

**ACKNOWLEDGEMENTS****D'Iberville City Council**

Rusty Quave - Mayor  
Brenda Broussard - Ward 1  
Henry Toncrey, Jr. - Ward 2  
Teddy Harder - Ward 3  
Stephen Furney - Ward 4  
Joey Bosarge - At-Large

Michael W. Janus - City Manager  
Mary Lee Williams - City Clerk  
W. Fred (Dub) Hornsby - City Attorney

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Donnell (Joe) Shehane - Commissioner  
Donna Williams - Commissioner  
Tommy Herbert, Sr. - Commissioner-at-large

Deonne Olier - Planning & Zoning Director  
Cindy Feranda - Planning & Zoning Assistant  
Jeff Taylor – Community Development Director  
Leslie Robertson - Community Development Project Coordinator

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**Planning Team**

Bridge & Watson, Inc. Urban and Regional Planning Consultants  
Jaime Correa and Associates

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*City of D'Iberville, Mississippi*

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**EXECUTIVE SUMMARY**

The City of D'Iberville finds itself at the unusual confluence of hurricane recovery, national economic recession but local economic prosperity, and an environmental disaster in the form of a leaking off shore oil well in the Gulf of Mexico. Although the City of D'Iberville does not have a large tourism market dependant upon pristine beaches, it certainly has a strong economic interest in the seafood business.

This unusual confluence gives rise to many events and occurrences within the city, including this comprehensive plan. This plan is designed and intended to serve as a policy guide for the development of land use regulations and to guide in the physical development (or redevelopment) of the city.

Utilizing two primary development themes, this plan seeks to encourage and attract development to the heart of the city through the creation of a French Market, an area that would be developed in a traditional town center building form. The regulatory principles of SmartCode are encouraged to achieve the desired building form.

The second primary theme of this plan is that of accommodating future growth and development as it moves northward away from the coast line. Substantial growth has occurred north of the city and plans have been made by developers for more large scale developments. The City of D'Iberville recognizes that a balancing act will be necessary to achieve both ends of this development spectrum: encourage market forces to support downtown development while supporting northward development.

Supporting development involves more than a vision for land uses. Included within this plan are various goals and objectives, strategies, and needed community services, facilities and transportation all intertwined with urban development. The success of this plan will depend upon the actions of various players in the development game.

The **City Council** serves as the regulatory body establishing laws, spending and improvement programs which serve to implement various components

of this plan. **Citizens** of the community provide feedback to their respective council members either through public meetings or at the ballot box. It is important that citizens support the direction and efforts of the city with regard to this plan. Otherwise, the vision may not be fulfilled. The **development community** will also play a role in the implementation of this plan. The developers will likely be asked to approach development differently from what is now the norm. This could be met with some hesitancy in not know how the biggest factor would react, and that is the **market**.

The market is the determining factor with regard to the implementation of the plan. If retailers, tenants or perspective home buyers do not support the building form envisioned for the French Market, then it surely will not succeed.

The City of D'Iberville has enjoyed great progress since its incorporation in 1988, and such progress was not accidental. D'Iberville is a cohesive community, and with everyone pulling in the same direction much has been, and can be, accomplished. Although the development of the Promenade marks D'Iberville as a premier shopping location for the gulf coast, great things are yet to come. Together, this plan can be implemented and the city can add more feathers to its cap.

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