



TAYLOR MISSISSIPPI

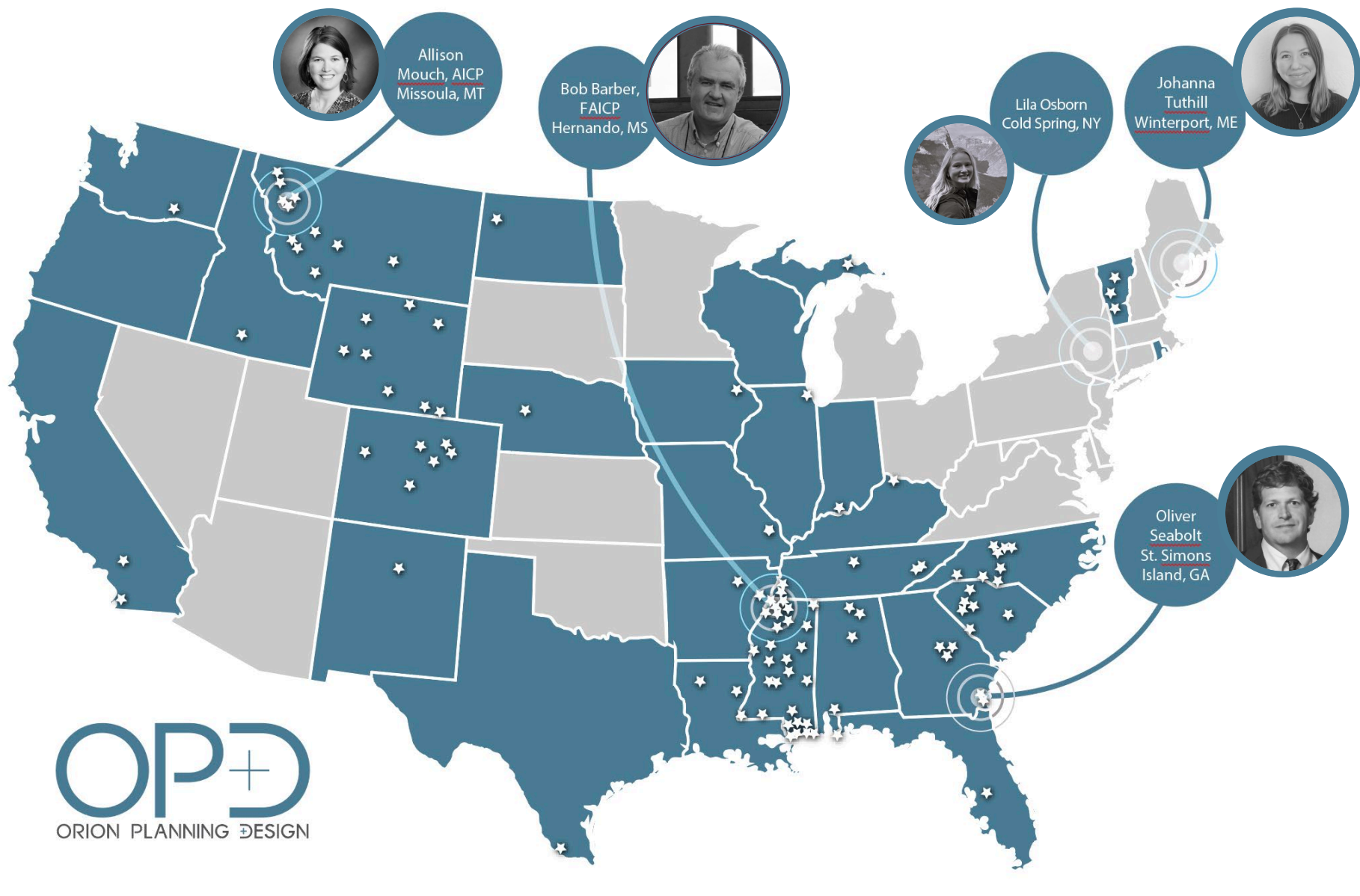
Futures Forum | June 11

A photograph of a historic brick building in Taylor, Mississippi. The building has a mix of brick and stone masonry. A large, white, serif 'WELCOME' sign is mounted on the upper part of the facade. Below it, a faded sign reads 'GRO... RESTAURANT'. Two vintage Coca-Cola signs are visible: one on the left and one on the right. The building has a corrugated metal awning over the entrance. In the foreground, there are wooden posts and a sign that says 'JUNE GRATES'. The scene is set during the day with some trees visible in the background.

WELCOME

Taylor, Mississippi

From modest beginnings as a pioneer settlement to its rise and fall with the railroad and King Cotton, Taylor endures and is now, as Faulkner put it, a “postage stamp of native soil” that attracts visitors and new residents from all over the world who come for its famous food, music and arts scene and bucolic lifestyle.



Our Team and Our Reach

PLANNING PROCESS



*What's
YOUR vision
for the
Future of Taylor?*

Join Us!

