

ORDINANCE NO. #89

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 4th day of June, 2007, 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:

That certain tract or parcel of land located in Lincoln Parish, Louisiana, together with all improvements thereon and appurtenances thereunto belonging, known and described as follows, to-wit:

Begin at the SE Corner of NW ¼ of SE ¼, Section 19, Township 18 North, Range 1 West, and run West 30 feet thence North 960 feet to starting point. From starting point, run thence West 282.5 feet, thence South 32 Degrees 40 minutes West for 132.1 feet, thence South to the North line of the Barrett property, a distance of 155 feet, thence East along the North line of said Barrett property to an iron stake on the West side of blacktop road, a distance of about 336 feet, thence North along the West line of public road to starting point, a distance of about 180 feet, containing about 1 ¼ acres, subject to that certain judgment fixing the boundary between James A. McGrew, Jr., et ux and Malcolm Campbell, et ux, recorded under Instrument Number E-37216, in Conveyance Book 721, at Page 172, Lincoln Parish, Louisiana, having a physical address of 145 Aswell, Choudrant, LA 71227 (James A. McGrew, et ux – Conv. Bk. 1184, Page 241)

SECTION 2.

It is specifically understood that the property described hereinabove shall not be considered rezoned to B-1 (General Business) until such time as an eight (8) foot chain-link fence, with slats, is constructed between the subject property and the property located immediately North of the subject property; and that sufficient shrubbery is installed North of said fence to provide an attractive screen to said fence.

SECTION 3.

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 4.

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 5.

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6.

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 7, 2007, at the 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 Alderman O'Neal. 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: Non

WHEREUPON, the Ordinance was declared duly adopted this 6th day of August, 2007.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT