

Greenwood, Louisiana

Comprehensive Master Plan

2007

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SECOND DRAFT EDITION

- **COMPLETE**

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INTRODUCTION

This document is the result of a comprehensive planning process undertaken by the Town of Greenwood, Louisiana. Simply stated, the purpose of the planning process is to help the Town decide where it wants to go and how it will get there.

The document resulting from the process provides a long-range, broad view of Greenwood's past, present, and future. It addresses community change, growth, and preservation; identification of values and issues; analysis of trends; inventory of resources; and planning maps for the future.

The Planning Process

To carry out the planning process, a Master Plan Steering Committee was established, with representation from the Board of Aldermen, the Planning and Zoning Commission, the Greenwood Development Alliance, and local Civic Organizations (see Appendix 3). The Steering Committee met for the first time in the spring of 2006 and began to undertake the planning process:

- Assess and document existing conditions
- Determine strengths, weaknesses, opportunities and threats
- Establish goals and objectives
- Develop a prioritized plan of action
- Examine and revise zoning ordinance and subdivision regulations and consider annexation of areas adjacent to Greenwood
- Present and adopt the plan

Mission Statement

At its initial meeting, the Master Plan Steering Committee began its work by developing a mission statement. A mission statement describes the overall duty and purpose of the planning process. Its central theme should acknowledge in some way that problems exist and that there are ways to solve these problems. A mission statement must answer the following questions: Why is the plan being developed? What does the plan do? For whom is the planning being done, or where will its impact be? How does the plan do this? After some suggestions and discussion, the Committee adopted the following mission statement.

The mission of the Greenwood Comprehensive Master Plan is to foster, promote and implement measures to guide orderly growth and development in Greenwood, and to make it a place where people will want to live, work, play, and raise a family.

As indicated above, the planning process begins with assessment and documentation of existing conditions. The section which follows presents an overview of the current situation, as well as trends and projections for Greenwood, Louisiana.

I. EXISTING CONDITIONS

Overview

Location

The Town of Greenwood (32.442N latitude, 93.972W longitude) is located near the western edge of Caddo Parish in the northwestern corner of Louisiana. Portions of its eastern corporate limit are coterminous with the western corporate limit of Shreveport. Greenwood's western corporate limit is a little over two miles from the boundary between Texas and Louisiana. It is about 165 miles to the east of Dallas, Texas, and about 290 miles to the northwest of New Orleans, Louisiana.

Interstate Highway 20 and U.S. Highway 80 run in an east-west direction through the widest part of Greenwood. U.S. Highway 79, which runs generally southwest-northeast over its entire course, enters Greenwood at its southwest corner, and then merges with U.S. Highway 80 in the western part of Greenwood. The Union Pacific Railroad also crosses Greenwood in an east-west direction, giving rail connections with Shreveport to the east and Dallas to the west.

Physiography

Greenwood's topography is best described as primarily gently rolling hills. Its elevation is officially listed as being 244 feet above sea level. However, an examination of the topographic map reveals that elevations range from below 210 feet to over 300 feet above sea level, depending on the location.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) of the Greenwood area, there are several special flood hazard areas within and just outside of Greenwood's corporate limits. Zone AE flood hazard areas exist along three tributaries of Cross Bayou which run south to north to the west of U.S. Highway 79 and to the east of the Greenwood-Springridge Road, and along three tributaries of Gilmer Bayou in the southwest part of town. The fact that these areas have been designated as AE zones, means that base flood elevations have been determined and appear on the detailed versions of the FIRM.

Shaded areas on the Flood Insurance Rate Maps show the 100-year flood areas. The 100-year flood designation applies to the area that has a one percent chance, on average, of flooding in any given year. However, a 100-year flood could occur two years in a row, or once every ten years. The 100-year flood is also referred to as the "base flood." This is a national standard that represents a compromise between minor floods and the greatest flood likely to occur in a given area and provides a useful benchmark. The Special Flood Hazard Area (SFHA) is the shaded area on a FIRM that identifies an area that has a one percent chance of being flooded in any given year (100-year floodplain). A small scale copy of the FIRM for the Greenwood area is located in Appendix 2, along with slightly larger scale maps showing base flood elevations in the areas described in the previous paragraph.

The only area of Caddo Parish, Louisiana for which the U.S. Fish and Wildlife Service has developed maps depicting wetlands is that surrounding Caddo Lake, which is well to the north of Greenwood. (Wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface.) This does not mean that there are no wetlands in the Greenwood area. It simply means that the locations of wetlands have not been mapped. However, because there are several streams that flow near and through Greenwood, and lowland areas associated with those streams, there is considerable likelihood that there are wetlands within the corporate limits of Greenwood.

Historical Development and Growth Patterns

The earliest known developments in the Greenwood area are trade posts, first established by Mr. Samuel Greenwood in 1833 and later by Mr. William Littlejohn. Mr. Littlejohn and nine other businessmen formed the Greenwood Town Company and laid out a portion of the town in lots in 1841, with the square (current site of Greenwood's park) to be the site of the courthouse. This site is at the crest of a hill between two creeks, and it was around this square that the very first businesses and homes began to be built. Littlejohn's trading post was demolished in 1876.



Writings of the Rev. Leonidas Polk, an appointed missionary to the territory of Louisiana, indicated that Methodist families settled in and around the Greenwood area as early as 1839. There are records which indicate that a Methodist church was constructed in Greenwood in 1840.

As early as 1857, a fifteen room hotel was opened in Greenwood. In addition to its rooms, the Garrett Hotel had a huge ballroom.

In recent years, residential growth has taken place in virtually every direction from the center of Greenwood. Most of the retail development has taken place along U.S. Highway 80. Travel plazas and fast food restaurants have recently begun to cluster around the intersection of U.S. Highway 80 and U.S. Highway 79.



Climate

The climate of Greenwood is transitional between the subtropical humid type prevalent in the south and the continental climates of the Great Plains and Middle West to the north. During winter, masses of moderate to severely cold air move periodically through the area. The spring and fall seasons are usually mild, while the summer months are consistently quite warm and humid with high pressure and a moist southerly flow being the dominant features. Rainfall is abundant with the normal annual rain just over 51 inches, and monthly averages ranging less than three inches in August to more than five inches in May and June. The average growing season for northwest Louisiana ranges between 230 and 240 days in length.

The majority of rainfall is of convective and air mass types, showery and brief, except during winter when nearly continuous frontal rains may persist for a several days. Extremes of precipitation occur in all seasons. While torrential rainfall is the exception in the Greenwood area, there have been several heavy rainfall events. The months with the fewest days of rain are August and October, with August having the least average precipitation.

The winter months are normally mild with cold spells generally of short duration. The typical pattern is turning cold one day, reaching the lowest temperature on the second day, and a warming trend on the third day. Temperatures of freezing or below occur each winter with an average of 39 days during the year. Temperatures drop below 15 degrees F only about one out of every two winters. The average date of the first 32 degrees F in the fall is November 15 and the average date of the last freeze in the spring is March 10. Freezing temperatures have been recorded as early as October 19 and as late as April 11.

Measurable snowfall amounts occur on an average of only once every other year, and many consecutive years may pass with no measurable snowfall. Occasional ice and sleet storms do considerable damage to trees, power and telephone lines, as well as make travel very difficult.

The summer months are consistently quite warm, with maximum temperatures exceeding 100 degrees about 6 days per year, exceeding 95 degrees about 32 days per year, and exceeding 90 degrees about 87 days per year. Showers and thunderstorms at any one location in the Northwestern Louisiana area give about eight days in a month of measurable rainfall.

Thunderstorms occur each month, but are most frequent in spring and summer months. The showers and thunderstorms during the spring and autumn months are most often produced by squall lines and fronts, and are generally heavier than the air mass showers which occur in the summer months. Severe local storms, including hailstorms, tornadoes, and local windstorms have occurred over small areas in all seasons, but are most frequent during the spring months, with a secondary peak from November to early January. Large hail of a damaging nature is infrequent.

The average relative humidity is rather high in all seasons. These high humidity values may be experienced at any hour but occur mainly during the early morning hours, with two-thirds of the hours shortly before sunrise having relative humidity of 90 percent or higher. In contrast, more than half of the mid-afternoon hours have had relative humidity values of less than 50 percent.

Tropical cyclones are in the dissipating stages by the time they reach this portion of the state and winds from them are usually not a destructive factor. Rainfall accompanying these systems can be heavy and can contribute to local flooding. In September 2005, Hurricane Rita came onshore from the Gulf of Mexico as a Category 3 Hurricane. However, by the time it passed through Greenwood, it was downgraded to a tropical storm.

Base Map

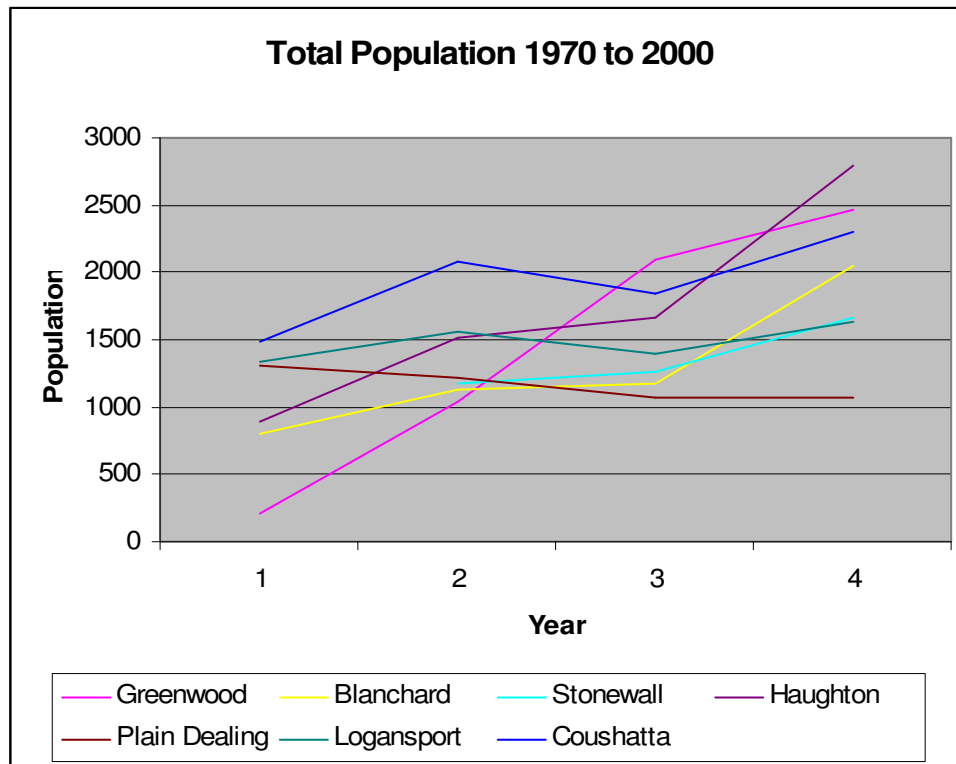
The base map for the Strategy exists electronically and is produced by Geographic Information System (GIS) software on a microcomputer. It can be printed at virtually any scale. The base map identifies major roads and highways, railroads and corporate limit lines. Overlays or layers placed over the base map or portions thereof, show other features as needed. A small scale copy of the base map may be found on the second page of Appendix 2.

Historical Population Trends

The table below examines the growth of population in Greenwood and compares that growth with three communities which have a size and proximity to the Shreveport/Bossier City metropolitan area that are similar to that of Greenwood (Stonewall, Haughton, and Blanchard) and with three communities of similar size, but which are more distant from the Shreveport/Bossier City area (Coushatta, Logansport, and Plain Dealing). In the narrative which follows, the Towns of Greenwood, Blanchard, Stonewall, and Haughton shall be referred to as the “Metro Communities”, while Plain Dealing, Logansport, and Coushatta shall be referred to as the “Rural Communities.”

	1970	1980	1990	Percent Change	2000	Percent Change	Percent Change
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Municipality	Population	Population	Population	1980 to 1990	Population	1980 to 2000	1990 to 2000
Greenwood	212	1,043	2,092	100.6%	2,458	135.7%	17.5%
Blanchard	806	1,128	1,175	4.2%	2,050	81.7%	74.5%
Stonewall		1,175	1,266	7.7%	1,668	42.0%	31.8%
Haughton	885	1,510	1,664	10.2%	2,792	84.9%	67.8%
Plain Dealing	1,300	1,213	1,074	-11.5%	1,071	-11.7%	-0.3%
Logansport	1,330	1,565	1,390	-11.2%	1,630	4.2%	17.3%
Coushatta	1,492	2,084	1,845	-11.5%	2,299	10.3%	24.6%



Between 1980 and 1990, all of the Metro Communities experienced growth. However, while Haughton, Stonewall, and Blanchard experienced growth ranging from just over four percent to just over ten percent, Greenwood experienced growth of over 100 percent. During that same time period, the populations of the Rural Communities declined by about 11 percent.

Then, from 1990 until 2000, the population of Greenwood continued to grow, but at the much slower rate of only 17.5 percent. The growth rate of the other three Metro Communities exploded to rates that ranged from 42 percent to almost 85 percent over the decade of the 1990's. Although two of the Rural Communities went from declining to increasing populations in that decade, their rates of growth, 17.3 percent and 24.6 percent, were closer to the rate of Greenwood's growth.

An examination of the rate of growth between 1980 and 2000 reveals that although the other three Metro Communities experienced substantial growth over that 20 year period, because of Greenwood's enormous expansion in the 1980's, its overall growth rate outstripped all of the

other communities to which it is being compared. Of the seven communities in the comparison, Greenwood grew from having the smallest population to having the second largest population.

It is easy to assume that population growth is based solely upon expansion of the population through the birth/death rate and new residents moving into town. However, it should be pointed out that some towns may increase their population by expanding the corporate limits.

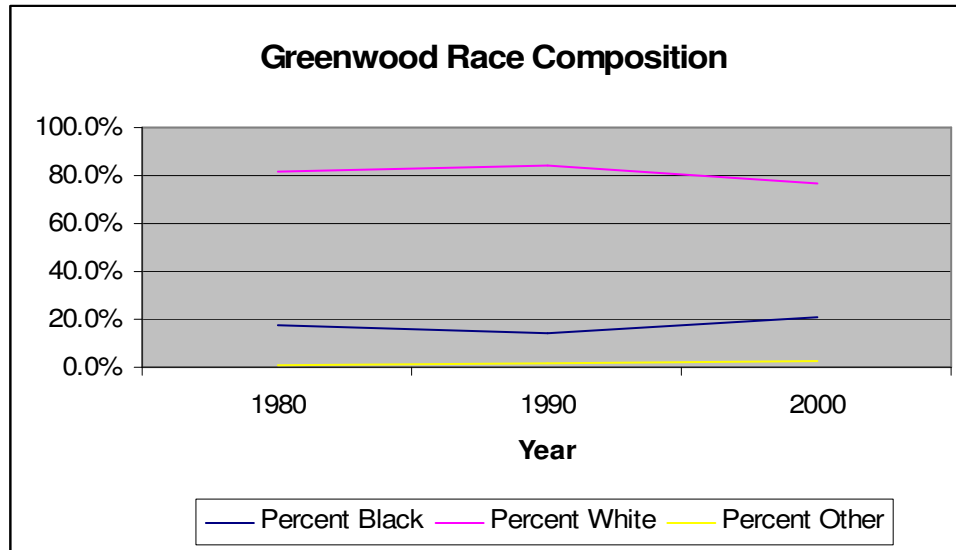
Racial Composition

According to census data, the primary races of persons living in Greenwood are African American (Black) and White. Although persons of other races live in Greenwood and their number has grown, they have always comprised less than three percent of the total population. Between 1980 and 1990, the African American population grew by almost 60 percent. However, because the white population more than doubled, black persons represented a slightly smaller percentage of the population in 1990 than they did in 1980. However, during the 1990's, the African American population grew at a rate of over 73 percent, while the white population grew at a rate of just over seven percent, and the portion of African Americans in Greenwood grew from 14 percent to over 20 percent.

**POPULATION BY RACE ~ 1980 TO 2000
GREENWOOD, LA**

	1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Total	1,043	2,092	100.6%	2,458	17.5%
Black	183	292	59.6%	507	73.6%
Percent Black	17.5%	14.0%		20.6%	
White	854	1,765	106.7%	1,893	7.3%
Percent White	81.9%	84.4%		77.0%	
Other	6	35	483.3%	58	65.7%
Percent Other	0.6%	1.7%		2.4%	

Thus, although black, white, and other races have all experienced numerical growth since 1980, as has the overall population, the makeup of the population has seen an overall shift to a slightly larger percentage of persons of a minority race, and a slightly smaller percentage of white residents. It should be noted that this same trend has been experienced by the population of the ten parishes of Northwestern Louisiana.



Population Density

In 1990, Greenwood had a population density of 303 persons per square mile over an area of 6.91 square miles. By 2000, the size of Greenwood had expanded to 7.80 square miles. Its population had experienced moderate growth, and this gave it a population density only slightly higher, at 315 persons per square mile. Over that decade, its population density grew by just over four percent.

POPULATION DENSITY

Municipality	1990 Population	Land Area (Sq. Mi)	Persons Per Square Mi.	2000 Population	Land Area (Sq. Mi)	Persons Per Square Mi.	Population Density Change
Greenwood	2,092	6.91	303	2,458	7.80	315	4.07%
Blanchard	1,175	2.16	545	2,050	2.42	847	55.46%
Haughton	1,664	3.37	494	2,792	4.22	662	34.02%
Plain Dealing	1,074	1.59	674	1,071	1.60	669	-0.66%
Logansport	1,390	3.19	436	1,630	3.37	484	10.89%
Coushatta	1,845	3.44	536	2,299	3.45	666	24.34%

Note that of the six Northwestern Louisiana communities listed in the table above, Greenwood has the lowest population density. (Stonewall was not included in this comparison because of questionable data with respect to land area.) Generally, lower population density means that the community has a more rural character, with fewer multi-family housing units and more open space. It also means that utilities, such as water and sewer, may have longer lines of distribution and collection to serve fewer customers.

