

(Case No. SS-19-20)

**CITY OF CENTRAL  
ORDINANCE NO. 2020-37**

**AN ORDINANCE GRANTING A WAIVER TO PERMIT A PRIVATE WASTEWATER  
TREATMENT PLANT  
(Greenwell Springs Rd. – Tracts F-1-B-1 and F-1-B-2 of the Robert W. Dyer Property)**

WHEREAS, as part of an application to subdivide an approximately 43.68-acre parcel (Tract F-1-B) on the west side of Greenwell Springs Rd. north of Denham Rd. into two (2) residential lots (Tracts F-1-B-1 and F-1-B-2) a request was made for a waiver of Sec. 7:14.3(1) of the Development Code to permit the development of the property without connection to sanitary sewer; and

WHEREAS, though the property is within 500 feet of a public sanitary sewer, it is a pressurized force main, making such a connection cost prohibitive to the development of only two (2) lots; and

WHEREAS, a sewer waiver was previously approved for Tract F-1-B in Ordinance No. 2019-35 when it was subdivided; and

WHEREAS, the Planning Commission held a public hearing on the subject subdivision on November 19, 2020 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 with the “Map Showing the Resubdivision of Tract F-1-B into Tract F-1-B-1 and Tract F-1-B-2” of the Robert W Dyer, et al property” by Charles R. St. Roman, dated October 30, 2020, including the notes thereon.

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 8, 2020.

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

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

Adopted the 22<sup>nd</sup> day of December, 2020.

Signed the 23<sup>rd</sup> day of December, 2020.

Delivered to the Mayor on the 28<sup>th</sup> day of December, 2020.

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

Approved:

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

Received from Mayor on the 28<sup>th</sup> day of December, 2020:

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

Adopted Ordinance published in The Advocate on the 12<sup>th</sup> day of January, 2020

EXHIBIT A

Tracts F-1-B-1 and F-1-B-2 of the Robert W. Dyer *et al.* Property (formerly part of Tract F of the Carl Richard Property), Section 42, T5S-R2E, Greensburg Land District, City of Central, East Baton Rouge Parish, State of Louisiana.

4849-1282-3251, v. 1