

**ORDINANCE NO. 98**

**AN ORDINANCE TO AMEND AND REENACT THE CHOUDRANT COMPREHENSIVE PLAN AND THE ZONING MAP OF THE VILLAGE OF CHOUDRANT; TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF CHOUDRANT, LOUISIANA; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND OTHERWISE TO PROVIDE WITH RESPECT THERETO.**

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Aldermen of the Village of Choudrant, Louisiana, convened in Regular Session this 2nd day of June, 2008, that the following Ordinance is hereby enacted:

**SECTION 1.**

The Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana are hereby amended and reenacted as follows:

The property set forth hereinafter shall be zoned B-1 (General Business) and subject to the zoning requirements set forth in Ordinance No. 65 of the Code of Ordinances of the Village of Choudrant, Louisiana:

Commencing at the intersection of the centerline of Elm Street in the Village of Choudrant, Lincoln Parish, Louisiana, and the centerline of Kansas City Southern Railroad Track (formerly Illinois Central Railroad), thence run N82E-30'-00"W along the centerline of said railroad track for a distance of 400.42 feet; thence, leaving the centerline of said railroad track, run N07E-30'-00"E for a distance of 630.01 feet to a point on the West right-of-way line of Oak Street; thence run N06E-12'-00"E along the West right-of-way line of Oak Street for a distance of 374.43 feet to a ½ inch iron pipe at the Northeast corner of the Melanie M. Sikes tract, as per deed recorded in Conveyance Book 1164, Page 179, records of Lincoln Parish, Louisiana, for the **STARTING POINT**; from said starting point, thence run N85E-08'-19"W along the North line of said Melanie M. Sikes tract for a distance of 181.50 feet to an existing ½ inch rebar at the Northwest corner of said tract; thence run S03E-52'-00"W along the West line of said Melanie M. Sikes tract for a distance of 70.90 feet to an existing metal "T" post at the Northeast corner of the Methodist Church lot as per survey by James C. Wagnon, P.L.S., dated May 26, 1976; thence run N83E-35'-17"W along the North line of the Methodist Church lot for a distance of 128.99 feet to an existing metal "T" post on the East right-of-way line of Pecan Street; thence run N00E-38'-00"W along said right-of-way line for a distance of 254.34 feet to an existing ½ inch rebar on the South right-of-way of U.S. Highway 80; thence, leaving the East right-of-way line of Pecan Street, run S81E-54'-00"E along the South right-of-way line of U.S. Highway 80 for a distance of 338.00 feet to an existing metal "T" post on the West right-of-way line of Oak Street; thence, leaving the South right-of-way line of U.S. Highway 80, run S06E-12'-00"W along the West right-of-way line of Oak Street for a distance of 166.72 feet back to the point-of-beginning, containing 1.5283 acres and being

subject to all easements and rights-of-way of record or use.  
(This property is currently owned by Jeffrey T. Posey and  
Beverly Hammons Posey).

**SECTION 2.**

Except as amended hereinabove, all other provisions and zoning designations set forth on the Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana, shall remain in full force and effect without change or alteration.

**SECTION 3.**

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the Village of Choudrant without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To that end, the provisions of this Ordinance are hereby declared severable.

**SECTION 4.**

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 5.**

This Ordinance shall become effective after final adoption and publication in the manner prescribed by law.

The above and foregoing Ordinance was introduced on May 5, 2008, at a regular meeting of the Board of Aldermen of the Village of Choudrant, Louisiana, a public hearing having thereafter been held, title having been read, and a motion to adopt said ordinance was made by Alderwoman Morrison. The motion was seconded by Alderman Aswell, and after having been considered by title was adopted as a whole by the following YEA and NAY vote:

YEAS: Aswell  
Morrison  
O'Neal

NAYS:  
None

ABSENT:  
None

WHEREUPON, the Ordinance was declared duly adopted this 2<sup>nd</sup> day of June, 2008.

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CELESTE H. BUTLER, Clerk  
VILLAGE OF CHOUDRANT

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BILL SANDERSON, Mayor  
VILLAGE OF CHOUDRANT