



Gwinnett County Department of Planning & Development

Development Cases Issued/Approved

From 2/3/2025 to 2/7/2025

Commercial Development Permit

CASE NUMBER : COMDEV2024-00152

ADDRESS : 3925 SATELLITE BLVD, DULUTH, GA 30096

PROJECT : SATELLITE BOULEVARD

COMMISSION DIST: 1

TOTAL ACRES : 40.00

DEVELOPER

DESIGNER

PARCEL # : 6230 007

DENSITY : N/A

MATT KIRVAN
FCP FUND MANAGER, L.P.
4445 WILLARD AVENUE, SUITE 900
CHEVY CHASE, MD 20815

BRIAN KIMSEY
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR
BOGART, GA 30622

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 7/3/2024

OPEN SPACE PROVIDED :

ISSUED ON : 2/5/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2024-00194

ADDRESS : 2255 WEST PARK PL, STONE MOUNTAIN, GA 30087

PROJECT : AMAZON FULFILLMENT CENTER

COMMISSION DIST: 2

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 6059 001B

DENSITY : N/A

SHIVA SEPURI
DEVELOPMENT AUTHORITY OF
GWINNETT COUNTY
5221 N O CONNOR BLVD
IRVING, TX 75039

JEFFREY TIBBITTS
CESO, INC.
3601 RIGBY
MIAMISBURG, OH 45342

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 9/3/2024

OPEN SPACE PROVIDED :

ISSUED ON : 2/3/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2024-00238		ADDRESS : 589 ALCOVY MILL PARK, DACULA, GA 30019		PROJECT : ALCOVY MILL - AMENITY	
COMMISSION DIST: 3		TOTAL ACRES : 1.17		DEVELOPER	
PARCEL # : 5236 240		DENSITY : N/A		JESSE HARP AMH DEVELOPMENT 10 MANSELL CT EAST ROSWELL, GA 30076	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 11/1/2024		OPEN SPACE PROVIDED :		DUANE A HAGERMAN HAGERMAN DESIGN GROUP 250 CHASTAIN RD NW KENNESAW, GA 30144	
ISSUED ON : 2/6/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DACULA, NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2024-00262		ADDRESS : 79 EAST MORENO ST, BUFORD, GA 30518		PROJECT : EAST MORENO STREET	
COMMISSION DIST: 4		TOTAL ACRES : 0.67		DEVELOPER	
PARCEL # : 7295A035		DENSITY : N/A		MIKE PHELPS BBC INVESTMENT GROUP, LLC 390 BROGDON ROAD SUWANEE, GA	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 11/18/2024		OPEN SPACE PROVIDED :		MATTHEW C FELTS THOMAS & HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GA 30518	
ISSUED ON : 2/6/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD, NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2024-00268		ADDRESS : 1458 BEAVER RUIN RD, NORCROSS, GA 30093		PROJECT : BEAVER RUIN FIRE LINE	
COMMISSION DIST: 2		TOTAL ACRES : 5.06		DEVELOPER	
PARCEL # : 6184 027		DENSITY : N/A		ROBERT FRENCH RSP 1458 BEAVER RUIN LLC 3 COLUMBUS CIR NEW YORK, NY 10019	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 11/25/2024		OPEN SPACE PROVIDED :		JON AMSBERRY AMSBERRY CONSULTING 1737 RIVERMIST DR SW LILBURN, GA 30047	
ISSUED ON : 2/4/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT - Installation of 8" fire protection line to building.					

