

**BY COUNCIL MEMBER ROY (Case No. SS-19-19)**

**CITY OF CENTRAL  
ORDINANCE NO. 2020-03**

**AN ORDINANCE GRANTING A WAIVER TO PERMIT A PRIVATE WASTEWATER  
TREATMENT PLANT  
(Greenwell Springs Road – Tracts B-2-A-2, B-2-A-3 and B-2-A-4 of the Wallace Heck  
Property)**

WHEREAS, as part of an application to subdivide an approximately 28.75-acre parcel on the north side of Greenwell Springs Road between Morgan and Droze Roads into three (3) 150' x 300' residential lots and a 125.658 acre remaining parcel (Tract B-2-A-1), a request was made for a waiver of Sec. 7:14.3(1) of the Development Code to permit the development of the three lots without connection to sanitary sewer; and

WHEREAS, though the property is within 500 feet of a public sanitary sewer, the sewer adjacent to the property is a pressurized force main and the closest gravity line would require boring under Greenwell Springs Rd. (and navigating numerous utility lines). Connecting to either of these lines being cost prohibitive to the development of only three (3) lots; and

WHEREAS, the Planning Commission held a public hearing on the subject subdivision on September 26, 2019 approving the subdivision and recommending approval of the sewer connection waiver;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1: That the property that is the subject of this Ordinance is legally described in Exhibit A attached hereto and made a part hereof.

Section 2: That a waiver of Sec. 7:14.3(1) of the Development Code is hereby granted consistent for Tracts B-2-A-2, B-2-A-3 and B-2-A-4 of the Wallace Heck Property subject to the following conditions:

- A. The subdivision plat for the property includes, as required by the Planning Commission, a single access point for the three lots from Greenwell Springs Rd. and a private servitude of access allowing each of the three lots use of the single access point.
- B. Tracts B-2-A-2, B-2-A-3 and B-2-A-4 shall be required to abandon the private sewer treatment facility and connect to sanitary sewer at such time and as part of any development of Tract B-2-A-1 that is required to connect to sanitary sewer.

Section 3: The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the foregoing, the development of the subject property is subject to the terms of all applicable ordinances and regulations of the City of Central, including any amendment thereto.

Section 4: Severability. If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 5. Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on December 10, 2019.

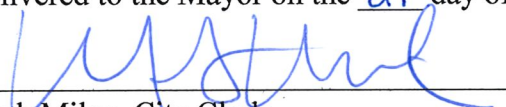
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Evans, Freneaux, McKinney, Moak, Myer, Roy, Wells  
Against: None  
Absent: None

Adopted the 14<sup>th</sup> day of January, 2020.

Signed the 17<sup>th</sup> day of January, 2020.


Delivered to the Mayor on the 21<sup>st</sup> day of January, 2020.

  
\_\_\_\_\_  
Mark Miley, City Clerk

Approved:

  
\_\_\_\_\_  
David Barrow, Mayor

Received from Mayor on the 21<sup>st</sup> day of January, 2020:

  
\_\_\_\_\_  
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 28<sup>th</sup> day of January, 2020

EXHIBIT A

Tracts B-2-A-2, B-2-A-3 and B-2-A-4 of the Wallace Heck Property, Sections 15 & 44, T6S-R2E, Greensburg Land District, City of Central, East Baton Rouge Parish, State of Louisiana.

4852-8904-2862, v. 1