Taylor Futures Forum

For More Information



www.Taylorms.org

**Thursday
June 11, 2026
6:00 to 7:30 p.m.**

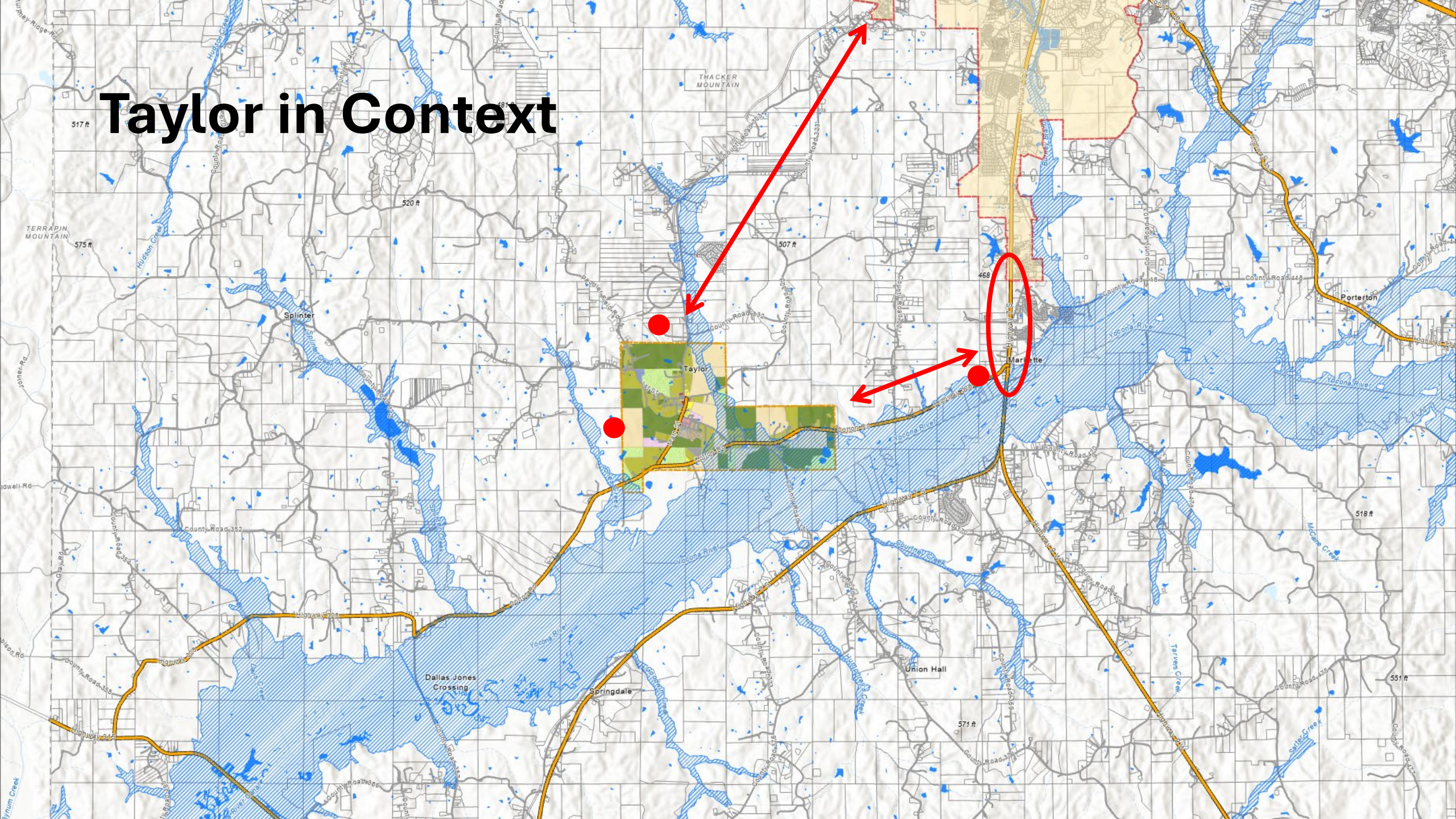
**@ The Mill
1 Town Square Lane**

- **Learn about the Taylor town planning process**
- **Help envision the best future for Taylor**
- **Engage in hands on visioning exercises**
- **Consider next steps in Taylor's Community development**



