

# YAZOO CITY

## COMPREHENSIVE PLAN 2020



Prepared by:  
Central Mississippi Planning  
& Development District



**City of Yazoo City**

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# SUMMARY

This Comprehensive Plan is intended to be a living document that helps decision makers of Yazoo City make informed land use and zoning decisions that are based on the desired outcomes for the long term development of Yazoo City.



## WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a guide for public policy decisions in the areas of land use and development, transportation improvements, and infrastructure improvements. Typically Comprehensive Plans are long-term and cover a 20-25 year planning period but should be updated every 5 years in high growth communities.

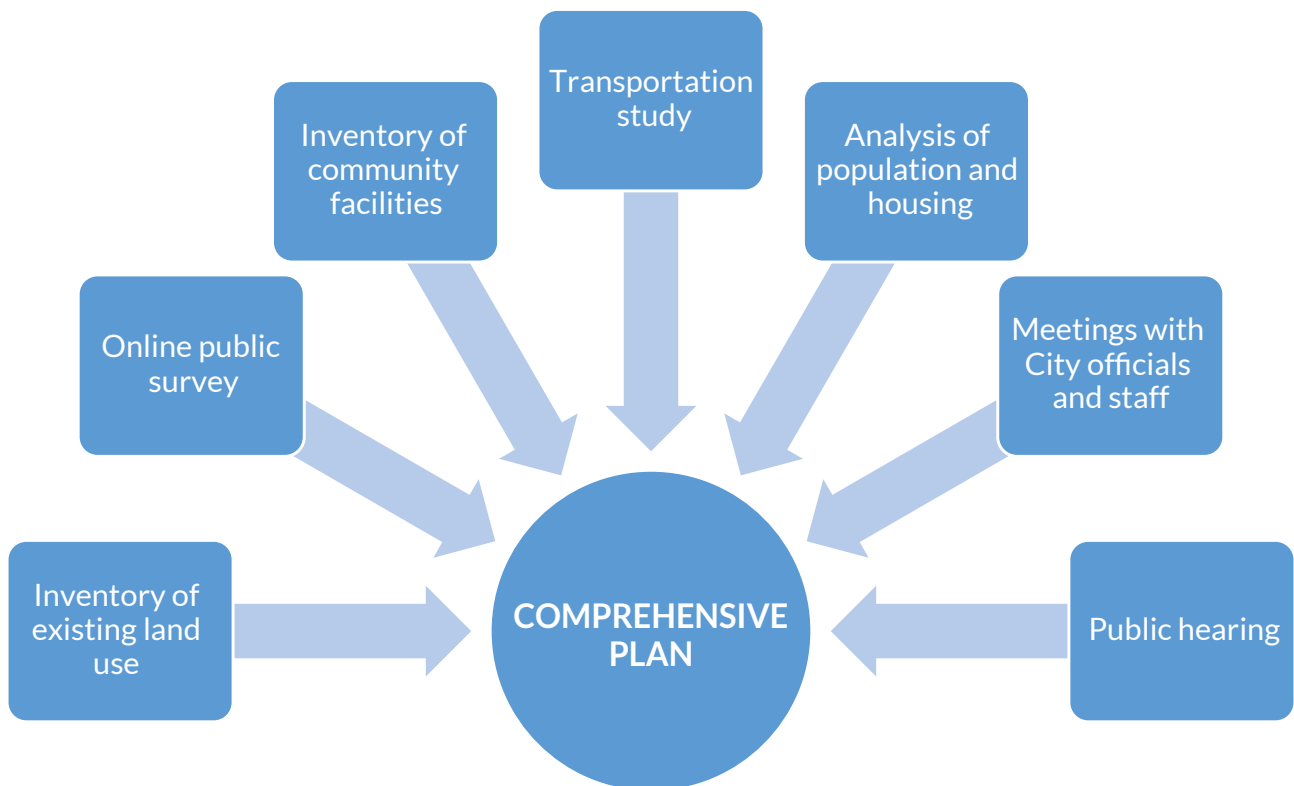


**VISION:** Yazoo City is an epicenter of economic growth driven by high quality education and progressive, sustainable community living.

**MISSION:** The Board of Mayor and Aldermen shall develop and enhance value-based policies that impact all generations by providing a safe and affordable place to live and work, producing a prosperous environment, and instilling pride of place for its citizens, community, and visitors in the City of Yazoo City.

## WHY IS THE PLAN NEEDED?

- Population Growth
- New Development
- New Roads
- Current Plan is Dated



# INTRODUCTION



## PURPOSE OF THE PLAN

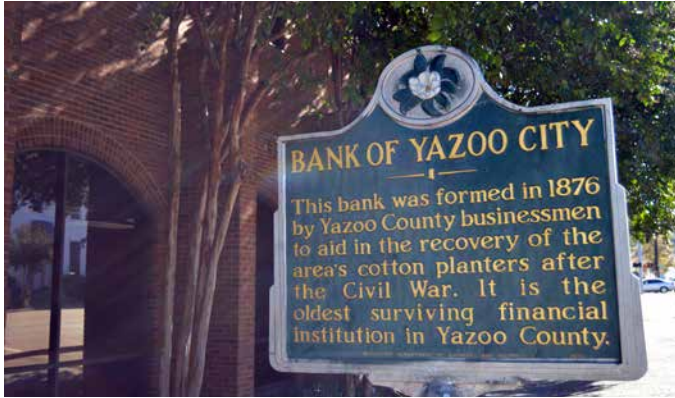
The purpose of this Comprehensive Plan is to serve as a general and long-range policy guide to decision-making for Yazoo City. The Plan is “comprehensive” in that it includes all of the City’s geographical areas and service functions that sustain or support the City’s physical development. The Plan is “long-range” in that it looks beyond the City’s immediate conditions and issues to the City’s future (20 to 25 years) needs and potential. The Plan is “general” in that recommendations, proposals, and policies are summarized rather than detailed. The Plan often indicates approximate locations rather than exact locations. Many recommendations and proposals are conceptual ideas, intended to spur further discussion and thought. Some of the illustrations and photos are of this nature. A “master plan” is a more detailed development plan for a specific area, based at least in part on the Comprehensive Plan.

City officials recognize the importance of planning in making effective decisions concerning the City’s future. This plan is a result of extensive study into existing development patterns as well as population and the economy. This plan should, however, be reviewed and updated periodically (every 5 to 10 years) in order for it to remain current and be effective.

Comprehensive Plans are often times seen as a means to an end. If a county or municipality wants to have zoning regulations, then they must have a comprehensive plan that meets the requirements outlined in the State Code. According to Mississippi Code Section 17-1-1, a comprehensive plan must include a minimum of four components. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.

From a planning perspective, the comprehensive plan is much more than that. With today’s technology, a comprehensive plan can also be a valuable economic development tool. The use of online surveys, GIS map viewers and Story Maps can help local governments better collect public input into the planning process and ultimately produces a plan that engages the public and serves as a useful marketing and economic development tool. When released in Story Map form, a comprehensive plan is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit [www.cityofyazoociy.org](http://www.cityofyazoociy.org).





A comprehensive plan is not a legal tool; however, because it forms the basis for the zoning ordinance, the subdivision regulations, and other implementation documents, it does carry some legal weight. The plan should serve as a guide for consideration of amendments to the Zoning Ordinance and the Official Zoning Map.

## ELEMENTS OF THE PLAN

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: "...a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." The Code goes on to state that a comprehensive plan must include a minimum of four components in order to comply with the statute. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan. This plan goes beyond the required elements by including a separate chapter for the following topics: public input, population projections, and economic development. The goals and objectives are found throughout this plan as they pertain to the other elements as contained herein.

The goals and objectives of a comprehensive plan are made with respect to the future. Long-range community development plans help a community identify what it desires to achieve in the future. Section 17-1-1 of the Mississippi Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development as well as parks, open space, and recreation. Additionally, street and road improvements, public schools, and community facilities must be considered.

Chapter one contains the Public Input section. An important part of the planning process is to solicit citizen input. In an effort to gain input from the

public, a short online survey was conducted.

The next chapter addresses Existing Demographics Characteristics and Population Projections provides information that is used to develop population, employment, and other projections used in other chapters.

The third chapter addresses Economic Development in Yazoo City. Labor force and existing business inventory were analyzed to gain an accurate picture of the economic conditions present in the City.

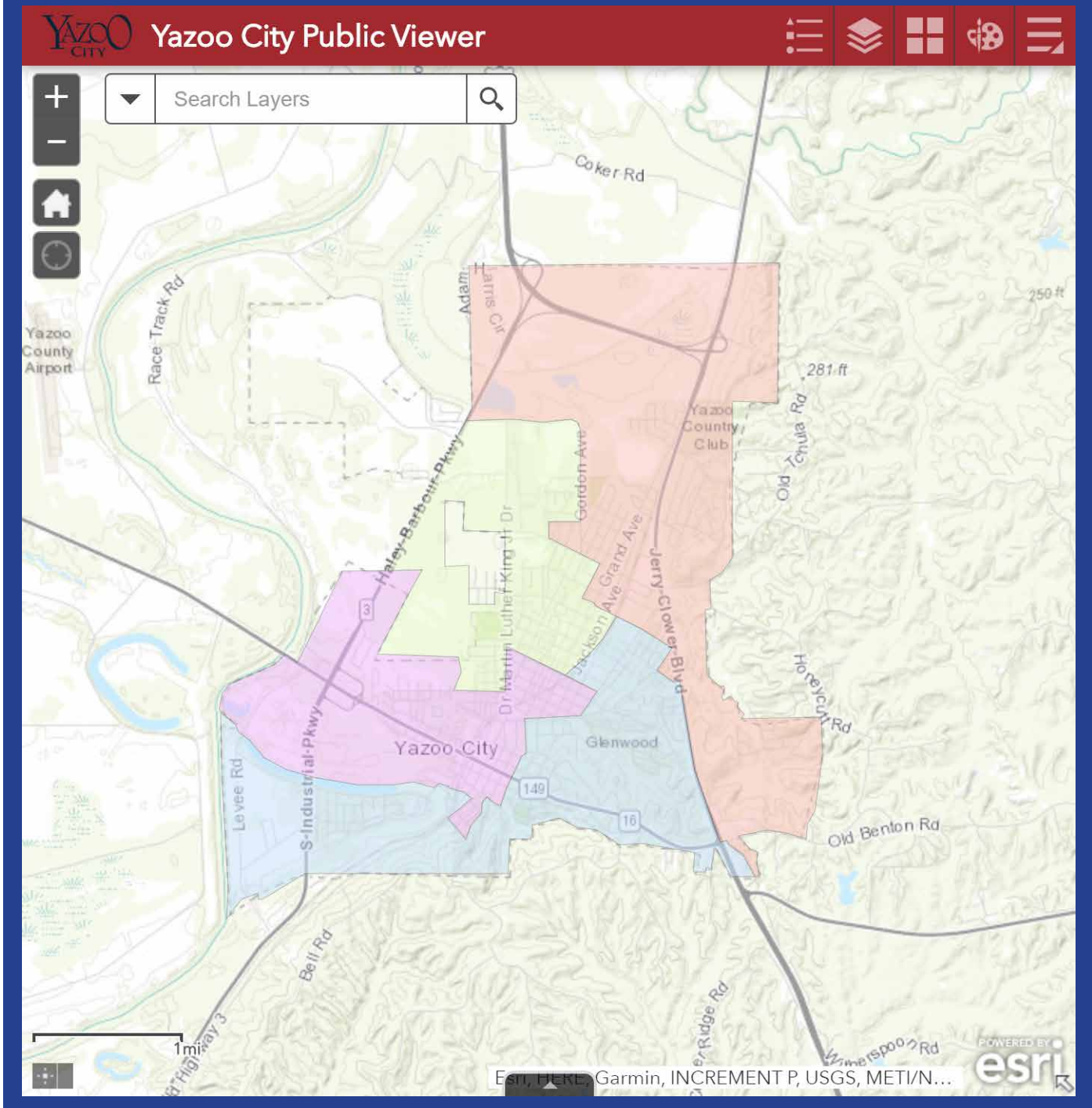
The Fourth Chapter of this Comprehensive Plan is the Community Facilities Plan. Used as a basis for making capital improvement decisions, the community facilities plan includes all city-owned facilities.

Chapter Five addresses the Transportation Plan. This Plan classifies all existing and proposed streets, roads and highways and shows them on a Major Thoroughfares Map. The Transportation Plan covers all proposed roadway improvements as well as bicycle and pedestrian facilities.

Chapter Six of this Comprehensive Plan is the Land Use Plan. This Plan designates the anticipated distribution and extent of land uses for residential, commercial, industrial, and other categories of land usage. This chapter of the Plan contains projections of land use for the community.

## Online Interactive Map

As part of the development of the Comprehensive Plan for Yazoo City, the CMPDD created an interactive web-based GIS (Geographic Information Systems) mapping application and viewer. With this internet based GIS viewing tool, users are able to pick and choose which background map and data layer(s) they wish view from a menu of available information. This new service will allow accessibility to numerous informational data layers including aerial imagery, topography, existing land use, the land use plan, the transportation plan, water lines, recreational features/facilities, land ownership, flood zones, and zoning classification. A link to the viewer can be found on the City's website at [www.cityofyazoo.org](http://www.cityofyazoo.org).





# GENERAL GOALS AND OBJECTIVES

The Yazoo City Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Economic Development, Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Yazoo City and the surrounding areas.

**GOAL:** To provide for an orderly arrangement of land uses in Yazoo City.

**OBJECTIVE:** To create ordinances that align with the Vision and Mission of Yazoo City.

**OBJECTIVE:** To encourage proper land use patterns and to enforce zoning laws to insure compatibility of land uses. To provide a mechanism through which development and redevelopment will be in accordance with the City's Land Use Plan.

