



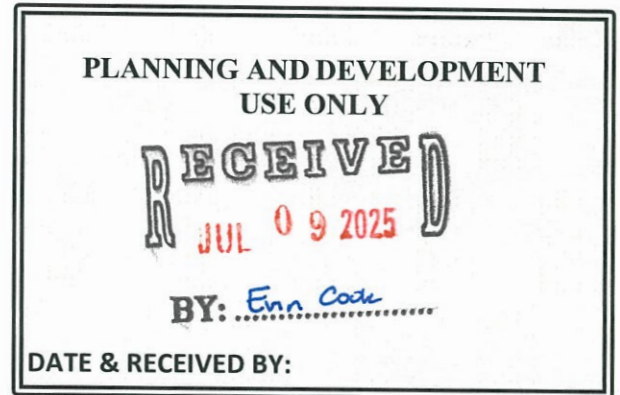
APPEAL #4

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL
PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00



Case Number: REV25-07-003 Planning & Zoning Commission Meeting Date: 7/8/25

Planning & Zoning Commission Action

Being Appealed: Approval of REV25-07-003

Name of Appellant: Steve Pierce

(PLEASE PRINT)

Address: 12387 Arc Rd Covington, LA 70435

Phone # 975-705-4847 Email Address Prop.

Appellant's Standing: Owner () Developer () Adjacent Property Owner () Other ()
(Please Check One)

If "Other" Checked,
Please Explain:

Reason(s) for Appeal:

Prisinge

Appellant's

Signature:

Date:

7/9/25

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.

REVOCATION STAFF ANALYSIS REPORT
(As of June 30, 2025)
Planning Commission meeting: July 8, 2025

CASE NO.: REV25-07-003

NAME OF STREET OR ROAD: Unopened portion of unnamed Right-of-Way

NAME OF SUBDIVISION: River Bends Estates Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 3

PROPERTY LOCATION: The property is located north of Trinchard Road, south of Arc Road in the River Bend Estates Subdivision, Ward 1, District 3.

SURROUNDING ZONING: R-1 Rural Residential

PETITIONER/REPRESENTATIVE: Andrew and Anh Cates

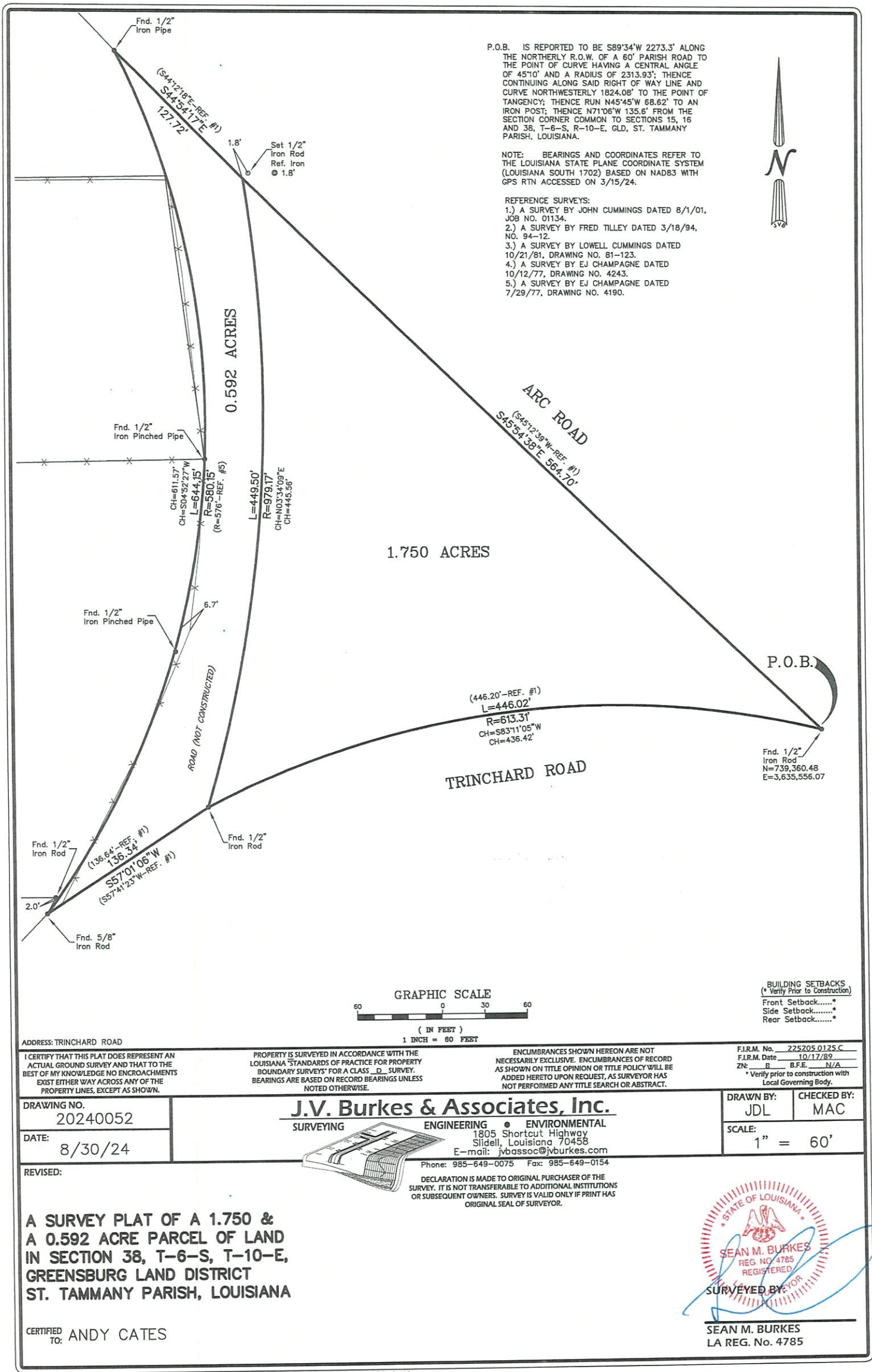
STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of an unopened right-of-way in the River Bend Estates Subdivision, in order to assimilate the property into the adjacent property.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