As with population growth, Greenwood's population density increase was the smallest of any of the communities in the comparison experiencing an increase. Greenwood and Haughton had the largest increases in land area. Although other factors may be involved, it would appear that Haughton expanded its corporate limits to take in an area of higher population density, while

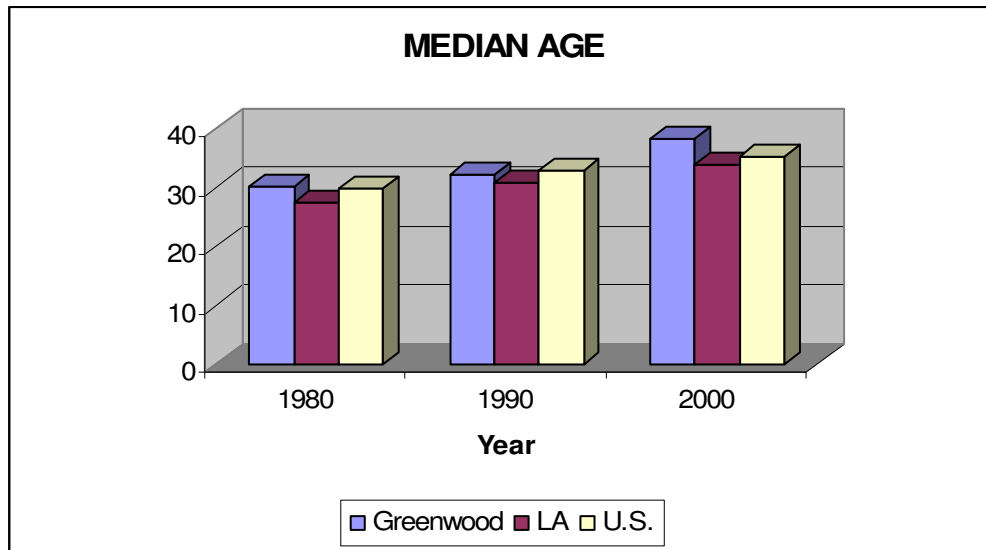
Greenwood took in an area with a population density about the same as that of the town prior to the expansion(s).

Age Distribution

In order to show a twenty year trend, age distribution data is presented below in accordance with the distribution given in the 1980 census.

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Total Population	1,043		2,092		2,458	
Median Age	30.2		32.3		38.5	
Population Under 5 Years of Age	97	9.3%	172	8.2%	145	5.9%
Population 5 to 17 Years of Age	192	18.4%	477	22.8%	501	20.4%
Population 18 to 64 Years of Age	629	60.3%	1,297	62.0%	1,564	63.6%
Population 65 Years of Age and Over	125	12.0%	146	7.0%	248	10.1%

The increasing median age indicates that Greenwood’s population is getting older. This is a statistic which is true, as well, for the entire State of Louisiana and the nation as a whole.



However, as shown by the graph above, Greenwood’s median age has always been higher than that of the state, and between 1990 and 2000, it increased faster than the median age of the nation as a whole.

An inspection of the age distribution data indicates the cause in the substantial increase in the median age. Between 1990 and 2000, every age range experienced growth except for the population under the age of five, which declined by more than 16 percent. During that same decade, the school-age population (5 to 17) increased by only five percent, while the over 65 population experienced an increase of almost 70 percent.

Socio-Economic Factors

In a consideration of the socio-economic factors that characterize a community, income level is of primary concern. Comparable data concerning income and poverty is available from the censuses of 1990 and 2000. The 1990 dollar values given in the table below have been adjusted from the 1990 Census figures to reflect 1999 dollar values. This allows for a much more meaningful comparison with respect to change in the level of income.

INCOME AND POVERTY

	1990	2000	Percent Change
Median Household Income*	\$40,759	\$40,408	-0.86%
Per Capita Income*	\$17,333	\$19,374	11.77%
Individuals Below Poverty Level	286	308	7.69%
Percent of Individuals Below Poverty Level	13.7%	12.5%	

* Converted to 1999 Dollars

Between 1990 and 2000, median household income declined by less than one percent, and the number of individuals below poverty level increased by more than seven percent. However, per capita income during that same period increased by almost 12 percent. The fact that the number of individuals below poverty level increased by 22 persons is not surprising, considering the fact that there was an overall increase in population. On the other hand, a substantial increase in per capita income with a slightly declining median household income is somewhat unusual.

For all of the ten Northwest Louisiana parishes, 2000 Census figures indicate that more than 21 percent of the population is considered to be at or below poverty level. This figure was 19.6% for the State of Louisiana, and 12.4% for the nation as a whole. Thus, with respect to the percent of its population below poverty level, Greenwood compares well, with only 12.5% of its population below poverty level.

It should be pointed out that since the 2000 Census, apartments have been constructed in Greenwood which are primarily for persons of low to moderate income. Thus, since that time, Greenwood's per capita income may well have declined, and the percentage of persons at or below poverty level may have increased.

LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT

	1990		2000	
	Number	Percent	Number	Percent
Civilian Labor Force	1,110		1,147	
Employed	1,011	91.1%	1,109	96.7%
Unemployed	99	8.9%	38	3.3%

Labor force and employment are also indicators of the community's socio-economic characteristics. Although the State of Louisiana maintains this type of data for entire parishes on a monthly basis, the data is compiled for individual municipalities only during a decennial census. The table above indicates that between 1990 and 2000, the civilian labor force grew, and so did the number of persons employed. During that same period, unemployment declined by nearly 62 percent. As a result, the unemployment rate for Greenwood declined by 5.6 percentage points.

EDUCATION LEVELS

	1990		2000			
	Number	Percent	Number	Percent	LA Percent	U.S. Percent
Population 25 Years and Older	1,269	60.7%	1,595	64.9%	62.1%	64.7%
Less than 9th grade Education	84	6.6%	67	4.2%	9.3%	7.5%
9th to 12th grade, no diploma	143	11.3%	232	14.5%	15.9%	12.1%
High School Graduate	543	42.8%	523	32.8%	32.4%	28.6%
Some College, No Degree	256	20.2%	444	27.8%	20.2%	21.0%
Associate Degree	64	5.0%	69	4.3%	3.5%	6.3%
Bachelor's Degree	116	9.1%	194	12.2%	12.2%	15.5%
Graduate or Professional Degree	63	5.0%	66	4.1%	6.5%	8.9%

The table above shows the level of education achieved by persons 25 years of age and older residing in Greenwood in 1990 and 2000, and compares percentages to those of the State of Louisiana and the nation as a whole. It should be noted that each individual fits only into one category, which is the highest level of education he or she has achieved. That is, a person with a Bachelor's Degree is not also shown as a high school graduate.

The number and percent of persons who graduated from high school declined between 1990 and 2000. There are two other trends that should be taken into consideration. The number and percentage of persons who stopped going to high school between the 9th and 12th grade increased, thus indicating that at least part of the reason for fewer high school graduations is due to an increased drop-out rate. On the other hand, it must also be noted that the number and percent of persons who attended college classes but got no degree, and the number and percent of persons who earned bachelor's degrees made significant increases, and these groups also reduce the number and percent of persons who attained only a high school diploma.

When comparing the education data of the citizens of Greenwood with those of the State of Louisiana and the entire nation, Greenwood generally compares favorably with the State and unfavorably with the nation. For example, the percentage of persons 25 and older who continued their education in some way was over 48% for Greenwood. This was six percentage points higher than the State figure, but three percentage points worse than that of the nation as a whole.

Population Projections

Although the Census Bureau projects populations of parishes and large cities, it has not performed any population projections for smaller municipalities, such as Greenwood. However,

a population estimate at the website of city-data.com indicated a growth rate from the year 2000 to the year 2004 of +5.2%. If this is an accurate estimate of growth, and expansion of the population continues at this rate, the following population figures are projected.

**PROJECTED POPULATION OF GREENWOOD
TO THE YEAR 2020**

2000	2004	2008	2012	2016	2020
2,458	2,587	2,722	2,863	3,012	3,169

In April 2006, BALAR Engineers & Surveyors completed an *Assessment of Existing Water Supply & Wastewater Treatment Facilities for The Town of Greenwood Caddo Parish, Louisiana* (see Appendix 1). Table Number 1 on page 4 of that document includes population projections for the Town of Greenwood. A segment of that table is presented below.

<u>Calendar Year</u>	<u>Projected Population</u>
2011	3,450
2016	4,100
2026	5,375

Thus, BALAR’s projections predict a more rapid population growth.

It should be noted that a number of recent residential developments have taken place, are being carried out, or are in the planning stages. As these developments continue, population may expand at the faster rate. These developments include:

North Pointe Place Subdivision
 ARK-LA-TEX Properties, Robert W. Williams
 30 lots, typically 80 ft by 210 ft
 Development started 2006 – three homes built

Summerwood Subdivision
 Highland Ranch Development, LLC, Robert M. “Bob” Floyd
 168 lots, typically 80ft by 150ft
 Units 1 and 2, 56 Lots approved, 53 homes built

Cherry Hill Subdivision
 Highland Ranch Development, LLC, Robert M. “Bob” Floyd
 120 lots, typically 125 ft by 250 ft
 Units 1 and 2, 66 Lots approved, 29 homes built

The Courtyard Subdivision
 Thornbury Development LLC, Robert M. “Bob” Floyd
 197 lots, typically 60 ft by 120 ft
 Awaiting start of development

Southwind Subdivision
Thornbury Development, LLC, Robert M. “Bob” Floyd
143 lots, typically 80ft by 140ft
Unit 1, 24 lots approved, 10 homes built



Saint James Place Subdivision
Castle Rock Land Company, LLC, Robert M. “Bob” Floyd
144 lots, typically 120 ft by 180 ft
Unit 1, Five lots approved, no buildings.

Spring Valley Development, LLC, The Messingers
Approximately 120 Acres Proposed Residential Development
No Development Plans submitted or anticipated

Proposed Un-Named Development
58 lots proposed, typically 125ft by 188ft
Sketch Plan submitted
No development plans submitted or anticipated

Historical Sites and Buildings

There are six properties in Greenwood which are recognized to have historic significance.

► The Dunn House is located at the corner of Nixon Street and U.S. Highway 80. It was built around 1840 by David Hooks and was used as a Confederate hospital during the Civil War.



► Built around 1842 by Dr. Jacob Wise, the Flournoy-Wise House is located at 9251 Bois D'Arc Lane.

► The Trospen family built what is known as the Trospen House at 7078 Magnolia Avenue around 1910.

► The Cedars is located at 7067 Nixon Street and was built around 1850 by Eli Jenkins.



► At 7051 Nixon Street is located the King Home, which was built by George Martin around 1842.



► Established about 1840, the Greenwood Town Cemetery is located at the end of Greenwood Cemetery Road.



In addition to these six properties there are four other properties that are notable. They include the Greenwood Town Park and Volunteer Fire Station, the Greenwood Municipal Complex at 9381 Greenwood Road, the Greenwood Library Complex, and the house at the southwest corner of Magnolia and U.S. Highway 80.

Major Institutions

Major institutions in Greenwood include the Town Hall, seven churches, and three civic organizations.

▶ Municipal Government

Greenwood Municipal Complex, 9381 Greenwood Road

▶ Churches

Greenwood First Baptist Church, 7042 Howell Street

Greenwood Baptist Church #1, 9155 Highway 169 Highway 80, Greenwood Road

Greenwood Hills Baptist Church, 8199 West 70th Street

Greenwood United Methodist Church, 9219 Church Street

New Greenwood Baptist Church, 7480 Greenwood Springridge Road

Praise Temple Outreach Center, 9325 Greenwood Road (U.S. Hwy 80)

Hope Community Church, West 70th Street

▶ Civic

Pioneer Club Building, 6980 Howell

Greenwood Lodge #409, 7085 Hwy 169 South

Greenwood Chamber of Commerce meets at the Greenwood Community Center at the southwest corner of Main Street and Howell Street

Economy

In studying the economy of any community, one of the first elements to be considered is which sectors provide employment for the local labor force. According to the 2000 Census, there are 1,110 persons in the local labor force over the age of 15. For each industry sector, the table below shows the number of persons employed and the percentage of the labor force. The sector employing the largest portion of Greenwood's labor force is that of educational, health and social services, with 230. Of those, 150 are employed in health care and social assistance, while 80 are employed in educational services. The next largest sector is manufacturing, with 195. Third, is retail trade with 128. Together, these three sectors account for nearly half of the employment of the people of Greenwood.

Males make up 55.6% of Greenwood's labor force. As might be expected, males make up 81% of manufacturing employment and 55% of retail employment, but only 21% of educational, health and social assistance employment.

It should be noted that the center of Greenwood is less than five miles from the West Shreveport Industrial Park, which is the location of a number of manufacturing operations, including a General Motors assembly plant. This makes Greenwood the ideal residential area for persons employed in the industrial park.

**EMPLOYMENT BY INDUSTRY FOR
GREENWOOD, LA WORKERS 16 YEARS AND OVER**

Industry Sector	Number	Percent
Total	1110	
Agriculture, forestry, fishing and hunting, and mining:	42	3.8%
Agriculture, forestry, fishing and hunting	3	0.3%
Mining	39	3.5%
Construction	52	4.7%
Manufacturing	195	17.6%
Wholesale trade	54	4.9%
Retail trade	128	11.5%
Transportation and warehousing, and utilities:	66	5.9%
Transportation and warehousing	62	5.6%
Utilities	4	0.4%
Information	25	2.3%
Finance, insurance, real estate and rental and leasing:	71	6.4%
Finance and insurance	33	3.0%
Real estate and rental and leasing	38	3.4%
Professional, scientific, management, administrative, and waste management services:	51	4.6%
Professional, scientific, and technical services	23	2.1%
Management of companies and enterprises	0	0.0%
Administrative and support and waste management services	28	2.5%
Educational, health and social services:	230	20.7%
Educational services	80	7.2%
Health care and social assistance	150	13.5%
Arts, entertainment, recreation, accommodation and food services:	88	7.9%
Arts, entertainment, and recreation	50	4.5%
Accommodation and food services	38	3.4%
Other services (except public administration)	42	3.8%
Public administration	65	5.9%

Another important indicator with respect to Greenwood's economy is the data from the 2000 Census concerning place of work. Over 94% of Greenwood's employed population work somewhere other than Greenwood. Thus, most of Greenwood's working population is earning its income outside the corporate limits of Greenwood.

**PLACE OF WORK FOR GREENWOOD, LA WORKERS
16 YEARS AND OVER**

	Number	Percent
Workers (16 Years and Over)	1110	
Worked in Place of Residence	64	5.8%
Worked Outside Place of Residence	1046	94.2%

When considered together with the Place of Work data, Travel Time to Work data make Greenwood's situation clearer. Almost 80% of those who do not work at home must travel more than 10 minutes, but less than 35 minutes to reach their places of employment. The table below indicates that nearly a quarter of the workers take more than 20, but less than 25 minutes to get to

work. Considering the distance and employment opportunities, most of the workers working outside of Greenwood are apparently employed in Shreveport and Bossier City.

**TRAVEL TIME TO WORK FOR
GREENWOOD, LA WORKERS
16 YEARS AND OVER**

Travel Time	Number	Percent
Total	1100	
Did Not Work at Home	1089	99.0%
Less Than 5 Minutes	30	2.8%
5 to 9 Minutes	78	7.2%
10 to 14 Minutes	151	13.9%
15 to 19 Minutes	181	16.6%
20 to 24 Minutes	269	24.7%
25 to 29 Minutes	121	11.1%
30 to 34 Minutes	154	14.1%
35 to 39 Minutes	18	1.7%
40 to 44 Minutes	11	1.0%
45 to 59 Minutes	31	2.8%
60 to 89 Minutes	12	1.1%
90 or More Minutes	33	3.0%
Worked at Home	21	1.9%

Of those who work outside the home over 95% use a car, truck, or van to get to and from work. Considering the large percentage of persons who work outside of Greenwood, and the amount of time it takes them to get to work, this is to be expected. Most of these drove alone, but over 8% utilized carpools.

**MEANS OF TRANSPORTATION TO WORK
FOR GREENWOOD, LA WORKERS
16 YEARS AND OVER**

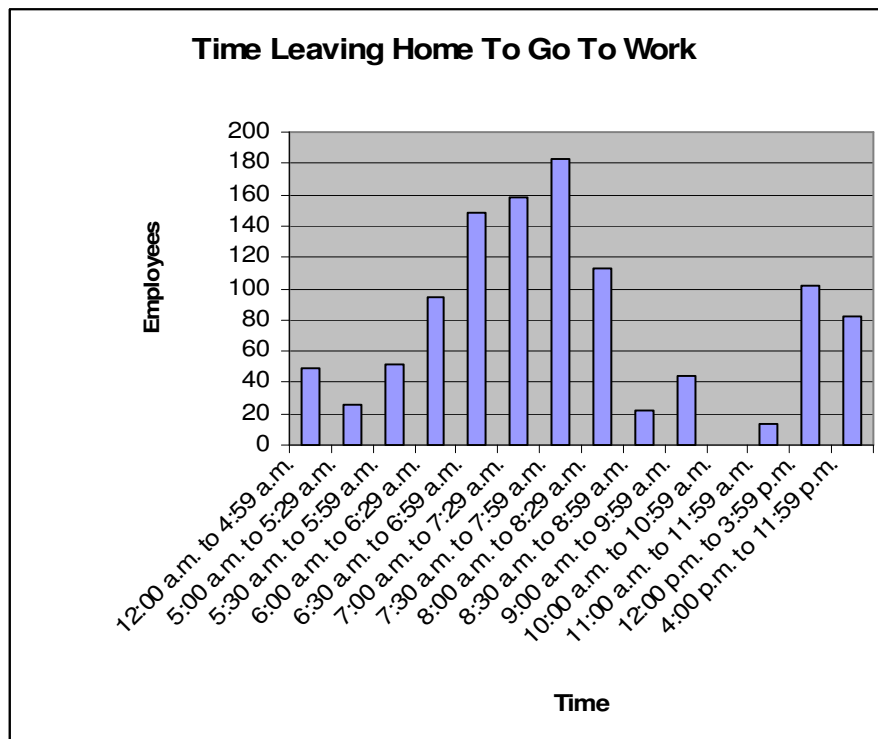
Means of Transportation	Number	Percent
Total	1110	
Car, Truck, or Van	1062	95.7%
Drove Alone	974	91.7%
Carpooled	88	8.3%
Public Transportation	0	0.0%
Motorcycle	0	0.0%
Bicycle	0	0.0%
Walked	13	1.2%
Other Means	14	1.3%
Worked at Home	21	1.9%

It should be noted that public transportation is not utilized because it is not available. Of the 64 persons who live and work in Greenwood, only 13 (20%) walk to work.

Not surprisingly, most of Greenwood's work force leaves for work in the morning. Over 55% of those who do not work at home leave for work between 6:30 a.m. and 8:30 a.m.

**TIME LEAVING HOME TO GO TO WORK FOR
GREENWOOD, LA WORKERS
16 YEARS AND OVER**

Time Leaving Home for Work	Number	Percent
Total	1110	
Did Not Work at Home	1089	98.1%
12:00 a.m. to 4:59 a.m.	49	4.5%
5:00 a.m. to 5:29 a.m.	26	2.4%
5:30 a.m. to 5:59 a.m.	52	4.8%
6:00 a.m. to 6:29 a.m.	95	8.7%
6:30 a.m. to 6:59 a.m.	149	13.7%
7:00 a.m. to 7:29 a.m.	158	14.5%
7:30 a.m. to 7:59 a.m.	183	16.8%
8:00 a.m. to 8:29 a.m.	113	10.4%
8:30 a.m. to 8:59 a.m.	22	2.0%
9:00 a.m. to 9:59 a.m.	44	4.0%
10:00 a.m. to 10:59 a.m.	0	0.0%
11:00 a.m. to 11:59 a.m.	14	1.3%
12:00 p.m. to 3:59 p.m.	102	9.4%
4:00 p.m. to 11:59 p.m.	82	7.5%
Worked at Home	21	1.9%



The table below shows the number of businesses in Greenwood by type. Most of the town's businesses are primarily concerned with retail trade. The food service and accommodation sector and the other services sector are tied for second position.