**OBJECTIVE:** To recognize the desirability for separation of land uses into compatible types.

**OBJECTIVE:** To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

**OBJECTIVE:** To separate incompatible land uses and require buffering to reduce possible conflicts where different land use classifications adjoin.

**GOAL:** To recognize and honor the skills of our citizens.

**OBJECTIVE:** To create leadership classes for citizens.

**OBJECTIVE:** To develop neighborhood associations to instill pride of place.

**OBJECTIVE:** To develop and maintain a skill based continuing education program for employees.

**GOAL:** To guide and direct the development of the foreseeable future into desirable forms and patterns rather than inefficient sprawl.

**OBJECTIVE:** To prevent the inefficient use of land. By using the Comprehensive Plan as a guide to development, the desired land use pattern will be produced.

**OBJECTIVE:** To promote orderly expansion of urban growth to provide efficient use of resources.

**OBJECTIVE:** To coordinate land uses so as to create and maintain a functional and appealing image for the City.

**OBJECTIVE:** To protect and preserve property values.

**GOAL:** To use the Comprehensive Plan as a guide to future development.

**OBJECTIVE:** To refer to the Comprehensive Plan for guidance in making decisions on changes to the Official Zoning Map.

**OBJECTIVE:** To make citizens, property owners and developers aware of the plan and its policies and recommendations.



# HOW TO USE THIS PLAN

## Overview

As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding rezoning, variances, conditional uses, and site plan review. It may also be used to aid in locating business, industries, and public facilities.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. A community plan should foster growth policies that enhance the community. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases. Planning seeks to reduce these unnecessary costs.

According to state law, zoning and other land use regulations must be based upon a comprehensive plan. This means that zoning and subdivision regulations, at a minimum, must conform to the local comprehensive plan. The implication is that comprehensive plans must precede land use regulations in preparation and adoption. Regulations that are consistent with, or conform to, a comprehensive plan must be consistent with each element of the plan. Even though there is generally not an exact match between the land use plan map and the zoning map, the two should mirror each other as closely as possible.

The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on plans.

The goals and objectives element of the plan gives the governing authority written, consistent policies about how the community should develop. The plan enables the legislative body to make decisions on development matters, using a unified set of general, long range policies. The plan is supposed to serve as a practical working guide to the governing body in making decisions.





The governing body uses the comprehensive plan to take action on two types of physical development matters:

1. measures which are specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulations, capital improvements program and budget, the official zoning map, and development plans), and
2. measures that routinely require legislative approval (rezoning cases, special use permits/special exception/conditional use permits, variance applications, subdivision plats, street closing, site acquisitions, and public works projects).

For both types, the Plan should at least be consulted to see if the Plan speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the Plan may not indicate what action to take, nor will it answer all the questions that come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide to making development decisions.



## Use of the Plan

The proponent or applicant for a zoning change must show that the proposed change is in conformance with the Comprehensive Plan. The applicant must also show that there is a public need for the kind of change in question, and that the need will be best served by changing the zoning classification of the property in question.

Usually, a rezoning's conformance or nonconformance can be quickly established by looking at the land use plan map. The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision-making guide. Arbitrarily drawn land use

boundaries can make it difficult to determine into which map section a particular piece of property falls. If the property falls on or near the boundary between a conforming and a nonconforming land use category on the Land Use Plan, the applicant should make a case that his particular proposal is consistent with the Plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and text, if possible, and it is important that both the plan and the facts showing conformance be placed into the record of the hearing.



## Nonconformance to the Plan and Plan Amendments

If the proposed change does not conform to the Plan, the Plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a rezoning application. The application should explain exactly why a plan amendment and zoning map amendment are needed. The reason is that the Planning Commission should be informed as to the intent of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of rezoning.

All development proposals, as well as proposed

re-zonings, should not only be reviewed in light of the standards set forth in the zoning ordinance, but also according to each individual element of the Plan. The goals and objectives should be checked against the proposal to determine if there is any conflict. The Land Use Plan must be checked to determine if the proposed rezoning is in conformance with the designated land use category. For example, if a proposed rezoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed rezoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.





## Implementation Devices

Once the Plan has been prepared and adopted, it should be implemented. There are three primary means or devices commonly used to implement comprehensive plans; zoning ordinances, subdivision regulations, and capital improvements programs. Other devices include official maps and specific area development plans such as a downtown plan or neighborhood plans. Comprehensive plans should be reviewed each year to determine if revisions are needed. Plans should be completely revised or rewritten every five to ten years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrency plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezoning. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be difficult and quite expensive. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.



# CHAPTER ONE PUBLIC INPUT



## GOALS & OBJECTIVES

**GOAL:** To seek out and incorporate input from all citizens and stakeholders into the Comprehensive Plan in order to develop a plan that serves the needs of the community.

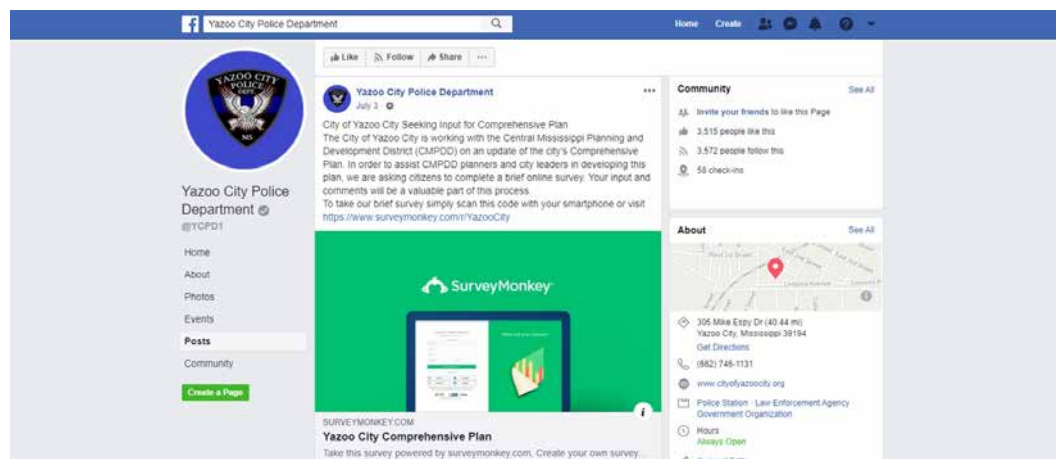
**OBJECTIVE:** To make citizens, property owners and developers aware of the plan and provide them an opportunity to participate in the development of its policies and recommendations.

**OBJECTIVE:** To assess and gauge support among citizens and property owners for new land use policies and transportation improvements and various types of development.

**OBJECTIVE:** To engage citizens for open and honest feedback and input.

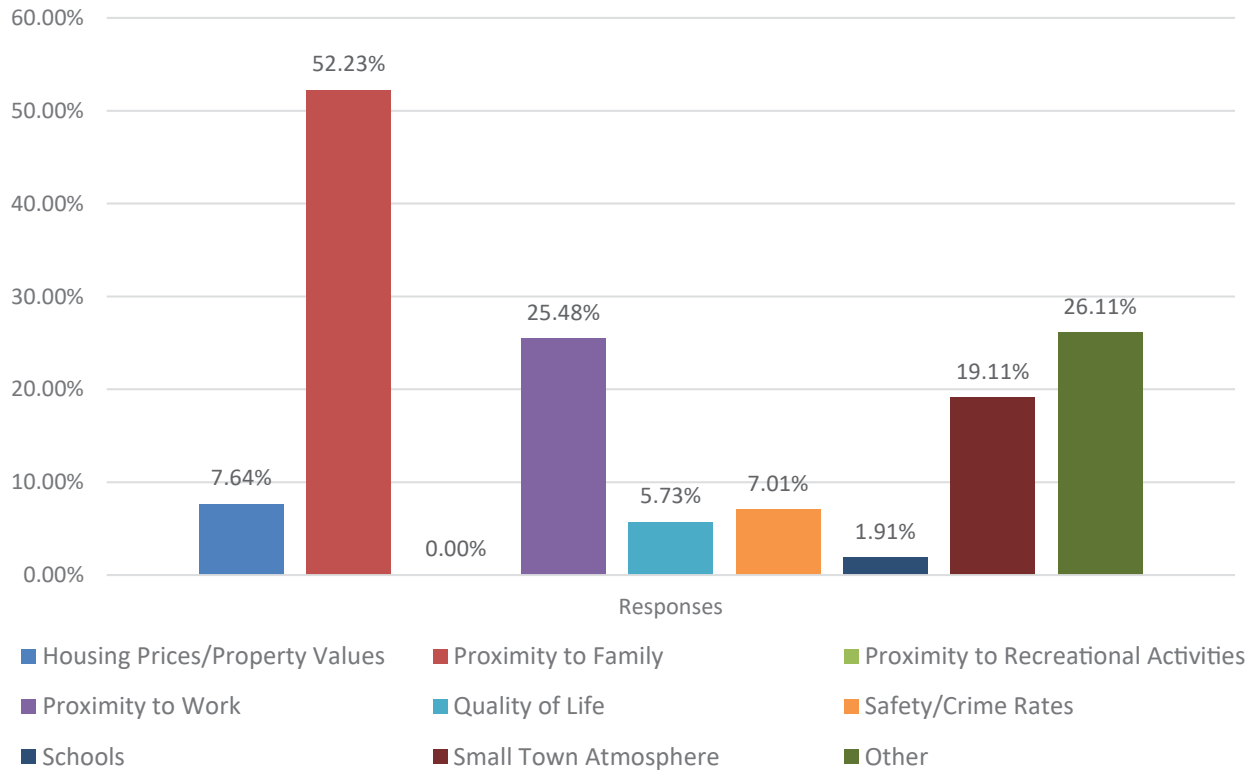
An important part of the planning process is seeking public input. For a plan to be truly community driven, feedback and input from citizens and other stakeholders must be considered. During the early stages of development of this plan, an online survey was conducted. The survey contained eight questions related to why people choose to live in Yazoo City, options for shopping and recreation, bicycle and pedestrian facilities, and other areas of concern. The public was asked to participate by advertising the survey on the City's website and Facebook page, and also through an email blast.

In an effort to make the plan more accessible to the public, this plan was developed in an electronic format that integrates an interactive GIS map viewer and can easily be viewed from the City's website.





**Why did you choose to live in Yazoo City? Please select any that apply.**



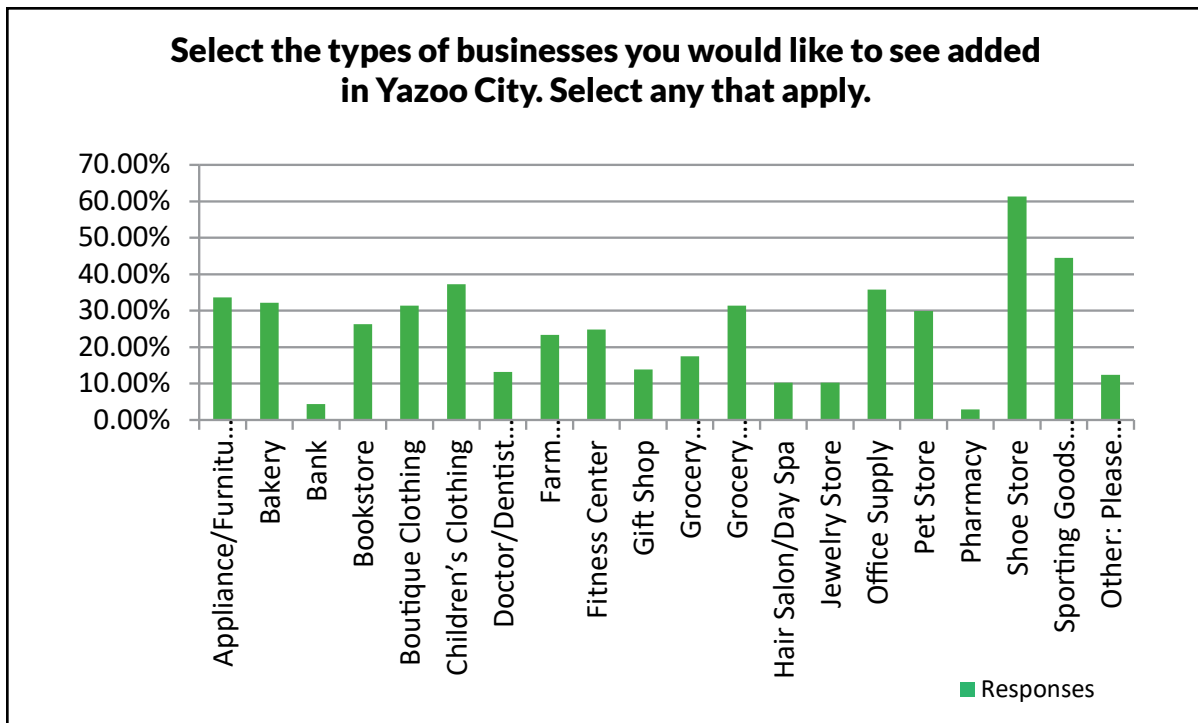
**Please indicate your agreement with the following statements regarding Yazoo City’s Comprehensive Plan.**

	Strongly Disagree		Disagree		Agree		Strongly Agree		Total
The Plan should encourage new commercial developments.	7.95%	12	1.32%	2	30.46%	46	60.26%	91	151
The Plan should encourage new residential developments.	8.67%	13	8.67%	13	38.67%	58	44.00%	66	150
The Plan should encourage new industrial developments.	8.00%	12	4.00%	6	32.00%	48	56.00%	84	150



