

Chapter 3. Land Use

INTRODUCTION

Of the 349,041 acres within Harrison County, approximately 82.8 percent are located in the unincorporated county. The majority of the land in the unincorporated county, 62.4 percent, is used for forestry or agriculture in the unincorporated county; approximately 4 percent is used for residential uses; and less than 1 percent is used for commercial and industrial uses. While land in the county has a variety of uses, one-third of the land area is wetlands and 4 percent of the land is within the 100 year floodplain. The vast majority of unincorporated land area, 74.6 percent, is zoned for agriculture; just under 20 percent is zoned for residential uses; and commercially and industrially zoned land each account for less than 2 percent of the unincorporated land in the county. More information on land use can be found in the Background Assessment chapter.

Harrison County’s population is growing, and it is increasingly moving to areas north of Interstate Highway 10, resulting in increased demand for developable land in the unincorporated county.

PURPOSE

This chapter contains goals, strategies, and actions to guide the future development and redevelopment of land in unincorporated Harrison County. It is designed to ensure that development occurs in a way that creates communities of choice. Development in the unincorporated county should be consistent with the preferences and ideals that the citizens of Harrison County have identified as critical. This means that rural areas should continue to be developed in a way consistent with the rural character of the county. Areas appropriate for intensification of development should be developed in a manner that creates quality new communities of choice that meet the needs of future residents.

STAKEHOLDERS

The land use chapter represents a compilation of the community plans for unincorporated Harrison County resulting in a cohesive land use strategy. Each community plan engaged citizens, businesses, organizations, and developers throughout the planning process.

SURVEY RESULTS

Each survey conducted as part of the community planning process asked citizens about their priorities for development. Citizens favored growth management measures that will support an attractive appearance for commercial development and quality residential developments. Citizens supported redevelopment in the cities while allowing for development in the county. Citizens expressed strong support for preserving rural areas for agricultural and rural residential uses. Where growth is expected, citizens supported a mix of densities to accommodate the growth needs of the county.

KEY ISSUES

How can Harrison County ensure that it creates communities of choice in the unincorporated county in the face of competing demands for housing, transportation, public services, economic development, and natural resources? What can Harrison County do to:

- Accommodate an estimated 75,000 new residents that will move to unincorporated Harrison County over the next 30 years?
- Manage the approximately 40,000 acres of land that will be converted from rural to residential and commercial uses over the next 30 years?
- Protect floodplains and wetlands?
- Ensure new development meets quality standards, including both the appearance and construction of buildings?

Figure 3-1. Harrison County has a variety of land uses that contribute to the quality of life for residents.



Source: Alton Willis, Matthew Leasure, and Angela Beer

REGIONAL LAND USE FRAMEWORK

Following Hurricane Katrina, Governor Barbour partnered with the Congress for the New Urbanism to create a framework for regional rebuilding and growth. The framework is based on the principles of New Urbanism. This land use plan integrates many of the principles identified in the portion of the Charter for the New Urbanism pertaining to the regional scale.

One of the tools used in New Urbanism is the Sector Map (referred to as the Future Land Use Map in this Plan). At the broad countywide scale, land is divided into seven different sectors. These sectors provide for a range of development patterns, from the preservation of open space and rural areas deemed unsuitable for development to the encouragement of growth in more appropriate areas (see Table 3-1). Each sector can then be further subdivided into transects, which more specifically identify the appropriate styles and densities of development for different locations within the sector as development occurs.

The Future Land Use Map for Harrison County (see Map 3-1) identifies the future land use pattern for the county. The sectors do not change the underlying zoning district of any property. However, if a property owner seeks to rezone their property it should be consistent with the sectors identified on the Future Land Use Map.

BACKGROUND and ORIENTATION

The recommendations in this chapter incorporate and compliment land use plans created at the city, county, and regional level. The land use elements of the community plans for unincorporated Harrison County have been considered, as well as the land use plans for the cities of Harrison County. All of the reports generated from the Mississippi Renewal Forum have been reviewed and considered as part of this plan. A number of the cities have engaged in SmartCode planning processes. These neighborhood level plans have been examined. Each of the cities is currently engaged in additional planning and has been consulted regarding their current land use planning. This chapter recognizes the current land use proposals from:

- *Biloxi Reviving the Renaissance Report* (2006)
- *D'Iberville, Mississippi Citizens Master Plan* (2006)
- *Comprehensive Plan for Gulfport* (2003)
- *Long Beach, Mississippi Concept Plan* (2006)
- *The City of Pass Christian Comprehensive Plan* (2006)

GOALS, STRATEGIES, AND ACTIONS

GOAL 1. ENSURE THAT HARRISON COUNTY PREPARES FOR GROWTH.