**TAYLOR
MISSISSIPPI**

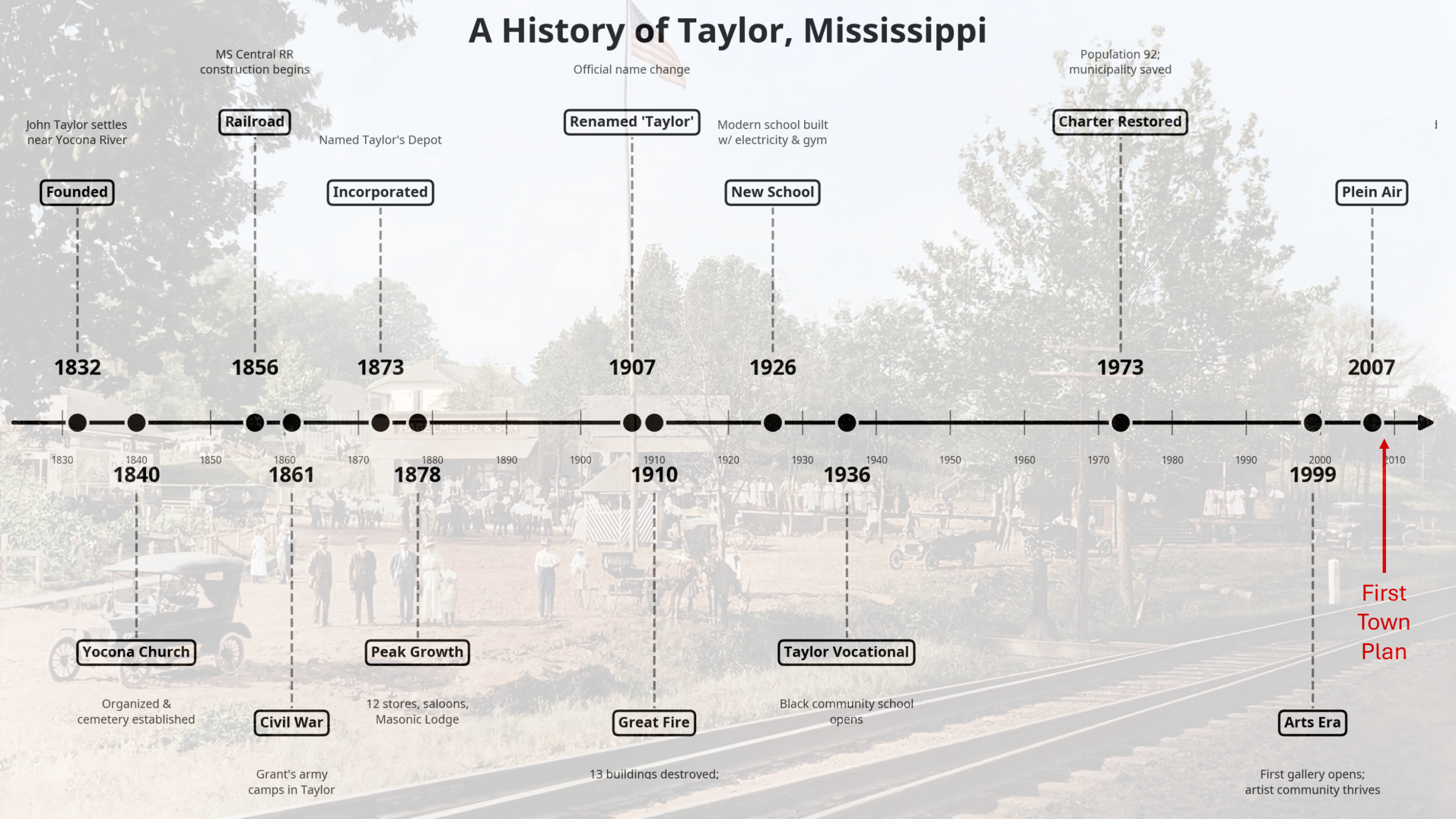
Taylor in Context





HAGELMEIER & SON

A History of Taylor, Mississippi



A History of Taylor, Mississippi

John Taylor settles near Yocona River

MS Central RR construction begins

Official name change

Population 92; municipality saved

Founded

Railroad

Named Taylor's Depot

Renamed 'Taylor'

Modern school built w/ electricity & gym

Charter Restored

Plein Air

1832

1856

1873

1907

1926

1973

2007

1830

1840

1850

1861

1870

1878

1890

1900

1910

1920

1930

1936

1940

1950

1960

1970

1980

1990

1999

2010

Yocona Church

Organized & cemetery established

Civil War

Grant's army camps in Taylor

Peak Growth

12 stores, saloons, Masonic Lodge

Great Fire

13 buildings destroyed;