**BUSINESSES BY TYPE
GREENWOOD, LA**

Industry Sector	Number of Businesses
Wholesale trade	2
Retail trade	16
Transportation and warehousing	4
Finance, insurance, and real estate	3
Education services	1
Health care and social assistance	1
Accommodation and food services	9
Other services	9

With respect to the table above, each business was categorized into one industry sector, based on the major emphasis of the business. However, in some businesses, a number of different types of transactions take place. For example, the truck stops of Greenwood were categorized under retail trade because of gasoline and convenience store sales that take place there. However, they also perform other services that would place them in the food services or the transportation category.

At this point, it is appropriate to acknowledge the previously-noted fact that Greenwood is located along Interstate Highway 20, and at the junction of U.S. Highways 79 and 80. In 1995, a number of gaming casinos began to operate in Louisiana. Shortly after the first casinos opened their doors, the Louisiana Legislature approved legislation which allowed truck stops and certain other types of businesses to install video poker machines. Although Greenwood already had one truck stop that had been in business for many years, others soon opened their doors there, and their impact on the local economy cannot be ignored. The Town of Greenwood's annual revenue for the most recent fiscal year was over \$1.6 million. Sales tax revenue amounted to over \$307,000, or 18.6% of annual revenue. Truck stop video poker contributed over \$477,000, and this accounted for 28.8% of annual revenue. Although not all of the sales tax comes from the truck stops and other retail and food service businesses along Interstate 20, those places account for most of the sales tax revenues. Clearly, much of the local economy is fueled by commercial and non-commercial travelers using Interstate 20 and U. S. Highway 79.



Recent and planned commercial developments are as follows:

Subway Restaurant (at Kelly's Truck Stop)
8560 Greenwood Road
Opened and doing business

Speedco, Inc
Truck Lube and Maintenance Facility
9620 U.S. Highway 80 (behind Love's Truck Stop)
Opened and doing business

Mini-warehouse Storage and RV/Boat Facility
Double Diamond Investment, LLC, Paul Moffat
8890 Greenwood Road
Development to started Summer 2007

Elite Coiled Tubing Solutions
North Star Farm, L.L.C. (James Hardy)
9832 U.S. Highway 80
Approved for business headquarters and maintenance facility

Existing Land Use

Topography, Drainage, and Soils

There are two major types of soil in the Greenwood area. Each soil type is associated with different drainage. On either side of Cross Bayou are found Guyton soils. The land is nearly level, and the soils are poorly drained and loamy throughout. To the south of Cross Bayou are found Woodtell-Meth soils. This area is very gently sloping to moderately steep, with moderately drained soils that have a loamy surface layer and a clayey subsoil.

Much more detailed descriptions and maps may be found in the *Soil Survey of Caddo Parish, LA*.

Land Use Classifications & Definitions

Land use is defined simply as the activity for which land is used. The land use map for Greenwood depicts land use in accordance with the following classification system.

Land Use	Map Shade
Agriculture and Fisheries	Light Green
Forestry	Tan
Minerals	Brown
Recreation and Leisure	Medium Violet
Transport	Bright Yellow
Utilities and Infrastructure	Grey
Residential	Medium Green
Community Services	Light Yellow
Retail	Red
Industry and Business	Pink
Previously Developed Land	Orange
Unused Land	Dark Green

Subcategories of major land are depicted with various types of hatching. Land use subcategories shown on the map are as follows:

Recreation and Leisure

- Outdoor amenity and open spaces
- Libraries, museums and galleries
- Sports Facilities

Utilities and Infrastructure

- Energy production and distribution
- Water storage and treatment
- Cemeteries
- Post and telecommunications

Residential

- Standard single-family dwelling units
- Multi-family housing
- Mobile home parks
- Mixed housing
- Hotels, boarding and guest houses

Community Services

- Medical and health care services
- Places of Worship
- Education
- Community Services

A copy of the Existing Land Use Map may be found in Appendix 2.

Community Facilities – Public Facilities – Utilities

Government Administration Facilities

The government functions of the Town of Greenwood are housed in the Greenwood Municipal Building at 9381 Greenwood Road (U.S. Highway 80) on the southwest corner of Greenwood Road and Nixon Street. It includes an office for the Mayor, and office space for all municipal employees, including those of the town's water department. There is an area for meetings of the local governing body and other public meetings. At this time, the facility is in good shape and has been adequate for Greenwood's needs. However, recent growth of the town has caused there to be a need for more space, particularly with respect to meetings and community gatherings. If growth continues, additional space is going to be a must, if the local government is to function adequately.



Police Protection

The Greenwood Police Department is housed in offices near the southeast corner of U. S. Highway 80 and Old Bethany Road. The space is inadequate for current needs of law enforcement. The Department has 12 full-time officers, including the Chief of Police, and 10 police cars. If growth continues at its current pace, the Police Department will need four additional officers and four additional cars.

Greenwood does not maintain jail facilities. Persons placed under arrest are sent to facilities maintained and operated by the Caddo Parish Sheriff.

Education

There are no public school facilities in Greenwood. Normally, children from Greenwood attend Caddo Parish public schools including Timmons Elementary School on Highway 169 near Blanchard, Walnut Hill Elementary School on Woolworth Road southeast of Greenwood, and Huntington High School in Shreveport. Caddo Parish also offers several magnet school (a public school offering a specialized curriculum, often with high academic standards, to a student body representing a cross section of the community) programs, and many Greenwood students attend these magnet schools. At this time, the Town is actively pursuing with the Caddo Parish

School Board, the possibility of establishment of an elementary and middle school in Greenwood.

Higher education opportunities are available in nearby Shreveport and Bossier City. The Shreveport campus of Louisiana State University opened its doors in 1967 and is now home to more than 4,200 students. Currently, LSUS has nearly 40 undergraduate degree programs and a dozen master's degree programs. Southern University at Shreveport, a unit of the Southern University System located at Baton Rouge, Louisiana, was created in 1964, and currently occupies eleven buildings on 103 acres of land located at 3050 Martin Luther King, Jr. Drive in Northwest Shreveport. Bossier Parish Community College is a two-year, coeducational public institution located in Bossier City, Louisiana. Created by the Louisiana legislature in 1966, the College serves both traditional and non-traditional students from Northwest Louisiana and the surrounding area. Centenary College of Louisiana is a private, four-year arts and sciences college affiliated with the United Methodist Church. Founded in 1825, it is the oldest chartered liberal arts college west of the Mississippi River.

Libraries and Cultural Facilities

A branch of the Shreve Memorial Library is located in Greenwood on the south side of U.S. Highway 80 between Nixon Street and Howell Street.



The Dunn House, which is on the National Register of Historic Places, serves as a history museum, and is located on the southeast corner of Greenwood Road and Nixon Street.

Community Action Agencies

Greenwood is served by the Caddo Council on Aging, which offers meals and a variety of activities to the area's senior citizens. The Center is adjacent to the library.

Health Care

There are no health clinics, hospital facilities, or nursing homes in Greenwood. Greenwood has one dentist located at the northwest corner of Academy Street and Howell Street.

Water System

The Town of Greenwood operates its own municipal water system. An assessment of the needs of the water system has been performed by BALAR Associates, an engineering firm from Shreveport. A copy of the study may be found in Appendix 1 of this document

Sewer Collection and Treatment

A system of sanitary sewer collection and treatment is operated by the Town of Greenwood. An assessment of the needs of the sewer system has been performed by BALAR Associates. A copy of the study may be found in Appendix 1 of this document

Fire Protection

Greenwood is in Caddo Parish Fire District 3. District 3 maintains a station in Greenwood on the south side of U.S. Highway 80. The district covers the area of Caddo Parish to the west of Shreveport, and has mutual aid arrangements with neighboring districts. A second station is located on Buncombe Road, and a third station is under construction near the General Motors assembly facility.



Private Utilities

Private utility companies provide services to Greenwood with respect to electricity, gas, telephone, and cable. Companies providing those services are listed in the table on the following page.

GREENWOOD PRIVATE UTILITY SERVICE PROVIDERS

Service	Provider
----------------	-----------------

Electricity	AEP - Southwestern Electric Power
Natural Gas	CenterPoint Energy - Arkla
Telephone	BellSouth
Cable	Comcast

Recreation

The Town of Greenwood owns and maintains a park (handicap accessible), with playground equipment, two tennis courts, and open space. The park is contained within the block surrounded by U.S. Highway 80 on the south, Nixon Street on the west, Main Street on the north, and Howell Street on the east. Although the park is used for Greenwood's summer music festival, there are no organized recreational activities for area youth.



Transportation

As mentioned previously, Greenwood does not have access to public transportation. Although the town is traversed by railroad in an east-west direction, there are no facilities for offloading freight. Relatively few sidewalks exist to facilitate foot transportation. Thus, virtually all transportation is by motor vehicle.

Most of the through-traffic is handled by Interstate Highway 20 and U.S. Highways 79 and 80. Local streets are maintained by the Caddo Parish Commission. Virtually all local streets are paved, but some of the older streets are narrow, and do not have curbs. Drainage is often handled by open ditches in these older areas. Many of the older streets lack proper signage at intersections.



Housing

There is much data available from the U.S. Census pertaining to housing. As mentioned previously, there are a number of new housing developments which have taken place since the most recent census data was gathered in April of 2000. The housing statistics from the decennial census are already out of date and accurate housing data for Greenwood would have to be updated on a very frequent basis to remain current. However, an examination of census data gives an indication of past trends, which may be valuable in determining future needs and developments.

According to the census, the number of housing units in Greenwood grew from 898 in 1990 to 1,036 in 2000, an increase of 15.4%. It should be noted that during that same span, the population of Greenwood grew by over 17%.



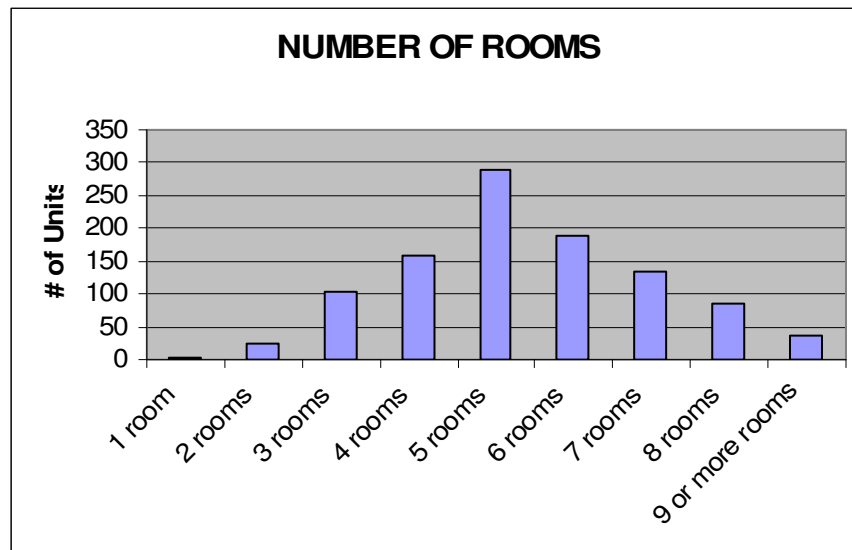
The table below gives data for the number of rooms per each housing unit in 1990 and in 2000. During that ten year period, the actual number and percent of housing units with four rooms, six rooms, and nine or more rooms decreased, while the number and percent of houses of all other sizes increased.

**NUMBER OF ROOMS PER HOUSING UNIT
BY YEAR**

	1990 Housing Units	%	2000 Housing Units	%
Total:	898		1,019	
1 room	3	0.33%	4	0.39%
2 rooms	7	0.78%	23	2.26%
3 rooms	75	8.35%	103	10.11%
4 rooms	234	26.06%	158	15.51%
5 rooms	224	24.94%	288	28.26%
6 rooms	198	22.05%	188	18.45%
7 rooms	75	8.35%	134	13.15%
8 rooms	39	4.34%	85	8.34%
9 or more rooms	43	4.79%	36	3.53%



The chart below shows the number of units for each house size for the year 2000. Most of the houses in Greenwood at that time had five rooms. A chart displaying 1990 data would show that the largest number of houses had only four rooms.



An examination of the number of occupants per room in 2000 reveals, not surprisingly, that Greenwood's renter-occupied units had a larger number of occupants per room than the owner-occupied units.

TENURE BY OCCUPANTS PER ROOM FOR 2000

	Number	Percent of Total	Percent of Tenure Type
Total:	962		
Owner occupied:	735	76.4%	
0.50 or less occupants per room	527	54.8%	71.7%
0.51 to 1.00 occupants per room	208	21.6%	28.3%
1.01 to 1.50 occupants per room	0	0.0%	0.0%
1.51 to 2.00 occupants per room	0	0.0%	0.0%
2.01 or more occupants per room	0	0.0%	0.0%
Renter occupied:	227	23.6%	
0.50 or less occupants per room	142	14.8%	62.6%
0.51 to 1.00 occupants per room	69	7.2%	30.4%
1.01 to 1.50 occupants per room	12	1.2%	5.3%
1.51 to 2.00 occupants per room	4	0.4%	1.8%
2.01 or more occupants per room	0	0.0%	0.0%



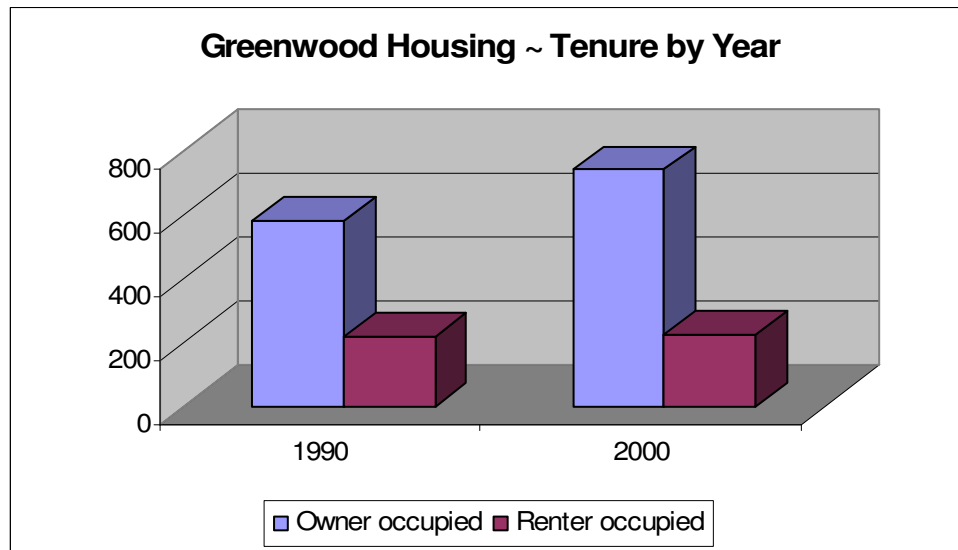
Between 1990 and 2000, Greenwood experienced a shift with respect to tenure of its housing stock. That is, the percent of houses that were owner-occupied grew from 73% to 77%, while the percent of houses that were renter-occupied shrank from 27% to 23%.

TENURE BY YEAR

	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change
Total:	800		964		20.5%
Owner occupied	581	72.6%	740	76.8%	27.4%
Renter occupied	219	27.4%	224	23.2%	2.3%



Growth in overall occupied housing was almost exclusively in the owner-occupied category. Although the number of renter-occupied houses grew, the growth consisted of only a few units.



While the overall number of housing units increased from 1990 to 2000, the number of vacant houses decreased from 98 down to 72, a change of -26.5%. The number of vacant rental units and vacant houses-for-sale declined by over 50%. The only increases were experienced in units considered to be seasonal, recreational or occasional use, and in the “other vacant” category.

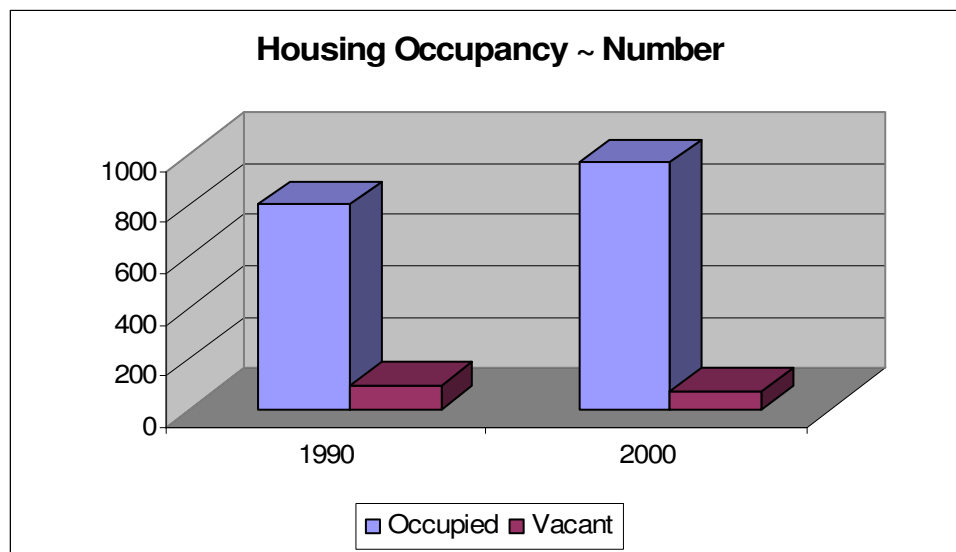
VACANCY BY YEAR

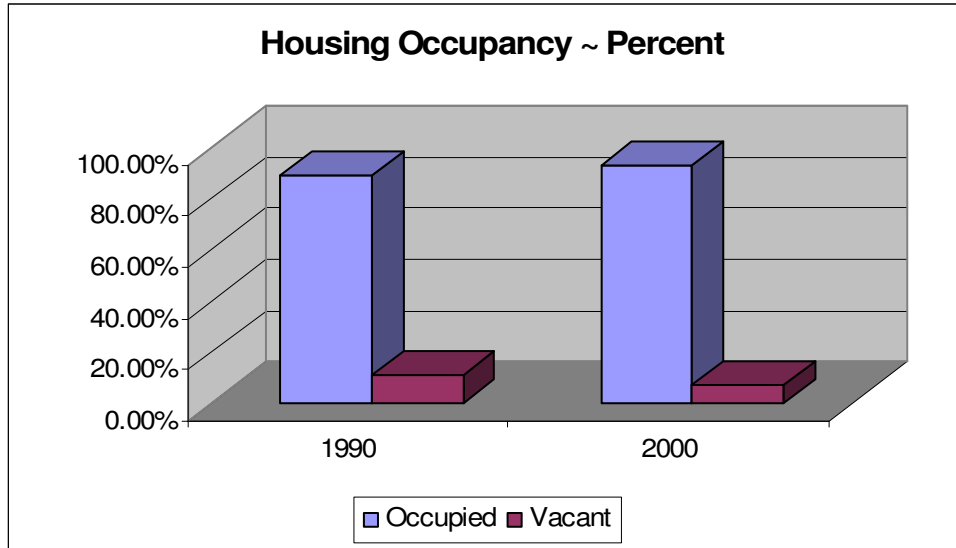
	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change
Total:	98		72		-26.5%
For rent	37	37.8%	18	25.0%	-51.4%
For sale only	32	32.7%	15	20.8%	-53.1%
Rented or sold, not occupied	7	7.1%	5	6.9%	-28.6%
For seasonal, recreational, or occasional use	0	0.0%	5	6.9%	
For migrant workers	0	0.0%	0	0.0%	0.0%
Other vacant	22	22.4%	29	40.3%	31.8%

As would be expected, as vacancy declined, the rate of occupancy experienced an increase. The percent of occupied units went from 89% in 1990 to 93% in 2000.

