



LAWRENCEVILLE

Planning & Development

ANNEXATION & REZONING

CASE NUMBER(S): ANNX2025-00014 & RZC2025-00073

APPLICANT(S): RACETRAC INC. C/O DILLARD SELLERS

PROPERTY OWNER(S): ROBERT H. HUMPHRIES & C.E. SMITH

LOCATION(S): 1011 & 1025 BUFORD DRIVE, 508 & 518 BRASELTON HIGHWAY

PARCEL IDENTIFICATION NUMBER(S): R7028A120, R7028A159, R7028A121, & R7028A187

APPROXIMATE ACREAGE: 3.61 ACRES

CURRENT ZONING: GWINNETT C-2 (GENERAL BUSINESS DISTRICT)

PROPOSED ZONING: BG (GENERAL BUSINESS DISTRICT)

PROPOSED DEVELOPMENT: CONVENIENCE STORE W/ FUEL PUMPS

DEPARTMENT RECOMMENDATION: APPROVAL WITH CONDITIONS

VICINITY MAP



ZONING AND DEVELOPMENT STANDARDS

The applicant proposes the development of a 6,008 square foot convenience store with fuel pumps at the subject property. Ten fuel pumps are designated for passenger vehicles, and four fuel pumps are for commercial diesel vehicles. The parking lot is designed with a loop driveway and does not include long-term truck parking spaces.

The proposal meets the following standards established in the zoning ordinance:

Article 1 Districts, Section 102.13 BG – General Business District, B. Lot Development Standards

Standard	Requirement	Proposal	Recommendation
Minimum Lot Area	20,000 sq. ft.	157,266 sq. ft.	N/A
Minimum Lot Width	100 feet	450 feet	N/A
Maximum Building Height	35 feet	35 feet	N/A
Minimum Front Yard Setback	50 feet	50 feet	N/A
Minimum Side Yard Setback	10 feet	10 feet	N/A
Minimum Rear Yard Setback	15 feet	15 feet	N/A
Impervious Surface Coverage	95% 149,403 sq. ft.	69% 108,396 sq. ft.	N/A

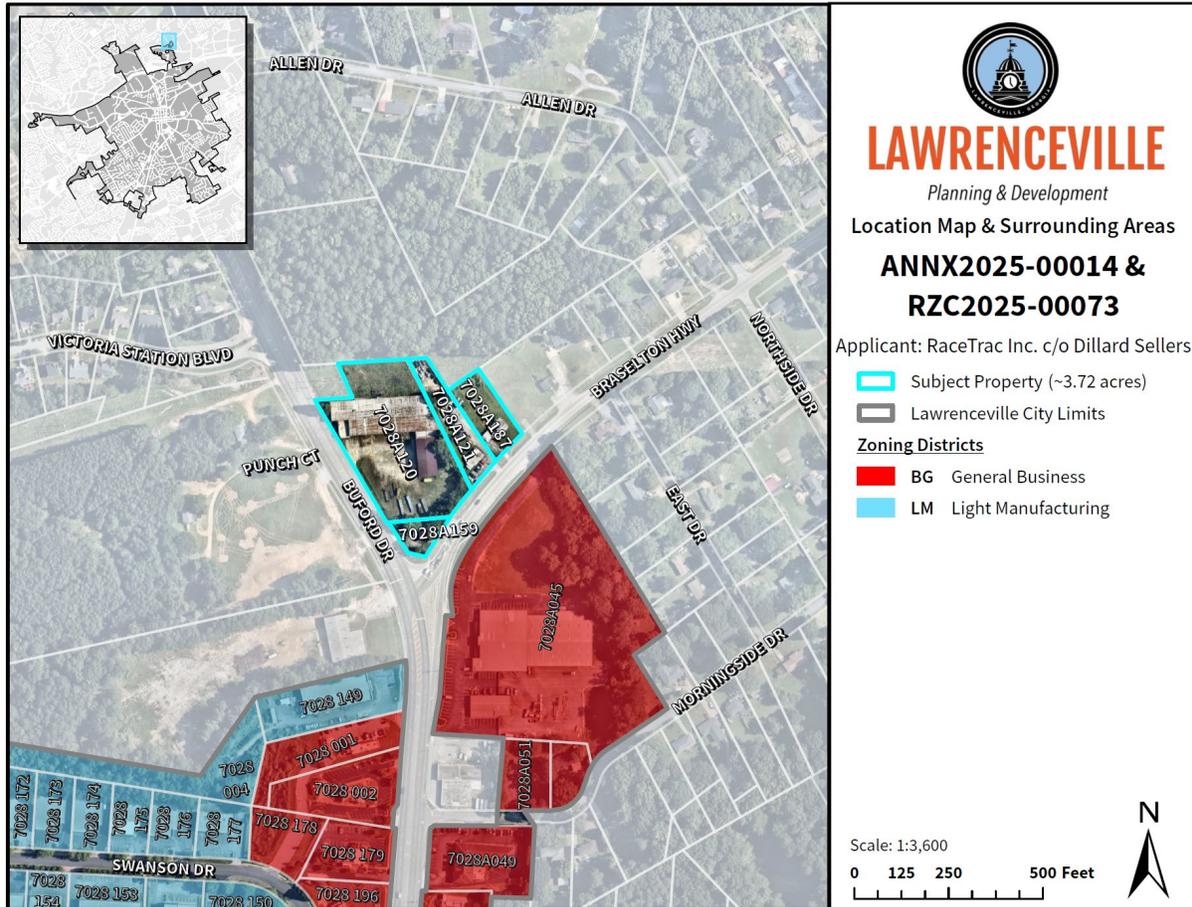
Article 5 Buffers, Section 403 – Buffers Table

Standard	Requirement	Proposal	Recommendation
BG / BG (C-2)	0 ft	0 ft	N/A

Article 5 Parking, Section 508 – Number of Off-Street Parking Spaces Required, Table 5-3: Number of Off-Street Parking Spaces Required

Standard	Requirement	Proposal	Recommendation
Retail Sales and Service	1 parking space per 300 SF GFA (20 spaces)	1 parking space per 194 SF GFA (31 spaces)	N/A

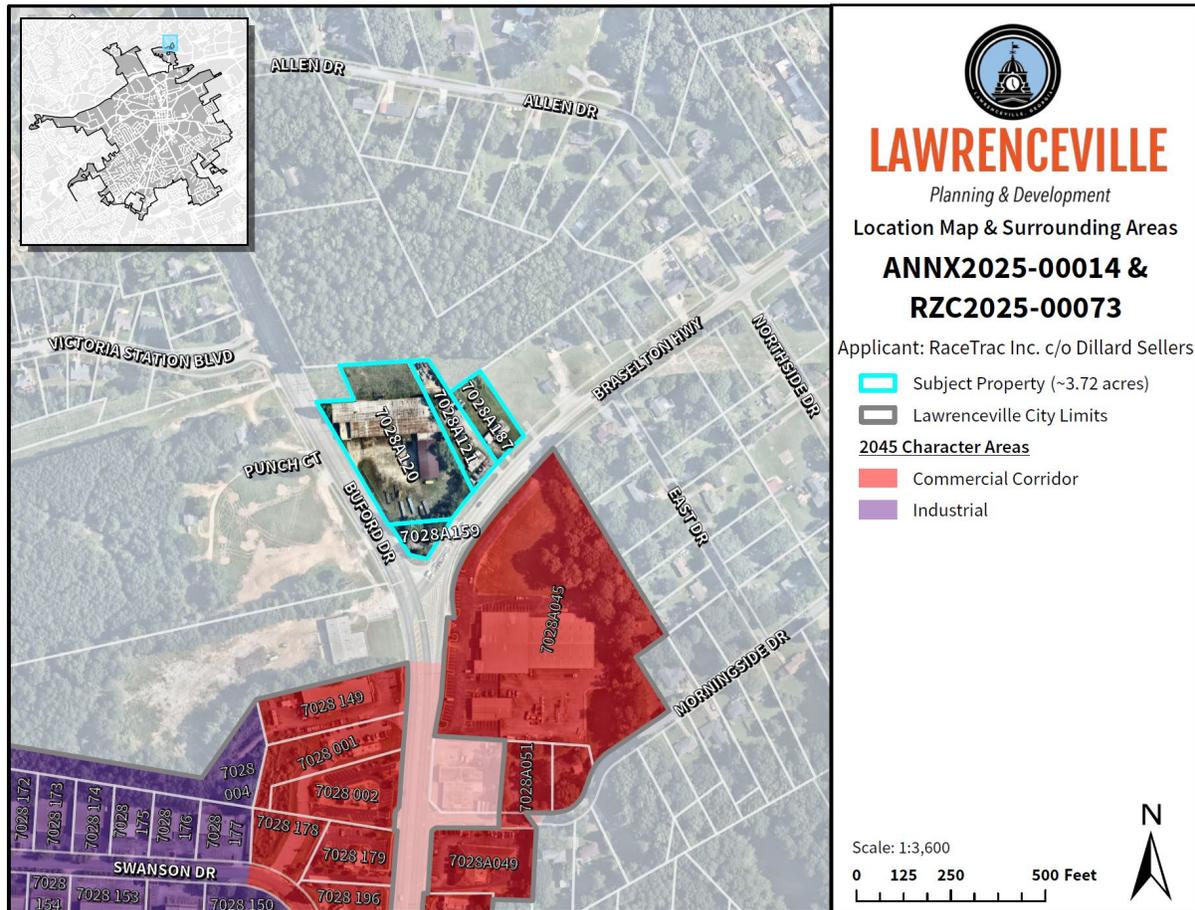
CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

The area surrounding the subject property is mostly composed of commercial/retail uses and zoning districts. In fact, all directly adjacent properties are either zoned Lawrenceville BG (General Business District) or Gwinnett C-2 (General Business District), which are equivalent zoning districts, and are used for similar commercial purposes. The wider area includes unincorporated residential properties zoned from single-family (R-75/R-100), townhouse-family (R-TH), to multifamily (RM-24). Otherwise, there are Lawrenceville properties in the general vicinity along Swanson Drive zoned LM (Light Manufacturing District) used for various light industrial purposes. The proposed rezoning may be consistent with existing zoning/land uses in the area.

LAWRENCEVILLE 2045 COMPREHENSIVE PLAN – FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

As the subject property is outside of the current city limits of Lawrenceville, it is not within a character area as defined by the Lawrenceville 2045 Comprehensive Plan and Future Development Map. According to Gwinnett’s 2045 Comprehensive Plan and Future Development map, it is within the Traditional daily community, an equivalent concept to Lawrenceville’s character areas. The Traditional daily community is defined as such:

Traditional neighborhood areas are similar to Traditional+ in that they are predominantly single family residential and within 1 mile of a Village Center or Urban Corridor. However, they differ in one significant way: they do not have sewer.

This lack of sewer curtails additional density from happening on many of these sites. It is also highly unlikely that these established neighborhoods will build sewer in the future due to high costs and disruption. But because they are near Village Centers, they are in priority pedestrian areas and should be encouraged to build out where lots may be very large and could be split.

The proposed rezoning may not be appropriate in light of Gwinnett's 2045 Comprehensive Plan, especially in regard to a potential lack of sewer access. However, given that the applicant provided a sewer capacity letter as part of their application package, it appears availability may be accessed via an existing sewer manhole on Buford Drive despite this classification.

Based on Lawrenceville's 2045 Comprehensive Plan and Future Development Map, the subject property is directly adjacent to the Commercial Corridor character, defined as such:

The commercial corridor character area corresponds to a major road corridor into the city. It is intended to accommodate large-scale commercial uses that serve the traveling public via automobiles. These uses include but are not limited to: 'big box' retail stores, car dealerships, car washes, and large corporate offices. All such uses require careful site planning to ensure interconnectivity and compliance with applicable parking, lighting, landscaping, and signage standards. Commercial corridors are typically less pedestrian-oriented than neighborhood and community centers.

Based on this standard, the proposed development may be appropriate for this area.

STAFF RECOMMENDATION

Based on the submitted materials, the request to annex and rezone the 3.61-acre assemblage from Gwinnett County C-2 to City of Lawrenceville BG to develop a convenience store with fuel pumps appears appropriate, as the proposal is consistent with the surrounding commercial zoning and land-use pattern, meets all applicable BG development standards, and aligns with the intent of Lawrenceville's Commercial Corridor character area. Although Gwinnett's Comprehensive Plan classifies the area within a Traditional community with limited sewer expectations, the applicant has demonstrated sewer availability, removing a potential development constraint. Given these factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** to ensure high-quality site design, compliance with city development standards, and appropriate coordination with transportation and utility requirements.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

Georgia Power will serve this development.

GAS DEPARTMENT

Lawrenceville Gas will serve this development.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

1. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed convenience store with fuel pumps is suitable given that all immediately adjacent properties are already zoned BG or C-2 and developed with similar commercial uses, making the project consistent with the existing commercial development pattern along Buford Drive and Braselton Highway.

2. Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Because the surrounding area is already dominated by commercial and retail uses with compatible zoning classifications, the proposed development is unlikely to adversely affect the usability of adjacent properties, particularly since no residential uses directly abut the site and the proposal incorporates circulation and design features consistent with commercial corridors.

3. Whether the property to be affected by a zoning proposal has a reasonable economic use as currently zoned;

The property has a reasonable economic use under its current Gwinnett County C-2 zoning; however, annexation into Lawrenceville and rezoning to BG provides a functionally equivalent classification while enabling the City to apply its development standards and oversight for a use that aligns with both jurisdictions' commercial intent.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The development is not expected to create excessive burdens on streets, utilities, or public services, as it is located on a major transportation corridor designed for high traffic volumes and the applicant has demonstrated sufficient sewer capacity despite Gwinnett's general expectations for the area.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

Although Gwinnett's 2045 Plan classifies the area as a Traditional community generally characterized by limited sewer capacity, the applicant has verified sewer access, and the proposal aligns with Lawrenceville's Commercial Corridor character area, which expressly supports large-scale auto-oriented commercial uses such as convenience stores and fuel stations.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

Existing conditions—including strong surrounding commercial development, proximity to major roadways, and the continued commercial growth along Buford Drive—support approval of the zoning proposal; no changing conditions appear to weigh against the development, and the annexation allows the City to guide the site’s design quality through conditions.



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS - 12012025

ANNX2025-00014

ORDINANCE TO ANNEX PROPERTY INTO THE MUNICIPAL LIMITS OF THE CITY OF LAWRENCEVILLE, GEORGIA

The Council of the City of Lawrenceville, Georgia hereby ordains:

WHEREAS, the City of Lawrenceville did receive an application to have lands annexed into the existing corporate limits of the City of Lawrenceville, Georgia; and

WHEREAS, it appears to the governing body of the City of Lawrenceville, Georgia, that the area proposed to be annexed is contiguous to the existing corporate limits of the City of Lawrenceville, that the applicants represent one hundred percent (100%) of the owners of the land area proposed to be annexed and that said application complies with the laws of the State of Georgia; and

WHEREAS, the governing body of the City of Lawrenceville, Georgia, has determined that the annexation of the area proposed to be annexed would be in the best interests of the property owners of the area proposed for annexation and of the citizens of the City of Lawrenceville, Georgia;

BE IT, THEREFORE, ordained that the property described on Exhibit A, which is attached hereto and incorporated herein by reference, be and the same hereby is, annexed to the existing corporate limits of the City of Lawrenceville, Georgia, and the same shall hereafter constitute a part of the lands within the corporate limits of the City of Lawrenceville, Georgia.

