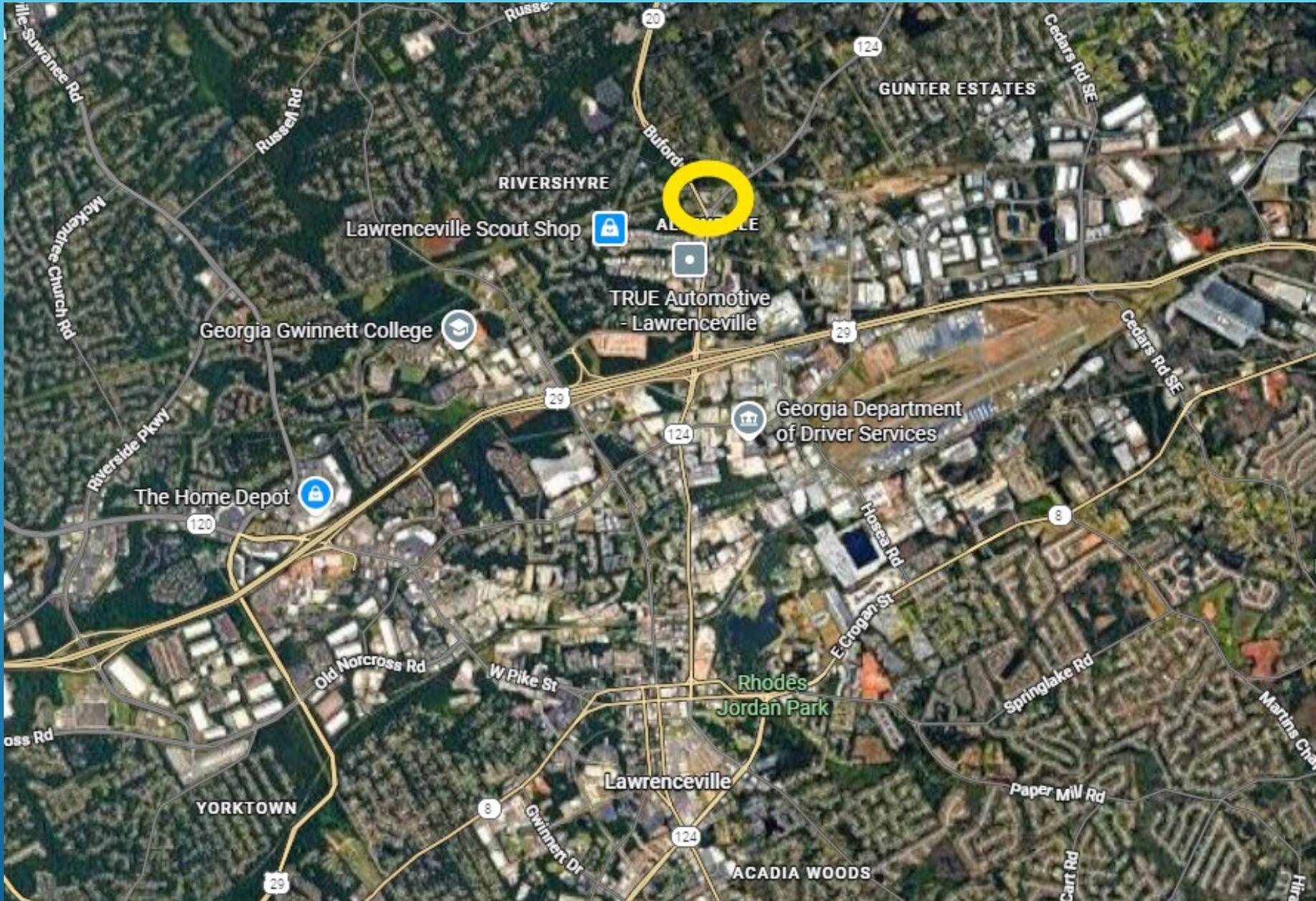