**Please indicate your agreement with the following statements regarding Yazoo City's retail offerings.**

	Strongly Disagree		Disagree		Agree		Strongly Agree		Total
	%	Count	%	Count	%	Count	%	Count	
Generally, for day to day activities, the current stores in Yazoo City meet my shopping needs.	15.11%	21	27.34%	38	52.52%	73	5.04%	7	139
Generally, for my annual shopping activities, the current stores in Yazoo City meet my shopping needs.	20.29%	28	47.83%	66	30.43%	42	1.45%	2	138
I believe there should be more fast food restaurants located in Yazoo City.	18.71%	26	39.57%	55	28.78%	40	12.95%	18	139
I believe there should be more full service/dine in restaurants located in Yazoo City.	4.35%	6	5.07%	7	39.86%	55	50.72%	70	138



**Please indicate your agreement with the following statements.**

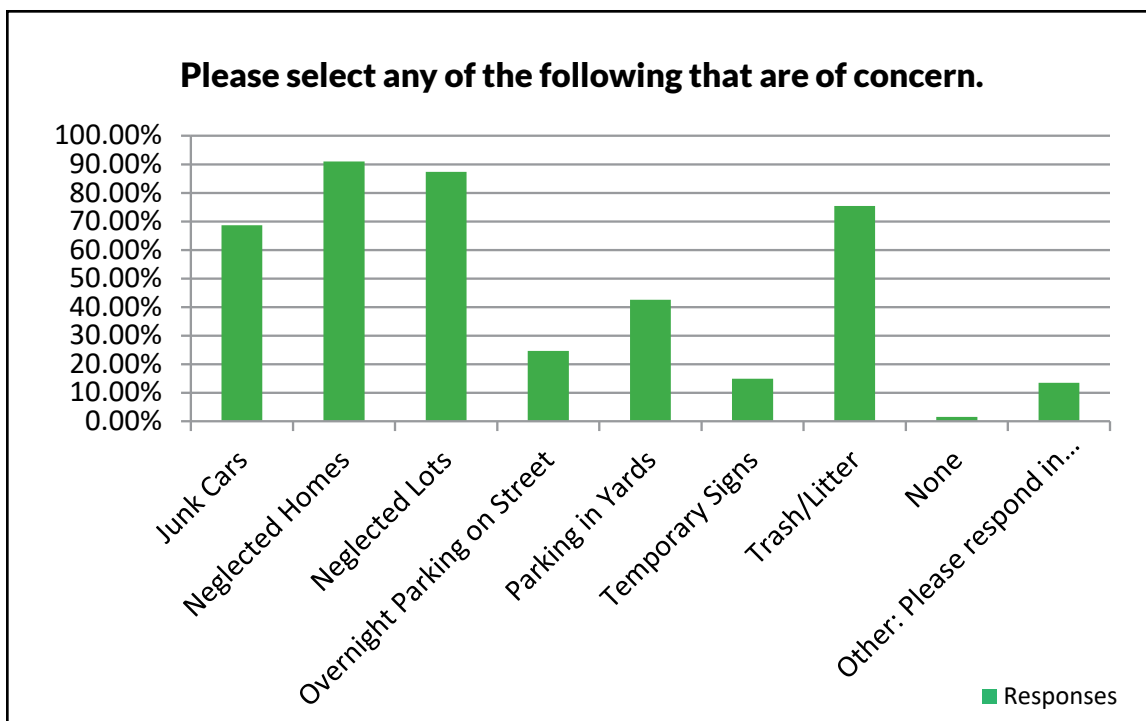
	Strongly Disagree		Disagree		Agree		Strongly Agree		Total
	%	Count	%	Count	%	Count	%	Count	
I would support architectural guidelines for commercial areas in Yazoo City.	3.68%	5	10.29%	14	54.41%	74	31.62%	43	136

**Please indicate your agreement with the following statements regarding a designated Walking/Biking Route in Yazoo City.**

	Strongly Disagree		Disagree		Agree		Strongly Agree		Total
I would support a designated walking/ biking route along streets in Yazoo City that connects parks, schools, and downtown with residential areas.	6.52%	9	13.04%	18	41.30%	57	39.13%	54	138
I believe directional signage with mileage markers along the designated route would be useful.	6.57%	9	15.33%	21	48.91%	67	29.20%	40	137

**Please indicate your agreement with the following statements.**

	Strongly Disagree		Disagree		Agree		Strongly Agree		Total
I currently walk to commercial areas, i.e. grocery store, pharmacy, restaurants, in Yazoo City.	51.45%	71	34.78%	48	12.32%	17	1.45%	2	138
I would walk to commercial areas if additional trails and sidewalks were installed.	17.78%	24	31.85%	43	37.78%	51	12.59%	17	135
I would utilize biking as a mode of transportation if additional bike lanes or trails were installed.	21.17%	29	28.47%	39	35.04%	48	15.33%	21	137



# CHAPTER TWO

## POPULATION PROJECTIONS

The future population of Yazoo City was projected and examined through the planning horizon year 2040. To do this, CMPDD planners used three different methodologies to project future population and evaluated the results of each: an average numerical change method, a linear regression method and a proportional share/ linear regression combined method. Table 2-1 shows the results of the three methods in ten-year increments to 2040. The projections do not assume that growth will be confined to within the city limits. Naturally, as the city grows, the geographic area considered to be part of the city will grow.

The average numerical change method computes the average numerical population change for each decade in the past. The average is then projected to each succeeding future decade. Using this method, Yazoo City's population projection for 2040 is the lowest among the three methods.

The proportional share/ linear regression method is a mathematical method that gives a straight line that best fits the historical trend curve of both the city and county. This method results in a 2040 projection somewhat higher than the other methods.

The linear regression method is a mathematical method that gives a straight line that best fits the historical trend curve. The results of this method results in a 2040 projection that is in the middle of the other two methods.





**TABLE 2-1  
YAZOO CITY POPULATION PROJECTIONS**

Year	Linear Regression		Average Change		Proportional Share of County			
	Population	% Change	Population	% Change	Population	% Change	Population	% Change
1980	12,092		12,092		12,092		12,092	
1990	12,427	2.77%	12,427	2.77%	12,427	2.77%	12,427	2.77%
2000	14,141	13.79%	14,141	13.79%	14,141	13.79%	14,141	13.79%
2010	11,403	-19.36%	11,403	-19.36%	11,403	-19.36%	11,403	-19.36%
2020	12,428	8.98%	11,297	-0.93%	12,692	11.31%	13,080	14.71%
2030	12,392	-0.28%	11,191	-0.93%	12,763	0.56%	13,300	1.68%
2040	12,357	-0.28%	11,087	-0.93%	12,834	0.55%	13,520	1.66%

## Housing

Existing housing unit was collected during the land use field survey, which was conducted in 2019. The results of this housing survey are shown below.

**TABLE 2-2  
EXISTING HOUSING UNITS  
CITY OF YAZOO CITY  
2019**

Dwelling Statistics			
Dwelling Type	Study Area Count	Incorporated Count	Unincorporated Count
Single Family	3,702	3,000	702
Dilapidated Single Family	114	83	31
Mult-Family/Apts	1,070	920	150
Manufactured Home	551	257	294
Totals:	5,437	4,260	1,177

Utilizing the population projections as discussed previously, and historic persons-per-household and occupied housing unit data from Census, a demand for additional housing units is noted. Based on this assumption, the following table projects population and housing needs for the City through 2040. The City will need an additional 140 units to house the projected population. Additional units will be needed to replace aged and dilapidated structures.

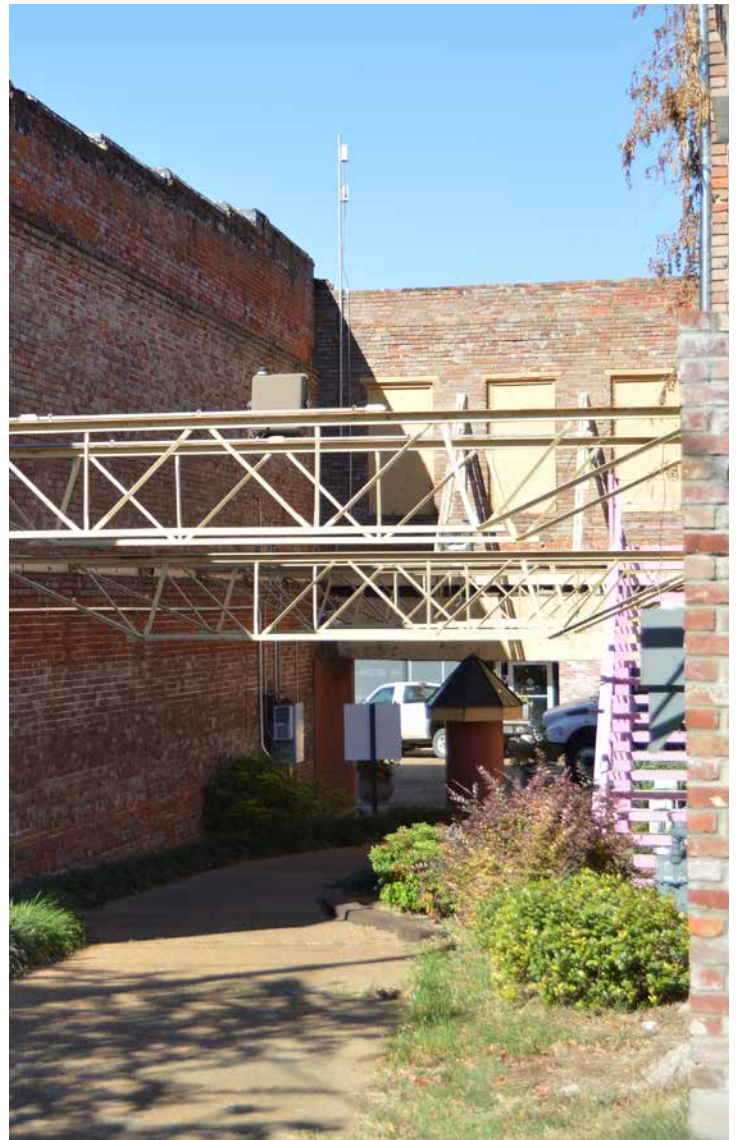
**TABLE 2-3  
PROJECTED HOUSING UNITS  
CITY OF YAZOO CITY  
2000 - 2040**

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED HOUSING NEED (IN DWELLING UNITS)
2000	4,271	2.85			
2010	3,960	2.76			
2020			2.81	12,428	4,423
2030			2.81	12,392	4,410
2040			2.81	12,357	4,398

*Source: U.S. Census Bureau and Central Mississippi Planning and Development District.*

Additionally, according to the 2010 U.S. Census, the City’s housing unit vacancy rate was just over 10.9 percent. The U.S. Census Bureau’s 2017 American Community Survey estimates the vacancy rate to be 14 percent. As with the 2010 data, the significant number of vacancies were in the rental housing market, which may cause the overall vacancy rate to be inflated at times. However, there is nearly an equal number of vacant properties that are not in the rental market and may be abandoned.

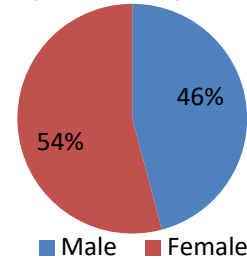
According to U.S. Census data, over one-half of all housing units in the City were constructed between 1960 and 1989. Approximately 60 percent of the housing units in the City are renter occupied. However, the housing stock in Yazoo City has generally been maintained, as only three percent of the single family homes were considered dilapidated during the CMPDD Land Use Survey. However, as the housing stock continues to age, maintenance, and pride in property, will be vital. Not only is maintenance important from a housing availability standpoint, but it also can have significant impacts of property values, health, and public safety. Dilapidated structures have a repeated history of becoming havens for crime, particularly drug activities. Additionally, the appraised value of surrounding properties can be negatively impacted by the declining value of a dilapidated or neglected property. Therefore, the City is encourage to enforce a property maintenance code to mitigate a sharp decline in the housing.