STRATEGY A. Use the *Comprehensive Plan* as a guide for future growth and development.

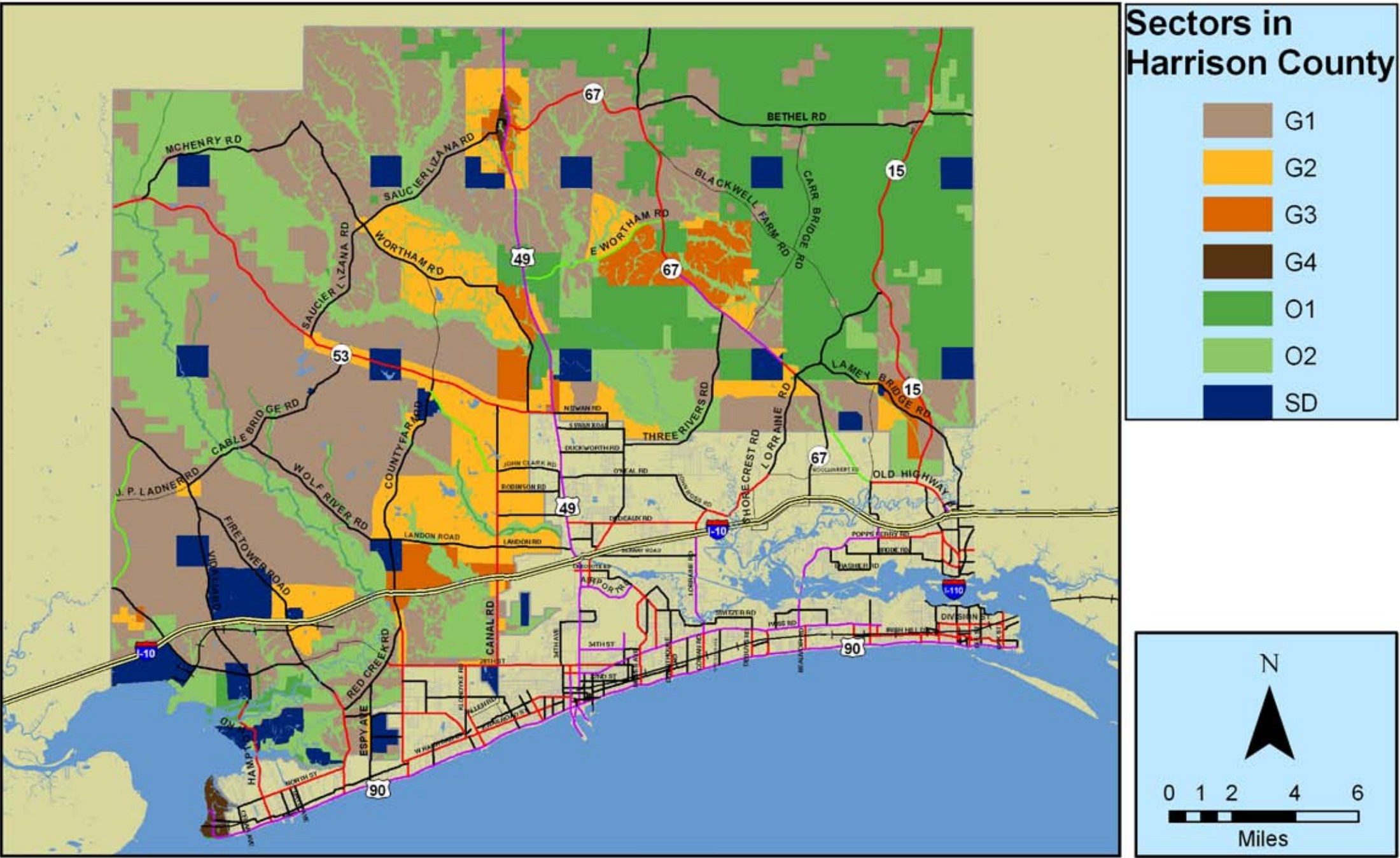
Action 1. Circulate the *Comprehensive Plan* to make residents, developers, and property owners aware of its policies and recommendations.

