LAND USAGE

Total Acreage:	12,613 Ac.
Total Developed:	4,741 Ac.
Total Vacant:	7,873 Ac.
Total Conservation:	2,096 Ac.
(Private & Public)	
Total Commercial:	97 Ac.
Total Industrial:	70 Ac.
Total Residential:	2,464 Ac.
Total Church Related:	13 Ac.
Total No. of Parcels:	10,078 Ac.

Total No. of Subdivisions: 39  
Average Size of Lots: 0.37 acres

SOURCE: Gulf Regional Planning Commission, GIS Division

## ZONING:

**Total Agriculture: 7,873 Ac.**

A-1  
A-2  
A-3

**Total Residential: 2,464 Ac.**

R-1  
R-1A  
R-1B  
R-2  
R-3  
R-4

**Total Commercial: 97 Ac.**

C-1  
C-2  
C-3

**Total Industrial: 70 Ac.**

I-1  
I-2  
I-3

## DEMOGRAPHICS

**Total Population: 7,661 people**

Under Age 44:	5,533
Ages 45-64:	1,690
Age 65+:	538
White:	7,150
Black:	237
Asian:	136
Hawaiian:	5
All Others:	99

### Total Housing

Units:	3,027
<b>Total Households: 2,797</b>	
Owner Occupied:	2,340 units
Vacant:	230 units

Average

**Household Size: 2.56 persons**

SOURCE: U.S. Bureau of the Census - 200 Figures

\*AC. = acres



# Current Conditions

As identified by the members of the Fontainebleau Planning Focus Group

## STRENGTHS

- ◆ Convenient access to Interstate 10 and U.S. Highway 90.
- ◆ Close proximity to downtown Ocean Springs, the Gautier Mall, and the local branches of the USM and Gulf Coast Community College Campus.
- ◆ The area is home to the County's only natural beach area.
- ◆ Graveline Bayou and the Mississippi Sandhill Crane National Wildlife Refuge are significant assets and are currently under utilized.
- ◆ The area is serviced by three fire stations: Fontainebleau, Gulf Park Estates, and St. Andrews Fire Protection Districts.
- ◆ The area is located within the Ocean Springs School District which is one of the best districts along the MS Gulf Coast.
- ◆ The renovated Lake Mars Boat Launch and the Octavia Street Boat Ramp provide access to the water.
- ◆ The new 17 acre park owned by the County provides the children of the area with multiple recreational activities.
- ◆ The area has great potential as a golf course destination (particularly with the St. Andrews and Pine Island Golf Courses already located here).
- ◆ The Sunplex Industrial Park serves as a light industrial/office park.

## OPPORTUNITIES

- The St. Andrews Golf Course could possibly be purchased by the County and converted into another County Golf Course.
- With the expansion of the water and sewer lines into the area, it seems feasible for additional homes to be built within the area.
- The new County Highway 57 will provide a more direct connection into the area.
- New development could "raise the bar" in housing types and buffering.
- Many of the vacant properties are suitable for redevelopment. Uses could include:
  - Neighborhood Commercial / Restaurants
  - Grocery Store
  - Residential (Mixed Use)
- After work has been completed on the Lake Mars Boat Launch, Parking and New Bulkhead and Jettis, the area will have an improved water access point along with places to park, near the water.
- The area has the opportunity to distinguish itself as an art district and allow neighborhood commercial activities here.
- If water access could be provided to Graveline Bayou, it would be a great place for locals and visitors to catch sport fish.
- The private airport, which is for sale, could become a major asset for the area if its new owners market and manage it correctly.
- The area around the Sunplex Industrial Park should be reviewed for wetlands to determine if the park can be expanded in the near future.
- If the County encourages developers to cluster the full density on the uplands, then wetlands can be preserved without mitigation issues.
- Once the new Highway 57 south is complete, the area will have easier access to U.S. Highway 90 and subsequently, be an easier place to market to future residents.

## WEAKNESSES

- ◆ No sidewalks in the area to allow the children to walk or ride their bicycles to get to the parks or schools safely.
- ◆ Code enforcement has not been actively enforcing the codes in this area since Hurricane Katrina.
- ◆ The traffic volume along Old 57 Road, Hammill Farm Road, Pointe Aux Chenes, Beachview Drive, and Old Spanish Trail is continuing to increase.
- ◆ With all the waterbodies in the area, the likelihood of more mosquitos is significant and must somehow be controlled to ward off diseases.
- ◆ The area is difficult for ambulance service to get to while trains are traveling through the area.
- ◆ Many streets flood during tropical storm and hurricane events.
- ◆ Most of the roads/streets in the area do not have shoulders and are extremely narrow to allow for safe travel.
- ◆ Area has little or no neighborhood commercial areas to allow for a neighborhood grocery store or gas station.
- ◆ There are no major thoroughfares through the area designed to accommodate large amounts of traffic, particularly during an evacuation period.
- ◆ There is a significant amount of water front property under private ownership which limits the public's accessibility to the area's waterbodies.
- ◆ There are very few parking areas where boaters can park their cars if they find a place to launch their boat.
- ◆ There are no places within the State-owned property for access to the water or to bird watch or just enjoy the natural environment.

## THREATS

- Unless there are road improvements made in the area, there will be high risks of accidents in this area, due to the narrow roadways.
- Many home structures have not been cleared from the beach lots since Hurricane Katrina.
- Over the years, there has been significant erosion of the sand beaches in the area. Unless there is an effort to stabilize this erosion, there will be increased risk to properties in this area, during future tropical storm and hurricane events.
- Unless there are sidewalks or designated pedestrian trails established for this area, there will be high risks of pedestrian and bike accidents in this area.
- The new Ocean Springs High School will likely cause significant traffic problems for local residents, once it is completed.
- Stricter environmental regulations may force much of this area to remain undeveloped. This, in turn, may pose a burden on the County (to continue to improve infrastructure in the area without an increase in the property taxes).

## Current Goals

### Extracted from the Fontainebleau Planning Focus Group Meetings

- ◆ Improve public access to waterways, golf courses and other recreational facilities.
- ◆ Encourage the voluntary combination of some single family lots into larger parcels for alternative types of development.
- ◆ Enhance public water areas with more public amenities (including parking areas).
- ◆ Encourage an art district establishment in the area and other types of neighborhood commercial uses in the area.
- ◆ Coordinate with the Ocean Springs School District to utilize the new high school (once its completed) as a source for recreational and community center activities.
- ◆ Improve public transit to include “park and ride” locations and other means of transportation in the area.
- ◆ Improve roadways to allow for uninterrupted traffic flow during storm events (i.e. raise several roads or build bridges over low lying areas).
- ◆ The County should work with the State of Mississippi on the beach area at the mouth of Graveline Bayou for recreational and conservation purposes. A storm wall could be built along the water line.
- ◆ The County should consider purchasing property in the St. Andrews area for a future Sheriff’s substation. The land could serve as a

community garden and composting spot and place to store emergency supplies of sand bags and sand until a substation is built on it.

- ◆ Consider building a large community center in the area. It could be better than the one in Moss Point with a stage and a great view of Graveline Bayou to the north.

- ◆ Consider purchasing lots along Beach Boulevard (on the eastern end of the area) at Graveline Bayou for an additional County Park with access to the beach and the Gulf of Mexico.

#### RECENT TRENDS

##### Good

- ❖ With the new water and sewer line expansion program that’s being spearheaded by the Jackson County Utility Authority, a large portion of the area may be developable.

##### Bad

- ❖ Insurance rates continue to prove a deterrent to complete recovery from Hurricane Katrina.
- ❖ Few property owners along the Belle Fontaine Drive have rebuilt their homes along the beach.
- ❖ More traffic continues to overcrowd the roadways as more houses are built in the area.

# The History of Fontainebleau

by Archivists Betty Rodgers and Lois Castigliola

**FONTAINEBLEAU**—It's spelled F-O-N-T-A-I-N-E-B-L-E-A-U and no other way will do. For over 90 years, the Davis family and their neighbors have been correcting people who give the spelling of their community's name a different twist.

One sees it Fontainbleau and even Fountainblue. But the Davises know how to spell it, says Charles Davis. His grandmother, the community's first and only postmistress, Louise Richter, named it in 1892.

"It was not named after the Fountain family. That has a lot to do with it (misspelling the name)," explains his wife, Beryl Fountain Davis.

"It really used to bother my mother-in-law and our children will tell you right off. You'd better spell it right," Mrs. Davis said.

"We're always telling our children to be really proud of where they came from and to do things that will reflect good things about it," Mrs. Davis said. When a post office was created to serve the sparsely settled community, its new postmistress, Mrs. Richter, had to have an official name. She decided to call it Fontainebleau, after Fontainebleau, France.

