

---

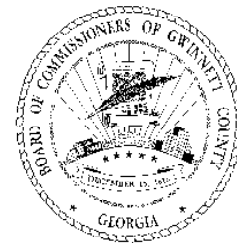


# **2004 DEVELOPMENT ACTIVITY REPORT**

**GWINNETT COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
PLANNING DIVISION**

**\$10.00**

---



# **2004 DEVELOPMENT ACTIVITY REPORT**

Gwinnett County Department of Planning and Development  
Planning Division  
Planning Data Services Section  
One Justice Square  
446 West Crogan Street  
Lawrenceville, Georgia 30045  
(678) 518-6200  
[www.gwinnettcounty.com](http://www.gwinnettcounty.com)

---

# 2004 DEVELOPMENT ACTIVITY REPORT

---

## Table of Contents

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 REZONING ACTIVITY .....</b>	<b>3</b>
2.1 RESIDENTIAL REZONINGS.....	4
2.2 NONRESIDENTIAL REZONINGS .....	6
2.3 REZONING ACTIVITY BY PLANNING AREA .....	7
<b>3.0 DEVELOPMENT PERMIT ACTIVITY .....</b>	<b>13</b>
3.1 DEVELOPMENT ACTIVITY BY PLANNING AREA.....	14
<b>4.0 BUILDING PERMIT ACTIVITY .....</b>	<b>21</b>
4.1 RESIDENTIAL BUILDING PERMIT ACTIVITY .....	22
4.2 NONRESIDENTIAL BUILDING PERMIT ACTIVITY .....	26
4.3 BUILDING PERMIT ACTIVITY BY PLANNING AREA .....	26
<b>APPENDIX .....</b>	<b>29</b>
2004 RZC Rezoning Cases .....	35
2004 RZM Rezoning Cases.....	51
2004 RZR Rezoning Cases .....	65
2004 Development Permits.....	79

## Tables

1. 1986-2004 Rezoning Applications .....	3
2. Acres, Housing Units, and Square Feet Rezoned Since 1986 .....	5
3. Proposed Housing Units Zoned to Residential Districts Since 1987 .....	6
4. 2004 Nonresidential Rezoning by Land Use .....	7
5. 2004 Rezoning Activity by Planning Area .....	7
6. Annual Development Activity 1991-2004 .....	13
7. Housing Units, Square Feet, and Acres Permitted by Land Use in 2004.....	14
8. 2004 Development Permits by Planning Area .....	15
9. Major Building Permit Activity by Land Use Since 1986 .....	21
10. 2004 Building Permit Activity .....	22
11. 2004 Building Permit Activity by Subdivision.....	23
12. Major Home Builders in 2004 .....	25
13. 2004 Building Permit Activity by Planning Area .....	26
14. 2004 Residential Building Permits Issued by Planning Area .....	27

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

### Figures

1. 1986-2004 Rezoning Applications .....	4
2. 2004 Approved RZC Rezoning Cases .....	9
3. 2004 Approved RZR Rezoning Cases .....	10
4. 2004 Approved RZM Rezoning Cases .....	11
5. 2004 Denied or Withdrawn Rezoning Cases .....	12
6. 2004 Subdivision and Multifamily Development Permits .....	17
7. 2004 Commercial Development Permits .....	18
8. 2004 Subdivisions with the Greatest Building Permit Activity .....	24
9. Gwinnett County Planning Areas .....	31
10. Gwinnett County 2000 Census Tracts .....	32
11. Gwinnett County Municipalities .....	33

---

# 2004 DEVELOPMENT ACTIVITY REPORT

---

## 1.0 Introduction

The **2004 Development Activity Report** presents data, analyses, and trends of rezoning, subdivision and commercial development and residential and nonresidential building activity that occurred in unincorporated Gwinnett County during 2004. The review of development activity during the past year provides a picture of growth trends in Gwinnett County. This report is intended to evaluate these trends as well as identify the directions of anticipated development. This document should prove useful for planning activities including land use planning, facilities planning, and market analysis.

This report is divided into three sections: Rezoning Activity, Development Permit Activity, and Building Permit Activity. The Rezoning Activity section presents information about rezoning applications accepted in 2004 while the second section, Development Permit Activity reviews and evaluates the type and location of land development permits including Subdivision, Multifamily, and Commercial Development Permits issued during 2004. The last section, Building Permit Activity presents and analyzes residential and nonresidential building permits issued in 2004. Maps of the 2004 rezonings and development permits are located in each respective section. Listings of the rezonings and development permits are located in the appendix. Building permits and development permits received and issued weekly by the department and the weekly development plan review project submittal lists are available on the county's web site. This report is also available in PDF format on the county's web site at [www.gwinnettcountry.com](http://www.gwinnettcountry.com)

To report various types of data, Gwinnett County has been divided into seven subareas or planning areas: 1-Buford/Sugar Hill, 2-Duluth/Suwanee, 3-Norcross/Peachtree Corners, 4-Lilburn/Southwest Gwinnett, 5-Lawrenceville/Central Gwinnett, 6-Dacula/East Gwinnett, and 7-Snellville/Grayson. A map depicting these planning areas is located in the appendix. The Department of Planning and Development, Planning Data Services Section compiled the information in this report from rezoning case and permit data provided by other department sections including Current Planning, Development Review, and Building Permits. **All data refer to the unincorporated portions of Gwinnett County and do not include the development activity of the fifteen municipalities located entirely or partially within Gwinnett unless otherwise noted.**

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

This page left blank intentionally.

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

### 2.0 Rezoning Activity

Information concerning the number and outcome of rezoning applications filed annually since 1986 is presented in Table 1 and Figure 1. In 2004 the Planning Division accepted 190 rezoning applications. Of the 190 rezoning requests filed in 2004, 21 applications were withdrawn, one case was tabled, 132 applications were approved, and 36 requests were denied. Information about each 2004 RZC, RZM, and RZR rezoning case is located in the appendix and their locations are depicted on Figures 2 through 5.

Historical changes in the number of rezoning applications can be attributed to many reasons including administrative changes in the county's rezoning processes and procedures. The Department of Planning and Development reduced the number of rezonings accepted on a monthly basis from 20 to 14 beginning in July 1996. Also in 1996, the department accepted no rezonings for multifamily developments by resolution of the Gwinnett County Board of Commissioners. This moratorium was initiated to enable the Department of Planning and Development to determine the impact of multifamily developments on public facilities and services.

The Gwinnett County Board of Commissioners initiated another rezoning moratorium in August 2000. No additional rezoning applications were accepted after August to allow the Department of Planning and Development to process the backlog of existing applications. The moratorium was lifted in January 2001. There was another change in the county's rezoning procedures in 2001. While the limit of 14 rezoning applications and eight (8) unrelated Special Use Permits accepted per month remained, rezoning cases are assigned to monthly public hearing agendas based upon the type of proposed development or zoning category. For example, RZC cases include commercial, office and industrial requests, RZM cases include multifamily and mixed-use applications, and RZR cases are for single-family subdivision proposals. These rezoning cases are then processed on a quarterly basis depending on type.

**Table 1**  
**1986- 2004 Rezoning Applications**

Year	Accepted	Withdrawn	Approved	Denied	Tabled
2004	190	21*	132	36	1
2003	170	18	111	41	0
2002	165	17	108	39	1
2001	142	15	104	23	0
2000	172	14	135	23	0
1999	171	6	137	27	1
1998	182	12	152	17	1
1997	160	10	127	20	3
1996	175	12	130	28	5
1995	209	22	149	37	1
1994	213	2	179	26	6
1993	154	2	137	14	1
1992	180	11	149	19	1
1991	132	12	111	9	0
1990	141	11	108	22	0
1989	139	14	104	19	2
1988	170	21	120	28	1
1987	197	21	136	40	0
1986	191	21	134	35	1

\*Six of the withdrawn cases were reassigned as CIC cases.  
Source: Gwinnett County Department of Planning and Development

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

In 2004, another significant procedural change occurred with the creation of the change in conditions (CIC) rezoning case type. CIC applications are requests to change the conditions imposed from a previous rezoning case. Historically, these requests were processed as new rezoning applications. In an effort to streamline the rezoning process, the CIC cases are scheduled for the next available agenda regardless of development type in contrast to the other rezoning cases (RZR, RZC, RZM) that are heard on a schedule based on development type. This report does not include CIC case information since data from previous rezoning cases have been included in earlier versions of this document. For information purposes only, the Planning Division processed 33 CIC requests during 2004.

**Figure 1**

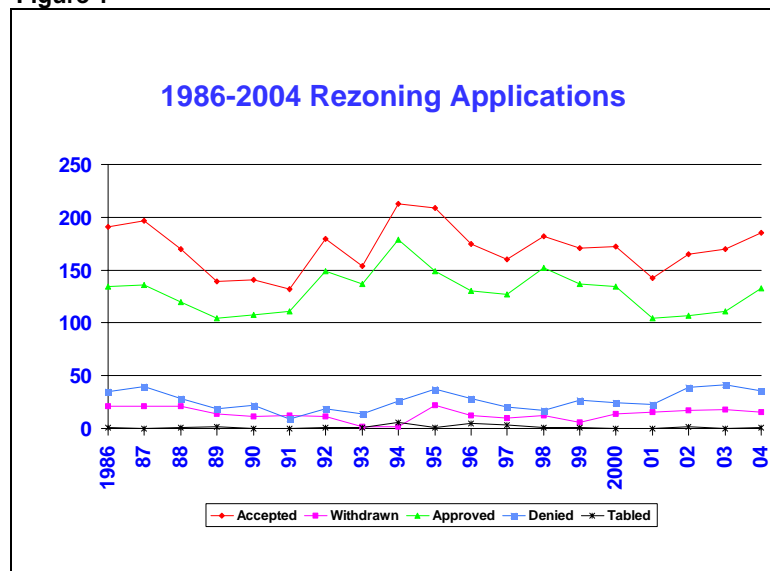


Figure 1 demonstrates the cyclical nature of rezoning activity that reflects trends in the local and regional economy in general and the local real estate market more specifically. As depicted in the figure, rezoning activity was very high in the middle 1980s - a significant growth period locally, regionally, and nationally before dipping during the economic recession in the early 1990s. Rezoning activity in Gwinnett began to rise in the middle 1990s reflecting the strengthening of the regional and local economies and real estate markets. The dip in 1996 and 1997 can be attributed to the reduction in the number of applications accepted by the county, the moratorium on multifamily rezoning requests, and a reflection of the record setting number of applications approved during the previous two years.

Rezoning activity increased during the late 1990s and 2000 because of the incredible growth in the regional and local economies. However, by late 2000, the nation, state, and region slid into an economic recession. The significant decrease in rezoning activity in 2001 years reflects this economic slowdown. As seen in the graph, the number of applications accepted since 2001 has increased steadily and is now at levels experienced in the late 1990s and 2000.

Generally, rezoning property is one of the first steps in the land development process; thus, historical rezoning activity may be used to predict future levels of growth and development activity. For example, a smaller number of approved applications and accompanying number of proposed housing units and nonresidential space in one year might result in less development and building permit activity the following year or two.

Table 2 contains data concerning acreage, housing unit, and nonresidential space approved through rezonings annually since 1986. In 2004, 2,232 acres were rezoned with proposals for approximately 7,500 housing units and over 2.1 million square feet of office, commercial, and industrial space. While the amount of proposed square footage was similar to last year, the number of approved units was significantly higher – a 27% increase.

### 2.1 Residential Rezonings

Table 3 contains the number of housing units approved annually through rezonings since 1986 by residential zoning district. In 2004, rezonings to the R-ZT (single-family zero lot line/townhouse) zoning district accounted for 2,770 units or 37% of the total number of approved housing units. The next largest number of units – 2,128 were proposed through rezonings to RM (multifamily residential) districts.



---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

In general, there has been a notable increase in the number of proposed housing units in rezonings to more dense single-family residential districts since 1987. The number of rezonings for smaller lot single-family subdivisions has increased in Gwinnett primarily because of escalating property values, the availability of public water and wastewater service, and the decrease in undeveloped land available in the county.

In 2004 rezonings to R-ZT (residential zero lot line/townhouse district) accounted for the largest number of proposed housing units. Many of these changes to R-ZT occurred in the western and central areas of Gwinnett where property is being rezoned from R-100 and R-75 to allow for more dense single-family and townhome developments as these areas continue to urbanize.

Rezonings to the R-100 zoning district accounted for a large number of housing units – 1,767 or 24% of the total approved housing units. Many of these changes to R-100 occurred in the more rural eastern areas of Gwinnett where property is being rezoned from RA-200, a large lot, agricultural zoning district to R-100 as these areas continue to suburbanize. In addition, most of these rezonings were to the R-100 Modified or R-100 CSO district - zoning categories that allow for smaller lots and have common open space requirements. These zoning categories were established

for use on property hampered by floodplain or severe terrain limitations and to protect and preserve environmental resources, open space, historical and archeological features, and maximize public and private infrastructure efficiency. In addition, a small number of housing units were proposed through rezonings to the R-75 zoning district. Many of these changes to the R-75, R-75 Modified, and R-75 CSO zoning districts were for properties originally zoned R-100 to allow for more dense single-family developments particularly in the central portion of the county.

Historically, there have been wide fluctuations in multifamily rezoning activity in the county. As presented in Table 3, the demand for multifamily units in Gwinnett has generally been much more cyclical than for single-family housing. A large number of multifamily housing units were constructed in Gwinnett County during the middle 1980s. This large supply coupled with lower population growth and household formation caused by the slow down in the local and regional economies in the early 1990s resulted in much higher vacancy rates in Gwinnett County's existing multifamily housing market. Because of these high vacancy rates, very little apartment rezoning activity occurred from 1988 through 1993. As the regional and local economies

**Table 2**  
**Acres, Housing Units, and Square Feet Rezoned Since 1986**

Year	Acres	Housing Units	Square Feet (Million)
2004	2,232	7,498	2.113
2003	2,184	5,902	2.338
2002	2,004	5,647	1.664
2001	1,862	5,044	2.594
2000	4,487	8,126	7.543
1999	3,375	9,144	2.636
1998	3,834	7,463	11.742
1997	2,526	3,848	8.983
1996	2,297	3,551	3.615
1995	3,001	5,278	5.169
1994	5,792	10,551	9.576
1993	4,647	8,891	2.369
1992	3,855	8,512	2.229
1991	3,096	4,994	3.466
1990	2,821	5,020	12.548
1989	3,283	4,006	11.225
1988	1,887	1,429	10.572
1987	4,846	7,308	16.460
1986	3,079	5,706	7.762

Source: Gwinnett County Department of Planning and Development

## 2004 DEVELOPMENT ACTIVITY REPORT

improved and Gwinnett's population increased significantly, multifamily vacancy rates fell. The number of multifamily rezoning requests and proposed housing units increased tremendously peaking in 1994 with plans for 3,426 multifamily units. Reflecting the cyclical nature of multifamily rezoning requests, the number of proposed units dropped to 1,496 in 1995. Fewer multifamily rezoning applications with proposals for new housing units were filed in 1995 because of the significant number of multifamily housing units approved in 1994 satisfying the market for the immediate future. In addition the Gwinnett County Board of Commissioners denied two of the multifamily rezoning applications submitted in 1995.

In 1996, no rezoning applications for multifamily districts were accepted because of a moratorium imposed by the Gwinnett

County Board of Commissioners to allow the Gwinnett County Department of Planning and Development to analyze the impact of multifamily development on public facilities and services. Despite the lifting of the multifamily rezoning moratorium, only 590 multifamily housing units were approved in 1997. Again, noting the cyclical nature of multifamily housing development, the number of proposed multifamily housing units increased dramatically in 1998 and 1999 when over 4,500 multifamily housing units were approved through rezonings. However there was a significant drop in 2000 when 1,515 multifamily units were approved – a decrease of 31% from 1999. The number of multifamily units approved through rezonings continued to decline during 2001, albeit slightly. The number decreased to 1,382 units or 8% less than the amount approved in 2000. In 2003, the number of housing units approved through rezonings to RM zoning districts decreased by 394 or 22% as compared to 2002. In addition, the vast majority of the housing units approved in the RM districts were for attached townhomes rather than the traditional apartment building type multifamily dwelling unit. In 2004, 2,128 units were approved in RM zoning districts. Similar to 2003, 1,496 of the units approved in the RM districts were attached townhomes while apartments (two developments) accounted for the remaining 632 units.

### 2.2 Nonresidential Rezonings

Table 4 presents the amount of square feet and acres approved through rezonings in 2004 by nonresidential land use. Of the 52 cases approved for nonresidential uses, 35 changes were for commercial or retail uses encompassing over 1.7 million square feet of space, 13 changes were for office uses with over 175,000

**Table 3**  
**Proposed Housing Units Zoned to Residential Districts Since 1987**

Year	RA-200	R-140	R-100	R-75	R-60	R-ZT	RM
2004	2	0	1,767	347	484	2,770	2,128
2003	1	0	1,708	695	332	1,761	1,405
2002	0	0	2,131	187	36	1,494	1,799
2001	1	0	1,757	709	18	1,177	1,382
2000	1	0	4,210	682	72	1,167	1,515
1999	2	0	3,447	1,205	200	2,082	2,208
1998	5	0	2,904	795	584	754	2,347
1997	4	0	1,952	503	461	338	590
1996	4	0	2,222	1,032	203	90	NA
1995	3	0	1,677	1,302	430	371	1,496
1994	9	0	3,651	2,821	395	249	3,426
1993	7	0	5,487	775	899	1,412	247
1992	7	0	1,680	2,312	3,433	886	194
1991	3	0	1,484	1,354	0	2,139	0
1990	5	0	1,102	2,321	0	985	890
1989	2	12	247	2,554	0	1,145	46
1988	22	22	559	337	0	504	0
1987	58	58	1,430	871	0	1,916	3,024

2000 figures do not include 480 housing units approved within a planned retirement/assisted living center.  
R-100 and R-75 include modified and CSO developments.  
NA - no rezoning applications for multifamily developments were accepted in 1996.  
Source: Gwinnett County Department of Planning and Development

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

square feet of space, and four cases were approved for industrial uses with 155,000 proposed square feet. Overall approximately 2.1 million square feet were approved through rezonings in 2004. The amount of nonresidential square feet approved annually through rezonings since 2001 has remained relatively stable after a high of 7.5 million square feet in 2000. For instance, the amount of space approved in 2004 decreased only slightly by approximately 225,000 square feet compared to 2003.

### 2.3 Rezoning Activity By Planning Area

Table 5 presents case, acreage, housing unit, and square footage data approved through rezonings by planning area. The locations of the 2004 rezoning cases are depicted on Figure 2 and Figure 3 with corresponding listings located in the appendix. A closer examination of rezoning activity by planning area clearly reveals the differences in the rezoning activity in the central and eastern sections of Gwinnett compared to the western and southwestern areas of the county. For instance, the Lawrenceville/Central Gwinnett Planning Area and the Dacula/East Gwinnett Planning Area (each accounted for 39 cases or 29% of the approved rezonings) experienced the most rezoning activity. In comparison, 54 cases were approved in the remainder of the county.

The largest number of housing units – 2,872 were approved in the Dacula/East Gwinnett Planning Area followed by the Lawrenceville/Central Gwinnett Planning Area with 2,562 housing units. Rezoning in these two planning areas accounted for 73% of the total number of approved housing units in Gwinnett County. In comparison, there were significantly fewer housing units approved through rezonings in Gwinnett's remaining planning areas.

The vast majority of the nonresidential space was approved in three planning areas. Dacula/East Gwinnett, Lawrenceville/Central Gwinnett, and Snellville/Grayson accounted for over 1.6 million square feet of space or 78% of the total amount of square footage approved through rezonings in 2004.