Taylor Vocational

Black community school opens

Arts Era

First gallery opens; artist community thrives

First Town Plan

DEMOGRAPHIC SUMMARY

Taylor Village, MS

Geography: Place

KEY FACTS

351

Population



194

Households

45.1

Median Age

\$70,554

Median Disposable Income

EDUCATION

6.3%

No High School Diploma



9.8%

High School Graduate



27.0%

Some College/
Associate's Degree



56.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$90,471

Median Household Income



\$49,157

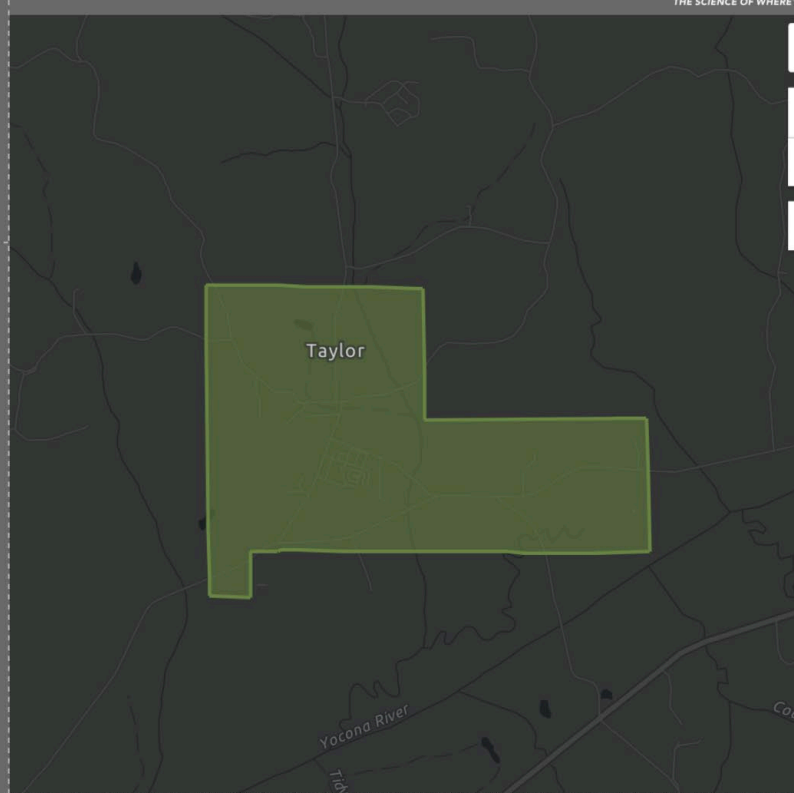
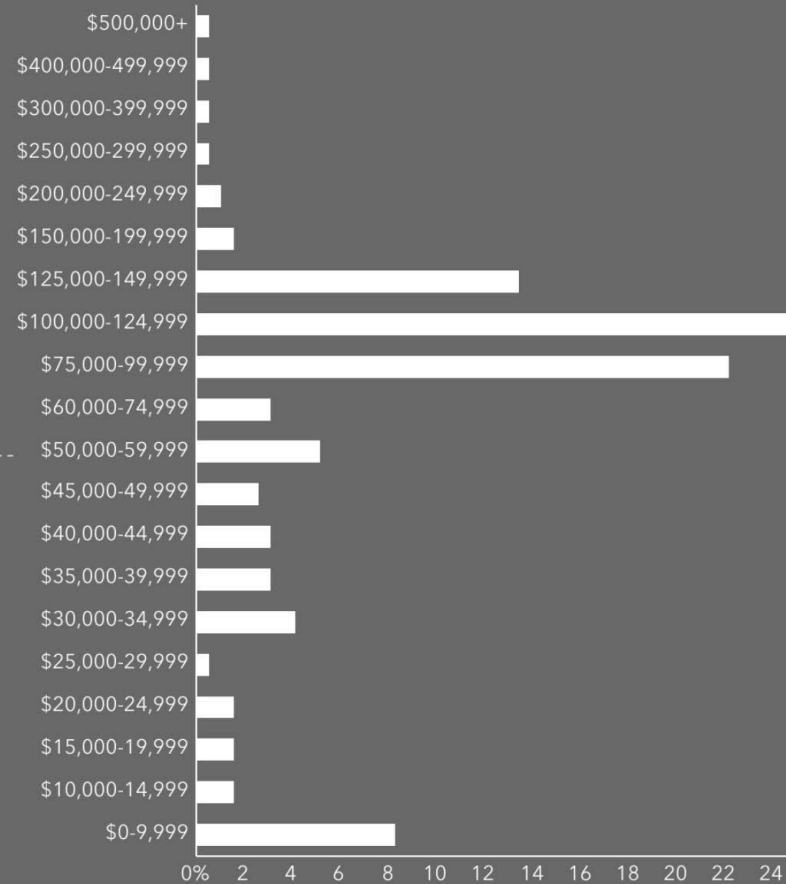
Per Capita Income



