

CHAPTER 2: FINDINGS OF FACT, VISION, GOALS, OBJECTIVES & POLICIES

Based on the background and analysis considerations set out in Chapter 1, findings of fact are made regarding the existing planning and development aspects of the City of Greenwood. The Steering Committee makes the following findings, and the findings serve as a basis for development of Goals and Objectives. The Committee finds as follows:

VISION STATEMENT

Greenwood is the heart of the Mississippi Delta, a historic and friendly community that has spawned creativity known throughout the world! Its unique history has placed Greenwood right in the middle of some of the most important movements in the country's history. It wishes to preserve this history and uniqueness by taking care of its historic and architecturally significant buildings and sites, and ensuring that the new built environment fits well into the fabric of the community.

Greenwood understands the need to conserve the natural environment so that the city is a sustainable, healthy and attractive community, welcoming to visitors and existing residents alike.

It knows that without a strong, viable and healthy citizenry, the community cannot thrive.

While recognizing its position as the county seat of government, it wants to promote job and revenue-producing opportunities in a diverse economy including industrial, retail, and service sectors. It desires to be a "complete" city, with the requisite living, working, medical, entertainment, and shopping, cultural, educational and recreational amenities. The City of Greenwood desires to be a destination of choice for permanent residents, businesses and visitors, and a leader in eco and heritage tourism.

The city recognizes the need to continue to build on the renaissance already taking place in its downtown area, and to extend that philosophy to the entire city.

Greenwood desires to be a well-managed, well-planned community that anticipates public facility requirements, and plans for them well in advance of need, instead of reacting to problems and issues.

Greenwood wants to ensure a high quality of life for its residents with diverse, high quality, housing types, land use policies that maintain a sustainable city, and buildings that are durable and attractive.

The City wishes to improve the base on which the future is built – schools and young people.

Greenwood wants to promote among its residents a strong sense of community, including working cooperatively regardless of race or economic status.

SIGNIFICANT FINDINGS, GOALS, OBJECTIVES & POLICY RECOMMENDATIONS

Population and the Economy

SIGNIFICANT FINDING 1: Greenwood lost population from 1990 to 2000, and indeed has been losing population for decades. While population grew from natural increase (births minus deaths), over 2,000

residents migrated out of Greenwood in that ten-year period. Projections indicate that both Leflore County and Greenwood will continue to lose population if strategies are not developed to stem that tide.

GOAL 1: A growing community as a result of in-migration and sensible, financially feasible annexation.

OBJECTIVE 1: Become a destination of choice for businesses, permanent residents and visitors by creating the kind of city people want to live in, visitors want to visit, and businesses want to do business in.

POLICY 1: Develop design standards and other policies that create the kind of environment that produces an attractive, durable and interesting city to help recruit people and businesses to Greenwood, including a sign ordinance and site and design review standards.

POLICY 2: Start, with assistance from the Chamber of Commerce, GLCEDF, and Main Street Greenwood, a business incubator/mentor program that helps local businesses get established and stay successful.

POLICY 3: Promote cultural, heritage, and nature tourism activities with existing partners – Main Street, Chamber of Commerce, Greenwood-Leflore Economic Development Foundation, Cottonlandia Museum, and others.

OBJECTIVE 2: Annex additional land into the city in a planned and sensible manner.

POLICY 1: Pursue periodic strategic annexations that meet the 12 indicia of reasonableness set out by the Mississippi Supreme Court, if it is determined that annexation is necessary and feasible.

POLICY 2: Require county neighborhoods that tie into city services to meet zoning, subdivision regulations, and building codes, so that when annexation of the neighborhood occurs, the city does not inherit substandard infrastructure.

SIGNIFICANT FINDING 2: Greenwood’s median household income is over \$10,000 less than the state average, and the city has a larger than average percent of the population at or below the poverty level. A higher percentage of the residents rent rather than own their own homes. A higher percentage of residents live in multi-family rather than single-family homes.

GOAL 1: Improved employment possibilities for Greenwood residents, including better paying jobs.

OBJECTIVE 1: Improve education and skill training to ensure a better-prepared workforce.

GOAL 2: Affordable housing opportunities from existing infill development.

OBJECTIVE 1: Encourage redevelopment of existing areas of the city by reducing nonconforming lots of record and performing development on smaller lots (more affordable owner-occupied housing) and in keeping with the architectural traditions of the city.