## Population Summary Yazoo City, Mississippi

Population by Race	Number	Percent	Total Population
Reporting One Race	11,339	99.44%	2000 12,229
White	1,846	16.19%	2010 11,403
Black	9,405	82.48%	Annual Rate (%) -0.70
American Indian	18	0.16%	
Asian	60	0.53%	
Pacific Islander	0	0.00%	
Other Race	10	0.09%	
Reporting Two or More Races	64	0.56%	
Total Hispanic Population	79	0.69%	

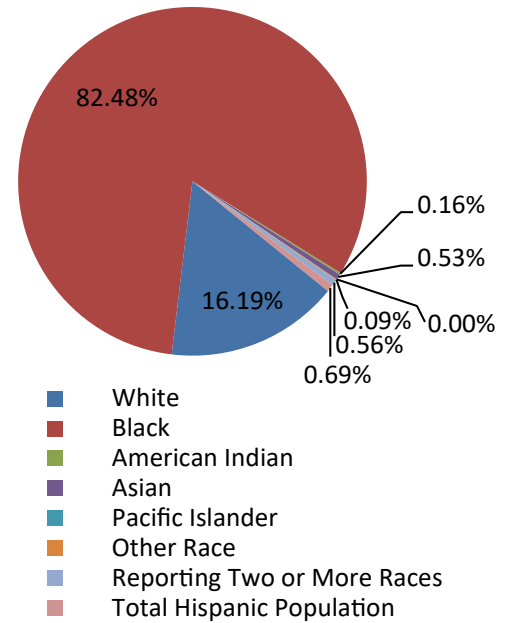
### Population by Sex



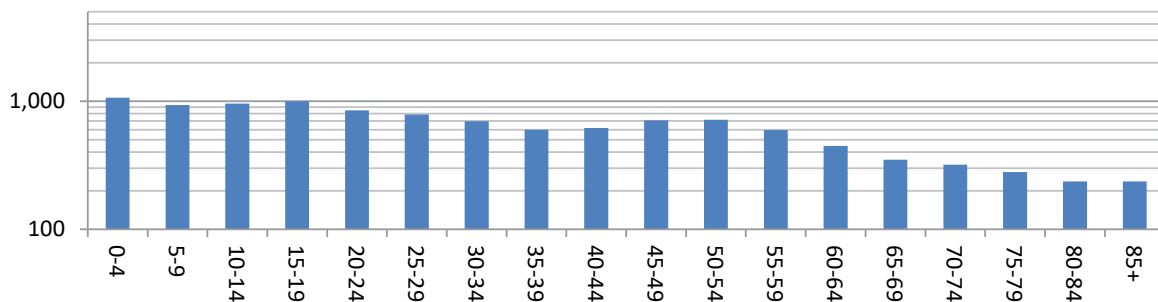
Population by Sex		
Male	5,227	45.8%
Female	6,176	54.2%

Population by Age		
0-4	1,065	9.34%
5-9	934	8.19%
10-14	960	8.42%
15-19	997	8.74%
20-24	850	7.45%
25-29	790	6.93%
30-34	699	6.13%
35-39	600	5.26%
40-44	617	5.41%
45-49	710	6.23%
50-54	715	6.27%
55-59	597	5.24%
60-64	447	3.92%
65-69	349	3.06%
70-74	320	2.81%
75-79	280	2.46%
80-84	237	2.08%
85+	236	2.07%
18+	7,809	68.48%
65+	1,422	12.47%

### Population by Race



### Population by Age



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

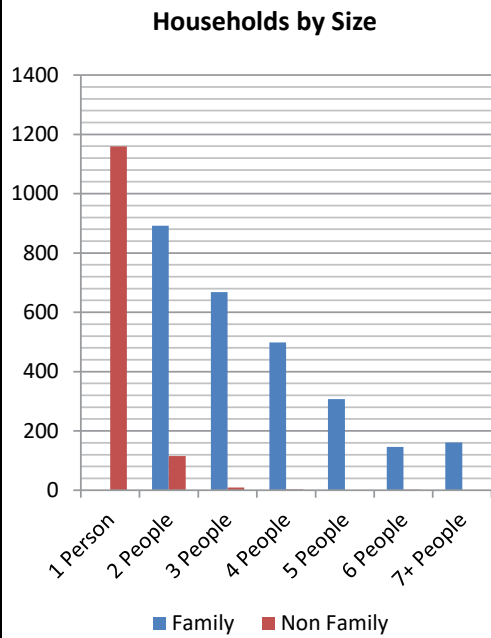
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# Household Summary

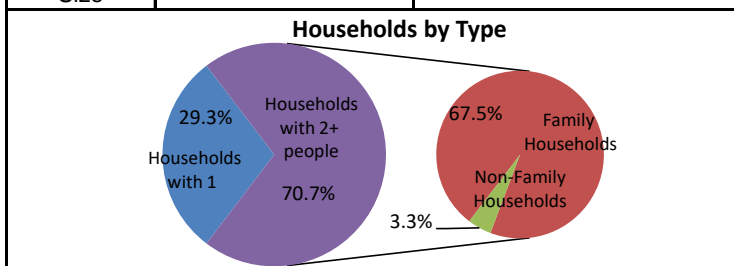
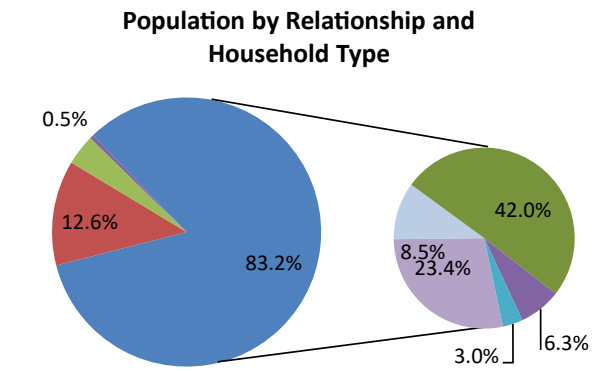
## Yazoo City, Mississippi

Households by Type	Number	Percent	Total Households	
Households with 1 Person	1,159	29.3%	2000	4,226
Households with 2+ People	2,801	70.7%	2010	3,960
Family Households	2,672	67.5%	Annual Rate (%)	-0.65%
Husband-wife Families	972	24.5%	Average Size	2.76
With Own Children	383	9.7%		
Other Family (No Spouse Present)	1,700	42.9%		
With Own Children	925	23.4%		
Nonfamily Households	129	3.3%		
All Households with Children	1,678	42.4%		
Multigenerational Households	382	9.6%		
Unmarried Partner Households	310	7.8%		
Male-female	289	7.3%		
Same-sex	21	0.5%		



Population by Relationship and Household Type		
Total	11,403	100.0%
In Households	10,931	95.9%
In Family Households	9,491	83.2%
Householder	2,672	23.4%
Spouse	972	8.5%
Child	4,788	42.0%
Other relative	717	6.3%
Nonrelative	342	3.0%
In Nonfamily Households	1,440	12.6%
In Group Quarters	472	4.1%
Institutionalized Population	417	3.7%
Noninstitutionalized	55	0.5%

Households by Size	Family		Non Family	
	Number	Percent	Number	Percent
Total	2,672	100.0%	1,288	100.0%
1 Person	---		1,159	90.0%
2 People	892	33.4%	115	8.9%
3 People	668	25.0%	9	0.7%
4 People	498	18.6%	3	0.2%
5 People	307	11.5%	0	0.0%
6 People	146	5.5%	2	0.2%
7+ People	161	6.0%	0	0.0%
Average Size	3.42		1.12	



- In Family Households
  - In Nonfamily Households
  - Institutionalized Population
  - Noninstitutionalized Population
- 
- Householder
  - Spouse
  - Child
  - Other relative
  - Nonrelative

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

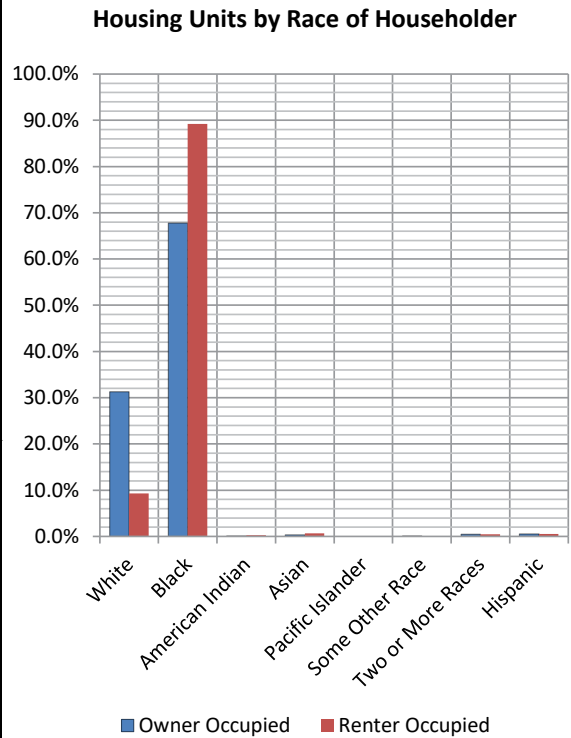
# Housing Unit Summary

## Yazoo City, Mississippi

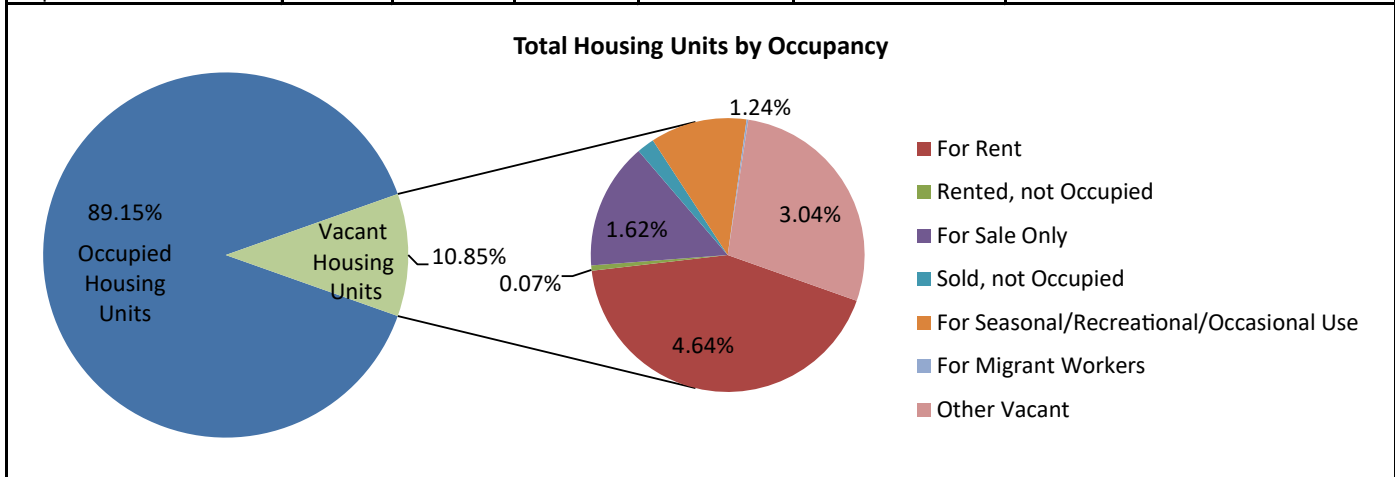
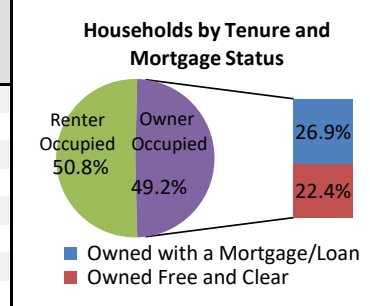
Total Housing Units	
2000	4,633
2010	4,442
Annual Rate (%)	-0.42

Total Housing Units by Occupancy	Number	Percent
Occupied Housing Units	3,960	89.15%
Vacant Housing Units		
For Rent	206	4.64%
Rented, not Occupied	3	0.07%
For Sale Only	72	1.62%
Sold, not Occupied	10	0.23%
For Seasonal/Recreational/Occasional Use	55	1.24%
For Migrant Workers	1	0.02%
Other Vacant	135	3.04%
Total Vacancy Rate (%)		10.9%

Households by Tenure and Mortgage Status	Number	Percent	Average Household Size
Total	3,960	100.0%	
Owner Occupied	1,950	49.2%	2.64
Owned with a Mortgage/Loan	1,064	26.9%	
Owned Free and Clear	886	22.4%	
Renter Occupied	2,010	50.8%	2.88



Housing Units by Race of Householder	Owner Occupied		Renter Occupied		Average Household Size
	Number	Percent	Number	Percent	
Total	1,950	100.0%	2,010	100.0%	
White	610	31.3%	187	9.3%	2.06
Black	1,322	67.8%	1,793	89.2%	2.94
American Indian	1	0.1%	5	0.2%	1.67
Asian	7	0.4%	14	0.7%	2.95
Pacific Islander	0	0.0%	0	0.0%	0.00
Some Other Race	1	0.1%	1	0.0%	3.50
Two or More Races	9	0.5%	10	0.5%	3.11
Hispanic	11	0.6%	11	0.5%	3.00



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



# CHAPTER THREE

## ECONOMIC DEVELOPMENT



### GOALS & OBJECTIVES

**GOAL:** To retain and expand existing businesses located within Yazoo City, and to attract new businesses to the City that complement existing businesses and the meet the needs of the community.

**OBJECTIVE:** To partner with existing business organizations, such as Chamber of Commerce and Yazoo County Economic Development District, to foster a business friendly environment and facilitate the recruitment and retention of business and industry in the City.

**OBJECTIVE:** To partner with businesses and industry to fund necessary infrastructure improvements through available grants, loans, or funding strategies.

**OBJECTIVE:** To maintain a diverse business mix to provide services and employment opportunities to all citizens of the City of Yazoo City.

**OBJECTIVE:** Encourage the reuse and reinvestment in vacant commercial and industrial facilities to prevent the declining property values.

**GOAL:** Continue to promote new commercial and industrial development.

**OBJECTIVE:** Continue to provide well-located sites adequately served by highways, railroads, utilities and services for new industrial development.

**GOAL:** To recruit and retain small businesses.

**OBJECTIVE:** To work with small business retailers and lobbyists over the next nine months to identify specific opportunities for franchises and other businesses to move into Yazoo City.

**OBJECTIVE:** Create a Community Economic Development (CED) organization for Yazoo City made up of community stakeholders.

**OBJECTIVE:** To redesign the Yazoo City website to mirror websites of rural cities that attract businesses to include connections to overall goals of Yazoo City.

**OBJECTIVE:** To measure time spent on different areas of website.

Local governments are key players in economic development by offering services, infrastructure, and other assistance to help spur job growth. In a strict, traditional use, the term economic development means the process and policies a government uses to improve the economic, political, and social well-being of its people. It creates conditions for economic growth and improved quality of life. Economic development is generally assumed to be the attraction and retention of employers within a given jurisdiction. However, economic development encompasses significantly more than just commercial and industrial development or jobs. Economic development activities in partnership with land development regulations help build a high-quality

community where citizens can live, work, and play.