**Table 4**  
**2004 Nonresidential Rezoning by Land Use**

Land Use	Cases	Square Feet	Acres
Commercial/Retail	35	1,782,531	235.5
Office/Professional	13	175,558	14.3
Industrial	4	155,000	22.9
Total	52	2,113,089	293.5
Source: Gwinnett County Department of Planning and Development			

**Table 5**  
**2004 Rezoning Activity by Planning Area**

Planning Area	Cases	Housing Units	Square Feet	Acres
1-Buford/Sugar Hill	3	168	0	35.5
2-Duluth/Suwanee	10	420	242,129	173.1
3-Norcross/Peachtree Corners	6	454	115,088	70.3
4-Lilburn/Southwest Gwinnett	14	339	110,755	75.1
5-Lawrenceville/Central Gwinnett	39	2,562	552,732	506.3
6-Dacula/East Gwinnett	39	2,872	563,814	1110.4
7-Snellville/Grayson	21	683	528,571	260.7
Total	132	7,455	2,113,089	2,231.4
*Approved cases only				
Source: Gwinnett County Department of Planning and Development				

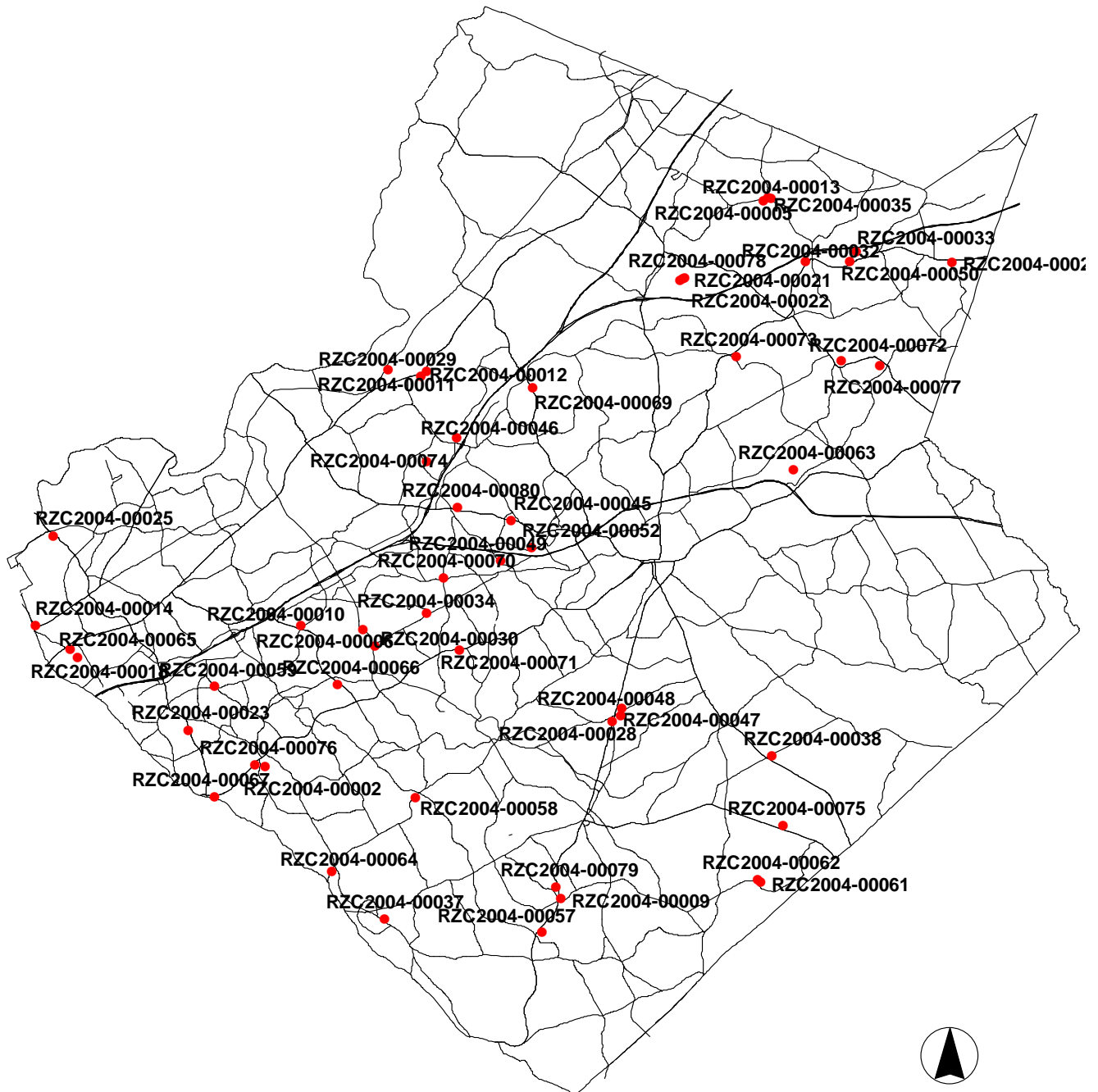
---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

Clearly development is occurring primarily in the eastern and southeastern areas of Gwinnett County because of the availability of developable land. The tremendous amount of housing growth has spurred demand for commercial and retail facilities while existing transportation features in the area including I-85 and Georgia Highway 316 continue to attract industrial and office/warehouse developments.

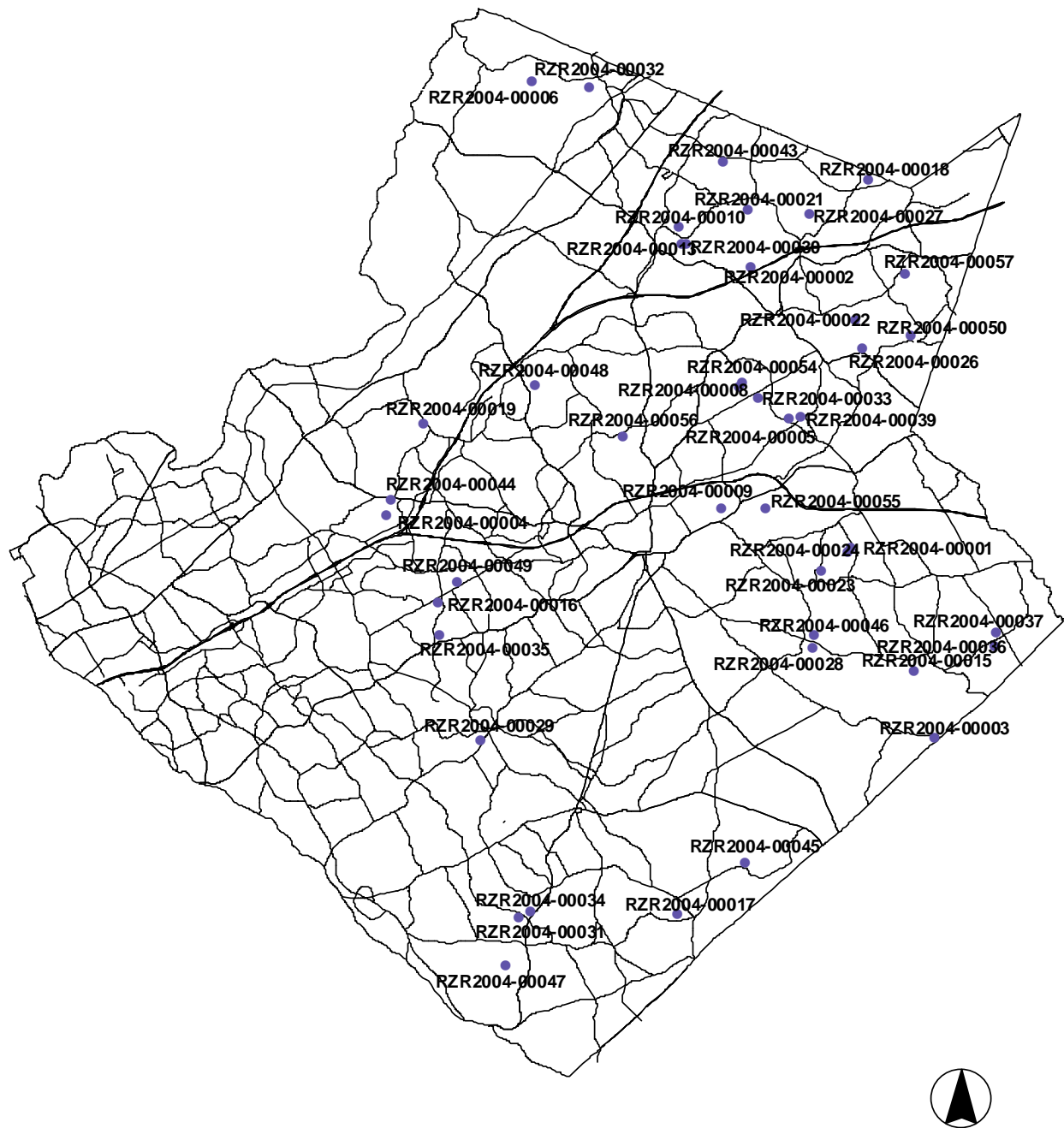
**Figure 2**  
**2004 Approved RZC Rezoning Cases**



Gwinnett County  
Department of Planning and Development  
March 9, 2005

0 2 4 Miles

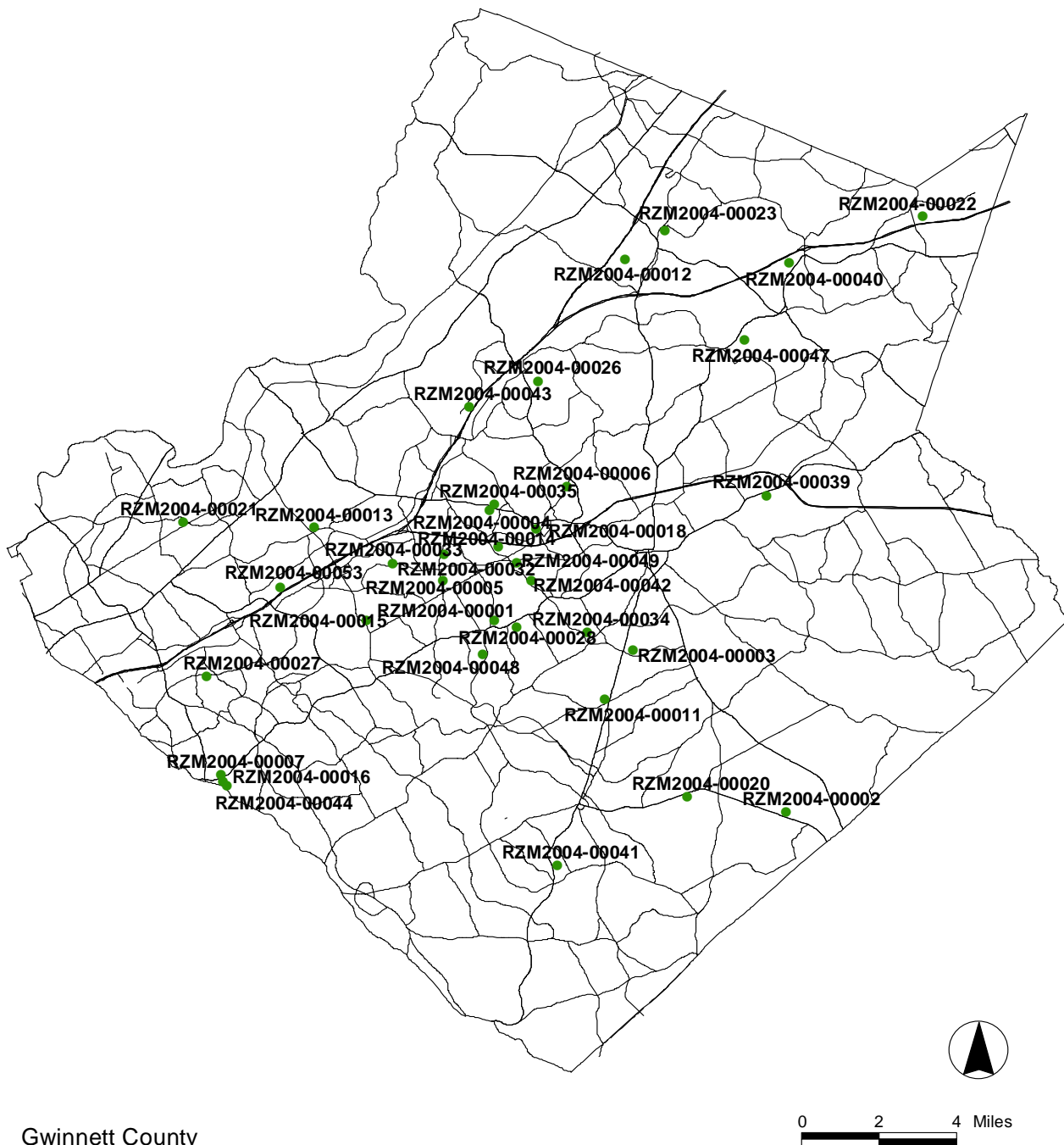
**Figure 3**  
**2004 Approved RZR Rezoning Cases**



Gwinnett County  
Department of Planning and Development  
March 9, 2005

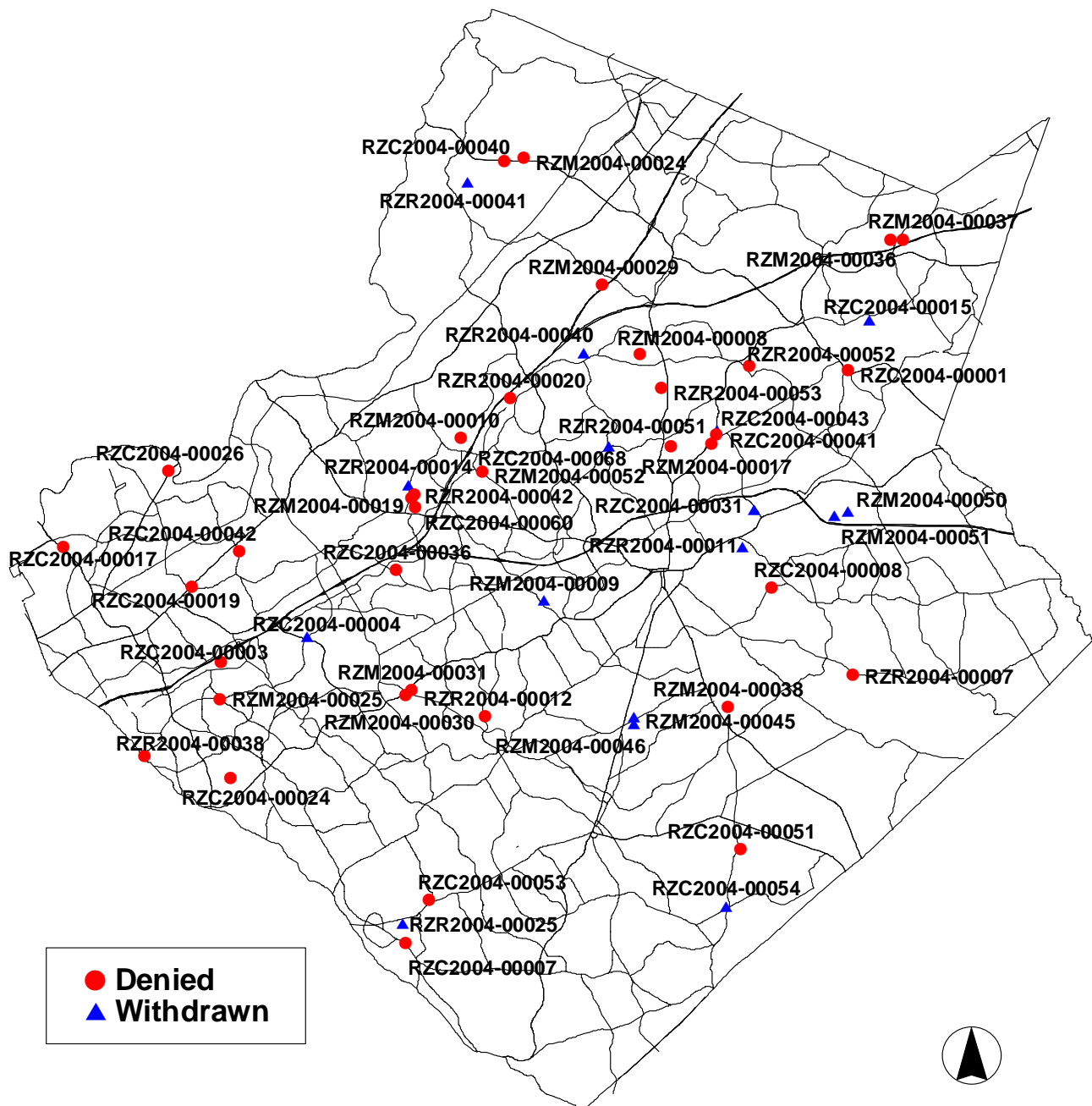
0 2 4 Miles

**Figure 4**  
**2004 Approved RZM Rezoning Cases**



Gwinnett County  
Department of Planning and Development  
March 9, 2005

**Figure 5**  
**2004 Denied or Withdrawn Rezoning Cases**



Gwinnett County  
Department of Planning and Development  
March 9, 2005

0 2 4 Miles



---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

### 3.0 Development Permit Activity

This section of the report presents information concerning the number of permits, housing units and square feet of proposed residential and nonresidential developments approved through Commercial (CDP), Multifamily (MDP), and Subdivision (SDP) Development Permits in 2004. The data presented in this section are for unincorporated Gwinnett County only and do not include development activity within the county's municipalities with three exceptions: Gwinnett County issues development permits for county-owned projects regardless of location, Gwinnett County also issues development permits for curb-cuts on county-maintained roads regardless of the location in the county, and Gwinnett County provides plan review services for the city of Grayson.

Table 6 presents the number of Subdivision, Multifamily, and Commercial Development Permits issued annually since 1991. Complete listings of the 2004 Subdivision, Multifamily, and Commercial Development Permits are located in the Appendix while the locations of the permits are depicted on Figure 4 and Figure 5.

In 2004, Gwinnett County issued 426 Subdivision, Multifamily, and Commercial Development Permits approving over 5.3 million square feet of nonresidential space and 8,900 housing units on 4,000 acres. All of these numbers are less than last year with the exception of

permitted nonresidential square feet. While the number of permits and amount of acreage dropped slightly, the number of approved housing units fell by over 1,100 units or 12%. In contrast, the amount of nonresidential space approved in 2004 climbed dramatically – over two million square feet or 63% greater than the amount approved in 2003.

After weathering the recession of the early 1990s, development permit activity in Gwinnett County has been dramatic. Since 1993, over 109,000 housing units, 91 million square feet of commercial, office and industrial space, and 4,200 hotel rooms were approved by Gwinnett County. Gwinnett's real estate markets were particularly strong from the late 1990s continuing into 2000. The strong national and regional economy, low inflation rates, low interest rates, continued local population and employment growth, and the provision of

**Table 6**  
**Annual Development Activity 1991-2004**

Year	Permits	Acres	Housing Units	Square Feet (Millions)	Hotel Rooms
2004	426	4,098	8,914	5.323	0
2003	434	4,932	10,085	3.265	0
2002	389	4,379	8,518	5.625	71
2001	416	5,649	7,483	7.769	162
2000	477	6,890	12,480	9.348	268
1999	485	6,319	10,612	8.037	169
1998	602	6,964	10,488	11.034	703
1997	534	6,619	7,167	10.403	278
1996	472	5,709	8,459	9.294	1,542
1995	476	5,551	7,886	10.707	921
1994	440	4,948	8,692	6.410	132
1993	377	5,491	8,952	3.872	0
1992	311	4,739	7,254	2.288	0
1991	266	4,042	4,190	3.277	0
Source: Gwinnett County Department of Planning and Development					

## 2004 DEVELOPMENT ACTIVITY REPORT

quality public facilities and services all contributed to the continued demand for housing and accompanying nonresidential space in Gwinnett County.

While there have been annual fluctuations since 2000, development activity in general has declined to levels similar to the amounts permitted during the middle 1990s. For instance compared to 2000, the number of housing units permitted in 2004 declined 29%. However, the decline in development activity in Gwinnett County is relative. For instance, over 8,900 housing units were approved during 2004 – the sixth largest number since 1991.

Table 7 presents the number of housing units and amount of nonresidential space permitted by land use through Subdivision, Multifamily, and Commercial Development Permits in 2004. As presented in the table, 103 permits were issued for single-family subdivisions. These proposed single-family subdivisions contained over 6,500 residential lots. In addition to the single-family subdivisions, 24 permits were issued for multifamily developments on 338 acres with 2,410 proposed housing units. In comparison to 2003, the number of approved single-family lots decreased by over 1,300 or 16% while the number of multifamily units permitted increased dramatically – 540 units or 29%.

During 2004, 299 permits were issued for nonresidential developments that ranged from shopping centers and office parks to parking lots and recreation areas. These proposed nonresidential developments encompassed approximately 900 acres with over 5.3 million square feet of space. The amount of permitted nonresidential space increased significantly from the 3.3 million square feet approved in 2003.