Fontainebleau's post office only lasted 20 years, from 1892 to 1912, but the name has lived on.

From early times, the beachfront area of Fontainebleau along the Mississippi Sound was called Belle Fontaine Point. Today it is usually called Belle Fontaine Beach. A letter in the

Pascagoula Library files written in 1941, by the late Flora Bilbo, who had gathered much of the area's history, said the name Belle Fontaine comes from its good water.

"...All of the earlier inhabitants claimed that Belle Fontaine had the best water on the coast and spoke of the spring as being the belle of fountains," she wrote.

Originally, Fontainebleau encompassed the land east of Davis Bayou and west of the mouth of Graveline Bayou, south of Interstate 10 and north of Mississippi Sound. The area was a grazing land for cattle and sheep, a rich timberland with several sawmills and abundant orchards. Among the early settlers of the area were the Bilbos and Ramsays. Walter R. Bilbo and his sons, William N. and Samuel M. Bilbo founded the Belle Fountain Baptist Church in the settlement in 1890. The Bilbos are buried in the old church cemetery. Until recent years, Belle Fountain Baptist was the only church in Fontainebleau. The old church was replaced in 1960 by a modern sanctuary.

Other settlers were the Webbs, Davises and Nobles. Later the Richters, Byrds, Garlicks, Hollingsworths and others moved to Fontainebleau. Wealthy snow birds, like the Leavells and Bridesalls, also maintained winter homes there. But these homes were victims of the hurricanes that have struck the coast in the past 40 years.

The Richters were also Northerners.

Frank August Richter was from New York State and his wife, Louise Knieriem Richter, was from Jonesville, WI. They had lived in Humboldt, Iowa, before coming to the Mississippi about 1891. “They were looking for new frontiers and decided to move south,” Davis said.

In 1890, John B. Lyons of the Lyons Company of Chicago bought a vast area of Fontainebleau. After Lyons’ death in 1910, his widow, Emily, deeded the land to the Lyons Company. Robert W. Hamil of Chicago had married a Lyons daughter and the 57,000 acres of land was acquired by the Hamil Corporation, where they grew pecans, citrus and other fruit.

Still in existence today are a few of the wooden houses Hamil farms built for the workers and their families. The Hamils also had an estate on Belle Fontaine Beach. The late Riley Webb was the caretaker of the estate from about 1912 until his death in the early 1920s. Webb’s family stayed on



*Fontainebleau Station*

at the Hamil’s and his son, Aubrey, has continued looking after the property. Webb said the rambling Hamil home—15 rooms and nine fireplaces—was destroyed in the tidal wave of Hurricane Camille.

“I was brought up with them and they were some of the finest people you would ever know,” Webb said of the late Robert W. Hamil and his family. The Hamils divided their time between Chicago and their Mississippi beach home. When they would come south, they would often entertain the owners and executives of large companies, like Campbell Soup and Peabody Coal, Webb recalls.

But in hard times of the Depression, the Hamil’s sprawling farmlands had to be auctioned. “I remember I sat in the front row of the tent they had erected,” recalls Charles Davis, who was a small boy then. “They auctioned off all the property east to Graveline Bayou,” he said. “They sold it as cheap as \$1 to \$1.50 an acre.”

Davis’ uncle, Charles Richter, bought the 20-acre site where the Davises now live.

Charles Richter was railroad station agent at the Fontainebleau depot for most of the time that the station operated between 1905 & 1934. “People came down from Vancleave by horse and buggy to ride the train,” Davis said. The station was closed in 1934, after

Hamil Farms had gone out of business. The building was destroyed by fire in 1937.

Walter Fuller of Gautier recalls the Hamil's large pecan groves and satsuma orchards off the Old Spanish Trail. He said the workers would shell the pecans in railroad boxcars, where they were piled high without bagging, and shipped to market.

"The freeze about 1918 killed all the fruit and vegetables around these parts. I remember Mama and Papa saying how hard it was," Fuller said. There were many sawmills, processing the community's abundant supply of yellow pine. Fuller said one of these was operated by Jerry Oliver at the site of today's Sunplex Industrial Park located off of Mississippi 57. The locals called the sawmill site the Bear Pond, because of the wildlife there. Dick Taylor and his family once owned the area. Another sawmill was operated by Barnes and Davis of Meridian in the St. Andrews area.

