



# LAWRENCEVILLE

## Planning & Development

### MAYOR AND COUNCIL ~~PLANNING & DEVELOPMENT~~

#### RECOMMENDED CONDITIONS - 12042025

#### RZC2025-00073

Approval of a rezoning of the subject property to BG (General Business District) to allow a Convenience Store with fuel pumps, subject to the following enumerated conditions:

#### A. To restrict the use of the property as follows:

1. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

a. Adult Bookstores or Entertainment

b. Automotive Uses such as:

i. Parts Stores

ii. Used Car Sales

iii. Tire Sales

iv. Car Wash

~~iv.v.~~ Auto Repair/Body Shop

~~v.vi.~~ Car/Truck Rental

c. Contractor's Offices

d. Emission Inspection Stations

e. Equipment Rental

f. Extended Stay Hotels or Motels

g. Recovered Materials Processing Facilities

h. Smoke Shops/Novelty Stores

i. Tattoo Parlors

j. Taxidermists

k. Yard Trimmings Composting Facilities

2. The development shall be in general accordance with submitted site plan received by the Department of Planning and Development, dated October 3, 2025, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development. The proportions of materials of the exterior facades shall be in general accordance with those detailed in the elevations received on October 3, 2025.
3. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
4. Metal building facades are prohibited.
5. Prefabricated awning type structures are only permitted at automatic carwash facilities.

**B. To satisfy the following site development considerations:**

1. Provide a fifty-foot-wide (50 ft.) building setback adjacent to all rights-of-way (Buford Drive and Braselton Highway).
2. Provide a minimum ten-foot (10 ft.) landscape strip along all rights-of-way (Buford Drive and Braselton Highway). Front Yard Landscape Strips require the following plantings every one-hundred-linear foot (100 LF) of property line adjacent to a right-of-way, two (2) understory trees; eighteen (18) Shrubs; eighteen (18) Ornamental Grasses; and eighteen (18) Ground Cover. Final approval of a landscape plan shall be subject to the review and approval of the Director of the Planning and Development Department.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. The required parking ratio shall be a minimum of 1 space per 300 square feet of retail sales & services gross floor area.
5. Provide a twelve-foot (12')~~5-foot~~ concrete sidewalk along the road frontages of Buford Drive and Braselton Highway.
6. Ground signage shall be limited to one monument-type sign per road frontage~~servicing the overall development~~ and shall be subject to review and

approval by the Director of Planning & Development. The sign shall include a minimum two-foot-high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

7. New billboards or oversized signs shall be prohibited.
8. Outdoor storage shall be prohibited.
9. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
10. Compactor/dumpsters shall be screened by a one hundred percent (100%) opaque brick or stacked stone wall with an opaque metal gate enclosure. Compactor/dumpster enclosure shall be a minimum of ten feet (10 ft) in width and thirty feet (30 ft) in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
11. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
12. Peddlers and/or parking lot sales shall be prohibited.
13. The owner shall repaint or repair any graffiti or vandalism within seventy-two (72) hours of notice from the City.
14. [Connect all site security cameras to the City of Lawrenceville's Real Time Crime Center.](#)
15. [Per Georgia Department of Transportation approval and at no cost to the City, dedicate all right of way and provide road and pedestrian improvements to Braselton Highway and Buford Drive as outlined on the site plan Dated October 3, 2025. This includes:](#)
  - a. [A center left and right turn lane on Braselton Highway](#)
  - b. [An additional through lane on Braselton Highway](#)
  - c. [An extension of the right turn lane on Braselton Highway](#)
  - d. [A dedicated right turn lane on Buford Drive](#)
  - e. [Addition of pedestrian crosswalks at the Buford Highway and Braselton Highway Intersection](#)

f. An updated traffic signal

g. Maintain consistent right-of-way boundaries across the frontage of Braselton Highway and Buford Drive.

16. At no cost to the City, construct a City of Lawrenceville Gateway sign on the corner of Buford Drive and Braselton Highway within a dedicated easement per the approval of the Director of Planning and Development.

~~13.~~