### 3.1 Development Activity by Planning Area

Table 8 presents the permits, housing units, acres, and nonresidential space permitted in 2004 by planning area. The locations of the development permits issued during 2004 are depicted on Figure 4 and Figure 5 with corresponding data provided in Table 18 and Table 19. An examination of land development activity by planning area reveals that the largest number of permits – 113 were issued in the Lawrenceville/Central Gwinnett Planning Area followed by the Dacula/East Gwinnett Planning Area and Snellville/Grayson Planning Area with 83 and 80 permits respectively. Lawrenceville/Central Gwinnett accounted for 26% of Gwinnett's development permit total. In contrast, the least amount of development permit activity occurred

**Table 7**  
**Housing Units, Square Feet, and Acres Permitted by Land Use in 2004**

Type	Permits	Housing Units	Square Feet	Acres
Single-family	103	6,504	NA	2,860
Multifamily	24	2,410	NA	338
<b>Residential</b>	127	8,914	NA	3,198
Commercial/Retail	101	NA	1,565,742	239
Office/Warehouse	36	NA	994,873	129
Industrial	24	NA	658,059	72
Government <sup>1</sup>	30	NA	1,755,058	247
Institutional <sup>2</sup>	22	NA	297,101	73
Other <sup>3</sup>	86	NA	52,304	140
<b>Nonresidential</b>	299	NA	5,323,137	900
<b>Total</b>	426	8,914	5,323,137	4,098

<sup>1</sup> Government includes public schools. <sup>2</sup> Institutional includes churches, private schools, and hospital/health care facilities. <sup>3</sup> Other includes driveways, towers, recreation areas, utilities, parking, and curb cuts.  
Source: Gwinnett County Department of Planning and Development

## 2004 DEVELOPMENT ACTIVITY REPORT

in the Buford/Sugar Hill Planning Area where 19 development permits were issued. Most of the land area in the Buford/Sugar Hill Planning Area is within the cities of Buford, Sugar Hill, and Rest Haven where Gwinnett County does not generally regulate land development activity.

**Table 8**  
**2004 Development Permits by Planning Area**

Planning Area	Residential			Nonresidential			Total	
	Permits	Units	Acres	Permits	Square Feet	Acres	Permits	Acres
1-Buford/Sugar Hill	4	314	148	15	157,954	50	19	198
2-Duluth/Suwanee	7	560	214	39	975,926	148	46	362
3-Norcross/Peachtree Corners	5	600	76	37	367,575	61	42	137
4-Lilburn/Southwest Gwinnett	9	408	87	34	819,256	77	43	164
5-Lawrenceville/Central Gwinnett	35	2,978	861	78	1,521,028	206	113	1,067
6-Dacula/East Gwinnett	30	2,172	923	53	824,822	174	83	1,098
7-Snellville/Grayson	35	1,882	867	45	656,576	205	80	1,072
Total	125	8,914	3,176	301	5,323,137	921	426	4,098
Residential includes Multifamily, Single-family, and mixed-use.								
Nonresidential includes Commercial/Retail, Industrial, Office/Warehouse, Government, Institutional, and Other.								
Source: Gwinnett County Department of Planning and Development								

Residential development data for 2004 indicate that most housing growth occurred in the central, eastern, and southeastern portions of the county. Proposed developments in the Lawrenceville/Central Gwinnett, Dacula/East Gwinnett, and Snellville/Grayson planning areas accounted for 100 or 80% of the residential permits and over 7,000 or 79% of the housing units approved in Gwinnett during 2004.

Despite being one of the more developed areas of the county, Central Gwinnett experienced significant permit activity during the past year. Over 2,900 new housing units were permitted in this planning area with census tracts 505.09 and 505.14 located east and southeast of Lawrenceville accounting for the largest number of new units. In addition two census tracts located west of Lawrenceville, 505.15 and 505.07 had a significant number of approved housing units – 720.

The Snellville/Grayson Planning Area also experienced a large amount of residential development activity during 2004. Over 1,800 new housing units were proposed in this planning area; however, with 15 single-family subdivision permits and one apartment development, census tract 507.05 located southeast of Snellville accounted for almost half of the planning area's proposed residential developments and housing units.

The Dacula/East Gwinnett Planning Area is comprised of three census tracts – 506.02, 506.03, and 506.04. These census tracts are located east of Lawrenceville and are roughly bounded by I-985, the Alcovy River, and the Hall, Barrow, and Walton county lines. In 2004, 29 single-family subdivisions and one townhome community were permitted in this area with over 2,100 proposed housing units. These three tracts accounted for 24% of the county's residential development permits and permitted housing units. Generally residential development has occurred in the central, eastern, and southeastern areas of Gwinnett because

---

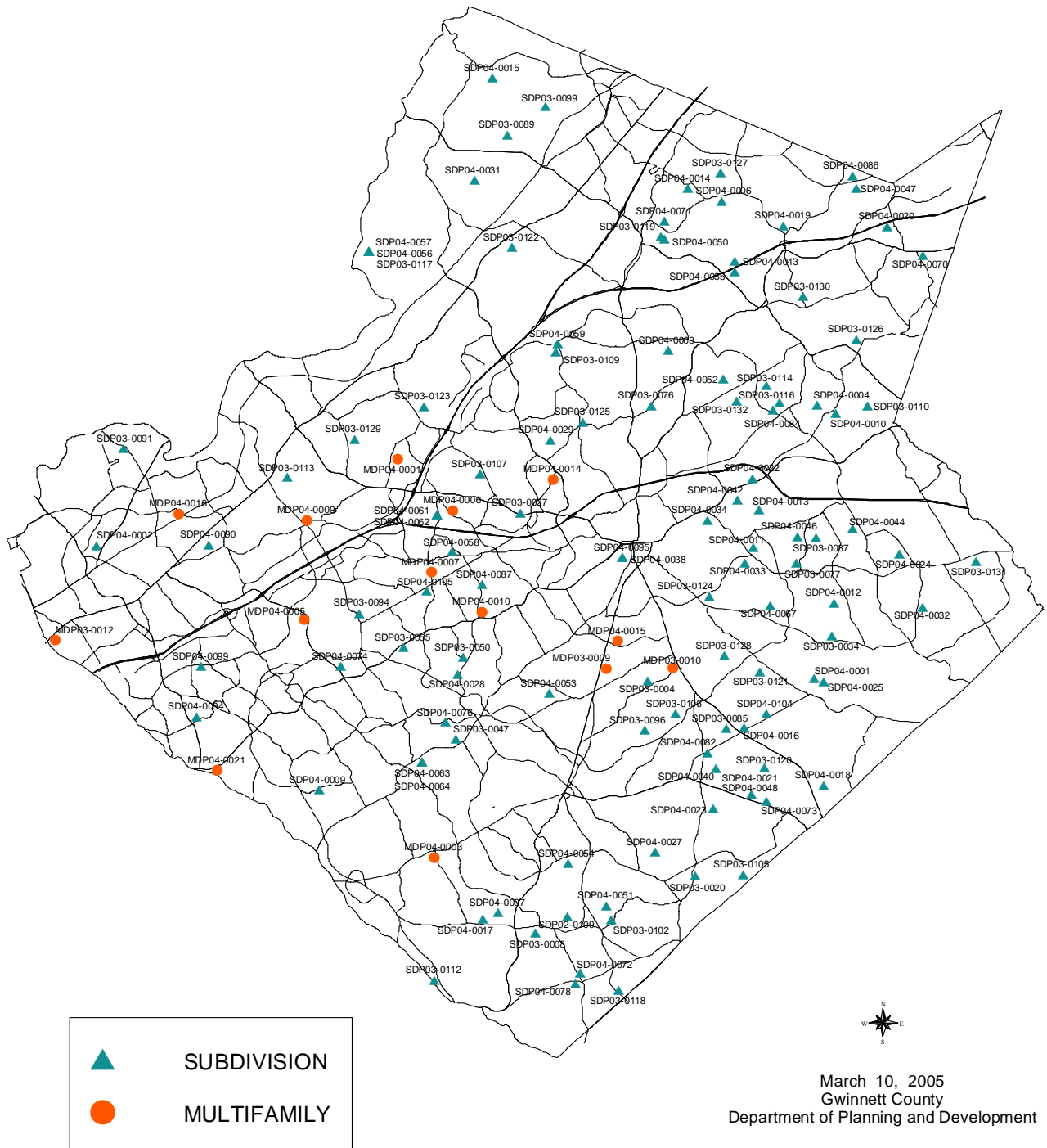
## 2004 DEVELOPMENT ACTIVITY REPORT

---

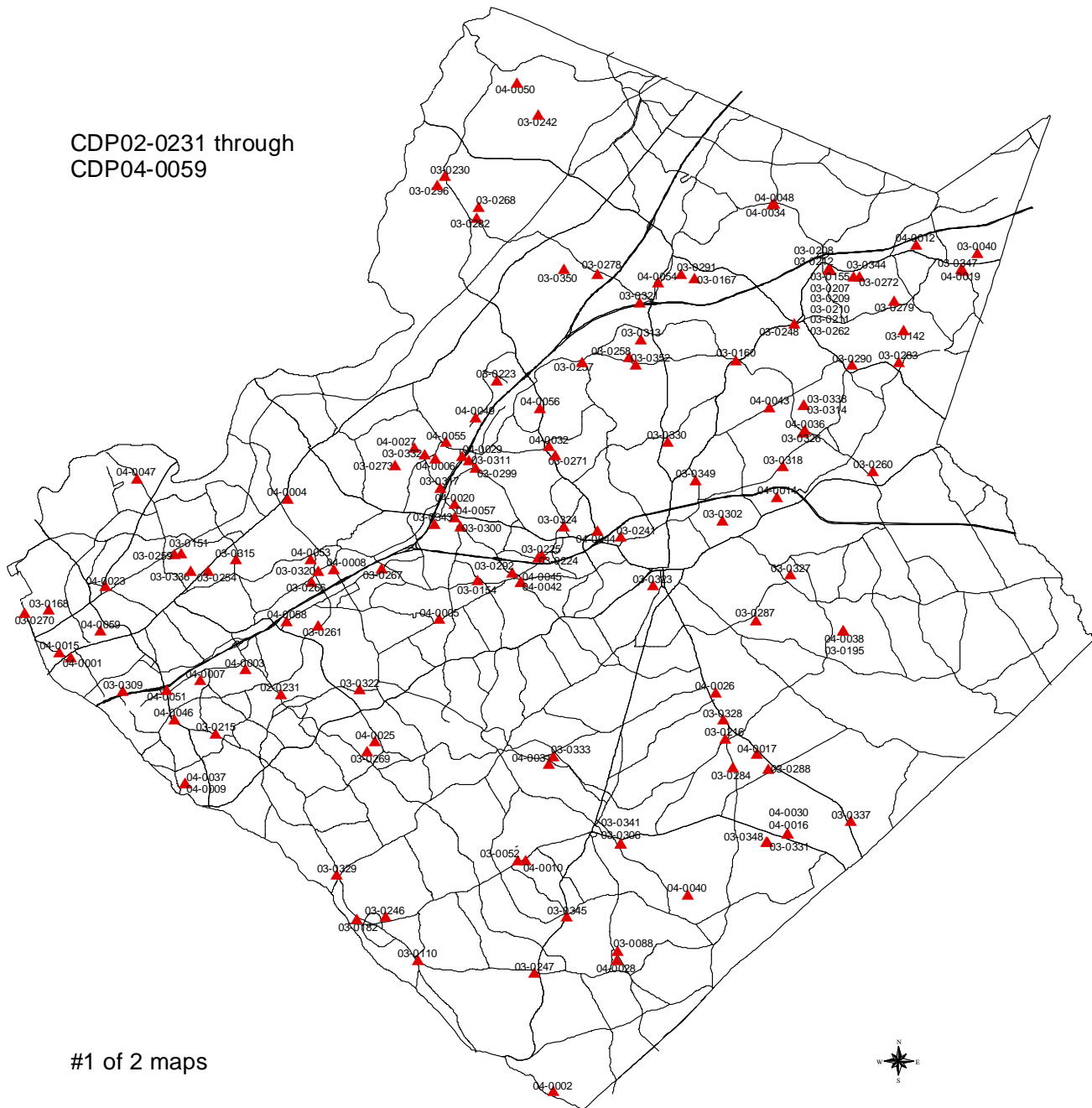
of the availability of undeveloped property, continued expansion of wastewater service in the area, and the area's access to major transportation arteries and regional employment centers.

The Lawrenceville/Central Gwinnett Planning Area overwhelming had the largest number of permits for nonresidential development. The 78 nonresidential development permits issued in the planning area accounted for 26% of Gwinnett County's total while the 1.5 million square feet of nonresidential space comprised 29% of Gwinnett County's total permitted nonresidential space. The Duluth/Suwanee Planning Area had the next largest amount of nonresidential space permitted – over 975,000 square feet. Manufacturing, office, and warehouse projects continue to develop in these areas because of their proximity to transportation facilities that include I-85, Georgia Highway 316, Satellite Boulevard, Sugarloaf Parkway and Peachtree Industrial Boulevard while the area's steady residential development has created continued demand for government, commercial and retail facilities and services.

**Figure 6**  
**2004 Subdivision and Multifamily Development Permits**



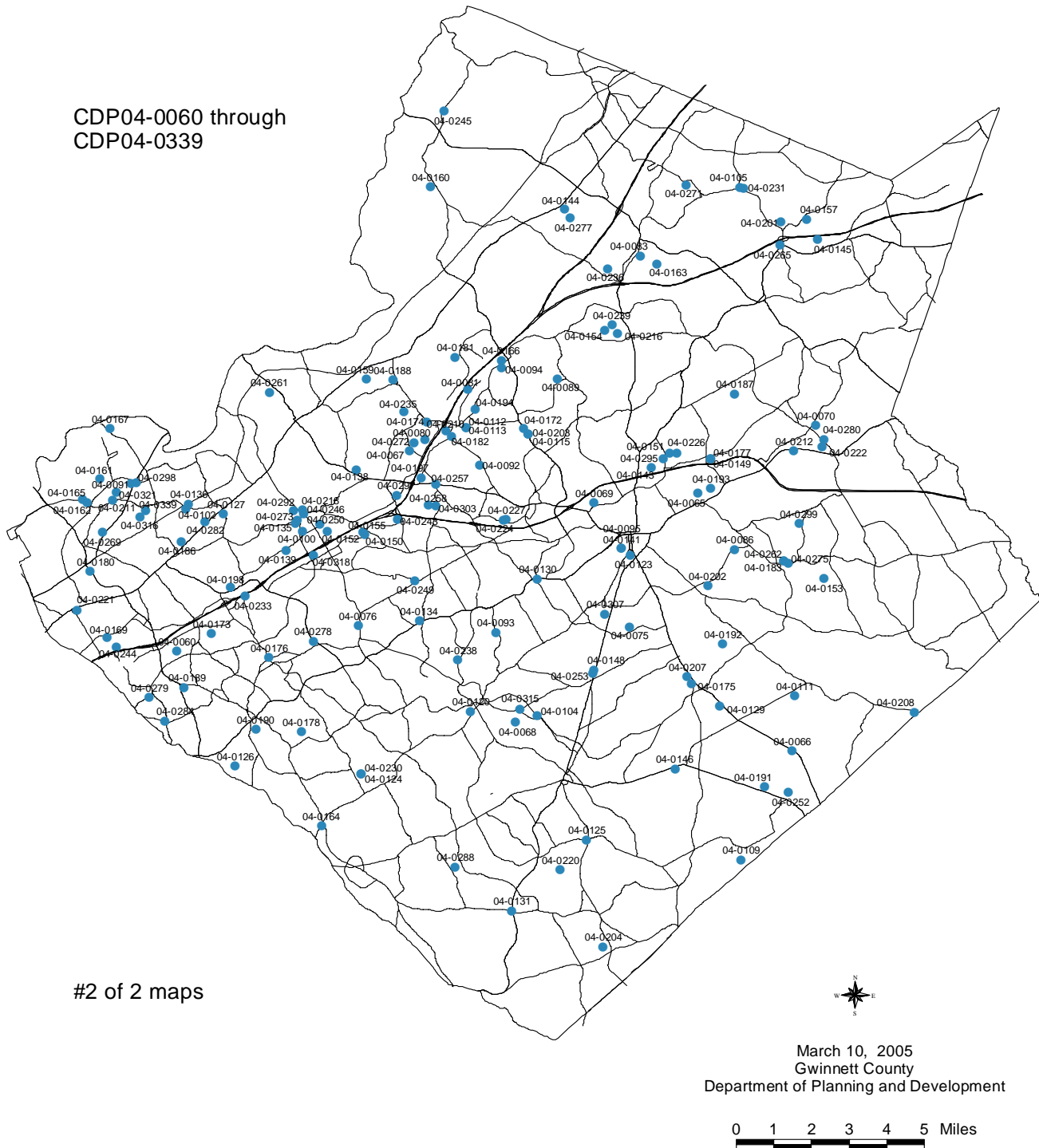
**Figure 7**  
**2004 Commercial Development Permits**



March 10, 2005  
Gwinnett County  
Department of Planning and Development

0 1 2 3 4 5 Miles

**Figure 7**  
**2004 Commercial Development Permits**



---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

This page left blank intentionally.



## 2004 DEVELOPMENT ACTIVITY REPORT

### 4.0 Building Permit Activity

Building permit and housing unit data are presented in Table 9. The building permit and housing unit totals reflect new construction only and exclude permits issued for signs, swimming pools, temporary construction offices, renovations, additions, and other similar, minor uses. Including all of these uses Gwinnett County issued 17,403 building permits in 2004. Building activity in Gwinnett continued strong last year when Gwinnett County issued 9,046 building permits for new construction projects that included 8,753 housing units and 293 significant nonresidential structures.

**Table 9**  
**Major Building Permit Activity by Land Use Since 1986**

Year	Single-family Units	Multi family Units	Mobile Home	Total Res	Comm <sup>3</sup>	Ind <sup>4</sup>	Inst <sup>5</sup>	Total Nonres	Total
2004	7,166	1,508	79	8,753	171	20	94	293	9,046
2003	6,956	1,553	53	8,562	170	21	208	399	8,961
2002	7,230	1,996	90	9,316	195	25	71	291	9,607
2001	8,018	1,318	117	9,453	159	37	37	233	9,686
2000	7,110	3,999	94	11,203	146	44	35	225	11,428
1999	7,224	1,566	120	8,910	188	49	20	257	9,167
1998	6,737	2,859	106	9,702	135	66	29	230	9,932
1997	5,764	2,006	93	7,863	156	73	31	260	8,123
1996	6,005	1,523	156	7,684	181	51	24	256	7,940
1995	5,388	2,561	162	8,111	190	56	22	268	8,379
1994	5,495	1,546	184	7,225	147	44	53	244	7,469
1993	5,790	601	119	6,510	85	19	19	123	6,633
1992	4,743	94	120	4,957	69	14	24	107	5,064
1991	3,330	135	189	3,654	65	19	14	98	3,752
1990	2,856	543	195	3,594	142	23	16	181	3,775
1989	3,184	178	179	3,541	102	48	15	165	3,706
1988	3,894	1,501	239	5,634	145	73	15	233	5,867
1987	4,710	428	313	5,451	158	50	25	233	5,684
1986	5,746	3,928	409	10,083	286	91	18	395	10,478

<sup>1</sup> Single-family includes duplexes, <sup>2</sup> Multifamily includes apartments, condominiums, townhomes, and quadrplexes, <sup>3</sup> Commercial includes offices, restaurants, hotel/motels, and towers, <sup>4</sup> Industrial includes office/warehouse, <sup>5</sup> Institutional includes government, schools, churches and clubhouses.

(U) - Number of housing units permitted

Source: Gwinnett County Department of Planning and Development

## 2004 DEVELOPMENT ACTIVITY REPORT

Compared to last year, the number of permitted single-family housing units increased slightly by 210 units or 3% while the number of permitted multifamily housing units decreased by 46 units – a 3% drop. The number of nonresidential permits decreased dramatically from 399 to 293. However, the large spike in nonresidential building permits in 2003 can be attributed to the large number of permits issued for public works projects at the Yellow River Park, McDaniel Farm Park, and F. Wayne Hill Water Resources Center.

### 4.1 Residential Building Permit Activity

Table 10 presents the number, housing units, square feet and the estimated construction cost of building permits issued in 2004 by type of land use. The total number of building permits issued in this table is less than the total number in Table 9. The difference in the totals results from the way apartment units are permitted. A building permit is issued for each apartment building not each apartment unit; thus, 15 building permits were issued for 377 apartment units in 2004. The data in Table 9 reflect the total number of housing units permitted assuming a permit is issued for each housing unit including apartments.

Residential construction was the primary land development activity in Gwinnett County during 2004. Of the 8,682 building permits issued, 8,389 or 97% were for some type of residential use. Construction of single-family dwellings

accounted for the largest number of residential building permits – 7,164 or 85% of all of the residential building permits. In addition, 79 permits were issued for mobile homes – another form of single-family housing.