POLICY 1: Secure state-owned lands to sell to land developers for owner-occupied housing development.

POLICY 2: Amend the zoning ordinance to permit development on existing smaller lots of record (not require re-subdivision).

GOAL 3: Larger percentage of owner-occupied homes.

OBJECTIVE 1: Encourage a public housing strategy with goals for more home ownership.

OBJECTIVE 2: Encourage Non Governmental Organizations, banks, Realtors, and mortgage companies to teach credit and other financial counseling classes to help citizens become credit worthy for home ownership.

Excellent Project and Environmental Design

SIGNIFICANT FINDING 1: Because Greenwood is the business and cultural center of a multi-county region, it has a unique opportunity to create and sustain a vital, livable and sustainable community. Through good design practices, it can grow, prosper and maintain a healthy place in which to live, work, worship, shop and recreate. Greenwood has a wealth of significant architectural and historic resources that should be preserved for future generations (community memory) and cultural and heritage tourism strategies. Greenwood could benefit from more infill development and less “frontier” development to help replace deteriorating and dilapidated areas with redevelopment.

GOAL 1: A beautiful and unique community, with a strong sense of place and a high quality of life.

OBJECTIVE 1: Preserve historically, culturally, and architecturally significant buildings in Greenwood.

POLICY 1: Expand the City’s Historic Design Guidelines and regulations to include more commercial and new residential areas.

POLICY 2: Implement the principals of excellent small town design, by adopting Site and Design Standards for commercial, multiple family, institutional and industrial development and redevelopment.

POLICY 3: Adopt a sign ordinance for areas outside of the Historic Districts to reduce the amount of visual clutter and make streets safer.

OBJECTIVE 2: Promote durable, sustainable, and attractive new development.

POLICY 1: Adopt and enforce Site and Design Standards.

POLICY 2: Adopt and enforce a sign ordinance.

POLICY 3: Incentivize redevelopment of blighted commercial and residential areas.

GOAL 2: An environmentally sound city with minimum soil erosion, local flooding and pollution.

OBJECTIVE 1: Minimize flooding and pollution from runoff, reduce sedimentation of streams and other water bodies, reduce soil erosion, and retain sufficient aquifer recharge areas.

POLICY 1: Preserve existing mature trees in Greenwood; develop a landscape ordinance to assist with stormwater issues and beautify the city.

POLICY 2: Minimize the acreage devoted to impervious surfaces, utilizing creative parking designs such as overflow green areas and other measures (via Site and Design Standards Ordinance).

POLICY 3: Encourage infill development, utilization of existing buildings, and efficient development in frontier areas contiguous to the existing city (especially due to need to preserve prime agricultural lands and reduce urban sprawl).

POLICY 4: Require pre-construction grading permit and riparian buffers.

POLICY 5: Explore the use of conservation easements for open space preservation.

OBJECTIVE 2: Promote excellent town design in new and redeveloped residential, business, industrial, transportation, and public facilities and encourage master planned developments.

POLICY 1: Encourage the use of pattern books.

POLICY 2: Evaluate and implement traffic calming devices such as traditional streets, traffic circles and bike lanes.

POLICY 3: Discourage single-use zoning and encourage planned developments.

Transportation

SIGNIFICANT FINDING 1: Growth in automobile transportation trips has been commensurate with the population and housing growth in Greenwood.

GOAL 1: A community that is both easy and convenient to get to and around by automobile. Minimized impact of traffic problems on the quality of life in the city.

OBJECTIVE 1: Develop a circulation plan that consistently anticipates growth in automobile traffic demands well in advance of problems and encourages a smooth flow of traffic throughout the city.

POLICY 1: Promote efficient street patterns that encourage connections among and between neighborhoods without developing short cuts through residential areas.

POLICY 2: Ban the use of cul-de-sacs and other street designs that restrict connectivity.

OBJECTIVE 2: Provide for safe and attractive local streets that encourage reasonable speeds by nature of the design of the roadway/streetscape.

POLICY 1: Use traffic circles, on street parking, bike lanes, and other traffic calming devices to slow traffic on high traffic volume roads and streets.

POLICY 2: Require street trees, sidewalks, and a wide planting berth between sidewalk and roadway on all new road construction and retrofit existing streets to these standards when feasible to do so.

POLICY 3: Encourage the creation of boulevards with divided medians.

POLICY 4: Put wide streets on a “road diet” by installing striped bike lanes and/or traffic calming devices.