Action 2. Support the Zoning Office in the implementation of the plan.

Action 3. Support the establishment of a Zoning Enforcement Officer for Harrison County,

Table 3-1. The Future Land Use Map includes seven sectors, described in this table.

		Sector	Description
	(O-1)	PRESERVED OPEN SECTOR	Sector consists of open space already protected from development in perpetuity. The Preserved Open Sector includes undeveloped areas under environmental protection by law or standard, as well as land acquired for conservation through purchase or land protected from development by easement. Areas designated Preserved Open Sector (O-1) are mapped using the criteria listed below.
	(O-2)	RESERVED OPEN SECTOR	Sector is composed of undeveloped parcels larger than 20 acres outside of incorporated cities and wastewater service areas that are either vacant or in agricultural/forestry use. It includes open space that should be but is not yet protected from development.
	(G-1)	RESTRICTED GROWTH SECTOR	Sector consists of low-density, rural development, such as in typical in Harrison County. This sector includes hamlets and clustered residences with parcel sizes ranging from small lots within the hamlet to lots of up to 20 acres surrounding the hamlet. Hamlets may also have a small amount of retail and some community facilities located at main intersections. Areas within the G-1 may have value as open space, but are they subject to development based on the existing zoning that enables such development. This sector also includes conservation development, where 50 percent or more of a development is reserved as open space. These areas may be outside the sewer service areas.
	(G-2)	CONTROLLED GROWTH SECTOR	Sector consists of locations where development is encouraged, as it can support mixed-use by virtue of proximity to a thoroughfare.
	(G-3)	INTENDED GROWTH SECTOR	Sector consists of locations along high-capacity thoroughfares that can support substantial commercial development.
	(G-4)	INFILL AND REDEVELOPMENT GROWTH SECTOR	Sector consists of locations where redevelopment and infill is encouraged.
	(SD)	SPECIAL DISTRICT	Special Districts are areas that don't easily fit into the sectors above. In Harrison County, this includes Section 16 land, casinos and for industrial areas.



Map 3-1. Harrison County Future Land Use Map
Source: Ohio State University

Figure 3-2. While many Harrison County residents lived temporarily in a FEMA trailer on their property or in a park, new housing is being completed across the county providing opportunities for citizens to move into permanent housing.



Source: Christine Godward and Amy Miller

whose responsibility would be to enforce the Zoning Ordinance and other County codes.

Action 4. Provide developers with a brochure that provides information on the permitting process and educational information on zoning and development practices.

STRATEGY B. Promote growth as specified in the designated zones of the Future Land Use Map.

Action 1. Promote low- to medium-density residential and neighborhood commercial development in sectors identified as Controlled Growth (G-2) where centralized water and sewer service is available.

Action 2. Promote medium- to high-density residential and regional commercial development in Intended Growth (G-3) sectors where centralized water and sewer service is available.

Action 3. Promote the creation and expansion of crossroads and village development at specific locations for community-scale development, including civic and retail uses.

Action 4. Development in Controlled Growth (G-2), Intended Growth (G-3) and Infill and Redevelopment (G-4) sectors should pay attention to public space and the developments’ interaction with public rights-of-way.

Action 5. Encourage rural residential development, agriculture, and conservation development in Restricted Growth (G-1) sectors.

Action 6. Require rezoning approval to be contingent upon water and sewer availability in the Controlled Growth (G-2) and Intended Growth (G-3) sectors.

Action 7. Revoke rezoning approval if progress is not made on development within two years.

Action 8. Engage with the surrounding cities and counties to discuss growth management and infrastructure development, as described in Chapter 10 Intergovernmental Cooperation.

GOAL 2. MAINTAIN THE RURAL CHARACTER OF THE COMMUNITY.

STRATEGY A. Promote low density uses in designated G-1 sectors.

Action 1. Support the retention of the existing agricultural, forestry and rural residential uses in the Restricted Growth (G-1) Sector.

Action 2. Support the rezoning of areas in the Restricted Growth (G-1) sector that are not currently zoned as either E-1 Very Low Density Residential or A-1 General Agriculture.

Action 3. Amend the Zoning Ordinance to allow families to locate more than one residence on their property for family members in the A-1 General Agriculture district.

STRATEGY B. Preserve the quiet and scenic nature of rural areas in Harrison County.

Action 1. Encourage the creation of a scenic corridor ordinance to enforce setback and landscape requirements in order to preserve, restore, and enhance Harrison County’s rural roadways.

Action 2. Designate scenic byways on State Route 605, State Highway 53, and proposed State Route 601.

Action 3. Amend the Zoning Ordinance based on the recommendations of the *Harrison County Scenic Byway Corridor Management Plan for State Highway 67*.

Action 4. Establish landscape screening requirements along roadways for manufactured home parks.

Action 5. Enact a dark skies ordinance to limit light pollution.

Action 6. Amend the noise ordinance to limit the effects of noise pollution on residential areas.

Action 7. Require a deep setback and vegetative buffer around industrial uses to preserve the rural character of the area.

Action 8. Maintain and improve existing roadway conditions by discouraging abutting uses that are not consistent with the community’s rural character in Restricted Growth (G-1) sectors.

Action 9. Adopt a sign ordinance for commercial development to minimize visual clutter.

GOAL 3. ENHANCE AND PRESERVE THE ENVIRONMENT.

STRATEGY A. Protect the natural features in Harrison County.

Action 1. Encourage developers to use Low Impact Development (LID) techniques, such as pervious surfaces, rain gardens, restored wetlands, and bioswales, to protect water quality by cleaning and detaining stormwater runoff before it leaves the site.

Action 2. Adopt a stream corridor overlay to minimize the development impact on waterways.

Action 3. Require open space as part of development in Controlled Growth (G-2) and Intended Growth (G-3) sectors.

Action 4. Amend the Zoning Ordinance to encourage the use of LID standards in the C-3 Resort Commercial Zoning District.

STRATEGY B. Encourage the remediation of previous industrial sites.

Action 1. Identify former industrial sites, such as former landfills and turpentine, tung nut, and lumber manufacturing sites.

Action 2. Promote the remediation of former industrial sites.

Action 3. Execute the state and federal brownfield grants through oversight during the remediation process.

STRATEGY C. Retain and improve wooded areas.

Action 1. Develop a tree preservation ordinance to limit clear cutting of parcels.

Action 2. Amend county regulations to discourage the planting of invasive species that interfere with the growth and health of native plants.

Action 3. Encourage the creation of a tree preservation committee, responsible for the creation and enforcement of tree preservation policies.

STRATEGY D. Protect and enhance the coastal ecosystem from increasing development pressures.

Action 1. Ensure that any development along waterways protects the natural environment to preserve attractive views from the water.

Action 2. Amend the C-3 Resort Commercial Zoning District to encourage site planning that minimizes the impact on the natural environment and integrates access to natural areas.

GOAL 4. PROVIDE QUALITY HOUSING CHOICES FOR ALL RESIDENTS.

STRATEGY A. Support multi-family residential housing in the Intended Growth (G-3) sector in close proximity to employment centers and services.

Action 1. Support the creation of higher density housing in Intended Growth (G-3) sectors.

STRATEGY B. Rehabilitate residential housing to provide quality housing, increase property values, and improve the appearance of the county.

Action 1. Support the Harrison County Community Development Block Grant Coordinator in assisting homeowners with rehabilitating substandard housing.

Action 2. Establish partnerships with local businesses, residents, and organizations to volunteer and assist in rehabilitating housing.

STRATEGY C. Pursue mixed income and supportive services housing.

Action 1. Educate and advertise programs and incentives to property owners and developers.

Action 2. Partner with local non-profits to assess supportive housing needs.

GOAL 5. PROMOTE PRINCIPLES OF NEW URBANISM AND GREEN DEVELOPMENT.

STRATEGY A. Enable development that incorporates the principles of New Urbanism.

Action 1. Support the application of SmartCode regulations in Controlled Growth (G-2) and Intended Growth (G-3) sectors at the community or property owner's request.

Action 2. Educate property owners and developers through educational materials and workshops about the principles of New Urbanism, the SmartCode, conservation subdivision, green building, LID and Leadership in Energy and Environmental Design (LEED-ND).

Figure 3-3. The *Comprehensive Plan* promotes protecting the scenic character of the rural areas of Harrison County.



Source: Nathan Leppo

Figure 3-4. Harrison County’s future land use plan promotes the preservation of sensitive lands and promotes parks and open space as development occurs.



