



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 4/14/2025 to 4/18/2025

Commercial Development Permit

CASE NUMBER : COMDEV2023-00029 ADDRESS : 278 HURRICANE SHOALS RD, LAWRENCEVILLE, GA 30046 PROJECT : JDS HOLDINGS, LLC

COMMISSION DIST: 3 TOTAL ACRES : 1.17 DEVELOPER DESIGNER
PARCEL # : 5176 209 DENSITY : N/A JOHN STEPHENS MYLES MONTGOMERY
JDS HOLDINGS, LLC CIVILSCAPES, INC.
PO BOX 686 GA
LAWRENCEVILLE, GA 30046

STATUS : PERMIT ISSUED NO. OF LOTS : N/A

RECEIVED ON : 1/25/2023 OPEN SPACE PROVIDED :

ISSUED ON : 4/15/2025 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, NEW, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2024-00214 ADDRESS : 401 RABBIT HILL RD, DACULA, GA 30019 PROJECT : GC PARK (RABBIT HILL PARK)

COMMISSION DIST: 4 TOTAL ACRES : 1.00 DEVELOPER DESIGNER
PARCEL # : 5272 022 DENSITY : N/A DANIEL DART PATRICK GRAHAM
GWINNETT COUNTY DEPARTMENT OF CHA, INC
COMMUNITY SERVICES 3700 CRESTWOOD PARK NW
446 W. CROGAN STREET DULUTH, GA 30096
LAWRENCEVILLE, GA 30046

STATUS : PERMIT ISSUED NO. OF LOTS : N/A

RECEIVED ON : 10/4/2024 OPEN SPACE PROVIDED :

ISSUED ON : 4/18/2025 OPEN SPACE % OF TOTAL :

UNIT : N/A PHASE :

POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT Synthetic Turf Conversion and Field Improvement

CASE NUMBER : COMDEV2024-00219		ADDRESS : 2645 LOGANVILLE HWY, LOGANVILLE, GA 30052		PROJECT : ENCOMPASS HEALTH
COMMISSION DIST: 3		TOTAL ACRES : 10.04		DEVELOPER
PARCEL # : 5156 268		DENSITY : N/A		DESIGNER
		JOSEPH W THUSTON BLOX LLC 2625 5TH AVE N BESSEMER, AL 35020		JOHANNA F.L. PATRICK BOHLER 211 PERMITER CENTER PKWY NE ATLANTA, GA 30346
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 10/7/2024		OPEN SPACE PROVIDED :		
ISSUED ON : 4/15/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : No		
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT				

CASE NUMBER : COMDEV2024-00253		ADDRESS : 3735 BUFORD HWY, DULUTH, GA 30096		PROJECT : BUFORD MART C-STORE
COMMISSION DIST: 1		TOTAL ACRES : 1.03		DEVELOPER
PARCEL # : 6266 019		DENSITY : N/A		DESIGNER
		MOEZ HASNI 3658 BUFORD HWY, LLC 3154 LAWRENCEVILLE SUWANEE RD SUWANEE, GA 30024		PAUL E HARPER HARPER ENGINEERING, INC. 2295 TOWNE LAKE PKWY WOODSTOCK, GA 30189
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 11/13/2024		OPEN SPACE PROVIDED :		
ISSUED ON : 4/16/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF DULUTH, NEW, COMMERCIAL DEVELOPMENT				

CASE NUMBER : COMDEV2025-00029		ADDRESS : 3200 INDUSTRIAL WAY, SNELLVILLE, GA 30039		PROJECT : CAMP FAMILY PARTNERSHIP WAREHOUSE EXPANSION
COMMISSION DIST: 3		TOTAL ACRES : 2.12		DEVELOPER
PARCEL # : 5029 220		DENSITY : N/A		DESIGNER
		DONALD CAMP CAMP FAMILY PARTNERSHIP, LLLP PO BOX 550 SNELLVILLE, GA 30078		THIEP HUYNH ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC 485 EDWARDS RD OXFORD, GA 30054
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 2/2/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 4/17/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF SNELLVILLE, REDEVELOPMENT, COMMERCIAL DEVELOPMENT				

CASE NUMBER : COMDEV2025-00077		ADDRESS : 1718 GRANDEUS LN, STONE MOUNTAIN, GA 30087		PROJECT : GC DWR (POUNDS LAKE SEDIMENT REMOVAL PLAN)	
COMMISSION DIST: 2		TOTAL ACRES : 1.58		DESIGNER	
PARCEL # : 6075 006		DENSITY : N/A		GRAHAM HANSON WSP USA INC 5170 PEACHTREE ROAD ATLANTA, GA 30341	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 3/27/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 4/17/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT- The need and purpose of the Project is to remove accumulated sediment from Pounds Lake and to repair associated drainage infrastructure to return the existing impoundment to pre-existing conditions, capacity, and function. The Project will involve the construction of an access road, impoundment water level drawdown, sediment removal, vegetation removal, culvert repair, rip-rap placement, and dam repair. Buffer encroachments will be considered and designed to minimize the amount of impacts.					
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 6		NO. OF LOTS : 0	
				TOTAL ACRES : 16.94	