\$227,777

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



70.8%

White Collar



15.7%

Blue Collar



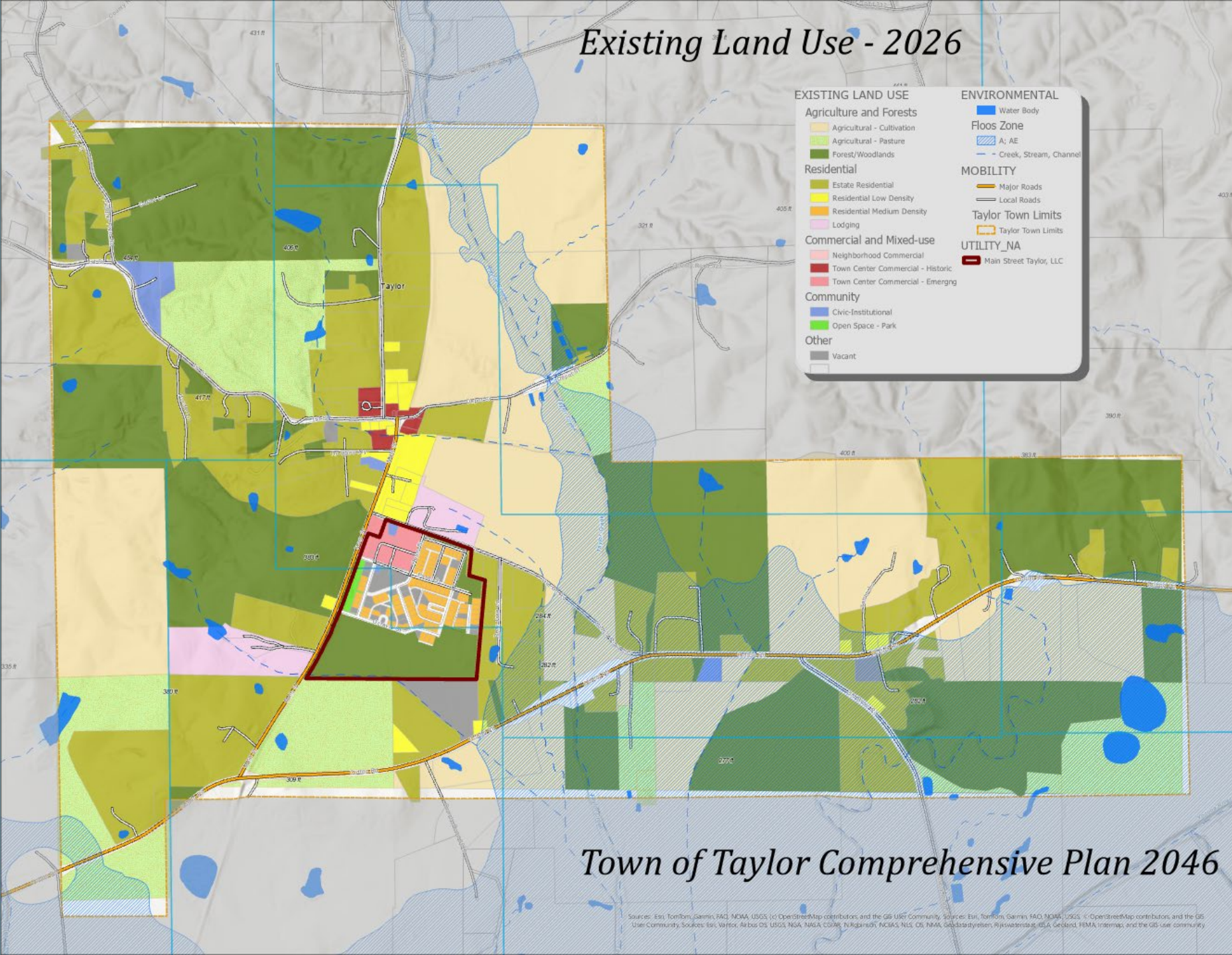
13.5%

Services

1.7%

Unemployment Rate

Existing Land Use - 2026



Town of Taylor Comprehensive Plan 2046

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community.

Taylor Capacity Analysis- 2026 (Preliminary)

Use Category	Acreage	% of Total	Constrained (Flood Zone)	Developable	Scenario 1 - Current Conditions			Scenario 2 - Added Sewer Capacity		
					Existing Sewer Density/Intensity	Future Population	Future Dwellings	Added Sewer Capacity	Future Population	Future Dwellings
Agricultural - Pasture	220	12%	72	148	0.5	170	74	1	340	148
Agricultural - Cultivation	508	29%	199	309	0.5	355	155	1	711	309
Forest/Woodlands	559	32%	172	388	0.5	446	194	1	891	388
Estate Residential	378	21%	73	304	0.5	350	152	1	700	304
Residential Low Density	21	1.2%	2	-	-	-	-	-	-	-
Residential Medium Density	12	0.7%	0	-	-	-	-	-	-	-
Town Center Commercial - Historic	5	0.3%	0	5	-	-	-	-	-	-
Town Center Commercial - Emerging	1	0.1%	0	1	-	-	-	-	-	-
Lodging	28	1.6%	0	28	-	-	-	-	-	-
Civic-Institutional	9	0.5%	2	n/a	-	-	-	-	-	-
Vacant	19	1.1%	2	17	4	157	68	4	157	68
Open Space - Park	2	0.1%	0	n/a	-	-	-	-	-	-
TOTAL	1762	100.00%	522	1200		1478	642		2798	1217

*Plein Air has 12 construction ready lots and approximate 60 preliminary lots approved as of May '26. These lots are accounted for in the Vacant category. Golf course lots are accounted for in Agricultural and Forest acreage.

Taylor Community Planning Survey Results

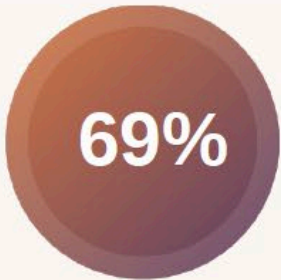
This one-pager highlights the clearest messages from the Taylor, Mississippi community survey. The results show broad support for thoughtful growth, stronger design expectations, and continued protection of the town's distinctive rural village character.