At one time, there was a small school near the church, where the children of community learned the three R's. In 1914, Fontainebleau children and their peers in Gautier, Graveline and Martin Bluff, who were also attending one-room schools, were sent to the new Lyons Consolidated School. They school was located at Hilda, a flag stop on the Louisville and Nashville Railroad, located on the Old Spanish Trail in vicinity of Beasley Road. In 1931, the school was limited to grades one through eight and the high school students from Gautier and Martin Bluff

went to Pascagoula and the Fontainebleau children to Ocean Springs schools. By 1940, Gautier had a new elementary school and Lyons School was no more. Children in Fontainebleau began going to Ocean Springs Schools.

In the 1930s, the Works Progress Administration built three large log buildings in Fontainebleau. There was a work center with a kitchen to show the women of the area the latest in steam cooking and canning. There was also a library and a large auditorium for gatherings.

During World War II people were drawn to Jackson County to work at the shipyards and nearby Keesler Field. Fontainebleau's population began to increase slightly, but the boom was yet to come.

In the 1960s and 1970s, large tracts of land were sold to the developers of Gulf Park Estates Subdivision, which was laid out in southern portion of Fontainebleau, east of Davis Bayou. Later St. Andrews and Parkhurst were developed south of Hamil Farm Road near the Mississippi Sound.

Even with the influx of people and the building of houses, there is still a feeling of peace and tranquility around the Fontainebleau and its neighboring subdivisions today. But the tiny community Charles Davis and his father and grandfather before him knew is not quite the same.

Gone are the community gatherings at Graveline Lake, near the head of Graveline Bayou. "There was a lot of

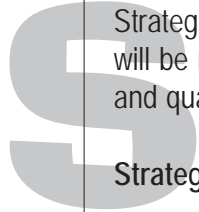
good fishing there and we would spend the day, cast out nets and catch mullet. We would then have a fish fry," Davis remembered. "People worked hard back then. But they would take time to get together and be with their families," Davis said.

[Reserved for Map 2]



# Growth Policies & Strategies

## LAND USE



Strategies related to land use need to address a number of topics. Land use decisions that will be made over the next two decades will have a lasting impact on the County's strengths and quality of life.

### **Strategy # 1: Protect the integrity of Jackson County's residential neighborhoods.**

Comment: Jackson County's residential neighborhoods are a major strength of the area. One of the goals of this plan is the continued maintenance and improvement of residential areas. The County should ensure the future land use changes and developments respect existing neighborhood areas. The County should protect neighborhoods from nonresidential uses encroaching into the area through the establishment of buffers, screens, and zoning districts.

### **Strategy # 2: Cooperate with the Cities of Gautier, Moss Point, Ocean Springs, and Pascagoula on land use changes along the common borders areas within their future annexation zones.**

Comment: The residential neighborhoods are a major strength of Jackson County. One of the goals of this plan is the continued maintenance and improvement of residential areas. The County should ensure the future land use changes and developments respect existing neighborhood areas.

### **Strategy # 3: Enhance opportunities for employees to live close to their place of work by providing opportunities for the development of housing in mixed-use projects along U.S. Highway 90.**

Comment: These mixed-use areas would have to be developed under a Planned Unit Development approach which would give the County more control over the development and how it develops.

### **Strategy # 4: Encourage and facilitate high quality commercial development.**

Comment: The commercial activity can occur along State Highway 63, U.S. Highway 90, and at major intersections along County Roads 614 and 613.

### **Strategy # 5: Ensure that setbacks along major roadways are expanded to allow for future road widening opportunities.**

Comment: This procedure alone could save a lot of time and money in the future when roads need to be saved.

## HOUSING

Housing is influenced by national, state, and local policies and conditions. Jackson County has some impact on housing, principally through housing policies, land use planning and regulation.

## HOUSING

**Strategy # 1: Work to ensure that local actions do not unduly increase the cost of housing and maintain an ordinance structure that permits a full range of housing types.**

Comment: Jackson County's Planning Department, Planning Commission and Board of County Commission should strive to ensure that future ordinances are designed to achieve locally identified goals without increasing the cost of housing.

**Strategy # 2: Support single family dwelling units being allowed on individual "lots of record".**

Comment: The County should allow the development of a single family dwelling unit on an individual lot of record existing, as of the date of the Comprehensive Plan's adoption, on water and sewer which comply with the other regulatory requirements of the Codes and applicable state law. The boundaries of qualifying lots of record may be adjusted to provide for more efficient and/or workable development plans where two or more of these lots are contiguous only if established density does not increase and the established type of development does not change.