The construction of single-family homes continued to dominate Gwinnett's building activity in 2004 while the share of residential development that was multifamily remained similar to last year. Historically little multifamily development activity occurred in Gwinnett during the late 1980s and early 1990s. Because of continued population growth, household formation, and limited additions to the existing multifamily housing inventory, demand for rental units began to rise in 1994 peaking in 1995 when in a continued attempt to meet demand, 132 building permits for 2,476 apartment units were issued. In 1996 the number of building permits issued for apartments declined to 74 with a total of 1,392 units. However, in 1997 the number of multifamily units increased to 1,952. This trend continued into 1998 when 105 building permits were issued for 2,722

**Table 10**  
**2004 Building Permit Activity**

Land Use	Building Permits	Housing Units	Square Feet	Estimated Const Cost
Single-family <sup>1</sup>	7,164	7,166	NA	\$777,257,817
Apartment <sup>2</sup>	15	377	NA	\$21,857,641
Townhouse	1,131	1,131	NA	\$84,604,858
Mobile Home	79	79	NA	NA
Total Residential	8,389	8,753	NA	\$883,720,316
Commercial/Retail <sup>3</sup>	171	NA	2,005,122	\$110,946,168
Industrial <sup>4</sup>	28	NA	755,309	\$30,589,190
Institutional <sup>5</sup>	34	NA	395,069	\$17,848,433
Government <sup>6</sup>	60	NA	1,637,945	\$153,544,151
Total Nonresidential	293	NA	4,793,445	\$312,927,942
Total	8,682	8,753	4,793,445	\$1,196,648,258
<sup>1</sup> Single-family includes duplexes. <sup>2</sup> Apartment includes quadrplexes. <sup>3</sup> Commercial/retail includes offices, restaurants, hotel/motels, and towers. <sup>4</sup> Industrial includes office/warehouse/distribution facilities. <sup>5</sup> Institutional includes churches, clubhouses and other similar uses. <sup>6</sup> Government includes public schools. Source: Gwinnett County Department of Planning and Development				

## 2004 DEVELOPMENT ACTIVITY REPORT

dwelling units. In addition, 137 building permits were issued for townhomes - a multifamily housing type that is usually owner-occupied. During 1999, the number of building permits issued for apartments decreased to 62 with 1,458 dwelling units. However, 108 building permits were issued for condominiums and townhomes – other forms of multifamily housing.

In 2000, 688 building permits were issued for almost 4,000 apartment, townhome, condominium, and quadraplex units – an increase of more than 300% in the number of multifamily building permits compared to 1999. Illustrating the cyclical nature of multifamily housing development, the number of permitted multifamily units dropped to 1,318 in 2001 – a decrease of 67% compared to 2000. The number of units rebounded in 2002 only to decrease again in 2003 by 23% or 443 units and another 45-unit decrease in 2004. Overall the number of permitted multifamily housing units has declined annually from the peak of almost 4,000 that were issued in 2000.

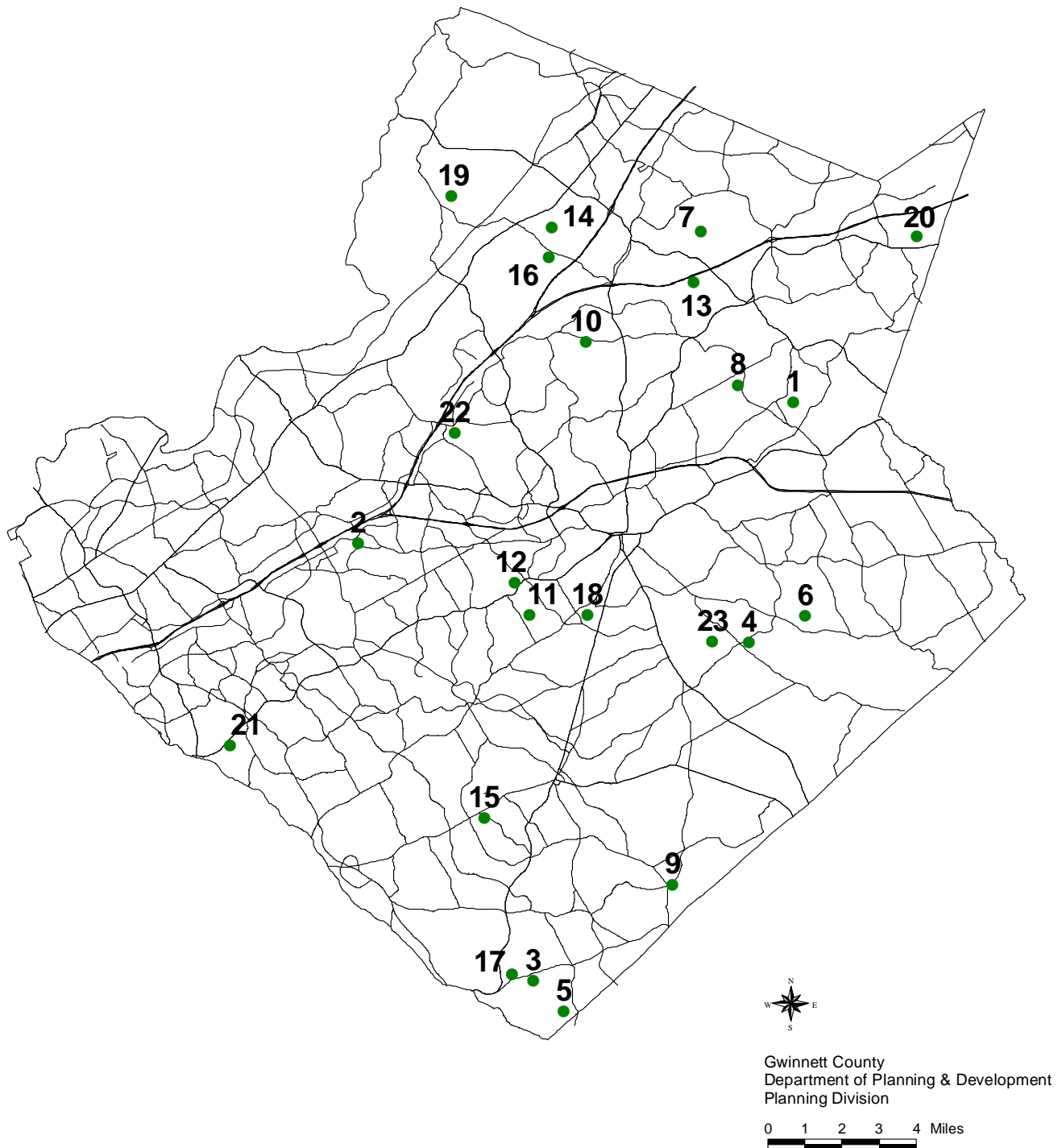
Listed in Table 11 and depicted on Figure 6 are the single-family subdivisions or townhome communities where 70 or more building permits were issued during 2004. The table lists the number of permits, the average size, and the calculated average building cost of homes in these subdivisions or townhouse developments.

**Table 11**  
**2004 Building Permit Activity by Subdivision**

	Subdivision	Building Permits	Average Square Feet	Average Building Cost
1	Apalachee Heritage	107	2,850	\$118,336
2	Breckinridge Station Townhomes	267	1,869	\$77,355
3	Bridle Point	191	2,098	\$86,677
4	Chandler Woods	111	2,474	\$94,136
5	Ellington Springs	96	2,650	\$109,924
6	Great River at Tribble Mill	77	2,869	\$118,938
7	Hedgerows	97	3,571	\$147,902
8	Ivey Chase	79	2,441	\$101,108
9	Ivy Fork	79	2,718	\$112,701
10	Little Suwanee Pointe Townhomes	70	1,769	\$73,615
11	Longmont at Sugarloaf	127	2,715	\$113,144
12	Madison Landing	76	1,845	\$76,282
13	Mill Creek Plantation	100	2,149	\$89,200
14	Morningbrooke	71	2,784	\$115,448
15	Parkwood Crossing	73	1,692	\$70,051
16	Roxwood Park	120	2,372	\$98,420
17	Stoney Ridge	73	1,931	\$80,070
18	Sugarloaf Manor	86	2,616	\$107,913
19	Townsend Creek	88	2,434	\$100,586
20	Trilogy Park	104	2,909	\$120,555
21	Villa Chase	106	2,846	\$118,003
22	Villages at Huntcrest	85	2,501	\$103,844
23	Wheatfields Reserve	79	2,765	\$114,563

Source: Gwinnett County Department of Planning and Development.

Figure 8  
2004 Subdivisions with the Greatest  
Building Permit Activity



## 2004 DEVELOPMENT ACTIVITY REPORT

Table 12 lists the most active residential builders in Gwinnett County during 2004. Eighty or more residential building permits were issued to these builders or companies. The table lists the number of permits, the average house size, the average building cost, and the subdivisions and townhome developments that the builder had the greatest number of permits.

**Table 12**  
**Major Home Builders In 2004**

Builder	Building Permits	Average Square Feet	Average Building Cost	Major Subdivisions (Permits Issued)
Almont Homes	213	2,243	\$92,789	Woodland Park Estates (56), Prospect Creek (59)
Beazer Homes Georgia	96	1,884	\$78,141	Arbors at Sugarloaf (56), Old Norcross Station (37)
Bowen Family Homes	475	1,935	\$80,141	Breckinridge Station (203), Mill Creek Plantation (63)
Brickton Comm. Partners	152	1,932	\$79,794	Breckinridge Station (43), Windridge Pointe (24)
CCD Homes	101	2,566	\$106,349	Roxwood Park (24), Sugarloaf Manor (20)
Centex Homes	108	2,192	\$90,669	Belmont at Sugarloaf (37), Landings at Sugarloaf (34)
DR Horton Homes	86	2,811	\$116,152	Preserve at Haynes Creek (34), Park at Haynes Creek (28)
DR Horton-Torrey Homes	80	3,064	\$126,547	Mineral Springs Crossing (31), Park at Haynes Creek (23)
Damascus Homes	141	2,131	\$82,481	Pine Ridge at Madison Farms (44), Lakeside Ridge (44)
Dozier Communities	132	2,257	\$93,680	Crestwood Township (55), Preserve at Parkwood (39)
Eric Chafin Homes	112	2,249	\$92,937	Suwanee Brooke (46), Kentwater Manor (38)
Homelife Communities	276	2,267	\$93,800	Bridle Point (181), Ellington Springs (83)
KB Homes Atlanta	141	2,567	\$99,780	Chandler Woods (111)
Lifestyle Homebuilders	115	2,154	\$89,485	Brickshire Park (32), Fairmont on the Park (40)
McSwain Development	127	2,715	\$113,144	Longmont @ Sugarloaf (127)
Mercedes Homes	118	2,600	\$107,463	Ridgeview (43), Wynterhaven (32)
ODwyer & Associates	103	2,796	\$115,951	Morningbrooke (37), Trilogy Park (26)
Precision Design and Dev.	100	1,885	\$77,990	Sweetbriar Glen (28), Breckinridge Station (21)
Pulte Homes Corporation	174	2,311	\$95,348	Peachtree Place (55), Townsend Creek (88)
Richardson Housing Group	121	2,593	\$107,316	Brookwood Landing (45), Brookwood Oaks (39)
Ryland Homes	334	2,846	\$118,154	Villa Chase (105), Apalachee Heritage (90)
Touchstone Homes	172	2,225	\$92,189	Ivey Chase (31), Gates at Crestwood (66)
Waterford Homes	100	2,960	\$122,683	Morningbrooke (34), Trilogy Park (27)
Winmark Homes	296	2,284	\$94,570	Roxwood Park (78), Olde Peachtree Townhomes (53)
Source: Gwinnett County Department of Planning and Development				

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

### 4.2 Nonresidential Building Permit Activity

During 2004 Gwinnett County issued 293 building permits for over 4.7 million square feet of new nonresidential space. Of the 293 building permits issued for nonresidential projects, 171 were for commercial, retail, or office developments consisting of approximately 2 million square feet of space with an estimated construction cost of \$110 million. These commercial projects ranged from freestanding restaurants and specialty stores to shopping centers and professional office buildings. Office, warehouse, distribution and manufacturing uses accounted for 28 building permits containing approximately 755,000 square feet of space with a total estimated construction value of \$30 million. These projects ranged from office, distribution, and warehouse facilities to light manufacturing and assembly centers with limited office space. Institutional uses accounted for 34 permits and 395,000 square feet of space while government projects accounted for 60 permits and 1.6 million square feet of space.

### 4.3 Building Permit Activity By Planning Area

Table 13 presents housing units, square footage and estimated construction costs of the building permits issued in 2004 by planning area. The largest number of building permits were issued in the Snellville/Grayson Planning Area (2,560 permits or 29% of all building permits). Building activity – particularly single-family subdivisions has increased in the south and southeastern areas of the county, which includes the Snellville/Grayson Planning Area. The next largest number of building permits were issued in the Lawrenceville/Central Gwinnett Planning Area - 2,120 permits or 24% of the county's total number of building permits. The least number of building permits were issued in the unincorporated area of the Norcross/Peachtree Corners Planning Area - 124 building permits or only 2% of Gwinnett's total permits.

**Table 13**  
**2004 Building Permit Activity by Planning Area**

Planning Area	Permits	Housing Units	Square Feet	Estimated Cost
1 – Buford/Sugar Hill	540	524	281,186	\$99,414,688
2 – Duluth/Suwanee	809	764	1,010,389	\$128,846,498
3 – Norcross/Peachtree Corners	124	99	404,091	\$34,649,667
4 – Lilburn/Southwest Gwinnett	493	726	514,411	\$96,300,177
5 – Lawrenceville/Central Gwinnett	2,120	2,046	1,449,835	\$272,462,614
6 – Dacula/East Gwinnett	2,036	1,996	487,457	\$252,782,166
7 – Snellville/Grayson	2,560	2,598	646,076	\$312,192,448
Gwinnett County	8,682	8,753	4,793,445	\$1,196,648,258
Source: Gwinnett County Department of Planning and Development				

## 2004 DEVELOPMENT ACTIVITY REPORT

In 2004, the largest number of housing units - 2,598 or 30% of all housing units were permitted in the Snellville/Grayson Gwinnett Planning Area followed by the Lawrenceville/Central Gwinnett Planning Area with 2,046 or 23% and Dacula/East Gwinnett with 1,996 units or 23%. Clearly, the vast majority of Gwinnett's residential growth is occurring the eastern and southeastern areas of the county where large tracts of undeveloped property are still available and sanitary sewer service has been expanded in these areas.

The largest amount of nonresidential space was permitted in the Lawrenceville/Central Gwinnett Planning Area - 1.4 million square feet followed by the Duluth/Suwanee Planning Area with approximately one million square feet. The least amount of nonresidential space - 281,186 square feet was permitted in the Buford/Sugar Hill Planning Area. This planning area is one of the smallest planning areas in the county and the vast majority of the area is within the cities of Buford and Sugar Hill where most of the nonresidential development is occurring.

Table 14 presents 2004 residential building permits issued by planning area. In 2004 single-family housing units accounted for the largest number and proportion of permitted housing units - 7,162 or 82%. Building

**Table 14**  
**2004 Residential Building Permits Issued by Planning Area**

Area	Housing Type	Units	Avg Size	Avg Bldg Cost
1 - Buford/Sugar Hill	Mobile Home	2	NA	NA
	Single-family	502	2,612	\$108,145
	Townhouse	20	1,625	\$67,340
2 - Duluth/Suwanee	Single-family	497	3,321	\$137,626
	Townhouse	267	1,792	\$74,235
3 - Norcross/Peachtree Corners	Mobile Home	2	NA	NA
	Single-family	64	2,653	\$109,914
	Townhouse	33	2,712	\$112,202
4 - Lilburn/Southwest Gwinnett	Apartment	280	NA	NA
	Duplex	4	2,798	\$116,032
	Mobile Home	44	NA	NA
	Single-family	254	2,869	\$118,797
	Townhouse	144	1,761	\$72,837
5 - Lawrenceville/Central Gwinnett	Mobile Home	5	NA	NA
	Quadraplex	4	2,763	\$113,960
	Single-family	1,454	2,458	\$101,820
	Townhouse	583	1,793	\$74,519
6 - Dacula/East Gwinnett	Single-family	1,936	2,731	\$113,199
	Townhouse	60	1,736	\$71,829
7 - Snellville/Grayson	Apartment	93	NA	NA
	Mobile Home	26	NA	NA
	Single-family	2,455	2,457	\$101,803
	Townhouse	24	1,521	\$62,160
Gwinnett County	Apartment	373	NA	NA
	Duplex	4	2,798	\$116,032
	Quadraplex	4	2,763	\$113,960
	Mobile Home	79	NA	NA
	Single-family	7,162	2,619	\$108,493
	Townhouse	1,131	1,804	\$74,805
Source: Gwinnett County Department of Planning and Development				

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

permits for single-family housing were issued primarily in three planning areas – Snellville/Grayson with 2,455 permits or 34%, Dacula/East Gwinnett with 1,936 units or 27% and Lawrenceville/Central Gwinnett with 1,454 units or 20% of all single-family permits.

The single-family homes permitted in the Duluth/Suwanee Planning Area averaged 3,321 square feet in size - the largest average size in the county. In contrast, the smallest new single-family homes were permitted in the Lawrenceville/Central Gwinnett and Snellville/Grayson Planning Areas – averaging 2,458 and 2,457 square feet respectively. As one would expect the larger homes permitted in Duluth/Suwanee had the highest estimated construction costs averaging \$137,626 while the estimated building cost of single-family homes in the Lawrenceville/Central Gwinnett and Snellville/Grayson Planning Areas averaged \$101,820 and \$101,803 respectively. Overall new single-family homes permitted in Gwinnett County during 2004 averaged 2,619 square feet in size and had an average building cost of \$108,493.

Multifamily housing units accounted for 1,508 units or 17% of the total number of dwelling units permitted during 2004. Townhomes were developed in all of Gwinnett's planning areas with the largest number permitted in the Lawrenceville/Central Gwinnett Planning Area - 583 or 52% of Gwinnett County's total number of permitted townhouse units. Building permits for apartment units were issued in two planning areas: Lilburn/Southwest Gwinnett with 280 units and Snellville/Grayson with 93 units.



## **Appendix**

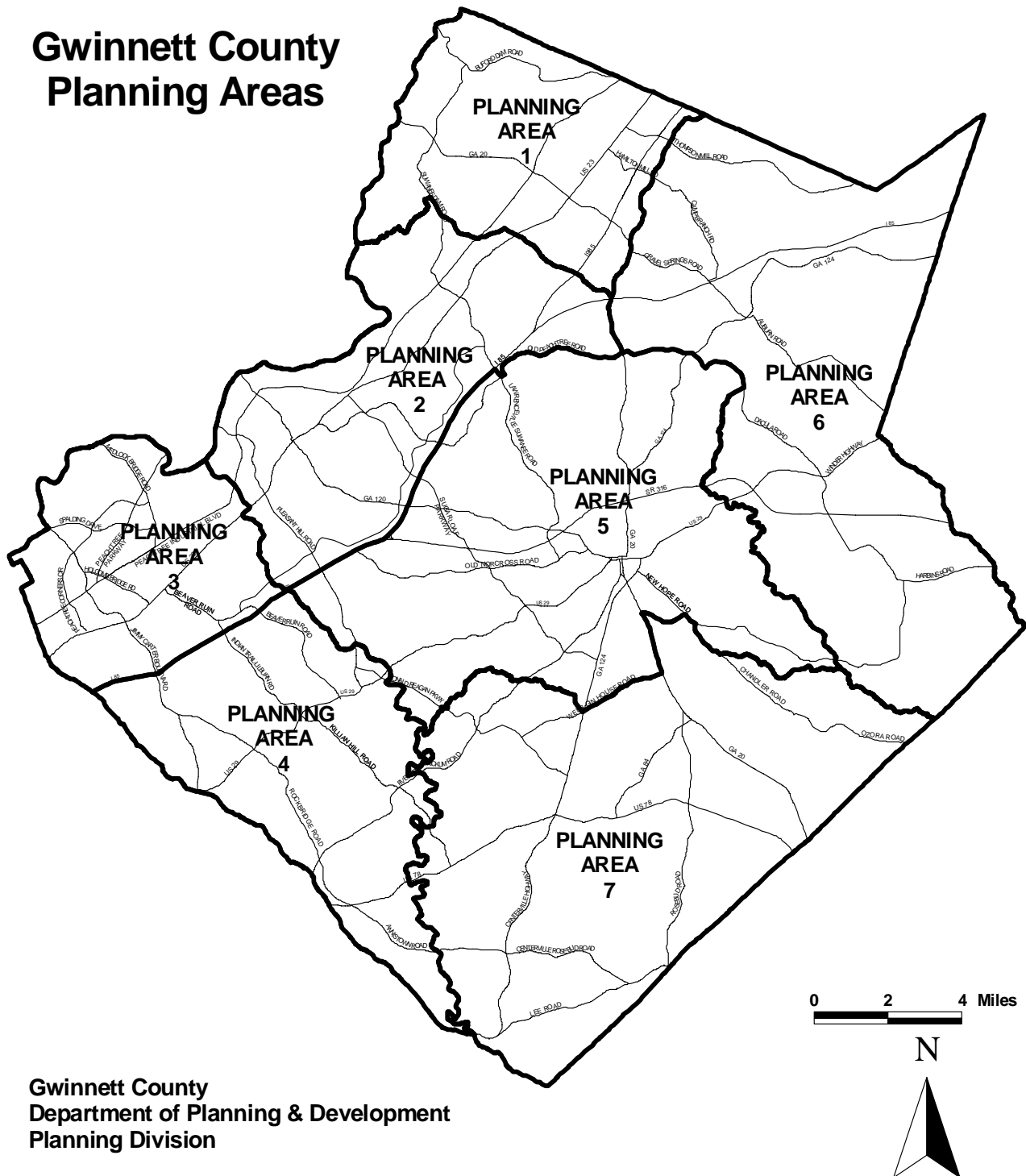
---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

This page left blank intentionally.

