



Gwinnett County
Department of Planning & Development

Development Cases Issued/Approved

From 2/2/2026 to 2/6/2026

Commercial Development Permit

CASE NUMBER : COMDEV2024-00055		ADDRESS : 402 OAK RD, LAWRENCEVILLE, GA 30044		PROJECT : GC DOT (HUTCHINS RD AT OAK RD)	
COMMISSION DIST: 3		TOTAL ACRES : 4.40		DEVELOPER	
PARCEL # : 5013 063		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 3/13/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 2/2/2026		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : Stormwater report for Hutchins Road at Oak Road Intersection Improvement project (M-1383-01)					
CASE NUMBER : COMDEV2024-00107		ADDRESS : FINANCIAL CENTER WAY (3100 BLOCK), BUFORD, GA 30519		PROJECT : BUFORD FINANCIAL CENTER	
COMMISSION DIST: 4		TOTAL ACRES : 11.29		DEVELOPER	
PARCEL # : 7176 006		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		CHARLIE TATE	
RECEIVED ON : 4/29/2024		OPEN SPACE PROVIDED :		VPT 3172 DEVELOPMENT, LLC	
ISSUED ON : 2/5/2026		OPEN SPACE % OF TOTAL :		1579 MONROE DRIVE	
UNIT : N/A		PHASE :		ATLANTA, GA 30324	
POD : N/A		CITY LIMITS : No		DAVID L STUART	
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2024-00131		ADDRESS : 5805 SUGARLOAF PKWY, LAWRENCEVILLE, GA 30043		PROJECT : GC DOT (SUGARLOAF PARKWAY SIDEWALK)	
COMMISSION DIST:	1	TOTAL ACRES :	3.67	DEVELOPER	DESIGNER
PARCEL # :	7081 153	DENSITY :	N/A		
STATUS :	PERMIT ISSUED	NO. OF LOTS :	N/A		
RECEIVED ON :	5/31/2024	OPEN SPACE PROVIDED :			
ISSUED ON :	2/5/2026	OPEN SPACE % OF TOTAL :			
UNIT :	N/A	PHASE :			
POD :	N/A	CITY LIMITS :	No		
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2024-00155		ADDRESS : 170 PEACHTREE IND BLVD, SUGAR HILL, GA 30518		PROJECT : GC DOT (PRICE ROAD WIDENING)	
COMMISSION DIST:	4	TOTAL ACRES :	6.19	DEVELOPER	DESIGNER
PARCEL # :	7275 079	DENSITY :	N/A	YULIAN KEBEDE DEVELOPMENT AUTHORITY OF GWINNETT CO GA	LINDSAY SHIFFMAN WSP USA INC. 3340 PEACHTREE RD NE ATLANTA, GA 30326
STATUS :	PERMIT ISSUED	NO. OF LOTS :	N/A		
RECEIVED ON :	7/3/2024	OPEN SPACE PROVIDED :			
ISSUED ON :	2/4/2026	OPEN SPACE % OF TOTAL :			
UNIT :	N/A	PHASE :			
POD :	N/A	CITY LIMITS :	Yes		
PROJECT DESCRIPTION : CITY OF SUGAR HILL, REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2024-00276		ADDRESS : 275 SIMONTON RD, LAWRENCEVILLE, GA 30045		PROJECT : GC DOT (SIMONTON RD)	
COMMISSION DIST:	3	TOTAL ACRES :	0.84	DEVELOPER	DESIGNER
PARCEL # :	5172 151	DENSITY :	N/A	GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION GA	AKEMI FLORES CDM SMITH GA
STATUS :	PERMIT ISSUED	NO. OF LOTS :	N/A		
RECEIVED ON :	12/4/2024	OPEN SPACE PROVIDED :			
ISSUED ON :	2/4/2026	OPEN SPACE % OF TOTAL :			
UNIT :	N/A	PHASE :			
POD :	N/A	CITY LIMITS :	No		
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2024-00290		ADDRESS : 3275 STEVE REYNOLDS BLVD, DULUTH, GA 30096		PROJECT : STEVE REYNOLDS EXTENSION			
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER		DESIGNER	
PARCEL # : 6231 004A		DENSITY : N/A		BENJAMIN PHAM BENZJAMIN DEVELOPMENT 939 BAR HARBOR PL LAWRENCEVILLE, GA 30044		MATTHEW SULLINS SULLINS ENGINEERING, LLC 302 WEST MAY STREET WINDER, GA 30680	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 12/18/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 2/6/2026		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : SANITARY SEWER - SEWER OUTFALL							
CASE NUMBER : COMDEV2024-00306		ADDRESS : 0 HARBINS RD, DACULA, GA 00000		PROJECT : GC DOT (HARBINS ROAD & MCMILLAN ROAD)			
COMMISSION DIST: 3		TOTAL ACRES : 2.30		DEVELOPER		DESIGNER	
PARCEL # : 5301 212		DENSITY : N/A		GWINNETT COUNTY D.O.T. 75 LANGLEY DRIVE LAWRENCEVILLE, GA 30045		LEAH CASSELL CHA CONSULTING, INC. 3700 CRESTWOOD PARKWAY NW DULUTH, GA 30096	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 12/30/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 2/2/2026		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : CITY OF DACULA, REDEVELOPMENT, COMMERCIAL DEVELOPMENT							
CASE NUMBER : COMDEV2025-00178		ADDRESS : 509 ATHENS HWY, LOGANVILLE, GA 30052		PROJECT : KWON DENTAL			
COMMISSION DIST: 3		TOTAL ACRES : 1.46		DEVELOPER		DESIGNER	
PARCEL # : 5131 254		DENSITY : N/A		SAMUEL KWON KWON PROPERTIES-LOGANVILLE LLC 2090 CLAY DR ATLANTA, GA 30350		CHRISTOPHER J FINKE AEC 50 WARM SPRINGS CIR ROSWELL, GA 30075	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 8/6/2025		OPEN SPACE PROVIDED :					
ISSUED ON : 2/4/2026		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT							