Ideally, residents should be able to find gainful employment based on their skill or knowledge, housing that is affordable for their income, and the services to meet their needs without leaving the City. Income that is earned and reinvested within a community creates growth, income that is invested in another community, grows that community.

## Business Inventory

An inventory of businesses operating in the City of Yazoo City was compiled from local data sources, CMPDD, and a national database, Hoover’s Inc. The top five sectors for total number of businesses are listed in the following table.

Sector	Number of Businesses
Retail Trade	114
Other Non-Public Services	88
Health Care and Social Assistance	71
Business Services	70
Agriculture, Forestry, Hunting, Fishing	56
<b>CITY TOTAL</b>	<b>758</b>

Businesses within the retail sector account for the most businesses in Yazoo City. The retail sector represented in this list does include big-box retailers, grocery stores, clothing, home goods, etc. but does not include accommodations or food services. These typically have displays or storefronts for the general public to walk-in and purchase products. The second largest sector is the classified as “Other Non-Public Services”. This covers personal services, such as automobile repair and hair salons, non-profits, and religious organizations. Health care and social assistance is the third largest sector in Yazoo City. This sector includes establishments such as physician’s offices, hospitals, medical laboratories, nursing homes, and youth and family service centers. Fourth largest is the business services sector includes any corporation or business that provides management or product services to other businesses. For example, landscaping, waste management, printing and duplicating production, employment agencies, and general consulting are included in this sector. Many of these businesses are smaller in scale. Given the City’s fertile soil and proximity to and within the Mississippi Delta region, the agriculture, forestry, hunting and fishing is fifth largest sector in the City.

Sector	Employees
Public Administration	1,457
Health Care and Social Assistance	887
Retail Trade	670
Education	584
Accommodations and Food Service	463
<b>CITY TOTAL</b>	<b>6,387</b>

Public administration is reported to have the highest number of employees in the City. Entities such as the correctional facilities, city and county governments, and state government regional headquarters are included within this sector. The Health care and social assistance sector is the second largest employer within the City. Retail trade, followed by education and accommodations and food service sectors round out the top five highest number of employees.

The health care and social assistance, retail trade, and accommodations and food service sectors provide employment opportunities for a diverse workforce. Jobs range from unskilled, physical laborer to highly-skilled craftsman or managers, and professional positions such as physicians. Retail businesses, as well as accommodations and food service businesses, generate opportunities for residents, and possibly more importantly, non-residents to invest their income in the local economy. The purchase of goods and services from the local sector produces additional jobs and generates a significant source of revenue through sales tax for the City.

These sectors of Yazoo City are comprised of local businesses as well as regional retailers. This scale of businesses is in keeping with the City’s noted desire to retain its regional destination character. Growth in small-scale retail, particularly local businesses, is strongly encouraged.

## Recommendations

- Develop a marketing campaign utilizing social media and the City’s website.
- Attract housing developers to renovate and build quality housing in Yazoo City.
- Attract Public Private Partnerships (PPPs).
- Work with developers and property owners to create a plan for downtown.
- Develop non-partisan partnerships with local, state, federal and corporate entities.

# CHAPTER FOUR

## COMMUNITY FACILITIES PLAN



### GOALS & OBJECTIVES

**GOAL:** Continue to providing public facilities and services in a manner that is cost efficient and makes public facilities accessible and convenient to the City's residents.

**OBJECTIVE:** To continue planning for maintenance, extension of services, and upgrades to public facilities through the development and utilization of a year-to-year Capital Improvement Program.

**OBJECTIVE:** To map storm drainage and store map digitally for easy access. Create plan over next three months and execute plan over the next two years to have drainage fully mapped.

**OBJECTIVE:** To maintain and inspect storm drainage routinely. Public Works will inspect drainage twice per year.

**OBJECTIVE:** To develop a plan and acquire funding to build a railroad station.

**GOAL:** To develop and implement measures necessary for continuation of programs aimed at reducing the fire rating for the City.

**OBJECTIVE:** To aggressively support the Yazoo City Fire Department's long and short range planning efforts.

**OBJECTIVE:** Continue to provide the Fire Department with adequate facilities and equipment to meet the needs of that Department and to ensure public safety.

**GOAL:** To provide a law enforcement system that provides for public safety and reduces the crime rate.

**OBJECTIVE:** Continue to provide the Police Department with adequate facilities and equipment to meet the needs of that Department and to ensure public safety.

**GOAL:** To develop parks and open space to ensure that the long-range recreational needs of the residents of Yazoo City are met.

**OBJECTIVE:** Continue to provide safe, well-maintained, and steadily improving facilities that promote activities for the physical and mental well-being of citizens of all ages.

**OBJECTIVE:** Continue to improve and expand the existing recreational facilities.

**GOAL:** To improve access to and the use of technology.

**OBJECTIVE:** To create a technologically advanced community center for all citizens with a focus on STE(A)M.

**OBJECTIVE:** To use smart technology to deliver city-based services.

**OBJECTIVE:** To create a joint plan with the Public Service Commission to offer broadband service.

**OBJECTIVE:** To seek grants and other funding sources to assist with acquiring broadband.



## City Hall

City Hall is located at 128 E Jefferson St and is home to six full-time employees. The building was remodeled in 2017 and is currently undergoing exterior renovations funded through a Mississippi Department of Archives and History (MDAH) Grant. Other renovations, such as the City Clerk and Grants Manager's office are currently underway as well. City Hall has approximately 4,800 total square feet in the first and second floors. There are no current or expected needs for additional space. The building is in good condition and continually improving through various remodels including both aesthetic and functional upgrades.

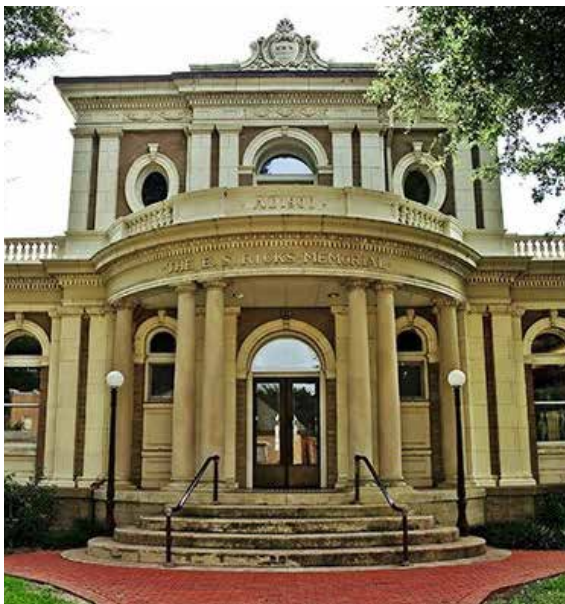


## Police Department

The Yazoo City Police Department is located at 305 Mike Espy Drive, half of a mile north of City Hall. The building has approximately 7,000 square feet in total and houses both the Police Department and the Municipal Courtroom. The Police force currently consists of 31 full-time, 6 part-time officers as well as 7 civilian employees. The officers operate on 12-hour shifts which includes five officers per shift. The station includes a holding facility with five cells and one shower. The facility is not designed for long-term containment but is still utilized occasionally. The Police Department has two immediate needs:

- New Roof – the station has several leaks throughout the building
- Radio System Update – the current system is being phased out due to connectivity issues and poor communication quality. Transitioning to the MSWIN system would improve communication capabilities.

Other current and future needs call for the obtainment of small arms, including long guns (patrol rifles/carbines). The upgrading and replacement of bullet resistant armor, upgrading of hand-held car radios, in-vehicle computers and the creation of a Special Response Team (SRT) are other priorities for the Yazoo City Police Department.



## Library

The B.S. Ricks Memorial Library is located at 310 North Main Street. The county-wide library is owned and operated by the Yazoo Library Association and was added to the National Register of Historic Places on September 18, 1975. The original structure was built in 1901 with additions in 1970, 1976 and the Mississippi Chemical Conference Center added in 2001. The Library employs six total workers, four of which are part-time, in the 20,750 square foot building. Current book stock is 41,213 with a current circulation of 31,382.

The current space is adequate and no additions are planned at this time. The Library will continue to make improvements based on community needs and add volumes to the collection on a regular basis. The library plans to make technological improvements while preserving the historical aesthetic of the building.

## Fire Department

The Yazoo City Fire Department (YCFD) has two currently operational fire stations. Station #1, which serves as the Fire Department Headquarters, was built in 1884 and contains approximately 4,800 square feet. It is located at 210 S. Washington Street directly behind City Hall. Station #2 is vacant and no longer in use. Station #3 is located at 610 E. Fifteenth Street and is approximately 2,500 square feet.

### Yazoo Fire Department Equipment

Year – Make – Model	Type	Service Years	Condition	Replacement Year
1989 Amertek 2500L	Crash Truck	30 years	Fair	2009
1993 Pierce Saber	Fire Truck	27 years	Poor	2013
2000 Ford F-550	Rescue	19 years	Fair	2020
2006 E-One Typhoon	Ladder Truck	13 years	Good	2026
2010 E-One 4400 SBA	Pumper	9 years	Good	2030
2015 E-One Typhoon	Pumper	4 years	Good	2035

The Fire Department rating has recently improved to a 5. While YCFD does assist the County under a mutual aid agreement, it does not serve as primary. The two stations are staffed by nine firefighters during shifts, with a total staff of 25.5 employees.

The bays at Station #3 are undersized for modern trucks. Due to this, Station #3 should be considered for replacement. Station #1 and #3 need new cleaning equipment and supplies for the turnout gear. Currently, turnout gear is not being properly sanitized. There is also a need for new physical fitness facilities and equipment in both Stations #1 and #3. An additional station could be located along the Willie Morris Parkway including personnel, equipment and vehicles to better serve the recent growth in the area.

## Triangle Cultural Center

Located at 332 North Main Street, the Triangle Cultural Center was originally built in 1904 as Yazoo City's Main Street School. The building was purchased by the Yazoo Library Association in 1977 utilizing funds from citizens and businesses of Yazoo City, but is now owned by the City. The Center is home to the Sam Olden Yazoo Historical Society Museum, the William Duke Carter Collection of Antique Tools and the Yazoo City School of Dance.

The Sam Olden Yazoo Historical Society Museum tells the story of Yazoo City's history through exhibits and displays featuring a variety of subjects including the Civil War, the great Yazoo City Fire of 1904, World War I, the 1927 Flood, African-American and Native-American History, and much more.

The Center also hosts various art, music, and dance classes throughout the year as well as other educational and cultural events for residents and tourists alike.

## Oakes African-American Cultural Center

The Oakes African-American Cultural Center is located at 312 South Monroe Street. It stands as a testament to African-American heritage and offers a glimpse into the lives of the Oakes Family who called it home for nearly 125 years. The Center offers exhibits that include family letters and business papers that span several generations. Many artists and craftsmen from the Yazoo City area have contributed sculptures, baskets, quilts and more that can be found on display in the Oakes House. Permanent exhibits such as "Living Legends in Black" and "Yazoo Blues" include books, journals and photos that tell the stories of outstanding African-Americans throughout Yazoo County. In 1993, the Oakes House was added to the National Register of Historic Places.



# The Garden House

The Garden House located at 107 Calhoun Avenue was built by E.A. Smith in 1937. Mr. Smith donated the house to the City before his death in 2009. After renovations were completed the City now uses the house as office space for the Building Inspector/Code Enforcement Officer, the Safety Director and the Fire Marshall. The City also maintains a community garden on the property.





## Education

The Yazoo City Municipal School District serves students in grades K-12. The School District goals are:

1. Student achievement – maximize the performance of each student in all academic areas
2. Increase on-time graduation rate
3. Decrease dropout rate
4. Strengthen community relations and communications and parental involvement
5. Maintain fiscal integrity & accountability of district with a fund balance of 21% of revenues
6. Recruit and retain highly effective teachers

School	Grades	Address
Webster Elementary School	Pre-K – 1st	622 E. 4th Street
McCoy Elementary	2nd – 5th	1835 School Drive
Woolfolk Middle School	6th – 8th	209 East 5th Street
Yazoo City High School	9th – 12th	1825 School Drive
Yazoo City Vocational-Technical Center	9th – 12th	1825 School Drive
Alternative Learning Center	K – 12th	215 East 5th Street

Yazoo City is also home to three private schools. Manchester Academy located at 2132 Gordon Avenue, serves grades 2K through 12th, Covenant Christian School located at 1926 Grand Avenue, serves grades K-4 through 6th and Thomas Christian Academy located at 660 East 12th Street, serves K through 12th.

### Recommendations

The Mayor and Board of Aldermen should work with the school superintendent and State of Mississippi to gain a consensus and develop a plan to regain the Yazoo City Municipal School District. The City should also partner with schools for all initiatives relevant to high quality education.

## Utilities and Drainage

The Public Service Commission of Yazoo City is the primary water service provider to the municipality. The city is served by four wells and four tanks totaling 105 million gallons used per month on average. The newest tanks were built in 1988 with the Willis Creek Well being upgraded in 2007.

Name	Year Built	Capacity (gallons)
Plant Well	1964	370,000
7th Street Well	1972	164,000
Willis Creek Well	1993	135,000
HWY 3 Well	1974	350,000
Graball Tank	1988	1.2 million
Lintonia Tank	1988	1.3 million
Broadway Tank	1924	300,000
Camp Swayze Tank	1988	500,000

The Public Service Commission of Yazoo City is currently in the process of installing AMR water meters which allow for more efficient operation. A leak survey is being performed to determine

potential leaks throughout the city. A new water well is being installed on the HWY 3 well to increase the water pumping capacity.