## Gwinnett County Planning Areas



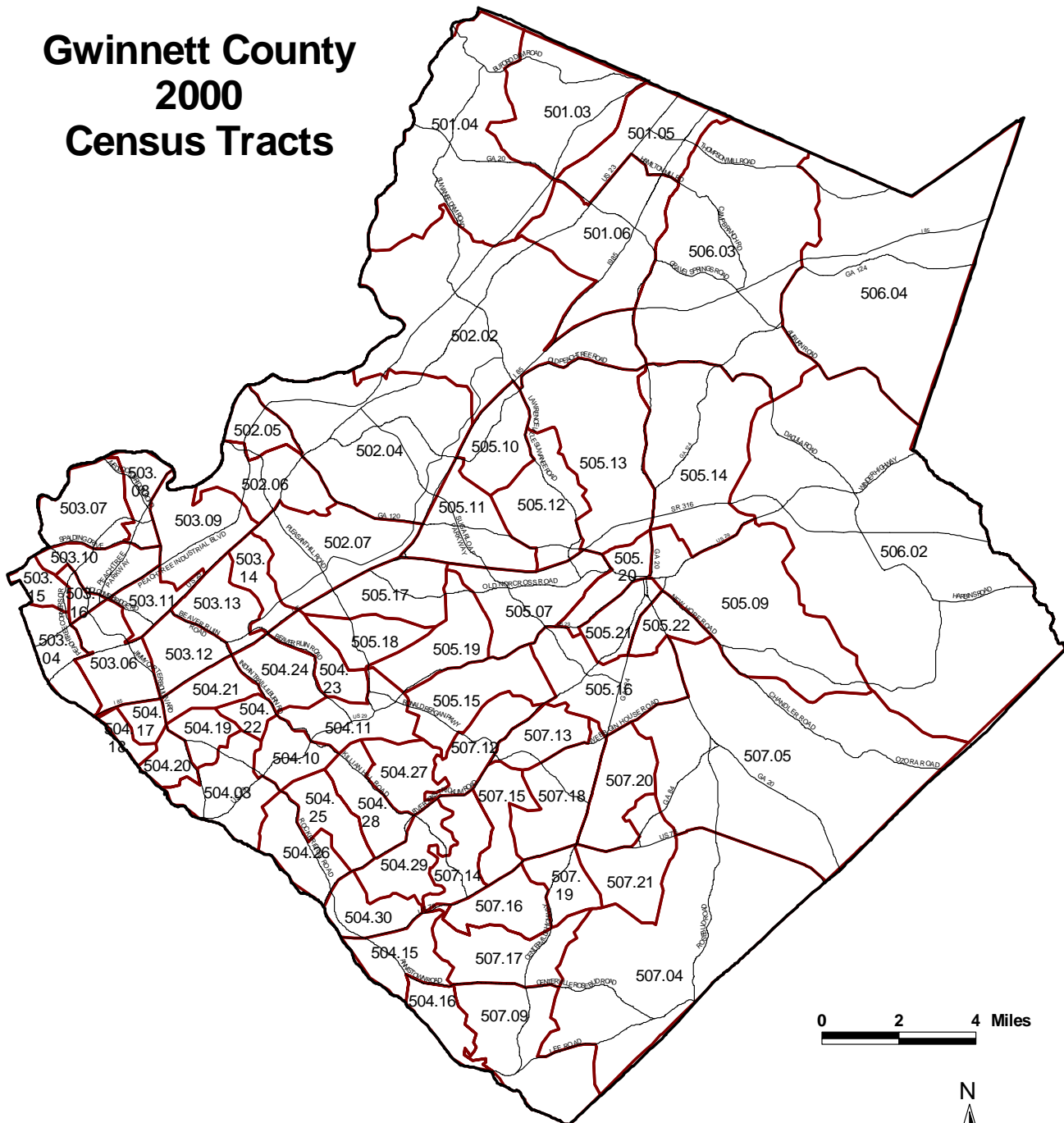
Gwinnett County  
Department of Planning & Development  
Planning Division

---

## 2004 DEVELOPMENT ACTIVITY REPORT

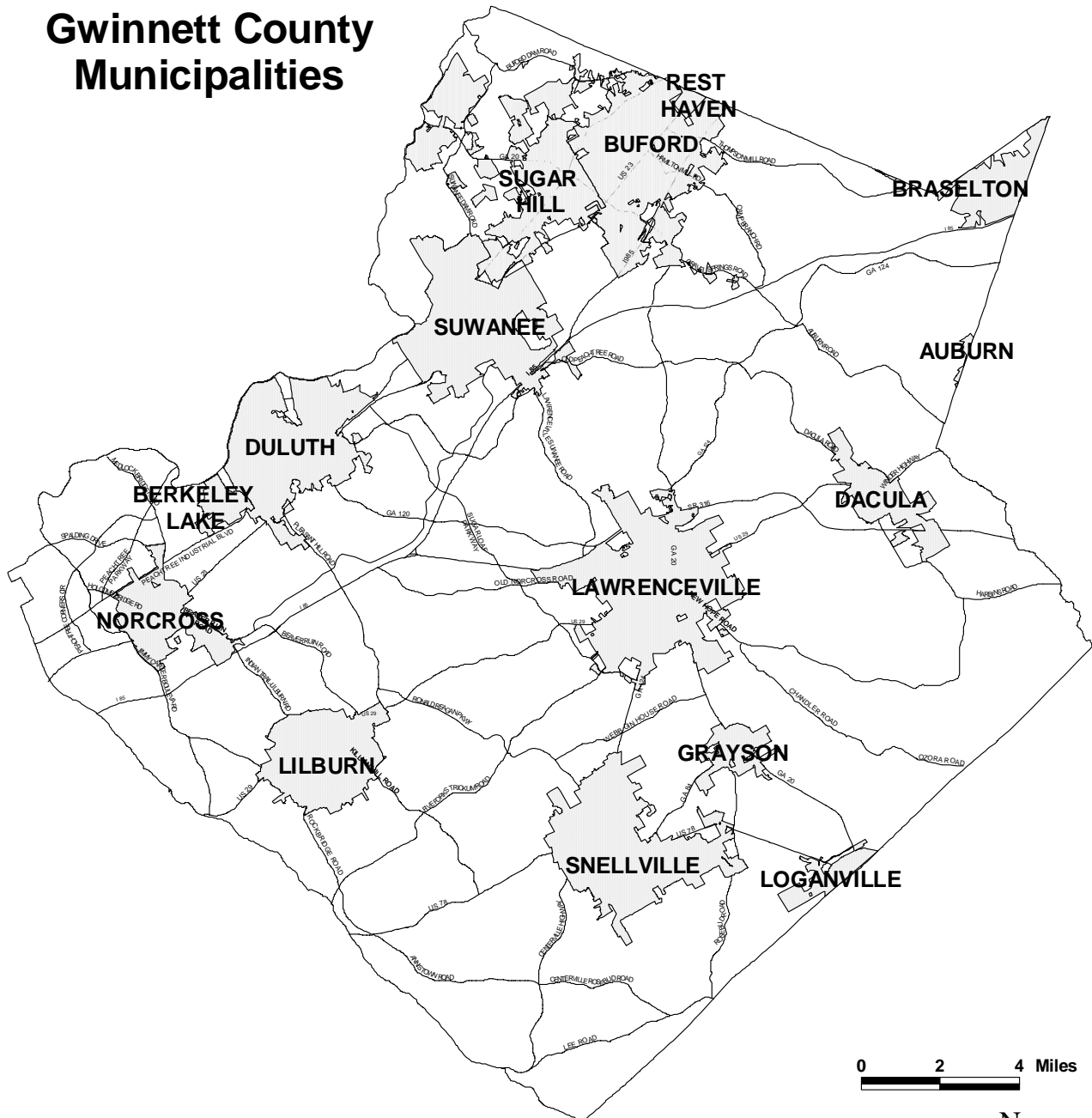
---

### Gwinnett County 2000 Census Tracts



Gwinnett County  
Department of Planning & Development  
Planning Division

## Gwinnett County Municipalities



Gwinnett County  
Department of Planning & Development  
Planning Division

---

## 2004 DEVELOPMENT ACTIVITY REPORT

---

This page left blank intentionally

## Gwinnett County Department of Planning and Development

### 2004 RZC Rezoning Cases

Tuesday, March 22, 2005 9:47 AM

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00001</b>		Original: RA-200	DONNY CHIKEUNG MUI (ET AL)	17.3	114,850	3	506.04	R2001 012
<b>DWP</b>	2/24/2004	Proposed: C-2	SHOPPING CENTER (RIB)					
		Approved: NA	AUBURN ROAD, 1100 BLOCK(S)					
JANUARY 2004 - AGENDA -COMMERCIAL RETAIL USES								
<b>RZC2004-00002</b>		Original: R-75	RANDY E PIMSLER	4.0	8,100	2	504.03	R6137 017
<b>APC</b>	1/27/2004	Proposed: O-I	PERSONAL CARE HOME (GROUP) (RIB)					
		Approved: O-I	LIONS CLUB DRIVE, 5500 BLOCK(S)					
JANUARY 2004 - AGENDA -PERSONAL CARE HOME								
<b>RZC2004-00003</b>		Original: M-1	FEDERAL ROAD TRANSFER STATIONS LLC	6.0	12,428	1	504.21	R6198 006
<b>DEN</b>	3/16/2004	Proposed: M-2	SALVAGE OPERATION/JUNKYARD					
		Approved: NA	GOSHEN SPRINGS ROAD, 5300 BLOCK(S)					
JANUARY 2004 - AGENDA -SOLID WASTE TRANSFER STATION								
<b>RZC2004-00005</b>		Original: R-100	SOUTH TRUST BANK	3.8	16,300	1	506.03	R7182 024
<b>APC</b>	1/27/2004	Proposed: O-I	BANK/FINANCIAL SERVICES INSTITUTION (RIB)					R7182 092
		Approved: O-I	HAMILTON MILL ROAD, 3300 BLOCK(S)					
JANUARY 2004 - AGENDA - BANK W/ DRIVE THRU FACILITIES AND DAYCARE CENTER								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00006</b>		Original: R-75 O-I	F SCOTTY LEWIS	1.4	5,600	1	505.18	R6177 013Q
<b>APC</b>	1/27/2004	Proposed: O-I	OFFICE USES (RIB)					R6177 028
		Approved: O-I	PLEASANT HILL ROAD, 200 BLOCK(S)					R6177 029
JANUARY 2004 - AGENDA - OFFICE USES								
<b>RZC2004-00007</b>		Original: R-100	NEVILLE ANDERSON, SR.	0.7	1,999	3	504.15	R6058 015
<b>DEN</b>	1/27/2004	Proposed: O-I	OFFICE IN EXISTING STRUCTURE (RIB)					
		Approved: NA	ROCKBRIDGE ROAD, 2300 BLOCK(S)					
JANUARY 2004 AGENDA - CPA AND REAL ESTATE BROKER								
<b>RZC2004-00008</b>		Original: R-75 R-100	HERITAGE LAND & DEVELOPMENT CO	3.9	21,650	4	505.09	R5204 005
<b>DWP</b>	1/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: NA	SIMONTON ROAD, 800 BLOCK(S)					
JANUARY 2004- AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00009</b>		Original: C-1	BARRY W COKER	4.0	28,068	3	507.19	R6032 001A
<b>APC</b>	1/27/2004	Proposed: C-2	AUTOMOBILE SERVICE					R6033 001A
		Approved: C-2	SPRINGDALE ROAD, 3200 BLOCK(S)					
JANUARY 2004 AGENDA - COMMERCIAL/RETAIL AND AUTOMOBILE SERVICE								
<b>RZC2004-00010</b>		Original: M-1	JAMES BEACHEM	4.1	22,475	1	504.23	R6201 068
<b>APC</b>	1/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	BEAVER RUIN ROAD, 1500 BLOCK(S)					
JANUARY 2004 - AGENDA - COMMERCIAL RETAIL USES								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers



Case Number			Applicant						
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN	
<b>RZC2004-00011</b>		Original: R-75 R-100	MQ DEVELOPMENTS LLC	14.3	0	1	502.04	R7197 001	
<b>APC</b>	12/14/2004	Proposed: C-2 Approved: R-60	COMMERCIAL RETAIL USES SUWANEE CREEK ROAD, 3600 BLOCK(S) BUFORD HIGHWAY, 1400 BLOCK(S) IDLEWILD PLACE, 3800 BLOCK(S)						
JANUARY 2004 - AGENDA - COMMERCIAL/RETAIL (RECONSIDERED BY CONSENT ORDER) approved as r-60 for single-family detached subdivision. 43 units based on 3 units per acre. original request 68,600 square feet.									
<b>RZC2004-00012</b>		Original: R-75 R-100	MQ DEVELOPMENTS LLC	5.1	6,300	1	502.04	R7197 001	
<b>APC</b>	12/14/2004	Proposed: C-2 Approved: C-1	COMMERCIAL RETAIL USES (RIB) SUWANEE CREEK ROAD, 3600 BLOCK(S) BUFORD HIGHWAY, 1400 BLOCK(S)						
JANUARY 2004 - AGENDA -COMMERCIAL/RETAIL (RECONSIDERED BY CONSENT ORDER)									
<b>RZC2004-00013</b>		Original: RA-200	M B PROPERTIES LLC	5.0	28,000	4	506.03	R1001 468	
<b>APC</b>	2/27/2004	Proposed: C-2 Approved: C-2	COMMERCIAL RETAIL USES (RIB) HAMILTON MILL ROAD, 3300 BLOCK(S) RIDGE ROAD, 3300 BLOCK(S)						
JANUARY 2004 -AGENDA - COMMERCIAL RETAIL									
<b>RZC2004-00014</b>		Original: C-1 R-75	STEVE BROWN	2.0	12,000	2	503.04	R6277 005	
<b>APC</b>	1/27/2004	Proposed: C-2 Approved: C-2	COMMERCIAL RETAIL USES (RIB) PEACHTREE INDUSTRIAL BOULEVARD, 7100 BLOCK(S) WINTERS CHAPEL ROAD, 4600 BLOCK(S)					R6277 096	
JANUARY 2004 -AGENDA - COMMERCIAL RETAIL									
<b>RZC2004-00015</b>		Original: RA-200	VIRGINIA VISCARDI	9.8	9,000	3	506.04	R3001 115	
<b>WD</b>	1/27/2004	Proposed: O-I Approved: NA	OFFICE USES JIM MOORE ROAD, 3600 BLOCK(S)					R3001 120	
APRIL 2004 - AGENDA - OFFICE									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00016</b>		Original: C-2	DIVERSIFIED DEVELOPMENT CO INC	5.7	66,600	3	507.04	R5126 002
<b>REC</b>	1/27/2004	Proposed: C-2	CHANGE IN CONDITIONS (RIB)					R5126 003
		Approved: NA	ATHENS HIGHWAY, 600 BLOCK(S)					
CASE RENUMBERED AS CIC2004-00001			PALMER DRIVE, 3400 BLOCK(S)					
			MIDWAY ROAD, 600 BLOCK(S)					
<b>RZC2004-00017</b>		Original: C-1	W GREGORY HOWINGTON	2.3	5,735	2	503.16	R6313 001A
<b>DWP</b>	3/23/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: NA	HOLCOMB BRIDGE ROAD, 3900 BLOCK(S)					
JANUARY 2004 - AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00018</b>		Original: R-75	CLARK T THORNTON	0.5	1,088	2	503.04	R6247 018
<b>APC</b>	1/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	PLEASANTDALE ROAD, 6500 BLOCK(S)					
REASSIGNED TO JANUARY 2004 AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00019</b>		Original: R-75	SANDRA FUNES	0.6	1,400	2	503.13	R6256 045
<b>DEN</b>	1/27/2004	Proposed: C-2	AUTOMOBILE SALES AND SERVICE (RIB)					
		Approved: NA	BUFORD HIGHWAY, 5200 BLOCK(S)					
REASSIGNED TO JANUARY 2004 AGEA - USED CAR LOT								
<b>RZC2004-00020</b>		Original: RA-200	CALEBRA PROPERTIES INC	6.3	36,388	4	506.04	R3003 020
<b>APC</b>	8/17/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R3003 098
		Approved: C-2	BRASELTON HIGHWAY, 4800 BLOCK(S)					
APRIL 2004 - COMMERCIAL RETAIL USES			MOUNT MORIAH ROAD, 1500 BLOCK(S)					