OCCUPANCY STATUS BY YEAR

	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change
Total:	898		1,036		15.4%
Occupied	800	89.1%	964	93.1%	20.5%
Vacant	98	10.9%	72	6.9%	-26.5%





Of course, the total population in occupied housing units increased between 1990 and 2000. During that time, the number of people living in owner-occupied units increased by almost 25%, while the number of people living in renter-occupied units decreased by more than 4%.



TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY YEAR

	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change
Total population in occupied housing units:	2,092		2,458		17.5%
Owner occupied	1,567	74.9%	1,956	79.6%	24.8%
Renter occupied	525	25.1%	502	20.4%	-4.4%

From 1990 to 2000, the size of the average household in Greenwood decreased from 2.62 persons per household down to 2.55 persons per household. This downward trend was seen in both owner and renter occupied units.

AVERAGE HOUSEHOLD SIZE

OF OCCUPIED HOUSING UNITS BY TENURE BY YEAR

	1990	2000	Percent Change
Total	2.62	2.55	-2.5%
Owner occupied	2.70	2.64	-2.2%
Renter occupied	2.40	2.24	-6.7%

In 2000, the largest percentage of owner-occupied households was a two-person household, at 37%; while the largest percentage of renter-occupied households was a one-person household, at 42%. In fact, in comparison with renter-occupied households, there was a larger proportion of owner-occupied households with two, three, four, five, and seven or more persons per household.

TENURE BY HOUSEHOLD SIZE IN 2000

	Number	Percent of Total	Percent of Tenure Type
Total:	964		
Owner occupied:	740	76.8%	
1-person household	127	13.2%	17.2%
2-person household	276	28.6%	37.3%
3-person household	160	16.6%	21.6%
4-person household	120	12.4%	16.2%
5-person household	41	4.3%	5.5%
6-person household	8	0.8%	1.1%
7-or-more person household	8	0.8%	1.1%
Renter occupied:	224	23.2%	
1-person household	93	9.6%	41.5%
2-person household	53	5.5%	23.7%
3-person household	34	3.5%	15.2%
4-person household	29	3.0%	12.9%
5-person household	9	0.9%	4.0%
6-person household	4	0.4%	1.8%
7-or-more person household	2	0.2%	0.9%



The table below shows the breakdown of tenure by race of the householder in the year 2000. With respect to owner-occupied houses, over 81% were occupied by white householders, while

almost 17% were occupied by African American householders. Rental households had over 70% white householders and over 26% African American householders.

TENURE BY RACE OF HOUSEHOLDER IN 2000

	Number	Percent of Total	Percent of Tenure Type
Total:	964		
Owner occupied:	740	76.8%	
Householder who is White alone	601	62.3%	81.2%
Householder who is Black or African American alone	125	13.0%	16.9%
Householder who is American Indian and Alaska Native alone	2	0.2%	0.3%
Householder who is Asian alone	3	0.3%	0.4%
Householder who is Native Hawaiian and Other Pacific Islander alone	1	0.1%	0.1%
Householder who is Some other race alone	1	0.1%	0.1%
Householder who is Two or more races	7	0.7%	0.9%
Renter occupied:	224	23.2%	
Householder who is White alone	158	16.4%	70.5%
Householder who is Black or African American alone	59	6.1%	26.3%
Householder who is American Indian and Alaska Native alone	1	0.1%	0.4%
Householder who is Asian alone	1	0.1%	0.4%
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0.0%	0.0%
Householder who is Some other race alone	2	0.2%	0.9%
Householder who is Two or more races	3	0.3%	1.3%

During the 1990's the size of Greenwood's households shifted to a larger percentage of two and three person households. Although the number of one person households increased slightly, the overall percentage of one person households declined. The percentage of two and three person households increased by four and one percentage points respectively. The percentage of households with four, five, and six persons decreased by about one percentage point each.

HOUSEHOLD SIZE BY YEAR

	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change
Total:	800		964		20.5%
1-person household	191	23.9%	220	22.8%	15.2%
2-person household	243	30.4%	329	34.1%	35.4%
3-person household	154	19.3%	194	20.1%	26.0%
4-person household	137	17.1%	149	15.5%	8.8%
5-person household	53	6.6%	50	5.2%	-5.7%
6-person household	17	2.1%	12	1.2%	-29.4%
7-or-more person household	5	0.6%	10	1.0%	100.0%

All of the existing residential and commercial buildings in Greenwood were mapped during the last three months of 2006 and the first two months of 2007. A copy of this map may be found in Appendix 2. Although it is impossible to get information concerning tenure and vacancy from the map, there is some data that can be gleaned with respect to number and types of housing

units. The map indicates that there are a total of 1251 units of housing in Greenwood. Over one third of the Town's housing stock consists of manufactured housing, while over half are single family units constructed on-site.

GREENWOOD HOUSING DATA 2006-2007

	Number	Percent
Total Residential Units	1251	
Standard Single Family Homes	692	55.3%
Manufactured Homes	426	34.1%
Multi-Family Units	133	10.6%

Data from the map also allows an analysis of the increase in the number of housing units. Between 1990 and 2000, there was an increase of 138 housing units, which equaled about 14 additional units each year. From 2000 to 2007, the housing stock increased by 215 units, which means that the rate of increase has more than doubled to 31 units per year. Thus, the effects of the new housing developments that have been carried out recently can be seen clearly.

HOUSING UNITS - 1990 TO 2007

	1990	2000	2007
Housing Units	898	1036	1251
Increase		138	215
Annual Increase		14	31



II. SWOT ANALYSIS, GOALS AND OBJECTIVES

The SWOT Process

On the evening of March 27, 2007, citizens of Greenwood gathered at the Community Building for the purpose of determining Strengths, Weaknesses, Opportunities, and Threats. Participants were allowed to view a PowerPoint presentation which gave an overview of the data that had been gathered about Greenwood. They were given copies of the Introduction and the draft of Section I of the Greenwood Comprehensive Plan. Those present were told that the Town of Greenwood was in the process of developing a comprehensive plan, and that a mission statement had been developed. According to the mission statement, the *objective* is to foster, promote and implement measures to guide orderly growth and development in Greenwood, and to make it a place where people will want to live, work, play, and raise a family.

The purpose of a SWOT Analysis is to determine Strengths, Weaknesses, Opportunities, and Threats.

Strengths: Attributes of Greenwood that are helpful to achieving the objective.

Weaknesses: Attributes of Greenwood that are harmful to achieving the objective.

Opportunities: *External* conditions that are helpful to achieving the objective.

Threats: *External* conditions that are harmful to achieving the objective.

Strengths, Weaknesses, Opportunities and Threats

Following the March 27 session, the Master Plan Steering Committee examined the results and added two items to the list.

Strengths

1. Civic-minded base of citizens
2. Location is convenient to Shreveport/Bossier & Hwys. 79/80 & I-20
3. Rural atmosphere
4. Opportunity to live outside of the City of Shreveport
5. Historical sites, historical character, and historical pride
6. Low crime rate and a responsive police force
7. Available space for controlled growth
8. Strong sense of tight-knit community
9. Strong faith community, with churches of all faiths
10. Substantial areas are available for business investment
11. Well-educated population
12. Climate conditions
13. Good fire protection and 911 service

14. High level of community involvement
15. Clean town
16. Quiet town
17. Good Governance

Weaknesses

1. No local newspaper
2. No local public school
3. Small tax base
4. No grocery store
5. No elite dining
6. Lack of leadership
7. Blighted and substandard properties
8. Failing basic infrastructure
9. No industry
10. Failure to enforce local ordinances
11. Zoning is not being enforced
12. Inappropriate zoning
13. Zoning does not take safety and environment in account
14. No definitive downtown
15. Turnover in police department
16. Lack of future land-use plan
17. Out-dated water system
18. No specialty shops
19. Sewer does not extend to all areas
20. Lack of diversification of income sources
21. Very little to attract and retain younger generation
22. Insufficient amount of housing
23. Questionable administrative expenditures of Town government officials/employees
24. Lack of retail sales base
25. Bickering in town government

Opportunities

1. Take advantage of I-69 & I-49 corridors
2. Promote Greenwood's family atmosphere
3. Promote retail and industry by improving zoning
4. Improve basic infrastructure
5. Develop more family oriented activities – community enrichment
6. Establish an industrial district
7. Develop a plan for controlled growth
8. Make effort to market economic development
9. Improve communication between aldermen and citizens
10. Construct a new public school in Greenwood
11. Designate areas in Greenwood for retail and historic areas

12. Promotion of branding for Greenwood

Threats

1. Uncontrolled development
2. Businesses usurping and expanding into residential areas and vice-versa
3. Possible loss of revenues (gaming)
4. Overdevelopment
5. Low water in Caddo Lake
6. Housing affordability
7. Unbalanced growth
8. Overdevelopment of businesses at the intersection of Highways 79 and 80
9. Traffic congestion at East and West bottle necks
10. Negative element among citizenry

Goals and Objectives

The terms, “goal” and “objective” are often used interchangeably. However, for developing a plan, each term takes on a specific meaning. The terms may be defined as follows:

GOAL: The aim or finish line toward which an endeavor is directed. Goals are generally based on what needs to be accomplished in order to solve problems and take advantage of opportunities.

OBJECTIVE: Expands on a goal and provides more detail on the ways to accomplish the goal. Objectives are more concise, specific, and narrower in scope than goals. It is important to have measurable objectives because they provide a roadmap for successfully implementing the strategy.

Each objective must be associated with a goal. Often, several objectives are developed to achieve a single goal.

Goals reflect a vision for the community. They express what residents want their community to be in the future. Goals are therefore essential to give direction to, and provide context for actions to be taken within the community. They serve as a guide for establishment of objectives.

Goals must be internally consistent. Achieving one goal should not prevent or hinder achieving another goal. They should not be too specific. They should not be tied to a time frame or budget considerations. However, goals should not be so vague that their meaning is subject to many interpretations. They should be somewhat idealistic but not unattainable.

GOAL: Promote Greenwood's historical and cultural assets.

OBJECTIVE: Define and officially designate a historic district in Greenwood.

OBJECTIVE: Establish and promote an annual tour of Greenwood's historic places, and reinvigorate the local heritage society.

OBJECTIVE: Establish a local historic preservation alliance and/or society.

OBJECTIVE: Develop and print a full color brochure promoting historic sites in Greenwood, for placement at the Welcome Center on Interstate 20 and other places with tourist information.

GOAL: Retain and promote Greenwood's rural atmosphere, location advantages, low crime rate, good fire protection/911 service, and quiet community.

OBJECTIVE: Develop outdoor recreation space, pocket-parks and green space.

OBJECTIVE: Strengthen and enhance Greenwood's noise ordinances to include appropriate hours for property maintenance and trash pick-up.

OBJECTIVE: Continue to promote and expand festival activities throughout the year.

OBJECTIVE: Aggressively address improvements to substandard properties through code enforcement.

GOAL: Attract business investment in Greenwood.

OBJECTIVE: Develop a partnership between the local government and the Greenwood Chamber of Commerce to attract businesses.

OBJECTIVE: Develop a listing of commercial properties available in Greenwood and publish the listing on the internet.

GOAL: Revitalize Greenwood's central business district (CBD).

OBJECTIVE: Define and officially designate Greenwood's central business district.

OBJECTIVE: Adopt and enforce regulations to prevent commercial vehicles from going through Greenwood's central business district.

OBJECTIVE: Establish a zoning overlay and develop controls exclusively for Greenwood's central business district.

OBJECTIVE: Develop full-service* restaurants in Greenwood's central business district.

GOAL: Construct and/or make improvements to meet the current and future public facilities needs of Greenwood.

OBJECTIVE: Construct a new multi-purpose community center to house a meeting place for elderly residents, recreation for youth, and a place for large community gatherings.

OBJECTIVE: Construct a new municipal complex for the police department and for municipal government administrative offices for future growth of Greenwood.

OBJECTIVE: Construct a settling basin into which water from Caddo Lake will be pumped and held prior to bringing water into the Town's water system for treatment.

OBJECTIVE: Extend sewer collection lines to homes and businesses inside Greenwood's corporate limits that are not currently served by the local sanitary sewer system.

OBJECTIVE: Continue to upgrade the sewer plant's treatment capacity, and landscape around the treatment facilities to improve aesthetics.

GOAL: Establish a school within the corporate limits of Greenwood.

OBJECTIVE: Work with the Caddo Parish School Board and all interested entities to construct a new elementary and/or middle school by 2013.

OBJECTIVE: Develop a partnership between the Town of Greenwood and the Caddo Parish School Board to make the new school a lifelong learning center for local citizens.

GOAL: Promote and encourage affordable housing for young professionals, first-time home buyers, and the elderly.

OBJECTIVE: Work with and support developers and the USDA to provide loans to first time home-buyers through local, state, and private lending institutions.

GOAL: Promote good governance by fostering frequent and thoughtful communications among the Mayor, Board of Aldermen, and regional entities.

OBJECTIVE: Sponsor community issues forum to foster and expand community dialog on key issues.

OBJECTIVE: Have a Mayor and Board of Aldermen goals setting and budget retreat.

OBJECTIVE: Partner and work with other governmental, quasi-governmental, and non-government organizations on issues of mutual interest.

*A “full-service restaurant” is defined by the North American Industry Classification System as one that provides food services to patrons who order and are served while seated and pay after eating.

III. PLAN OF ACTION

Overview of Action Plan

After goals and objectives have been established, the planning process calls for identifying, developing, evaluating, and prioritizing specific actions to address the goals and objectives. These well-defined proposals comprise the Action Plan. Members of the Master Plan Steering Committee carefully examined the established objectives, and decided on actions that should be taken to achieve those objectives. As each action was developed, it was given a brief title for quick and clear identification. Titles of the actions are as follows:

- Wastewater Treatment Plant Upgrades
- Extension of Sewer Collection Lines
- Develop Sports Complex
- Develop Pocket Parks
- Update Greenwood's Noise Ordinance
- Property Standards and Care of Premises
- Keep Commercial Trucks Off Hwy. 80
- Develop Zoning Overlay for CBD
- Partnership Between Local Government and the Greenwood Chamber
- Promote and Expand Festival Activities
- Greenwood Central Business District Designation
- Listing of Available Commercial Properties
- Attract Full Service Restaurant
- Community Issues Forum
- Goal Setting and Budget Retreat
- Regional Cooperation
- Promote Opportunities for First-Time Homebuyers
- Greenwood School
- Lifelong Learning Center
- Historic Alliance/Society
- Greenwood Historic District Designation
- Historic Brochure
- Historic Tour

Each title was developed into a complete action proposal. Proposals include the objective addressed by the action, persons or entities responsible for carrying out the action, estimated cost, potential sources of funding, location, description, target completion date, and the expected benefit that would result from the project. The action proposals are presented in their final form in the subsection titled *Detailed Description of Actions by Category*.

Criteria for Prioritization and Prioritization Methodology

For an action plan to be useful, it must prioritize the actions to be accomplished. In order for prioritization to take place, the criteria must be established on which priorities will be determined. The criteria for ranking hazard mitigation actions were determined to be as follows.

Benefit Review. Does the action create maximum benefit for the least cost?

Action is already underway. Is the action already “in the mill” and being implemented?

Severity of the problem the action addresses or importance of the objective it seeks to meet. Will the action meet a severe health or safety need?

Likelihood of accomplishment. Can the action be accomplished quickly? Is funding readily obtainable?

Population impacted by the action. Will a significant number of people be positively impacted by the action? Will it help a segment of the population that has been identified as particularly vulnerable to a disaster or threat?

Required for further action to meet a goal. Must this action be accomplished before other actions needed to accomplish a goal can be planned and implemented?

Impact on the environment. Will there be some positive or negative impact on wetlands, flood hazard areas, sensitive aquifers, designated wild and scenic rivers, habitats of endangered species, air or surface water quality, etc.?

Popular Support. How likely are the people of Greenwood to support or reject the proposed action?

Political support. How likely is the proposed action to be backed by the municipal elected representatives?

A number of methods of prioritization were considered. It was decided that the most meaningful result would be obtained if the projects were categorized first, and then prioritized within their individual categories.

Categorization of Action Proposals

The Steering Committee examined several different ways in which the actions could be broken into categories. Eventually, it decided that the best system would be to divide the projects into two major categories based on whether they were construction projects or non-construction projects. Within the two major categories, the projects would be divided into subcategories based on what they would achieve. The actions were divided into these categories and subcategories as follows:

NON-CONSTRUCTION

Policies and Laws

- Update Greenwood's Noise Ordinance
- Property Standards and Care of Premises
- Keep Commercial Trucks Off Hwy. 80
- Develop Zoning Overlay for CBD

Governance

- Community Issues Forum
- Goal Setting and Budget Retreat
- Regional Cooperation

Historic Preservation & Historic Promotion

- Historic Alliance/Society
- Greenwood Historic District Designation
- Historic Brochure
- Historic Tour

Economic Development

- Partnership Between Local Government and the Greenwood Chamber
- Promote and Expand Festival Activities
- Greenwood Central Business District Designation
- Listing of Available Commercial Properties
- Attract Full Service Restaurant

Preparation for Future Projects

- Promote Opportunities for First-Time Homebuyers
- Greenwood School
- Lifelong Learning Center

CONSTRUCTION

Recreation

- Develop Sports Complex
- Develop Pocket Parks

Public Facilities and Utilities

- Construct a Settling Basin at the Water Plant
- Municipal Complex (incl. Community Center & Police Station)
- Wastewater Treatment Plant Upgrades
- Extension of Sewer Collection Lines

Prioritized Listing of Actions

Once the actions had been categorized, the next step was to prioritize them within their categories and based on the criteria that had already been established. Their priorities were determined to be as follows:

Policies and Laws

- 1 Develop Zoning Overlay for CBD
- 2 Keep Commercial Trucks Off Hwy. 80
- 3 Property Standards and Care of Premises
- 4 Update Greenwood's Noise Ordinance

Governance

- 1 Goal Setting and Budget Retreat
- 2 Community Issues Forum
- 3 Regional Cooperation

Historic Preservation & Historic Promotion

- 1 Historic Alliance/Society
- 2 Greenwood Historic District Designation
- 3 Historic Brochure
- 4 Historic Tour

Economic Development

- 1 Partnership Between Local Government and the Greenwood Chamber
- 2 Greenwood Central Business District Designation
- 3 Promote and Expand Festival Activities
- 4 Listing of Available Commercial Properties
- 5 Attract Full Service Restaurant

Preparation for Future Projects

- 1 Promote Opportunities for First-Time Homebuyers
- 2 Greenwood School
- 3 Lifelong Learning Center

Recreation

- 1 Develop Sports Complex
- 2 Develop Pocket Parks

Public Facilities and Utilities

- 1 Construct a Settling Basin at the Water Plant
- 2 Wastewater Treatment Plant Upgrades
- 3 Municipal Complex (incl. Community Center & Police Station)
- 4 Extension of Sewer Collection Lines

Detailed Description of Actions by Category

On the pages that follow are the fully developed action proposals. They are presented in the order of the priority given to them within each category.

