

## EXHIBIT "A"

2022-2836-ZC

A CERTAIN TRACT OF LAND DESIGNATED AS BEING A 2.34 PARCEL OF LAND BEING A PORTION OF THE AUBREY TRACT SITUATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 21, 22 & 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 07 DEGREES 56 MINUTES EAST FOR A DISTANCE OF 3368.5 FEET AND SOUTH 65 DEGREES 30 MINUTES EAST FOR A DISTANCE OF 417.4 FEET TO A POINT AND CORNER BEING THE "POINT OF BEGINNING".

FROM THE POINT OF BEGINNING, RUN SOUTH 24 DEGREES 32 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 452.00 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 65 DEGREES 23 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 225.42 FEET TO A POINT AND CORNER; THENCE RUN NORTH 24 DEGREES 33 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 452.20 FEET TO A POINT AND CORNER; THENCE RUN NORTH 65 DEGREES 26 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 225.50 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2.34 ACRES MORE OR LESS

**CASE NUMBER:** 2022-2836-ZC

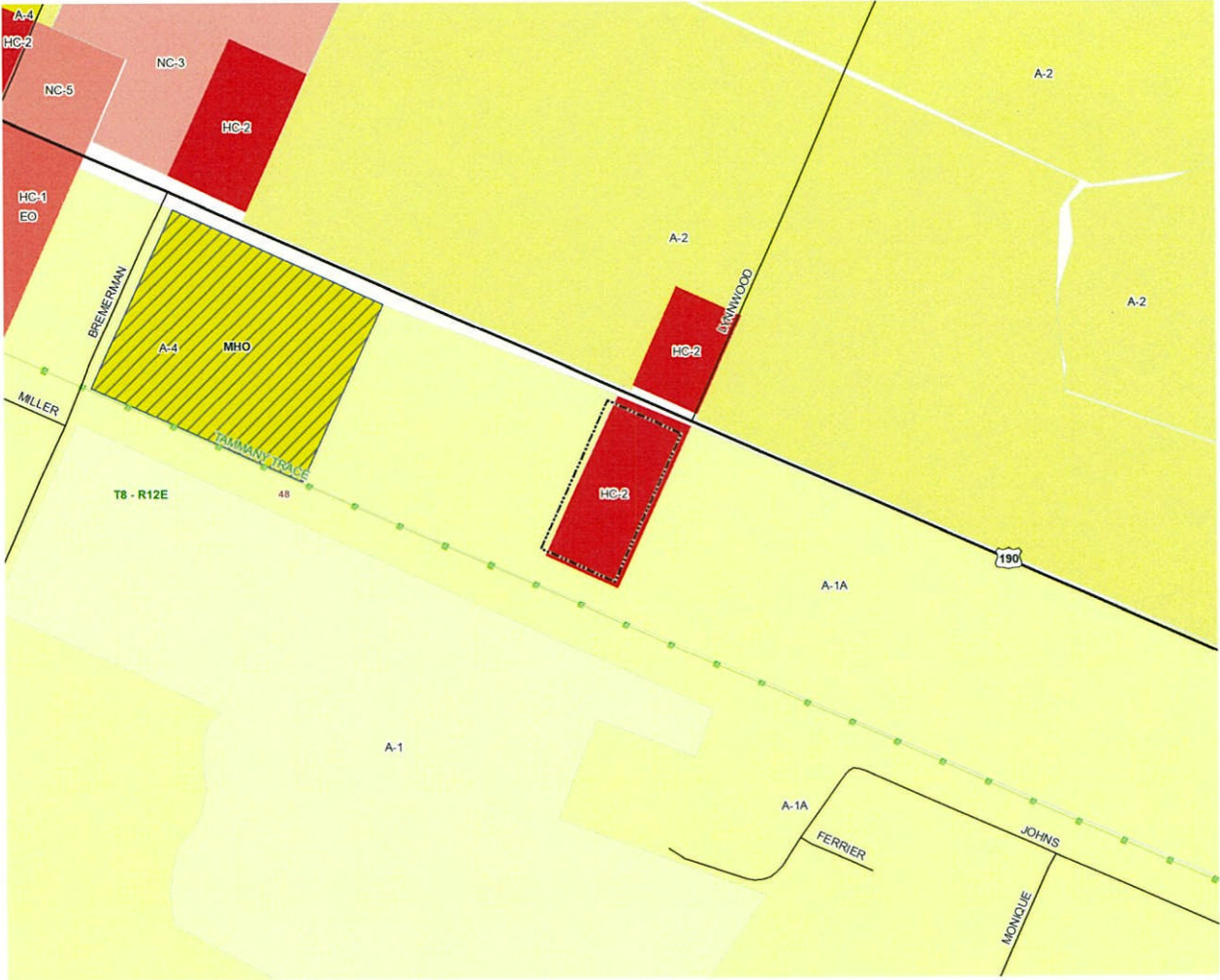
**PETITIONER:** Quality Properties, LLC – Bruce Wainer