P.O.B. IS REPORTED TO BE S89°34'W 2273.3' ALONG THE NORTHERLY R.O.W. OF A 60' PARISH ROAD TO THE POINT OF CURVE HAVING A CENTRAL ANGLE OF 45°10' AND A RADIUS OF 2313.93'; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND CURVE NORTHWESTERLY 1824.08' TO THE POINT OF TANGENCY; THENCE RUN N45°45'W 68.62' TO AN IRON POST; THENCE N71°06'W 135.6' FROM THE SECTION CORNER COMMON TO SECTIONS 15, 16 AND 38, T-6-S, R-10-E, GLD, ST. TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 3/15/24.

- REFERENCE SURVEYS:
- 1.) A SURVEY BY JOHN CUMMINGS DATED 8/1/01, JOB NO. 01134.
 - 2.) A SURVEY BY FRED TILLEY DATED 3/18/94, NO. 94-12.
 - 3.) A SURVEY BY LOWELL CUMMINGS DATED 10/21/81, DRAWING NO. 81-123.
 - 4.) A SURVEY BY EJ CHAMPAGNE DATED 10/12/77, DRAWING NO. 4243.
 - 5.) A SURVEY BY EJ CHAMPAGNE DATED 7/29/77, DRAWING NO. 4190.



1.750 ACRES

0.592 ACRES

ARC ROAD

TRINCHARD ROAD

P.O.B.

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: TRINCHARD ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

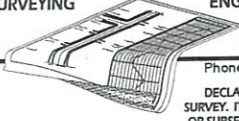
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0125 C
F.I.R.M. Date 10/17/89
Z.N. P B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20240052
DATE:
8/30/24

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

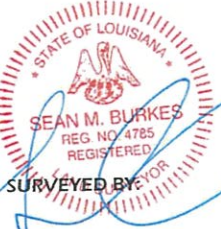
DRAWN BY: JDL
CHECKED BY: MAC
SCALE: 1" = 60'

REVISED:

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY PLAT OF A 1.750 & A 0.592 ACRE PARCEL OF LAND IN SECTION 38, T-6-S, T-10-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: ANDY CATES



SEAN M. BURKES
LA REG. No. 4785



D01BW01009

ARC RD

T6
- R10E

38

22B

TANTELA RANCH RD

TRINCHARD RD

BOYD RD

16

R-1
PUD

6

JD

17

A

SS1