Source: Babe Buckley and Rickie Yeager

CONCEPTS

Parks and Open Space

Harrison County advocates the public provision of parks and open space for all residents. The County has a responsibility to provide park spaces to serve its residents. This plan also calls for the provision of parks and open spaces as development occurs. Developers should provide playgrounds, open spaces, and other recreational amenities as new subdivisions are built in the county. The provision of parks is detailed in the Healthy Communities chapter.

Infrastructure Servicing Growth Areas

The Future Land Use Map identifies the intended and controlled growth sectors. These are the areas most suitable to accommodate urban development. These areas will require public water supplies, wastewater, urbanized storm drainage systems, streets, street lighting, sidewalks, and public transit. The Transportation and Safe Communities chapters describe further the types of infrastructure improvements that are necessary to support growth in the G-2 and G-3 sectors.

Preservation Areas

The future land use plan supports the preservation of natural areas along the rivers and the bayous in Harrison County. The specific areas in Harrison County that should be preserved are classified as Preserved Open Space (O-1) and Reserved Open Space (O-2) on the Future Land Use Map, though preserved natural areas are encouraged in all of the sectors. These preservation areas should accommodate additional recreational opportunities, including public canoe, kayak, and fishing access as well as bicycle, pedestrian and equestrian trails. These recommendations are in response to the county’s desire to maintain its rural character and protect its natural resources. Further, these recommendations are in response to the stated desire to increase recreational opportunities, as described further in the Healthy Communities and Tourism chapters. Finally, these recommendations would aid in reducing the impacts of localized flooding, as well as flooding associated with hurricane storm surges, while also providing improved wildlife habitats, as described further in the Safe Communities chapter.

Commercial Centers

Citizens of Harrison County requested more businesses to serve their retail and service needs. In order to accommodate this request, this plan proposes four types of commercial activities: 1) home-based businesses, 2) neighborhood and crossroads commercial, 3) community commercial centers,

and 4) regional commercial centers.

Home-based Businesses: Small-scale, home-based occupations and rural home-based businesses may be appropriate throughout Harrison County. These activities, which could occur in any sector, should be very limited and consistent with the character of the surrounding uses. Examples of home-based occupations could include home-based offices, such as bookkeeping, where activities would be inside and create minimal traffic. More intense rural home-based businesses could occur in the crossroads and neighborhood centers. These recommendations are in response to the community’s desire to increase employment opportunities while limiting the construction of new office and industrial buildings.

Neighborhood and Crossroads Commercial: Neighborhood and crossroads commercial centers are classified as Restricted Growth (G-1) on the Future Land Use Map and would include a mix of businesses and civic uses and limited in scale, all of which should be arranged around a crossroad, as described in the community plans.

Community Commercial: Community commercial centers are classified as Controlled Growth (G-2) on the Future Land Use Map (Map 3-1) and would include a mix of businesses and civic uses, all of which should be arranged within a defined center, as described in the community plans.