SIGNIFICANT FINDING 2: Other forms of transportation, including walking and biking are growing in popularity and can help reduce traffic problems and pollution. New forms of development (smart growth) encourage walking and biking by keeping origins and destinations in proximity to one another (mixed-use developments).

GOAL 1: An interconnected system of sidewalks, bikeways (on- and off-street), and linear parks that allow residents the option of moving about in a non-motorized way.

OBJECTIVE 1: Provide sidewalks and bike paths/striped lanes in the city.

POLICY 1: Adopt and enforce a Complete Streets Policy.

POLICY 2: Enforce the requirement for sidewalks and green breaks (subdivision regulations) and require sidewalks in all commercial, multiple family, institutional and industrial developments in the city.

POLICY 3: Construct bike paths and bike striping on streets that are wide enough to accommodate them and require their construction whenever new roads are built.

POLICY 4: Construct sidewalks and bike paths where necessary to improve the interconnectedness of the sidewalk system.

POLICY 5: Develop and implement a master sidewalk and bike path plan.

SIGNIFICANT FINDING 3: Transportation gateways into Greenwood are not as attractive and inviting as they could be.

GOAL 1: Community gateways that give a positive first impression of the community.

OBJECTIVE 1: Protect and enhance the four primary entrances into Greenwood (Highway 82 East and West, Highway 49 South, Highway 7 North).

POLICY 1: Install aesthetically pleasing, well-landscaped entrance signs.

POLICY 2: Use Site and Design Standards to help ensure a good first impression.

POLICY 3: Partner with MDOT to install attractive landscaping in the median of the three highways leading into and through the city.

Recreation and Open Space

SIGNIFICANT FINDING 1: Well-placed open space helps retain the character, attractiveness, and unique sense of place so important to the city, helps the environment (especially storm water drainage), and provides residents places for passive recreation activities.

GOAL 1: A visually attractive city with significant vistas and plenty of parks and open space for passive recreational activities.

OBJECTIVE 1: Protect the visual integrity of Greenwood and offer space for passive recreational activities.

POLICY 1: Develop an Open Space Plan and secure through purchase and/or dedication, land for open space and parks in areas of the city where this is needed.

POLICY 2: Require open space in planned residential developments and any redeveloping area.

POLICY 3: Permit natural conservation areas, as well as active recreation areas, where appropriate.

POLICY 4: Develop a walking/biking/landscape corridor between downtown Greenwood and the proposed nature trail area.

SIGNIFICANT FINDING 2: Active recreation programs are a desirable and essential element for fun and personal development.

GOAL 1: An active and growing recreation program for all ages and cultures in Greenwood, including sports, the arts, etc.

OBJECTIVE 1: Grow the city's Parks and Recreation programs by providing space and programs commensurate with activities desired by the public.

POLICY 1: Develop interconnectedness between existing and future parks with a linear park/greenway system.

POLICY 2: Secure funding/budget for additional programming in the city's parks.

POLICY 3: Investigate the passage of an additional 1% tax on restaurants and hotels to benefit public improvements and economic development projects.

POLICY 4: Restructure Parks and Recreation's fee schedule to be in line with comparable cities.

SIGNIFICANT FINDING 3: Open space areas and natural recreational areas can provide tourism opportunities for the city while assisting with environmental goals.

GOAL 1: A community with abundant natural areas for nature tourism activities.

OBJECTIVE 1: Support tourist-oriented and regional recreation sites as an expansion of the city's economic base.

POLICY 1: Design and build a system of multi-purpose trails and rest stations in the Greenwood-Yazoo River Natural Area.

POLICY 2: Promote the use of the boat landing as the load-in point for kayaks, canoes, and other non-motorized boats.

POLICY 3: Redesign Whittington Park to accommodate RVs, campers, and other similar vehicles for tourists.

POLICY 4: Lobby for the reopening of Florewood State Park.

GOAL 2: Open space areas to be used for water and air quality preservation.

OBJECTIVE 1: Require land developers to set aside at least 10% of planned developments for open space. Require riparian buffers around creeks, streams, and ditches to allow for overflow and to reduce pollution.

OBJECTIVE 2: Develop a Green Infrastructure Plan for the city with one of the goals being water and air quality preservation.

OBJECTIVE 3: Consider voluntary adherence to public education efforts in Phase II of NPDES program.