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
RZC2004-00021	APC 5/25/2004	Original: O-I	JAMES S LARKIN	COMMERCIAL RETAIL USES MALL OF GEORGIA BOULEVARD, 2600 BLOCK(S) APPALOOSA LANE, 1800 BLOCK(S)	2.7	20,000	4	506.03	R7144 002 R7177 067
		Proposed: C-2							
		Approved: C-2							
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									
RZC2004-00022	APC 5/25/2004	Original: O-I	JAMES S LARKIN	COMMERCIAL RETAIL USES MALL OF GEORGIA BOULEVARD, 2500 BLOCK(S) APPALOOSA LANE, 1800 BLOCK(S)	2.6	20,000	4	506.03	R7144 002 R7177 065
		Proposed: C-2							
		Approved: C-2							
APRIL 2004 - AGENDA COMMERCIAL RETAIL USES									
RZC2004-00023	APC 4/27/2004	Original: RM-8 O-I	SEAN CHANG	COMMERCIAL RETAIL USES (RIB) JIMMY CARTER BOULEVARD, 4800 BLOCK(S) FOREST VALE DRIVE, 6200 BLOCK(S)	1.4	12,000	2	504.19	R6169 012 R6169 040
		Proposed: C-2							
		Approved: C-2							
APRIL 2004- AGENDA - COMMERCIAL RETAIL USES									
RZC2004-00024	DWP 4/27/2004	Original: R-75	CHANG SUP LEE	COMMERCIAL RETAIL USES (RIB) SOUTH NORCROSS TUCKER ROAD, 3300 BLOCK(S) HAMPSHIRE DRIVE, 6800 BLOCK(S)	2.3	26,000	2	504.20	R6192B027
		Proposed: C-1							
		Approved: NA							
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									
RZC2004-00025	APC 6/22/2004	Original: C-1	SPALDING WOODS SHOPPING CENTER, LLC	COMMERCIAL RETAIL USES HOLCOMB BRIDGE ROAD, 4100 BLOCK(S)	7.8	84,000	2	503.10	R6313 140
		Proposed: R-100							
		Approved: C-2							
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
<b>RZC2004-00026</b>		Original: R-100	SHARIYAR BAKHTIARNEJAD		1.6	6,340	2	503.08	R6319 045
<b>DEN</b>	4/27/2004	Proposed: C-1	RECREATION FACILITY/TRAINING CENTER (RIB)						
		Approved: NA	PEACHTREE PARKWAY, 4700 BLOCK(S)						
APRIL 2004 - AGENDA - RECREATION FACILITY (MARTIAL ARTS TRAINING)									
<b>RZC2004-00028</b>		Original: R-100	BARRY COKER		0.6	1,908	3	507.18	R5074 008
<b>APC</b>	4/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	SCENIC HIGHWAY, 1300 BLOCK(S)						
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									
<b>RZC2004-00029</b>		Original: M-1	PEACHTREE CREST LP		2.9	38,000	1	502.04	R7207 081
<b>APC</b>	5/25/2004	Proposed: C-2	COMMERCIAL RETAIL USES						
		Approved: C-2	PEACHTREE INDUSTRIAL BOULEVARD, 1700 BLOCK(S)						
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									
<b>RZC2004-00030</b>		Original: R-75	H. S. 'CHIP' RANDALL, III		3.6	16,500	1	505.18	R6156 001
<b>APC</b>	4/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						R6156 001A
		Approved: C-2	CRUSE ROAD, 3600 BLOCK(S)						
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES									
<b>RZC2004-00031</b>		Original: M-1	DRD DEVELOPMENT INC		4.5	8,000	4	505.14	R5210 063
<b>WD</b>	4/27/2004	Proposed: M-2	HEAVY INDUSTRIAL						R5210 082
		Approved: NA	CEDARS ROAD, 1700 BLOCK(S)						
APRIL 2004 -AGENDA - HEAVY INDUSTRIAL USES									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
RZC2004-00032	6/15/2004	Original: RA-200	BRIARCLIFF CONSTRUCTION	COMMERCIAL RETAIL USES (RIB) BRASELTON HIGHWAY, 3200 BLOCK(S)	2.4	15,600	4	506.03	R7139 001
APC		Proposed: C-2							
		Approved: C-2							
APRIL 2004- AGENDA - COMMERCIAL RETAIL USES									
RZC2004-00033	5/25/2004	Original: RA-200	JAMES A. MIKOLINSKI	COMMERCIAL RETAIL USES (RIB) EAST ROCK QUARRY ROAD, 2200 BLOCK(S)	18.1	180,000	3	506.04	R3002 042 R3002 042A R3002 078 R3002 082
APC		Proposed: C-2							
		Approved: C-2							
APRIL 2004 - AGENDA - COMMERCIAL RETAIL/OFFICE (AMENDED)									
RZC2004-00034	4/27/2004	Original: RM	MICHAEL WENDT	COMMERCIAL RETAIL USES (RIB) CLUB DRIVE, 2900 BLOCK(S) CRUSE ROAD, 2800 BLOCK(S)	2.0	10,800	4	505.18	R7039 011 R7039 021
APC		Proposed: C-1							
		Approved: C-1							
APRIL 2004 AGENDA - COMMERCIAL/RETAIL									
RZC2004-00035	4/27/2004	Original: RA-200	DISCOVERY DEVELOPMENT INC	DAYCARE CENTER HAMILTON MILL ROAD, 3300 BLOCK(S)	4.7	32,778	4	506.03	R1001 031
APC		Proposed: O-I							
		Approved: O-I							
APRIL 2004 - AGENDA - DAYCARE CENTER & COMMERCIAL RETAIL USES									
RZC2004-00036	5/18/2004	Original: M-2	ALLEN BLAKE	COMMERCIAL RETAIL USES BRECKINRIDGE PARKWAY, 1700 BLOCK(S) OLD NORCROSS ROAD, 2900 BLOCK(S)	1.2	11,800	1	505.17	R7077 003 R7077 040
DWP		Proposed: C-2							
		Approved: NA							
JULY 2004 AGENDA COMMERCIAL RETAIL USES									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
<b>RZC2004-00037</b>		Original: R-100	JULIETTE K. SHARP		1.4	2,000	3	504.15	R6058 009
<b>APC</b>	4/27/2004	Proposed: O-I	OFFICE USES (RIB)						
		Approved: O-I	ROCKBRIDGE ROAD, 2100 BLOCK(S)						
APRIL 2004 - AGENDA - OFFICE USES									
<b>RZC2004-00038</b>		Original: C-1 R-100	VINTAGE COMMUNITIES INC		11.3	48,480	3	507.05	R5156 002
<b>APC</b>	5/25/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						R5156 002A
		Approved: C-2	LOGANVILLE HIGHWAY, 2700 BLOCK(S)						R5156 056
			OZORA ROAD, 100 BLOCK(S)						R5156 120
APRIL 2004 - AGENDA - COMMERCIAL RETAIL USES/DAYCARE									
<b>RZC2004-00040</b>		Original: R-75	ERNEST R. BURNETTE		3.2	3,800	4	501.04	R7321 031
<b>DWP</b>	7/27/2004	Proposed: O-I	OFFICE USES						
		Approved: NA	SUGAR RIDGE DRIVE, 5400 BLOCK(S)						
JULY 2004 - AGENDA - OFFICE USES									
<b>RZC2004-00041</b>		Original: O-I	PLATINUM LAND INVESTMENTS, INC.		1.8	8,000	4	505.14	R7054 004
<b>DEN</b>	7/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						R7054 114
		Approved: NA	BRASELTON HIGHWAY, 1200 BLOCK(S)						
JULY 2004 - AGENDA - COMMERCIAL RETAIL									
<b>RZC2004-00042</b>		Original: M-1	MR. ELDON SMITH		2.0	12,500	2	503.14	R6258 032D
<b>DEN</b>	7/27/2004	Proposed: C-2	AUTOMOBILE SERVICE (RIB)						
		Approved: NA	SIMPSON CIRCLE, 2800 BLOCK(S)						
JULY 2004 - AGENDA - AUTOMOBILE SERVICE									
<b>RZC2004-00043</b>		Original: R-100	SEIBERT & SON, INC.		2.1	9,600	4	505.14	R7054 030
<b>WD</b>	7/27/2004	Proposed: O-I	OFFICE USES (RIB)						
		Approved: NA	BRASELTON HIGHWAY, 1200 BLOCK(S)						
OCTOBER 2004 - AGENDA - OFFICE USE									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
RZC2004-00044	3/23/2004	Original: O-I	SEIBERT & SON INC	OFFICE USES (CIC) BUFORD DRIVE, 1700 BLOCK(S)	0.7	5,910	4	505.14	R7065 003A
REC		Proposed: O-I							
		Approved: NA							
CASE RENUMBERED AS CIC2004-00004									
RZC2004-00045	7/27/2004	Original: R-100	SEIBERT & SON INC	OFFICE USES (RIB) DULUTH HIGHWAY, 1400 BLOCK(S)	0.6	5,000	1	505.11	R7045 026
APC		Proposed: O-I							
		Approved: O-I							
JULY 2004 - AGENDA - OFFICE USES									
RZC2004-00046	10/5/2004	Original: O-I	M. D. HODGES DEVELOPMENT, LLC	COMMERCIAL RETAIL USES OLD PEACHTREE ROAD, 1000-1200 BLOCK(S) SATELLITE BOULEVARD, 1300-1400 BLOCK(S) DISTRIBUTION DRIVE, 2500 BLOCK(S)	22.5	186,929	1	502.04	R7124 003
APC		Proposed: C-2							
		Approved: C-2							
OCTOBER 2004 AGENDA RETAIL SHOPPING CENTER									
RZC2004-00047	10/26/2004	Original: R-100 RA-200	COUSINS PROPERTIES	COMMERCIAL RETAIL USES WEBB GIN HOUSE ROAD, 1400-1500 BLOCK(S) SCENIC HIGHWAY, 1300 BLOCK(S)	32.0	192,481	3	507.20	R5087 002
APC		Proposed: C-2	R5087 002A						
		Approved: C-2	R5087 003						
OCTOBER 2004 AGENDA - COMMERCIAL RETAIL USES			R5087 009						
									R5087 010
									R5087 111
									R5087 113
RZC2004-00048	10/26/2004	Original: R-100	COUSINS PROPERTIES	COMMERCIAL RETAIL USES WEBB GIN HOUSE ROAD, 1300-1500 BLOCK(S) SCENIC HIGHWAY, 1200-1300 BLOCK(S)	24.6	233,800	4	505.16	R5074 005
APC		Proposed: C-2	R5074 006						
		Approved: C-2	R5087 007						
OCTOBER 2004 AGENDA - COMMERCIAL/RETAIL USE			R5087 007A						
									R5087 144

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00049</b>		Original: O-I	DAVIS DEVELOPMENT, INC.	2.9	35,000	1	505.07	R7035 067
<b>APC</b>	7/27/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	SUGARLOAF PARKWAY, 4900-5100 BLOCK(S)					
JULY 2004 AGENDA - COMMERCIAL RETAIL								
<b>RZC2004-00050</b>		Original: RA-200	JEM DEVELOPMENT, LLC	3.8	25,500	3	506.04	R3002 158
<b>APC</b>	8/24/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					
		Approved: C-2	BRASELTON HIGHWAY, 3700 BLOCK(S)					
JULY - 2004 - AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00051</b>		Original: R-100	STEVE MOON	2.8	12,000	3	507.04	R5099 003
<b>DEN</b>	12/14/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: NA	ROSEBUD ROAD, 3300 BLOCK(S)					
OCTOBER 2004 AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00052</b>		Original: R-100 M-1	LAKES OFFICE TWO, LLC	11.7	137,000	1	505.11	R7034 091
<b>APC</b>	7/27/2004	Proposed: M-1	LIGHT MANUFACTURING					R7034 091A
		Approved: M-1	LAKES PARKWAY, 1300 BLOCK(S)					R7034 242
JULY 2004- AGENDA LIGHT MANUFACTURING								
<b>RZC2004-00053</b>		Original: C-2 R-100	LAKE LUCERNE REVITALIZATION PROJECT	1.3	6,525	3	504.30	R6063B008
<b>DWP</b>	8/24/2004	Proposed: C-2	RESTAURANT (CIC) (RIB)					
		Approved: NA	STONE MOUNTAIN HIGHWAY, 4600 BLOCK(S)					
JULY 2004 AGENDA - RESTAURANT								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers



Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00054</b>		Original: R-100	ROSEBUD WALK, LLC	14.3	92,282	3	507.04	R5066 002
<b>WD</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES					R5066 003
		Approved: NA	OLD LOGANVILLE ROAD, 1500 BLOCK(S)					R5066 008
OCTOBER 2004 - AGENDA - COMMERCIAL RETAIL USES			ROSEBUD ROAD, 3800 BLOCK(S)					
<b>RZC2004-00055</b>		Original: C-1	TERRY COHRON	0.5	2,400	1	505.18	R6177 005
<b>REC</b>	3/23/2004	Proposed: C-1	COMMERCIAL RETAIL USES (CIC) (RIB)					
		Approved: NA	PLEASANT HILL ROAD, 900 BLOCK(S)					
CASE RENUMBERED AS CIC2004-00005								
<b>RZC2004-00056</b>		Original: C-2	RIVER/CHASE BROOKWOOD VILLAGE ASS.	5.4	136,000	3	507.12	R5012 001
<b>WD</b>	3/23/2004	Proposed: C-2	REAL ESTATE OFFICE					R5012 303
		Approved: NA	FIVE FORKS TRICKUM ROAD, 2900 BLOCK(S)					
CASE RENUMBERED AS CIC2004-00006								
<b>RZC2004-00057</b>		Original: M-1	ANNOX, INC.	8.6	88,500	3	507.17	R6030 098
<b>APC</b>	11/23/2004	Proposed: C-2	MINI-WAREHOUSE STORAGE FACILITY (RIB)					
		Approved: C-2 M-1	CENTERVILLE HIGHWAY, 3200 BLOCK(S)					
OCTOBER 2004 - AGENDA - MINI-WAREHOUSE STORAGE FACILITY								
<b>RZC2004-00058</b>		Original: R-100	STEPHEN W. LIPSON	1.5	9,000	3	504.29	R6090 005
<b>APC</b>	7/27/2004	Proposed: O-I	OFFICE USES					
		Approved: O-I	FIVE FORKS TRICKUM ROAD, 4100 BLOCK(S)					
JULY 2004 - AGENDA - OFFICE USES			HASTY COURT, 1000 BLOCK(S)					
<b>RZC2004-00059</b>		Original: RM	MARTHA ADAMS	0.3	1,680	1	504.21	R6188 352
<b>APC</b>	8/3/2004	Proposed: C-1	BEAUTY/BARBER SHOP (RIB)					
		Approved: C-1	SINGLETON ROAD, 5600 BLOCK(S)					
JULY 2004 AGENDA - BEAUTY/BARBER SHOP								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00060</b>		Original: O-I	BOWEN FAMILY HOMES	30.3	267,300	1	502.04	R7116 005
<b>DWP</b>	9/28/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R7116 009A
		Approved: NA	MEADOW LANE, 2200-2300 BLOCK(S)					R7116 015
			MEADOW CHURCH ROAD, 2200 BLOCK(S)					R7116 031
		AUGUST 2004 - AGENDA - COMMERCIAL/RETAIL	DULUTH HIGHWAY, 2100 BLOCK(S)					R7116 032
<b>RZC2004-00061</b>		Original: RA-200	G. DOUGLAS DILLARD	2.3	20,000	3	507.04	R5097 003
<b>APC</b>	1/25/2005	Proposed: C-1	COMMERCIAL RETAIL USES					
		Approved: C-1	BRUSHY FORK ROAD, 4000 BLOCK(S)					
		DECEMBER 2004 -AGENDA - COMMERCIAL RETAIL USES	OLD LOGANVILLE ROAD, 1000 BLOCK(S)					
<b>RZC2004-00062</b>		Original: RA-200	DOUGLAS DILLARD	4.0	30,000	3	507.04	R5097 003
<b>APC</b>	1/25/2005	Proposed: C-1	COMMERCIAL RETAIL USES					
		Approved: O-I	BRUSHY FORK ROAD, 4000 BLOCK(S)					
		DECEMBER 2004 - AGENDA - COMMERCIAL RETAIL USES	OLD LOGANVILLE ROAD, 1000 BLOCK(S)					
<b>RZC2004-00063</b>		Original: M-1 R-100	PUBLIX SUPER MARKETS INC	6.8	0	4	506.02	R5242 012
<b>APC</b>	7/27/2004	Proposed: M-1	BUFFER REDUCTION (RIB)					R5271 180
		Approved: M-1	RABBIT HILL ROAD, 1700 BLOCK(S)					
		JULY 2004 - AGENDA - BUFFER REDUCTION						
<b>RZC2004-00064</b>		Original: R-100	CLYDE LEE LIGHT	0.6	1,800	3	504.30	R6078 099
<b>APC</b>	10/26/2004	Proposed: C-1	COMMERCIAL RETAIL USES					
		Approved: O-I	BOWERS ROAD, 5400 BLOCK(S)					
		JULY 2004 - AGENDA - COMMERCIAL RETAIL USES	FIVE FORKS TRICKUM ROAD, 5400 BLOCK(S)					

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Proposed Development	Acres	Square Feet	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Street Location						
<b>RZC2004-00065</b>		Original: C-2 R-75	KIRK S. HEGWOOD		0.9	18,000	2	503.06	R6246A230
<b>APC</b>	8/17/2004	Proposed: M-1	OFFICE/WAREHOUSE/DISTRIBUTION (RIB)						R6246A231
		Approved: M-1	PLEASANTDALE ROAD, 6400 BLOCK(S)						R6246A232
JULY 2004 - AGENDA - OFFICE/WAREHOUSE DISTRIBUTION									
<b>RZC2004-00066</b>		Original: R-75	KAISER ALI		4.0	31,000	2	504.11	R6158 004A
<b>APC</b>	9/7/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						R6158 004B
		Approved: C-2	BEAVER RUIN ROAD, 600 BLOCK(S)						
JULY 2004 - AGENDA - COMMERCIAL RETAIL USES									
<b>RZC2004-00067</b>		Original: C-1 C-2	SONIA TRADING, INC.		1.2	3,200	2	504.03	R6140 001
<b>APC</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES						
		Approved: C-2	LAWRENCEVILLE HIGHWAY, 6300 BLOCK(S)						
OCTOBER 2004 AGENDA - COMMERCIAL RETAIL									
<b>RZC2004-00068</b>		Original: R-100	CDI RUSSELL, LLC		1.6	9,870	4	505.13	R7067 004
<b>REC</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: NA	COLLINS HILL ROAD, 1700 BLOCK(S)						
OCTOBER 2004 - AGENDA - COMMERCIAL RETAIL USES - CASE WAS WITHDRAWN TO BE RE-ISSUED AS A CIC (CHANGE IN CONDITION) CASE.									
<b>RZC2004-00069</b>		Original: R-100	BOWEN FAMILY HOMES INC		2.0	18,000	1	505.13	R7152 010
<b>APC</b>	12/14/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	LAWRENCEVILLE SUWANEE ROAD, 2600 BLOCK(S)						
DECEMBER 2004 - AGENDA - COMMERCIAL/RETAIL									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant						
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN	
<b>RZC2004-00070</b>		Original: R-75 CLU	HAZELANN SOLOMON	1.6	1,632	1	505.17	R7038 006	
<b>APC</b>	3/23/2004	Proposed: O-I	DAYCARE CENTER (GROUP) (RIB)					R7041 006	
		Approved: O-I	DACULA COVE CIRCLE, 1200 BLOCK(S)					R7041 038	
MARCH 2004 - AGENDA - GROUP DAYCARE									
<b>RZC2004-00071</b>		Original: C-1 R-75 O-I	LAKE PARK, LTD.	6.8	63,900	4	505.16	R5016 002	
<b>APC</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R5016 002A	
		Approved: C-2	LAWRENCEVILLE HIGHWAY, 2700-2800 BLOCK(S)					R5016 002B	
OCTOBER 2004 - AGENDA - COMMERCIAL RETAIL USES								R5016 084	
								R5016 086	
<b>RZC2004-00072</b>		Original: RA-200	SCI DEVELOPMENT SERVICES INC	3.5	0	3	506.04	R2001 300	
<b>APC</b>	11/2/2004	Proposed: M-1	MINI-WAREHOUSE STORAGE FACILITY						
		Approved: M-1	AUBURN ROAD, 1000 BLOCK(S)						
OCTOBER 2004 - AGENDA - MINI-WAREHOUSE STORAGE FACILITY									
<b>RZC2004-00073</b>		Original: O-I	OLD PEACHTREE ROAD, LLC	8.3	74,348	3	506.03	R7094 157	
<b>APC</b>	12/14/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)						
		Approved: C-2	OLD PEACHTREE ROAD, 1900 BLOCK(S)						
OCTOBER 2004 - AGENDA - COMMERCIAL RETAIL USES									
<b>RZC2004-00074</b>		Original: R-100	SEIBERT & SON, INC.	3.0	10,900	1	502.04	R7122 005	
<b>APC</b>	10/26/2004	Proposed: C-2	BANK/FINANCIAL SERVICES INSTITUTION (RIB)					R7122 023	
		Approved: O-I	PRUETT ROAD, 6400 BLOCK(S)						
OCTOBER 2004 - AGENDA - BANK/FINANCIAL SERVICE INSTITUTION									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Square Feet	Comm Dist	Census Tract	PIN
<b>RZC2004-00075</b>		Original: R-100	DAVID BIRD	10.0	49,200	3	507.05	R5131 005
<b>APC</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R5131 012
		Approved: C-2	ATHENS HIGHWAY, 400-500 BLOCK(S)					
OCTOBER 2004 AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00076</b>		Original: O-I R-75	HOANG KIM NGUYEN	4.2	19,500	2	504.03	R6137 024
<b>APC</b>	12/14/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: O-I	LAWRENCEVILLE HIGHWAY, 5700 BLOCK(S)					
OCTOBER 2004 - AGENDA - COMMERCIAL RETAIL USES								
<b>RZC2004-00077</b>		Original: RA-200	T & B LLC	16.8	127,450	3	506.02	R2001 028
<b>APC</b>	11/16/2004	Proposed: C-2	COMMERCIAL RETAIL USES (RIB)					R2001 028A
		Approved: C-2	AUBURN ROAD, 800 BLOCK(S)					
OCTOBER 2004- AGENDA - COMMERCIAL/RETAIL								
<b>RZC2004-00078</b>		Original: O-I	MALL OF GEORGIA COURT, LLC	2.1	12,950	4	506.03	R7144 016
<b>APC</b>	10/26/2004	Proposed: C-2	COMMERCIAL RETAIL USES					
		Approved: C-2	MALL OF GEORGIA BOULEVARD, 2600 BLOCK(S)					
OCTOBER 2004 COMMERCIAL/RETAIL USES								
<b>RZC2004-00079</b>		Original: R-100	THE FOUR J'S, LLP	4.3	32,948	3	507.16	R6033 010
<b>APC</b>	10/26/2004	Proposed: O-I	OFFICE USES					
		Approved: O-I	CENTERVILLE HIGHWAY, 2800 BLOCK(S)					
OCTOBER 2004 - AGENDA - OFFICE USES AND DAYCARE								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development	Street Location	Acres	Square Feet	Comm Dist	Census Tract
RZC2004-00080		Original: R-100	WALTER K. HUFF, LLC		5.3	36,986	1	R7081 004A
APC	11/2/2004	Proposed: C-2	COMMERCIAL RETAIL USES					R7081 136
		Approved: C-2	DULUTH HIGHWAY, 1800 BLOCK(S)					
OCTOBER 2004 AGENDA - COMMERCIAL/RETAIL			SUGARLOAF PARKWAY, 5700 BLOCK(S)					

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied Without Prejudice, TBL - Tabled, TI - Tabled Indefinitely

(CIC) - Change in Conditions (RIB) - Reduction in Buffers

# Gwinnett County Department of Planning and Development

## 2004 RZM Rezoning Cases

Tuesday, March 22, 2005 9:40 AM

Case Number			Applicant		Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development	Street Location					
<b>RZM2004-00001</b>		Orig Zone: O-I R-100 C-2	RICHARDSON HOUSING GROUP INC		18.6	180	4	505.07	R5047 081
<b>APC</b>	3/16/2004	Prop Zone: RM-10	TOWNHOMES						R5048 014
		App Zone: RM-10	OAKLAND ROAD, 300 BLOCK(S)						R5048 015
									R5048 172
									R5048 372
FEBRUARY - 2004 - AGENDA - TOWNHOMES. Approved as RM-10 single-family attached dwellings. No density condition. 180 units based on proposal.									
<b>RZM2004-00002</b>		Orig Zone: R-100	MQ DEVELOPMENTS LLC		14.3	85	3	507.05	R5130 009
<b>APC</b>	3/23/2004	Prop Zone: RM-8	TOWNHOMES						
		App Zone: R-ZT	ATHENS HIGHWAY, 400 BLOCK(S)						
			HOKE OKELLY MILL ROAD, 500-600 BLOCK(S)						
FEBRUARY 2004 AGENDA - TOWNHOMES. Approved as R-ZT single-family detached dwellings. (used 6 units per acre density calculation). Approved units = 85. Proposed units = 114.									
<b>RZM2004-00003</b>		Orig Zone: R-75	WINMARK HOMES INC		13.4	106	4	505.16	R5107 016
<b>APC</b>	3/23/2004	Prop Zone: RM-8	TOWNHOMES (RIB)						R5108 025
		App Zone: RM-8	SUGARLOAF PARKWAY, 2600 BLOCK(S)						R5108 032
FEBRUARY - 2004 - AGENDA - TOWNHOMES. Approved as RM-8 for single-family attached dwellings. Units limited as condition with a maximum net density of eight (8) units per acre. 106 units. Approved units = 106. Proposed units = 106.									
<b>RZM2004-00004</b>		Orig Zone: C-2	BRENTWOOD REALTY, INC.		20.4	130	1	505.11	R7044 017
<b>APC</b>	4/20/2004	Prop Zone: R-ZT	TOWNHOMES						R7044 020
		App Zone: R-ZT	DULUTH HIGHWAY, 1600 BLOCK(S)						R7044 021
									R7073 004
									R7073 024
									R7073 027
									R7073 031
FEBRUARY 2004 - AGENDA - TOWNHOMES. Approved as R-ZT attached townhomes. 130 units per zoning condition. original request 140 units.									