The Public Service Commission of Yazoo City also provides wastewater services with an average of 90,000,000 gallons treated per month. The current capacity of the lagoons is 245,000,000 gallons of water. Currently, the system is adequate with future plans to riprap stone to prevent erosion of structures.

The Yazoo City Public Works Department is responsible for drainage, streets and the rubbish pit within the city limits. The current drainage issues and needs are the cleaning of culverts and ditches, purchasing of additional equipment and improvements to the cemetery drainage due to erosion. Several streets are in disrepair and need repaving or reconstruction including:

- 12th Street
- 15th Street
- Calhoun Avenue
- Grady Avenue
- Grand Avenue
- Jackson Avenue



**Public Housing**

Yazoo City is working to improve public housing through the Blight Elimination Program. The City is currently working on 11 properties and has plans to add another 35 properties to the program. The City seeks to redevelop these properties to bring updated modern housing back into the inner city.

**COURTYARD VIEW**

**NEW COMMUNITY ENTRY**

**Redevelopment of Fouche Apartments for Yazoo City Housing Authority**

HSA

SGB YAZOO CITY HOUSING AUTHORITY 121 LINDSEY DRIVE

4



## Parks and Recreation

Yazoo City Parks are managed by the Yazoo Parks & Recreation Commission. There are eleven parks and recreational areas within the city limits. Parks are open from dawn to dusk except for scheduled games or special functions. Yazoo City will continue upkeep and renovation of current facilities.

Name	Description
Wardell Leach Complex	32 acres of park land   two baseball fields, two softball fields, concession stand, restrooms, four press boxes, walking track, kids' playground pavilion, swimming pool, basketball court and golf driving range
Campanella Park	25 acres of park land   two baseball fields, one softball field, concession stand, restrooms, walking track, basketball court and a kids' playground
19th Street Park	11 acres of park land   baseball field, basketball court, kids' playground and four picnic tables
Webster Street Park	2 acres of park land with three benches
Goose Egg Park	Two benches with a water fountain
Brame Park	27 acres of open recreational park land with two pavilions
Sam Nicholas Park	Baseball field, concession stand, press box and restrooms
Municipal Park	Baseball field
John White Field	Baseball field, concession stand and restrooms
12th Street Park	Tennis courts that are no longer in service
Main Street Park	Two benches, open walk through to Washington Street public parking lot

The City of Yazoo City boasts one of the largest parks and recreation facilities in a small rural area. Citizens of Yazoo City and its surrounding areas have access to eleven (11) parks and recreational areas within the city limits.



## Roy Campanella Park

Roy Campanella Park is currently under renovation. Over the next few years, citizens of Yazoo City will see Roy Campanella Park undergo many transformations to provide access to greater recreational activities. Yazoo City has partnered with the Mississippi Department of Wildlife, Fisheries, and Parks to implement a recreational walking trail adorned with benches, trees, shrubs, plants, and flowers through the Recreational Trails Program grant fund. This renovation also serves as part of the City's "Growing Where We're Planted"

Green Initiative in an effort to provide citizen's access to aesthetically pleasing and functional green spaces. Yazoo City has also partnered with the Outdoor Recreation Grant Division of the Mississippi Department of Wildlife, Fisheries, and Parks to implement a splash pad and playground equipment for the park affectionately referred to as "Campanella." Additionally, provisions are underway to acquire outdoor fitness equipment. The implementation of this equipment provides recreations for citizens to enjoy a place where they live, work, and play. The City of Yazoo City is constantly striving for incremental growth in areas across the board. These innovations help us to maintain the mantra "Yazoo Green. Yazoo Healthy. Yazoo Beautiful. YAZOO STRONG."



## Yazoo City Blooming Arboretum

Nineteenth Street Park was recently transformed into a blooming arboretum in conjunction with Yazoo City's Green Initiative. City of Yazoo City employees and volunteers planted 24 trees of varying species throughout the park. The park exhibits maple, vitex, fringe, pear, magnolia, and mulberry trees, in addition to many others that will bring a vibrancy to a previously aesthetically challenged area. This was made possible in collaboration with CN Railroad: EcoConnexions- From the Ground Up grant program, America in Bloom, and the Mississippi Urban Forest Council. This grant, along with our partners, has helped the City of Yazoo City take phenomenal strides towards creating and establishing an open, inviting, and visually attractive city.

## 10-Minute Walk Campaign

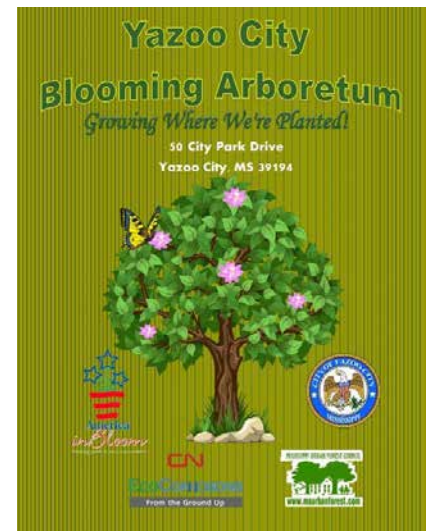
The 10-Minute Walk Campaign is an initiative lead by the National Recreation and Park Association (NRPA), the Trust for Public Land, and the Urban Land Institute. This nationwide movement seeks to ensure that everyone has a great park within an easy 10-minute, or ½ mile, walk of home. Utilizing the 10-Minute Walk Campaign framework, Yazoo City will demonstrate its long-term dedication to improving access to parks and open space.

Aligned with the 10-Minute Walk Campaign is the NRPA's Safe Routes to Parks Campaign. Utilizing the resources provided by the NRPA and the application of this framework will increase access and safe walking connections to parks in Yazoo City.

It is recommended that Yazoo City seeks to align itself with the 10-Minute Walk Campaign framework to improve both access and overall quality of its park system.

## Green Initiative

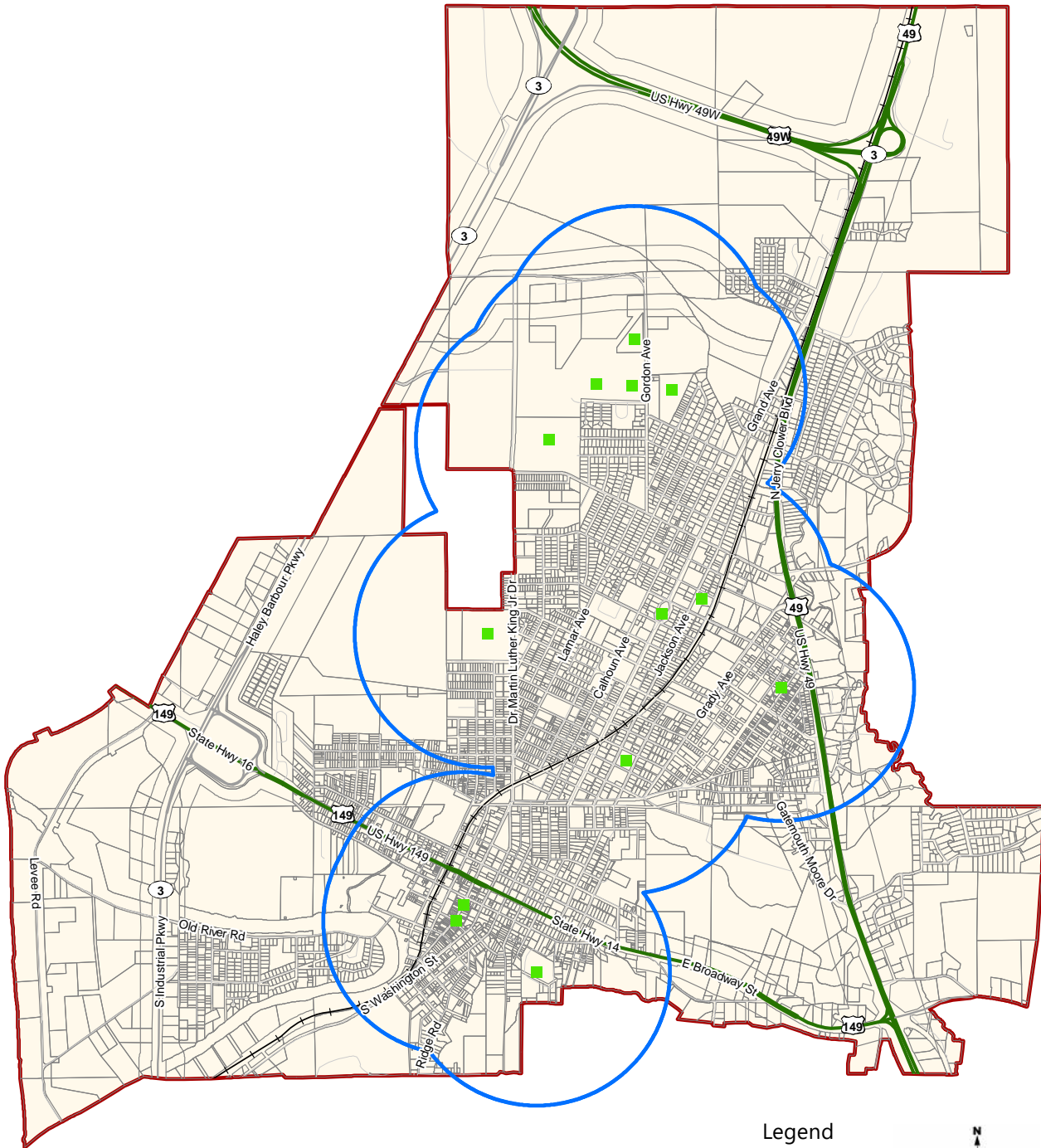
Yazoo City also strives to bring awareness to the environment by promoting the green initiative of decreasing litter and creating additional green space for community interaction and recreation.





# Yazoo City

## Park Locations & Proximity



### Legend

- Parks
- 1/2 Mile Radius
- Municipal Limits





# CHAPTER FIVE

## TRANSPORTATION PLAN



### GOALS & OBJECTIVES

**Goal:** To provide an efficient and a safe street system which will meet the travel demands of motorists by implementing traffic operational improvements and major street projects, such as widening of thoroughfares and construction of new streets where needed.

**OBJECTIVE:** To provide better traffic flow, to reduce traffic congestion and accidents, and to improve vehicular accessibility and circulation.

**OBJECTIVE:** To build on and upgrade existing roadway resources and to add new roads to accommodate expected future development and increased traffic.

**Goal:** To plan and implement improvements to current pedestrian and bicycle infrastructure in an effort to create an adequate multi-modal environment for Yazoo City residents and visitors.

**OBJECTIVE:** To repave or construct new sidewalks linking key points of interest such as schools, grocery stores and parks to neighboring communities.

### Introduction

A community's land use pattern and transportation system interact constantly with one another. Various types of land uses having distinct transportation needs is one illustration of this. For example, single-family residential uses require local and collector streets to accommodate low speeds and low traffic, while commercial uses require arterial streets for handling significant traffic volumes to accommodate shoppers. Conversely, the transportation system may have an effect upon the most common types of land uses in a particular area. For example, rail and interstate access can be important for industrial uses.

The Transportation Plan further defines a hierarchy of roadway functions, providing a balance between mobility and access. The plan describes the general location, type and function, and classification for the city's thoroughfares. This plan serves as a general guide for long-range growth for the city's roadway network. The Thoroughfares Plan is implemented primarily through a series of Capital Improvements programs, land owner agreements, and developer-constructed roads over many years. As might be expected, traffic counts have fluctuated over the years. In some areas of town, they have increased, in others they decreased.

A key element in any Transportation Plan is that of Pedestrian and Bicycle infrastructure. According to the American Community Survey, 16% of households in Yazoo City do not have a vehicle available. In order to bridge the gap of accessibility for these residents, adequate Bike-Ped facilities must be in place. Improvement to current infrastructure and construction of new sidewalks, trails would improve the quality of life for residents that do not have access to a vehicle.

## Bicycle Friendly Community

The League of American Bicyclists represent bicyclists in the movement to create safer roads, stronger communities, and a Bicycle Friendly America. Through their “Bicycle Friendly Community” program they offer a roadmap, assistance and recognition for communities that seek to improve bicycling as both a viable form of transportation as well as recreation.

Yazoo City is a prime candidate for this program due the city’s dense development patterns and low car-ownership rate. Improved cycling infrastructure would give residents the option of an alternate mode of transportation and recreational opportunities that would benefit the public health, traffic congestion and air quality. Currently, only three municipalities in Mississippi are Bicycle Friendly Communities and this designation will demonstrate Yazoo City’s commitment to providing safe cycling accommodations for its residents and visitors.





## Existing Major Roads and Classifications

**Principal Arterial:** This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trip desires.

- U.S. Highway 49
- State Highway 3
- State Highway 16/Broadway Street
- Levee Road
- Old River Road

**Minor Arterial:** The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and contains facilities that place more emphasis on land access than the principal arterial system.

- State Highway 149
- Main Street
- Washington Street
- Grand Avenue (South of Fifteenth Street)
- Grady Avenue
- Lintonia Avenue (east to Grady Avenue)
- Canal Street
- State Highway 16 (east of State Highway 3)

**Collector:** The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes trips from the arterials to their ultimate destinations.

- Gordon Street
- Dr. Martin Luther King Blvd. / Champlin Ave.
- Nineteenth Street
- Fifteenth Street
- Grand Avenue (above Fifteenth Street)
- Twelfth Street
- Lintonia Avenue/Muse Street (Grady Avenue to Highway 49)
- Lamar Avenue
- Second Street
- Water Street
- Mound Street
- Old Benton Road
- Ridge Road
- Main Street (South of Broadway)
- Washington Street (South of Broadway)
- Monroe Street (South of Broadway)
- Jefferson Street
- Graball Freerun Road

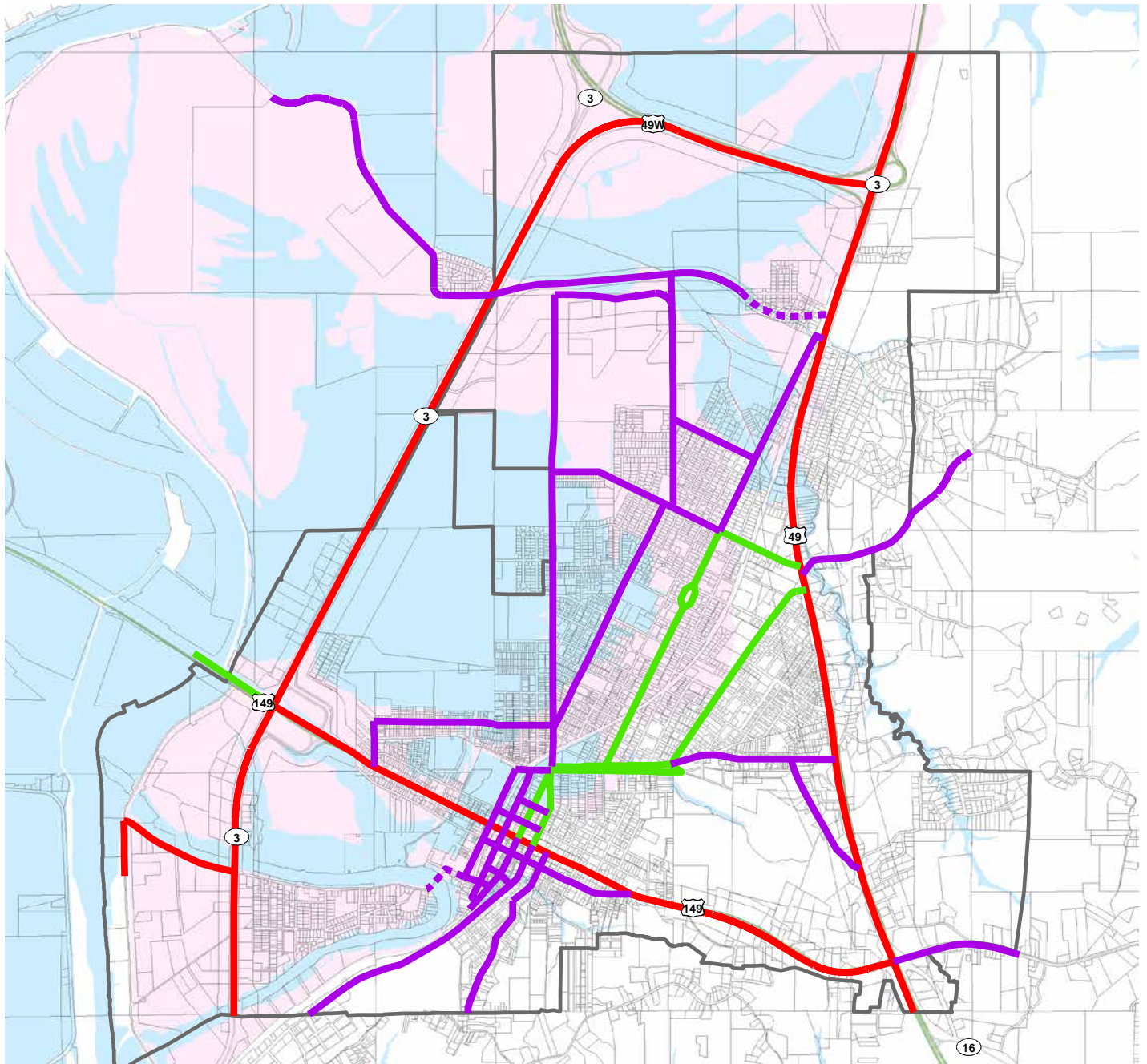
## FINDINGS AND RECOMMENDATIONS

- To extend W. Fifteenth Street, as a collector, westward to intersect with Highway 3. This will provide improved east-west traffic circulation between Jerry Clower Boulevard/ Highway 49 E and Highway 3. Consideration should be given to widening this street to four lanes.
- To four-lane Highway 16 between Yazoo City and I-55 at Canton.
- Continue to maintain and improve local streets through assessment and repaving as needed.
- Improve pedestrian infrastructure linking parks to neighborhoods – aligning with the 10-Minute Walk/Safe Routes to Parks Campaign recommended in the Community Facilities section of this plan.
- Continue to promote and implement Yazoo City's Complete Streets Policy in order to accommodate a wide range of road users by creating a road network that meets the needs of individuals utilizing a variety of transportation modes.





# Yazoo City Transportation Plan



- |  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
|  | Principal Arterial          |  | 0.2% Annual Chance of Flood |
|  | Proposed Principal Arterial |  | 100 Yr Floodplain           |
|  | Minor Arterial              |  | Protected by Levee          |
|  | Proposed Minor Arterial     |  | Corporate Limits            |
|  | Collector                   |  |                             |
|  | Proposed Collector          |  |                             |



# CHAPTER SIX

## LAND USE PLAN



### INTRODUCTION

The purpose of the land use section of the Comprehensive Plan is to inventory the community's existing land use patterns and to recommend policies for future development on how the land use patterns should change. The Land Use Plan map will contain land use categories that are usually more broad-brushed than specific zoning categories. For example, the Land Use Plan may designate "Medium Density Residential" that from a Zoning Ordinance perspective could include two or three zoning categories (i.e. R-2 and R-3).

The Land Use Plan is a vital part of the Comprehensive Plan since zoning decisions are required by State law to be based on the adopted Land Use Plan. The Land Use Plan is subject to change as the City grows and may be amended at any time following the necessary public hearings.

### EXISTING LAND USE METHODOLOGY

The land use survey is traditionally the most important survey of the planning process. This survey is a field "windshield" survey conducted in Yazoo City and the surrounding study area using a GPS integrated into a laptop computer. The field work was recorded on a base map and each parcel was coded according to its current land use and assigned one of the following categories:

1. Agricultural/Vacant
2. Residential Estate (1-2 dwelling per acre)
3. Low-density Residential (3 dwelling units per acre)
4. Medium-density Residential (5 dwelling units per acre)
5. High-density Residential (8 or more dwelling units per acre)
6. Manufactured Home Residential
7. Low Intensity Commercial (offices, medical clinics, etc.)
8. General Commercial (indoor commercial uses)
9. High Intensity Commercial (primarily commercial uses with outdoor storage)
10. Light Industrial (uses with little noise, bad odors, or other objectionable characteristics)
11. Heavy Industrial (uses with objectionable characteristics)
12. Parks/Open Space
13. Public/Quasi-Public (schools, churches, libraries, parks, public buildings, etc.)

The existing land use map shows current land use patterns and provides a basis for the development of the future land use plan and future zoning map.

# GOALS & OBJECTIVES

**GOAL:** To control land development practices in a manner that is environmentally sound by considering environmental constraints in the establishment of land use patterns.

**OBJECTIVE:** To manage flood plain development.

**OBJECTIVE:** To decrease the rate of soil erosion.

**OBJECTIVE:** To reduce storm water runoff from new development in order to lessen adverse impacts.

**GOAL:** To maintain a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities or cause congestion.

**OBJECTIVE:** To preserve established neighborhoods and development patterns in Yazoo City and to encourage compatible additional infill development that will help to maintain the desirability and value of already improved properties.

**OBJECTIVE:** To prohibit non-conforming uses in residential neighborhoods that inhibit investment in low and moderate-income housing.

**GOAL:** To promote development of well-designed, attractive commercial uses in appropriately zoned areas of Yazoo City.

**OBJECTIVE:** To encourage rehabilitation and renovation of existing commercial structures.

**OBJECTIVE:** To permit and encourage future outdoor oriented commercial activities to locate along major thoroughfares.

**OBJECTIVE:** To require parking lot and perimeter/interior lot landscaping in all new commercial developments.

**OBJECTIVE:** To provide sufficient neighborhood oriented convenience commercial development to accommodate the residential population.

**GOAL:** To encourage development of low and medium density single family housing.

**OBJECTIVE:** To encourage development of quality new single family housing by designating additional areas on the Land Use Plan as Low and Moderate Density Residential.

**OBJECTIVE:** To preserve established neighborhoods and development patterns in Yazoo City and to encourage compatible additional development that will help to maintain the desirability and value of already improved properties.

**OBJECTIVE:** To permit the location of manufactured homes only in areas zoned for manufactured housing.

**OBJECTIVE:** To locate higher density residential developments only in areas where the infrastructure and street system will support such development and where such development is compatible with neighboring land uses.

**GOAL:** To encourage development of safe housing for residents of Yazoo City.

**OBJECTIVE:** To encourage public and private development and redevelopment of new and existing residential areas in order to provide safe and affordable housing for citizens.

**OBJECTIVE:** To encourage the removal of substandard housing and replacement with quality housing and to upgrade substandard housing where practical.

**OBJECTIVE:** To enforce applicable property maintenance and building codes to minimize the physical deterioration of properties in established neighborhoods.

**GOAL:** To designate adequate and suitable land for the expansion of existing industries and for the location of new industries.

**OBJECTIVE:** To provide well located sites adequately served by highways, railroads, utilities and services for residential development and expansion.



**Table 6-1  
Existing Land Use**

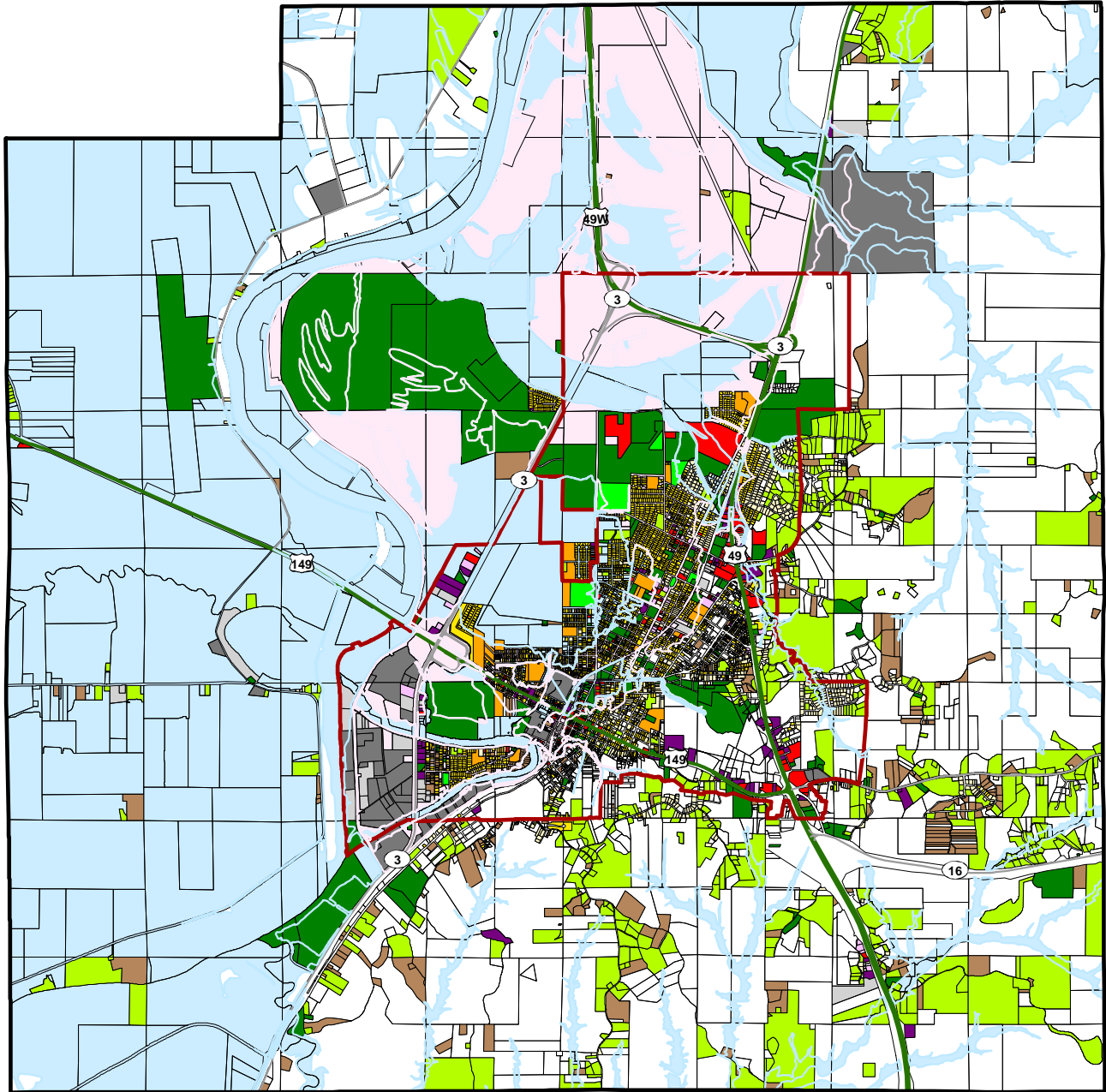
Existing Land Use	Study Area (Acres)	Study Area (Percent)	Incorporated Area (Acres)	Incorporated Area (Percent)	Unincorporated Area (Acres)	Unincorporated Area (Percent)
Agricultural / Vacant	28,694.40	77.2%	2,942.00	46.2%	25,752.40	83.6%
Residential Estate	2,850.20	7.7%	365.52	5.7%	2,484.68	8.1%
Low Density Residential	303.20	0.8%	232.71	3.7%	70.49	0.2%
Medium Density Residential	573.32	1.5%	527.56	8.3%	45.76	0.1%
High Density Residential	137.06	0.4%	121.98	1.9%	15.08	0.0%
Manufactured Homes	746.66	2.0%	78.60	1.2%	668.06	2.2%
Low Intensity Commercial	37.65	0.1%	33.90	0.5%	3.75	0.0%
General Commercial	199.89	0.5%	196.73	3.1%	3.16	0.0%
High Intensity Commercial	133.41	0.4%	104.65	1.6%	28.76	0.1%
Light Industrial	183.31	0.5%	107.17	1.7%	76.14	0.2%
Heavy Industrial	849.06	2.3%	303.00	4.8%	546.06	1.8%
Parks / Opens Space	76.10	0.2%	76.10	1.2%	0.00	0.0%
Public / Semi-Public	2,391.35	6.4%	1,275.12	20.0%	1,116.23	3.6%
<b>Totals:</b>	<b>37,175.61</b>		<b>6,365.04</b>		<b>30,810.57</b>	