Public Facilities

SIGNIFICANT FINDING 1: Greenwood must ensure that its public facilities anticipate change and keep up with it. It should review all possibilities for funding public facilities, including alternative sources.

GOAL 1: A city where the citizens feel safe from violence, property crimes, and fire, and where the water is clean and plentiful, streets and sidewalks are well maintained, drainage and erosion problems are mitigated, and sewer systems are safe and in good working order.

OBJECTIVE 1: Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces the overall quality of service.

POLICY 1: Work to lower the city's fire insurance rating.

POLICY 2: Institute a curbside recycling program.

POLICY 3: Annex only when financially feasible. Promote infill development first.

SIGNIFICANT FINDING 2: Cultural activities are an important element present in successful communities. They can revitalize a historic downtown area, have a civilizing effect on residents, and help a city become a destination of choice for visitors and permanent residents.

GOAL 1: A community with thriving cultural facilities, including museums, community theaters, art galleries and other cultural amenities.

OBJECTIVE 1: Encourage the continued development of cultural facilities and activities in the city, especially in the downtown area.

POLICY 1: Build a cultural/convention center and museum in downtown Greenwood.

POLICY 2: Raise startup capital required to recruit a YMCA to Greenwood.

POLICY 3: Support organizations like Main Street Greenwood and Communities in Schools that foster local arts.

POLICY 4: Promote public art through the creation of murals, sculptures, and other forms of civic art, including bike racks, park benches, and water features.

Housing and Residential Land Use

SIGNIFICANT FINDING 1: As the population ages, there will be a need for a broader variety of housing types and sizes, but not a reduction in the desire and need for a high quality living environment.

GOAL 1: Well-planned and well-designed quality living spaces, with a variety of housing types and sizes available.

OBJECTIVE 1: Encourage the development of high quality living areas, regardless of the type of housing, density of development, or price, through good construction and design standards.

POLICY 1: Continue administration of the latest version of the International Building Code. Review possibility of a requirement for Pattern Books for certain residential developments.

POLICY 2: Encourage planned developments rather than single-use zoning districts.

POLICY 3: Pursue redevelopment and infill development to provide new and renovated housing (80% of the housing in the city was constructed before 1970) and to eliminate blighted areas.

SIGNIFICANT FINDING 2: Some of Greenwood's residential areas are in poor repair and suffer from varying degrees of neglect and lack of maintenance. These areas are typically characterized by older housing stock, deferred maintenance, and the introduction of incompatible uses.

GOAL 1: A high quality living environment in all areas of the city.

OBJECTIVE 1: Protect older residential neighborhoods that might have undergone some transition in the past, from disruptive uses such as encroaching industrial and commercial uses.

POLICY 1: Use code enforcement and sound land use policies to protect and revitalize older, transitional neighborhoods.

POLICY 2: Adopt and enforce a Rental Registration ordinance to prevent rental property from becoming a blight on existing neighborhoods.

POLICY 3: Utilize vacant land adjoining transitional areas or occupied land to be redeveloped for residential, public/semipublic uses, unless specific revitalization plans (e.g. involving neighborhood-serving commercial or mixed uses), approved by the Planning Commission and the Mayor and City Council, dictate otherwise.

POLICY 4: Phase out uses that are incompatible with the residential character of transitional areas and replace with compatible uses, or appropriately planned mixed-use developments.

POLICY 5: Initiate, or cooperate in, redevelopment programs designed to improve blighted or deteriorating areas.

SIGNIFICANT FINDING 3: Those existing residential areas that are stable and viable are valuable to the city's overall development.

GOAL 1: Protect and retain stable residential areas, which exhibit a high level of maintenance and consist of compatible mixtures of land uses and housing types.

OBJECTIVE 1: Continue to protect stable residential areas from disruptive uses such as incompatible higher density residential structures, and encroaching industrial and inappropriate commercial uses.

POLICY 1: Encourage routine maintenance and upgrading by private property owners. Utilize code enforcement if necessary.

POLICY 2: Utilize vacant land adjoining stable residential areas or occupied land to be redeveloped for residential, public/semipublic, or master planned mixed uses like traditional neighborhood development.

POLICY 3: Make new residential development compatible with surrounding residential areas through the use of open space, buffers and contextual design. Significant difference in densities shall require master plans and pattern books under planned unit development requirements.

POLICY 4: Restrict proposed residential development that has a significantly different size, height, or mass from adjacent existing development if the proposed differences detract from the use and privacy of the adjacent development.