BE IT FURTHER ORDAINED that the Clerk of the City of Lawrenceville or her designee certify a copy hereof and file such reports as are required by state and federal law.

IT IS SO ORDAINED, this DATEth day of MONTH, YEAR.

Attest:

Karen Pierce, City Clerk

Mayor David R. Still



LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS – 12012025

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. Auto Repair/Body Shop
 - v. 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 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 serving 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.



LAWRENCEVILLE

GWINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
Case File #: ANX _____

APPLICATION FOR ANNEXATION

DATE _____

I hereby request that the Property described in this application be Annexed into the City of Lawrenceville Limits with in a Zoning Classification of BG (General Business).

Address of Property to be annexed: 1011 & 1025 Buford Dr.; 508 & 518 Braselton Hwy.

Area: 3.61 acres _____ acres or _____ square feet.

Tax Map Number: 7028A120 & 7028A159, Robert H. Humphries (1095 Buford Dr., Lawrenceville, GA 30043)

Two Owners:

7028A121 & 7028A187, C. E. Smith (963 Buford Dr., Suite C, Lawrenceville, GA 30043)

Owners of Property: _____

Address if different from Property: _____

Phone: _____

Applicant Name and Address: RaceTrac Inc. c/o Dillard Sellers
1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

Phone: 404-665-1224

[Signature] 9/30/25
Signature of Applicant Date

Signature of Owner Date

Justin Giambalvo 9/30/25
Print Name of Applicant Date

Print Name of Owner Date

[Signature] 9/30/25
Signature of Notary Date

Signature of Notary Date



**ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT**



LAWRENCEVILLE

WINNETT • METRO ATLANTA

City of Lawrenceville Planning Department
P.O. Box 2200
Lawrenceville, GA 30046
Phone: 678-407-6583
E-Mail: Planning@lawrencevillega.org

Date Received _____
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DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, Title 36, Chapter 67A, Official Code of Georgia Annotated. The following questions must be answered.

Have you, within the last four years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Lawrenceville City Council, a member of the Planning and Zoning Commission or a member of the Zoning Board of Appeals, a member of the Planning Department, or any other government officials who will consider the application?

_____ YES

X NO

If yes, please complete the following section:

Name and Official Position of Government Official(s):

Please list the Date and Amount of Contribution(s) (list all which aggregated \$250.00 or more):

Signature of Applicant

10/1/2025
Date

Print Name of Applicant

Signature of Applicant's Attorney or Representative

R. Baxter Russell For Diluted Sellers
Print Name of Applicant's Attorney or Representative

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Date Received _____
Case File #: ANX _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned, making application for Rezoning, Special Exemption, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest Zoning Actions, and has submitted or attached the required information of forms provided.



Signature of Applicant Date 9/30/25

Signature of Owner Date

Justen Grambalvo 9/30/25

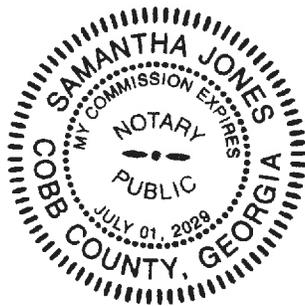
Print Name of Applicant Date

Print Name of Owner Date



Signature of Notary Public Date 9/30/25

Stamp:



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Phone: _____

Applicant Name and Address: RaceTrac Inc. c/o Dillard Sellers
1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

Phone: 404-665-1224

Signature of Applicant Date

Judith J. Humphries
Signature of Owner Date 9-29-25

Print Name of Applicant Date

Judith J. Humphries
Print Name of Owner Date

Signature of Notary Date

Susan Peters
Signature of Notary Date 9/29/25

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025

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Signature of Applicant Date

Judith J. Humphries
Signature of Owner Date 9-29-25

Print Name of Applicant Date

Judith J. Humphries
Print Name of Owner Date 9-29-25

Signature of Notary Public Date

Stamp:

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Owners of Property: _____

Address if different from Property: _____ Phone: _____

Applicant Name and Address: RaceTrac Inc. c/o Dillard Sellers Phone: 404-665-1224
1776 Peachtree St., NW, Suite 415-S
Atlanta, GA 30309

Signature of Applicant Date

CE Smith

Signature of Owner Date

Print Name of Applicant Date

CE Smith

Print Name of Owner Date

Signature of Notary Date

Susan Peters 9/29/25

Signature of Notary Date

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025

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Signature of Applicant Date

C.E. Smith

Signature of Owner Date

Print Name of Applicant Date

C.E. Smith

Print Name of Owner Date

Signature of Notary Public Date

Stamp:

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RECEIVED OCTOBER 3, 2025
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LAWRENCEVILLE

Planning & Development

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>3.61 acres</u>	
7028A120, 7028A121,	
PARCEL NUMBER(S): <u>7028A159, 7028A187</u>	
ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

[Signature] 9/30/25
 SIGNATURE OF APPLICANT DATE

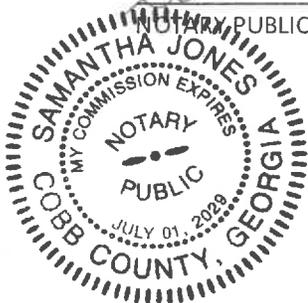
Jugen Giambalvo 9/30/25
 TYPED OR PRINTED NAME

[Signature] 9/30/25
 NOTARY PUBLIC DATE

 SIGNATURE OF OWNER DATE

 TYPED OR PRINTED NAME

 NOTARY PUBLIC DATE



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT**



LAWRENCEVILLE

Planning & Development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? _____
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.


 SIGNATURE OF APPLICANT 9/30/25
 DATE
 Justen Giambalvo 9/30/25
 TYPED OR PRINTED NAME

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LAWRENCEVILLE

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AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LAWRENCEVILLE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
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ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

Judith J. Humphries
SIGNATURE OF OWNER DATE

Judith J. Humphries
TYPED OR PRINTED NAME

Jan Petro 9/29/25
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Susan Peters
NOTARY PUBLIC
RECEIVED OCTOBER 3, 2025
My Commission Expires 10/12/2025
PLANNING & DEVELOPMENT DEPARTMENT



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APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>RaceTrac Inc. c/o Dillard Sellers</u>	NAME: <u>Please see attached owners' information</u>
ADDRESS: <u>1776 Peachtree St., NW, Ste. 415-S</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: _____ ZIP: _____
PHONE: <u>404-665-1224</u>	PHONE: _____
CONTACT PERSON: <u>R. Baxter Russell with Dillard Sellers</u> PHONE: <u>404-665-1224</u>	
CONTACT'S E-MAIL: <u>brussell@dillardsellers.com</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
ZONING DISTRICT(S): <u>BG</u> ACREAGE: <u>3.61 acres</u>	
PARCEL NUMBER(S): <u>7028A120, 7028A121, 7028A159, 7028A187</u>	
ADDRESS OF PROPERTY: <u>1011 & 1025 Buford Drive; 508 & 518 Braselton Hwy</u>	
PROPOSED USE: <u>RaceTrac market with fuel pumps</u>	

SIGNATURE OF APPLICANT DATE

TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

C.E. Smith
SIGNATURE OF OWNER DATE

C.E. Smith
TYPED OR PRINTED NAME

Susan Peters 9/29/25
NOTARY PUBLIC DATE

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

Susan Peters
NOTARY PUBLIC
Barrow County, GEORGIA
My Commission Expires 10/12/2025
ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



October 21, 2025

The Honorable David Still, City Mayor
City of Lawrenceville
70 South Clayton Street
Lawrenceville, GA 30046

Re: Proposed Annexation by City of Lawrenceville pursuant to the 100% Application Method
Land Lot 28 of the 7th District Tax Parcel Numbers: R7028A120, R7028A121,
R7028A159, & R7028A187

Applicant/Owner:

Parcel	Owner	Applicant
R7028A159	Robert H. Humphries	RaceTrac Inc.
R7028A120	Robert H. Humphries	RaceTrac Inc.
R7028A121	CE Smith Family Properties LLC	RaceTrac Inc.
R7028A187	CE Smith Family, LLC	RaceTrac Inc.

Dear Mayor Still:

As required by O.C.G.A. § 36-36-7, our operating departments reviewed the properties proposed for annexation with respect to county facilities located at 1011 Buford Drive, 1025 Buford Drive, 508 Braselton Hwy, and 518 Braselton Hwy, Lawrenceville, GA 30043 and determined that Gwinnett County does not own any facilities within the properties proposed for annexation.

Gwinnett County Department of Community Services (DoCS) determined that no facilities associated now or planned by the Department of Community Services are known to be upon or adjacent to this tract or affected by the annexation of this tract.

Gwinnett County Parks and Recreation Department determined that the approved 2018 Gwinnett Trails Master Plan and recommendations from a study for the Piedmont Pathway indicates a future trail/ side path at the subject parcels (See Exhibit 1).The Department recommends that the owner of the subject parcel be required to dedicate adequate space within the right-of-way to accommodate a future 12-foot-wide trail/ side path in coordination with Gwinnett County DOT and Georgia DOT at the appropriate distance from the edge of the road, as required by development guidelines.

Gwinnett County Department of Transportation (GCDOT) determined that there are no GCDOT facilities located within the properties proposed for annexation. SR 20/Buford Drive and SR 124/Braselton Highway are maintained by Georgia DOT and any access or work in the right-of-

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

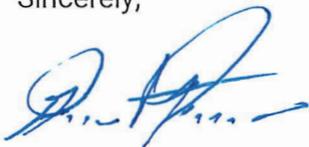
way is subject to prior review/approval by Georgia DOT. Maintenance responsibility for this roadway will remain with Georgia DOT regardless of the annexation.

Gwinnett County Department of Water Resources (DWR) determined that the following infrastructure exists as depicted on the map enclosed as Exhibit 2: a twelve (12) inch water main on the western right-of-way of Buford Drive interconnected in front of the subject site to a twelve (12) inch water main on the eastern right-of-way of Braselton Highway; an eight (8) inch gravity sewer on parcel 7028A045 across Braselton Highway; a series of County-maintained eighteen (18) inch closed conduits along the eastern right-of-way of Buford Drive; a series of County-maintained eighteen (18) inch closed conduits crossing Buford Drive and continuing south along the western right-of-way of Buford Drive; and a series of County-maintained ditches along the northern right-of-way of Braselton Highway, flowing towards parcel 7028A045 across the subject site. Any proposed work for water and sewer, and stormwater would be subject to prior review and approval by GC Department of Planning and Development and Department of Water Resources.

Gwinnett County Department of Planning and Development notes that the subject properties are zoned C-2 (General Business) and reside within an Activity Center/Corridor Overlay Zoning District (Mall of Georgia Overlay District). The subject properties are designated Traditional on the Future Development Map (FDM) of the Gwinnett 2045 Unified Plan. If this annexation occurs, please forward a copy of the resolution documenting the City's final action on the annexation proposal to William Deguffroy in the Gwinnett County Department of Planning and Development, by email to William.Deguffroy@gwinnettcounty.com or to his attention to the Gwinnett County Department of Planning and Development, at 446 West Crogan Street, Suite 300, Lawrenceville, GA, 30046-2440.

If you have any questions regarding this issue, feel free to call me at (770) 822-7000.

Sincerely,



Glenn P. Stephens
County Administrator

ANX2025-00018

CERTIFIED MAIL #: 9214 8902 9562 6590 1614 0850 60

C: Nicole L. Hendrickson, Commission Chairwoman
Matthew Holtkamp, Commissioner, District 4
Buffy Rainey, Deputy County Administrator
Matt Dickison, Director of Planning & Development
Chris Minor, Director of Parks & Recreation
Rebecca Shelton, Director of Water Resources

Edgardo Aponte, Director of Transportation
Ron Adderly, Director of Support Services
Lindsey Jorstad, Director of Community Services
Melanie F. Wilson, Senior Assistant County Attorney
Long Range files, ANX2025-00018

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PLANNING & DEVELOPMENT DEPARTMENT