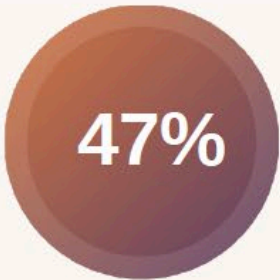
140
responses

Survey Snapshot

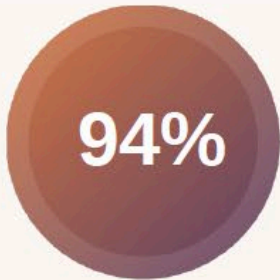
Respondents consistently signaled that Taylor's future should be shaped by **carefully managed growth, locally rooted businesses**, and protection of the qualities that make the town feel **quiet, walkable, neighborly, and unique**.



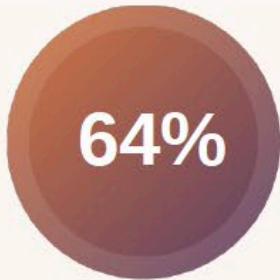
Value Taylor's small population and quiet lifestyle most



Say limited, carefully managed growth is appropriate



Support locally owned restaurants or shops if growth occurs



Prioritize sidewalks or walking trails as a top improvement

What residents value most

The strongest existing strengths are Taylor's **quiet lifestyle, local businesses, rural setting, and neighborliness**. These responses suggest that future planning decisions will be judged against whether they preserve a small-town feel.

Growth outlook

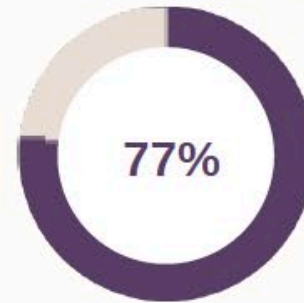
The survey points to a clear preference for **managed rather than unrestricted growth** (47%). Another **34%** said moderate growth is acceptable if it is well designed, showing broad support for change only when it fits Taylor's character.

Growth and Preservation



Respondents most often want new development **within or adjacent to existing developed areas** (44%) or in **walkable Plein Air-style neighborhood patterns** (45%), with meaningful support for **redevelopment** of existing structures as well (35%).

Local identity



About **77%** prefer a **balanced mix of all identities** rather than emphasizing only an arts destination, only a quiet village, or only a food-and-music destination.

Taylor residents strongly support preservation of **local businesses, ecological health, open farmland and meadows, tree canopy, and historic homes and character.**

Concerns and Priorities

Concern about high-density residential or commercial development 78%



Concern about increased traffic 58%



Concern about short-term rental saturation 57%



Open-ended comments repeatedly warned against Taylor becoming “**Oxford 2.0**” through unmanaged growth, investor pressure, and character loss.

Prioritize sidewalks or walking trails 64%



Support local farmers 37%



Limit short-term rentals to protect housing supply 53%



Traffic responses were mixed: about **38%** said traffic is manageable but increasing, while about **37%** said it is not a problem.