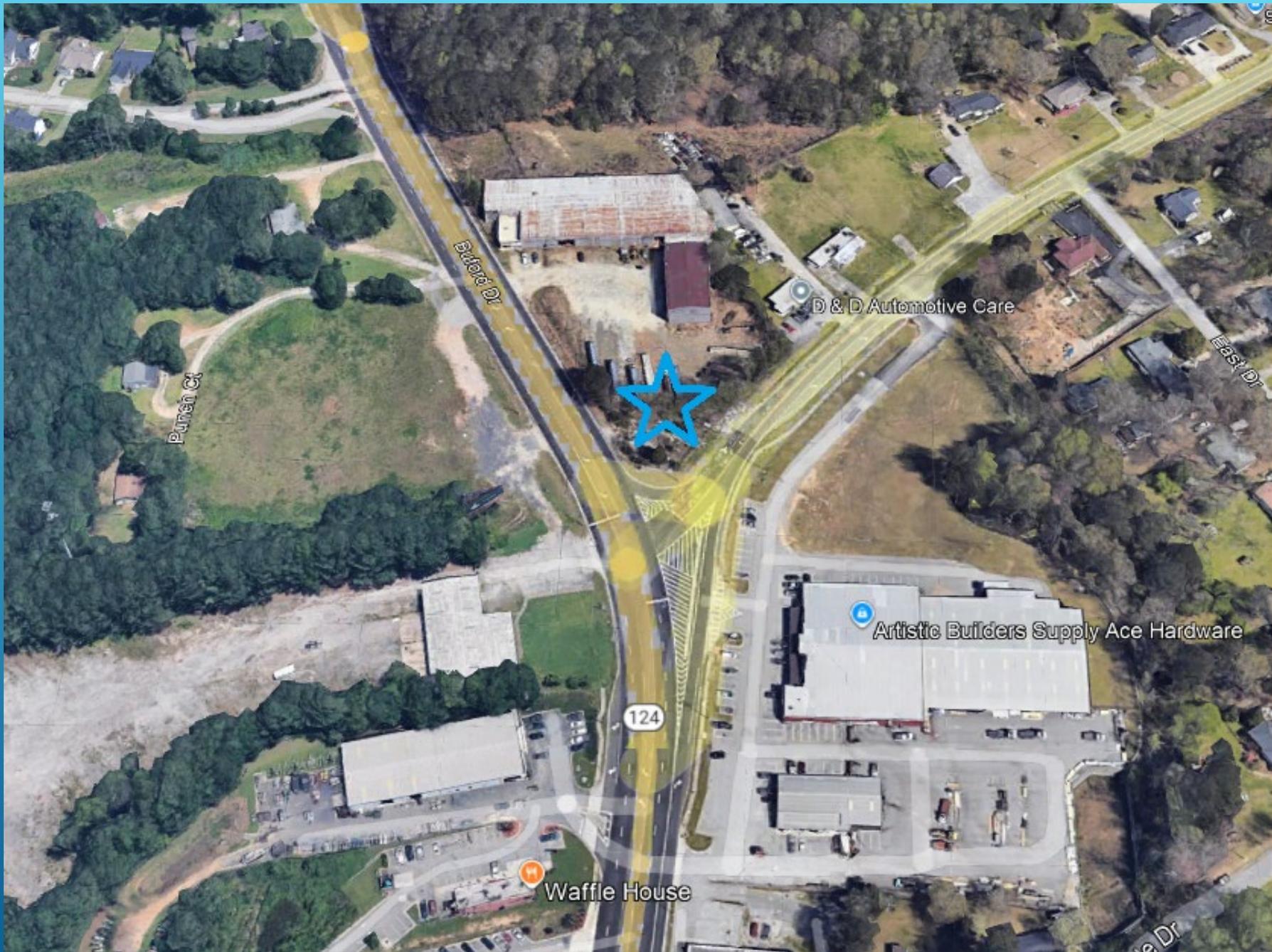


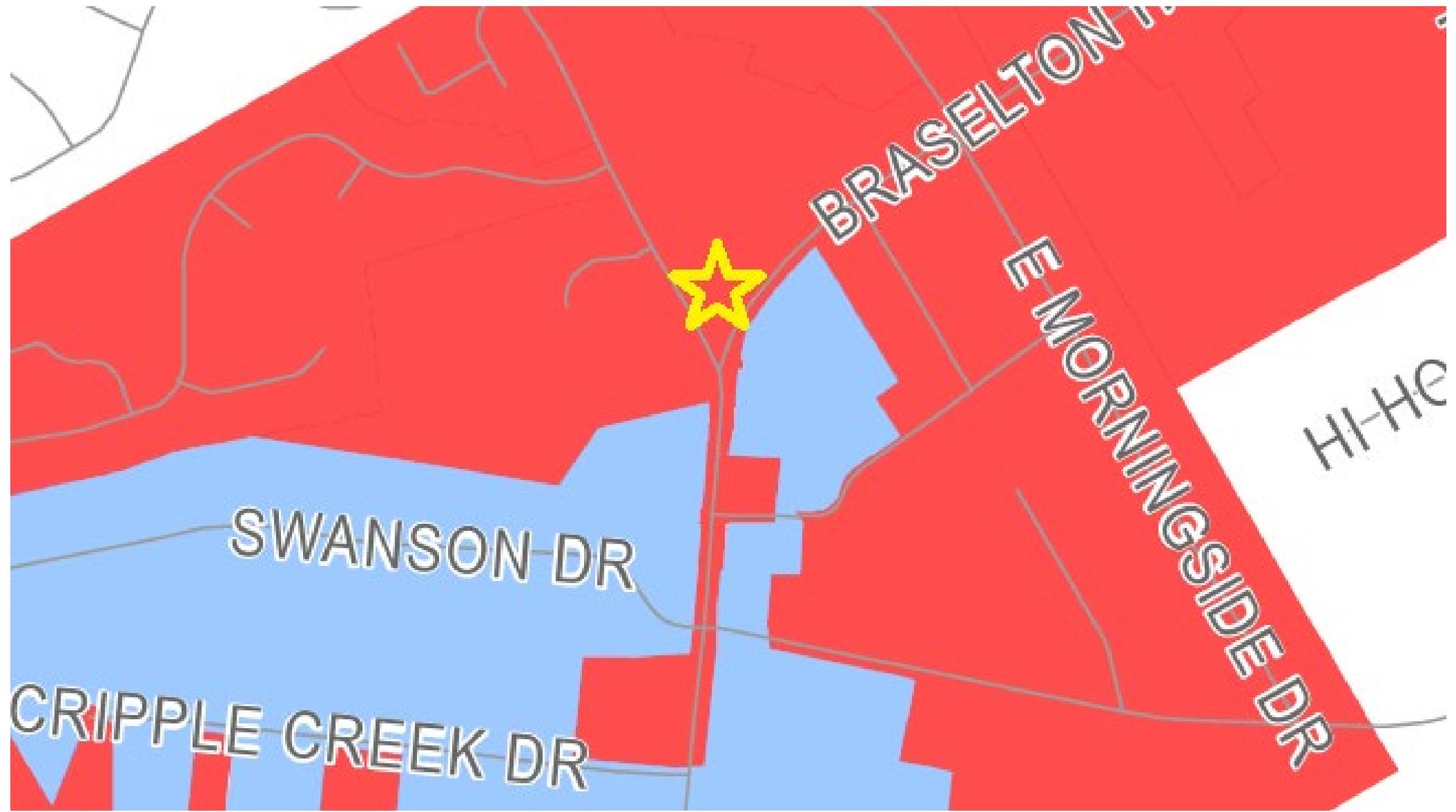
City of Lawrenceville  
Planning  
Commission