VICTORIA STATION BLVD

PUNCH CT

BUFORD DR

BRASELTON HWY

EAST DR

7028A120

7028A121

7028A187

7028A159

LAWRENCEVILLE

 ANX2025-00018

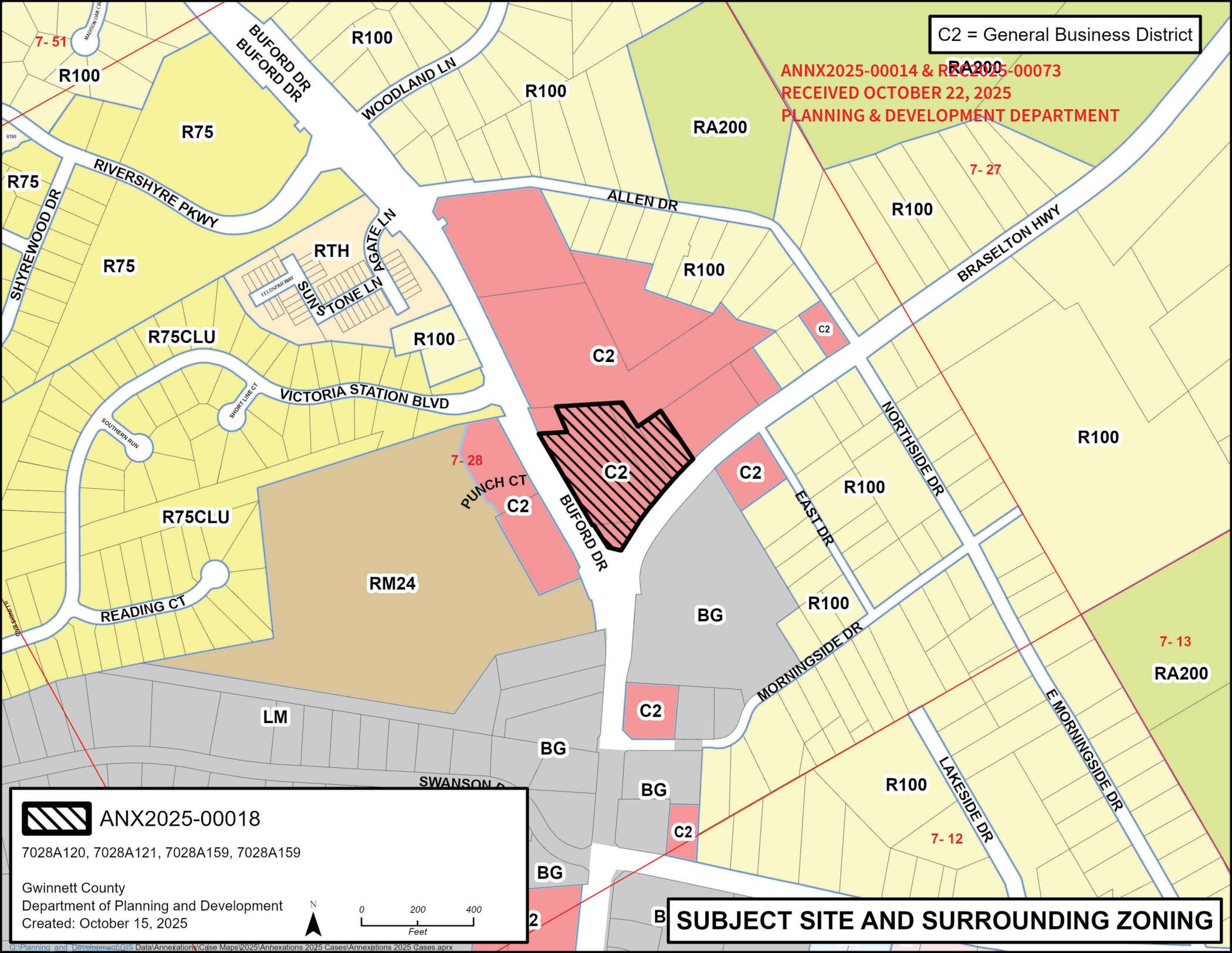
7028A120, 7028A121, 7028A159, 7028A159

Gwinnett County
Department of Planning and Development
Created: October 15, 2025



C2 = General Business District

ANNX2025-00014 & REC2025-00073
RECEIVED OCTOBER 22, 2025
PLANNING & DEVELOPMENT DEPARTMENT

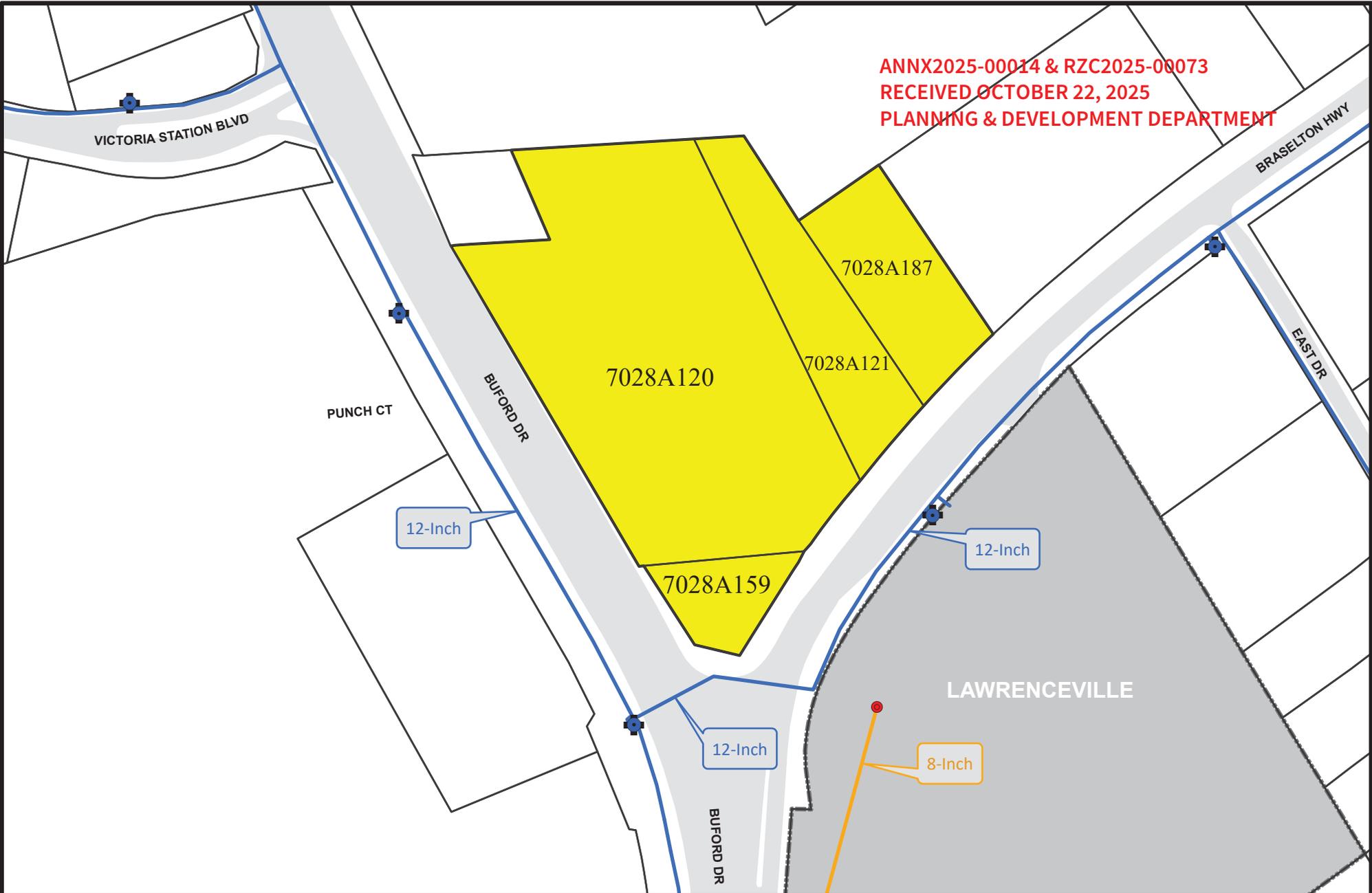


 ANX2025-00018
7028A120, 7028A121, 7028A159, 7028A159
Gwinnett County
Department of Planning and Development
Created: October 15, 2025

N
0 200 400
Feet

SUBJECT SITE AND SURROUNDING ZONING

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LEGEND

Proposed Annexation	Manhole
City	Sewer Collector
Water Main	Sewer Interceptor
Hydrant	Pressure Main

ANX-2025-018

**Water & Sewer
Utility Map**

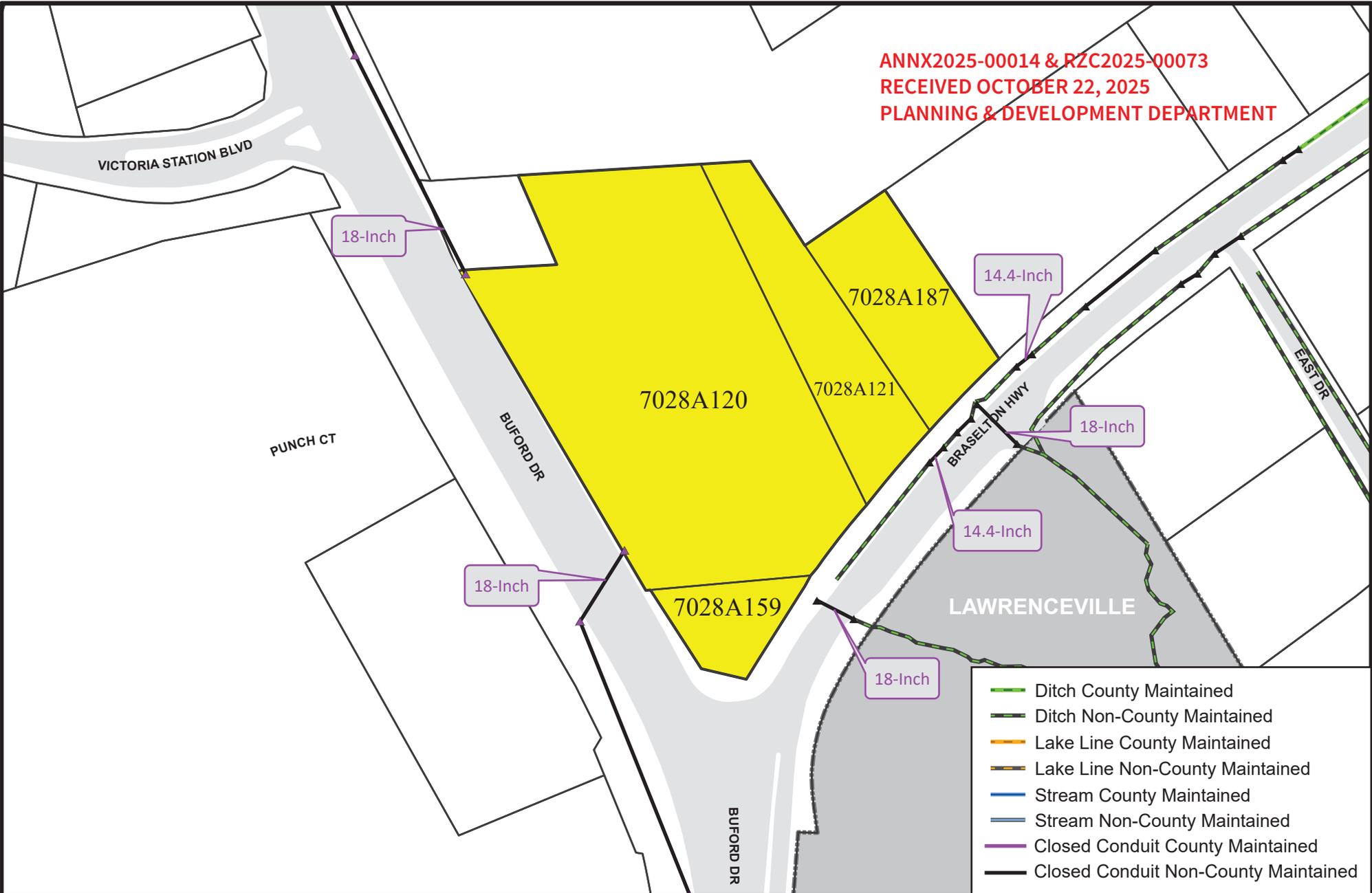
0 75 150
Feet

A north arrow pointing up, with 'N' at the top, 'S' at the bottom, 'W' on the left, and 'E' on the right. Below it is a scale bar with markings at 0, 75, and 150 feet.

LOCATION

An inset map of the city of Lawrenceville, Georgia, with a red dot indicating the specific location of the annexation area shown in the main map.

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 PLANNING & DEVELOPMENT DEPARTMENT



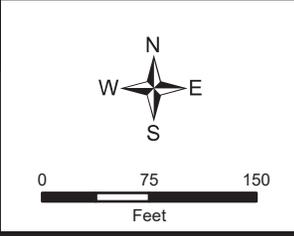
- Ditch County Maintained
- Ditch Non-County Maintained
- Lake Line County Maintained
- Lake Line Non-County Maintained
- Stream County Maintained
- Stream Non-County Maintained
- Closed Conduit County Maintained
- Closed Conduit Non-County Maintained

LEGEND

Proposed Annexation	Standpipe
City	Headwall
Catch Basin	Trench Drain
Junction Box	Flume
Yard Inlet	Weir

ANX-2025-018

**Stormwater
Utility Map**



LOCATION

Legend

	Trail along Undeveloped Area		Federal Parks
	Trail along Residential Area		CIP(Undevelop)
	Trail along Non-Residential Area		CIP(Under permit)
	Trail along Street		Water Body
	Trail along Creek		Wetland
	Piedmont Pathway Alignment 0.5 mi Buffer		Floodplain
	Proposed Gwinnett Trails		Railroad
	Existing Gwinnett Trails		Major Road
	Proposed Trail by Others		Minor Road
	Existing Trail by Others		Topo
	Trails within Parks		City
	County Parks		School
	City Parks		Water

SECTION 7

ANNX2025-00014 & RZC2025-00073

RECEIVED OCTOBER 22, 2025

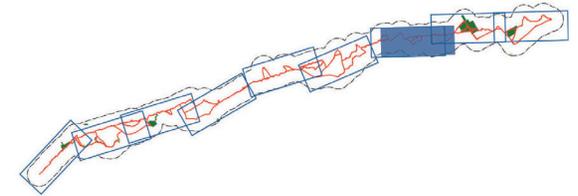
PLANNING & DEVELOPMENT DEPARTMENT

The alignment enters Section 7 in the utility corridor through a residential area south of Sunny Lake Drive, then follows a utility corridor north to Rivershore Parkway, and then to Buford Drive, where Alternative 1a follows a utility corridor east to SR 20-Buford Drive.

From Victoria Station Boulevard, the alignment continues on Buford Drive to Braselton Highway, where it continues as a Side Path to Hi Hope Road, where it turns southeast and continues to Petty Road.

The alignment turns east on Petty Road before splitting into two alternatives: (1) enters the utility corridor near Sunny Lake Drive and traverses a Residential Area to Progress Industrail Boulevard; (2a) continues on Petty Road before crossing into a Non-Residential area south of Villageside Court; (2b) follows Petty Road to Progress Center Avenue where it turns north and continues as a Side Path to meet (2a) at Progress Industrail Boulevard.

A single alignment heads east in the utility corridor to Cedars Road. Alternative 1 continues in the utility corridor, while Alternative 2 travels Cedars Road south to Hurricane Shoals Road.