POLICY 5: Require appropriate buffers and contextual design for commercial uses to be developed adjacent to stable residential areas (Site and Design Standards).

SIGNIFICANT FINDING 4: Greenwood will continue to experience some development of vacant or “frontier” areas into residential areas commensurate with population growth, but should concentrate on infill and redevelopment strategies.

GOAL 1: Well-designed, environmentally sensitive residential developments, or mixed-used traditional neighborhood developments, of varying housing types and interconnected with other areas.

OBJECTIVE 1: Review plans relative to the impact of the development on adjacent land use, transportation and traffic, sanitary sewer and water demands/capacities, encroachment on the natural environment, potential storm water runoff hazards, and other public facilities.

POLICY 1: Require the design of residential neighborhoods as neighborhood units to include amenities for residents such as park and recreation facilities, and connectedness to existing neighborhoods.

POLICY 2: Protect developing areas from disruptive uses such as incompatible residential structures, encroaching industrial uses, or scattered and strip retail uses through the use of buffers or properly designed mixed-use areas.

POLICY 3: Make new residential development compatible with surrounding residential areas through the use of open space and buffers. Significant difference in densities shall require master plans and pattern books under planned unit development requirements.

POLICY 4: Require all new developments to have safe, convenient sidewalks, and bike paths if feasible; a safe, convenient vehicular street system that is interconnected but

discourages the passage of high speed through traffic on local streets, outdoor active and passive recreation or open space facilities.

SIGNIFICANT FINDING 5: More Greenwood residents rent than own housing; twenty-three percent live in multi-family rather than single-family residential situations; Almost 80% of the housing stock was constructed before 1970 compared with 60% for the state as a whole.

(See Goal 3, Population and Economy)

GOAL 1: better-maintained single-family areas predominated by renters.

OBJECTIVE 1: Institute rental registration, consistently enforce the Property Maintenance Code, and reduce non-conforming lots of record by allowing smaller lots to be maintained in the Zoning Ordinance.

Commercial Land Use

SIGNIFICANT FINDING 1: The City of Greenwood possesses a historical, vital central business district that serves as the heart of the community. Its value lies in the appropriate use of the CBD and protection of the historical and architectural resources present there.

GOAL 1: A beautiful and vibrant commercial and governmental core of the City of Greenwood.

OBJECTIVE 1: Reserve the CBD for appropriate entertainment, retail commercial, office, professional, residential and governmental functions.

POLICY 1: Encourage the use of the first floors on multi-storied buildings for retail commercial establishments and second and higher stories to be used for office and residential uses.

POLICY 2: Preserve the residential character of areas in transition from residential to commercial.

POLICY 3: Avoid abrupt changes in zoning classifications in this area, using buffer areas where needed. Expansion of the CBD zone is preferable.

SIGNIFICANT FINDING 2: Nodal highway commercial development patterns concentrates development in a convenient and safe manner for the consumer, and mitigate problems associated with “strip” commercial development (confusing signage and too much of it, frequent turns, expense of frontage roads, etc.).

GOAL 1: Attractive and functional automobile-serving commercial activities at the intersection of two major streets (collectors and arterials).

OBJECTIVE 1: Develop new highway commercial areas as planned developments and only in a nodal fashion, at the intersection of two major roads.

POLICY 1: Require all developments of this type be planned developments, place commercial in a nodal fashion on the General Development Plan Map to reflect this philosophy.

POLICY 2: Promote the redevelopment of existing commercial areas in which parking was overbuilt.

SIGNIFICANT FINDING 3: Neighborhood commercial areas, when properly designed and located, served a vital need. Design standards can significantly reduce the negative impacts of neighborhood commercial areas on nearby residential areas. More specifically, traditional neighborhood developments, which incorporate a mix of uses, can allow the needed commercial and public uses in an acceptable manner.

GOAL 1: Properly located and well-designed neighborhood commercial areas.

OBJECTIVE 1: Allow and provide for convenient neighborhood commercial areas that have a “sympathetic or contextual design response” to adjacent residential areas.

POLICY 1: Require design standards and appropriate buffers for neighborhood commercial uses, so that negative impacts upon adjacent residential areas are eliminated.

POLICY 2: Place neighborhood commercial zones in areas that are within walking distance of residential areas.

