

ORDINANCE NO. 100

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:

That portion of the following described property located West of the "old fence line" previously running through said property:

A certain tract of land in Choudrant, Ward 4, Lincoln Parish, Louisiana, together with all improvements and appurtenances Thereunto belonging, known and described as follows, to-wit: Beginning at the Southeast corner of the NE ¼ of SW ¼, Section 19, Township 18 North, Range 1 West, run West for a distance of 490 feet; thence North for a distance of 455 feet for starting point. From starting point run South to the North line of U.S. Highway 80 a distance of 85 feet; thence West along the North Line of U.S. Highway 80 a distance of 30 feet; thence North to a point 30 feet West of starting point, a distance of 85 feet; thence East to starting point, a distance of 30 feet, all in the NE ¼ of SW ¼, Section 19, Township 18 North, Range 1 West;

And

A plat of land beginning 70 yards North of the Southeast corner of the M.M. Bagwell land (situated in the Northeast part of the Town of Choudrant); thence run East 140 yards; thence South 70 yards; thence West 140 yards to the point of beginning, containing two acres, more or less, as recorded in Book ZZ, Page 121, Lincoln Parish Records, LESS the following parcel: Begin at the Southeast corner of the J.D. Whitman land as per deed recorded in Conveyance Book NN, Page 1, and run North 25 feet; thence West 300 feet; thence South 25 feet to J.V. Sizemore's land; thence East 300 feet to the point of beginning; and

Begin at the Southwest corner of the J.D. Whitman plot per deed in Book NN, Page 1, and run South about 60 feet to Dixie Overland Highway; thence East along said highway 120 feet; thence North about 65 feet to point of beginning, containing in all about two acres, more or less;

ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

Commencing at a metal "T" post at the intersection of the North Right-of-way line of U.S. Highway 80 with the East right-of-way Line of U.S. Highway 145, said point being 427.902 feet North and 2436.68 feet West of the Southeast corner of the NW ¼ of the SE ¼ of Section 19, Township 18 North, Range 1 West, Choudrant, Lincoln Parish, Louisiana; thence run South 83 degrees, 53 minutes, 00 seconds East along the North right-of-way line of U.S. Highway 80 for a distance of 190.25 feet to a metal "T" post; thence run South 84 degrees, 41 minutes, 05 seconds East along said right-of-way for a distance of 229.72 feet to a ½ inch rebar for the starting point. From said starting point; thence run North 05 degrees, 44 minutes, 26 seconds West for a distance of 252.97 feet to a one inch axle representing the Northwest corner of the Allie V. Aulds property; thence run North 83 degrees, 51 minutes, 52 seconds East along the South line of Lot 6 of the Whitman Place Subdivision for a distance of 418.22 feet to a ½ inch rebar in the centerline of Pine Street; thence run South 10 degrees, 32 minutes, 28 seconds East along said centerline for a distance of 137.05 feet to a cotton picker spindle; thence leaving said centerline, run South 82 degrees, 56 minutes, 20 seconds West along an existing old fence for a distance of 114.37 feet to a six inch post; thence run South 84 degrees, 27 minutes, 30 seconds West along an existing old fence for a distance of 159.77 feet to an existing two inch chain link fence post; thence run South 02 degrees, 27 minutes, 27 seconds East along an existing chain link fence for a distance of 146.34 feet to a ½ inch rebar on the North right-of-way line of U.S. Highway 80; thence run North 84 degrees, 37 minutes, 54 seconds West along said right-of-way line for a distance of 150.00 feet back to the point of beginning, containing 1.7937 acres and being subject to all easements and rights-of-way of record or use. (This property is currently owned by Randy Joe Aaron and Donna Renae Baker Aaron).

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 O'Neal, 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 2nd day of June, 2008.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT