

VI. COMMUNITY FACILITIES PLAN

The Community Facilities Plan provides the basis for a Capital Improvements Program (CIP). Its purpose is to establish location and space requirements for schools, parks and recreation, tourism development, river front development, golf courses, public buildings/facilities, utilities and drainage.

Churches and other places of worship were included in the inventory of community facilities but were not included in the Community Facilities Plan. The Community Facilities Plan and Capital Improvements Program are for public facilities that are owned and/or operated by the County or a related government agency. The County is not in the business of developing churches and aside from the requirements of the Zoning Ordinance will not dictate where they will locate or how many will be needed in the community during the next twenty (20) years.

The Community Facilities Plan and CIP will be developed in five (5) year increments with a schedule of what facilities and services should be provided, their size, capacities and approximate locations to meet growth demand and the goals and objectives of the Plan.

Tunica County appears to be keeping pace with existing demand for community facilities. There are very few deficiencies in the system and most of the facilities have the capacity to accommodate present needs and future growth. The community facilities that

are already approved or underway are shown in Exhibit 19.

A. Parks & Recreation

Parks and recreational facilities in the County are located within eleven (11) neighborhood parks and the G.W. Henderson Senior Recreational Center and Sports Complex, as described in Chapter II.

Neighborhood parks will provide necessary recreational facilities for the County population within and near the existing residential neighborhoods during the planning period. Neighborhood parks serve the immediate residential neighborhoods and will continue to serve as the recreational facility for residents located within walking or a short drive distance. However the existing parks are in need of improvements to bring them up to national park safety and ADA (Americans with Disabilities Act) Standards. Each park is proposed to contain playground equipment, picnic facilities with tables and grills, a half basketball court, a walking trail and landscaping. The estimated cost of the improvements for each neighborhood park is \$25,000- \$70,000 depending on size and adjacent population. Additional neighborhood parks (1-5 acres in size) should be provided within new developing residential neighborhoods. Two new neighborhood parks, Hollywood and Kimble, are currently proposed.

To serve the County on an area-wide basis, the Plan recommends development of three (3) community parks to serve the north, central and south portions of the County. Generally, community parks, as defined by the Na-

tional Recreation and Parks Association, serve a larger portion of the population and contain a minimum of twenty-five (25) acres. These parks can provide a variety of recreational facilities. They may include areas for intense recreational facilities, such as athletic complexes, jogging trails, large open spaces, swimming pools and community and fitness centers. They may have areas of natural quality for outdoor recreation, such as lakes, walking, viewing, sitting, group and individual picnic facilities, or can be a combination of the two depending on site suitability and the needs of the County residents.

The current G.W. Henderson Senior Recreation Center and Sports Complex can serve as the central community park for the County. The park presently contains a recreation center including a gymnasium, meeting rooms, tennis and ballpark complex and a fitness-wellness center. There is additional land area adjacent to the park where additional active and passive recreational facilities could be developed.

A community park to serve the northern portion of the County should be developed east of U.S. Highway 61 north of Woolfolk Road. This park can provide for passive and active recreational facilities including baseball or softball fields, soccer, tennis, picnic facilities and walking trails.

The area immediately adjacent to and west of the Askew Wildlife Refuge should be considered for development of a large-scale community park with a water and wildlife theme. A 500-acre park can contain a lake for storm wa-

ter detention, recreational purposes and to promote water quality, quantity and wildlife. This could be considered as a special use park and address different types of recreational pursuits such as nature appreciation, wildlife habitat conservation and camping.

It is recommended that the County evaluate the impact of the development of a major athletic complex on a County resident participation level as well as on an economic level. The development of a major facility in the North or Central part of Tunica County associated with the marketing attraction of the casinos could be of great benefit to the County on both a recreational and a financial basis. Recreational league games involving softball, baseball, soccer could benefit County residents on weekdays with tournament games and events on weekends benefiting the County on an economic level. Such a facility geared toward adult level play involving softball, baseball, soccer and a satellite fitness center could be developed as part of a large community park or a separate special use recreational facility.

To implement and maintain a parks and recreation improvement program the County should consider implementing parkland dedication requirements for new development. Parkland can be dedicated as part of new subdivision development or a payment in lieu of dedication that can be applied to the future development of recreational facilities in the County.

B. Riverfront Development

The County has currently under development the Tunica County River Park. The 168-acre park is located along the banks of the Mississippi River off of Fitzgerald’s Boulevard immediately south of the Fitzgerald’s Casino. The park provides for a number of river-oriented facilities and provides adequate area for future expansion.

The park will contain the following features:

- A floating dock to accommodate a large excursion boat;
- Boat slips for small transient pleasure boats;
- Boat launch ramp for public use;
- Visitors Center including a river-levee museum and fresh water aquarium;
- Nature trails of varying lengths;
- Terraces overlooking the Mississippi River including a promenade along the harbor;
- Observation deck overlooking the harbor and river.

This facility will not only serve as a tourist destination but will also provide unique recreational opportunities for County residents.

C. Golf Courses & Related Facilities

The County is proceeding toward the construction of an eighteen-hole public golf course. The course is to be on a 218-acre parcel of land located north of Robinsonville, between Casino Strip Resort Boulevard, Casino Center Drive, Old highway 61 and U.S. Highway 61. A tennis complex

and convention center will be constructed in the vicinity as part of the same project.

D. Public Buildings/Facilities

As shown in Exhibit 19, the Tunica Airport expansion project and the County Office Building expansion project are both underway. The airport improvements should serve the County for the majority of the planning period.

E. Transportation & Related Projects

The proposed road improvement projects were presented in Chapter V. The road projects to be undertaken in the next five (5) years include the following:

- Fitzgerald’s Boulevard Extension
- Arkabutla Dam Road Extension
- Perry Road/White Oak Road Connection and intersection improvements (with Highway 61)

Projects related to the roadway system that are planned for the next five (5) years include the following:

- Highway 61 lighting
- Highway 61 landscaping (from casino area south through Town of Tunica) \$200,000 per mile for 5 miles

Long-term roadway projects include the following:

- Interstate 69 (minimal County investment)
- Mhoon Landing Parkway extension to Prichard Road

- Seven Mile Gin Road extension

Short term rail projects include the following:

- Rail spur construction from east of Highway 3 to ½ mile east of Dulaney Road for a total of 5.5 miles

F. Public Safety

Two (2) new fire stations are planned in the next five (5) years—one (1) each for the northern and southern portions of the County. Additional stations may be needed over the long term if residential growth occurs in the County as projected.

G. Public Schools

According to information from the Tunica County Board of Education, the enrollment at all of the public schools is within the capacity for that school (See Table below). The capacity of Tunica Middle School includes a new wing that is under construction.

Name of School	Grades	Enrollment	Capacity
Robinsonville Elementary	K-5	308	500
Tunica Middle School	6-8	380	600
Rosa Fort High School	9-12	615	700
Tunica Elementary	Pre K-5	612	700
Dundee Elementary	K-5	137	300

It appears that new school construction will not be needed in the short term (0-5 years), particularly at the elementary school level. However, Rosa Fort High School is close to capacity at the present time so it is possible that another high school will be needed during the next 10-20 years.

H. Utilities/Drainage Improvements

Sewer improvements are planned for Hollywood, Dundee, White Oak and the Cutoff during the next five (5) years. Approximately 7.1 million dollars have been allocated for this purpose.

Storm drainage improvements are still being studied. A detailed flood study for the County is recommended and will be discussed further in Chapter VIII.

I. Housing

The Tunica County Housing Division operates a number of programs but none of them involve new construction or capital improvements. Public housing in Tunica County is run by the North Delta Planning and Development District.

TUNICA COUNTY COMPREHENSIVE PLAN

Exhibit 20 - Capital Improvement Projects

Current Capital Improvement Projects

<u>Project Description</u>	<u>County Investment</u>	<u>Estimated Completion Date</u>
Tunica Airport Expansion	\$38,000,000	December 2002 (Phase I) September 2003 (Phase II)
Tunica River Park	\$22,000,000	April 2003
Convention & Conference Center	\$25,000,000	Pending
Tunica National Golf & Tennis	\$12,000,000	October 2003
Tunica Aquatic Center	\$4,000,000	July 2003
Arena & Expo Center Expansion	\$4,000,000	October 2002
County Administration Building	\$2,000,000	December 2002
County Services Building	\$700,000	June 2003

Recent Capital Improvement Projects

<u>Project Description</u>	<u>County Investment</u>	<u>Completion Date</u>
Tunica Museum	\$2,000,000	June 2002
Highway 61 Beautification	\$2,000,000	June 2002
White Oak Community Center	\$1,000,000	May 2002

Capital Expenditures Budget

	<u>FY 2003</u>	<u>FY 2004</u>	<u>Total</u>
Water & Sewer	\$2,000,000	\$2,000,000	\$4,000,000
Airport Expansion	\$3,000,000	\$3,900,000	\$6,900,000
G.W. Henderson Park	\$3,000,000	\$2,000,000	\$5,000,000
River Experience	\$4,000,000	\$3,100,000	\$7,100,000
Golf/Tennis/Convention Facilities		\$12,000,000	\$12,000,000