

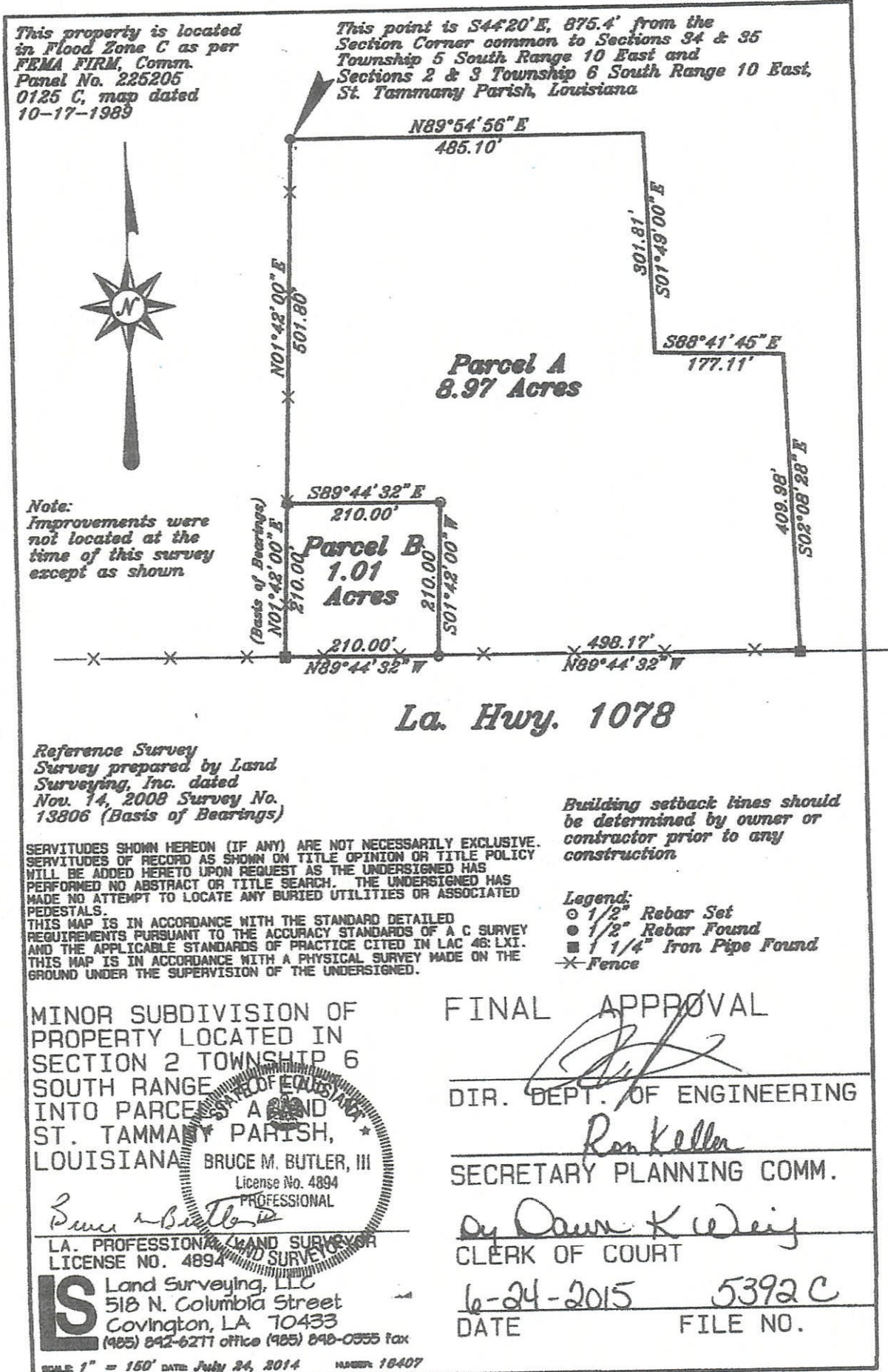
EXHIBIT "A"

2025-4457-ZC

PARCEL X-1-A

A 3.03 acre tract of land located in St. Tammany Parish, Louisiana, and situated in Section 2 Township 6 South Range 10 East of the Greensburg Land District, and shown as parcel X-1-A on a survey by Sam Z. Scandaliato dated October 20, 2025, and more fully described as follows:

Commencing from the Section Corner common to Sections 34 and 35 Township 5 South Range 10 East, and Sections 2 and 3 Township 6 South Range 10 East, thence S 44° 20' E a distance of 875.40' to a point, thence S 01° 42' 00" W a distance of 711.80' to a pipe found on the Northerly Right-of-Way of Louisiana Highway 1078 (aka Bennet Bridge Road), thence S 89° 44' 32" E along said Right-of-Way a distance of 388.00' to a set iron rod and POINT OF BEGINNING, thence N 02° 21' 28" W a distance of 415.82' to a set iron rod, thence S 88° 41' 45" E a distance of 320.17' to a set nail, thence S 02° 08' 28" E a distance of 409.98' to a pipe found on the Northerly Right-of-Way of Louisiana Highway 1078, thence N 89° 44' 32" W along said Right-of-Way a distance of 320.17' to the POINT OF BEGINNING.