CASE NUMBER : COMDEV2025-00186		ADDRESS : 3552 SATELLITE BLVD, DULUTH, GA 30096		PROJECT : FIRST CLASS RETAIL- MEDICAL CENTER	
COMMISSION DIST: 1		TOTAL ACRES : 1.11		DEVELOPER	
PARCEL # : 6232 015		DENSITY : N/A		DESIGNER	
				KYU-MAN PARK SALMON PROPERTY INVESTMENTS LLC 506 TURNER MCCALL BLVD ROME, GA 30165	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 8/14/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 2/2/2026		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00208		ADDRESS : 954 MARTINS CHAPEL RD, LAWRENCEVILLE, GA 30045		PROJECT : MARTINS CHAPEL SHOPS	
COMMISSION DIST: 3		TOTAL ACRES : 3.10		DEVELOPER	
PARCEL # : 5214 041		DENSITY : N/A		DESIGNER	
				ROBBY BOGGS SSP SOFRAN MC, LLC 5080 PEACHTREE BLVD ATLANTA, GA 30341	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 9/8/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 2/2/2026		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00221		ADDRESS : 2440 EASTGATE PL, SNELLVILLE, GA 30078		PROJECT : EVOLUTION SPORTS COMPLEX	
COMMISSION DIST: 3		TOTAL ACRES : 1.72		DEVELOPER	
PARCEL # : 5038 155		DENSITY : N/A		DESIGNER	
				ANTHONY MONTE DE OCA GATEWAY DEOCA, LLC 4471 OGLETHORPE LOOP NW ACWORTH, GA 30101	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 9/17/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 2/5/2026		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF SNELLVILLE, REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 11		NO. OF LOTS : 0	
				TOTAL ACRES : 36.08	

CASE NUMBER : PLAT2025-00144

ADDRESS : FALLING WATERS LN (1100 BLOCK),
NORCROSS, GA 30093

PROJECT : DINH, AN (XPL)

COMMISSION DIST: 2

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 6174 518

DENSITY : N/A

AN DINH
PEACE FARM LLC
2368 BELLEW DR
BOWMAN, GA 30624BENJAMIN DANIEL DELAURIERS
TERMINUS LAND SURVEYING & SERVICES
2010 CRESCENT RDG
CUMMING, GA 30041STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 4/24/2025

OPEN SPACE PROVIDED :

ISSUED ON : 2/4/2026

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : DINH, AN (XPL), R-60 PER RZR2024-00019, 3 LOTS, 1.11 ACRES, SEWER

CASE NUMBER : PLAT2025-00336

ADDRESS : HOG MOUNTAIN RD (2900 BLOCK),
DACULA, GA 30019

PROJECT : NEXT DOOR HOMES, LLC (XPL)

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 3001 228

DENSITY : N/A

AYYAD M MANSUR
MANSUR ENGINEERING, INC.
1810 PEACHTREE INDUSTRIAL BLVD
DULUTH, GA 30097STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 9/3/2025

OPEN SPACE PROVIDED :

ISSUED ON : 2/2/2026

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF MULBERRY, NEXT DOOR HOMES, LLC (XPL), R-100, 2 LOTS, 1.18 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00420	ADDRESS : 395 SIMONTON RD, LAWRENCEVILLE, GA 30045	PROJECT : MR. LEO REALTY, LLC
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COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 5181 006	DENSITY : N/A	MICHAEL PEREZ MR.LEO REALTY LLC 166 OLD FIELD ROAD EAST SETAUKET, NY 11733	PATRICK F CAREY 262 WEST CROGAN STREET LAWRENCEVILLE, GA 30046

STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A
RECEIVED ON : 11/21/2025	OPEN SPACE PROVIDED :
ISSUED ON : 2/4/2026	OPEN SPACE % OF TOTAL :
UNIT : N/A	PHASE :
POD : N/A	CITY LIMITS : No

PROJECT DESCRIPTION : MR. LEO REALTY, LLC (XPL), R75, 2 LOTS, 2.481 ACRES. SEPTIC

CASE NUMBER : PLAT2026-00023	ADDRESS : PIRKLE AVE (400 BLOCK), BUFORD, GA 30518	PROJECT : O AND P CUSTOM HOMES, LLC (XPL)
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7295B057	DENSITY : N/A	BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA 30519	BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA

STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A
RECEIVED ON : 1/21/2026	OPEN SPACE PROVIDED :
ISSUED ON : 2/4/2026	OPEN SPACE % OF TOTAL :
UNIT : N/A	PHASE :
POD : N/A	CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF BUFORD - O AND P CUSTOM HOMES, LLC (XPL), R-100, 2 LOTS, 0.88 ACRES, SEWER

CASE NUMBER : PLAT2026-00027	ADDRESS : OLD HAMILTON MILL RD (4300 BLOOCK), BUFORD, GA 30518	PROJECT : OLD OAKS CAPITAL, LLC (XPL)
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7261 006	DENSITY : N/A	RYAN REED OLD OAKS CAPITAL LLC 4387 TRESTLE WAY BUFORD, GA 30518	J SCOTT SMITH DIVERSIFIED TECH GROUP, LLC 2700 BRASSELTON DACULA, GA 30019

STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A
RECEIVED ON : 1/24/2026	OPEN SPACE PROVIDED :
ISSUED ON : 2/6/2026	OPEN SPACE % OF TOTAL :
UNIT : N/A	PHASE :
POD : N/A	CITY LIMITS : Yes

TOTAL FOR : Plat	NO. OF CASES : 5	NO. OF LOTS : 0	TOTAL ACRES : 0.00
GRAND TOTALS	NO. OF CASES : 16	NO. OF LOTS : 0	TOTAL ACRES : 36.08