**Table 6-2  
Dwelling Statistics**

Dwelling Type	Study Area Count	Incorporated Count	Unincorporated Count
Single Family	3,702	3,000	702
Dilapidated Single Family	114	83	31
Mult-Family/Apts	1,070	920	150
Manufactured Home	551	257	294
<b>Totals:</b>	<b>5,437</b>	<b>4,260</b>	<b>1,177</b>

# Yazoo City

## Existing Land Use



- |                               |                           |                             |
|-------------------------------|---------------------------|-----------------------------|
| Agricultural/Vacant           | General Commercial        | 0.2% Annual Chance of Flood |
| Residential Estate            | High Intensity Commercial | 100 Yr Floodplain           |
| Low Density Residential       | Light Industrial          | Protected by Levee          |
| Medium Density Residential    | Heavy Industrial          | Corporate Limits            |
| High Density Residential      | Parks/Open Space          | Study Area                  |
| Manufactured Home Residential | Public/Semi-Public        |                             |
| Low Intensity Commercial      | Waterbodies               |                             |



## THE LAND USE PLAN - Explanation of Land Use Categories

**AGRICULTURAL/RURAL (white):** Maximum development of one residential unit for every three acres.

This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years.

**RESIDENTIAL ESTATE (light green):** Maximum density of one single family detached residential unit for every one acre.

This land use classification is intended to promote development of large, residential estate size lots with a minimum lot size of one acre. These areas on the Land Use Plan may or may not be served by a municipal sewer system within the next 25 years.

**LOW DENSITY RESIDENTIAL (yellow):** Maximum density of three single family detached residences per acre.

This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 12,000 square feet).

**MEDIUM DENSITY RESIDENTIAL (gold):** Maximum density of five single family detached residential units per acre.

This land use classification allows the development of single family detached dwellings on moderate size lots (at least 8,000 square feet) as well as patio homes and also townhouses on lots at least 6,000 square feet in size.

**HIGH DENSITY RESIDENTIAL (orange):** Maximum density of ten dwelling units per acre.

This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of carrying higher traffic volumes generated by these higher density residences.

**MANUFACTURED HOME RESIDENTIAL (brown):**

This classification also allows the development of manufactured home parks.

**LOW INTENSITY COMMERCIAL (light pink):** Restricted Commercial.

These areas should include small-scale, low-intensity, predominately indoor, retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, professional offices, recreational facilities, small restaurants, banks, convenience stores, drug stores, and grocery stores).

**MEDICAL SERVICES (light blue):**

This area includes the hospital, a medical clinic and medical offices.

**NEIGHBORHOOD COMMERCIAL (dark blue):**

This classification includes businesses that serve the surrounding neighborhoods. Such businesses may include convenience stores, grocery stores, pharmacies, cleaners, beauty and barber shops, etc. This category is not meant for large scale businesses intended to serve the entire city or region.

**DOWNTOWN COMMERCIAL (red hatching):**

This classification is the Downtown area only from railroad tracks eastward to Yazoo Street and from MacDonald Street northward to Canal Street. This area is limited to types of businesses and residential uses that are best suited for and compatible with the Downtown area.

**GENERAL COMMERCIAL (red):** Enclosed Commercial Activities Only.

This classification would encompass all types of commercial uses, excluding outdoor storage and commercial activities.

**HIGHWAY/HIGH INTENSITY COMMERCIAL (purple):** All Commercial Activities

This classification would encompass all types of commercial uses, including outdoor storage and commercial activities.

**LIGHT INDUSTRIAL (light gray):** Enclosed Industrial Activities Only.

This classification includes manufacturing and warehousing uses conducted primarily indoors. These manufacturing uses are those that do not generate noise, vibration or offensive odors detectable to human senses off the premises.



**HEAVY INDUSTRIAL (dark gray):** All industrial uses, including outdoor.

This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

**PARKS AND OPEN SPACE (light green):**

This land use classification includes all existing and proposed parks, ballfields, bicycle/pedestrian trails and other similar uses.

**PUBLIC/QUASI PUBLIC USES (dark green):**

This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.

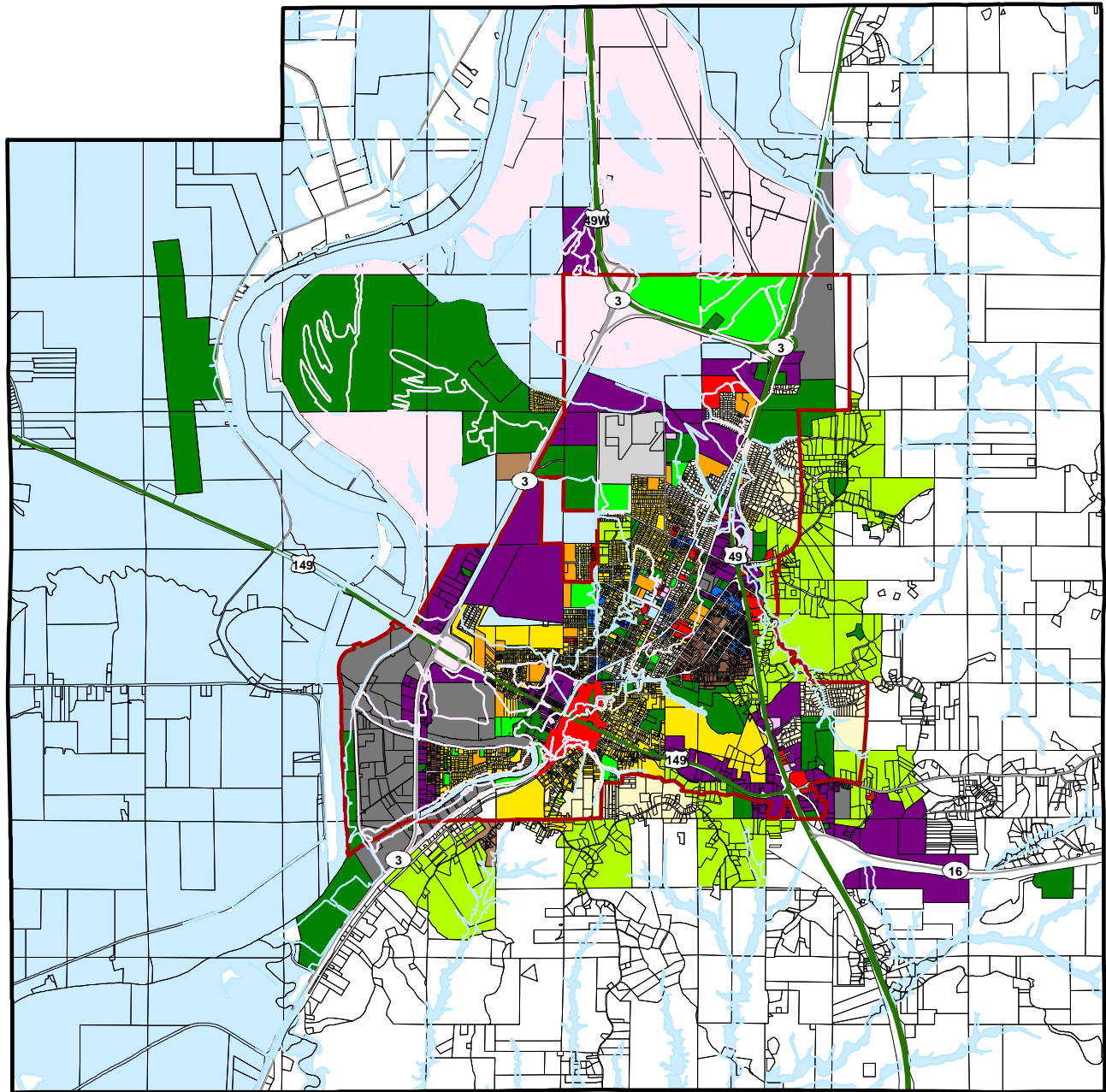
**100 YEAR-FLOOD PLAIN (light blue pattern):**

These areas are shown on the latest available Federal Insurance Administration “Flood way: Flood Boundary and Flood way Map” as 100-year flood plain (i.e., subject to a one percent chance of flooding in any year).

**Table 6-3  
Future Land Use**

Future Land Use	Study Area (Acres)	Study Area (Percent)	Incorporated Area (Acres)	Incorporated Area (Percent)	Unincorporated Area (Acres)	Unincorporated Area (Percent)
Agricultural / Vacant	28,203.60	75.9%	573.33	9.0%	27,630.27	89.7%
Residential Estate	1,740.34	4.7%	423.69	6.7%	1,316.65	4.3%
Low Density Residential	648.23	1.7%	496.67	7.8%	151.56	0.5%
Medium Density Residential	913.75	2.5%	868.59	13.6%	45.16	0.1%
High Density Residential	138.81	0.4%	122.12	1.9%	16.69	0.1%
Manufactured Homes	69.80	0.2%	16.15	0.3%	53.65	0.2%
Mixed Use Residential	111.66	0.3%	111.66	1.8%	0.00	0.0%
Downtown Commercial	59.06	0.2%	59.06	0.9%	0.00	0.0%
Low Intensity Commercial	27.56	0.1%	27.56	0.4%	0.00	0.0%
Medical Services	13.21	0.0%	13.21	0.2%	0.00	0.0%
Neighborhood Commercial	51.97	0.1%	51.97	0.8%	0.00	0.0%
General Commercial	107.73	0.3%	102.97	1.6%	4.76	0.0%
High Intensity Commercial	1,406.66	3.8%	1,047.80	16.5%	358.86	1.2%
Light Industrial	149.87	0.4%	149.87	2.4%	0.00	0.0%
Heavy Industrial	930.54	2.5%	764.63	12.0%	165.91	0.5%
Parks / Opens Space	401.18	1.1%	401.18	6.3%	0.00	0.0%
Public / Semi-Public	2,201.66	5.9%	1,134.58	17.8%	1,067.08	3.5%
Waterbodies	0.66	0.0%	0.66	0.0%	0.00	0.0%
<b>Totals:</b>	<b>37,176.29</b>		<b>6,365.70</b>		<b>30,810.59</b>	

# Yazoo City Future Land Use



- |                               |                           |                             |
|-------------------------------|---------------------------|-----------------------------|
| Agricultural/Vacant           | General Commercial        | 0.2% Annual Chance of Flood |
| Residential Estate            | High Intensity Commercial | 100 Yr Floodplain           |
| Low Density Residential       | Light Industrial          | Protected by Levee          |
| Medium Density Residential    | Heavy Industrial          | Corporate Limits            |
| High Density Residential      | Parks/Open Space          | Study Area                  |
| Manufactured Home Residential | Public/Semi-Public        |                             |
| Low Intensity Commercial      | Waterbodies               |                             |



The Yazoo City Cotton Gin is located just north of the Amtrak Station and downtown Yazoo City. The site has long since been abandoned and offers prime redevelopment opportunity.

# Yazoo City Cotton Gin Site Plan



- |   |   |
|---|---|
| <span style="display:inline-block; width:15px; height:10px; background-color: #00FF00; border: 1px solid black;"></span> Single Family Home           | <span style="display:inline-block; width:15px; height:15px; border: 1px solid red; border-radius: 50%;"></span> Water Tower         |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFFACD; border: 1px solid black;"></span> Duplex                       | <span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border-radius: 50%;"></span> Tree            |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFFF00; border: 1px solid black;"></span> Town Houses                  | <span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border-radius: 50%;"></span> Shrub           |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFA500; border: 1px solid black;"></span> Apartments                   | <span style="display:inline-block; width:15px; height:15px; background-color: black;"></span> Signs                                 |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFB6C1; border: 1px solid black;"></span> Residential/Office Mixed Use | <span style="display:inline-block; width:15px; height:15px; background-color: gray;"></span> Parking                                |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FF0000; border: 1px solid black;"></span> Retail                       | <span style="display:inline-block; width:15px; height:15px; background-color: lightgray;"></span> Sidewalk                          |
| <span style="display:inline-block; width:15px; height:10px; background-color: #ADD8E6; border: 1px solid black;"></span> Mixed Use                    | <span style="display:inline-block; width:15px; height:15px; background-color: lightblue; border-radius: 50%;"></span> Water Feature |
| <span style="display:inline-block; width:15px; height:10px; background-color: #DDA0DD; border: 1px solid black;"></span> Hotel                        |   |





Existing Site



Conceptual Development





Conceptual Development



Conceptual Development



Conceptual Development





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