

**BUFFER REDUCTION APPLICATION
 TO THE GWINNETT COUNTY BOARD OF COMMISSIONERS
 FOR A BUFFER REDUCTION OF MORE THAN 50 PERCENT**

Please complete this application and submit with all necessary attachments as outlined on the **Buffer Reduction Information Form**. (Please type or print).

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: <u>Alexander Mooney</u>		NAME: <u>RAUSCH MANAGEMENT CO LLC</u>	
ADDRESS: <u>1900 Century Place NE</u> <u>Suite 305</u>		ADDRESS: <u>256 LESTER RD SW</u>	
ZIP CODE: <u>30345</u>		ZIP CODE: <u>30044-4707</u>	
PHONE NUMBER: <u>912-704-2596</u>		PHONE NUMBER: <u>404-316-2895</u>	
CONTACT INFORMATION			
NAME: <u>Alexander Mooney</u>		PHONE NUMBER: <u>912-704-2596</u>	
E-MAIL ADDRESS: <u>amooney@aulickengineering.com</u>			
PROPERTY INFORMATION			
STREET ADDRESS OF PROPERTY: <u>1172 Rockbridge Road</u>			
ZONING: <u>C-2</u>		PARCEL NUMBER(S): <u>R6094 115</u>	
BUFFER REDUCTION INFORMATION			
STATE THE BUFFER REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE FROM WHICH YOU SEEK A REDUCTION: <u>Table 610.1 C-2 adjacent to R-100</u>			
<u>75' Buffer Required</u>			
BUFFER REQUESTED: <u>30' Buffer Requested (60% reduction)</u>		RECEIVED BY	
Please attach a Letter of Intent explaining what use is proposed and include your justification for this reduction. JUN 07 2019			

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All that tract or parcel of land being in Land Lot 94 & 95 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:

Beginning At A Point Along The Easterly Right-Of-Way Of Rockbridge Road (Right-Of-Way Varies) 775.4 Feet From The Northerly Right-Of-Way Of Five Forks Trickum Road; Thence Following The Right-Of-Way Of Rockbridge Road North 09°44'15" West A Distance Of 211.35 Feet To A Point; Thence Leaving Said Right-Of-Way North 60°34'56" East A Distance Of 149.75 Feet To A Point; Thence North 60°19'13" East A Distance Of 36.27 Feet To A Point; Thence South 32°38'50" East A Distance Of 118.73 Feet To A Point; Thence South 32°45'09" East A Distance Of 81.43 Feet To A Point; Thence South 60°43'23" West A Distance Of 268.62 Feet To A Point Along The Right-Of-Way Of Rockbridge Road; Which Is The Point Of Beginning,

Having An Area Of 45318.26 Square Feet, 1.040 Acres

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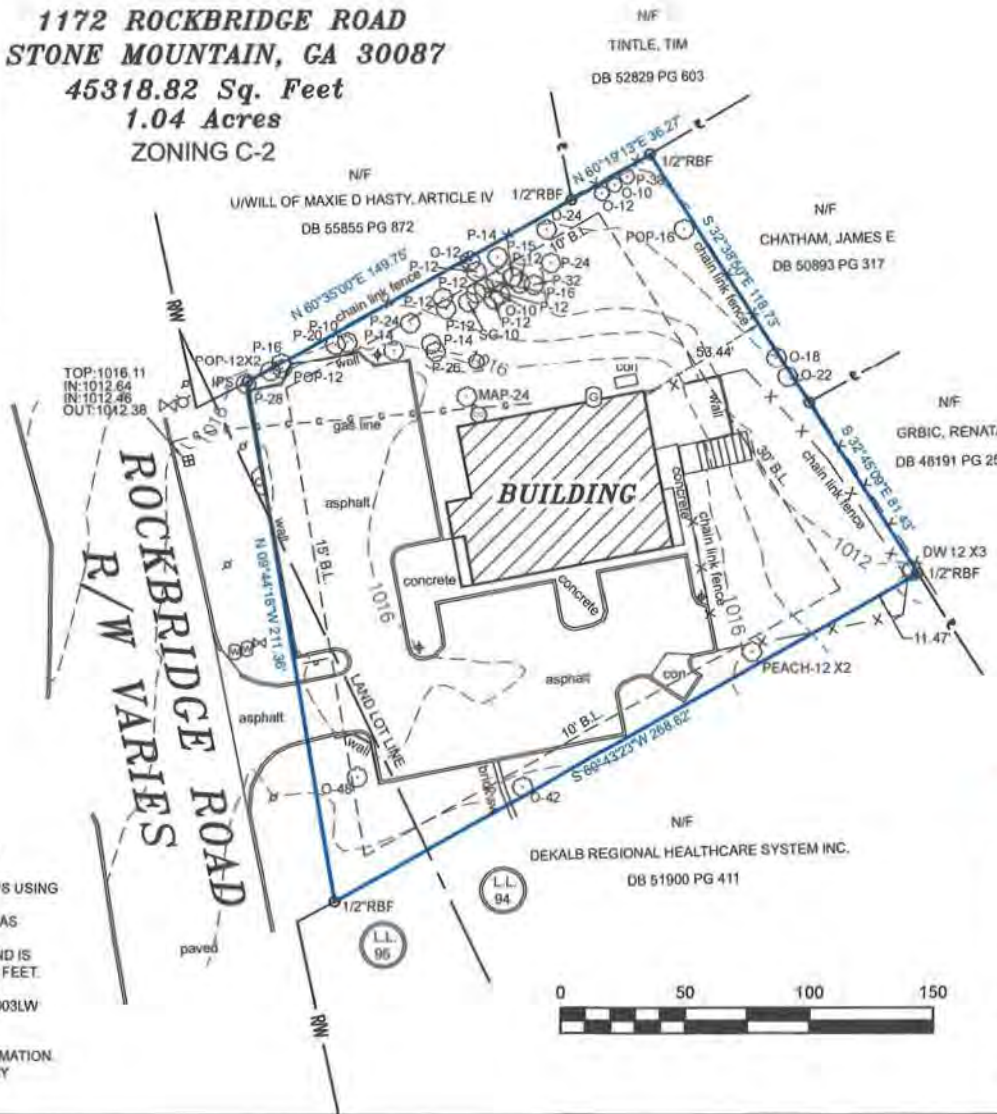
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BRD '19 00 1