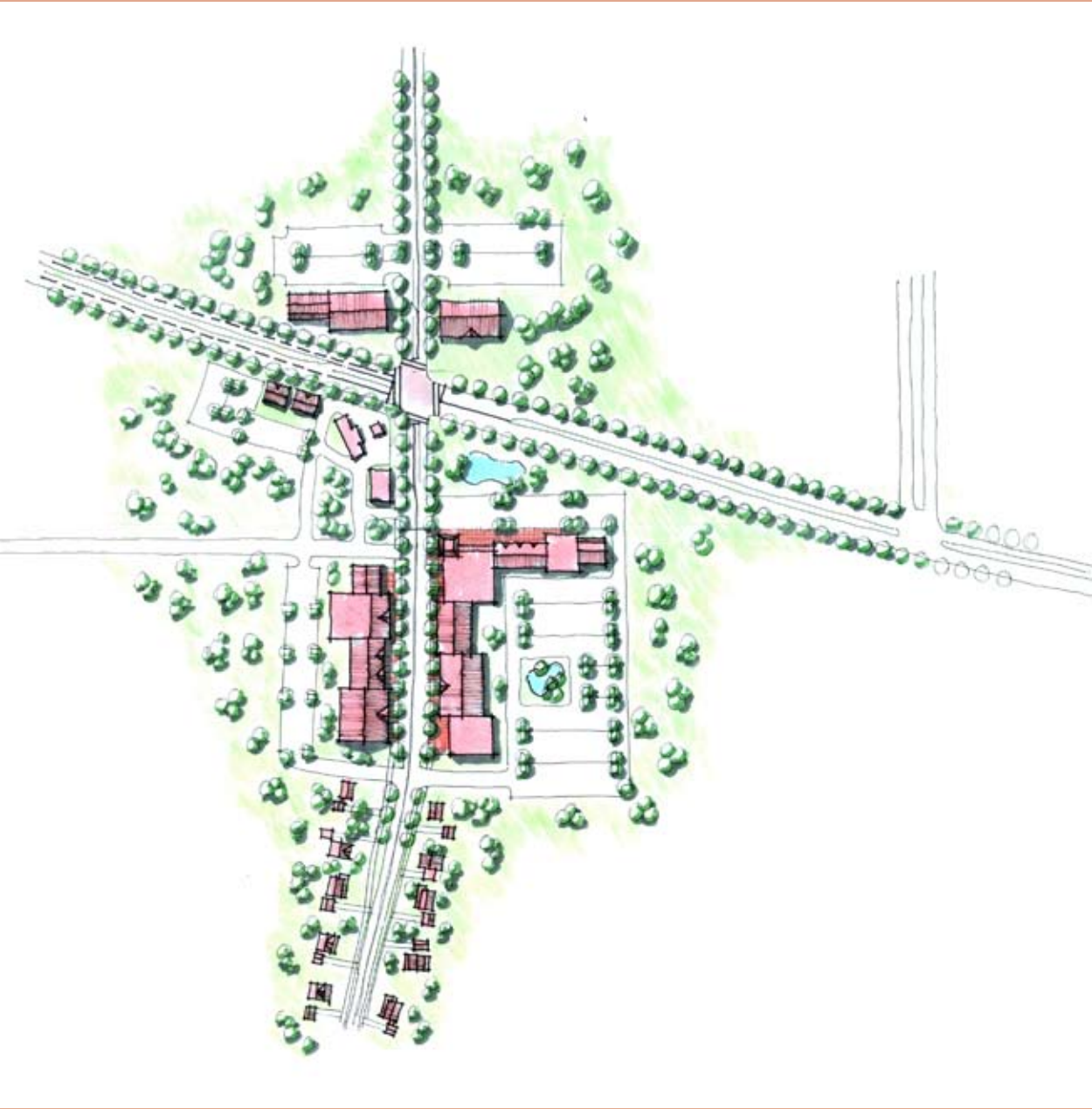
Regional Commercial: Regional commercial centers are classified as Intended Growth (G-3) on the Future Land Use Map and would include a mix of businesses and civic uses, all of which should be arranged within a defined center, as described in the community plans.

Residential Areas

Recommendations for the residential areas are in response to the need to provide additional housing to accommodate the projected population increase. They are also in response to the stated desire to maintain the majority of Harrison County in a low density rural residential setting. Targeting development to areas where sewer and water is or will be located can limit the pressure to spread residential development throughout the entire county.

Rural Residential: It is recommended that the majority of the county remain rural residential, classified as Restricted Growth (G-1). These Restricted Growth (G-1) areas should be limited to single-family residences on acreage lots. In locations where sewer and water are available, it would be appropriate to cluster the residences to avoid the most environmentally sensitive portions

Figure 3-5. Harrison County’s future land use pattern is focused on creating nodes of development activity. As shown below, a mix of neighborhood residential and community commercial is appropriate in G-2 sectors. Shown below is a concept for commercial development at County Farm Road and State Highway 53.



Source: Matthew Leasure

of the site, as seen in conservation developments. In cases where conservation development is incorporated, the intent is to preserve the rural character of the community by conserving land and providing a rural living environment for residents.

Crossroads Residential: At the designated neighborhood and crossroads commercial centers in G-1 Restricted Growth sectors, smaller lot sizes would be permitted within one-quarter of a mile of each center. The one-quarter mile is the average distance a person is willing to walk to a store from their home.

Neighborhood Residential: The type of housing in neighborhood residential areas is suburban in nature. These areas have access to major roadways, commercial development, water and sewer. The developments consist of one to three housing units per acre on average. Neighborhood Residential areas are classified as Controlled Growth (G-2) on the Future Land Use Map. Conservation subdivisions are the preferred method of residential development in these areas. These subdivisions would be planned to provide an interwoven system of walking and biking trails, neighborhood streets, recreational areas, and preserved open space, as described further in the Healthy Communities Chapter. By utilizing conservation subdivisions, residents of Harrison County can preserve the rural character while allowing for a transition between rural residential and concentrated residential developments.