Annexation &  
Rezoning Requests

+/- 3.61 acres  
Buford Drive &  
Braselton Highway







BRASELTON

SWANSON DR

CRIPPLE CREEK DR

E MORNINGSID DR

HI-HE



# LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

## ANNX2025-00014 & RZC2025-00073

Applicant: RaceTrac Inc. c/o Dillard Sellers

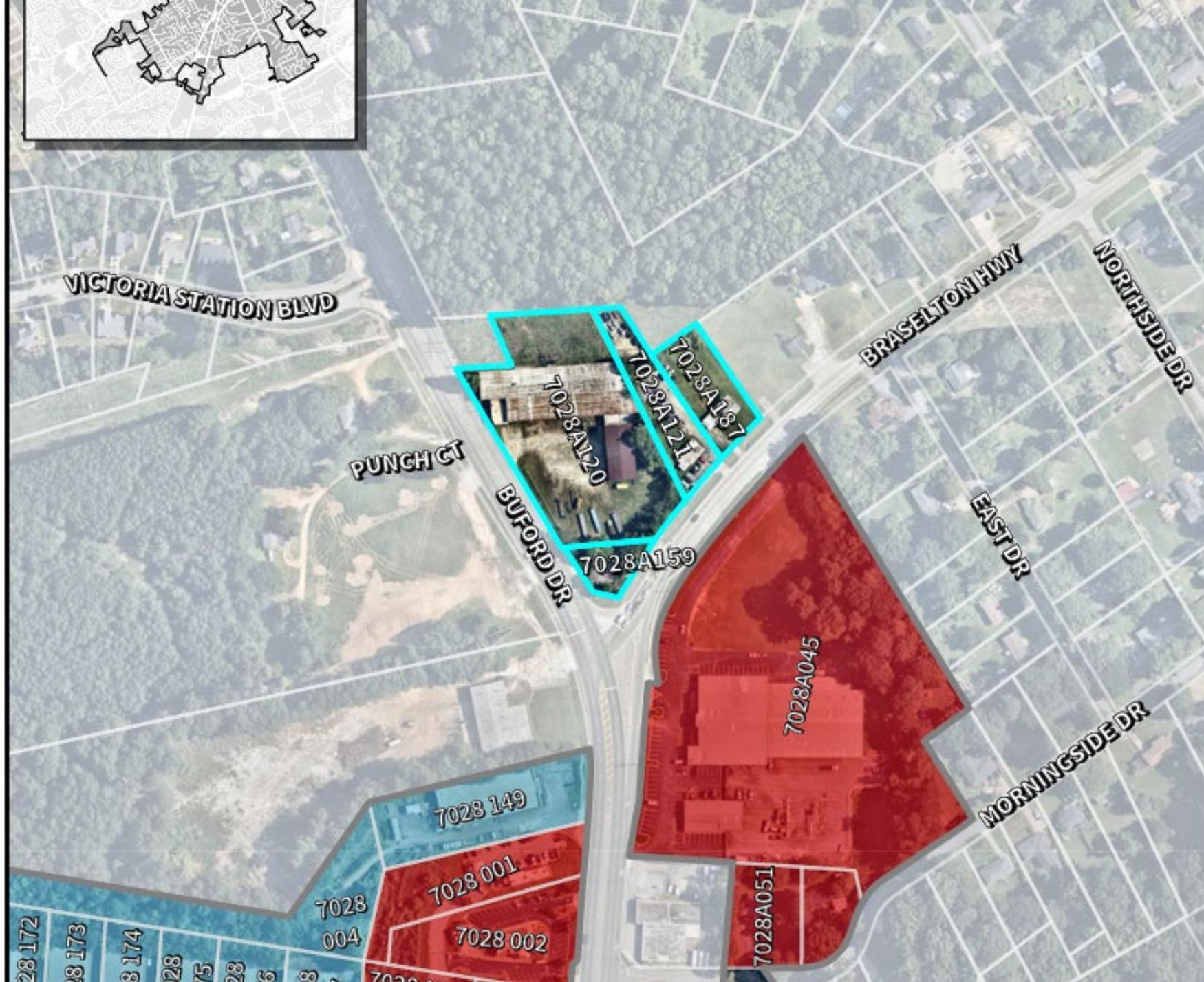
 Subject Property (~3.72 acres)