**Strategy # 3: Provide for a variety of quality living experiences, including rural, suburban, hamlet, village, and urban.**

Comment: The County should protect those elements which currently make it special. In order to maintain and enhance the current residents quality of life, the County must maintain certain areas in their current state without allowing them to abruptly change to a more intensive use.

**Strategy # 4: Support and encourage affordable, owner-occupied residential development at low to moderate densities (approximately 3 to 5 units per acre) in areas near major intersections (with commercial uses).**

Comment: The County should encourage higher densities if the developer is willing to cluster the development in exchange for conservation easements and deeper setbacks from wetlands, floodplains, creeks, rivers, and streams.

**Strategy # 5: Encourage upper-story residential in mixed use developments**

Comment: The P.U.D. mixed use component could be used to encourage developers to build areas over commercial areas a part of the strategy to provide variable types of housing.

## RECREATION & OPEN SPACE

Parks and open space are important components of the land use pattern in the County. The parks and recreation section of the Comprehensive Plan identifies needs for future park improvements.

## RECREATION & OPEN SPACE

**Strategy # 1: Protect and enhance the environmental assets in the County, including wetlands, rivers, woodlands, etc.**

Comment: The County should carefully consider methods to preserve natural features for the enjoyment of the current and future populations. One method is to allow developers to utilize the Conservation Subdivision as a means to cluster houses on a site while providing open spaces for the common use of all the owners of lots in the subdivision.

**Strategy # 2: Provide additional access to the water bodies in the area, as well as areas for families and tourists to picnic and enjoy the outdoors.**

Comment: The Group discussed the area around Brown's Bridge as an ideal location for a new park.

**Strategy # 3: Utilize recognized methods for establishing new parks and recreational opportunities.**

Comment: The County could apply a population ratio standard for developing future parks. A common standard accepted and used by the National Park and Recreation Association is the following:

Neighborhood Park - 2 acres per 1000 people

Community Park/Sports Complex - 5 acres per 1000 people.

**Strategy # 4: Encourage developers to set aside certain areas in their residential developments such as open space or conservation areas for future pocket parks.**

Comment: The County Planning Department could encourage new subdivisions to set aside small amounts of land as common areas to serve as open space, community gathering places, or parks for the children to play.

**Strategy # 5: Encourage developers to develop sidewalks within their developments to allow children to freely walk through the neighborhood without having to play in the street.**

Comment: The County already requires developers to provide sidewalks; however, the County may consider allowing the developer to provide walking trails throughout the common areas in a Conservation Subdivision as an alternative to sidewalks.

**Strategy # 6: Work with the National Parks Service or the National Forestry Service to develop certain areas within their properties for hiking, biking and/or camping.**

Comment: This activity alone could be a part of an economic development strategy to stimulate the County's ecotourism industry which is presently under utilized.

## TRANSPORTATION

Jackson County's transportation system addresses the movement of people and goods in a variety of ways. The system includes trucks, cars, bikes, and pedestrians. because of a growing population throughout the County, Jackson County must continue to monitor its transportation needs and work to ensure that major roads are constructed and maintained. The transportation system must serve the residents effectively.

**Strategy # 1: Establish as a part of the Comprehensive Plan, a county-wide transportation plan.**

Comment: The County should have some idea where future roads should be built so that when property is developed, it allows future roadways to be integrated into the development instead of having developments hamper or handicap the possibility for future roadways.

**Strategy # 2: Develop, support, and encourage transit as a viable means of transportation to major concentrations of employment.**

**Strategy # 3: Require new development to install acceleration/deceleration lanes on major roadways (in front of the development) to reduce the risk of accidents.**

Comment: Require the developers to pay for the acceleration and deceleration lanes on the major roadways, in order to maintain the quality of life for the area.

**Strategy # 4: Ensure that Gulf Regional Planning Commission is aware of future transportation needs so that these get inserted and prioritized in the local Transportation Improvement Plan.**

Comment: The County should seek federal, state and regional public assistance to help pay for major transportation improvements in the area.

**Strategy # 5: Protect existing and future residential areas from disruptive through-traffic movements.**

## PUBLIC SERVICES AND UTILITIES

Jackson County is directly involved in supplying public services in the areas of police, fire, and public works services. Many of the public services such as education, electricity, telephone and water and sewer distribution in Jackson County are not provided through County government, but are delivered by special agencies, authorities or districts. Since the County plays both direct and indirect roles, it is important that a comprehensive strategy be in place.