<u>CATEGORY OR PROJECT TITLE</u>	<u>PAGE</u>
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Extension of Sewer Collection Lines	82

CATEGORY: POLICIES AND LAWS

Four Projects

1. Develop Zoning Overlay for CBD
2. Keep Commercial Trucks Off Highway 80
3. Property Standards and Care of Premises
4. Update Greenwood's Noise Ordinance

ACTION PROPOSAL

Brief Title: Develop Zoning Overlay for CBD

Objective addressed by the action: Establish a Zoning overlay and development controls exclusively for Greenwood's Central Business District.

Party or parties responsible for the action: Planning Director, Planning Commission, Board of Aldermen.

Estimated Total Cost: Staff time

Potential Sources of Funding: Greenwood Budget

Location of proposed action: Greenwood's Central Business District

Description of proposed action: The properties fronting along U.S. Highway 80 in the heart of Greenwood will receive pressures to develop and transition to commercial uses. Vehicular traffic through this area will also impact the future commercialization of this area. After a Central Business District has been designated, it is the intent of this objective to establish regulations to aid in the preservation of the character of this district while allowing commercial uses which are sensitive to the public's needs for safety, effective buffering to protect adjacent residential uses and to control the hours of operations. These regulatory controls will establish:

- a. Permitted uses by right.
- b. Uses requiring Planning Commission approval.
- c. Site plan requirements.
- d. Building heights
- e. Yard requirements
- f. Lighting
- g. Landscaping
- h. On premises signage

Target Completion Date: Concurrent with the implementation of the Central Business District.

Expected Benefit: Regulations that establish criteria for the orderly and future commercial development of Greenwood Central Business District.

ACTION PROPOSAL

Brief Title: Keep Commercial Trucks Off Hwy. 80

Objective addressed by the action: Adopt and enforce regulations to prevent commercial vehicles from going through Greenwood's central business district.

Party or parties responsible for the action: Mayor and Board of Aldermen

Estimated Total Cost: \$ 0

Potential Sources of Funding: N/A

Location of proposed action: Town Hall

Description of proposed action:

1. Pass ordinance keeping 18 wheelers on 1-20 unless they have specific business in town. (done already)
2. Contact Louisiana State Representative (Morris) to sponsor a bill that will make use of U.S. Highway 80 through Greenwood a violation of State law
3. Pass resolution requesting that the prohibition be passed as a State law
4. Lobby State Legislature to pass the law
5. Post signs
6. Enforce

Target Completion Date: January 1, 2010

Expected Benefit: Improve safety throughout Hwy. 80 inside Greenwood's Town Limits. Encourage and improve foot traffic in the Central Business District. Noise reduction.

ACTION PROPOSAL

Brief Title: Property Standards and Care of Premises

Objective addressed by the action: Aggressively address improvements to substandard properties through codes enforcement.

Party or parties responsible for the action: Planning Director and Codes Enforcement Official

Estimated Total Cost: \$ 20,000

Potential Sources of Funding: Town of Greenwood Budget

Location of proposed action: Town-wide

Description of proposed action:

Through codes enforcement, actively inspect and cite Greenwood's properties for tall weeds and grass, and litter and debris. Use code enforcement budgeted line item to get these properties brought into compliance if not addressed by property owners in a timely fashion. Inspect, tag and cite properties for care of premises violations. Cite inoperable, junked, wrecked, abandoned, or discarded vehicles, boats or equipment that is left unattended on properties. Follow the process outlined in Greenwood's Code of Ordinances Chapter 30, Section 30-1 and 30-21 through 24.

Target Completion Date: Continuing

Expected Benefit: A cleaner and aesthetically pleasing Town. A Town that the residents can be proud of.

ACTION PROPOSAL

Brief Title: Update Greenwood's Noise Ordinance

Objective addressed by the action: Strengthen and enhance Greenwood's noise ordinance to include appropriate hours for property maintenance and trash pickup.

Party or parties responsible for the action: Town Staff, Chief of Police, Board of Alderman

Estimated Total Cost: None

Potential Sources of Funding: No applicable

Location of proposed action: Town-wide

Description of proposed action:

The Town staff and Police Chief will develop appropriate language for an amendment to Greenwood's noise ordinance. The main purpose of the amendment will be to ensure that citizens of Greenwood are not disturbed at night. This amendment will be presented to the Board of Alderman for introduction and set for public hearing. If the ordinance is approved by the Board of Alderman, then it will be submitted it to Municicode for codification into the Greenwood Code of Ordinances.

Target Completion Date: November 2008

Expected Benefit: A quieter and more harmonious community. This will enhance the expected peace and quiet of its residential neighborhoods.

CATEGORY: GOVERNANCE

Three Projects

1. Goal Setting and Budget Retreat
2. Community Issues Forum
3. Regional Cooperation

ACTION PROPOSAL

Brief Title: Goal Setting and Budget Retreat

Objective addressed by the action: Have a Mayor and Board of Aldermen goals setting and budget retreat.

Party or parties responsible for the action: Mayor, Board of Aldermen, Finance Staff and Department Heads.

Estimated Total Cost: \$ 300.00

Potential Sources of Funding: Town of Greenwood

Location of proposed action: Some suitable facility/place away from Town Hall.

Description of proposed action:

1. Hold a one-day retreat with the Mayor, Board of Aldermen, Finance Staff and Department Heads.
2. The retreat will be held in the spring (late March or early April) time frame each year.
3. The purpose of the retreat is to set goals and objectives for the Town, develop a Work Plan and develop the upcoming year's budget.
4. A review of the previous year's goals and objectives and work plan will be undertaken to see what was accomplished and what needs to be reprioritized and reworked.
5. Develop the upcoming year's goals and objectives integrating last year's unfinished actions.
6. Use this listing to develop a Work Plan for the upcoming year.
7. Use the goals and objectives and work plan to develop the upcoming year's budget based on how the budget item addresses the current goals, objectives and work plan.

Target Completion Date: First day of May of each year.

Expected Benefit: The Mayor and Board of Aldermen will have a budget based on consensus gained from the retreat and based on goals, objectives and the agreed upon work plan for the upcoming year. This will promote a harmonious budgeting process.

ACTION PROPOSAL

Brief Title: Community Issues Forum

Objective addressed by the action: Sponsor Community issues forum to foster and expand community dialog on key issues.

Party or parties responsible for the action: Mayor, Board of Aldermen and possibly an outside facilitator

Estimated Total Cost: \$ 100.00

Potential Sources of Funding: Town of Greenwood

Location of proposed action: Community Center or Town Park

Description of proposed action:

1. Hold a Community Issues Forum to get input from the community on key issues facing the Town.
2. Key issues will be jointly developed by the Mayor and Board of Aldermen
3. Forum will take place in the fall (September or October) of each year prior to starting the budget process.
4. Every effort will be made to get a balanced view of what the majority of the community wants. If it appears that only one side of a view is being heard, every effort will be made, including a community survey, to get a balanced view of what the community wants.
5. After the Mayor and Board of Alderman have determined they have heard a balanced view, they will make the best decision for the Town based on a consensus vote.

Target Completion Date: Fall of each year.

Expected Benefit: The Mayor and Board of Aldermen will enter the budgeting session with a clear understanding of what the Town thinks and what the needs are. This process will foster good governance and good decision making.

ACTION PROPOSAL

Brief Title: Regional Cooperation

Objective addressed by the action: Partner and work with other governmental, quasi-governmental and non-government organizations on issues of mutual interest.

Party or parties responsible for the action: Mayor, Board of Aldermen and Designated staff.

Estimated Total Cost: Not Applicable

Potential Sources of Funding: N/A

Location of proposed action: Regional

Description of proposed action:

1. The Mayor and Board of Alderman should take a leadership role in fostering regional cooperation and coordinated actions on issues of mutual interest.
2. Work cooperatively with other entities on issues affecting the Town of Greenwood or northwest Louisiana region.
3. Jointly host a northwest Louisiana Legislative Forum to educate our legislators on issues facing the region.
4. Implement a dialog with surrounding communities to explore positive actions on an issue-by-issue basis to develop a combined regional approach to solving these problems.

Target Completion Date: Ongoing as needed.

Expected Benefit: The Mayor and Board of Aldermen will foster a regional, cooperative approach to problem solving. This recognizes that rural, small communities can have a larger voice by working together to solve problems, than they would acting alone.

**CATEGORY: HISTORIC PRESERVATION AND HISTORIC
PROMOTION**

Four Projects

1. Historic Alliance/Society
2. Greenwood Historic District Designation
3. Historic Brochure
4. Historic Tour

ACTION PROPOSAL

Brief Title: Historic Alliance/Society

Objective addressed by the action: Establish a local historic preservation alliance and/or society

Party or parties responsible for the action: Mayor and Board of Aldermen

Estimated Total Cost: \$ 0

Potential Sources of Funding: N/A

Location of proposed action: Town Hall

Description of proposed action:

Interview suggested committee members for time available and interest in project-possible ideas for future. Select 5 members and set up regular meeting schedule to plan action.

Target Completion Date: December 2007

Expected Benefit:

Make improvements in museum and help owners/overseers of historic properties with preservation and improvements. Seek grants and donations for help.

ACTION PROPOSAL

Brief Title: Greenwood Historic District Designation

Objective addressed by the action: Define and officially designate a historic district in Greenwood

Party or parties responsible for the action: Greenwood Planning and Zoning Board and the Greenwood Board of Aldermen

Estimated Total Cost: \$ 1,000

Potential Sources of Funding: Town of Greenwood

Location of proposed action: Central area of Greenwood

Description of proposed action:

1. Locate Greenwood's historic structures and places on a map of Greenwood.
2. Based on the map, allow the Planning and Zoning Board to propose boundaries for a single, contiguous area to be designated as the historic district. Boundaries should, to the greatest extent possible, consist of visible features, such as roads, streams, water bodies, electric utility lines, fences, etc. Where visible features are not available, property lines should be used.
3. The map showing the proposed boundaries for the historic district will be made available to the public. Citizens of Greenwood and other interested citizens will be given the opportunity to submit comments regarding the designation.
4. The map showing the proposed boundaries for the historic district will be presented to the Greenwood Board of Aldermen for its input. No official action will be taken.
5. After allowing for comments from the public and from the Board of Aldermen, the Planning and Zoning Board will make adjustments to the proposed boundaries if need be.
6. The Planning and Zoning Board will contact the National Register Coordinator of the Division of Historic Preservation, Louisiana Office of Cultural Development, for help with drafting the appropriate local ordinance for the designation and protection of historic properties.
7. The Greenwood Planning and Zoning Board will hold the required public hearing and then send the ordinance to the Greenwood Board of Aldermen for consideration and approval. The Greenwood Board of Aldermen will approve the ordinance.
8. The Greenwood Board of Aldermen will establish an adequate and qualified historic preservation review commission by local legislation.
9. The Greenwood historic preservation review commission will establish and maintain a system of survey and inventory of local historic properties. The commission will also be responsible for providing for adequate public participation in the local historic preservation program, including the process of recommending properties to the National Register.
10. Publicize the historic district through appropriate signage, brochures, an internet website with links to other sites, etc.

Target Completion Date: June 2008

Expected Benefit: Greenwood will be eligible for funding through the Certified Local Government (CLG) Program.

ACTION PROPOSAL

Brief Title: Historic Brochure

Objective addressed by the action: Develop and print a full color brochure promoting historic sites in Greenwood, for placement at the Welcome Center on Interstate 20 and other places with tourist information.

Party or parties responsible for the action: Historic Alliance/Society and the Greenwood Chamber of Commerce

Estimated Total Cost: \$ 3,000

Potential Sources of Funding: Sponsors, including People's State Bank, concerned citizens, Greenwood Chamber of Commerce, Historic Alliance/Society, Town of Greenwood.

Location of proposed action: Greenwood

Description of proposed action:

1. Take digital photographs of historic sites.
2. Prepare brochure copy (11" X 8.5" tri-fold to make six panels).
3. Have a small committee that includes members of the Historic Alliance/Society and the Greenwood Chamber of Commerce review the copy and the photos and suggest changes.
4. Finalize the layout (desktop publishing or professional printing company).
5. Review the proof.
6. Print 5,000 copies (four-color printing back and front; 100# glossy enamel).
7. Distribute to the Welcome Center on Interstate 20, hotels/motels with tourist information displays, and other designated tourist information displays in Shreveport and Bossier City.

Target Completion Date: October 2008

Expected Benefit: Promote Greenwood and its activities.

ACTION PROPOSAL

Brief Title: Historic Tour

Objective addressed by the action:

Establish and promote an annual tour of Greenwood historic places.

Party or parties responsible for the action: Alliance/Society for Historic Preservation

Estimated Total Cost: \$ 500

Potential Sources of Funding: Ticket sales for tour

Location of proposed action: Entire Town of Greenwood

Description of proposed action:

After designation of the Alliance/Society, determine homes/places to be toured, contact home owners and overseers to determine interest in project. Select time and date for tour, print and publish advertisement, sell tickets, select hostesses for each location, and assist home owners and overseers in preparation

Target Completion Date: December 2008

Expected Benefit: Highlight Greenwood's history and encourage pride in homeowners.

CATEGORY: ECONOMIC DEVELOPMENT

Five Projects

1. Partnership Between Local Government and the Greenwood Chamber
2. Greenwood Central Business District Designation
3. Promote and Expand Festival Activities
4. Listing of Available Commercial Properties
5. Attract Full Service Restaurant

ACTION PROPOSAL

Brief Title: Partnership Between Local Government and the Greenwood Chamber

Objective addressed by the action: Develop a partnership between the local government and the Greenwood Chamber of Commerce to attract businesses.

Party or parties responsible for the action: Mayor and Greenwood Chamber of Commerce

Estimated Total Cost: \$ 1,500

Potential Sources of Funding: Town of Greenwood

Location of proposed action: Greenwood Municipal Complex

Description of proposed action:

1. The Mayor and the Greenwood Chamber will designate liaisons who will be responsible for maintaining contact between the Town and the Chamber.
2. The Chamber will make a list of informational items needed from the Town of Greenwood for the Chamber's web site, brochures, and any other contact media it may develop. The list will include important telephone numbers (police, town hall, etc.), utility information (water and sewer), local building code requirements, occupational license requirements, and Town-sponsored recreational and cultural opportunities.
3. The Town will provide information needed by the Chamber as soon as possible.
4. Every six months, the Town will examine the list to determine if there are changes. Updated information will be provided to the Chamber, or the Chamber will be notified that the information remains the same as previously submitted.
5. At least once a year, the Board of Aldermen will hold a work session specifically for the purpose of inviting the Greenwood Chamber of Commerce to discuss its needs and to make them known to the Council, and for the two bodies to exchange information on projects, policies, and events in which both entities have a common interest.
6. Write, adopt, and commit to a memorandum of understanding (MOU) between the Greenwood Chamber of Commerce and the Town of Greenwood. The MOU should state shared ideals with respect to economic growth, and establish a framework for the two entities to work together.

Target Completion Date: April 2008

Expected Benefit: Structure for effective cooperation between the Chamber of Commerce and the local government.

ACTION PROPOSAL

Brief Title: Greenwood Central Business District Designation

Objective addressed by the action: Define and officially designate Greenwood's central business district.

Party or parties responsible for the action: Greenwood Planning and Zoning Board
Greenwood Board of Aldermen

Estimated Total Cost: \$ 1,000

Potential Sources of Funding: Town of Greenwood

Location of proposed action: Central area of Greenwood

Description of proposed action:

1. Locate Greenwood's business structures and places on a map of Greenwood.
2. Based on the map, allow the Planning and Zoning Board to propose boundaries for a single, contiguous area to be designated as the Central Business District. Boundaries should, to the greatest extent possible, consist of visible features, such as roads, streams, water bodies, electric utility lines, fences, etc. Where visible features are not available, property lines should be used.
3. The map showing the proposed boundaries for the CBD will be made available to the public. Citizens of Greenwood and other interested citizens will be given the opportunity to submit comments regarding the designation.
4. The map showing the proposed boundaries for the CBD will be presented to the Greenwood Board of Aldermen for its input. No official action will be taken.
5. After allowing for comments from the public and from the Board of Aldermen, the Planning and Zoning Board will make adjustments to the proposed boundaries if need be.
6. The Planning and Zoning Board will contact the Louisiana Department of Economic Development (LED) to determine the requirements for designation of a "Downtown Development District" as defined in the state's Restoration Tax Abatement (RTA) Program, and prepare an ordinance designating and defining the boundaries of Greenwood's CBD which meets the RTA requirements.
7. The Planning and Zoning Board will hold the required public hearing concerning the ordinance, and then present the ordinance to the Greenwood Board of Aldermen for adoption.
8. The Greenwood Board of Aldermen will adopt the ordinance and send a copy to the Business Incentives staff within LED for official designation.
9. Publicize the CBD through appropriate signage, brochures, an internet website with links to other sites, etc.

Target Completion Date: May 2008

Expected Benefit: RTA eligibility. Promotion of commercial growth.

ACTION PROPOSAL

Brief Title: Promote and Expand Festival Activities

Objective addressed by the action: Continue to promote and expand festival activities throughout the year.

Party or parties responsible for the action: Town of Greenwood's Mayor, Staff, and Board of Aldermen

Estimated Total Cost: \$ \$10,000

Potential Sources of Funding: SRAC/LA Division of the Arts, Sponsors, etc.

Location of proposed action: Greenwood's Town Park and environs

Description of proposed action:

Use the recent success of the Greenwood Summer Music Festival and the Pioneer Heritage Festival to promote and expand festival activities in Greenwood. The Greenwood Summer Music festival runs from April through September each year with one performance each month. Build a weekend festival around the existing Saturday night Music Festival performances, culminating with the Saturday performance. Start with a quarterly festival and build toward one festival every month. Start with arts and craft type festivals quarterly and if they prove successful, fill the other months with different kinds of festivals unique to Greenwood.