Plat

CASE NUMBER : PLAT2023-00414		ADDRESS : HENSON ST (100 BLOCK), LAWRENCEVILLE, GA 30046		PROJECT : HENSON SQUARE	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DESIGNER	
PARCEL # : 5175 090		DENSITY : N/A		MICHAEL SANFORD PLANNERS & ENGINEERS COLLABORATIVE 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		BRIAN TAYLOR TAYLOR MORRISON 4400 NORTH POINT PARKWAY, SUITE 295 ALPHARETTA, GA 30022	
RECEIVED ON : 12/21/2023		OPEN SPACE PROVIDED :			
ISSUED ON : 4/16/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, SINGLE FAMILY SUBDIVISON,77 UNITS, BG, 7.51 ACRES, 2.74 ACRES OPEN SPACE, SEWER					

CASE NUMBER : PLAT2024-00311		ADDRESS : SMITH RD (4200 BLOCK), LOGANVILLE, GA 30052		PROJECT : TWIN FORKS	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5097 002		DENSITY : N/A		DOUG PATTEN DAVID PEARSON COMMUNITIES, INC. 2000 FIRST DRIVE MARIETTA, GA 30062	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER CHARLES FRANKLIN CENTERLINE SURVEYING AND LAND PLANNING, INC. 1301 SHILOH ROAD, SUITE 1210 KENNESAW, GA 30144	
RECEIVED ON : 7/26/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 4/16/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, SINGLE-FAMILY SUBDIVISION, OSC PER RZR2022-00005, 60 LOTS, 40.96 ACRES, SEWER					
CASE NUMBER : PLAT2024-00362		ADDRESS : CAMP BRANCH CIR (3200 BLOCK), BUFORD, GA 30519		PROJECT : BRET MUETZELFELD	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7179 028		DENSITY : N/A		BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA 30519	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER BRIAN R SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON ROAD BUFORD, GA 30519	
RECEIVED ON : 9/16/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 4/18/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : BRET MUETZELFELD (XPL), RA-200, 3 LOTS, 3.70 ACRES, SEPTIC					
CASE NUMBER : PLAT2024-00424		ADDRESS : LAKEVIEW ROAD (1200 BLOCK), GRAYSON, GA 30047		PROJECT : LUNCEFORD ESTATES	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5089 014		DENSITY : N/A		MICHAEL FIELD FIELD FAMILY PROPERTIES 1660 THREEPINE COURT LILBURN, GA 30047	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER PATRICK F CAREY KEYSTONE LAND SURVETING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GA 30046	
RECEIVED ON : 10/22/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 4/18/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : LAKEVIEW ROAD (XPL), R100, 3 LOTS, 3.34 ACRES, SEWER.					

CASE NUMBER : PLAT2024-00487		ADDRESS : BUFORD DR (1000 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : RIVER WALK PLACE - UNIT 2	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7028 010		DENSITY : 6.62		LUKE SMITH TRATON, LLC 720 KENNESAW AVENUE MARIETTA, GEORGIA 30060	
STATUS : REVISION AUTHORIZED		NO. OF LOTS : N/A		DESIGNER CHRISTOPHER C. BALDWIN THOMAS AND HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GA 30518	
RECEIVED ON : 12/3/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 4/16/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : RIVER WALK PLACE - UNIT 2, R-TH PER RZM2020-00019, 13 UNITS, 1.47 ACRES, 0.77 ACRES OPEN SPACE, SEWER					
CASE NUMBER : PLAT2025-00007		ADDRESS :		PROJECT : ATLAS DEVELOPMENT, LLC (XPL)	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5271 017		DENSITY : N/A		CAMERON HENDERSON ATLAS DEVELOPMENT, LLC 554 WEST MAIN STREE BUFORD, GA 30518	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER SHANE FOSTER LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019	
RECEIVED ON : 1/8/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 4/16/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : ATLAS DEVELOPMENT, LLC (XPL), RA-200, 3 LOTS, 3.19 ACRES, SEPTIC					
CASE NUMBER : PLAT2025-00056		ADDRESS : HURRICANE SHOALS RD (2100 BLOCK), DACULA, GA 30019		PROJECT : VWSS DACULA, LLC	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5273 543		DENSITY : N/A		MICHAEL MEACHER VWSS DACULA, LLC 1830 S. BANNOCK ST DENVER, CO 80223	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER A. CLAY JONES SITE DESIGN, INC. 225 ROCKY CREEK RD GREENVILLE, SC 29615	
RECEIVED ON : 1/21/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 4/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DACULA, COMMERCIAL PLATTING ONLY, C-2, 1 LOT, 7.29 ACRES, SEWER					

CASE NUMBER : PLAT2025-00066	ADDRESS : MAIN ST (100 BLOCK), LILBURN, GA 30047	PROJECT : CITY OF LILBURN
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COMMISSION DIST: 2	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 6135 022	DENSITY : N/A	HUGH WILKERSON CITY OF LILBURN DOWNTOWN DEVELOPMENT AUTHORITY 340 MAIN ST LILBURN, GA 30047	WILLARD C TUNNELL PRIME 3715 NORTHSIDE PARKWAY NW ATLANTA, GA 30327
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 2/21/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 4/14/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF LILBURN, COMMERCIAL PLATTING ONLY, CB, 2 LOTS, 0.46 ACRES, SEWER			
TOTAL FOR : Plat	NO. OF CASES : 8	NO. OF LOTS : 0	TOTAL ACRES : 0.00

GRAND TOTALS	NO. OF CASES : 14	NO. OF LOTS : 0	TOTAL ACRES : 16.94
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