

ORDINANCE NO. 343

**AN ORDINANCE AMENDING GREENLAND MUNICIPAL CODE  
TITLE 15, CHAPTER 15.12, SECTION 5.12.08 and CHAPTER 15.04, SECTION  
15.04.04; AND TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES**

WHEREAS, the City Council desires to modify the City's regulations pertaining to lot splits, and the Council believes it is in the best interest of the citizens of Greenland to amend the code provisions as set forth below. and

WHEREAS, the Planning Commission has recommended the following changes to Section 5.12.08 and 15.04.04 for the betterment of the City and applicants seeking lot splits.

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

**SECTION 1.** That the Greenland Municipal Code, Greenland, Arkansas, bearing the date of February 2019, and as previously amended by Ordinance No. 296, is hereby amended by adding the following language, identified in bold type, to the body of Paragraph A of Section 5.12.08 Lot Split Procedure of Chapter 15.12, to-wit:

- A. A lot-split is the division of one (1) lot/parcel of land into two (2), **three (3), or four (4)** lots/parcels.

**SECTION 2.** That the Greenland Municipal Code, Greenland, Arkansas, bearing the date of February 2019, and as previously amended by Ordinance No. 296, is hereby amended by deleting in its entirety Paragraph C of Section 5.12.08 Lot Split Procedure of Chapter 15.12, and replacing it with the following:

- C. Intentionally Omitted.

**SECTION 3.** That the Greenland Municipal Code, Greenland, Arkansas, bearing the date of February 2019, and as previously amended by Ordinance No. 296, is hereby amended by deleting in its entirety the language contained in the body of Paragraph F of Section 5.12.08 Lot Split Procedure of Chapter 15.12, and replacing it with the following:

- F. There shall not be more than four (4) total lot splits from the original parent tract. After the creation of more than four (4) lots from an original parent tract, any subsequent subdivision of the parent tract or resulting tracts will be considered a Subdivision and must comply with all Subdivision regulations, including the Preliminary Plat and Final Plat procedures and requirements. The owner shall state on the lot-split application the date of any/all prior lot-split(s) involving the same parcel. A lot-split may dedicate new easements or right of way.

**SECTION 4.** That the Greenland Municipal Code, Greenland, Arkansas, Section 15.04.04, Paragraph T. Subdivision of Chapter 15.04, is revised as follows:

The following language, in bold type, is deleted:

T. Subdivision: A division of a parcel of land into **three (3) or more** lots...

And is replaced with the following, in bold type:

T. Subdivision: A division of a parcel of land into **five (5) or more** lots...

**SECTION 5.** That the Greenland Municipal Code, Greenland, Arkansas, Section 15.04.04, Paragraph J. Lot-Split of Chapter 15.04, is revised as follows:

The following is deleted:

J. Lot-Split: The division of a parcel of land into 2 lots/parcel.

And is replaced with the following:

J. Lot-Split: The division of a parcel of land into two (2), three (3), or four (4) lot/parcels.

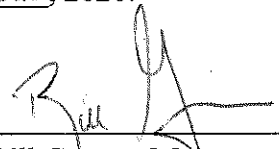
**SECTION 6. REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**SECTION 7. SEVERABILITY:** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional.

**SECTION 8. EMERGENCY CLAUSE:** Because the Greenland Municipal Code currently creates confusion concerning the procedures for lot splits and currently requires public notice for lot split applications, it is viewed that an immediate solution is necessary, thereby creating an emergency. It is hereby declared that based on the conditions set forth herein, an emergency exists and this Ordinance, being necessary for the immediate protection of the health, welfare and safety of the citizens of Greenland, Arkansas, shall be in effect immediately upon its passage, approval and publication.

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PASSED AND APPROVED this 9<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Bill Groom, Mayor

ATTEST:

  
\_\_\_\_\_  
Misty McCard, City Recorder/Treasurer

ROLL CALL VOTE ADOPTING THE ORDINANCE

Names of those voting YEA

Diane Reed    Rebecca Lawson  
Bill Yoes     Justin Reed  
Lee Guthrie    Larry Forrester  
Becky Center

Names of those voting NAY

Absent

Lisa Thornton

ROLL CALL VOTE ADOPTING THE EMERGENCY CLAUSE

Names of those voting YEA

Diane Reed    Rebecca Lawson  
Bill Yoes     Justin Reed  
Lee Guthrie    Larry Forrester  
Becky Center

Names of those voting NAY

Absent

Lisa Thornton