For the late November time frame, develop a Christmas Lighting Festival in which the lights along the Town's roadway are lighted, the lighting in the Park is turned on, and homes throughout Greenwood are lighted, all on the same evening. The lighting ceremony will be capped off by a celebration in the Park with Toys for Tots, Santa Claus, caroling and hot refreshments. Organize a Christmas Parade.

Target Completion Date: Ongoing

Expected Benefit: The creation of a quarterly festival and working toward a monthly festival will bring more people to Greenwood, thus creating more exposure for Greenwood and creating more entrepreneurial opportunities for Greenwood residents.

ACTION PROPOSAL

Brief Title: Listing of Available Commercial Properties

Objective addressed by the action: Develop a listing of commercial properties available in Greenwood and publish the listing on the internet.

Party or parties responsible for the action: Greenwood Chamber of Commerce and the Planning Department of the Town of Greenwood

Estimated Total Cost: \$ 500

Potential Sources of Funding: Chamber of Commerce

Location of proposed action: Town of Greenwood

Description of proposed action:

1. Develop a form to collect information on each available commercial property. The form should include information concerning location, acreage, buildings (type, square feet, ceiling height, age, etc.), previous uses, ownership, real estate broker listing, and other information a potential purchaser/user might need.
2. List the names and contact information of real estate brokers who list commercial properties in Greenwood.
3. Write to the real estate brokers, officially informing them that a web site is being developed to list available commercial properties in Greenwood. Give the brokers contact information and forms, and invite them to submit information concerning properties they are currently listing in Greenwood.
4. As part of the Greenwood Chamber of Commerce's web site, establish a link where a user can get information on Greenwood's available commercial properties.
5. Regularly ride the streets of Greenwood in search of vacant commercial properties. If any properties are not listed on the web site, contact the appropriate real estate broker, or the property owners for information, and add the property to the site.
6. Check on listed properties once a month to find out if they have been recently sold or occupied. Update the web site accordingly.

Target Completion Date: January 2008

Expected Benefit: Commercial growth. Fewer vacant buildings.

ACTION PROPOSAL

Brief Title: Attract Full Service Restaurant

Objective addressed by the action: Develop full-service restaurants in Greenwood's central business district.

Party or parties responsible for the action: Chamber of Commerce and Board of Aldermen

Estimated Total Cost: Staff time

Potential Sources of Funding: N/A

Location of proposed action: Greenwood

Description of proposed action:

1. Develop incentives which will be offered to a full-service restaurant.
2. Develop a list of restaurant chains that typically operate full-service restaurants near interstate highways. Include names of individuals to contact (if possible) and addresses.
3. Develop a "package" of materials that gives information concerning Greenwood that would be of interest to full-service restaurant chains (e.g. traffic counts of vehicles on Interstate 20, data concerning local population and income, locations of other nearby food-service businesses, incentives, available land, etc.)
4. Write letters to the restaurant chains which will serve as cover letters for the packages described in step three. Describe Greenwood's interest in having a full-service restaurant. Describe what various entities (Chamber, local government, real estate agents, etc.) are willing to do. Offer to talk or meet with their representatives.

Target Completion Date: September 2008

Expected Benefit: Enhance community attractiveness. Help build up the local tax base.

CATEGORY: PREPARATION FOR FUTURE PROJECTS

Three Projects

1. Promote Opportunities for First-Time Homebuyers
2. Greenwood School
3. Lifelong Learning Center

ACTION PROPOSAL

Brief Title: Promote Opportunities for First-Time Homebuyers

Objective addressed by the action: Work with and support developers and the USDA to provide loans to first time home-buyers through local, state, and private lending institutions.

Party or parties responsible for the action: Mayor, Board of Aldermen, Staff

Estimated Total Cost: Staff time

Potential Sources of Funding: Greenwood Budget

Location of proposed action: Town of Greenwood

Description of proposed action:

1. Work with developers to build homes for first-time homebuyers and young professionals.
2. Work with lending institutions to promote financing for the purchase of modest, decent, safe and sanitary homes.
3. Coordinate with USDA Rural Development to provide information to Greenwood residents about:
 - a. Loan guarantees for the purchase of new homes.
 - b. Loans for home repair and/or repairs to remove an identified health or safety hazard.
 - c. Loan/Grant for the elderly (62 years or older) to repair or remove an identified health or safety hazard, and to remodel or repair a dwelling to make it accessible to individuals with disabilities.

Target Completion Date: Spring 2008

Expected Benefit: To create homeownership opportunities for all Greenwood residents. To give Greenwood's children and young professionals an opportunity to own a home without having to leave Greenwood.

ACTION PROPOSAL

Brief Title: Greenwood School

Objective addressed by the action: Work with the Caddo Parish School Board and all interested entities to construct a new elementary and/or middle school by 2013

Party or parties responsible for the action: Mayor and Board of Aldermen of the Town of Greenwood.

Estimated Total Cost: Staff time

Potential Sources of Funding:

Location of proposed action: Town of Greenwood

Description of proposed action:

1. Develop data showing the number of elementary-age school children in Greenwood.
2. Collect information concerning the number of students attending area elementary schools (Timmons, Walnut Hill, and Blanchard). Document the extent to which there is overcrowding at those schools.
3. Present data and information collected in steps one and two to the Caddo Parish School Board during a School Board meeting.
4. Draft and pass a resolution by the Greenwood Board of Aldermen in support of a new school in Greenwood, and present the resolution to the School Board.
5. Ask State legislators and Parish Commissioners to send letters to the School Board in support of a new school in Greenwood.
6. Ask the Greenwood Chamber of Commerce to officially endorse a new school in Greenwood.
7. Make regular contact with the School Board member representing the Greenwood area to keep abreast of developments and to find out timing and additional actions which might be appropriate and helpful.
8. Attend Caddo Parish School Board meetings regularly so that board members will know that construction of a new school in Greenwood continues to be important to the citizens of Greenwood.

Target Completion Date: New school construction by 2013

Expected Benefit: Alleviate overcrowded conditions in existing public schools. Provide a center of activity for Greenwood.

ACTION PROPOSAL

Brief Title: Lifelong Learning Center

Objective addressed by the action: Develop a partnership between the Town of Greenwood and the Caddo Parish School Board to make the new school a lifelong learning center for local citizens.

Party or parties responsible for the action: Mayor and Board of Aldermen of the Town of Greenwood.

Estimated Total Cost: Staff Time

Potential Sources of Funding: Internal

Location of proposed action: Town of Greenwood

Description of proposed action:

1. Obtain lists and descriptions of night classes being offered to the general public at other Caddo Parish schools.
2. Draft and pass a resolution by the Greenwood Board of Aldermen indicating local support for including facilities at the proposed Greenwood School which can be used for adult classes.
3. Draft a proposed memorandum of understanding which could be executed by the Greenwood Board of Aldermen and the Caddo Parish School Board which would allow the Town officials and staff to access the school facility for training and education.

Target Completion Date: 2013

Expected Benefit: The citizens of Greenwood will have access to learning opportunities that would not and have not been otherwise available.

CATEGORY: RECREATION

Two Projects

1. Develop Sports Complex
2. Develop Pocket Parks

ACTION PROPOSAL

Brief Title: Develop Sports Complex

Objective addressed by the action: Develop outdoor recreation space, pocket parks and green space.

Party or parties responsible for the action: Town of Greenwood staff, in partnership with Caddo Parish Parks and Recreation.

Estimated Total Cost: \$60,000.00 Lighted, \$40,000.00 not lighted.

Potential Sources of Funding: Caddo Parish Parks and Recreation, Town of Greenwood and Grant Funding (Bureau of Outdoor Recreation)

Location of proposed action: Greenwood Industrial Park

Description of proposed action:

Since Greenwood Industrial Park is in a floodway, take the 6.3 acres consisting of lots 24 thru 28 and develop baseball, football and soccer fields that will provide sports opportunities for Greenwood's youth. Put together a joint venture with Caddo Parish Parks and Recreation to design, layout and develop the sports complex. Petition Greenwood's Board of Alderman to budget a line item for the annual up-keep of the sports complex (approx \$6,000.00). Ask Caddo Parish for \$60,000.00 from its Capital Budget to develop the sports complex. Then use Greenwood's and Caddo Parish's funds to leverage grant funding from the Major League Baseball Association, the Community Foundation of Shreveport-Bossier and other corporate foundations to program the sports complex, purchase equipment and other needs. Get interested parents and church members involved in establishing and coaching teams. Get Greenwood's businesses to sponsor teams.

Target Completion Date: Spring of 2010

Expected Benefit: This will develop sports acumen, team play, exercise and leadership skills among the Town of Greenwood's youth. It would provide opportunities to participate in sports that might otherwise be missed because of being on the outskirts of Shreveport and away from those sports opportunities. Greenwood has no access to public transportation.

ACTION PROPOSAL

Brief Title: Develop Pocket Parks

Objective addressed by the action: Develop outdoor recreation space, pocket parks and green space.

Party or parties responsible for the action: Town of Greenwood's Mayor, Board of Alderman and Planning Director

Estimated Total Cost: \$ 10,000

Potential Sources of Funding: Town Funds, Developer set asides and grant funding.

Location of proposed action: Within subdivisions

Description of proposed action:

Take some of the properties, within existing subdivisions, that has been adjudicated to the Parish and the Town and develop playgrounds designed for use by small children. Ask the Parish and School Board to give up their interest in adjudicated properties in Greenwood and use those lots for pocket parks, community gardens and/or planting flowers.

Ask developers of new subdivisions to set aside one or more lots for small children playgrounds. These need to be readily accessible to families with small children.

Back-yard playground type equipment can be used in these pocket parks.

Target Completion Date: On going

Expected Benefit: Create a safe space for small children to play outside under the watchful eye of a parent or guardian. Strengthen neighborhood bonds by adults getting to know each other.

CATEGORY: PUBLIC FACILITIES AND UTILITIES

Four Projects

1. Construct a Settling Basin at the Water Plant
2. Wastewater Treatment Plant Upgrades
3. Municipal Complex (incl. Community Center & Police Station)
4. Extension of Sewer Collection Lines

ACTION PROPOSAL

Brief Title: Construct a Settling Basin at the Water Plant

Objective addressed by the action: Construct a settling basin into which water from Caddo Lake will be pumped and held prior to bringing water into Town's water system for treatment.

Party or parties responsible for the action: Mayor, Utility Staff, and Board of Aldermen

Estimated Total Cost: \$ 350,000

Potential Sources of Funding: Louisiana Rural Water Revolving Loan Fund

Location of proposed action: Greenwood's Surface Water Treatment Plant

Description of proposed action:

Construct a settling basin on or adjacent to the existing surface water treatment plant to add another two to three days of raw water for treatment in case of an interruption in the raw water supply from Caddo Lake. First, the Town needs to have the approximately one acre tract adjacent to the water plant appraised, and make an attempt to acquire this tract. This would allow construction of an adequate retention basin to hold a two to three day supply of treatable water. Water from Caddo Lake will be pumped to the settling basin directly from Caddo Lake. After allowing particulates to settle, water can be pumped into the treatment plant.

Target Completion Date: Spring 2009

Expected Benefit: A settling basin will allow water from Caddo Lake to settle and thus reduce the turbidity of the raw water to be treated. This will reduce chemical cost for treating the raw water. Additionally, this will provide a two to three day supply of raw water in case of interruption in the flow from Caddo Lake.

ACTION PROPOSAL

Brief Title: Wastewater Treatment Plant Upgrades

Objective addressed by the action:

Continue to upgrade the sewer plant's treatment capacity and landscape around the facility to improve aesthetics.

Party or parties responsible for the action:

Mayor, Board of Aldermen, Town Hall Staff and Utility Plant Staff

Estimated Total Cost: \$ 475,000.00

Potential Sources of Funding:

Louisiana Department of Environmental Quality Revolving Loan Fund and Louisiana State Capital Outlay.

Location of proposed action: Wastewater Treatment Facility

Description of proposed action:

- A. Take the BALAR Wastewater Treatment Facility recommended improvements and work towards implementing these actions. The replacement of the Rock Filter, the addition and repositioning of aeration equipment, and some of the upgrade of electrical and control systems have been pulled out of these recommendation and are being done using Town of Greenwood funds because they impact out compliance with Discharge Permit. The remaining work to be done include:
 1. Replace the existing chlorination building and equipment
 2. Repair damage to earthen levees
 3. Install emergency power supply.
 4. Rehabilitate outdated electrical and control systems to meet current code requirements.
 5. Remove abandoned equipment, construction materials and debris from the treatment plant site.
 6. Plant screening foliage to screen the treatment plant from casual viewing from the street and subdivision.
- B. Work with BALAR to complete the necessary pre-application Engineering Report and Environmental Report for submittal with Loan Package.
- C. File the Loan Application with Louisiana Department of Environmental Quality.
- D. After loan is approved, prepare bid documents to bid this project.
- E. Select lowest qualified bidder and commence work.

Target Completion Date: Fall 2009

ACTION PROPOSAL

Brief Title: Municipal Complex

Objectives addressed by the action: Construct a new municipal complex for the police department and for municipal government administrative offices. Construct a new multi-purpose community center to house a meeting place for elderly residents, recreation for youth, and a place for large community gatherings.

Party or parties responsible for the action: Mayor and Board of Aldermen

Estimated Total Cost:

Architect/Engineering - +/-	\$950,000.00
Construction w/land & contingency	<u>\$17,600,000.00</u>
Total	\$18,550,000.00

Potential Sources of Funding: Bond Issue

Location of proposed action: Highway 80 on 10 acres of land

Description of proposed action: Acquire land for, and construct a municipal complex consisting of:

- 1) City Hall, water department, council chamber etc. +/- 40,000 sf, cost +/- \$8,000,000.00
- 2) Police facility with minimum security holdings +/- 15,000 sf, cost +/- \$3,000,000.00
- 3) Multi-purpose facility +/- 25,000 sf, cost +/- \$5,000,000.00

Target Completion Date: 3 – 5 year project

Expected Benefit: Newer and more usable facilities for Town government. Improved efficiency. Better visibility. More and better space for indoor public functions.

ACTION PROPOSAL

Brief Title: Sewer Collection Extensions

Objective addressed by the action: Extend sewer collection lines to homes and businesses inside Greenwood's corporate limits that are not currently served by the local sanitary sewer system.

Party or parties responsible for the action: Mayor and Board of Aldermen

Estimated Total Cost: \$ 850,000

Potential Sources of Funding: Bond Issue, USDA, HUD, Capital Outlay, Town of Greenwood.

Location of proposed action: There are three areas of Greenwood in need of sewer collection.

Southeast: Southeast portion West Woodlands, Woodlands, and Sophie

Northwest: Along U.S. Hwy 80 between LA Hwy 169 and Greenwood Heights

Southwest: Along Moncrief Lane and along U.S. Hwy 79

These three areas are shown on a map in Appendix 2 at page 2-10.

Description of proposed action:

1. Engineering/Surveying.
2. Determine whether or not Greenwood controls necessary rights-of-way or ownership of properties. Obtain easements where necessary.
3. Bid Project and begin construction.

Target Completion Date: September 2010

Expected Benefit: More efficient and sanitary treatment of all residential sewage produced within Greenwood, thus making Greenwood a more clean and healthy place to live, and more attractive. Collection and disposal of residential sewage is a benefit of being inside Greenwood's corporate limits that should be extended to every resident if at all possible.

Additional Action for Future Consideration

At one point in its discussions, the Greenwood Master Plan Steering Committee strongly considered Greenwood's need for improved library facilities. In researching information, it was learned that in 2002, the Shreve Memorial Library provided \$119,000 for the branch library facility in Greenwood from a capital tax. According to the Library staff, these funds were matched by the Town of Greenwood, and were used to provide the facility that is in use currently. Even if there were funds available for construction of a larger facility, the Shreve Memorial Library system is not prepared to provide additional materials, additional furniture, and additional staff that a larger facility would require. There is no thought on the part of the Shreve Memorial Library System of going for an additional tax to cover an expansion of this type in the near future. The full-time library that Shreve Memorial Library considers to be providing coverage for Greenwood is on Pines Road.

Because of these facts, the Steering Committee decided that new library facilities would not be included as part of the prioritized Action Plan. However, the project is presented here for possible inclusion in future Action Plans for Greenwood.

FUTURE ACTION PROPOSAL

Brief Title: Construct New Library

PROPOSED Objective addressed by the action: Construct new library facilities in Greenwood.

Party or parties responsible for the action: Greenwood Mayor and Board of Aldermen, Shreve Memorial Library

Estimated Total Cost: \$ 1,800,000

Potential Sources of Funding: Shreve Memorial Library System, Town of Greenwood

Location of proposed action: Within one mile of Greenwood's CBD

Description of proposed action: Acquire property for and construct a new 8,500 square foot public library. Expand the furnishings, contents, and staff of Greenwood's existing library.

Target Completion Date: 2014

Expected Benefit: Encourage use of library facilities by residents of Greenwood for study and research. Provide a place for the children of Greenwood for learning and fun. Make Greenwood an attractive community.

Future Land Use

Future land use planning is an important part of the comprehensive planning process in meeting future needs and dealing with growth problems. Planning and programming for optimum use of land is a vital instrument in guiding future growth and providing a healthful and aesthetically pleasing community environment.

A copy of Greenwood's Future Land Use Map may be found in Appendix 2. Future residential growth is expected to take place primarily in three areas: 1) South of U.S. Highway 80 between U.S. Highway 79 and the eastern corporate limit; 2) Along State Highway 169 near the northern corporate limit; and 3) South of Interstate 20 from Greenwood Heights Road to the western corporate limit. Future Commercial growth is expected to take place 1) along U.S. Highway 79 from its intersection with U.S. Highway 80 southward to the corporate limit; 2) along U.S. Highway 80; 3) along Greenwood Road; and 4) along the southern end of Adams Lane. Future Industrial growth is projected to take place 1) Along the railroad from the western corporate limit to the utility right-of-way west of Louisiana Highway 169; 2) Along the railroad from the east side of Louisiana Highway 169 to Kelly's Truck Stop; and 3) Along the eastern side of the northern end of Adams Lane. Future parks and recreation growth should take place south and east of the speedway, and in several pocket parks surrounded by residential areas.

Plan Maintenance Procedures

Maintenance of the *Greenwood Comprehensive Plan* includes monitoring, evaluating, and updating the plan over a five-year cycle.

Monitoring Objectives

Except for those years in which a five year "Update" is being performed, the Greenwood Master Plan Steering Committee shall conduct an annual review of the objectives of the *Greenwood Comprehensive Plan* and make an "Annual Progress Report" between January 1 and March 31 of each year. The Greenwood Master Plan Steering Committee will be convened by the Town of Greenwood Planning Director or his/her designee beginning in January of each Annual Progress Report year. The report shall be the result of input from the Greenwood Master Plan Steering Committee and shall be written by the Planning Director or his/her designee. It shall give details concerning progress made toward achieving each objective listed in the plan using the "Annual Progress Report ~ Monitoring Objectives" form found at the end of this section. It may also develop additional objectives to replace objectives that have been completely achieved, if appropriate. It may suggest additional actions that it determines to be necessary to achieve objectives. The Planning Director or his/her designee may add whatever supplemental narratives and material that he or she finds necessary to make the report meaningful and complete. The "Annual Progress Report" shall be submitted to the Greenwood Board of Aldermen as a written document. The Greenwood Board of Aldermen shall be asked to accept, change, or reject the "Annual Progress Report" at its April meeting.