**OWNER:** Bruce Wainer

**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) and RO Rural Overlay

**LOCATION:** Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7

**SIZE:** 2.34 acres



2022-2836-ZC

P.O.B.

THIS POINT IS REPORTED TO BE S07°56'E-3368.5',  
AND S65°30'E-417.40' FROM THE SECTION CORNER  
COMMON TO SECTIONS 21, 22 & 48, T-8-S, R-12-E,  
ST. TAMMANY PARISH, LOUISIANA

U.S. HWY 190

N65°26'57"W 225.50'

452.00'

N24°33'08"E

2.34 ACRES

452.20'

S24°32'31"W

S71°27'37"W  
292.89'

S65°23'54"E 225.42'  
TAMMANY TRACE

1120.82'  
N65°22'03"W

45.72 ACRES +/-

BREMMERMAN  
ROAD

A SKETCH MAP OF PROPERTY TO ZONED  
A 2.34 ACRE PARCEL OF LAND BEING A PORTION OF THE AUBREY TRACT  
situated in  
Section 48, T-8-S, R-12-E  
St. Tammany Parish, Louisiana  
for  
WAINER COMPANIES

Survey No. 22-140218  
Date: APRIL 14, 2022

Drawn by: DMC  
Revised:

Scale: NTS

**LOWE**  
ENGINEERS

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## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: April 25, 2022  
Case No.: 2022-2836-ZC  
Posted: May 9, 2022

Meeting Date: June 7, 2022  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Quality Properties, LLC- Bruce Wainer  
**OWNER:** Bruce Wainer  
**REQUESTED CHANGE:** HC-2 (Highway Commercial District) to HC-2 (Highway Commercial District) and RO Rural Overlay  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road; Lacombe; S48, T8S, R12E, Ward 4, District 7  
**SIZE:** 2.34 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

Type: State                                      Road Surface: 2 Lane Asphalt                                      Condition: Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	HC-2 Highway Commercial District
South	Tammany Trace & Residential	A-1A Suburban
East	Single-Family Residential	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

##### EXISTING LAND USE:

Existing development: No                                      Multi occupancy development: No

##### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from HC-2 Highway Commercial District to HC-2 Highway Commercial District and RO Rural Overlay. The site is located on the south side of US Highway 190, east of Bremerman Road, and west of Johns Road, Lacombe. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject site is currently undeveloped and abuts a single-family residential dwelling and undeveloped land zoned A-1A Suburban District to the east and west, the Tammany Trace to the south, and an existing commercial development zoned HC-2 Highway Commercial District to the north. The purpose of the requested RO Rural Overlay zoning classification is to provide for agricultural uses, to encourage the maintenance of the rural countryside, and to preserve forests and other undeveloped lands away from areas of population growth.

A 45.7- acre parcel along the south side of the Tammany Trace from the subject property was rezoned from PUD Planned Unit Development to A-1 Suburban District and RO Rural Overlay in 2020 to accommodate an apiary and you-pick farm (Council Ordinance # 21-4501). The reason for the current request is to allow for this business to expand and have a main presence along the State Highway. A change in zoning will allow agricultural uses on a parcel that is currently zoned to accommodate highway commercial uses.