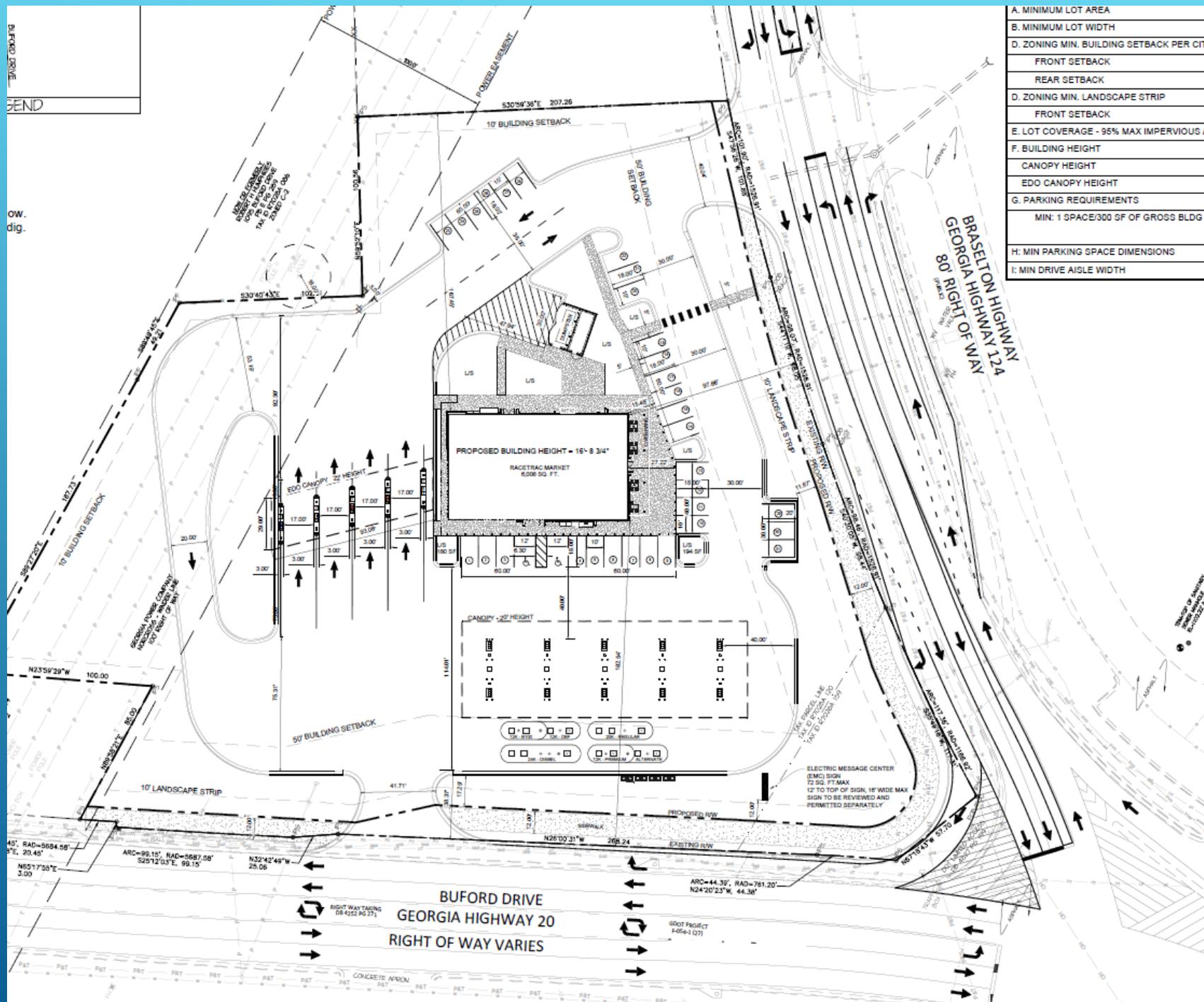
 Lawrenceville City Limits

### Zoning Districts

 BG General Business

 LM Light Manufacturing





A. MINIMUM LOT AREA
B. MINIMUM LOT WIDTH
D. ZONING MIN. BUILDING SETBACK PER CITY
FRONT SETBACK
REAR SETBACK
D. ZONING MIN. LANDSCAPE STRIP
FRONT SETBACK
E. LOT COVERAGE - 95% MAX IMPERVIOUS AREA
F. BUILDING HEIGHT
CANOPY HEIGHT
EDO CANOPY HEIGHT
G. PARKING REQUIREMENTS
MIN: 1 SPACE/300 SF OF GROSS BLDG AREA
H. MIN PARKING SPACE DIMENSIONS
I. MIN DRIVE AISLE WIDTH

ow.  
dig.

BUFORD DRIVE  
GEORGIA HIGHWAY 20  
RIGHT OF WAY VARIES

BRASELTON HIGHWAY 124  
GEORGIA HIGHWAY 124  
80' RIGHT OF WAY

PROPOSED BUILDING HEIGHT = 16'-8 3/4"  
RACETRAC MARKET  
6,000 SQ. FT.

CANOPY - 22' HEIGHT

ELECTRIC MESSAGE CENTER  
(EMC) SIGN  
72 SQ. FT. MAX  
12" TO TOP OF SIGN, 18" WIDE MAX  
SIGN TO BE REVIEWED AND PERMITTED SEPARATELY

BARREN DRIVE  
END

42' RAD=5984.98'  
57.5' 92.45'

ARC=99.15', RAD=5687.98'  
525'12'03"E, 99.15'

N32°42'49"W  
25.06'

ARC=44.39', RAD=761.20'  
N24°20'23"W, 44.38'