CASE NUMBER : COMDEV2024-00270		ADDRESS : 2690 BANKERS INDUSTRIAL DR, DORAVILLE, GA 30360		PROJECT : ATLANTA ORA 1, LLC			
COMMISSION DIST: 1		TOTAL ACRES : 22.04		DEVELOPER		DESIGNER	
PARCEL # : 6250 003		DENSITY : N/A		OWEN SARGENT VANGUARD RENEWABLES 133 BOSTON POST ROAD WESTON, MA 02493		KEVIN W CLARK STANTEC 733 S MARQUETTE AVE MINNEAPOLIS, MN 55402	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 11/26/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 2/5/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : Yes					
PROJECT DESCRIPTION : CITY OF PEACHTREE CORNERS, REDEVELOPMENT, COMMERCIAL DEVELOPMENT							
CASE NUMBER : COMDEV2024-00272		ADDRESS : 1450 FLATIRON TRCE, STONE MOUNTAIN, GA 30087		PROJECT : PARKVIEW DEVELOPMENT			
COMMISSION DIST: 2		TOTAL ACRES : 0.73		DEVELOPER		DESIGNER	
PARCEL # : 6061 427G		DENSITY : N/A		NATHAN FREY BRAND PROPERTIES 3328 PEACHTREE RD NE ATLANTA, GA 30326		KEVIN HENDRIX POND AND COMPANY 3500 PARKWAY LANE PEACHTREE CORNERS, GA 30092	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 12/2/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 2/3/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT							
CASE NUMBER : COMDEV2024-00286		ADDRESS : 3542 SATELLITE BLVD, DULUTH, GA 30096		PROJECT : BANK OF AMERICA - XRRP GWINNETT PLACE			
COMMISSION DIST: 1		TOTAL ACRES : 1.89		DEVELOPER		DESIGNER	
PARCEL # : 6232 018		DENSITY : N/A		ERIC PAGAN JLL GA		JOHN A CONNELLY BRITT, PETERS AND ASSOCIATES, INC. 101 FALLS PARK DRIVE GREENVILLE, SC 29601	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A					
RECEIVED ON : 12/16/2024		OPEN SPACE PROVIDED :					
ISSUED ON : 2/4/2025		OPEN SPACE % OF TOTAL :					
UNIT : N/A		PHASE :					
POD : N/A		CITY LIMITS : No					
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT							

CASE NUMBER : COMDEV2025-00002		ADDRESS : 4989 PEACHTREE PKWY, PEACHTREE CORNERS, GA 30092		PROJECT : SUBURBAN SURGERY CENTER
COMMISSION DIST: 1		TOTAL ACRES : 1.50	DEVELOPER	DESIGNER
PARCEL # : 6318 336		DENSITY : N/A	RISHI SINGHAL SUBURBAN MEDICAL CENTER 4989 PEACHTREE PARKWAY PEACHTREE CORNERS, GA 30092	MICHAEL D BENTLEY HUSSEY GAY BELL 3100 BRECKINRIDGE BLVD BLDG 300 DULUTH, GA 30096
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 1/3/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 2/4/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF PEACHTREE CORNERS, REDEVELOPMENT, COMMERCIAL DEVELOPMENT				
CASE NUMBER : COMDEV2025-00007		ADDRESS : 4985 NELSON BROGDON BLVD, SUGAR HILL, GA 30518		PROJECT : GC DWR (PUMP STATION #1 NORTH AVENUE)
COMMISSION DIST: 4		TOTAL ACRES : 1.81	DEVELOPER	DESIGNER
PARCEL # : 7292 091		DENSITY : N/A	GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES 684 WINDER HWY LAWRENCEVILLE, GA 30045	JOHN FLECK ENGINEERING STRATEGIES, INC. 6855 SHALLOWFORD RD, STE 525 MARIETTA, GA 30062
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 1/15/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 2/5/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF SUGAR HILL, REDEVELOPMENT, COMMERCIAL DEVELOPMENT. Decommissioning of a wastewater pump station and installation of an 8" diameter wastewater gravity sewer by the Gwinnett County Department of Water Resources. This project is within the limits of the City of Sugar Hill.				
CASE NUMBER : COMDEV2025-00032		ADDRESS : 2800 OLD IVY CT, BUFORD, GA 30519		PROJECT : KELLY TOWERS, III, LLC.
COMMISSION DIST: 4		TOTAL ACRES : 0.20	DEVELOPER	DESIGNER
PARCEL # : 7145 003		DENSITY : N/A		
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 2/4/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 2/5/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : No		
PROJECT DESCRIPTION : TELECOMMUNICATION TOWER, 150 FT HEIGHT WITH A 4 FT LIGHTING ROD, 154 FT TOTAL HEIGHT				
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 11	NO. OF LOTS : 0	TOTAL ACRES : 75.07