2025-4457-ZC

T5 - R10E

35

R-1

R-1

R-1

2

T6 - R10E

1078

R-1



Administrative Comment

February 5, 2026

Department of Planning and Development



**ZONING STAFF REPORT**  
2025-4457-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the north side of Bennett Bridge Road/LA Highway 1078, west of Church Road, east of J and B Drive, Folsom, Louisiana; S2 T6S, R10E; Ward 3, District 3

**Petitioner:** Alan and Shannon Aparicio

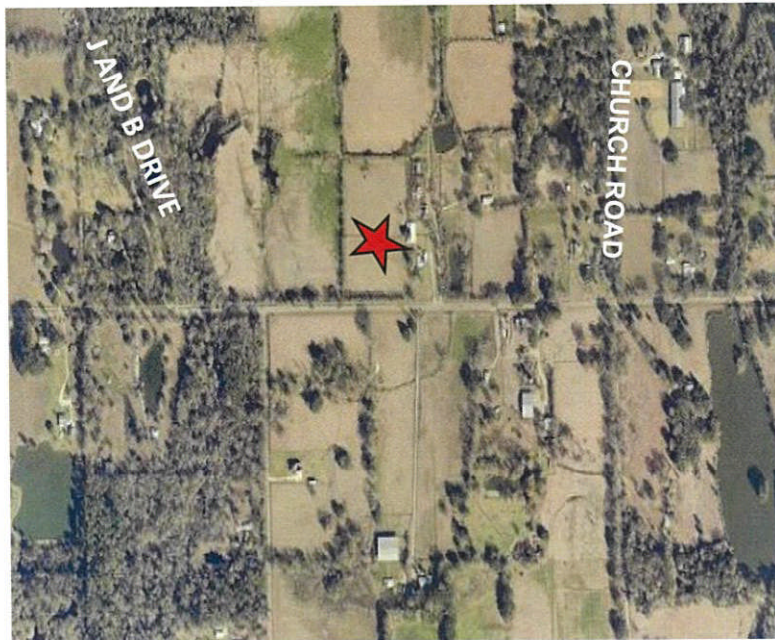
**Commission Hearing:** January 6, 2026

**Owner:** Alan and Shannon Aparicio

**Posted:** December 15, 2025

**Size:** 3.03 acres

**Determination:** Approved



**Current Zoning:**

R-1 (Rural Residential District) & RO (Rural Overlay Residential)

**Requested Zoning:**

R-2 (Rural Residential District) & RO (Rural Overlay Residential)

**Future Land Use:**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**Elevation Requirements:**

FFE is 12" above crown of street elevation

**FINDINGS**

1. The applicant is requesting to rezone 3.03 acres from R-1 (Rural Residential District) & RO (Rural Overlay Residential) to R-2 (Rural Residential District) & RO (Rural Overlay Residential). The parcel is located on the north side of Bennett Bridge Road/LA Highway 1078, west of Church Road, east of JandB Drive, Folsom.

*Zoning History*

Ordinance	Prior Classification	Amended Classification
88-015	Unknown	SA
10-2234	SA	R-1

*Site and Structure Provisions*

2. The subject property is currently developed with a residence.

*Compatibility or Suitability with Adjacent Area*

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	R-1 (Rural Residential District) & RO (Rural Overlay Residential)
South	Residential	R-1 (Rural Residential District) & RO (Rural Overlay Residential)
East	Residential	R-1 (Rural Residential District) & RO (Rural Overlay Residential)

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West	Residential	R-1 (Rural Residential District) & RO (Rural Overlay Residential)
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3. As shown in Table 2, the subject site abuts residential properties R-1 (Rural Residential District) & RO (Rural Overlay Residential) to the north, south, east and west.
4. The existing R-1 (Rural Residential District) is intended to provide a single-family residential environment at a low-density level. The R-1 (Rural Residential District) is located primarily in less populated areas where the character of the area should be preserved through low densities.
  - a. The existing R-1 (Rural Residential District) calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
5. The purpose of the R-2 (Rural Residential District) is to provide a single-family residential environment at a low-density level. The R-2 District is located primarily in less populated areas where the character of the area should be preserved through low densities.
  - a. The proposed R-2 (Rural Residential District) calls for parcel sizes of 3 acres or greater with a minimum lot width of 200 feet.
6. If approved, the applicant may apply for a minor subdivision.

*Consistency with New Directions 2040*

**Rural/Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

*Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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