Mixed Uses

SIGNIFICANT FINDING 1: Mixed-use development is an efficient and attractive way to develop Commercial, industrial, public/semi-public and residential lands. A Traditional Neighborhood Development is one method of accomplishing this type of development. Such development is generally compact; designed for human scale; provides a mix of uses in proximity to one another within the neighborhood; provides a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes; incorporates a system of relatively narrow interconnected streets with sidewalks, bikeways that offer multiple routes for motorists, pedestrians and bicyclists; retains existing buildings with historical features or architectural features that enhance the visual character of the community; incorporates significant environmental features into the design; and is consistent with the comprehensive plan.

GOAL 1: A community with traditional neighborhood developments and mixed-use developments in appropriate locations.

OBJECTIVE 1: Provide for a Traditional Neighborhood Development zone and other mixed use planned zones in the zoning ordinance.

POLICY 1: Add a TND zone to the Greenwood Zoning Ordinance as a floating zone.

POLICY 2: Illustrate appropriate locations for such development on the General Development Plan Map.

POLICY 3: Promote mixed uses, including residences and offices on second and higher floors.

Industrial Land Use/ Employment Centers

SIGNIFICANT FINDING 1: In order to be a relatively self-sufficient and complete city, Greenwood should encourage industrial development that offers well-paying jobs to city residents. Costs and benefits for such developments should be considered. Encouraging corporate employment centers is an

important component to the future economic development of the city, and may work well with the city's proximity to Mississippi Valley State University.

GOAL 1: Attractive, low impact industrial facilities that offer a significant number of well-paying jobs to local citizens.

OBJECTIVE 1: To encourage the development of industries providing the greatest benefit to the community

POLICY 1: Utilize the industrial zoning classification for areas that are used for primarily fabricating, processing, storage, warehousing, wholesaling, and transportation services.

POLICY 2: Centralize industrial activities of the current type and smaller industries in industrial parks. Blighted and vacant industrial areas should be phased out and redeveloped as planned mixed-use areas.

POLICY 3: Use deep buffer zones where industrial activities abut other, less intensive uses.

POLICY 4: Locate distribution centers and warehouses on sites with direct access to state and federal routes that do not require truck routes through residential areas.

POLICY 5: Locate all major employers in areas in which negative impact to the natural environment and existing and planned neighborhoods can be minimized.

POLICY 6: Encourage the development of corporate employment opportunities by setting aside sufficient lands in strategic locations for such uses.

Creation of Healthier Communities

SIGNIFICANT FINDING 1: Communities need healthy adults and children to be more productive at work and in school.

GOAL 1: A healthy community.

OBJECTIVE 1: To work in partnership with other health advocates to adopt policies that support the goals of a healthy community, including anti-obesity efforts and other preventive health measures and ensuring sufficient health personnel to serve the population.

OBJECTIVE 2: To adopt measures to improve the built environment so that intrinsic exercise can be accomplished through walking and biking. These include requirements for sidewalks and bike paths, city-sponsored walkway improvements,

OBJECTIVE 3: To support local eating and growing through Farmers Markets and Community Gardens.

POLICY 1: Continue ongoing support of the Downtown Greenwood Farmers Market and expand. Apply for USDA Farmers Market Promotion grants. Maintain certification.

POLICY 2: Utilize vacant lands for neighborhood gardens.

OBJECTIVE 4: Encourage the development of local food growers.

Administration and Enforcement/Miscellaneous

SIGNIFICANT FINDING 1: The city's implementation tools are insufficient and/or improperly administered or enforced to create the desired community.

GOAL 1: Desired community development pattern.

OBJECTIVE 1: To develop new ordinances where appropriate, and revise current ones when necessary to create the desired objective of being a high quality city where businesses and residents want to locate.

POLICY 1: Adopt and enforce Site and Design Standards (to include landscape standards) and a sign ordinance.

SIGNIFICANT FINDING 2: Because the county does not engage in planning or land use controls, the lack of planning and control can have a negative impact upon the city.

GOAL 1: Cooperation between the city and county on development and administration of land use controls.

OBJECTIVE 1: Work with Leflore County to jointly administer a zoning ordinance, or work cooperatively in an area 1 mile outside the city limits.

SIGNIFICANT FINDING 3: Many entryways to the city need further definition and beautification.

GOAL 1: Great first impression for visitors to Greenwood.

OBJECTIVE 1: Improve enforcement of City codes.

POLICY 1: Ensure that lots are regularly mowed and cleaned.

POLICY 2: Construct new entrance signs into the city. Align them better with the actual city limits.