**Strategy # 1: Maintain an annually updated County-wide Capital Improvements Program**

**PUBLIC SERVICES  
AND UTILITIES**

to reflect required expenditures over the upcoming five year period of time.

The Capital Improvement Plan should be used to establish priorities for the allocation of funds and the initiation of purchase and projects. This annual analysis should contain existing funds and specified needs for future equipment and facilities.

**Strategy # 2: Support education in the community.**

Jackson County has an excellent educational system in place. the County should meet periodically with the Jackson County School Board to ensure that county public services meet their needs. Additionally, the County should continue joint programming of recreational activities with the school district.

**Strategy # 3: Encourage and support the expansion of adequate sewer and water facilities.**

Although the area is serviced by water and sewer lines, the proposals which the Jackson County Utility Authority are pursuing will allow for more efficient and effective use of the lines. By creating a looped system, areas of lines can be worked on in the future without adversely impacting the entire area.

**Strategy # 4: Create a pedestrian and bicycle pathway network, particularly in residential, open space, recreation, and school areas and encourage their use.**

With the new school being built in the area, there will be a tremendous need (once its completed) to allow children walking or biking home to do so in a safe manner.

[Reserved for Map 3]

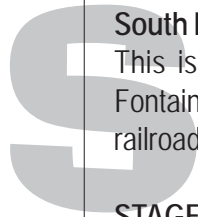
[Reserved for Map 4]

[Reserved for Map 5]



# Public Improvements

## PLANNED



### South Highway 57 Road Extension

This is a County sponsored project which allows Highway 57 to be extended south to Fontainebleau Road. The County should build up the road bed approach to the intersecting railroad track.

### STAGE 1 (2010) PROJECTS:

#### Old Spanish Trail Road Improvements

According to the 2030 MS Gulf Coast Area Transportation Plan, Old Spanish Trail will be improved from Hanshaw Road to MS Highway 57, approximately 1.89 miles. The total cost allocated for this project is \$4,762,800. A bike lane should also be constructed with this project along Old Spanish Trail and Hanshaw Road.

#### Beachview Drive Improvements

According to the 2030 MS Gulf Coast Area Transportation Plan, Beachview Drive will be improved from Old Spanish Trail south approximately 1 mile to Spring Avenue. The total cost allocated for this project is \$2,520,000.

#### Highway 57 South Road Improvements

According to the 2030 MS Gulf Coast Area Transportation Plan, Highway 57 will be improved from U.S. Highway 90 south to Old Spanish Trail, approximately 0.42 miles. The total cost allocated for this project is \$2,667,000.

#### Ocean Springs Road Improvements

According to the 2030 MS Gulf Coast Area Transportation Plan, Ocean Springs Road will be improved from Interstate 10 south to U.S. Highway 90, approximately 4.54 miles. The total cost allocated for this project is \$11,440,800.

### STAGE 3 (2030) PROJECTS:

#### CCC Camp Road Extension

According to the 2030 MS Gulf Coast Area Transportation Plan, CCC Camp Road will be extended from Peacock Street to MS Highway 57, approximately 1.44 miles. The new roadway will be a 2 lane divided road and has been estimated to cost approximately \$3,420,000..

#### CCC Camp Road Improvements

According to the 2030 MS Gulf Coast Area Transportation Plan, CCC Camp Road will be improved from Peacock Street to Ocean Springs Road, approximately 1.47 miles. The total costs allocated for this project is \$ 3,704,400.

### FROM THE FOCUS GROUP:

#### Beachview Drive Widening

This proposal would allow Beachview Drive to be widened to a minimum of three lanes in its

**PROPOSED**

entirety. This would allow safer movement of traffic, allowing drivers to move through the area without having to constantly stop and start.

**Beachview Drive Improvements/New Causeway**

This proposal would build up the roadway from Spring Avenue south to its end to accommodate a new bridge/causeway like the one at Graveline Bayou. This project would elevate the road to allow traffic in and out of the area during a storm event without having to fear the flooding.

**Pointe Aux Chenes Road Extension**

This proposal would allow Pointe Aux Chenes Road to be extended north across Fontainebleau Road through the southern portion of the MS Sandhill Crane National Wildlife Refuge area at least to Old Spanish Trail. Due to the area north of Fontainebleau Road having wetlands, an elevated roadway could possibly be developed which would allow uninterrupted flow of water and wildlife while allowing visitors to the park an additional area to view the birds in their native habitat.