CASE NUMBER : PLAT2024-00231

ADDRESS : SHADBURN FERRY RD (5500 BLOCK),
BUFORD, GA 30518

PROJECT : BUN, PHONG (XPL)

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 7327 013

DENSITY : N/A

STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 5/20/2024

OPEN SPACE PROVIDED :

ISSUED ON : 2/7/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF BUFORD, BUN, PHONG (XPL), R-100, 2 LOTS, 1.43 ACRES, SEPTIC

CASE NUMBER : PLAT2024-00266

ADDRESS : HOKE OKELLY MILL RD (200 BLOCK),
LOGANVILLE, GA 30052

PROJECT : BENNETT FARM PHASE 2

COMMISSION DIST: 3

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 5163 012

DENSITY : 2.55

BRIAN TAYLOR
TAYLOR MORRISON OF GEORGIA,
LLC
4400 NORTH POINT PARKWAY, SUITE
295
ALPHARETTA, GA 30005TYLER MARCHMAN
LJA ENGINEERING (FORMERLY ALLIANCE
ENGINEERING AND PLANNING, LLC)
299 SOUTH MAIN ST.
ALPHARETTA, GA 30009STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 6/18/2024

OPEN SPACE PROVIDED :

ISSUED ON : 2/3/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, PHASE 2, OSC PER RZM2022-00002, 41 LOTS, 11.49 ACRES, SEWER

CASE NUMBER : PLAT2024-00366

ADDRESS : KILGORE RD (2400 BLOCK), BUFORD,
GA 30519PROJECT : AMAZING HOME CONSTRUCTIONS LLC
(XPL)

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 7184 025

DENSITY : N/A

STEFAN LUPANCU
AMAZING HOME CONSTRUCTION, LLC
2287 CAIN CIRLCE
DACULA, GA 30019BRIAN SUTHERLAND
GEORGIA PREMIER LAND SERVICES, INC.
3010 HAMILTON MILL RD
BUFORD, GA 30519STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 9/17/2024

OPEN SPACE PROVIDED :

ISSUED ON : 2/4/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : AMAZING HOME CONSTRUCTIONS LLC (XPL), RA-200, 2 LOTS, 2.64 ACRES, SEPTIC

CASE NUMBER : PLAT2024-00416		ADDRESS : OLD PEACHTREE RD (1300 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : BEACON AT OLD PEACHTREE - UNIT 3 PH 1
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER
PARCEL # : 7104 009		DENSITY : N/A		CHRIS LUCAS STANLEY MARTIN HOMES, LLC 6285 BARFIELD ROAD, SUITE 100, 30328 SANDY SPRINGS, GA 30328
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		
RECEIVED ON : 10/18/2024		OPEN SPACE PROVIDED :		
ISSUED ON : 2/7/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : No		
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, TND, 33 LOTS, 16.92 ACRES, SEWER				
CASE NUMBER : PLAT2024-00499		ADDRESS : LYLE CIRLE (500 BLOCK), LAWRENCEVILLE, GA 30046		PROJECT : LYLE CIRCLE LOT COMBINATION
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER
PARCEL # : 5176 046A		DENSITY : N/A		CHUCK WARBINGTON CITY OF LAWRENCEVILLE 70 SOUTH CLAYTON STREET P.O. BOX 2200 LAWRENCEVILLE, GEORGIA 30046
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		
RECEIVED ON : 12/9/2024		OPEN SPACE PROVIDED :		
ISSUED ON : 2/7/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, COMMERCIAL PLATTING ONLY, RM12, 1 LOT, 0.89 ACRES, SEWER				
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 : 75.07				