R6094 115
1172 ROCKBRIDGE ROAD
STONE MOUNTAIN, GA 30087
45318.82 Sq. Feet
1.04 Acres
ZONING C-2

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT.



LEGEND

- RBF=REBAR FOUND
- CTP=CRIMP TOP PIPE FOUND
- IPS= IRON PIN SET
- B.L.=BUILDING LINE
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- RAW=RIGHT-OF-WAY
- DB=DEED BOOK
- PG=PAGE
- CON=CONCRETE
- 036 = TREE
- = DIAMETER IN INCHES
- = TYPE
- O= OAK
- P= PINE
- POP= POPLAR
- = POWER POLE
- = GAS METER
- = CLEANOUT
- = FIRE HYDRANT
- = DRAIN INLET
- = WATER VALVE
- = LIGHT POLE
- = WATER METER
- = SIGN
- MAP=MAPLE
- DW=DOGWOOD

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

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- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE
 2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
 6. FIELD WORK COMPLETED ON JULY 18, 2018.
 7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



SURVEY FOR:		RAUSCH MANAGEMENT CO LLC	
LAND LOT:	DATE	 GARMON Land Surveying 1920 Railroad Street Slaton, Ga 30666 678-776-2544 - tony@garmonlandsurveying.com	
94 & 95	7/23/2018		
DISTRICT: 6	SCALE		
SECTION:	1"=50'	COUNTY:	JOB NO.
		WINNETT	2018-183
		DRAWING NAME: 1172 ROCKBRIDGE RD	



6/7/2019

Gwinnett County
Department of Planning & Development
446 West Crogan Street, suite 250
Lawrenceville, Georgia, 30046

Subject: Rausch Family Dentistry Buffer Reduction

To whom it may concern,

Aulick Engineering is applying on behalf of Rausch Management Co, LLC. for a buffer reduction on their property located at 1172 Rockbridge Road. The property is zoned C-2 and has the parcel number R6 094 115. There is an existing 1 story building on the property with a parking lot on the west and south side of the building. The building is currently utilized as a dentistry.

The buffer in question is 75' from the eastern property line, which abuts two properties with single family homes. One of the properties is zoned R-100, and the other is zoned C-2. Gwinnett County Ordinance requires a 75' buffer where C-2 abuts R-100 per table 610.1 from the UDO. The existing building currently lies within the 75' buffer.

The community surrounding the property has recently seen multiple dentist retire, and there is a need for additional dentist services in the community. The owner has decided to meet this need by expanding their existing building to meet the increased demand. The proposed development will be a single-story building addition on the rear of the existing building totaling 1971 square feet and 5 new parking spots. The proposed addition will match the current architecture of the building and meet Gwinnett county lighting standards. No trees will be removed to make way for the building addition.

In order to construct the new addition, we are requesting the 75' buffer to be reduced to 30' which matches the existing rear setback of the property. A wooden privacy screening fence is to be installed along the eastern border and is not to interfere with any existing trees. Additional plantings will be provided and designed by a licensed landscape architect to meet all buffer planting requirements stipulated in the Gwinnett county ordinance section 620-20.7. All existing trees that provide screening will be preserved.

Thank you for your consideration of our application.

Sincerely,

Alexander Mooney, P.E.


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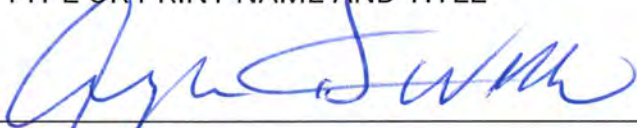
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APPLICANT CERTIFICATION

The undersigned below is authorized to make this application by the property owner.


SIGNATURE OF APPLICANT 06/07/2019
DATE

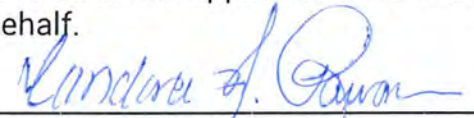
Alexander Mooney, P.E.
TYPE OR PRINT NAME AND TITLE


NOTARY

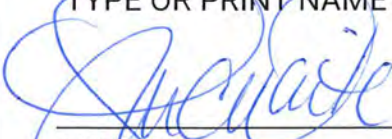


PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of record of the property considered in this application and is aware that this application is made on his or her behalf.


SIGNATURE OF PROPERTY OWNER 6/5/2019
DATE

CANDACE H. RANSETH, owner
TYPE OR PRINT NAME AND TITLE


NOTARY

my commission expires 2-5-2020



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