Concentrated Residential: Concentrated residential development, with three or more housing units per acre, is recommended in areas where sewer and water services are available, that are adjacent to major roadways, and that are near regional commercial centers. These areas, which may include small-lot single-family homes, townhouses, and apartments, are shown as Intended Growth (G-3) Sectors.

Figure 3-6. Conservation developments are encouraged in Restricted Growth (G-1) sectors and are the preferred development method in Controlled Growth (G-2) sectors.



Source: Randall Arendt

Strategy	Goal 1: Ensure that Harrison County Prepares for Growth	Responsible Parties		Immediate Year 1	Short-term Year 2-5	Mid-term Year 6-10	Long-term Year 11-20
1A	Use the <i>Comprehensive Plan</i> as a guide for future growth and development.						
Action 1	Circulate the <i>Comprehensive Plan</i> to make residents, developers, and property owners aware of its policies and recommendations.	Harrison County Zoning Office					
Action 2	Support the Zoning Office in the implementation of the plan.	Harrison County Board of Supervisors					
Action 3	Support the establishment of a Zoning Enforcement Officer for Harrison County, whose responsibility would be to enforce the Zoning Ordinance and other County codes.	Harrison County Board of Supervisors					
Action 4	Provide developers with a brochure that provides information on the permitting process and educational information on zoning and development practices.	Harrison County Zoning Office					
1B	Promote growth as specified in the designated zones of the Future Land Use Map.						
Action 1	Promote low- to medium-density residential and neighborhood commercial development in sectors identified as Controlled Growth (G-2) where centralized water and sewer service is available.	Harrison County					
Action 2	Promote medium- to high-density residential and regional commercial development in Intended Growth (G-3) sectors where centralized water and sewer service is available.	Harrison County					
Action 3	Promote the creation and expansion of crossroads and village development at specific locations for community-scale development, including civic and retail uses.	Harrison County					
Action 4	Development in Controlled Growth (G-2), Intended Growth (G-3) and Infill and Redevelopment (G-4) sectors should pay attention to public space and the developments’ interaction with public rights-of-way.						
Action 5	Encourage rural residential development, agriculture, and conservation development in Restricted Growth (G-1) sectors.	Harrison County					
Action 6	Require rezoning approval to be contingent upon water and sewer availability in the Controlled Growth (G-2) and Intended Growth (G-3) sectors.	Harrison County					
Action 7	Revoke rezoning approval if progress is not made on development within two years.	Harrison County Zoning Office					
Action 8	Engage with the surrounding cities and counties to discuss growth management and infrastructure development, as described in Chapter 10 Intergovernmental Cooperation.	Harrison County and cities					
Strategy	Goal 2: Maintain the rural character of the community	Responsible Parties	Grant Funding	Immediate Year 1	Short-term Year 2-5	Mid-term Year 6-10	Long-term Year 11-20
2A	Promote low density uses in designated G-1 sectors.						
Action 1	Support the retention of the existing agricultural, forestry and rural residential uses in the Restricted Growth (G-1) Sector.	Harrison County					
Action 2	Support the rezoning of areas in the Restricted Growth (G-1) sector that are not currently zoned as either E-1 Very Low Density Residential or A-1 General Agriculture.	Harrison County					
Action 3	Amend the Zoning Ordinance to allow families to locate more than one house on their property for family members in the A-1 General Agriculture district.	Harrison County Zoning Office					
2B	Preserve the quiet and scenic nature of rural areas in Harrison County.						

