

ORDINANCE NO. 105

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 7th day of December, 2009, that the following Ordinance is hereby enacted:

SECTION 1.

Ordinance No. 62 of the Code of Ordinances of the Village of Choudrant and 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 as a Planned Unit Development, and used exclusively as a construction debris removal company, in accordance with the special plan for said property which is attached hereto and made a part hereof:

Township 18 North, Range 2 West

Section 24 A strip of property across the NE ¼ of NE ¼ which is bounded on the North by the right-of-way of the Interstate 20 Highway, which is bounded on the East by the East “forty” line of the NE ¼ of NE ¼; which is bounded on the South by the Millican property and bounded on the West by the right-of-way of Lincoln Parish Highway No. 4, said property being all of the property owned by the Vendors in that portion of the NE ¼ of NE ¼ which is located South of the Interstate 20 Highway.

SECTION 2.

The owner of the property shall construct a privacy fence of wood or other similar materials, at least six feet high and approximately one hundred thirty-five feet in depth, running along the north and south boundary lines of the property. However, a gate may be constructed on that portion of the property facing Pipes Road in order to allow ingress and egress into the property. Additionally, appropriate landscaping and screening shall be provided along that portion of the property facing Pipes Road.

SECTION 3.

The entrance to the property shall be constructed of an appropriate rock, gravel or hard surface material in order to prevent debris, dirt or mud from accumulating on Pipes Road.

SECTION 4.

The business to be conducted on the property shall only be conducted between the hours of seven o'clock a.m. and seven o'clock p.m.

SECTION 5.

No construction debris may be allowed on the premises except in construction debris containers, and in no case, may said construction debris remain on the premises for more than seventy-two hours.

SECTION 6.

All terms, conditions, safeguards and stipulations set forth on the special plan attached hereto and made a part hereof shall be binding upon the applicant and any successors in interest and shall limit, restrict and control the use and operation of all land and structures within the area designated in such special plan. Deviations from the special plan attached hereto or failure to comply with any requirements, conditions or safeguards contained thereon or in this Ordinance shall constitute a violation of the zoning regulations of the Village of Choudrant and may be enforced in any manner provided by law.

SECTION 7.

If no construction has begun or no use established in the planned unit development in accordance with this Ordinance and the special plan attached hereto and made a part hereof within one year from the date of approval of this Ordinance, this Ordinance shall lapse and be of no further force and effect. However, in the discretion of the Village of Choudrant and for good excuse, the period of beginning of construction or the establishment of the planned use may be extended for one or more additional years.

SECTION 8.

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 9.

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 10.

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

SECTION 11.

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

The above and foregoing Ordinance was introduced on November 2, 2009, 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 7th day of December, 2009.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT