(Site Plan Approval)

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

OB Application No.: OB- 76 -2018

BOC Hearing Date Requested: December 18, 2018

RECEIVED NOV 13 2018 COBB CO. COMM. DEV. ZONING DIVISION

Applicant: Richard G. Gabriel and Judith W. Gabriel **Phone #:** (678) 787-5165
(applicant's name printed)

Address: 555 Old Trace Road, Marietta, GA 30064 **E-Mail:** dgat1989@yahoo.com

MOORE INGRAM JOHNSON & STEELE, LLP
J. Kevin Moore **Address:** Emerson Overlook, Suite 100, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: _____ **Phone #:** (770) 429-1499 **E-Mail:** jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

CAROLYN E. COOK NOTARY EXPIRES GEORGIA JAN. 10, 2019 PUBLIC COBB COUNTY

Signed, sealed and delivered in presence of:

Carolyn E. Cook **My commission expires:** January 10, 2019
Notary Public

Titleholder(s): Judith W. Gabriel, Trustee, or Successor Trustee(s) of the Judith W. Gabriel Living Trust Dated December 5, 2000 **Phone #:** (678) 787-7838
(property owner's name printed)

Address: 555 Old Trace Road, Marietta, GA 30064 **E-Mail:** dgat1989@yahoo.com

See Attached Exhibit "A"
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ **My commission expires:** _____
Notary Public

Commission District: 1 (Weatherford) **Zoning Case:** Not Applicable

Size of property in acres: 3.0 +/- **Original Date of Hearing:** Not Applicable

Location: Southerly of terminus of Old Trace Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 20, 55 **District(s):** 19th

State specifically the need or reason(s) for Other Business:

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN APPROVAL)

OB Application №.: **OB-_____-2018**
Current Hearing Date: **December 18, 2018**

RECEIVED
NOV 13 2018
COBB CO. C... ...NCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicants: **Richard G. Gabriel and Judith W. Gabriel**
Titleholder: **Judith W. Gabriel, Trustee, or Successor Trustee(s) of the Judith W. Gabriel Living Trust Dated December 5, 2000**

JUDITH W. GABRIEL, Trustee, or Successor Trustee(s) of the Judith W. Gabriel Living Trust Dated December 5, 2000

BY: Judith W. Gabriel, Trustee
Judith W. Gabriel, Trustee

Date Executed: November 12, 2018

Address: 555 Old Trace Road
Marietta, Georgia 30064

Telephone №.: (678) 787-7838

Signed, sealed, and delivered
in the presence of:
Carolyn E. Cook
Notary Public
Commission Expires: 1-10-2019
(Notary Seal)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN APPROVAL)

OB Application No.: **OB-76-2018**
Current Hearing Date: **December 18, 2018**

RECEIVED
NOV 13 2018
COBB CO. COMMUNITY DEVELOPMENT AGENCY
ZONING DIVISION

Applicants: **Richard G. Gabriel and Judith W. Gabriel**
Titleholder: **Judith W. Gabriel, Trustee, or Successor Trustee(s) of the Judith W. Gabriel Living Trust Dated December 5, 2000**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

The Applicants, Richard G. Gabriel and Judith W. Gabriel (hereinafter collectively "Applicants"), reside on approximately 21 acres with a street address of 555 Old Trace Road, which is located southerly of the terminus of Old Trace Road (hereinafter "Overall Tract"). The property which is the subject of this Application for "Other Business" is approximately 3.0 acres and is part of the larger tract owned by the Property Owner, and upon which Applicants reside (said 3.0 acres hereinafter referred to as the "Property" or the "Subject Property"). The Subject Property is undeveloped and is zoned R-30. Access to the Overall Tract, including the Subject Property, is limited to a twenty (20) foot ingress/egress easement – private drive from the terminus of Old Trace Road. The Property has no frontage on a public roadway. For future construction of a single-family residence on the Property, approval must be obtained to waive the minimum public road frontage requirement. The requested approval results in very minimal, if any, impact on surrounding properties and would allow an otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned to the R-30 and R-20 zoning classifications.

Applicants present the Minor Division Survey for approval by the Cobb County Board of Commissioners, same being prepared by Carlton Rakestraw & Associates, dated October 1, 2018, a reduced copy of which is attached hereto as Exhibit "1" and incorporated herein by reference.

The approval of the Survey presented herein in no way adversely impacts or affects the quality or integrity of any adjacent or surrounding properties or neighborhoods.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. CARLTON RAKESTRAW, JR., L.S. 2236 DATE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME DATE

NAME DATE

AREA = 3.000 ACRES

REFERENCE DATA

PLAT OF PROPERTY OF RICHARD C. & JUDITH W. GABRIEL PREPARED BY JAMES L. JEFFRIES, L.S. 2036, DATED 01-22-77

PLAT OF SURVEY FOR JERALD RUSSELL HEDDEN PREPARED BY CECIL R. KELLY, L.S. 2086, DATED 08-16-200, AS REVISED 05-09-01; PLAT BOOK 201, PAGE 48

PLAT OF SURVEY FOR FRIENDSHIP BAPTIST CHURCH PREPARED BY GASKINS & HOGAN SURVEYING CO. DATED 07-27-81; PLAT BOOK 78, PAGE 185

PLAT OF SURVEY FOR BRYAN D. MILLER PREPARED BY GEORGE WILLIS CRUSSELLE, L.S. 1373, DATED 05-14-86; PLAT BOOK 110, PAGE 97

SUBDIVISION PLAT FOR BLOCK "B", LAKE WILDERNESS, PHASE #2 PREPARED BY JACQUE L. WILLIAMS, L.S. 859, DATED 06-06-78; PLAT BOOK 144, PAGE 73

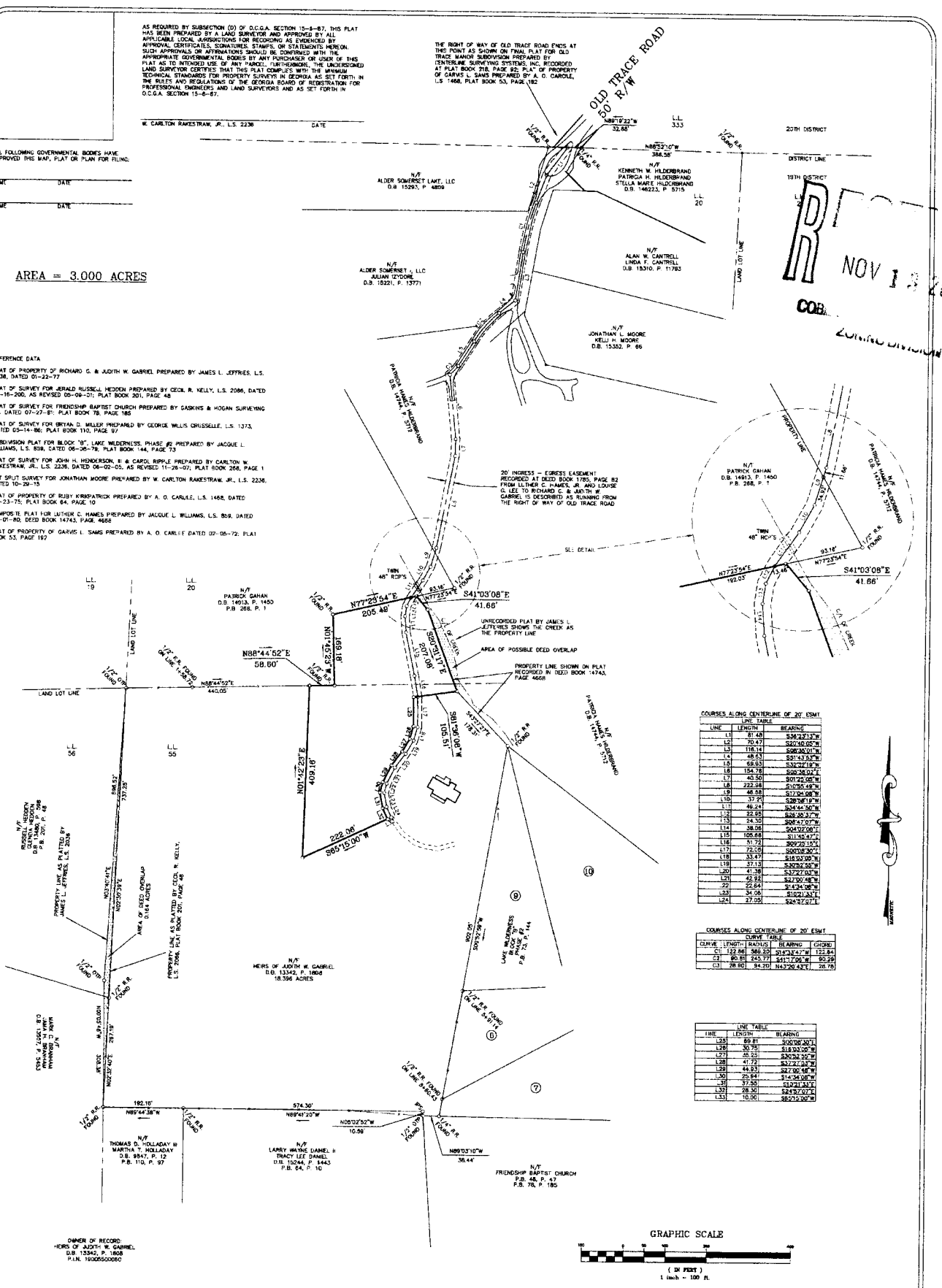
PLAT OF SURVEY FOR JOHN H. HENDERSON, II & CAROL RIPPLE PREPARED BY CARLTON W. RAKESTRAW, JR., L.S. 2236, DATED 06-02-05, AS REVISED 11-26-07; PLAT BOOK 268, PAGE 1

LOT SPLIT SURVEY FOR JONATHAN MOORE PREPARED BY W. CARLTON RAKESTRAW, JR., L.S. 2236, DATED 10-29-15

PLAT OF PROPERTY OF RUBY KIRKPATRICK PREPARED BY A. O. CARLILE, L.S. 1468, DATED 06-23-75; PLAT BOOK 64, PAGE 10

COMPOSITE PLAT FOR LUTHER C. HAMES PREPARED BY JACQUE L. WILLIAMS, L.S. 859, DATED 08-01-80; DEED BOOK 14743, PAGE 4668

PLAT OF PROPERTY OF GARVIS L. SAMS PREPARED BY A. O. CARLISE DATED 02-08-72; PLAT BOOK 53, PAGE 197



OWNER OF RECORD:
HEIRS OF JUDITH W. GABRIEL
D.B. 13342, P. 1808
P.I.N. 19100500080

COURSES ALONG CENTERLINE OF 20' ESMT

LINE TABLE

LINE	LENGTH	BEARING
L1	81.48	S36°23'13"W
L2	70.47	S20°40'05"W
L3	116.14	S08°36'01"W
L4	48.63	S31°43'57"W
L5	69.63	S32°22'18"W
L6	154.78	S08°36'02"E
L7	40.50	S01°25'06"W
L8	222.98	S10°55'48"W
L9	48.58	S17°04'08"W
L10	37.21	S28°58'19"W
L11	46.24	S34°44'50"W
L12	22.65	S26°35'37"W
L13	24.30	S08°47'07"W
L14	38.06	S04°02'06"E
L15	105.68	S11°45'47"E
L16	51.72	S09°25'15"E
L17	72.05	S00°08'30"E
L18	33.47	S18°03'00"W
L19	37.13	S30°52'55"W
L20	41.38	S37°27'03"W
L21	42.92	S21°00'48"W
L22	22.64	S14°34'08"W
L23	34.06	S10°21'33"E
L24	27.05	S24°37'07"E

COURSES ALONG CENTERLINE OF 20' ESMT

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	122.86	566.20	S18°33'41"W	122.64
C2	90.81	245.77	S41°17'06"W	90.29
C3	28.80	94.20	N43°20'43"E	28.78

LINE TABLE

LINE	LENGTH	BEARING
L25	89.81	S00°08'30"E
L26	30.75	S18°03'00"W
L27	35.25	S30°52'55"W
L28	41.72	S37°27'03"W
L29	44.93	S27°00'48"W
L30	25.84	S14°34'08"W
L31	37.50	S10°21'33"E
L32	28.30	S24°37'07"E
L33	10.00	S85°15'00"W

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458 DATE OF FIELD WORK - 10/19/18

PROJECT NO. 18-094

PLOT FILE - 18-094.DWG

TECHNICAL DATA
TRAVERSE PRECISION - 1'/16,318'
ANGLE ADJUSTMENT - 04"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1'/13,208'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
OTP - OPEN TOP PIPE
FENCE LINE - x

MINOR DIVISION SURVEY FOR

JUDITH W. GABRIEL, TRUSTEE OR SUCCESSOR TRUSTEE(S) OF JUDITH W. GABRIEL LIVING TRUST DATED DEC. 5, 2000

LOCATED IN

LAND LOTS 20 & 55, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES

REGISTERED LAND SURVEYORS

2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200
FAX - 770-443-2300

DATE 10/30/18 DRAWN BY CDJ
SCALE 1"= 100' CHECKED BY WCR

DATE	DESCRIPTION	BY

REVISIONS

REGISTERED No. 2236 GEORGIA W. CARLTON RAKESTRAW

EXHIBIT "1"

RECEIVED
NOV 1 8 2018
COBB CO
ZON

SURVEY/SITE PLAN PRESENTED FOR APPROVAL IN APPLICATION FOR "OTHER BUSINESS" AT DECEMBER 18, 2018, BOARD OF COMMISSION ZONING HEARING

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. CARLTON RAKESTRAW, JR., L.S. 2236 DATE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

NAME DATE

NAME DATE

AREA = 3.000 ACRES

REFERENCE DATA

PLAT OF PROPERTY OF RICHARD C. & JUDITH W. GABRIEL PREPARED BY JAMES L. JEFFRIES, L.S. 2038, DATED 01-22-77

PLAT OF SURVEY FOR JERALD RUSSELL HEDDEN PREPARED BY CECIL R. KELLY, L.S. 2086, DATED 08-16-200, AS REVISED 05-09-01; PLAT BOOK 201, PAGE 48

PLAT OF SURVEY FOR FRIENDSHIP BAPTIST CHURCH PREPARED BY GASKINS & HOGAN SURVEYING CO. DATED 07-27-81; PLAT BOOK 78, PAGE 185

PLAT OF SURVEY FOR BRYAN D. MILLER PREPARED BY GEORGE WILLIS CRUSSELLE, L.S. 1373, DATED 05-14-86; PLAT BOOK 110, PAGE 97

SUBDIVISION PLAT FOR BLOCK "B", LAKE WILDERNESS, PHASE #2 PREPARED BY JACQUE L. WILLIAMS, L.S. 859, DATED 06-26-79; PLAT BOOK 144, PAGE 73

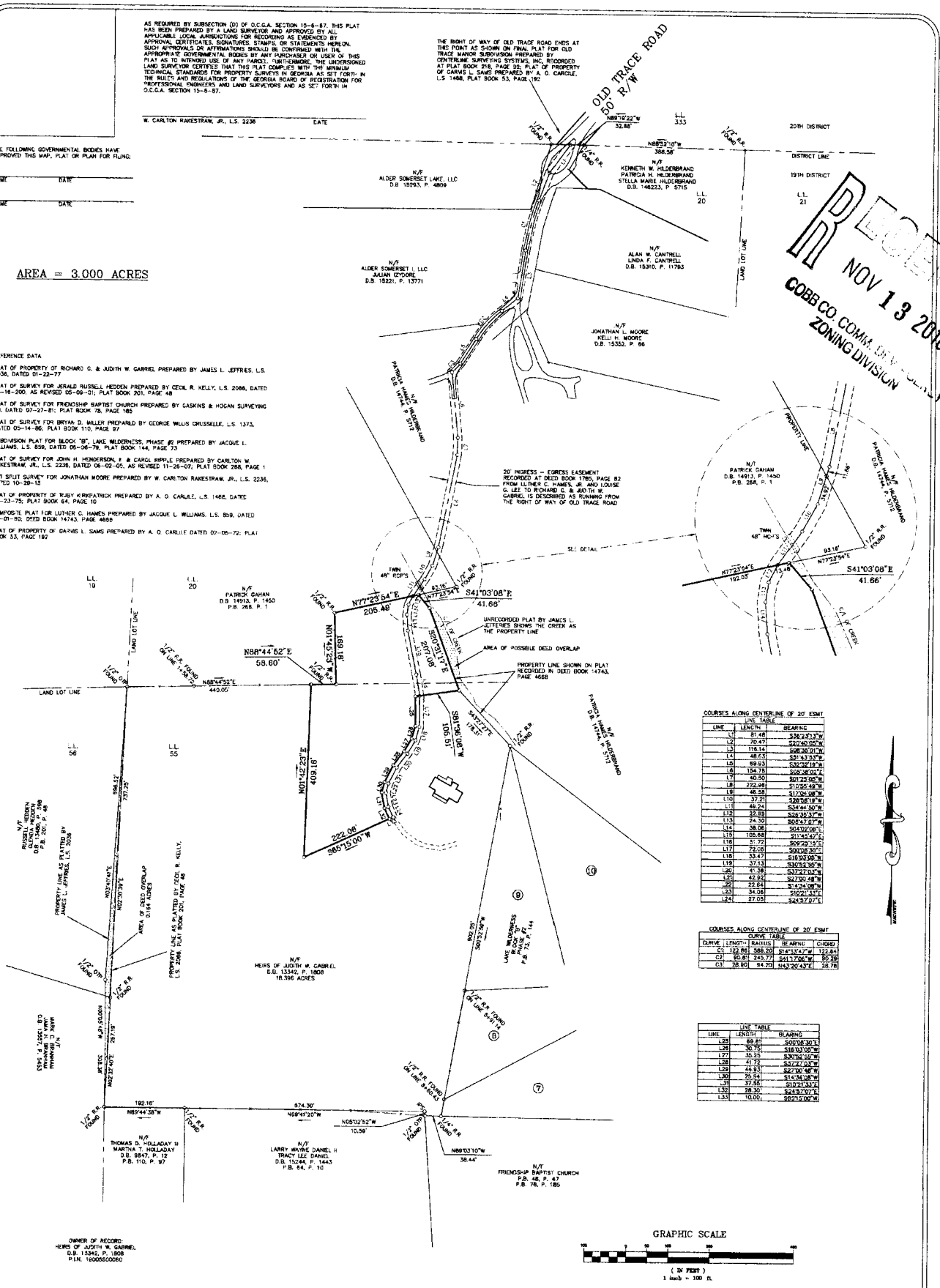
PLAT OF SURVEY FOR JOHN H. HENDERSON, II & CAROL RIPPLE PREPARED BY CARLTON W. RAKESTRAW, JR., L.S. 2236, DATED 06-02-05, AS REVISED 11-26-07; PLAT BOOK 288, PAGE 1