Action 1	Encourage the creation of a scenic corridor ordinance to enforce setback and landscape requirements in order to preserve, restore, and enhance Harrison County’s rural roadways.	Harrison County Zoning Office					
Action 2	Designate scenic byways on State Route 605, State Highway 53, and proposed State Route 601.	Harrison County Beautification Commission					
Action 3	Amend the Zoning Ordinance based on the recommendations of the Harrison County Scenic Byway Corridor Management Plan for State Highway 67.	Harrison County Zoning Office					
Action 4	Establish landscape screening requirements along roadways for manufactured home parks.	Harrison County Zoning Office					
Action 5	Enact a dark skies ordinance to limit light pollution.	Harrison County Zoning Office					
Action 6	Amend the noise ordinance to limit the effects of noise pollution on residential areas.	Harrison County Zoning Office					
Action 7	Require a deep setback and vegetative buffer around industrial uses to preserve the rural character of the area.	Harrison County Zoning Office					
Action 8	Maintain and improve existing roadway conditions by discouraging abutting uses that are not consistent with the community’s rural character in Restricted Growth (G-1) sectors.	Harrison County Roads Department					
Action 9	Adopt a sign code for commercial development to minimize visual clutter.	Harrison County Zoning Office					
Strategy	Goal 3: Enhance and preserce the environment	Responsible Parties	Grant Funding	Immediate Year 1	Short-term Year 2-5	Mid-term Year 6-10	Long-term Year 11-20
3A	Protect the natural features in Harrison County						
Action1	Encourage developers to use Low Impact Development (LID) techniques, such as pervious surfaces, rain gardens, restored wetlands, and bioswales, to protect water quality by cleaning and detaining water before it leaves the site.	Harrison County					
Action 2	Adopt a stream corridor overlay that will implement design standards to minimize the development impact on waterways.	Harrison County Zoning Office					
Action 3	Require open space as part of development in Controlled Growth (G-2) and Intended Growth (G-3) sectors.	Harrison County Zoning and Engineers Offices					
Action 4	Amend the Zoning Ordinance to encourage the use of LID standards in the C-3 Resort Commercial District.	Harrison County Zoning Office					
3B	Encourage the remediation of previous industrial sites						
Action 1	Identify former industrial sites that have potentially hazardous remnants.	Harrison County					
Action 2	Promote the remediation of former industrial sites.	Harrison County					
Action 3	Execute the state and federal brownfield grants through oversight during the remediation process.	Harrison County					
3C	Retain and improve wooded areas.						
Action 1	Develop a tree preservation ordinance to limit clear cutting of parcels.	Harrison County Zoning Office					
Action 2	Amend county regulations to discourage the planting of invasive species that interfere with the growth and health of native plants.	Harrison County Zoning Office					
Action 3	Encourage the creation of a tree preservation committee, responsible for the creation and enforcement of tree preservation policies.	Harrison County Beautification Commission					
3D	Protect and enhance the coastal ecosystem from increasing development pressures.						

Action 1	Ensure that any development along waterways protects the natural environment to preserve attractive views from the water.	Harrison County					
Action 2	Amend the C-3 Resort Commercial Zoning District to require site planning that minimizes the impact on the natural environment and integrates access to natural areas.	Harrison County Zoning Office					
Strategy	Goal 4: Provide quality housing choices for all residents	Responsible Parties	Grant Funding	Immediate Year 1	Short-term Year 2-5	Mid-term Year 6-10	Long-term Year 11-20
4A	A. Support multi-family residential housing in the Intended Growth (G-3) sector in close proximity to employment centers and services.						
Action1	Support the creation of higher density housing in Intended Growth (G-3) sectors.	Harrison County					
4B	Rehabilitate residential housing to provide quality housing, increase property values, and improve the appearance of the county.	Harrison County					
Action 1	Assist homeowners with rehabilitating substandard housing.	Harrison County Block Grant Coordinator					
Action 2	Establish partnerships with local businesses, residents, and organizations to volunteer and assist in rehabilitating housing.	Harrison County					
4C	Pursue mixed income and supportive services housing.						
Action 1	Educate and advertise programs and incentives to property owners and developers.	Harrison County					
Action 2	Partner with local non-profits to assess supportive housing needs.	Harrison County					
Strategy	Goal 4: Promote principles of new urbanism and green development	Responsible Parties	Grant Funding	Immediate Year 1	Short-term Year 2-5	Mid-term Year 6-10	Long-term Year 11-20
5A	Advocate the creation of ordinances that incorporate the principles of New Urbanism.						
Action1	Support the application of SmartCode regulations in Controlled Growth (G-2) and Intended Growth (G-3) sectors at the community or property owner’s request.	Harrison County					
Action 2	Educate property owners and developers through educational materials and workshops.	Harrison County Zoning Office					

Figure 3-7. The plan advocates educating property owners and developers about development strategies that protect the natural environment.



Source: Alton Willis