Letter of Intent

City of Lawrenceville

**Annexation
Rezoning**

Applicant:
RaceTrac Inc.
c/o Dillard Sellers

Property:
1011 & 1025 Buford Drive
508 & 518 Braselton Hwy
Lawrenceville, Georgia 30043

Parcel IDs:
7028A120
7028A121
7028A159
7028A187

Submitted for Applicant by:

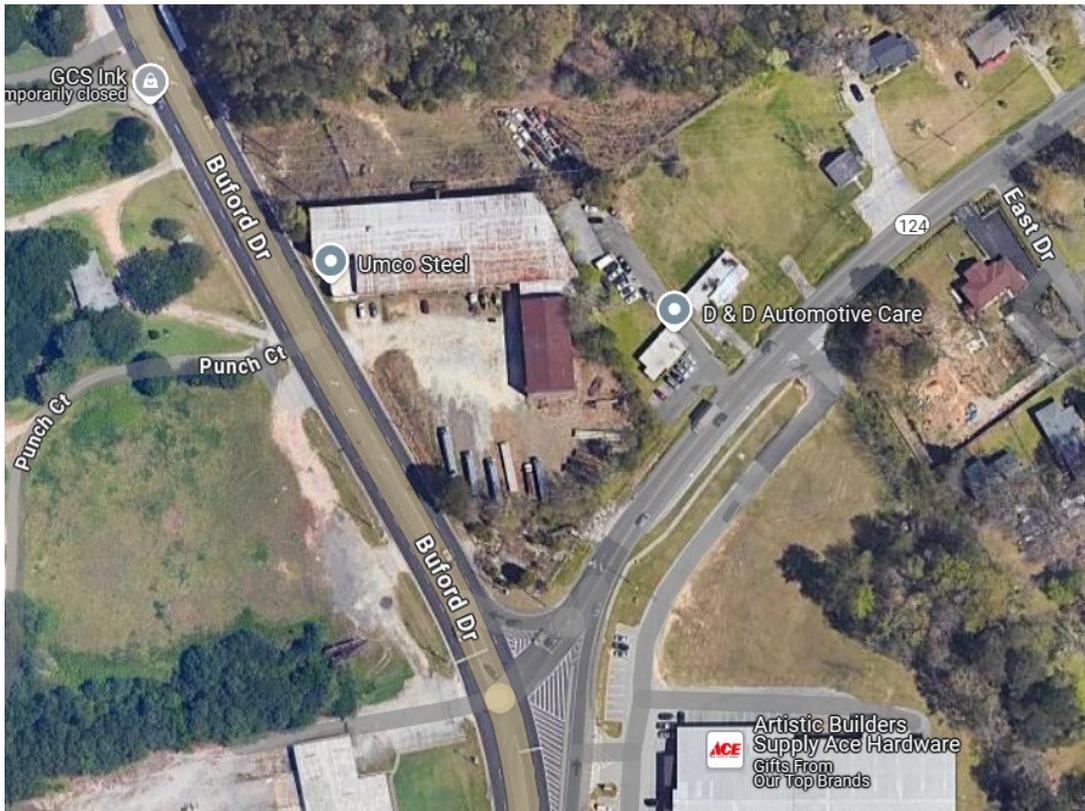
Julie Sellers
R. Baxter Russell
DILLARD SELLERS
1776 Peachtree Street NW, Suite 415-S
Atlanta, Georgia 30309
(404) 665-1224
jsellers@dillardsellers.com
brussell@dillardsellers.com

**ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT**

I. INTRODUCTION

The subject property is approximately 3.61 acres of land located at the corner of Braselton Highway and Buford Drive in unincorporated Gwinnett County and more specifically identified as Parcel ID Nos. 7028A120, 7028A121, 7028A159, and 7028A187 (“Property”). The Property is zoned C-2 in Gwinnett County and includes Umco Steel and D&D Automotive Care as shown below. To the south, the Property is adjacent to the municipal boundary for the City of Lawrenceville and the Artistic Builders Supply Ace Hardware property, city-zoned BG (General Business).

The Applicant, RaceTrac Inc., seeks to develop a new RaceTrac market with fuel service on the Property. Applicant files this request to annex the Property into the City of Lawrenceville and to rezone the Property to the appropriate commercial district, BG (General Business). Approval of this application will allow for the redevelopment of this commercial corner with new landscaping, a brick building, and streetscaping enhancements.



The development plan includes a +/- 6,008 square foot market with fuel pumps for both passenger vehicles and commercial vehicles. The market will designate 10 fuel pumps for passenger vehicles and 4 fueling stations for commercial diesel vehicles. The business will operate 24 hours a day, providing well-lit, safe, and accessible fuel and market service for all customers including residents and first responders with late night or early morning hours. The site layout also includes several distinct features to accommodate fueling commercial vehicles and to maintain

safe separation between commercial vehicles, automobiles, and pedestrians. Commercial vehicles will not linger at the Property as the fueling stations include fast flow diesel dispensers, allowing these vehicles to complete fueling more quickly than is possible at most traditional gas stations in the surrounding area. Similarly, the development does not provide truck parking spaces, prohibiting extended stops at the site. Finally, the parking lot is designed with a loop driveway. The driveway permits commercial vehicles to access the fuel stations from either site entrance but maintain separation from the designated pedestrian walkway and the automobile parking lot area.

Headquartered in Atlanta, RaceTrac is a 90-year-old company and the 18th largest private company in the US. Its mission to make people’s lives simpler and more enjoyable is reflected in the company’s commitment to quality and safety. This location was selected after significant diligence and research to provide convenient service for the residents and visitors that already pass the Property on a daily basis. As such, the approval will not likely increase traffic, but instead will enhance the corner property at the northern end of the Lawrenceville city limits.

Based on RaceTrac’s 800 retail locations, the site layout was thoughtfully planned for a positive customer experience, safe and convenient access, and beautification of the corner. The redevelopment of this site will provide residents with easy access to purchase gasoline and food items with a single stop. In addition to repurposing an existing commercial corner, the development will further enhance the property with an aesthetically attractive building featuring a distinct architectural design with brick façades. The development of the site will also include landscaping and greenspace, curating a clean and upscale experience for customers and neighbors alike. RaceTrac will also be constructing a wide sidewalk along its property line adjacent to Braselton Highway and Buford Drive.

For all of these reasons and satisfaction of the criteria below, Applicant respectfully requests that the annexation and rezoning be approved by the Mayor and City Council.

II. IMPACT ANALYSIS

A. Whether a zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed annexation and rezoning to BG will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property is located in a heavily trafficked area, at the corner of a busy intersection, with frontage on both Buford Drive and Braselton Highway. The Property is adjacent to existing commercial uses and commercial zoning in Lawrenceville. The Property is across Buford Drive from a new mixed-use development with commercial frontage. Any nearby residences on neighboring properties are dependent on cars for transportation, and therefore the community needs an accessible, convenient location to purchase fuel. Likewise, the proposed market will provide an easy option for quick purchases and essential needs, enhancing the amenities and services available to the residential community.

B. Whether a zoning proposal will adversely affect the existing use or useability of adjacent or nearby property:

The proposed RaceTrac market with fuel service will not adversely affect the existing use or useability of adjacent or nearby property. The proposed use will provide convenience to the

residents in close proximity but will not interfere with the enjoyment of their properties. The proposed use will not generate offensive noise or unnecessary lighting. The development will not attract additional traffic, since it is not, in itself, a destination. It will serve passersby, capturing traffic already present on Buford Drive and Braselton Highway. The attractive new development, the landscaping, and the routine upkeep will be more consistent with the surrounding commercial uses and residential communities than the uses and buildings currently present. RaceTrac is headquartered in Atlanta and is the 2nd largest privately held company in the state, demonstrating its successful execution of developments such as this.

C. Whether the property to be affected by a zoning proposal has reasonable economic use as currently zoned:

The Property is commercially zoned in Gwinnett County along a busy commercial corridor but currently includes businesses such as Umco Steel and D&D Automotive Care. Despite this prime location, the Property has remained underdeveloped for many years. As shown by the lack of new development over time, the Property has no economic value under the current county commercial zoning. However, with the approval of the requested annexation and rezoning to BG in the city, RaceTrac can move forward with a new market use providing enhanced landscaping, pedestrian connectivity, and brick architecture on the Property while minimizing increased traffic by capturing customers already traveling along the commercial corridor. Approval of this application will allow for the redevelopment of this commercial corner with new landscaping, a brick building, and streetscaping enhancements.

D. Whether the zoning proposal will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

Applicant's proposed use will not negatively or adversely impact existing infrastructure at the site or in the area. The current infrastructure is equipped to provide adequate access and handle any traffic associated with the proposed development. Public services and public facilities, including water and sewer, are currently available for the Property and are sufficient to accommodate the proposed development. County schools will not be impacted by the Applicant's proposal. The Applicant will work with the City of Lawrenceville or appropriate county authorities if infrastructure or public service upgrades are determined to be necessary.

E. Whether the zoning proposal is in conformity with the policy and intent if the Comprehensive Plan:

The City's 2045 Comprehensive Plan Update designates the adjacent Artistic Builders Supply Ace Hardware property in the Commercial Corridor character area. This character area is the most appropriate designation for the Property upon annexation into the city. The Commercial Corridor character area recognizes the needs and features of properties along major roadways, including auto-oriented uses with related site design. Applicant's proposed market with fuel pumps is consistent with the description and features of this character area. Applicant's annexation and rezoning request for the Property are in conformity with the city's land use policies for this busy commercial area.

In addition to conformity with the Commercial Corridor character area, the proposed development reflects goals, needs, and opportunities outlined in the City's 2045 Comprehensive Plan Update. Applicant's development accomplishes the goal stated in the plan for the redevelopment of

underutilized parcels by transforming the existing commercial site into a new, attractive commercial use. Additionally, RaceTrac's new development addresses land use and economic development needs outlined in the plan, by reducing blighted commercial and industrial properties and promoting an opportunity for redevelopment.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

This Property was originally zoned for commercial use in 1988. The area surrounding the Property, including adjacent or nearby residences, subdivisions, commercial centers, and adjacent roadways, have all changed and grown significantly since the Property's commercial zoning was adopted. The City of Lawrenceville's future plans, policies, and goals have also changed since the 1980s. Considering the area's growth, potential future annexation plans, updated policies, and the Property's frontage on a busy corridor, these changed conditions support allowing these commercially-zoned properties to be better enhanced with a new high-quality RaceTrac location that provides the additional benefits of the sidewalks, streetscaping, and other improvements.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this application be granted, and the annexation and rezoning be approved. If there are any questions about this request, you may contact me at 404-665-1224 or brussell@dillardsellers.com.

Sincerely,

DILLARD SELLERS, LLC

/s/ R. Baxter Russell

Julie Sellers

R. Baxter Russell

Attorneys for the Applicant

Exhibit A
REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Lawrenceville require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Lawrenceville Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Lawrenceville Zoning Ordinance, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Lawrenceville and City Council to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, the City would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by the City without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested annexation and rezoning would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the City to grant the annexation and rezoning for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly

situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the annexation and rezoning as requested by the Applicant. If action is not taken by the City to approve the application within a reasonable time, a claim will be filed in the Superior Court of Gwinnett County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before the City Council or any court of competent jurisdiction, any zoning decision by the City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests the Council to determine the standing of any individual who challenges or objects to the Council's decision to act on these zoning requests. Applicant further raises this objection before the Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.

Evidence Objection

Applicant objects to the testimony and documentary evidence proffered by anyone opposed to the Application based on relevancy, inadmissibility, hearsay, lack of foundation and any other applicable evidentiary objection.

We respectfully request that the City Council grant the aforementioned requests including the annexation and rezoning by approving the Application. Should the City and/or City Councilmembers have any questions, suggestions and/or concerns, we ask that you bring these to our attention so they can be timely addressed.

Legal Description

1011 & 1025 Buford Dr.; 508 & 518 Braselton Hwy

RoceTrac Property
1095 Buford Drive, 508 Braselton Highway & 518 Braselton Highway

All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 18 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 56 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin set; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence S 89 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence North 59 Degrees 49 Minutes 36 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 101.90 feet to an iron pin set, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.88 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 18 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 3.61 acres.

Tract 1
1095 Buford Drive

All that tract or parcel of land lying and being in Land Lot 28 of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the Right of Way miter of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 67 Degrees 18 Minutes 43 Seconds West, 57.70 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the left an arc distance of 44.39 feet, to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 20 Minutes 23 Seconds West, 44.36 feet and having a radius of 761.20 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 26 Degrees 00 Minutes 31 Seconds West, 268.24 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 32 Degrees 42 Minutes 49 Seconds West, 25.06 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature thereof to the right an arc distance of 99.15 feet to an iron pin set, subtended by a chord bearing and distance of North 25 Degrees 12 Minutes 03 Seconds West, 99.15 feet and having a radius of 5,687.58 feet; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) North 65 Degrees 17 Minutes 55 Seconds East, 3.00 feet to an iron pin set; thence continuing along the Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) following the curvature to the right an arc distance of 20.45 feet to an iron pin set, subtended by a chord bearing and distance of North 24 Degrees 35 Minutes 56 Seconds West, 20.45 feet and having a radius of 5,684.58 feet; thence leaving the Right of Way of Buford Drive North 89 Degrees 58 Minutes 21 Seconds East, 85.00 feet to an iron pin set; thence North 23 Degrees 59 Minutes 29 Seconds West, 100.00 feet to an iron pin found; thence South 89 Degrees 27 Minutes 20 Seconds East, 187.73 feet to an iron pin found; thence South 23 Degrees 07 Minutes 42 Seconds East, 385.00 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to an iron pin set, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of South 40 Degrees 30 Minutes 05 Seconds West, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 117.36 feet to The Point of Beginning, subtended by a chord bearing and distance of South 35 Degrees 49 Minutes 18 Seconds West, 117.31 feet and having a radius of 1,186.92 feet, containing 2.55 acres.

Tract 2
50B Braselton Highway

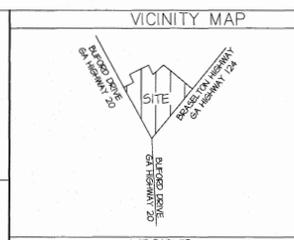
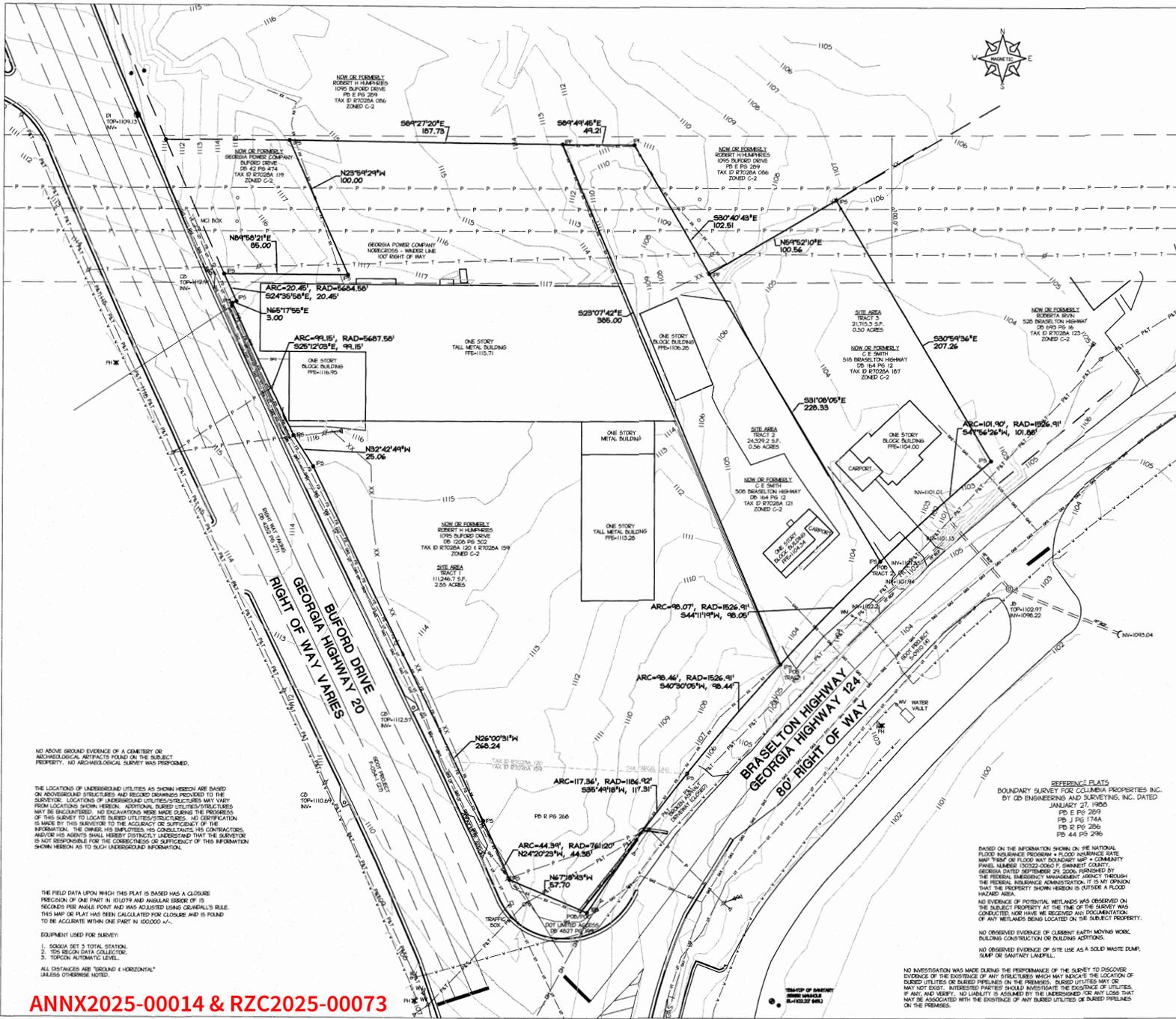
All that tract or parcel of land lying and being in Land Lot 2B of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 18 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.46 feet to an iron pin set and the Point of Beginning, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence leaving the northerly Right of Way of Braselton Highway North 23 Degrees 07 Minutes 42 Seconds West, 385.00 feet to an iron pin found; thence South 89 Degrees 49 Minutes 45 Seconds East, 49.21 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 102.59 feet to an iron pin found; thence South 30 Degrees 59 Minutes 36 Seconds East, 228.25 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 98.07 feet to The Point of Beginning, subtended by a chord bearing and distance of South 44 Degrees 11 Minutes 19 Seconds West, 98.05 feet and having a radius of 1,526.91 feet, containing 0.56 acres.

