

ORDINANCE 261

AN ORDINANCE DIRECTING THE GREENLAND CITY CLERK AND/OR RECORDER/TREASURER TO CEASE ISSUING BUILDING PERMITS FOR COMMERCIAL CONSTRUCTION PURSUANT TO THE GREENLAND MUNICIPAL CODE THEREBY IMPOSING A TEMPORARY MORATORIUM ON COMMERCIAL CONSTRUCTION. AND DIRECTING THE GREENLAND CITY CLERK AND/OR RECORDER/TREASURER TO CEASE ISSUING NEW BUSINESS LICENSES PURSUANT TO GREENLAND MUNICIPAL CODE THEREBY IMPOSING A TEMPORARY MORATORIUM ON NEW BUSINESS LICENSES, AND DIRECTING THE PLANNING COMMISSION TO CEASE REZONING COMMERCIAL PROPERTY PURSUANT TO THE GREENLAND MUNICIPAL CODE THEREBY IMPROVING A TEMPORARY MORATORIUM ON COMMERCIAL REZONING.

WHEREAS, it has come to the attention of the City Council that property developers are the current driving force behind how the City of Greenland is being developed commercially.

WHEREAS, the current Master Street Plan and Land Use Plan are very old and are in severe need of being restudied and refined by the citizens of Greenland and their elected/appointed officials.

WHEREAS, the Planning Commission and City Council need sufficient time to solicit input from the citizens on development of the City and then to study how best to encourage and accomplish the needed commercial development.

WHEREAS, a reasoned Master Street Plan and Land Use Plan for the City, developed by the community who live in and inhabit Greenland along with the Planning Commission, and City Council following a thorough study and investigation into options and alternatives will best serve the City, its inhabitants, and visitors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
GREENLAND, ARKANSAS, that:

Section 1: The City Clerk and/or Recorder/Treasurer shall not authorize nor approve requests/applications for commercial construction permits until the Planning Commission has met the terms and conditions of Sections 4 and 5 hereof and the City Council has complied with Section 7 hereof.

Section 2: The Greenland City Clerk and/or Recorder/Treasurer shall not issue any new business licenses (this does not apply to renewal of existing business licenses) after the effective date hereof until the Planning commission has met the terms and conditions of Sections 4 and 5 hereof and the City Council has complied with Section 7 hereof.

Section 3: The Greenland Planning commission is directed to cease rezoning property to a commercial zone until the Planning commission has met the terms and conditions of Sections 4 and 5 hereof and the City Council has complied with Section 7 hereof.

Section 4: The Planning Commission shall undertake to study the street and land use needs of the City, its inhabitants and visitors to solicit and receive input concerning those needs from the public; to then develop one or more solutions with regard to streets and land use and then to hold public hearings on such proposed solutions with the input from those public hearings to be received, evaluated and responded to by the Planning Commission.

Section 5: That the Planning Commission shall then formulate and propose to the City Council their findings and recommendations for:

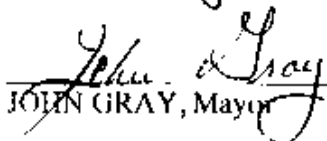
- a) retaining the current Master Street Plan;
- b) amendments to the current Master Street Plan;
- c) a new Master Street Plan; or,

- d) propose such other action for the Council as they may determine appropriate to address future street needs in the City;
- e) retaining the current Land Use Plan;
- f) amendments to the current Land Use Plan;
- g) a new Land Use Plan; or,
- h) propose such other action for the Council as they may determine appropriate to address future Land Use within the City.

Section 6: That commercial construction authorized or approved by the issuance of one or more building (or other) permits prior to July 10, 2007, are not affected by this Ordinance; applications to rezone real property to a commercial zone filed prior to July 10, 2007, are not affected by this Ordinance.

Section 7: After receiving the findings and recommendations of the Planning Commission the City Council will either repeal this moratorium or adopt such other ordinances as will properly allow future land development based upon an updated or a new Master Street Plan and an updated or new Land Use Plan; unless an entirely New Master Street Plan and/or an entirely new Land use Plan, is considered and adopted this moratorium shall be reviewed by the City Council in October of 2007 and every ninety (90) days thereafter.

PASSED AND APPROVED this 13th day of August, 2007.


JOHN GRAY, Mayor

ATTEST:


DONNA CHEEVERS, Recorder/Treasurer