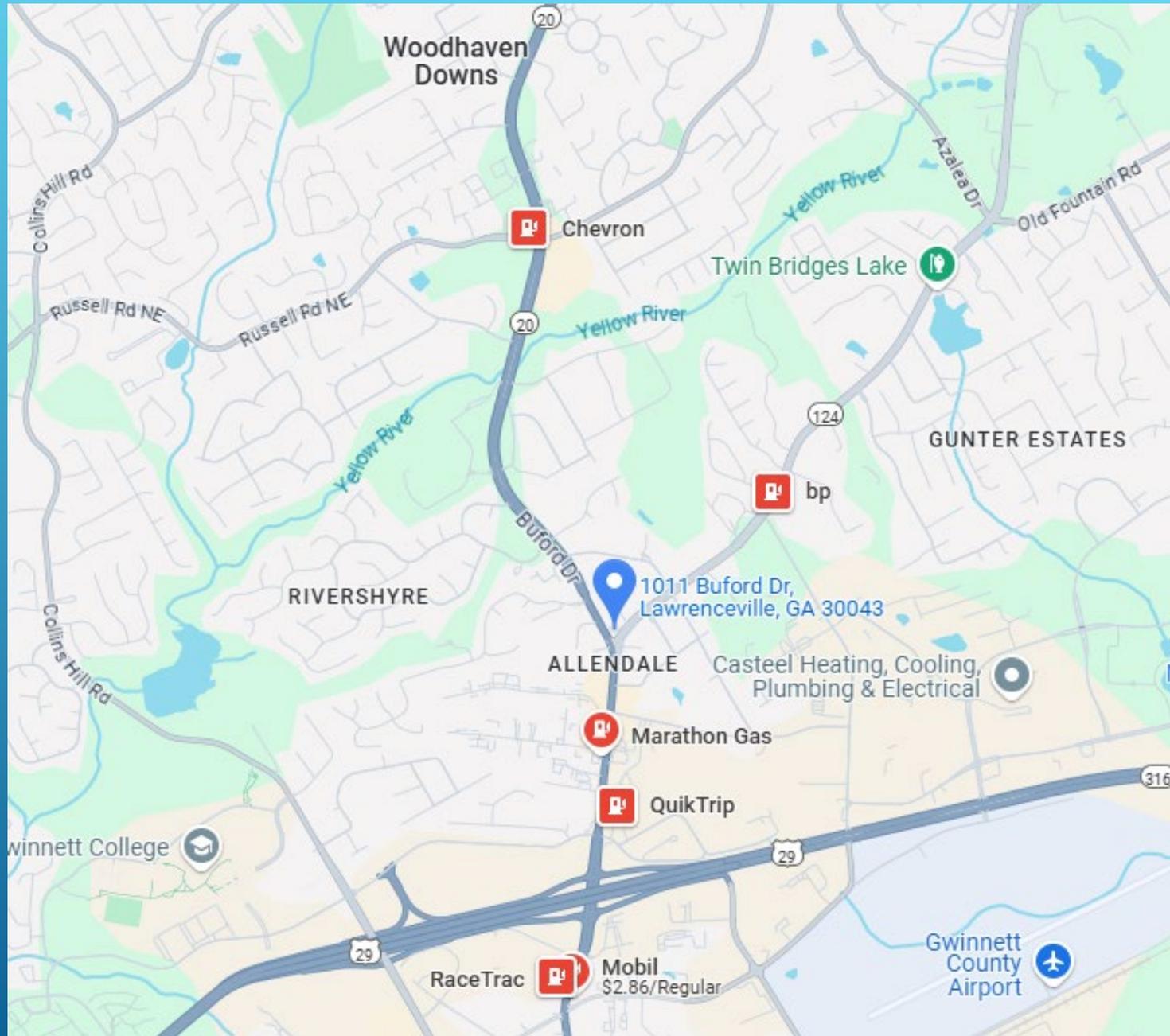
8007 PROJECT  
#264-1 (27)

CONCRETE APRON

RECORD OF SURVEY  
#264-1 (27)

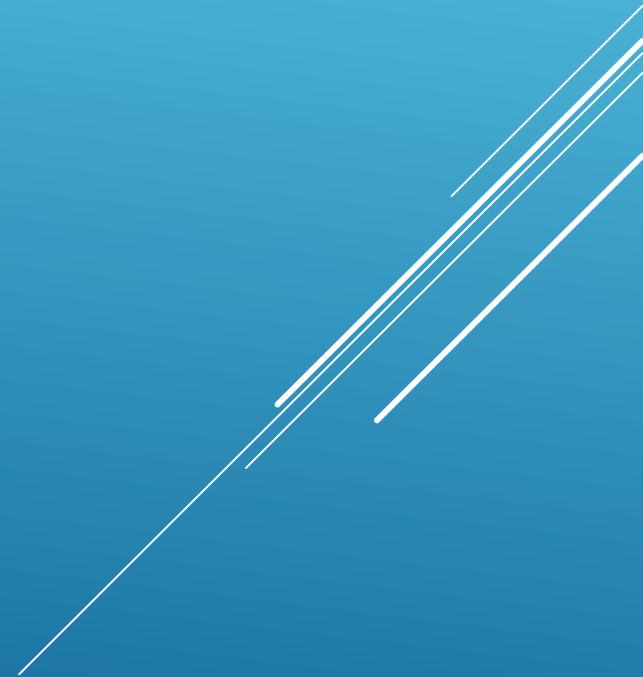


1 BIRDS EYE



# Request Recommendation of Approval for Annexation & BG Zoning

*Allow RaceTrac to develop a new, high-quality  
convenience market with fuel service.*





► **Contact:**

Baxter Russell

[brussell@dillardsellers.com](mailto:brussell@dillardsellers.com)

(404) 665-1224

**COMMENTS &  
QUESTIONS**