Tract 3
51B Braselton Highway

All that tract or parcel of land lying and being in Land Lot 2B of the 7th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southerly miter of the intersection of the easterly Right of Way of Buford Drive (Georgia Highway 20) (Right of Way Varies) and the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 117.36 feet, subtended by a chord bearing and distance of North 35 Degrees 49 Minutes 18 Seconds East, 117.31 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.46 feet to an iron pin set, subtended by a chord bearing and distance of North 40 Degrees 30 Minutes 05 Seconds East, 98.44 feet and having a radius of 1,526.91 feet; thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the right an arc distance of 98.07 feet to an iron pin and the Point of Beginning subtended by a chord bearing and distance of North 44 Degrees 11 Minutes 19 Seconds East, 98.05 feet and having a radius of 1,526.91 feet, thence leaving the northerly Right of Way of Braselton Highway North 30 Degrees 59 Minutes 36 Seconds West, 228.25 feet to an iron pin found; thence North 59 Degrees 49 Minutes 32 Seconds East, 100.00 feet to an iron pin set; thence South 30 Degrees 59 Minutes 36 Seconds East, 207.26 feet to an iron pin set on the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way); thence continuing along the northerly Right of Way of Braselton Highway (Georgia Highway 124) (80' Right of Way) following the curvature thereof to the left an arc distance of 101.90 feet to The Point of Beginning, subtended by a chord bearing and distance of South 47 Degrees 56 Minutes 26 Seconds West, 101.88 feet and having a radius of 1,526.91 feet, containing 0.50 acres.



LEGEND

CO	•	CLEANOUT
KOV	•	REGULATION CONTROL VALVE
RF	•	IRON PIN FOUND
SPS	•	IRON PIN SET (1\"/>

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 100-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Public Act O.C.G.A. 43-4-17, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

In the event of a tie, it is assumed that the tie is in favor of the owner of the land shown on the plat. The survey was prepared in conformity with the 2003 Minimum Standards for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NPSLS, and includes items 1 through 14, 16, 17, 18, 19, 20 and 24 of Table A thereof. The field work was completed on 7/10/2024.

Scale: 1" = 30'

COMBINED AREA: 157,291.2 S.F. (3.61 ACRES)

ALTA/NPSLS LAND TITLE SURVEY
 FOR
RACETRAC, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LOCATED: 1095 BUFORD DRIVE, LL 28 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, DAVIS 3706/24

SCALE: 1" = 30'

LAND ENGINEERING & SURVEYING, INC.
 2040 Meyers Drive, Lawrenceville, GA 30045
 Website: www.landengineers.com
 Email: land_engineers@earthlink.net

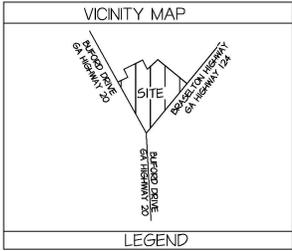
SHEET 1 OF 2

NO.	DATE	BY	REVISIONS
1	8/19/24		

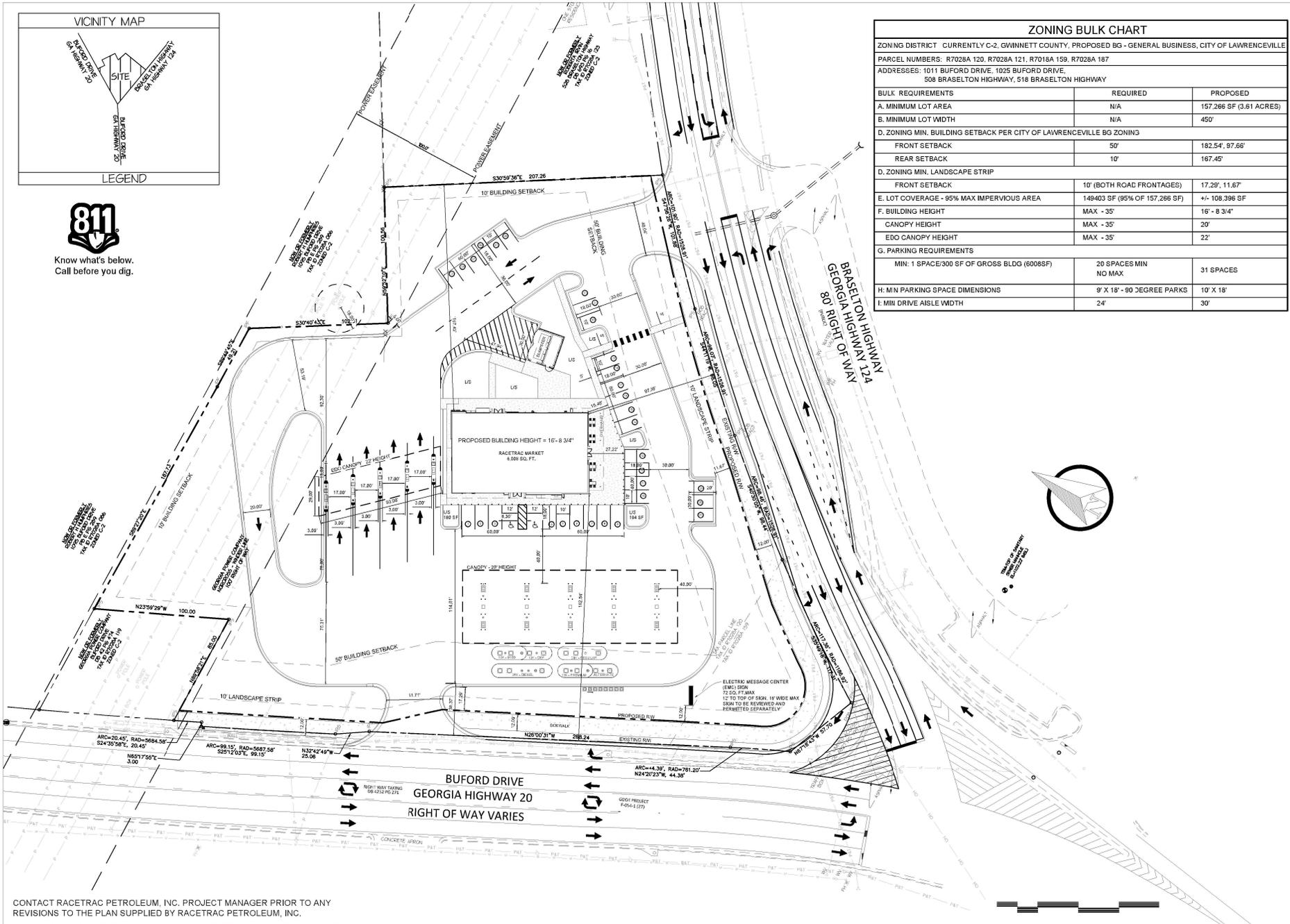
NO.	DATE	BY	REVISIONS
1	8/19/24		

NO.	DATE	BY	REVISIONS
1	8/19/24		

ANNX2025-0014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Know whats below.
Call before you dig.



ZONING BULK CHART		
ZONING DISTRICT: CURRENTLY C-2, GWINNETT COUNTY, PROPOSED BG - GENERAL BUSINESS, CITY OF LAWRENCEVILLE		
PARCEL NUMBERS: R7028A 120, R7028A 121, R7016A 159, R7028A 187		
ADDRESSES: 1011 BUFORD DRIVE, 1025 BUFORD DRIVE, 508 BRASELTON HIGHWAY, 518 BRASELTON HIGHWAY		
BULK REQUIREMENTS	REQUIRED	PROPOSED
A. MINIMUM LOT AREA	N/A	157,266 SF (3.81 ACRES)
B. MINIMUM LOT WIDTH	N/A	450'
D. ZONING MIN. BUILDING SETBACK PER CITY OF LAWRENCEVILLE BG ZONING		
FRONT SETBACK	50'	182.54', 97.66'
REAR SETBACK	10'	167.45'
D. ZONING MIN. LANDSCAPE STRIP		
FRONT SETBACK	10' (BOTH ROAD FRONTAGES)	17.28', 11.67'
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA	148403 SF (95% OF 157,266 SF)	+/- 108,396 SF
F. BUILDING HEIGHT	MAX - 35'	16' - 8 3/4"
CANOPY HEIGHT	MAX - 35'	20'
EEO CANOPY HEIGHT	MAX - 35'	22'
G. PARKING REQUIREMENTS		
MIN: 1 SPACE/300 SF OF GROSS BLDG (60088SF)	20 SPACES MIN NO MAX	31 SPACES
H. MIN PARKING SPACE DIMENSIONS	9' X 18' - 90 DEGREE PARKS	10' X 18'
I. MIN DRIVE AISLE WIDTH	24'	30'

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

THESE PLANS ARE THE PROPERTY OF RACETRAC PETROLEUM, INC. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac
 RACETRAC PETROLEUM, INC.
 8015 BRASELTON HIGHWAY, SUITE 200
 LAWRENCEVILLE, GA 30043
 (770) 831-7000

SITE PLAN
 RT MARKET EDD 1713 - LAWRENCEVILLE
 BUFORD DR & BRASELTON HWY
 PIN 7028 A120, A121, A158, A 187
 LAWRENCEVILLE, GA 30043

DRAWN BY	IANWILCOX
DATE	09/17/2025
SCALE	1" = 30'
DRAWING NAME	64612zoningplan-2807285.dwg
SHEET NO.	VERSION

REVISIONS TO ZONING BULK CHART
 CITY OF LAWRENCEVILLE - BG GENERAL BUSINESS ZONING
 GWINNETT COUNTY COMMENTS

NO.	DATE	DESCRIPTION
3	09-17-25	
2	09-17-25	
1	09-26-25	



1 BIRDS EYE

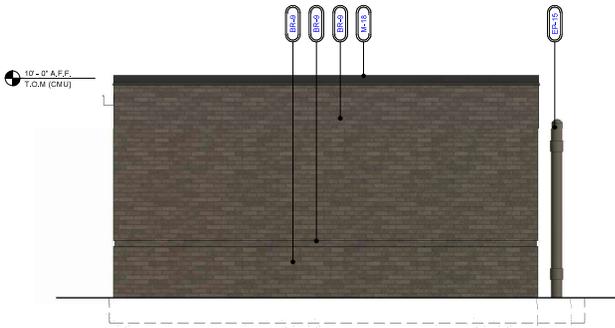
RACETRAC - HWY 124 & 20 EFC
Burford Drive & Braselton HWY



ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE OR IMPLEMENTATION.

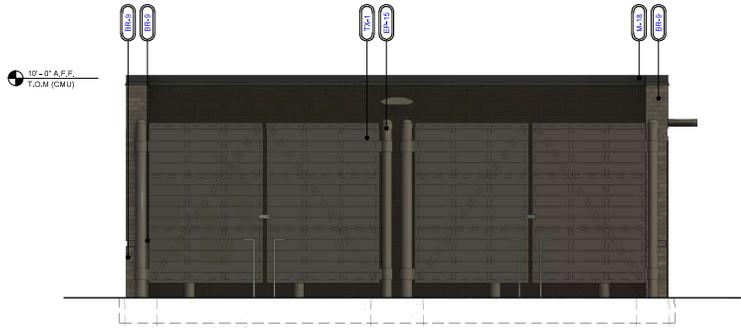
ANNEX 2025-00014 & RZ 2025-00075

RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



4 DUMPSTER ENCLOSURE RIGHT ELEVATION
3/8" = 1'-0"

RIGHT ELEVATION (NON-ENTRY)		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	190	84%
EFS	0	0%
GLAZING	0	0%
METAL	12	6%
WOOD	0	0%



5 DUMPSTER ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

FRONT ELEVATION		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	72	29%
EFS	0	0%
GLAZING	0	0%
METAL	28	11%
WOOD	152	60%



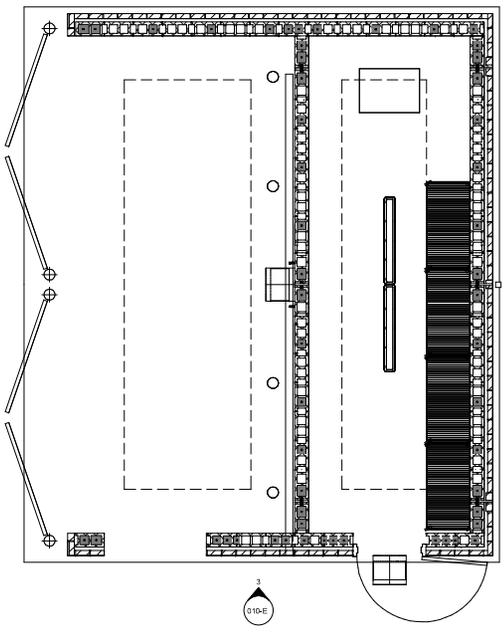
3 DUMPSTER ENCLOSURE LEFT ELEVATION
3/8" = 1'-0"

LEFT ELEVATION (ENTRY)		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	120	78%
EFS	0	0%
GLAZING	0	0%
METAL	34	22%
WOOD	0	0%



2 DUMPSTER ENCLOSURE REAR ELEVATION
3/8" = 1'-0"

REAR ELEVATION		
MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	0	0%
BRICK	217	85%
EFS	0	0%
GLAZING	0	0%
METAL	35	14%
WOOD	0	0%



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

DUMPSTER FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-3	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/8 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
TX-19		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-16	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN

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DESIGN PROFESSIONALS

GPD GROUP
 Professional Corporation
10115-BALDWIN BLVD. 203
 ALPHARETTA, GA 30451

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
08/25/24	PRELIM PACKAGE
09/10/25	PRELIM PACKAGE

RaceTrac
RACE TRAC INC.
 298 GALLERIA PARKWAY SOUTHEAST
 SUITE 905
 ATLANTA, GEORGIA 30339
 (770) 421-7000

PROJECT NAME
HWY 124 @ 20

LAWRENCEVILLE
GA 30043
GA 20 @ HWY 124

RACE TRAC STORE NUMBER
#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE
 SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETIN (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE REVISION RECORD COLUMN ABOVE LISTS ANY NUMBER OR SPB INCORPORATED TO THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY FURTHER BULLETIN (B) NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL
 PRELIMINARY DRAFT NOT CONSTRUCTION BID RELIANCE RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER
 2024157_35

SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER
010-E

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

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DESIGN PROFESSIONALS



ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/28/24	PRELIM PACKAGE
02/13/25	PRELIM PACKAGE

RaceTrac.