Obviously, the largest hurdle would be the U.S. Department of Interior and the National Parks Service. Nevertheless, it would still serve as an additional evacuation route when a major storm is approaching.

[Reserved for Map 6]

# Resources & Contact Information

## Jackson County

<b>SERVICE</b>	<b>PHONE</b>	<b>SERVICE</b>	<b>PHONE</b>
Adult Detention Center	769-3211	E-911	769-3240
Airport	475-1371	Education	826-1757
Ambulance Service	762-0214	Election Commission	769-3362
Animal Shelter	497-6350	Extension Services	769-3047
Archives	769-3415	Fairgrounds	762-6043
Board Attorney	769-3371	Finance	769-3032
Building Official	769-3351	Fire District	769-3110
Building Permits	769-3057	Golf Course (Whispering Pines)	588-6111
Chancery Clerk	769-3499	Harbor (Ocean Springs)	872-5754
Chancery Court	769-3035	Health Department	762-1117
	769-3036	Human Resources (Personnel)	769-3380
	769-3034	Human Services (Welfare)	769-3275
Circuit Clerk	769-3040	Information Systems	769-3033
Circuit Court	769-3438	Inventory Control	769-3192
	769-3434	Justice Court	769-3096
	769-3244	Mail Room	769-3313
Civic Action	769-3292	Maintenance	769-3054
Civil Defense & Emergency Management	769-3111	Mental Health	497-0690
Community Centers:		Mosquito Control	497-6491
Cedar Grove	392-7361	Narcotics Task Force	769-3302
East Central (Hurley)	588-3373	Parks & Recreation	826-5330
E. County (Orange Grove)	475-0235	Planning Department	769-3112
Escatawpa	474-2182	Prosecuting Attorney	762-2373
Fontainebleau	497-9610	Public Defender	769-3058
Gautier Convention Cntr	497-9610	Public Information Officer	769-3260
Helena	588-3373	Purchasing	769-3121
Larue	392-6034	Road Department	826-2547
Latimer	392-8878	Sheriff	769-3063
St. Martin	392-7361	Soil Conservation	826-2482
Vancleave (HUD Bldg)	826-4689	Solid Waste/Safety	872-8340
Vestry	762-6043	Surveyor	875-2692
Coroner	769-3197	Tax Assessor	769-3070
County Administrator	769-3088	Tax Collector	769-3200
County Court	769-3037	Veteran's Services	769-3075
District Attorney	769-3045	Youth Court	762-7370
		Zoning	769-3112

### JACKSON COUNTY WEBSITES

Jackson County	<a href="http://www.co.jackson.ms.us">www.co.jackson.ms.us</a>
County Archives	<a href="http://www.co.jackson.ms.us/GIPages/HistoryPics/JCCommunities/Communities_Home.html">www.co.jackson.ms.us/GIPages/HistoryPics/JCCommunities/Communities_Home.html</a>
County Census Data	<a href="http://quickfacts.census.gov/qfd/states/28/28059.html">http://quickfacts.census.gov/qfd/states/28/28059.html</a>
County Chamber of Commerce	<a href="http://www.jcchamber.com/">www.jcchamber.com/</a>
County Economic Development	<a href="http://www.jcedf.org/">www.jcedf.org/</a>
County GIS/Mapping	<a href="http://www.co.jackson.ms.us/Ds/GISMapping.htm">www.co.jackson.ms.us/Ds/GISMapping.htm</a>
County School District	<a href="http://www.jcsd.k12.ms.us/">www.jcsd.k12.ms.us/</a>
MS Coastal Mapping	<a href="http://www.mscoastalmapping.com/CommunityInfoJackson.htm">www.mscoastalmapping.com/CommunityInfoJackson.htm</a>
MS Press Register	<a href="http://www.gulflive.com/">www.gulflive.com/</a>
Port of Pascagoula	<a href="http://www.portofpascagoula.com/">http://www.portofpascagoula.com/</a>
The Sun Herald	<a href="http://www.sunherald.com/">www.sunherald.com/</a>
Wikipedia - Jackson County	<a href="http://en.wikipedia.org/wiki/Category:Jackson_County,_Mississippi">http://en.wikipedia.org/wiki/Category:Jackson_County,_Mississippi</a>