Taylor Planning Principles

1

Protect and Reinforce Taylor's Distinct Town Identity

2

Guide Growth Proactively

3

Use Infrastructure Intentionally to Shape Growth

4

Preserve Open Land, Farmland, and the Natural Landscape

5

Build a Connected, Walkable Town

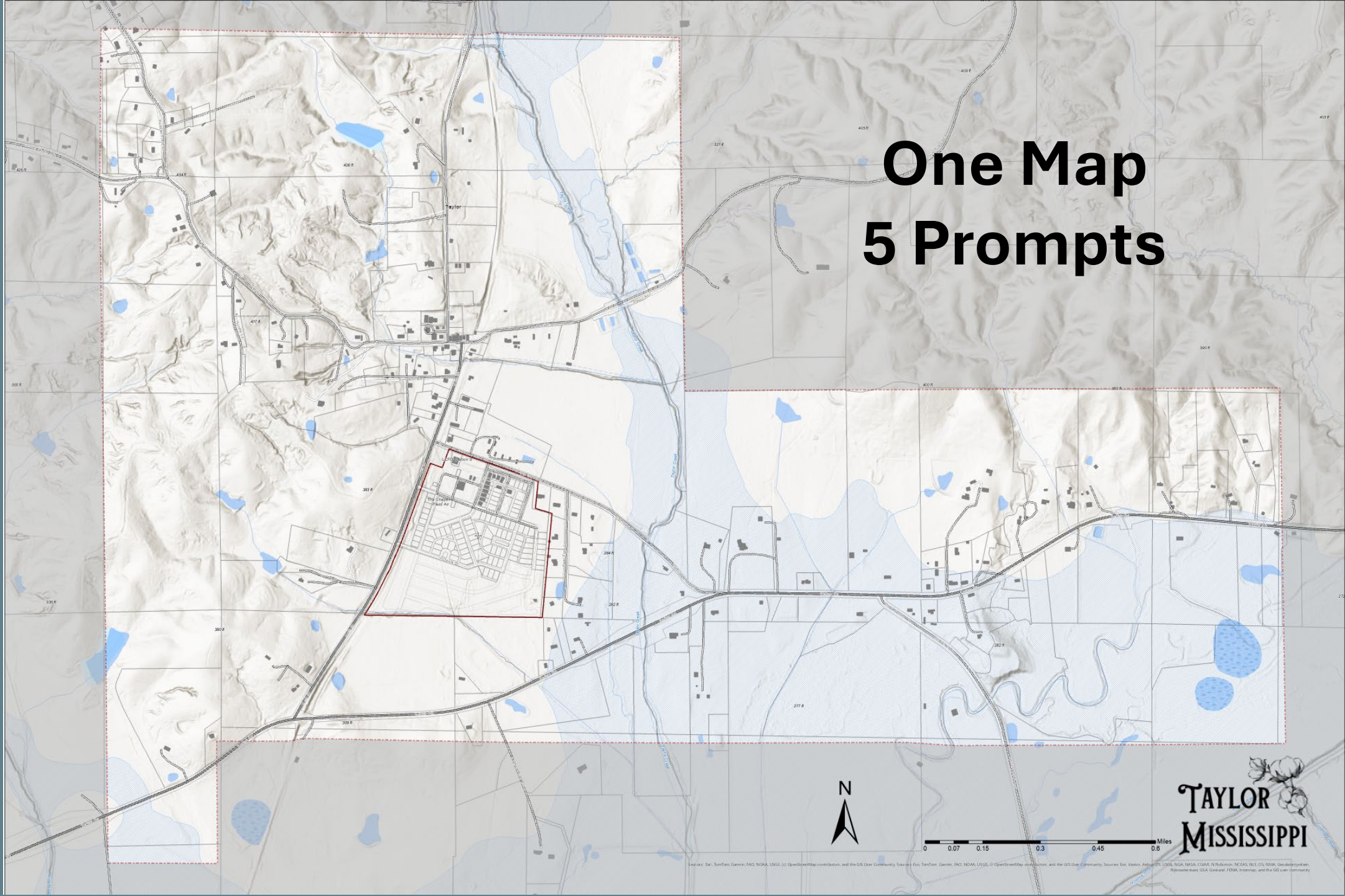
6

Cultivate a Locally Rooted Economy

7

Protect Housing Affordability and Long-Term Community Stability

One Map 5 Prompts



0 0.07 0.15 0.3 0.45 0.6 Miles

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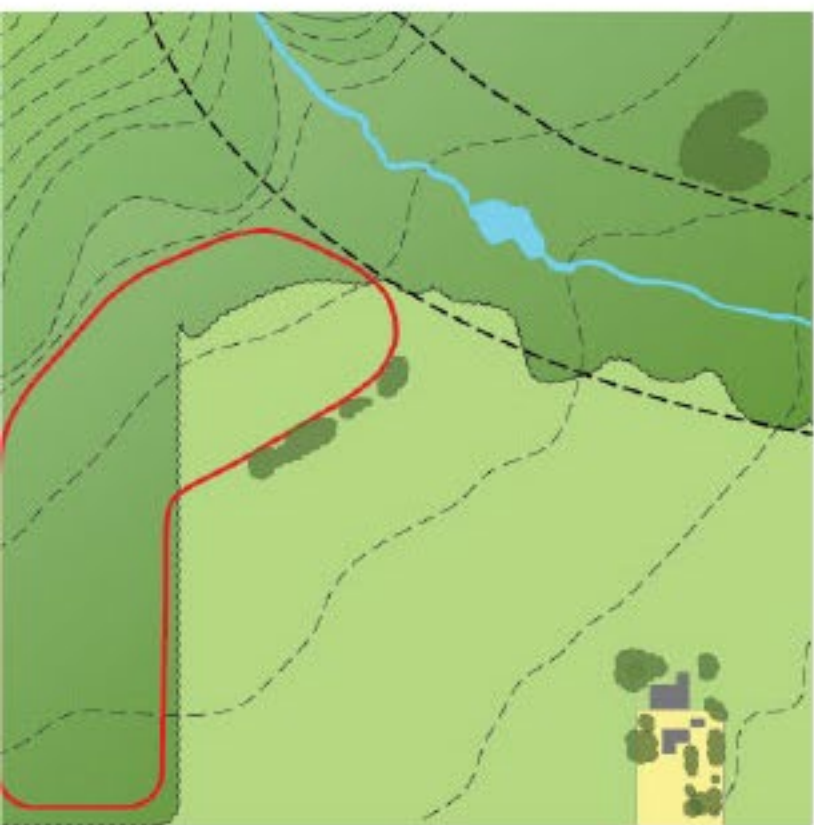
Map data: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community.

Town Core and Rural Edge

The survey showed strong support for keeping new development "within or adjacent to existing developed areas" (48%) and redeveloping existing structures (38%).



- What and where is Taylor's walkable "Town Core"? Identify its limits where the "Rural Edge" begins?
- Define the core area where small-scale commercial and village-style residential growth is appropriate.
- Identify areas prioritized for conservation, large-lot development, or agriculture/forestry.