RACE TRAC INC.
 200 GALLERIA PARKWAY SOUTHEAST
 SUITE 800
 ATLANTA, GEORGIA 30339
 (770) 431-1900

PROJECT NAME

HWY 124 @ 20

**LAWRENCEVILLE
 GA 30043
 GA 20 @ HWY 124**

RACETRAC STORE NUMBER

#1713

PROTOTYPE SERIES 2024
2024 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) ISSUED BY THE PROTOTYPE SERIES SET MUST BE ADDED. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THE PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE BULLETIN REVISION RECORD COLUMN ABOVE LISTS ANY REQUIREMENTS OR SPB INCORPORATED INTO THE SET AT THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

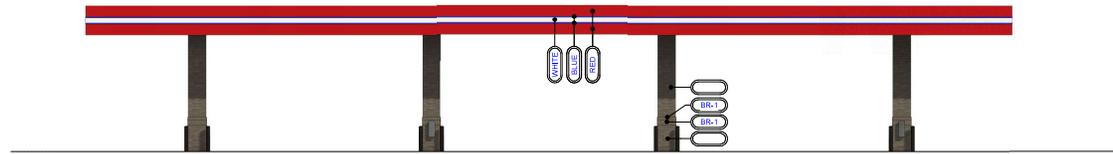
PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT CONSTRUCTION BID. RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

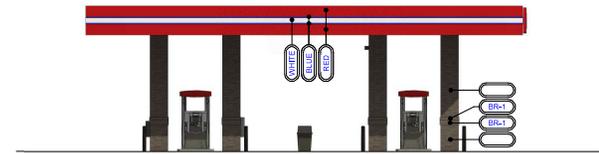
PROJECT NUMBER
2024157.35

SHEET TITLE
FUEL CANOPY ELEVATIONS

SHEET NUMBER
100



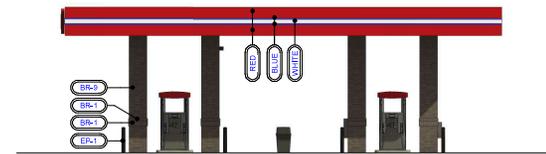
4 CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 CANOPY ELEVATION
 1/8" = 1'-0"



2 CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	PREFER TO SPECIFICATION CHART OR SHEET C100
WHITE	-	-	5" WHITE STRIPE
BRICK	-	-	-
BR-1	GENERAL	STONE MOUNTAIN (GREEN TO BOND)	MORTAR: ARDOS MAGNOLIA DARK
BR-2	SHERWIN WILLIAMS	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #709	-
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
'TAN'	LANE CANOPIES	ETT TAN FASCIA	
	MUGEE CANOPIES	ETT TAN FASCIA	
	MADISON CANOPIES	PUEBLO TAN FASCIA	
'RED'	LANE CANOPIES	TRD RED FASCIA	
	MUGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08/28/24	PRELIM PACKAGE
02/13/25	PRELIM PACKAGE

RaceTrac

RACE TRAC, INC.
 200 GALLERIA PARKWAY SOUTHEAST
 SUITE 800
 ATLANTA, GEORGIA 30339
 (770) 431-1900

PROJECT NAME

HWY 124 @ 20

LAWRENCEVILLE

GA 30043
GA 20 @ HWY 124

RACE TRAC STORE NUMBER

#1713

PROTOTYPE SERIES 2024

2024 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0203 DATE 05/17/24

STANDARD PLAN BULLETINS (SPB) INDICBY THE PROTOTYPE SERIES SET. WHERE APPLICABLE, THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THE PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE BULLETIN REVISION RECORD COLUMN ABOVE LISTS ANY REQUIREMENTS OR SPB INCORPORATED INTO THE SET AT THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PRELIMINARY DRAFT NOT FOR CONSTRUCTION. NO RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

PROJECT NUMBER

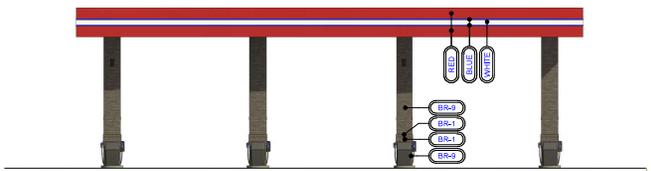
2024157.35

SHEET TITLE

EDO FUEL CANOPY ELEVATIONS

SHEET NUMBER

200



4 EDO CANOPY REAR ELEVATION
 1/8" = 1'-0"



3 EDO CANOPY ELEVATION
 1/8" = 1'-0"



2 EDO CANOPY FRONT ELEVATION
 1/8" = 1'-0"



1 EDO CANOPY ELEVATION
 1/8" = 1'-0"

FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BLUE	-	-	2" BLUE STRIPE
RED	-	-	REFER TO SPECIFICATION CHART OR SHEET C100
WHITE	-	-	5" WHITE STRIPE
BRICK	-	-	-
BR-9	GENERAL	STONE MOUNTAIN (GREEN TO BOND)	MORTAR: ARDOS MAGNOLIA DARK
PAINT	-	-	-
BR-10	SHERWIN WILLIAMS	-	PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #709

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART		
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	MUGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	MUGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA



ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

August 26, 2025

Kirk Ellis
Racetrac Inc.
200 Galleria Parkway SE Ste 900
Atlanta, GA 30339

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2025-230-08	
Expiration Date: 08/26/2026	
Tie-In Manhole FID: 2987491	

RE: Sewer Availability for Proposed Development – Racetrac Inc.
Parcel ID 7028A120, 7028A121, 7028A159, 7028A187

Dear Mr. Ellis:

This letter supersedes the earlier Sewer Capacity Certification C2024-136-07 dated July 1, 2024 addressed to Rowshi Craven of Racetrac Inc.

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a convenience store with 12 gas pumps, a 433-sf food service area, and 3,571-sf of retail space on the above parcels and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of 2.48 gpm discharging to the sewer tie-in manhole at Facility ID **2987491**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

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manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Della Taylor, PE
Division Director, Infrastructure Support
678.376.2130

C: Gwinnett County DWR – Lorraine Campagne, Section Manager; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III; Geniva Sylvain, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Christina Dejarnette, Engineer II; Wendell Tumale Engineer III

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request
SCC # C2024-136-07

Revise Existing Request
SCC # _____
(Describe revision changes in Project Description below)

APPROVED
RECEIVED OCTOBER 3, 2025
RRC2025-00073 & RJC2025-00073

DWR Use Only:

Capacity Certification Request No. C2025-230-08

Approved Conditionally Approved* Denied

*(See attached letter for conditions)

Printed Name: Della Taylor, PE- Division Director, Infrastructure Support

Signature: *D Taylor* 08/26/2025

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: Pumping Rate (gpm) _____

Development/Project Name: Racetrac Market

Development Address: NW corner of Hwy 124 & Ga Hwy 20 (City) Lawrenceville (Zip) 30043

Parcel Number(s): 7028A120, 7028A121, 7028A159, 7028A187

Project Description: Proposed Racetrac Convenience Store, fuel gasoline pumps with canopy and fuel extended diesel offer with canopy
Proposed Convenience Store - 6008 sf

(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 3.36 acres

If residential, total number of units: n/a Density: n/a units/acre

Property Owner Name: rhumphri@bellsouth.net

Property Owner Email: Judith J. Humphries Phone #: _____

Developer Contact: Kirk Ellis Company: Racetrac Inc.

Address: 200 Galleria Parkway SE, Suite 900 City: Atlanta Zip: 30339

Developer Email: kellis@racetrac.com Phone #: 678.887.3213

Engineering Contact: Nan S. Wilcox Engineering Firm: Carter Harkleroad Group

Engineer Email: nanw@ch-grp.com Phone #: 770-982-1996

Additional Recipients: Austin Smith

Recipient(s) Email(s): Austins124@yahoo.com

DWR Use Only

Capacity Certification Request No.: C2025-230-08

Development/Project Name: Racetrac Market

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: Alcovy Sewer Basin: Alcovy River

Requested annual average daily flow (AADF) in gallons per minute (gpm): 2.48 (AADF)

Flow (gpm) ~~2.346~~ 2.48 (AADF) to tie-in manhole facility ID: 2987491

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: August 2025

Plan Submittal October 2025

Begin Construction: March 2026

Zoning Approval: October 2025

Completion/Occupancy: August 2026

Include the following in the submittal package:

GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcountry.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
<https://www.gwinnettcountry.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

Proposed utility plan

Design Professional sign/seal:  Date: 8/7/25



Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

PLANNING & DEVELOPMENT DEPARTMENT
ANNEX 225-03014 & RC25-0003
OFFICE OF THE DEPARTMENT DIRECTOR
1000 GWINNETT COUNTY CENTER DRIVE, SUITE 2025
ALCOVY, GA 30002

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

The screenshot displays a web browser window with the URL <https://gis.gwinnettcountry.com/GISDataBrowser/WebPages/Map/FundyViewer.aspx>. The page title is "Gwinnett Geographic Information Systems". The interface includes a "Layers" panel on the left with the following categories:

- Active Layer: Septic Tank Pa...
- Main Layers:
 - Postal
 - Education
 - Political Districts
 - Elections
 - Land Planning
 - Recreation
 - Public Safety
 - Survey Monuments
 - Facilities
 - Solid Waste Service Areas
 - Environmental
 - Floodplain
- Street Layers:
 - Roads
- Parcel Layers:
 - Land Parcels
 - Parcel Annotation
 - Tax Neighborhoods
 - Rezoning Cases
 - Historical zoning cases
 - Zoning

The map shows a grid of land parcels with various annotations and lines. Key features include:

- Parcel boundaries and IDs (e.g., 7028A087, 7028A096, 7028A126, 7028A124, 7028A123, 7028A127, 7028A128, 7028A150, 7028A125, 7028A085, 7028A084, 7028A083, 7028A082, 7028A081, 7028A080, 7028A079, 7028A078, 7028A077, 7028A076, 7028A075, 7028A074, 7028A073, 7028A072, 7028A071, 7028A070, 7028A069, 7028A068, 7028A067, 7028A066, 7028A065, 7028A064, 7028A063, 7028A062, 7028A061, 7028A060, 7028A059, 7028A058, 7028A057, 7028A056, 7028A055, 7028A054, 7028A053, 7028A052, 7028A051, 7028A050, 7028A049, 7028A048, 7028A047, 7028A046, 7028A045, 7028A044, 7028A043, 7028A042, 7028A041, 7028A040, 7028A039, 7028A038, 7028A037, 7028A036, 7028A035, 7028A034, 7028A033, 7028A032, 7028A031, 7028A030, 7028A029, 7028A028, 7028A027, 7028A026, 7028A025, 7028A024, 7028A023, 7028A022, 7028A021, 7028A020, 7028A019, 7028A018, 7028A017, 7028A016, 7028A015, 7028A014, 7028A013, 7028A012, 7028A011, 7028A010, 7028A009, 7028A008, 7028A007, 7028A006, 7028A005, 7028A004, 7028A003, 7028A002, 7028A001, 7028A000).
- Streets: BIRDWOOD DR, BRADLETON HWY, PUNCH CT, O.T. SMITH, J.T. SWANSON, JR.
- Other features: C.H. HUMPHRIES, LA WOOD, R.W.

The bottom of the browser shows the Windows taskbar with the time 10:25 AM on 4/25/2024. The browser's address bar and search bar are also visible.