Evaluation of Actions

During November and December of each year, the Greenwood Planning Director or his/her designee shall work with the Greenwood Master Plan Steering Committee to evaluate progress toward achieving the actions listed and described in the *Greenwood Comprehensive Plan*. This evaluation shall be made a part of the “Annual Progress Report” in those years in which a progress report is performed. The Planning Director or his/her designee will have those persons or entities responsible for individual actions to submit reports for the Greenwood Master Plan Steering Committee’s consideration, or come before the Greenwood Master Plan Steering Committee to give presentations concerning progress made on each action listed in this plan. Every year, the evaluation shall be presented to the Greenwood Board of Aldermen by the Greenwood Planning Director or his/her designee by March 31. The evaluation shall use the “Annual Evaluation of Proposed Actions” form found at the end of this section.

Updating

Every five years, beginning in 2012, the Greenwood Master Plan Steering Committee shall develop an “Update” to the *Greenwood Comprehensive Plan*. As part of this five year update, the Greenwood Master Plan Steering Committee shall revise data and information in Section I that may be out of date. This task will be directed by the Planning Director or his/her designee. The Greenwood Master Plan Steering Committee shall review the SWOT analysis and revise, delete, or add to it as necessary to reflect accuracy. It shall review all goals and objectives and revise, delete, or add to them as necessary. It shall recommend and prioritize actions that it determines to be necessary to achieve the objectives. It shall make any other changes that it feels are necessary or meaningful. The “Updated” Plan shall be submitted to the Greenwood Board of Aldermen as a written document at or before the Board of Aldermen May meeting in the year of the five year update. The Greenwood Board of Aldermen shall be asked to adopt the “Update”, making it the latest version of the *Greenwood Comprehensive Plan*. No “Annual Progress Report” will be generated during an “Update” year.

Integration with Other Planning

After the *Greenwood Comprehensive Plan* has been approved, copies will be provided to each member of the Greenwood Board of Aldermen and each member of the Greenwood Planning and Zoning Commission; so that the plan can be taken into account as those bodies take actions that will affect the community. Copies will also be provided to the Greenwood Chamber of Commerce, the Shreve Memorial Library, the Caddo Parish Commission, and to the Caddo-Bossier Office of Homeland Security and Emergency Preparedness. Finally, a copy will be provided to the Vice-President of the Division of Economic Development of The Coordinating & Development Corporation so that Northwest Louisiana’s *Comprehensive Economic Development Strategy* Committee can consider the *Greenwood Comprehensive Plan* as it plans for regional economic development.

Continued Public Participation

Prior to submission of the Annual Progress Report to the Greenwood Board of Aldermen, the Planning Director or his/her designee shall hold at least one public hearing at which citizens will be presented with all information included in the report. Those present will be allowed to comment on the materials presented, and their comments will be passed along to the Greenwood Board of Aldermen during presentation of the report by the Planning Director or his/her designee.

During development of and prior to presentation of the five year Update, at least two public hearings shall be held at which citizens will be allowed to learn about the planning process, make comments, and voice opinions. Comments of citizens shall be taken into consideration as the Update progresses and prior to presenting the final version to the Greenwood Board of Aldermen.

Notices informing local citizens of each public hearing shall be posted in conspicuous, public places in Greenwood at least seven days prior to each public hearing.

ANNUAL PROGRESS REPORT ~ MONITORING OBJECTIVES

Provide the following information for each objective in the plan.

Objective: _____

Reporting Period: _____

Person Preparing This Report: _____

Has the objective been completely achieved? ___Yes ___No

Accomplishments: Describe what has been accomplished toward achieving the objective during this reporting period?

Monitoring Achievements: How does this compare to the “Description of Projected Accomplishments” in the previous Annual Progress Report (if applicable)?

Problems: What obstacles, problems, or delays were encountered, if any?

Resolution: How was each problem resolved?

Description of Projected Accomplishments: What should be accomplished during the next year?

ANNUAL EVALUATION OF PROPOSED ACTIONS

Provide the following information for each action proposed in the plan.

Action Title: _____

Reporting Period: _____

Person Preparing This Report: _____

Has the action been carried out and completed? ___Yes ___No ___Ongoing

Start Date (actual or anticipated): _____

Completion Date (actual or anticipated): _____

Changes: Describe any changes to the action that have taken place over the last year. Are the anticipated costs, location, scope, completion date, etc. different from what is described in the plan or the most recent evaluation? If so, how?

Progress: Describe what has been accomplished toward completing the action during this reporting period?

Evaluating Accomplishments: How does this compare to the “Description of Projected Accomplishments” in the previous evaluation (if applicable)?

Problems: What obstacles, problems, or delays were encountered, if any?

ANNUAL EVALUATION OF PROPOSED ACTIONS – PAGE 2 OF 2

Resolution: How was each problem resolved?

Description of Projected Accomplishments: What should be accomplished during the next year?

Indicator(s) of Success: If the action has been completed, what differences has it made? How has it helped to achieve the objective toward which it was directed? Describe or attach any measureable results.

Other Comments: Give any other information that could contribute to accurate evaluation of the action.

IV. ANNEXATION

Definition and Methods of Annexation

Annexation is the legal incorporation of some territory into another geo-political entity. It is usually assumed that the territory being incorporated is adjacent to the annexing entity, and that the annexed territory is smaller, more peripheral, or weaker of the two merging entities.

Thus, municipal annexation usually involves expanding the boundaries of the municipality so as to bring unincorporated territory into the village, town, or city. Different States have differing procedures for the annexation process. In Louisiana, there are two methods of annexation. These are, "Petition and Election" and "Petition and Ordinance"

PETITION AND ELECTION:

1. At least one-third in number and value of the owners of lands in the area to be annexed must petition the mayor.
2. The petition must be accompanied with a process verbal and plat of survey of the lots or land to be annexed. The petition and process verbal and plat of survey are recorded and transcribed upon the public record-book among the official records of the city or town.
3. Municipal authorities order an election for the qualified electors residing in the area to be annexed.
4. If a majority in number and value of the qualified electors residing in the area to be annexed vote in favor of the annexation, then an election is held for qualified voters residing within the corporate limits.
5. If a majority in number and value of the qualified electors residing in the corporate limits vote in favor of the proposed annexation, the land shall be annexed.

PETITION AND ORDINANCE

1. A petition is presented to the municipal governing body from a majority of the registered voters and a majority in number of the resident property owners as well as twenty-five percent in value of the property of the resident property owners in the area to be annexed.
2. The Parish Assessor certifies whether or not the petition contains a majority in number of the resident property owners and twenty-five percent in value of the property of the resident property owners in the area to be annexed.
3. The Parish Registrar of Voters certifies whether or not a petition contains a majority of the registered voters in the area to be annexed.
4. A notice of the petition must be published in the newspaper.
5. At least ten days after the notice is published, the municipality will hear any objections to an ordinance to annex, and then pass or reject an ordinance to annex.
6. The ordinance to annex must be published in the local newspaper prior to its effective date.

Any annexation must receive preclearance from the U.S. Department of Justice prior to becoming effective.

Areas Under Consideration for Annexation

The map on page 2-9 of Appendix 2 shows the areas under consideration for annexation. The highest priority is given to the three southernmost areas: North of Shirley Francis Road connecting the old southeast corporate limit and the more recently annexed area that comprises the southeast “corner” of Greenwood; The Wierwood Road - Greengate Drive – Don David Drive area north of Shirley Francis Road and the Meadow Creek Drive area south of Shirley Francis Road; and the area along U.S. Highway 79 extending from the southern corporate limit. Priority 2 has been given to the portion of Rice Road that is north of the existing corporate limit; and to the area along Dees Road – Locust Hill Road – Elysian Fields Road to the southwest. Priority 3 has been assigned to the area west and northwest of Greenwood that includes Interstate 20, U.S. Highway 80, and the area along the eastern shore of State Line Lake. Although areas along Waldens Ferry Road and Greenwood Mooringsport Road were originally under consideration, they were dropped because of environmental and flood hazard concerns.

It should be noted that the map on page 2-9 of Appendix 2 gives approximate areas. It does not take existing lot and property boundaries into account, and is designed to give only a representation of the possibilities. However, it is possible to get an idea as to the size of these annexations if they take place as they are shown on the map. These calculations are given in the table below.

**APPROXIMATE SIZE OF GREENWOOD ANNEXATION
POSSIBILITIES**

See Map of Annexation Possibilities	Square Miles	Acres	Percent of Existing Corp. Limits
Existing Corporate Limits	8.90	5696.0	
Southeast	0.13	83.2	1.46%
South-Central	0.81	518.4	9.10%
U.S. 79	0.17	108.8	1.91%
Northeast	0.12	76.8	1.35%
Southwest	2.39	1529.6	26.85%
West	2.25	1440.0	25.28%
Total Annexation Area	5.87	3756.8	65.96%

All sections presented below are from Title 33 of the Louisiana Revised Statutes

**SUBPART B. EXTENSION OF CORPORATE LIMITS
OF MUNICIPALITY BY MEANS OF PETITION AND ELECTION**

§151. Petition for annexation of territory

Whenever one-third in number and value of the bona fide owners of any lots or land, lying contiguous and adjacent to the territorial corporate limits of any city or town, the city of New Orleans excepted, or, whenever one-half in number and value of the bona fide owners of any lots or land, lying contiguous and adjacent to the corporate limits of any city located in a parish which parish has a population of between one hundred fifteen thousand and one hundred twenty-five thousand persons desire that such lots or land be annexed to and included in the territorial corporate limits of any such adjacent and contiguous city or town, so as to constitute a part thereof, or whenever one-fourth in number of the bona fide owners of any lots or land, lying contiguous and adjacent to the corporate limits of any city located in the parish of Rapides desire that such lots or land be annexed to and included in the territorial corporate limits of any such adjacent and contiguous city or town, so as to constitute a part thereof, they shall present to the mayor and governing body of such city or town as constituted by law, by whatever name called, a petition in writing signed by them, setting forth their desire that said lots or land shall be annexed to and included in the territorial corporate limits of such city or town, so as to constitute a part thereof, and therein also fully setting forth the boundaries and accurate description of such lots or land which they desire to be annexed to and included in the territorial corporate limits of such adjacent and contiguous city or town.

Amended by Acts 1970, No. 286, §1; Acts 1972, No. 126, §1.

§152. Proces verbal and plat of survey

Such petition shall be accompanied with a proces verbal and plat of survey of such lots or land desired to be annexed to and included in the territorial corporate limits of such city or town made by the parish surveyor of the parish in which the city or town is situated. Such survey and proces verbal and plat thereof, to be first made by such surveyor for such purpose, shall set forth the boundaries and accurate description of such lots or land desired to be so annexed, and shall be by such surveyor certified to be correct.

§153. Recording proces verbal and plat of survey; ordering election in area to be annexed

Upon presentation as provided in R.S. 33:151 and 33:152, the petition and proces verbal and plat of survey shall be recorded and transcribed upon the public record-book wherein the ordinances or official proceedings of the municipal authorities are usually recorded, and also permanently preserved among the official records of the city or town. The municipal authorities may then order an election to be held by the qualified electors residing in and upon the lots or land proposed to be annexed to such contiguous and adjacent city or town, submitting the proposition, to be voted on at such election, whether they desire that such lots or lands shall be annexed to and included in the territorial corporate limits of such contiguous and adjacent city or town.

§154. Notice of election

Such election shall be held under the general election laws, and preceded by a notice of ten days or more in one or more newspapers published in such city or town, or if there be none by posting as required in sheriff's and constable's sales. The notice shall set forth specifically the manner in which such election is to be conducted, and the boundaries and description of such lots or land proposed to be annexed to and included in the corporate limits of such city or town. It shall designate the polling place and the names of the commissioners of election, as well as the manner of counting the votes and making the returns.

§155. Persons entitled to vote

At the election no person shall be allowed to vote except those who are qualified to vote under the general election laws, and who reside in and upon the lots or land proposed to be annexed to and included in the territorial corporate limits of such city or town.

§156. Returns of election; recording returns; proclaiming result

The returns of the election shall be made to the municipal authorities of the city or town within forty eight hours after the closing of the polls at the election. Such returns shall likewise be recorded and transcribed in the public record book wherein the ordinances or official proceedings of the municipal authorities are usually recorded; and also permanently preserved among the official records of the city or town. The municipal authorities shall within ten days thereafter make public proclamation of the result of such election by publication for ten days in one or more newspapers in the city or town, or if there be none by posting as required in sheriff's and constable's sales.

§157. Election in municipality annexing territory

After the expiration of the publication of the result of the election, if a majority in number and value of the qualified electors residing in and upon the lots or land proposed to be annexed to and included in the territorial corporate limits of the city or town, voting at such election, have voted in favor thereof, the municipal authorities of the city or town may then order an election to be held under the general election laws by the qualified electors residing within the corporate limits of the city or town as theretofore established, submitting the proposition to be voted on at such election, whether they consent to such proposed annexation to the corporate limits of the city or town.

§157.1. Municipal governing authority of Rapides Parish; authority to annex

In Rapides Parish, after the expiration of the publication of the result of the election, if a majority in number of the qualified electors residing in and upon the lots or land proposed to be annexed to and included in the territorial corporate limits of the city or town, voting at such election, have voted in favor thereof, the municipal authorities of the city or town may then accept or reject such proposed annexation to the corporate limits of the city or town. The election provided for in R.S. 33:158 through 33:161 shall not be required in the parish of Rapides.

Added by Acts 1972, No. 126, §2.

§158. Notice of election in municipality

Such election shall likewise be preceded by a notice of ten days in one or more newspapers published in the city or town, or if there be none by posting as required in sheriff's and constable's sales. The notice shall likewise set forth specifically the manner in which the election is to be conducted and the boundaries and description of such lots or land proposed to be annexed to and included in the territorial corporate limits of the city or town, and also designate the polling place and the names of the commissioners of election, as well as the manner of counting the votes and making the returns.

§159. Persons entitled to vote

At such election no person shall be allowed to vote except those who are qualified to vote under the general election laws and who reside in the corporate limits of the city or town as theretofore established and constituted.

§160. Returns of election; recording returns; proclaiming result; effect of vote favoring annexation

A. The returns of such election shall be made to the municipal authorities of the city or town within forty-eight hours after the closing of the polls. The returns of election shall be likewise recorded and transcribed in the public record-book wherein the ordinances or official proceedings of the municipal authorities are usually recorded; and the municipal authorities shall within ten days thereafter make public proclamation of the result of such election by publication for ten days in one or more newspapers published in the city or town, or if there be none, by posting as required in sheriff's and constable's sales; and if a majority in number and value of the qualified electors residing in the territorial corporate limits of such city or town as theretofore established and constituted, voting at such election, have voted in favor of the proposed annexation of such lots or land, the lots or land proposed to be annexed, shall, from the expiration of the proclamation of the result of the election, be annexed to, included in and constitute part of the corporate limits of the city or town and be subject to the jurisdiction, control, and authority of the municipal authorities of the city or town as fully, and to all intents and purposes as if, the same had been originally included in the corporate limits thereof.

B. The municipal governing authority shall furnish to the registrar of voters a copy of all municipal ordinances annexing territory as well as a map and written description of all newly annexed territory.

Acts 1986, No. 669, §2.

§161. Subsequent elections

No election proposing to annex to the corporate limits of any city or town the same contiguous and adjacent lots or land shall be held oftener than once in twelve months.

SUBPART C. EXTENSION OR CONTRACTION OF
CORPORATE LIMITS OF MUNICIPALITY BY MEANS
OF PETITION AND ORDINANCE

§171. Ordinance to enlarge or contract corporate limits; distribution of certain revenues in annexed areas

A. The limits and boundaries of incorporated municipalities shall remain as established on July 31, 1946, but may be enlarged or contracted, by ordinance of the governing body as hereinafter provided, the city of New Orleans excepted. The municipal governing authority shall furnish the registrar of voters of the affected area a copy of all municipal ordinances annexing territory as well as a map and written description of all newly annexed territory.

B. Notwithstanding the provisions of R.S. 27:312, when the governing authority of a municipality which lies wholly within a parish in which video poker regulated by the Video Draw Poker Devices Control Law is prohibited annexes territory in a parish in which video poker regulated by such law is permitted, no revenues from the Video Draw Poker Device Fund shall be distributed or appropriated to the annexing municipality. This Subsection shall apply to any annexation by ordinance adopted by a municipality but which has not taken effect on June 9, 1999.

C.(1) Notwithstanding the provisions of R.S. 27:312, when the governing authority of a municipality located in a parish in which video poker regulated by the Video Draw Poker Device Control Law is permitted annexes territory in which video draw poker devices are operated prior to the effective date of such annexation, no monies in the Video Draw Poker Device Fund derived from fees, fines, and penalties deposited in such fund by reason of the operation of such devices and related activities in the annexed area shall be distributed or appropriated to the annexing municipality. However, monies in the Video Draw Poker Device Fund derived from fees, fines, and penalties deposited in the fund by reason of the operation of video draw poker devices and related activities which were first operated in the annexed territory after the effective date of such annexation shall be appropriated and distributed as provided in R.S. 27:312.

(2) The provisions of this Subsection shall apply to any annexation after July 1, 2003, and to any annexation by ordinance adopted by a municipality but which has not taken effect on July 1, 2003.

(3) Amounts distributed pursuant to this Subsection may be redistributed among the authorized recipients pursuant to a written agreement, ratified by a vote of the governing authority of each recipient.

Acts 1986, No. 669, §2; Acts 1999, No. 176, §1, eff. June 9, 1999; Acts 2003, No. 1058, §2, eff. July 1, 2003.

§172. Petition to annex territory; valuation of property; notice of filing petition; hearing concerning proposed ordinance; alternative methods

A.(1)(a) No ordinance enlarging the boundaries of a municipality shall be valid unless, prior to the adoption thereof, a petition has been presented to the governing body of a municipality containing the written assent of a majority of the registered voters and a majority in number of the resident property owners as well as twenty-five percent in value of the property of the resident property owners within the area proposed to be included in the corporate limits, all according to the certificates of the parish assessor and parish registrar of voters.

(b) If there are no registered voters residing in the area proposed for annexation, then the requirement for a majority of the registered voters on the petition shall not apply.

(c) If there are no resident property owners, nor registered voters residing, in the area proposed for annexation and the area is vacant land, then the requirement for a majority of the resident property owners and a majority of the registered voters on the petition shall not apply, so long as the petition contains the written assent of each nonresident property owner of each tract, lot, or parcel in the area proposed for annexation. No ordinance annexing vacant property across parish boundaries shall be valid unless it has first been approved by the parish governing authority of the area to be annexed.