Existing Landscape

Subdivision Sprawl

Conservation Neighborhood

Commercial and Artisan Spaces

90% of survey respondents support locally owned restaurants/shops, and 65% support small-scale artisan businesses. However, 80% are highly concerned about high-density commercial development.



If Taylor is to welcome new small businesses, restaurants, or artisan studios in the next decade, exactly where should they go? How should they look and feel?

Housing Types

While high-density housing is strongly opposed, 50% support "smaller residential homes consistent with village character" and 45% support "small, context-sensitive additions to existing neighborhoods."



Favored



Favored



Not Favored

Where is the most appropriate location for small-scale, village-style residential growth that avoids the "high-density" feel?

Identify general areas that could accommodate modest residential growth. Discuss and note what design elements (e.g., setbacks, tree preservation, architectural style) are required to make this acceptable.

Connecting the Community

65% of respondents identified "sidewalks or walking trails" as a top priority for community improvements, and future traffic was a frequently mentioned concern.



- How the different parts of Taylor be safety connect for pedestrians(e.g., the historic core, Plein Air, residential edges) for pedestrians and cyclists? Connect Taylor with trails, sidewalk extensions, or multi-use paths.
- Identify key intersections or road segments that need traffic calming measures.

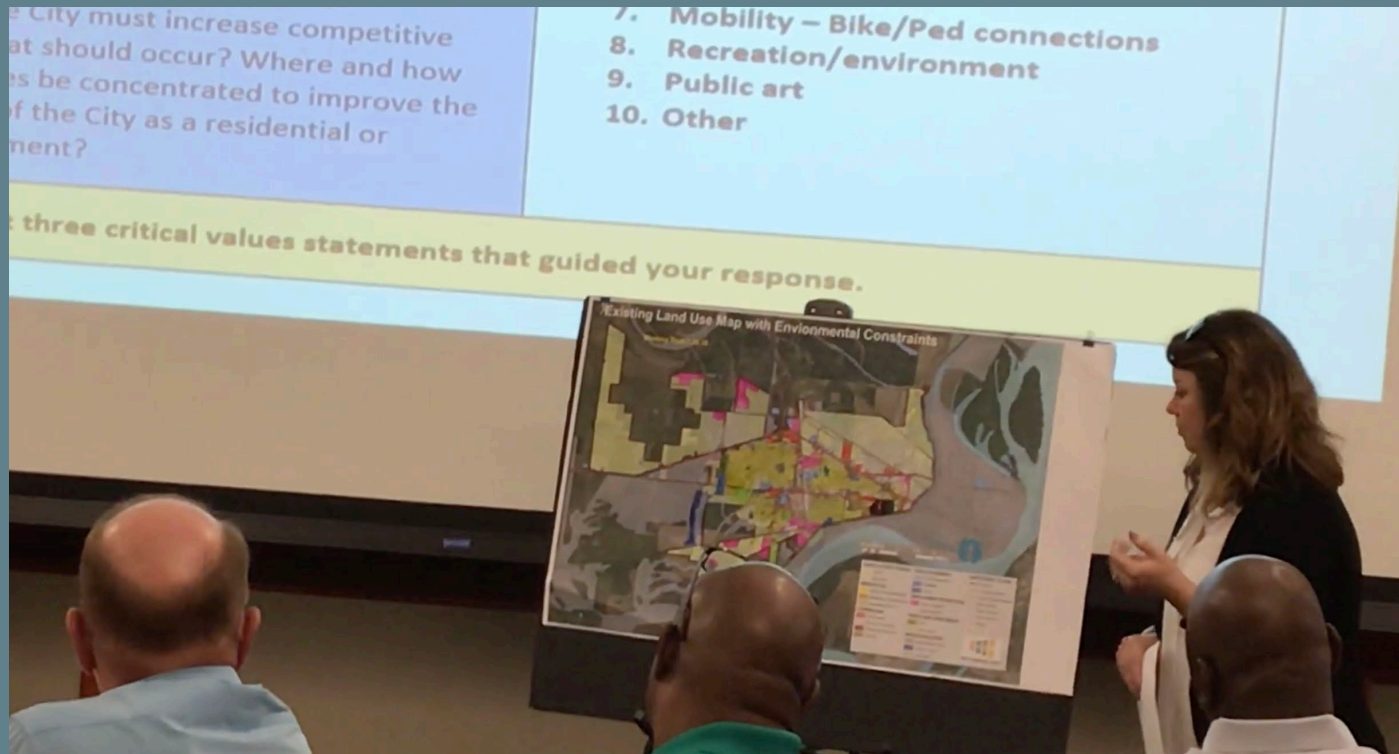
Preserving the Pastoral Identity

"Open farmland and meadows" and "Tree canopy" were rated as very/somewhat important to preserve by about 95% of respondents.



Which specific landscapes, viewsheds, or natural features are absolutely critical to Taylor's identity and must be protected for that identity to be preserved and enhanced?

Identify the most critical open spaces, farms, or forested areas on the map. Discuss whether the town should pursue conservation easements or strict zoning to protect these specific parcels.



Choose 2 or 3 vital points you would like to convey. Share you thoughts.