LOT SPLIT SURVEY FOR JONATHAN MOORE PREPARED BY W. CARLTON RAKESTRAW, JR., L.S. 2236, DATED 10-29-13

PLAT OF PROPERTY OF RUBY KIRKPATRICK PREPARED BY A. O. CARLILE, L.S. 1468, DATED 06-23-75; PLAT BOOK 64, PAGE 10

COMPOSITE PLAT FOR LUTHER C. HAMES PREPARED BY JACQUE L. WILLIAMS, L.S. 859, DATED 08-01-90; DEED BOOK 14743, PAGE 4668

PLAT OF PROPERTY OF DARWIS L. SAMS PREPARED BY A. O. CARLILE DATED 07-06-72; PLAT BOOK 53, PAGE 192



COURSES ALONG CENTERLINE OF 20' ESMT

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.48	S36°23'13"W
L2	70.47	S20°40'05"W
L3	116.14	S08°35'01"W
L4	48.63	S31°33'33"W
L5	69.93	S39°32'18"W
L6	154.78	S05°36'02"E
L7	40.50	S01°23'05"W
L8	272.98	S10°55'49"W
L9	46.58	S17°04'08"W
L10	37.21	S28°58'19"W
L11	49.24	S34°44'50"W
L12	32.93	S26°35'37"W
L13	24.30	S08°47'07"W
L14	38.06	S04°02'06"E
L15	105.68	S11°45'47"E
L16	51.72	S09°25'15"E
L17	72.09	S00°08'30"E
L18	33.47	S15°33'05"W
L19	37.13	S30°52'50"W
L20	41.38	S37°27'04"W
L21	42.93	S27°00'48"W
L22	22.64	S14°34'08"W
L23	34.06	S10°21'33"E
L24	27.05	S24°37'07"E

COURSES ALONG CENTERLINE OF 20' ESMT

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	122.86	588.20	S14°13'47"W	122.64
C2	90.81	245.77	S41°17'06"W	90.29
C3	28.90	84.20	N43°20'43"E	28.78

LINE TABLE		
LINE	LENGTH	BEARING
L25	99.81	S00°08'30"E
L26	30.75	S18°03'05"W
L27	35.25	S30°56'55"W
L28	41.72	S27°27'03"W
L29	44.93	S27°00'48"W
L30	75.94	S14°34'08"W
L31	37.55	S10°21'33"E
L32	28.30	S24°37'07"E
L33	10.00	S85°15'00"W

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458 DATE OF FIELD WORK - 10/19/18

PROJECT NO. 18-084

LOT# SEC - 18 - 084

TECHNICAL DATA
TRAVERSE PRECISION - 1'/16,316'
ANGLE ADJUSTMENT - 04"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1'/313,209'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.B. - REINFORCING ROD
OTP - OPEN TOP PIPE
FENCE LINE - x

MINOR DIVISION SURVEY FOR

JUDITH W. GABRIEL, TRUSTEE OR SUCCESSOR TRUSTEE(S) OF JUDITH W. GABRIEL LIVING TRUST DATED DEC. 5, 2000

LOCATED IN

LAND LOTS 20 & 55, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES

REGISTERED LAND SURVEYORS

2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200
FAX - 770-443-2300

DATE 10/30/18 DRAWN BY CDJ
SCALE 1"= 100' CHECKED BY WCR

DATE	DESCRIPTION	BY

REVISIONS

REGISTERED No. 2236 W. CARLTON RAKESTRAW, JR.

RECEIVED NOV 13 2018 COBB CO. COMM. DEV. DIV. ZONING DIVISION

NOV 13 2018
COBB CO. COMM. DEVELOPMENT AGENCY
ZONING DIVISION

2018 PAID AD VALOREM PROPERTY TAX RECIEPT FOR SUBJECT PROPERTY (TAX PARCEL NO. 19005500060)

Printed: 11/13/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
RICHARD G & JUDY W GABRIEL

RECEIVED
NOV 13 2018
COBB CO. CO.
ZONING DIVISION

GABRIEL JUDITH W TRUSTEE OR SUCCESSOR
TRUSTEE OF THE JUDITH W GABRIEL LIVING T

Payment Date: 10/15/2018

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2018	19005500060	10/15/2018	Pay:	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$0.00	$1,753.50	**$0.00**

Scan this code with your mobile phone to view this bill!!