(d)(i) With regard to any proposed annexation pursuant to Subparagraph (c), the parish in which the land proposed to be annexed is located shall have standing to contest whether the proposed annexation is reasonable. Such suit shall be filed within the thirty-day period before the ordinance becomes effective.

(ii) Any suit filed pursuant to Item (i) shall be given preferential treatment on the docket and shall be tried summarily, without a jury, and in open court, within thirty days after the filing of the suit.

(iii) The court shall consider the reasonableness of the proposed extension of the corporate limits, which consideration shall include but not be limited to an evaluation of the desires of the owners of the property proposed to be annexed, the anticipated public benefit of the proposed annexation, and the fiscal and financial impact that the extension of the corporate limits of the municipality will have on the municipality, the parish, and the neighboring property owners.

(iv) If the property proposed to be annexed is contiguous to the existing corporate limits, then the parish shall bear the burden of establishing, by a preponderance of the evidence, that the proposed extension is not reasonable. If the property is not contiguous to the existing corporate limits, then the municipality shall bear the burden of establishing, by a preponderance of the evidence, that the proposed extension is reasonable. "Contiguous", as used in this provision, means that at least thirty-two feet of the vacant land proposed to be annexed is adjacent to the corporate limits and expands to a width greater than thirty-two feet within three hundred feet from the corporate limits.

(v) Any interested citizen of the municipality may intervene in any suit filed pursuant to this Subparagraph to contest the proposed extension of the corporate limits pursuant to R.S. 33:174.

(vi) The trial judge shall render judgment within five days after the matter is submitted to him. The clerk of the trial court shall immediately notify all parties or their counsel of record by telephone and/or facsimile transmission of the judgment and as provided in Code of Civil Procedure Article 1913.

(vii) Within five days after the rendition of the judgment, an aggrieved party may appeal the judgment by obtaining an order of appeal. The clerk of the trial court shall give notice of the order of appeal to the clerk of the court of appeal and to all the parties or their counsel of record. The trial judge shall fix the return date at a date not later than ten days after rendition of the judgment. The clerk of the trial court shall prepare the record on appeal and transmit it to the clerk of the court of appeal on the return day.

(viii) Immediately upon receipt of the record the clerk of the court of appeal shall notify all parties and the case shall be heard no later than ten days after the record is lodged. The court of appeal shall render judgment not later than five days after the case is argued. The clerk of the court of appeal shall immediately notify all parties or their counsel of record of the judgment by

telephone or facsimile transmission and as provided in the Uniform Rules of Louisiana Courts of Appeal.

(ix) An application to the supreme court for a writ of certiorari shall be made within ten days after the court of appeal renders judgment.

(x) No application for a new trial or for a rehearing shall be entertained by any court, but a court may, upon its own motion correct manifest error to which its attention is called.

(xi) A final judgment holding that the extension is reasonable in a suit under this Subparagraph shall be binding in any suit brought under R.S. 33:174.

(xii) If the proposed extension of boundaries is adjudged reasonable, the ordinance shall go into effect ten days after a final judgment is rendered and signed, subject to the provisions of R.S. 33:174. If the proposed extension is adjudged invalid, the ordinance shall be vacated and the proposed extension shall be denied, and no ordinances proposing practically the same extension shall be introduced for one year thereafter.

(e) If property annexed pursuant to Subparagraph (c) is subject to parish zoning regulations applicable to the property and in force at the time of annexation, then for a period of two years subsequent to annexation, the municipal zoning regulations applicable to the property shall not be less restrictive in uses permitted than the applicable parish zoning regulations at the time the area is annexed, unless the parish governing authority consents, by resolution, to such zoning.

(2) At the request of any municipality contemplating the annexation of a tract of land, the parish assessor shall provide a certified list of the property within the area proposed to be annexed, and the registrar of voters shall provide a certified list of the registered voters residing in the area proposed to be annexed. At the request of any municipality contemplating the annexation of a tract of land, the parish assessor shall provide a certification as to whether a petition for annexation contains the written assent of twenty-five percent in value of the property of the resident property owners, and the registrar of voters shall provide a certification as to whether a petition for annexation contains a written assent of a majority of the registered voters within the area proposed to be annexed.

(3) The valuation of the property within the area proposed to be annexed shall be certified to by the assessor according to the assessment of each owner signing the petition. When there has been a change of ownership since the last assessment of the property, the assessor shall certify the valuation of the present owner in accordance with the last assessment appearing on the rolls against any previous owner. In any case when the property of the present owner has not specifically been assessed, the assessor shall estimate the assessed value of the property for the current year and certify the same as the value of the property. In any case in which multiple property owners are assessed under a single assessment, neither the assessor nor the annexing municipality shall be required to make further inquiry beyond the face of the assessor's records as to the identity of unnamed property owners. Neither the assessor nor the annexing municipality shall be required to count or consider the existence of multiple fractional property interests in determining whether the percentages required in this Subsection have been met.

(4) For all purposes pertaining to municipal annexations, including but not limited to the filing of a suit contesting an annexation pursuant to the procedures established in this Chapter, the certificates of the parish assessor and parish registrar of voters shall be the sole evidence of the written assent of the number of registered voters, number of resident property owners, and value

of resident property owners required by this Subsection. The parish assessor, the parish registrar of voters, and the annexing municipality may rely upon the certificates of the parish assessor and the parish registrar of voters, said reliance establishing a rebuttable presumption.

(5) The petition required by this Subsection shall be in writing, but no special form shall be necessary. However, the petition shall provide a description of the general area to be annexed which shall be attached thereto. Multiple petitions may be used to annex different properties so long as the petitions, when considered together, are capable of covering an area which has a contiguous outer boundary in which the above majority and percentage requirements for annexation are met.

(6) Notwithstanding any of the foregoing, the city of New Orleans cannot incorporate any area of Jefferson, Plaquemines, or St. Bernard parishes. In addition, except as provided in this Paragraph, the provisions of this Section shall not otherwise apply to the parish of Jefferson.

B. Notice by publication shall be given once of the filing of the petition in a newspaper published or having general circulation in the municipality. No ordinance enlarging the boundaries of the municipality shall be adopted until ten days after the publication of the notice.

Anyone desiring to be heard with reference to the proposed ordinance shall notify the clerk or secretary of the municipality in writing and the governing authorities, before adopting any ordinance, shall grant such hearing.

C. Notwithstanding the provisions of Paragraphs (1) through (5) of Subsection A of this Section, any municipality may annex contiguous areas by election provided at least ninety percent of the boundary of the area to be annexed is common to the boundary of the municipality, and provided further that a majority of the registered voters residing in the area proposed for annexation, and voting in an election held according to the provisions of R.S. 33:154 through 161 vote in favor of such annexation. No election as provided herein shall be necessary if there are no registered voters residing in the area to be annexed.

D. Notwithstanding the provisions of Paragraphs (1) through (5) of Subsection A of this Section, any municipality may annex contiguous areas without the petitions required by Subsection A, by ordinance, provided prior to the adoption of any such ordinance, the question of the annexation shall be submitted to the qualified voters residing within the area proposed to be annexed in a special election called for that purpose by the municipality, and a majority of those voting at such election shall have voted in favor of the annexation. Any municipality may also call such an election after being requested to do so through a petition signed by at least twenty-five percent of the resident property owners residing in the area requesting annexation and by the owners of at least twenty-five percent in value of the resident property within such area. The valuation of the property shall be determined as set forth in Subsection A. The petition presented to the municipality shall contain an accurate description of the area proposed to be annexed. All elections called under the provisions of this Subsection shall be conducted in the same manner as are other special elections called for bond and tax purposes by municipalities.

E.(1) In addition to all other requirements and restrictions established by law, no municipality which is not wholly within the boundaries of St. Martin Parish shall annex territory in St. Martin Parish without the approval of the governing authority of St. Martin Parish. This Subsection shall apply to any annexation by ordinance adopted by a municipality but which has not taken effect on August 15, 2001.

(2) The provisions of this Subsection shall apply only to the town of Broussard.

(3) Notwithstanding any other provision to the contrary, if as a result of an annexation into a municipality, the sales tax rate on transactions within the annexed area exceeds nine and one-half percent, then the revenue produced by the rate in excess of nine and one-half percent shall be shared equally between the parish, municipalities, and other sales tax districts.

F.(1) Except as provided in Subsections C and D and in R.S. 33:172.1 and 172.2, the governing authority of a municipality within a parish, other than a municipality with a population of more than twenty-five thousand persons, may annex vacant land contiguous to its borders only in accordance with the procedure provided in this Subsection. As used in this Subsection, "parish" means any parish operating under a home rule charter with a population between one hundred ninety-one thousand and two hundred thirty thousand based on the most recent federal decennial census. "Parish" shall not include any parish with a consolidated form of government.

(2)(a) The governing authority of a municipality that proposes to annex property pursuant to this Subsection shall adopt a written resolution expressing its intent to annex, which resolution shall include a description of the property to be annexed. A certified copy of the resolution shall be submitted to the parish council within ten days after its adoption.

(b) The parish council shall have forty-five days after the receipt of the resolution to concur with, reject, or take no action regarding the proposed annexation.

(c) The parish council shall notify the municipal governing authority within ten days after the council votes on the proposed annexation.

(d) If within forty-five days after the resolution is submitted to it, the parish council concurs with or takes no action with respect to the proposed annexation, the municipality may proceed with the annexation.

(e)(i) If within forty-five days after the resolution is submitted to it, the parish council rejects the proposed annexation, the rejection shall be submitted to the municipality. In the event the council rejects a proposed annexation pursuant to this Paragraph, an annexation panel shall be formed consisting of the following members:

(aa) The chairman of the parish council or his designee.

(bb) The chairman of the governing authority of the affected municipality or his designee.

(cc) An arbitrator who is selected by and is a member of the American Arbitration Association.

(ii) At the call of the arbitrator and within sixty days after the parish council rejects the proposed annexation, the panel shall hold a public hearing to consider and render a decision on whether to recommend the proposed annexation. The decision of the panel shall be binding on the parties.

(iii) The cost of the arbitrator shall be borne equally by the parish and the municipality.

(3)(a) Notwithstanding any law to the contrary, a parish council and the governing authority of each municipality within the parish may establish operating agreements to govern annexation procedures and/or other matters related to growth management issues between and among themselves. Each agreement shall be filed in the conveyance records of the clerk of court in and for the parish.

(b) In the event the parish and an individual municipality fail to enter into any agreement authorized by Subparagraph (a) of this Paragraph by April 1, 2003, the provisions of this Subsection shall thereafter be null and inapplicable to that particular municipality.

Amended by Acts 1972, No. 338, §1; Acts 1981, No. 182, §1, eff. July 10, 1981; Acts 1993, No. 995, §1, eff. June 25, 1993; Acts 1999, No. 1126, §1, eff. July 9, 1999; Acts 2001, No. 1043, §1, eff. June 28, 2001; Acts 2002, 1st Ex. Sess., No. 31, §1, eff. May 1, 2002; Acts 2002, 1st Ex. Sess., No. 159, §1, eff. April 25, 2002.

NOTE: See Acts 2002, 1st Ex. Sess., No. 159, §2, relative to R.S. 33:172(A)(1) and (D) in Acts 2002, 1st Ex. Sess., No. 31, superseding Act No. 159 and other Acts of session.

NOTE: See Acts 2002, 1st Ex. Sess., No. 159, §2, concerning amendment of Subsection C superseding other Acts of session.

NOTE: See Acts 2002, 1st Ex. Sess., No. 31, §2, relative to contesting certain annexations which occurred prior to 6/27/01.

§173. Effective date of ordinance enlarging boundaries

The ordinance enlarging the boundaries of the municipality shall not become operative until thirty days after it has been published once in a newspaper having general circulation therein. If there is no newspaper published in the municipality or having general circulation therein, written copies of the ordinance shall be posted in three public and conspicuous places in the municipality and same shall not become operative until thirty days after the posting.

§174. Suit to contest reasonableness of proposed extension of corporate limits

A. Any interested citizen of the municipality or of the territory proposed to be annexed thereto may, within the thirty-day period before the ordinance becomes effective, file suit in the district court having jurisdiction over the municipality, to contest the proposed extension of the corporate limits. "Interested", as used in this Section, means a real and actual personal stake in the outcome of the contest of the extension of the corporate limits.

B. The sole questions to be presented to the court in a contest of a proposed extension of the corporate limits shall be as follows:

(1) Whether the proposed extension is reasonable.

(2) Whether, prior to the adoption of an ordinance enlarging the boundaries of a municipality, a petition was presented to the governing body of a municipality, and prior to the adoption of said ordinance, certificates were obtained from the parish assessor and parish registrar of voters showing that the said petition contained the written assent of a majority of the registered voters and a majority in number of the resident property owners as well as twenty-five percent in value of the property of the resident property owners within the area proposed to be included in the corporate limits.

(3) Whether the municipality complied with its own requirements for the adoption of ordinance in adopting the annexation ordinance.

C. If the extension of boundaries is adjudged reasonable, the ordinance shall go into effect ten days after the judgment is rendered and signed unless a suspensive appeal therefrom has been taken within the time and manner provided by law. If the proposed extension is adjudged invalid, the ordinance shall be vacated and the proposed extension shall be denied, and no ordinances proposing practically the same extension shall be introduced for one year thereafter.

A similar right of appeal from the judgment of the district court annulling the ordinance shall be granted the municipality or any interested citizen as hereinabove provided.

D. Notwithstanding the other provisions of this Section, the provisions of this Subsection shall apply to Jefferson Parish*. Any interested citizen of the municipality or of the territory proposed to be annexed thereto may, within the thirty-day period before the ordinance becomes effective, file suit in the district court having jurisdiction over the municipality, to contest the proposed extension of the corporate limits and the question shall be whether the proposed extension is reasonable. If the extension of boundaries is adjudged reasonable, the ordinance shall go into effect ten days after the judgment is rendered and signed unless a suspensive appeal therefrom has been taken within the time and manner provided by law. If the proposed extension is adjudged unreasonable, the ordinance shall be vacated and the proposed extension shall be denied, and no ordinances proposing practically the same extension shall be introduced for one year thereafter. A similar right of appeal from the judgment of the district court annulling the ordinance shall be granted the municipality or any interested citizen as hereinabove provided. Acts 1993, No. 995, §1, eff. June 25, 1993.

*AS APPEARS IN ENROLLED BILL.

§175. Prescription of right to attack ordinance

If no suit is filed within the thirty day period, or if no appeal is taken within the legal delays from a judgment of the district court sustaining the ordinance, same shall then become operative and cannot be contested or attacked for any reason or cause whatsoever.

§176. Procedure to contract boundaries

To contract the boundaries of a municipality the same procedure shall be followed as outlined above and the same notice must be published and the same right of appeal to the courts is granted as is provided for in the case of the enlargement of the boundaries.

§177. Consolidation of suits to contest enlargement or contraction of boundaries

Any number of persons interested in contesting the enlargement or contraction of the boundaries of a municipality may join in one suit for the purpose of appealing to the district court from the ordinance adopted with reference thereto, and one bond by one of the litigants shall be sufficient if it otherwise complies with the laws. When more than one suit has been brought for either of said purposes, the district judge shall order them consolidated and tried as one suit.

§178. Ordinance defining territory excluded or included and description of boundary as changed required to be filed with clerk of district court

A. Where the boundaries of a municipality have been enlarged or contracted, the ordinance with reference thereto must define with certainty and precision the territory which is proposed to be included in or excluded from the corporate limits, as the case may be. The ordinance need not contain a description of the entire boundary of the municipality as changed, but, within ten days after the adoption of the ordinance, a description of the entire boundary of the municipality as changed shall be filed by the clerk of the municipality with the clerk of the district court of the parish in which the municipality is located. Such description so filed shall become the official boundary of the municipality on the effective date of the ordinance.

B. Whenever the boundaries of the city of Shreveport have been enlarged or contracted, a description of the entire boundary of the municipality as changed shall be filed as provided for in Subsection A of this Section with the clerk of the district court of Caddo Parish, and the description filed in Caddo Parish shall become the official boundary of the city on the effective date of the ordinance. Whenever any of the territory included or excluded by a change in the boundaries of the city of Shreveport is located in Bossier Parish, the description shall also be filed with the clerk of the district court of Bossier Parish.

Amended by Acts 1964, No. 499, §1; Acts 1978, No. 304, §1; Acts 1985, No. 411, §1.

§179. Rights of residents and owners of included territory

Where the corporate limits of municipalities have been extended or enlarged as hereinabove provided, the annexed territory, the inhabitants thereof, and the owners of property therein shall enjoy as to themselves and their property all the rights, immunities, and privileges granted and enjoyed by the citizens of the municipality to which the territory has been annexed.

§180. Ordinance to annex territory owned by a public body

A. The governing body of any municipality other than the city of New Orleans may, by ordinance, enlarge the boundaries of the municipality to include territory within which all of the land is owned by a state agency, political subdivision, or public body, but only upon petition of the governing body of the agency, political subdivision, or public body owning the land which is to be so included. Except as otherwise provided by this Section, the governing body of the municipality may, in its discretion, upon majority vote thereof, adopt such an ordinance without the necessity of compliance with any of the procedures of advertisement, petition by residents, public hearing, or other procedures set forth in this Subpart.

B. No municipality may annex the paved portion of a public road without including in such annexation all property adjacent to at least one side of the road, the paved portion of which is included in the annexation.

C. A municipality may annex a portion of the right-of-way of a public road as a corridor connecting other property which is not contiguous to the municipality but which is to be annexed without including the property adjacent to the corridor. Any annexation pursuant to this Subsection shall be in accordance with the following:

(1) The municipality shall, by certified mail, notify the state agency or political subdivision which owns the road proposed to be annexed at least thirty days prior to the introduction of the ordinance proposing such annexation.

(2) The petition or written consent of the state agency or political subdivision must be received by the municipality prior to the adoption of the ordinance.

Added by Acts 1964, No. 289, §1; Acts 1997, No. 1304, §1.

V. ZONING ORDINANCE AND SUBDIVISION REGULATIONS

In theory, the primary purpose of zoning is to segregate land uses that are thought to be incompatible. A number of factors are taken into consideration in the zoning process. For example, it is often used as a permitting system to prevent new development from harming existing residences and businesses. Zoning is generally directed by the local government and it controls the types of activities considered to be acceptable on any particular lot or parcel of land.

Subdivision regulations usually establish legal minimum standards for subdivision development. They set standards for various aspects of public infrastructure, and other aspects of public welfare. They protect communities and ensure that building lots provide a wholesome living environment for future residents. These regulations ensure adequate lot size, public access, and the availability of public services to each lot created.

The existing Greenwood, Louisiana Zoning Ordinance was adopted in 1992. The Subdivision Regulations were adopted in 1981. Greenwood's Zoning Ordinance and Subdivision Regulations have been reviewed by The Coordinating & Development Corporation and were found to be suitable and acceptable for the Town's current needs.

The only recommendation with respect to the Zoning Ordinance and the Subdivision Regulations is that they should be codified. Codification will enhance organization of the statutes and provide easy access to their various provisions by anyone wishing to study or use them.