Sanitary Sewer Calculations

Ractrac Marketplace – NW Corner Ga Hwy 20 & Hwy 124

08-07-25

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT

Type of Development – Commercial

Type of Unit – Gas Station

AAFD = # 250 gallons per gas pump

$$= 250 \text{ gallons/pump} \times 12 \text{ pump} = 3000 \text{ gpd}$$

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 3000 gpd x 1 d / 1440 min

AAFD gpm = 2.083 gpm

Type of Development – Commercial

Type of Unit – Gas Station (Food Service – Walk up Service/Carry out)

AAFD = # 50 gallons per 100 sf floor space =

$$= 50 \text{ gallons per } 100 \text{ sf floor space} \times 433 \text{ sf floor space} = 217 \text{ gallons}$$

AAFD gpm = gpd x 1 d / 1440 min

AAFD gpm = 217 gpd x 1d/1440 min

AAFD gpm = 0.151 gpm

Type of Development – Commercial

Type of Unit – Gas Station (Retail)

AAFD = # 100 gallons per 1000 sf floor space =

$$= 100 \text{ gallons per } 1000 \text{ sf floor space} \times 3,571 \text{ sf floor space} = 357.1 \text{ gallons}$$

$$\text{AADF gpm} = \text{gpd} \times 1 \text{ d} / 1440 \text{ min}$$

$$\text{AADF gpm} = 357.1 \text{ gpd} \times 1\text{d}/1440 \text{ min}$$

$$\text{AADF gpm} = \underline{0.248 \text{ gpm}}$$

Total

$$\text{AADF gpm} = 2.083 + 0.151 + 0.248 = \boxed{2.482 \text{ gpm}}$$

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



**SUPERSEDED BY
C2025-230-08**

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-136-07	
Expiration Date: 07/01/2025	
Tie-In Manhole FID: 2987491	

July 1, 2024

Rowshi Craven
Racetrac, Inc.
200 Galleria Parkway SE, Suite
900 Atlanta, GA 30339

RE: Sewer Availability for Proposed Development – Racetrac Market
Parcel ID 7028A120, 7028A121, 7028A159, 7028A187

Dear Rowshi Craven:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of a convenience store 12 gas pumps, 433-sf food service area, and 3,571-sf of retail space on the above parcel and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **2.48 gpm** discharging to the sewer tie-in manhole at Facility ID **2987491**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

**SUPERSEDED BY
C2025-230-08**

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

ANNX2025-00014 & RZC2025-00073
RECEIVED OCTOBER 3, 2025
PLANNING & DEVELOPMENT DEPARTMENT



SEWER CAPACITY CERTIFICATION REQUEST

Submit completed, signed, sealed form, and documents to: DWRCapacityCertification@GwinnettCounty.com

PLANNING & DEVELOPMENT DEPARTMENT

Project Request Type:

Pre-Rezoning

New Request

Renew Request
SCC # _____

Revise Existing Request
SCC # _____
(Describe revision changes in Project Description below)

AWIN2025-00014 & RJC2025-00073
RECEIVED OCTOBER 3, 2025

DWR Use Only:

Capacity Certification Request No. C2024-136-07

Approved Conditionally Approved* Denied

*(See attached letter for conditions)

Printed Name: Lorraine Campagne, Section Manager, Development Support

Signature: 

Gwinnett County Planning and Development Permit No.: _____

Check if development/project requires public or private pump station: Pumping Rate (gpm) _____

Development/Project Name: Racetrac Market
Development Address: NW corner of Hwy 124 & Ga Hwy 20 (City) Lawrenceville (Zip) 30043
Parcel Number(s): 7028A120, 7028A121, 7028A159, 7028A187

Project Description: Proposed Racetrac Convenience Store, fuel gasoline pumps with canopy and fuel extended diesel offer with canopy
Proposed Convenience Store - 6008 sf
(Provide appropriate square footage and number of units in the project description)

Total Area of Development: 3.36 acres
If residential, total number of units: n/a Density: n/a units/acre

Property Owner Name: rhumphri@bellsouth.net
Property Owner Email: Judith J. Humphries Phone #: _____

Developer Contact: Rowshi Craven Company: Racetrac Inc.
Address: 200 Galleria Parkway SE, Suite 900 City: Atlanta Zip: 30339
Developer Email: rcraven@racetrac.com Phone #: 404.849.8418

Engineering Contact: Nan S. Wilcox Engineering Firm: Carter Harkleroad Group
Engineer Email: nanw@ch-grp.com Phone #: 770-982-1996

Additional Recipients: Austin Smith
Recipient(s) Email(s): Austins124@yahoo.com

DWR Use Only

**SUPERSEDED BY
C2025-230-08**

Capacity Certification Request No.: C2024-136-07

Development/Project Name: Racetrac Market

Gwinnett County Planning and Development Permit No.: _____ (if available)

Downstream Pump Station: ALCOVY Sewer Basin: ALCOVY

PLANNING & DEVELOPMENT DEPARTMENT
RECEIVED
OCTOBER 2, 2024
ANNEX 225-0004 & RC225-0003

Requested annual average daily flow (AADF) in gallons per minute (gpm): 2.48 (AADF)

Flow (gpm) 2.346 2.48 (AADF) to tie-in manhole facility ID: 2987491

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Flow (gpm) _____ to tie-in manhole facility ID: _____

Provide your BEST estimated dates for:

Zoning Submittal: September/1/2024

Plan Submittal October 30 2024

Begin Construction: January 2025

Zoning Approval: October/22/2024

Completion/Occupancy: June 2025

Include the following in the submittal package:

GIS map **highlighting** proposed development, surrounding utilities, and location of tie-in manhole.
<https://gis.gwinnettcounty.com/GISDataBrowser>

Detailed flow calculations for proposed development project based on the most current wastewater flow estimation guidelines:
<https://www.gwinnettcounty.com/static/departments/water/pdf/wastewater-flow-estimation-guidance.pdf>

- Annual average daily flow (gpm)
- Peak flow (gpm) for all heavy water users (i.e. laundromats, carwashes, industrial, etc.) – please note that the peaking factor has been changed from 2.5 to 4.0 unless justification can be provided.
- Batch discharges from processing facilities (breweries, industrial, etc.)
- Pump station flow rates – If a pump has been selected, provide a pumping rate and pump curve. If a pump has not been selected, assume a minimum pumping rate of 4 times the AADF. Be sure to provide the pump flow rate on page 1 of the request form.

Proposed utility plan

Design Professional sign/seal:  Date: 5/13/24



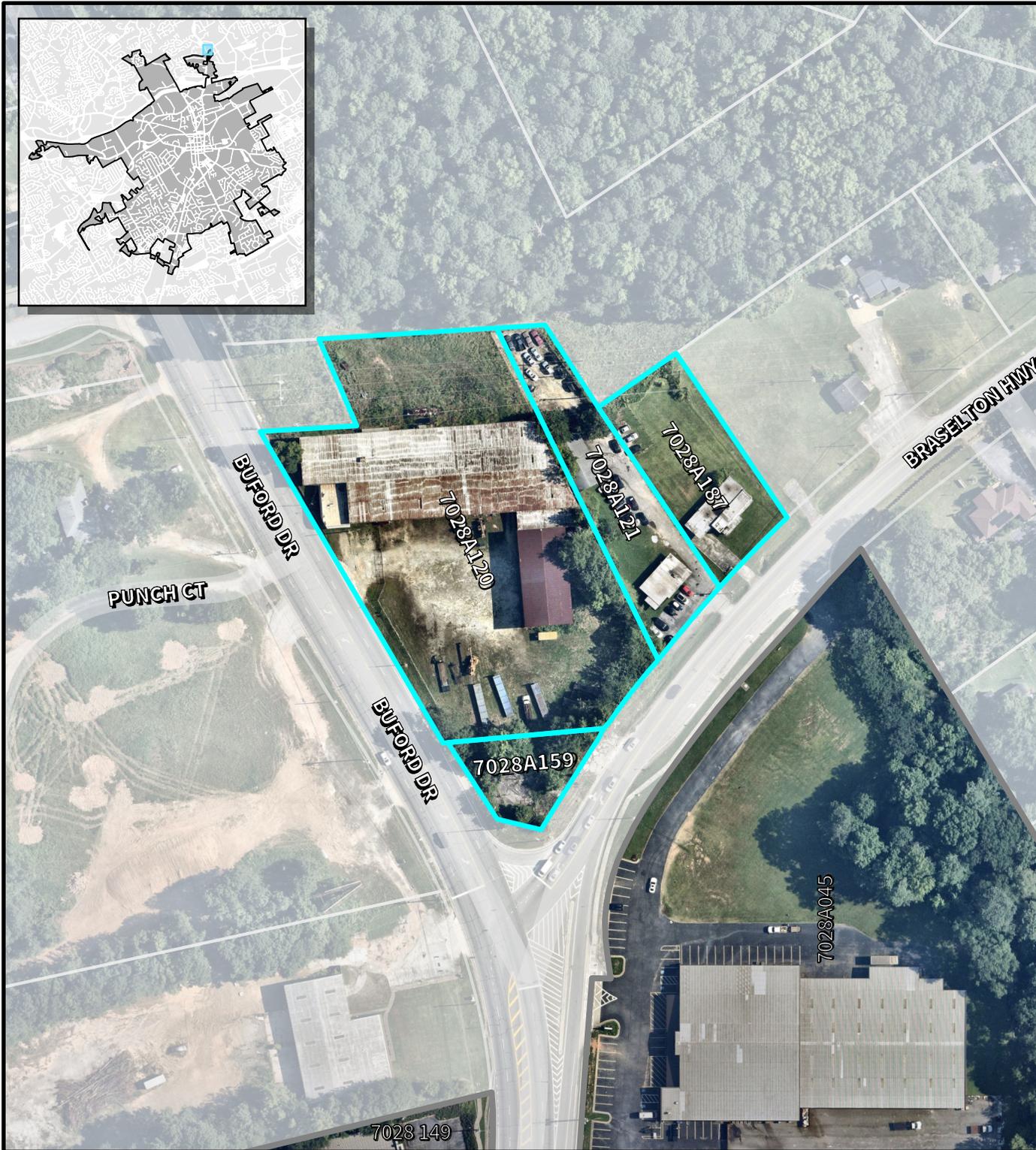
Once a complete package with all supporting documentation has been received

PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR PROCESSING

If additional analysis or flow monitoring is required

PLEASE ALLOW AN ADDITIONAL 20 BUSINESS DAYS FOR PROCESSING

DWR Received
May 14, 2024



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

-  Subject Property (~3.72 acres)
-  Lawrenceville City Limits
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

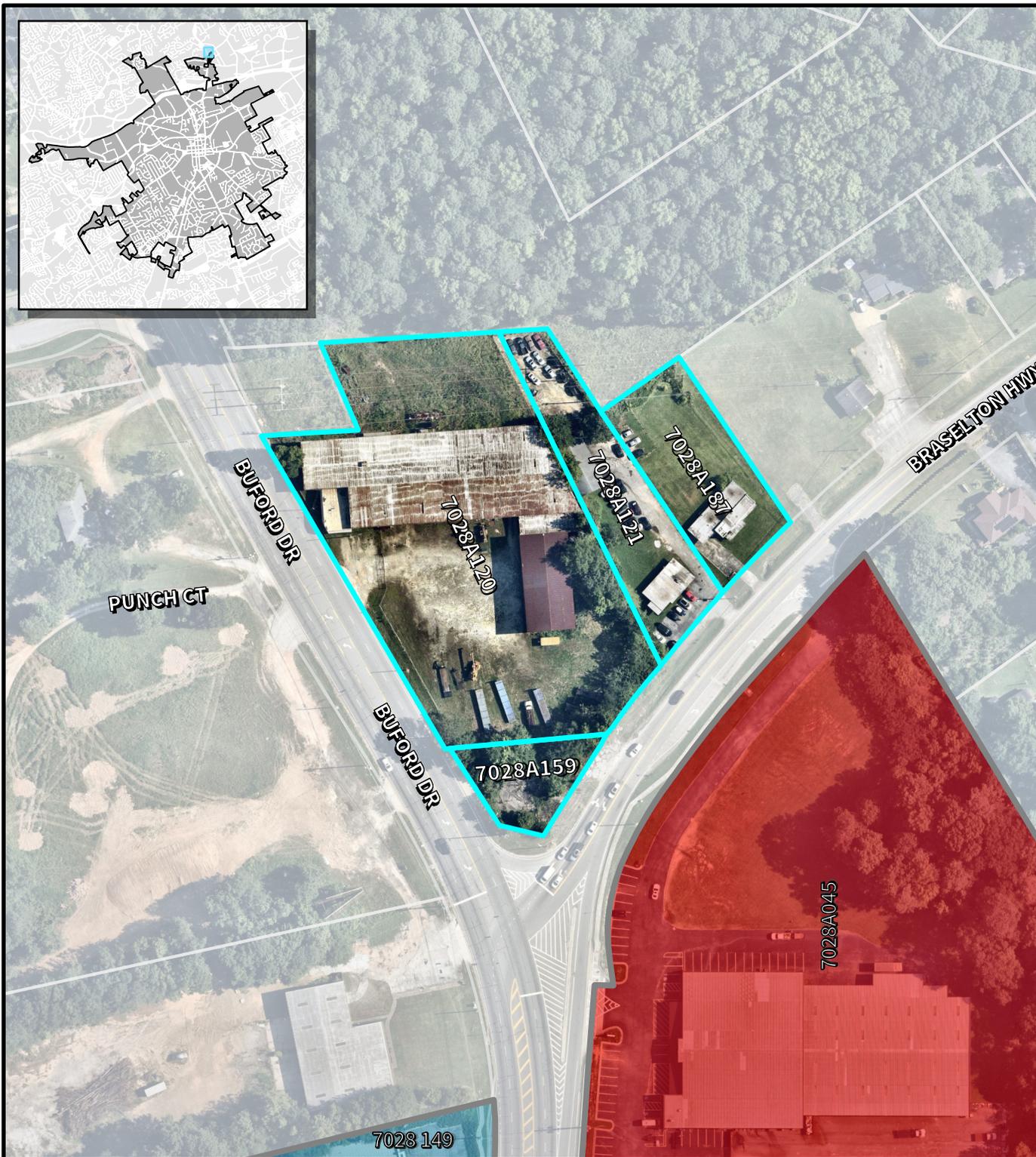
 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

 BG General Business

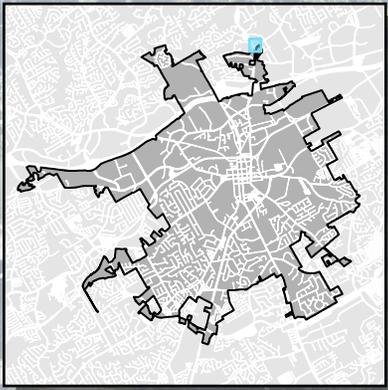
 LM Light Manufacturing



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

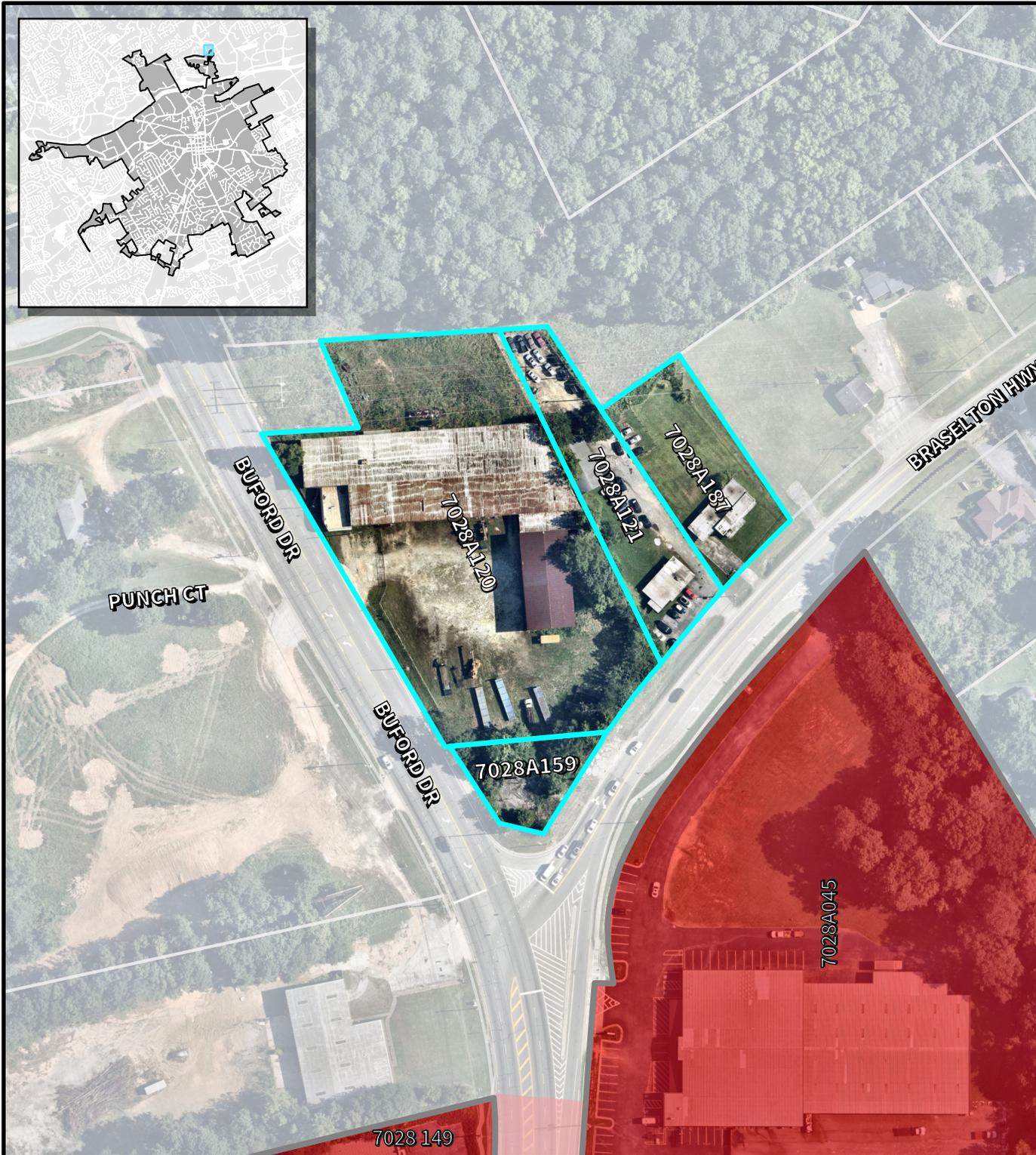
Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

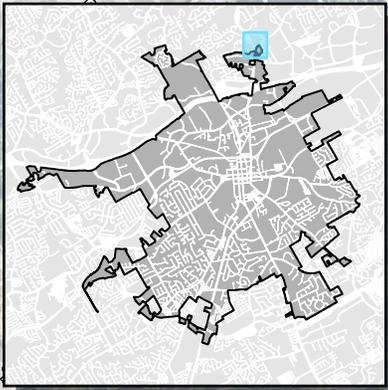
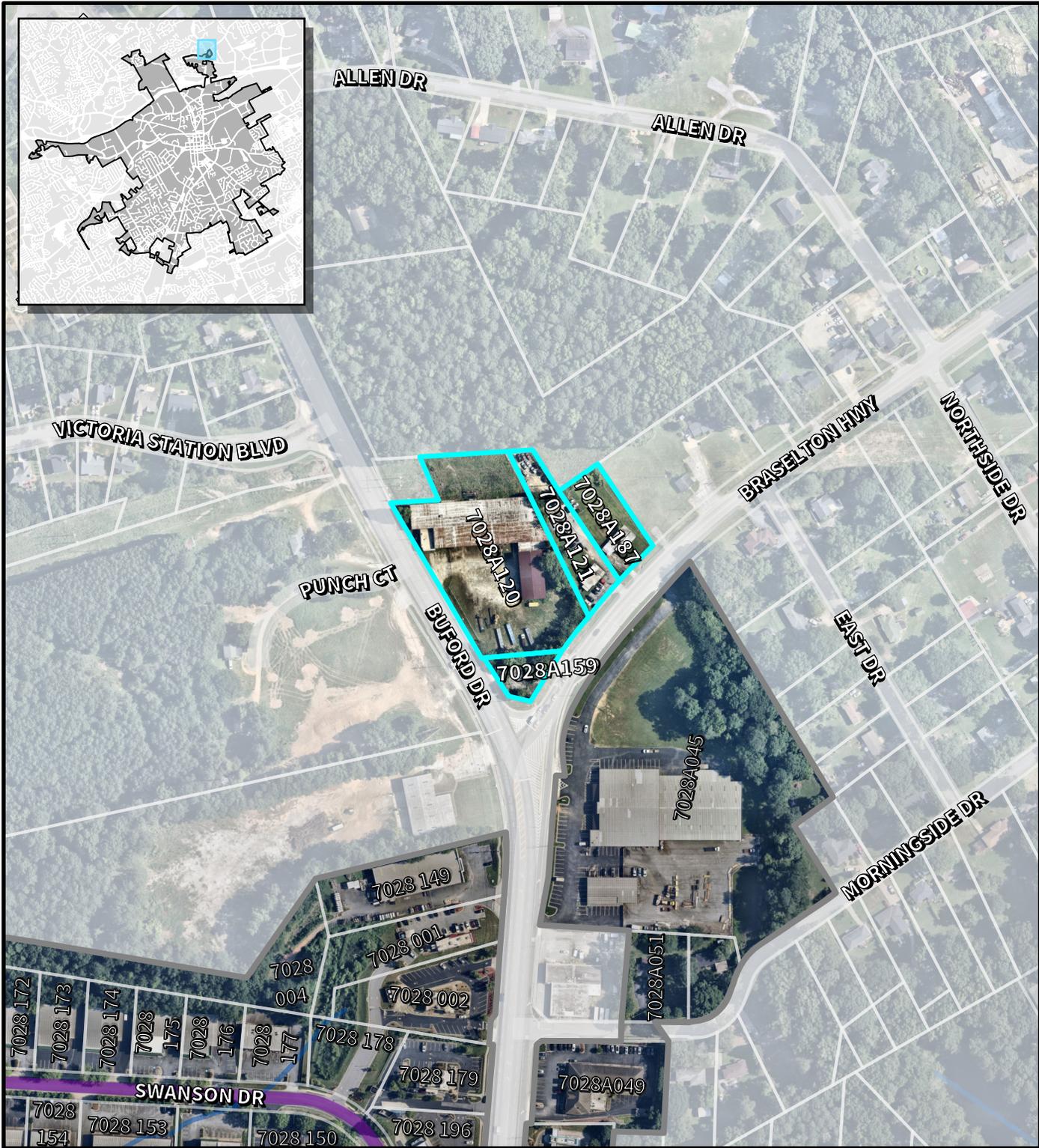
 Commercial Corridor



Scale: 1:1,800

0 62.5 125 250 Feet





LAWRENCEVILLE

Planning & Development

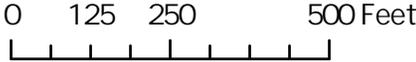
Location Map & Surrounding Areas

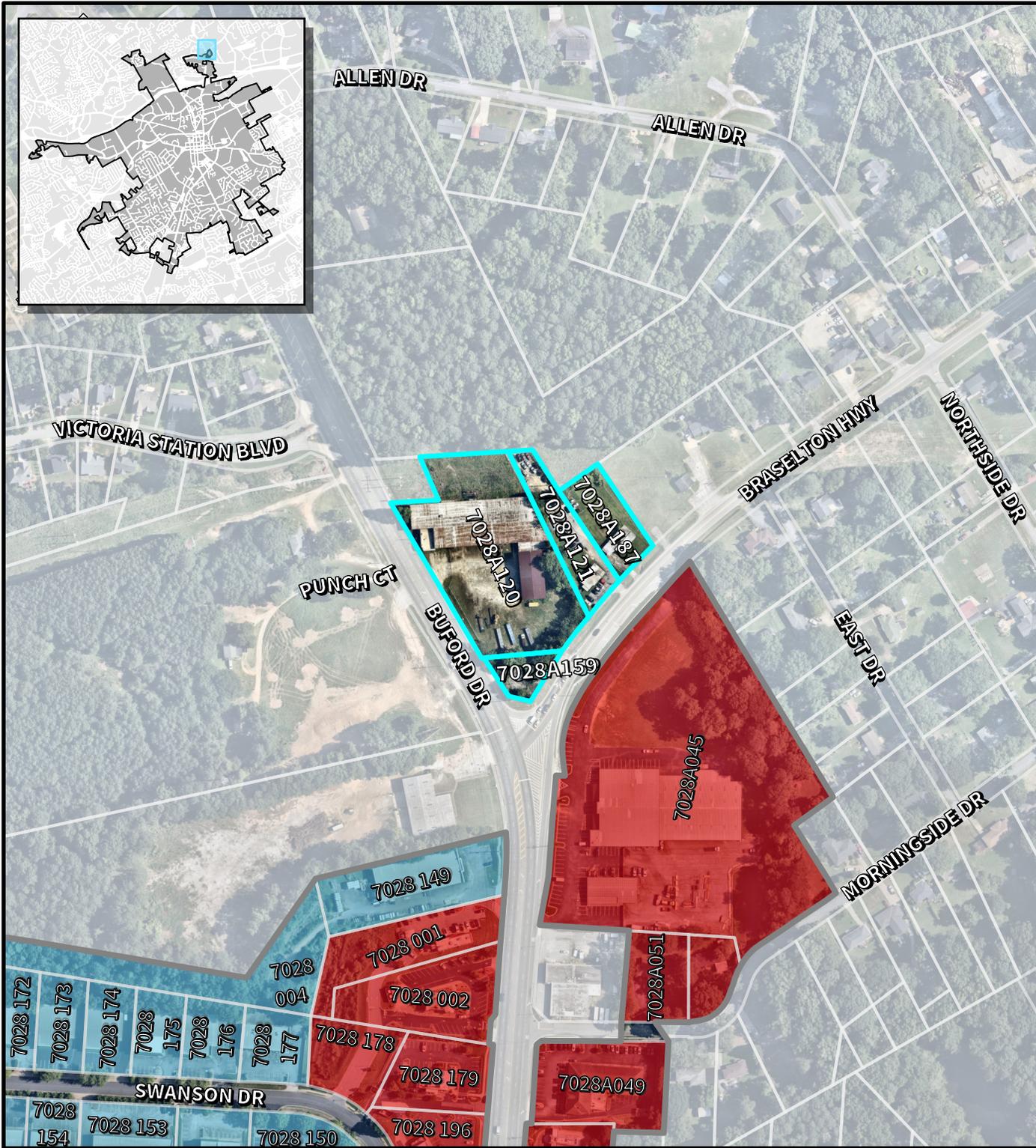
**ANNX2025-00014 &
RZC2025-00073**

Applicant: RaceTrac Inc. c/o Dillard Sellers

-  Subject Property (~3.72 acres)
-  Lawrenceville City Limits
-  Streams
-  City Maintained Streets
-  County/State Maintained Streets

Scale: 1:3,600





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

Zoning Districts

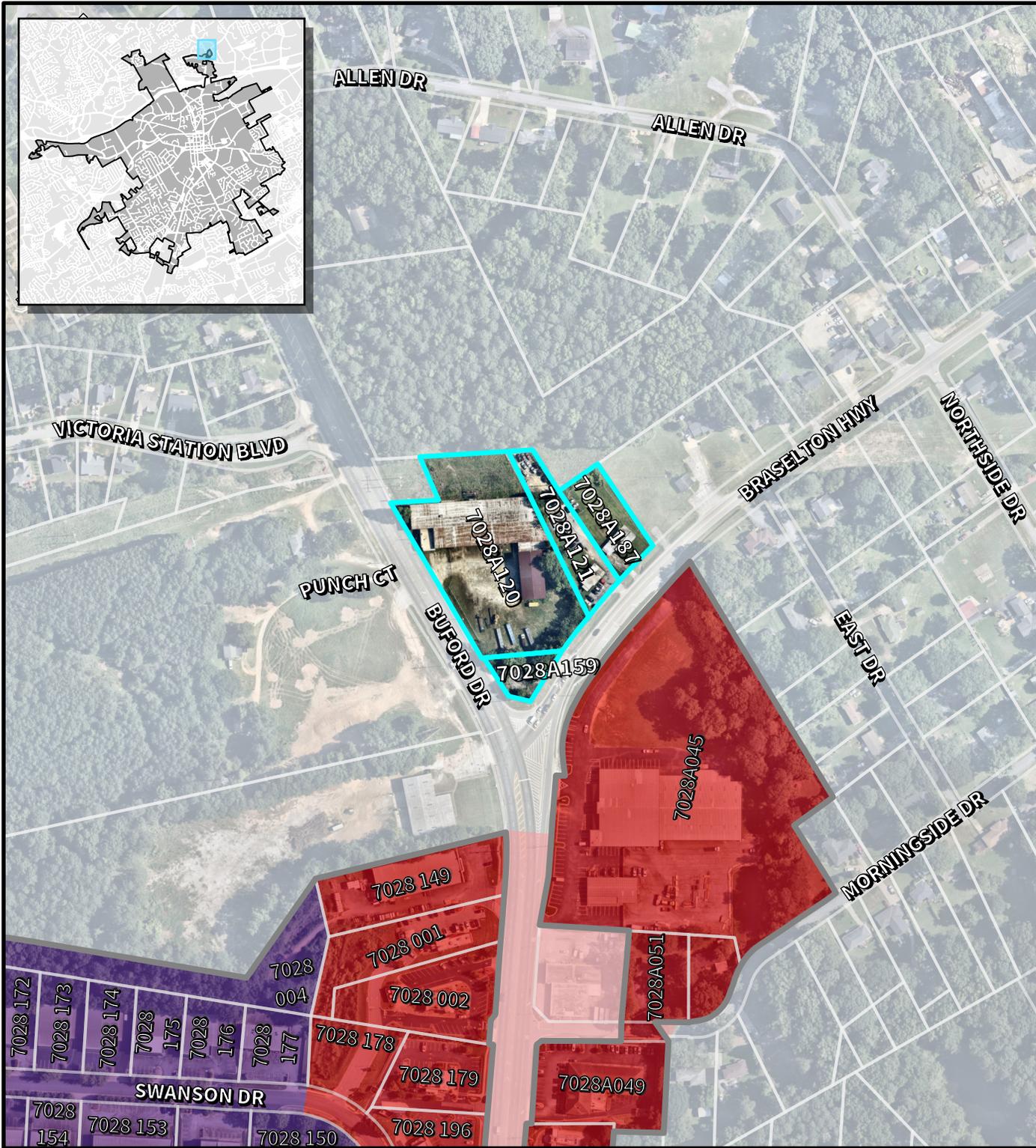
 BG General Business

 LM Light Manufacturing

Scale: 1:3,600

0 125 250 500 Feet





LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

ANNX2025-00014 &

RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

 Subject Property (~3.72 acres)

 Lawrenceville City Limits

2045 Character Areas

 Commercial Corridor

 Industrial

Scale: 1:3,600

0 125 250 500 Feet