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN
<b>RZM2004-00005</b>	Orig Zone: O-I		DEE DEVELOPMENT LLC	5.3	42	1	505.17	R7038 034
<b>APC</b>	3/23/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: RM-8	HERRINGTON ROAD, 1000 BLOCK(S)					
FEBRUARY 2004 - AGENDA - TOWNHOMES. Approved as RM-8 for single-family attached residences. no density condition. acres x zoning district for 42 units. Approved units = 42. Proposed units = 52.								
<b>RZM2004-00006</b>	Orig Zone: R-ZT RM-13		RICHARDSON HOUSING GROUP INC	4.4	20	1	505.12	R7047 640
<b>APC</b>	3/23/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: RM-8	DEVON HALL PLACE, 1300 BLOCK(S)					
FEBRUARY 2004 - AGENDA TOWNHOMES. Approved as RM-8 for single-family attached residences. 20 units maximum condition. original proposal was 27 units.								
<b>RZM2004-00007</b>	Orig Zone: R-75		RICHARDSON HOUSING GROUP INC	6.8	52	2	504.03	R6139 061
<b>APC</b>	3/23/2004	Prop Zone: RM-10	TOWNHOMES (RIB)					
		App Zone: RM-10	LAWRENCEVILLE HIGHWAY, 6100 BLOCK(S)					
FEBRUARY 2004 - AGENDA - TOWNHOMES. Approved as RM-10 for attached townhomes. Units limited as condition to maximum of 52 units. Approved units = 52. Proposed units = 66.								
<b>RZM2004-00008</b>	Orig Zone: M-1 R-100 R-140		T & B LLC	48.8	0	4	502.02	R7131 006
<b>DEN</b>	3/23/2004	Prop Zone: RM-13	APARTMENTS					R7132 009
		App Zone: NA	OLD PEACHTREE ROAD, 800 BLOCK(S)					R7132 010
FEBRUARY 2004 AGENDA - APARTMENTS. BOC denied case. Approved units = 0. Proposed units = 528.								
			TECH CENTER PARKWAY NE, 2400 BLOCK(S)					R7132 032

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers



Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00009</b>	Orig Zone: R-100 R-75 CLU		WILLIAM T. LANFORD	18.2	0	4	505.07	R5080 002
<b>WD</b>	2/24/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					R5080 246
		App Zone: NA	MILL RUN COURT, 1500 BLOCK(S)					
FEBRUARY 2004 -AGENDA - TOWNHOMES.			SUGARLOAF PARKWAY, 4300 BLOCK(S)					
Case was withdrawn. Approved units = 0. Proposed units = 68.								
<b>RZM2004-00010</b>	Orig Zone: O-I		SF PROPERTIES INC	43.1	0	1	502.04	R7124 003
<b>DWP</b>	3/23/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					R7124 006
		App Zone: NA	SATELLITE BOULEVARD, 1400 BLOCK(S)					
FEBRUARY 2004 - AGENDA - TOWNHOMES.								
BOC denied case without prejudice. Approved units = 0. Proposed units = 345.								
<b>RZM2004-00011</b>	Orig Zone: R-75		PREMIER PLANNING & DEV GRP LLC	7.7	28	3	507.18	R5074 004
<b>APC</b>	4/13/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: R-ZT	OLD SNELLVILLE HIGHWAY, 1200 BLOCK(S)					
FEBRUARY 2004 - AGENDA - TOWNHOMES - R-ZT ATTACHED. Approved as single-family detached subdivision. Units limited as condition to 28 units. Approved units = 28. Proposed units = 55.			WEBB GIN HOUSE ROAD, 1500 BLOCK(S)					
<b>RZM2004-00012</b>	Orig Zone: R-100		TTA DEVELOPMENTS, LLC	27.9	166	4	501.06	R7188 005
<b>APC</b>	2/24/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: R-ZT	PLUNKETTS ROAD, 1200-1400 BLOCK(S)					
FEBRUARY 2004 - AGENDA - TOWNHOMES.								
Approved as R-ZT Detached for single-family. Units limited as condition to 166 lots. Approved units = 166. Proposed units = 236.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant						
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN	
<b>RZM2004-00013</b>		Orig Zone: C-2	PULTE HOME CORPORATION	12.3	90	1	502.07	R6232 053	
<b>APC</b>	3/23/2004	Prop Zone: RM-8	TOWNHOMES					R6235 003	
		App Zone: RM-8	DAVENPORT ROAD, 2500 BLOCK(S)					R6236 214	
FEBRUARY 2004 AGENDA - TOWNHOMES.			OLD NORCROSS ROAD, 3500-3600 BLOCK(S)						
Approved as RM-8 for single-family attached townhomes. No density condition. 90 units based on proposal.									
<b>RZM2004-00014</b>		Orig Zone: O-I M-1 C-2	DAVIS DEVELOPMENT INC	24.7	260	1	505.07	R7035 002	
<b>APC</b>	2/24/2004	Prop Zone: RM-13	APARTMENTS					R7035 049	
		App Zone: RM-13	MARATHON BOULEVARD, 1700 BLOCK(S)					R7035 052	
FEBRUARY 2004 AGENDA - APARTMENTS (REDUCTION IN BUFFERS). BOC Denied case in February 2004. Court Ordered Rehearing December 2004. Rehearing BOC approved case as RM-13 (no units specified). Approved units = 260. Proposed units = 260.			SUGARLOAF PARKWAY, 4900 BLOCK(S)					R7035 067	
			UNIVERSITY PARKWAY, 800-900 BLOCK(S)						
<b>RZM2004-00015</b>		Orig Zone: O-I	RICHARDSON HOUSING GROUP INC	3.6	28	1	505.18	R6177 001G	
<b>APC</b>	5/25/2004	Prop Zone: R-ZT	TOWNHOMES					R6177 001H	
		App Zone: R-ZT	PLEASANT HILL ROAD, 1000 BLOCK(S)						
MAY 2004 - AGENDA - TOWNHOUSES. Approved as R-ZT attached townhomes. Approved units = 28. Proposed units = 28.									
<b>RZM2004-00016</b>		Orig Zone: C-2	CENTEX HOMES INC	21.0	126	2	504.03	R6139 012	
<b>APC</b>	7/6/2004	Prop Zone: RM-13	TOWNHOMES					R6139 013	
		App Zone: RM-6	LAWRENCEVILLE HIGHWAY, 6100-6200 BLOCK(S)					R6139 057	
MAY 2004 - AGENDA - TOWNHOMES.			POUNDS DRIVE, 200-300 BLOCK(S)						
Approved as RM-6 S/F attached. Approved units = 126. Proposed units = 224.			SUMMERWALK PARKWAY, 6200 BLOCK(S)						

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00017</b>	Orig Zone: R-100 O-I		DANIEL MORARU	12.6	0	4	505.14	R7052 002
<b>DWP</b>	9/28/2004	Prop Zone: RM-10	TOWNHOMES (RIB)					R7052 003
		App Zone: NA	BUFORD DRIVE, 1300-1400 BLOCK(S)					
MAY 2004 - AGENDA - TOWNHOUSES. BOC denied case. Approved units = 0. Proposed units = 100.			WILDCAT DRIVE, 600 BLOCK(S)					
<b>RZM2004-00018</b>	Orig Zone: C-2 O-I		LAND SOUTH COMMUNITIES LLC	7.8	60	1	505.12	R7033 268
<b>APC</b>	8/24/2004	Prop Zone: RM-8	TOWNHOMES					R7034 232
		App Zone: RM-8	DULUTH HIGHWAY, 1000 BLOCK(S)					
MAY 2004 AGENDA - TOWNHOMES. Approved as RM-8 Attached. Units limited as condition to 60 units. Approved units = 60. Proposed units = 62.								
<b>RZM2004-00019</b>	Orig Zone: O-I		BOWEN FAMILY HOMES	28.8	0	1	502.04	R7116 005
<b>DWP</b>	9/28/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					R7116 006A
		App Zone: NA	MEADOW CHURCH ROAD, 2200-2300 BLOCK(S)					R7116 012
AUGUST 2004 - AGENDA - TOWNHOMES. BOC denied case without prejudice. Approved units = 0. Proposed units = 203.			MEADOW LANE, 2200-2300 BLOCK(S)					R7116 018
								R7116 060
<b>RZM2004-00020</b>	Orig Zone: R-100		A & P PARTNERS LLC	27.8	150	3	507.21	R5092 003
<b>APC</b>	9/28/2004	Prop Zone: R-ZT	TOWNHOMES (RIB)					R5092 132
		App Zone: R-ZT	ATHENS HIGHWAY, 1200-1400 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - TOWNHOMES (AMENDED). Approved R-ZT detached S/F (and townhomes). Units limited as condition to not more than 150 units. Approved units = 150. Proposed units = 177. (SINGLE-FAMILY DETACHED - AMENDED) & R-ZT ATTACHED			BROOKS DRIVE, 2800 BLOCK(S)					
			COOPER ROAD, 1200 BLOCK(S)					

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN
<b>RZM2004-00021</b>		Orig Zone: OBP C-2	PRECISION DESIGN & DEV CO INC	10.3	82	2	503.09	R6270 004
<b>APC</b>	6/22/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: RM-8	PEACHTREE INDUSTRIAL BOULEVARD, 4900-5000 BLOCK(S)					
MAY 2004 - AGENDA - TOWNHOMES.			SOUTH OLD PEACHTREE ROAD, 4900 BLOCK(S)					
Approved units = 82. Proposed units = 82.								
<b>RZM2004-00022</b>		Orig Zone: MH	LARRY T ROSS	65.7	394	4	506.04	R3007 094
<b>APC</b>	6/1/2004	Prop Zone: RM-8	TOWNHOMES					R5247 022
		App Zone: R-ZT	FLOWERY BRANCH ROAD, 2000 BLOCK(S)					
MAY 2004- AGENDA - TOWNHOMES. Approved								
was R-ZT Detached. (no units specified in conditions								
- used 6 units per acre in density calculation).								
Approved units = 394. Proposed units = 399.								
<b>RZM2004-00023</b>		Orig Zone: RA-200 R-100	MQ DEVELOPMENTS LLC	25.4	111	4	506.03	R7186 008
<b>APC</b>	6/15/2004	Prop Zone: RM-8	TOWNHOMES					R7186 022
		App Zone: R-ZT	KILGORE ROAD, 2000-2100 BLOCK(S)					R7186 028
MAY 2004 - AGENDA - TOWNHOMES.			SOUTH BOGAN ROAD, 3500-3600 BLOCK(S)					R7186 051
Approved R-ZT Detached. Units limited as condition								R7186 145
to 111 lots. Approved units = 111. Proposed units -								R7219 001
202.								R7219 016
<b>RZM2004-00024</b>		Orig Zone: R-100	ANJUM (ANGIE) KAHN	2.2	0	4	501.03	R7306 035
<b>DWP</b>	5/25/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: NA	CUMMING HIGHWAY, 5300 BLOCK(S)					
MAY 2004 AGENDA - TOWNHOMES. BOC								
denied case without prejudice. Approved units = 0.								
Proposed units = 16.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00025</b>		Orig Zone: O-I	DEE DEVELOPMENT LLC	2.9	23	2	504.19	R6188 017
<b>DEN</b>	5/25/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: NA	SINGLETON ROAD, 5600 BLOCK(S)					
MAY 2004 - AGENDA - TOWNHOMES. BOC denied case. Approved units = 0. Proposed units = 23.								
<b>RZM2004-00026</b>		Orig Zone: R-100	BOWEN FAMILY HOMES INC	18.0	119	1	505.13	R7126 003
<b>APC</b>	12/14/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					R7127 001
		App Zone: RM-8	LAWRENCEVILLE SUWANEE ROAD, 2600 BLOCK(S)					R7151 001
DECEMBER 2004 - AGENDA - TOWNHOMES. Approved units = 119. Proposed units = 119.								
<b>RZM2004-00027</b>		Orig Zone: R-75	DEE DEVELOPMENT LLC	4.6	36	2	504.19	R6189 001
<b>APC</b>	6/15/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: R-ZT	SINGLETON ROAD, 5600 BLOCK(S)					
MAY 2004 - AGENDA - TOWNHOMES. Approved as R-ZT Attached. No units specified in conditions - used 8 units per acre for density calculation. Approved units = 36. Proposed units = 36.								
<b>RZM2004-00028</b>		Orig Zone: C-1	GOLDEN EAGLE INVESTMENTS LLC	7.9	63	4	505.15	R5050 017
<b>APC</b>	6/22/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: RM-8	LAWRENCEVILLE HIGHWAY, 2000 BLOCK(S)					
MAY 2004 AGENDA - TOWNHOMES. Units limited as condition to 8 units per acre. Approved units = 63. Proposed units = 63.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00029</b>		Orig Zone: R-100	RST CONSTRUCTION SPECIALTY INC	12.7	0	1	502.02	R7189 003
<b>DEN</b>	5/25/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: NA	RIDGE DRIVE, 1000 BLOCK(S)					
MAY 2004 AGENDA - TOWNHOMES. Boc denied case. Approved units = 0. Proposed units = 124.								
<b>RZM2004-00030</b>		Orig Zone: C-2 R-75	CONTRACT DEVELOPMENT, LLC	7.0	0	2	504.11	R6151 018
<b>DWP</b>	9/21/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: NA	LAWRENCEVILLE HIGHWAY, 3700 BLOCK(S)					
AUGUST 2004- AGENDA - TOWNHOMES. BOC denied case without prejudice. Approved units = 0. Proposed units = 70.								
<b>RZM2004-00031</b>		Orig Zone: C-2 R-75	CONTRACT DEVELOPMENT	8.9	0	2	505.19	R6152 084
<b>DWP</b>	9/21/2004	Prop Zone: RM-13	TOWNHOMES					
		App Zone: NA	LAWRENCEVILLE HIGHWAY, 3500 BLOCK(S)					
AUGUST 2004 - AGENDA - TOWNHOMES. BOC denied case without prejudice. Approved units = 0. Proposed units = 88.								
<b>RZM2004-00032</b>		Orig Zone: M-1	ESTATE OF IRENE ATKINSON	7.0	30	1	505.17	R7042 004
<b>APC</b>	9/21/2004	Prop Zone: RM-6	TOWNHOMES (RIB)					
		App Zone: RM-6	HERRINGTON ROAD, 1300 BLOCK(S)					
AUGUST 2004 AGENDA - TOWNHOUSES. Approved as RM-6. No units specified in condition. 30 units proposed. Approved units = 30. Proposed units = 30.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00033</b>		Orig Zone: M-1	RICHARDSON HOUSING GROUP, INC.	4.2	42	1	505.17	R7077 035
<b>APC</b>	9/21/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: RM-10	SWEETWATER ROAD, 2000-3000 BLOCK(S)					
AUGUST 2004 - AGENDA - TOWNHOMES. Approved as RM-10. No units specified in conditions. 42 Proposed units. Approved units = 42. Proposed units = 42.								
<b>RZM2004-00034</b>		Orig Zone: R-75	METRO LAND INVESTORS, LLC	13.7	82	4	505.16	R5084 034
<b>APC</b>	9/21/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: R-ZT	SUGARLOAF PARKWAY, 3400 BLOCK(S)					
AUGUST 2004 - AGENDA - TOWNHOMES. APproved as R-ZT Detached. No units specified in conditions - used 6 units per acre for density calculation. Approved units = 82. Proposed units = 109.								
<b>RZM2004-00035</b>		Orig Zone: O-I	THE ORCHARD GROUP, INC.	15.7	76	1	505.11	R6152 084
<b>APC</b>	8/24/2004	Prop Zone: RM-6	CONDOMINIUMS					R7073 008
		App Zone: RM-6	DULUTH HIGHWAY, 1500 BLOCK(S)					
AUGUST 2004- AGENDA - RANCH CONDOS - RM-6. No units specified in conditions. 76 proposed units in application. Approved units = 76. Proposed units = 76.								
<b>RZM2004-00036</b>		Orig Zone: RA-200	T & B LLC	23.9	0	4	506.04	R3003 462
<b>DEN</b>	12/14/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: NA	SPOUT SPRINGS ROAD, 4300 BLOCK(S)					
NOVEMBER 2004 AGENDA - TOWNHOMES. BOC denied case. Approved units = 0. Proposed units = 188.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN
<b>RZM2004-00037</b>		Orig Zone: RA-200	T & B LLC	39.7	0	4	506.04	R3003 002
<b>DEN</b>	12/14/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: NA	SPOUT SPRINGS ROAD, 4300 BLOCK(S)					
NOVEMBER 2004 AGENDA - TOWNHOMES. BOC denied case. Approved units = 0. Proposed units = 199.								
<b>RZM2004-00038</b>		Orig Zone: RA-200 R-100	TTA DEVELOPMENTS LLC	56.3	0	3	507.05	R5137 006
<b>DWP</b>	9/28/2004	Prop Zone: RM-8	TOWNHOMES					R5137 007
		App Zone: NA	GRAYSON HIGHWAY, 1700 BLOCK(S)					R5137 053
AUGUST 2004 - AGENDA TOWNHOMES. BOC denied case without prejudice. Approved unit = 0. Proposed units = 399.								
<b>RZM2004-00039</b>		Orig Zone: R-100 RA-200	MARK & REBECCA LEE MERRITT	16.4	74	3	506.02	R5239 014
<b>APC</b>	11/16/2004	Prop Zone: RM-8	TOWNHOMES					R5239 026
		App Zone: R-ZT	WINDER HIGHWAY, 1400 BLOCK(S)					
AUGUST 2004- AUGUST - TOWNHOMES. Approved as R-ZT Detached or Attached. Units limited to conditions as 74 units. Approved units = 74. Proposed units = 122.								
<b>RZM2004-00040</b>		Orig Zone: RA-200	CENTEX HOMES C/O LEE TUCKER	45.7	228	4	506.03	R7098 002
<b>APC</b>	12/14/2004	Prop Zone: RM-8	TOWNHOMES					R7139 003
		App Zone: R-ZT	BRASELTON HIGHWAY, 3200 BLOCK(S)					
AUGUST 2004 - AGENDA - TOWNHOMES. Approved as R-ZT Detached. Units limited to condition as 5 units per acre. Approved units = 228. Proposed units = 320.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers



Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN
<b>RZM2004-00041</b>		Orig Zone: R-100	DAVENPORT CENTER INC	13.2	106	3	507.19	R6033 003
<b>APC</b>	11/23/2004	Prop Zone: RM-8	TOWNHOMES					R6033 004
		App Zone: RM-8	CENTERVILLE HIGHWAY, 2800 BLOCK(S)					R6033 015
			ROCK PINE WAY, 3100 BLOCK(S)					R6033 023
NOVEMBER 2004 AGENDA - TOWNHOMES (REDUCTION IN BUFFERS). No units specified in conditions. 106 units proposed in application. Approved units = 106. Proposed units = 106.			ROCKY POINTE WAY, 2800 BLOCK(S)					
<b>RZM2004-00042</b>		Orig Zone: R-100	SENTINEL PROPERTIES INC	18.2	68	4	505.07	R5080 002
<b>APC</b>	12/14/2004	Prop Zone: RM-8	TOWNHOMES (RIB)					
		App Zone: RM-8	MILL RUN COURT, 1500 BLOCK(S)					
NOVEMBER 2004 AGENDA - TOWNHOMES. No units specified in conditions. 68 units proposed in application. Approved units = 68. Proposed units = 68.			SUGARLOAF PARKWAY, 4300-4400 BLOCK(S)					
<b>RZM2004-00043</b>		Orig Zone: M-1	SOUTHEAST REAL ESTATE FUND #2 INC	25.8	142	1	502.04	R7154 017
<b>APC</b>	12/8/2004	Prop Zone: RM-8	APARTMENTS					
		App Zone: RM-8	SATELLITE BOULEVARD, 1000-1100 BLOCK(S)					
NOVEMBER 2004 AGENDA - APARTMENTS & TOWNHOMES. 20.9 acres approved RM-8 for Townhouse and Condos. Units limited to condition of 142 units. 4.94 acres fronting Satellite Blvd. to remain zoned M-1. Approved units = 142. Proposed units = 190.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
RZM2004-00044	12/14/2004	Orig Zone: R-ZT C-2	RICHARDSON HOUSING GROUP INC	20.2	125	2	504.03	R6139 006 R6139 006A
APC		Prop Zone: RM-6	TOWNHOMES					
		App Zone: R-ZT	POUNDS DRIVE, 100 BLOCK(S)					
NOVEMBER 2004- AGENDA - TOWNHOMES. Approved as R-ZT Attached/Detached. Units limited by conditions as follows: SF attached dwellings with a maximum of 50 units. Remainder up to a density of 6 units per acre must be detached. According to Justin - Approved units = 125. Proposed units = 121.								
RZM2004-00045	11/23/2004	Orig Zone: R-100	COUSINS PROPERTIES	9.3	0	4	505.16	R5087 007
WD		Prop Zone: RM-10	TOWNHOMES					
		App Zone: NA	WEBB GIN HOUSE ROAD, NA BLOCK(S)					
NOVEMBER 2004. Case withdrawn. Approved units = 0. Proposed units = 93.								
RZM2004-00046	11/23/2004	Orig Zone: RA-200	COUSINS PROPERTIES	4.7	0	4	505.16	R5087 007
WD		Prop Zone: RM-10	TOWNHOMES					
		App Zone: NA	WEBB GIN HOUSE ROAD, NA BLOCK(S)					
NOVEMBER 2004. Case withdrawn. Approved units = 0. Proposed units = 46								
RZM2004-00047	12/14/2004	Orig Zone: RA-200	AIKEN CONGLOMERATE, LLC	34.8	104	3	506.03	R7025 036 R7095 006 R7095 006B R7095 013 R7095 032
APC		Prop Zone: R-ZT	TOWNHOMES					
		App Zone: R-75 CSO	BRASELTON HIGHWAY, 2200 BLOCK(S)					
AUGUST 2004 - AGENDA - TOWNHOMES. Approved as R-75 CSO. No units specified in conditions. Unit count based on density calculation of 3 units per acre. Approved units = 104. Proposed units = 260.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units/ Lots	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZM2004-00048</b>		Orig Zone: R-75	CORRIDOR PROPERTY GROUP LLC	17.4	139	4	505.15	R5019 012
<b>APC</b>	11/23/2004	Prop Zone: R-ZT	TOWNHOMES					R5019 019
		App Zone: R-ZT	BAGWELL WAY, 0-100 BLOCK(S)					R5019 020
			HUFF DRIVE, 0-100 BLOCK(S)					R5019 028
			REGAL WAY, 0-100 BLOCK(S)					R5019 062
NOVEMBER 2004 - AGENDA - TOWNHOMES. Approved R-ZT Detached. No units specified in conditions. Approved units = 139. Proposed units = 139.								R5019 130
<b>RZM2004-00049</b>		Orig Zone: C-2	DIVERSIFIED DEVELOPMENT CO INC	9.2	92	4	505.07	R7005 002
<b>APC</b>	11/23/2004	Prop Zone: RM-10	TOWNHOMES					
		App Zone: RM-10	OLD NORCROSS ROAD, 1600-1700 BLOCK(S)					
NOVEMBER 2004 - AGENDA - TOWNHOMES. Units limited as condition to 10 units per acre. Approved units = 92. Proposed units = 92.								
<b>RZM2004-00050</b>		Orig Zone: RA-200	HERRINGTON ROAD PARTNERS LLC	136.0	0	3	506.02	R5269 001
<b>WD</b>	11/23/2004	Prop Zone: R-ZT	TOWNHOMES (RIB)					R5276 007
		App Zone: NA	UNIVERSITY PARKWAY, 2100-2400 BLOCK(S)					R5276 046
NOVEMBER 2004 - AGENDA - TOWNHOMES. Case withdrawn. Approved units = 0. Proposed units = 894.								
<b>RZM2004-00051</b>		Orig Zone: RA-200	HERRINGTON ROAD PARTNERS LLC	31.6	0	3	506.02	R5269 001
<b>WD</b>	11/23/2004	Prop Zone: RM-13	APARTMENTS (RIB)					
		App Zone: NA	UNIVERSITY PARKWAY, 2100 BLOCK(S)					
NOVEMBER 2004 - AGENDA - APARTMENTS. Case Withdrawn. Approved units = 0. Proposed units = 400.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units/Lots	Comm Dist	Census Tract	PIN
<b>RZM2004-00052</b>		Orig Zone: R-100	JOSEPH L. DIXON -	3.6	0	1	505.10	R7113 002A
<b>DEN</b>	11/2/2004	Prop Zone: RM-8	TOWNHOMES					
		App Zone: NA	SEVER ROAD, 2200 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - TOWNHOMES. BOC denied case. Approved units = 0. Proposed units = 26.								
<b>RZM2004-00053</b>		Orig Zone: C-2	RETAIL DEVELOPMENT, LLC.	48.8	372	1	503.14	R6210 003A
<b>APC</b>	11/23/2004	Prop Zone: RM-13	APARTMENTS					
		App Zone: RM-13	SATELLITE BOULEVARD, 4300-4400 BLOCK(S)					
NOVEMBER 2004 - AGENDA - APARTMENTS. No units specified in conditions, therefore used proposed units as approved units. Approved units = 372. Proposed units = 372.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions (RIB) - Reduction in Buffers

## Gwinnett County Department of Planning and Development

### 2004 RZR Rezoning Cases

Tuesday, March 22, 2005 9:38 AM

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00001</b>	Original: RA-200		CREEKLAND PROPERTIES, INC.	15.1	15	3	506.02	R5267 001
<b>APC</b>	3/23/2004	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					
		Approved: R-100	EWING CHAPEL ROAD, 1100 BLOCK(S)					
MARCH 2004 -SINGLE FAMILY SUBDIVISION. Units limited as condition to net density of one unit per acre. Approved units = 15. Proposed units = 16.								
<b>RZR2004-00002</b>	Original: RA-200		OAKBROOK COMMUNITIES LLC	23.8	48	4	506.03	R7138 031
<b>APC</b>	3/23/2004	Proposed: R-75 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100	CAMP BRANCH ROAD, 2600 BLOCK(S)					
MARCH 2004 AGENDA - SINGLE-FAMILY CONSERVATION SUBDIVISION. Approved units = 48. Proposed units = 77.								
<b>RZR2004-00003</b>	Original: R-100		JERRY E MCCULLOUGH	11.2	0	3	507.05	R5255 008
<b>APC</b>	3/23/2004	Proposed: RA-200	AGRICULTURAL USES/GREENHOUSE					R5255 016
		Approved: RA-200	OZORA ROAD, 1700 BLOCK(S)					
MARCH 2004 -- AGENDA, AGRICULTURAL USES/GREENHOUSE								
<b>RZR2004-00004</b>	Original: M-1		R M AQUISITIONS INC	49.8	0	1	502.07	R7078 002
<b>APC</b>	3/23/2004	Proposed: RA-200	GOLF COURSE AND DRIVING RANGE					R7118 002
		Approved: RA-200	SATELLITE BOULEVARD, 2200 BLOCK(S)					
MARCH 2004 - AGENDA - GOLF COURSE & DRIVING RANGE								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00005</b>	Original: RA-200		A & P PARTNERS LLC	10.1	45	3	506.02	R7018 001
<b>APC</b>	4/13/2004	Proposed: R-ZT Approved: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB) OLD PEACHTREE ROAD, 2900 BLOCK(S) NICHOLS ROAD, 600 BLOCK(S) RABBIT HILL ROAD, 2100 BLOCK(S)					
MARCH 2004 AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION (R-ZT). Units limited as condition to 4.5 units per acre. Approved units = 45. Proposed units = 44.								
<b>RZR2004-00006</b>	Original: R-100		ARVILLA H BOGGS	3.3	1	4	501.03	R7351 050
<b>APC</b>	3/23/2004	Proposed: RA-200 Approved: RA-200	MOBILE HOME (ACCESSORY) JIMMY DODD ROAD, 1600 BLOCK(S)					
MARCH 2004 -AGENDA - MOBILE HOME (ACCESSORY)								
<b>RZR2004-00007</b>	Original: RA-200 M-1		D&C LAND DEVELOPMENT INC	26.6	0	3	505.09	R5218 003
<b>DWP</b>	4/27/2004	Proposed: R-100 CSO Approved: NA	SINGLE-FAMILY CONSERVATION SUBDIVISION NEW HOPE ROAD, 2100 BLOCK(S)					
MARCH 2004 - AGENDA - SINGLE FAMILY CONSERVATION SUBDIVISION. BOC Denied request - Approved units = 0. Proposed units = 70.								
<b>RZR2004-00008</b>	Original: RA-200		TULLIS DEVELOPMENT INC	10.5	24	4	505.14	R7056 001
<b>APC</b>	3/23/2004	Proposed: R-100 MOD Approved: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION HARRIS ROAD, 1300 BLOCK(S)					
MARCH 2004 - AGENDA - MODIFIED SINGLE-FAMILY SUBDIVISION (MODIFIED). Units limited as condition, not to exceed 2.3 units per acre. Approved units = 24. Proposed units = 23.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00009</b> <b>APC</b>	Original: M-1 M-2 7/6/2004 Proposed: R-ZT Approved: R-ZT		SOUTH RICHLAND INC SINGLE-FAMILY SUBDIVISION WINDER HIGHWAY, 900 BLOCK(S) BOULDERBROOK CIRCLE, 0-100 BLOCK(S)	45.9	211	4	505.14	R5210 001C
MARCH 2004 - AGENDA - SINGLE-FAMILY SUBDIVISION. Approved units = 211. Proposed units = 211.								
<b>RZR2004-00010</b> <b>APC</b>	Original: RA-200 3/23/2004 Proposed: R-100 CSO Approved: R-100 CSO		PRECISION DESIGN & DEV CO INC SINGLE-FAMILY CONSERVATION SUBDIVISION KILGORE ROAD, 2100 BLOCK(S)	34.9	89	4	506.03	R7185 034
MARCH 2004 - AGENDA - SINGLE-FAMILY CONSERVATION. Approved units = 89. Proposed units = 89.								
<b>RZR2004-00011</b> <b>WD</b>	Original: R-75 3/23/2004 Proposed: R-ZT Approved: NA		P J KRIEGER ENGINEERS SINGLE-FAMILY DETACHED SUBDIVISION SWEETGUM ROAD, 100 BLOCK BLOCK(S)	15.0	0	4	505.09	R5206 007
MARCH 2004. Case Tabled indefinitely. Approved units = 0. Proposed units = 55.								
<b>RZR2004-00012</b> <b>DWP</b>	Original: C-1 10/26/2004 Proposed: R-ZT Approved: NA		WINMARK HOMES INC SINGLE-FAMILY DETACHED SUBDIVISION HUTCHINS ROAD, 2800-2900 BLOCK(S) OAK ROAD, 300 BLOCK(S)	3.9	0	3	507.12	R5013 004
SEPTEMBER 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION. BOC denied case. Approved units = 0. Proposed units = 19.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00013</b>	Original: RA-200		PREMIER PLANNING & DEV GRP LLC	14.2	55	4	506.03	R7178 003
<b>APC</b>	3/23/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB)					R7185 003
		Approved: R-ZT	CROSS ROAD, 3300 BLOCK(S)					R7185 147
								R7185 169
MARCH 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION. Units limited as condtion to maximum of 55 units. Approved units = 55. Proposed units = 80.								
<b>RZR2004-00014</b>	Original: R-100		MOSS DEVELOPMENT GROUP INC	6.3	0	1	502.04	R7121 013
<b>WD</b>	3/23/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION					R7121 014
		Approved: NA	MEADOW CHURCH ROAD, 2500 BLOCK(S)					
MARCH 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION (R-ZT). Case withdrawn. Approved units = 0. Proposed units = 22.								
<b>RZR2004-00015</b>	Original: RA-200		CHEYENNE PROPERTIES LLC	143.0	326	3	506.02	R5261 001
<b>APC</b>	6/22/2004	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100 CSO	NEW HOPE ROAD, 2700 BLOCK(S)					
JUNE 2004 AGENDA - SINGLE FAMILY CONSERVATION SUBDIVISION. Approved units = 326. Proposed units = 326.								
<b>RZR2004-00016</b>	Original: R-75		PRECISION DESIGN & DEV CO INC	22.0	126	4	505.19	R7001 049
<b>APC</b>	6/22/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB)					R7002 003
		Approved: R-ZT	BETHESDA SCHOOL ROAD, 800 BLOCK(S)					
JUNE 2004 - AGENDA - SINGLE FAMILY DETACHED SUBDIVISION. Approved units = 126. Proposed units = 126.			AVALON FOREST WAY, 800 BLOCK(S)					
			CRUSE ROAD, 2700-2800 BLOCK(S)					

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers



Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00017</b> <b>APC</b>	Original: RA-200 6/22/2004 Proposed: R-100 MOD Approved: R-100		GLENDON TULLIS SINGLE-FAMILY SUBDIVISION LENORA ROAD, 2100 BLOCK(S)	21.0	38	3	507.04	R5033 008
JUNE 2004 - AGENDA - MODIFIED SINGLE FAMILY SUBDIVISION. Approved units = 38. Proposed units = 38.								
<b>RZR2004-00018</b> <b>APC</b>	Original: RA-200 6/22/2004 Proposed: R-100 MOD Approved: R-100 MOD		OAKBROOK COMMUNITIES LLC SINGLE-FAMILY SUBDIVISION OLD THOMPSON MILL ROAD, 2400-2500 BLOCK(S) THOMPSON MILL ROAD, 2700 BLOCK(S)	33.5	76	4	506.04	R1002 030 R1002 039 R1002 201 R1002 202 R1002 268
JUNE 2004 - AGENDA - MODIFIED SINGLE FAMILY SUBDIVISION (MODIFIED). Units limited as condition to 2.3 units per acre. Approved units = 76. Proposed units = 77.								
<b>RZR2004-00019</b> <b>APC</b>	Original: R-100 7/6/2004 Proposed: R-ZT Approved: R-60		PRECISION DESIGN & DEV CO INC SINGLE-FAMILY DETACHED SUBDIVISION OLD PEACHTREE ROAD, 1300-1400 BLOCK(S)	23.9	95	1	502.04	R7156 015 R7156 019
JUNE 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION (R-60). Units limited as condition not to exceed 95 lots. Approved units = 95. Proposed units = 110.								
<b>RZR2004-00020</b> <b>DWP</b>	Original: M-1 C-2 11/16/2004 Proposed: R-ZT Approved: NA		PRECISION DESIGN & DEV. CO., INC. SINGLE-FAMILY DETACHED SUBDIVISION OLD PEACHTREE ROAD, 300 BLOCK(S)	24.3	0	1	505.10	R7153 006 R7153 016
JUNE 2004 - AGENDA - SINGLE FAMILY DETACHED SUBDIVISION (R-ZT). BOC denied case. Approved units = 0. Proposed units = 130.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00021</b>	Original: RA-200		WINMARK HOMES INC	46.6	140	4	506.03	R7181 033
<b>APC</b>	8/17/2004	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					R7181 035
		Approved: R-75 CSO	RIDGE ROAD, 3200 BLOCK(S)					R7182 004
JUNE 2004- AGENDA - SINGLE FAMILY SUBDIVISION. BOC approved as R-75 CSO. Approved units = 140. Proposed units = 162.								
<b>RZR2004-00022</b>	Original: RA-200		BOB RICHARDS	19.6	44	3	506.04	R3001 139
<b>APC</b>	6/22/2004	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					
		Approved: R-100 CSO	JIM MOORE ROAD, 3500 BLOCK(S)					
JUNE 2004 - AGENDA - SINGLE FAMILY RESIDENTIAL CSO. Approved units = 44. Proposed units = 44.								
<b>RZR2004-00023</b>	Original: RA-200		W S BUMGARNER	16.0	32	3	506.02	R5246 009
<b>APC</b>	10/26/2004	Proposed: R-75	SINGLE-FAMILY SUBDIVISION					
		Approved: R-100 CSO	CAMPBELL ROAD, 1100 BLOCK(S)					
JUNE 2004 AGENDA - SINGLE FAMILY SUBDIVISION. Units limited as condition not to exceed two units per acre Approved as R-100 CSO. Approved units = 32. Proposed units = 38.								
<b>RZR2004-00024</b>	Original: RA-200		W S BUMGARNER	36.0	36	3	506.02	R5266 022
<b>APC</b>	9/28/2004	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R5267 061
		Approved: R-100	EWING CHAPEL ROAD, 1200 BLOCK(S)					
JUNE 2004 AGENDA - SINGLE FAMILY SUBDIVISION. Units limited as condition not to exceed one unit per acre. Approved units = 36. Proposed units = 72.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00025</b>	Original: C-2		RALPH MICHAEL LUTHER	0.7	0	3	504.15	R6057 028
<b>WD</b>	6/22/2004	Proposed: R-100 Approved: NA	SINGLE-FAMILY RESIDENCE DAVIS ROAD, 2000 BLOCK(S)					
ADMIN. WD (RZ SIGN NOT POSTED/LETTERS NOT SENT) CONFIRMED W/ APPLICANT 05/17/04. Case administratively withdrawn. Approved units = 0. Proposed units = 1.								
<b>RZR2004-00026</b>	Original: RA-200		DIXIE DEVELOPMENT INC	53.0	122	3	506.04	R2002 003A
<b>APC</b>	6/22/2004	Proposed: R-100 MOD Approved: R-100 MOD	SINGLE-FAMILY SUBDIVISION AUBURN ROAD, 800 BLOCK(S)					R2002 323
JUNE 2004 - AGENDA - MODIFIED SINGLE FAMILY SUBDIVISION. Approved units = 122. Proposed units = 11.								
<b>RZR2004-00027</b>	Original: RA-200		FAIRVIEW CAPITAL CORPORATION	153.7	300	4	506.03	R1001 035
<b>APC</b>	10/26/2004	Proposed: R-100 CSO Approved: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION SARDIS CHURCH ROAD, 3600-3700 BLOCK(S) WEST ROCK QUARRY ROAD, 2700 BLOCK(S)					R1001 041
JUNE 2004- AGENDA - SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION. Units limited as condition not to exceed 300 lots. Approved units = 300. Proposed units = 354.								
<b>RZR2004-00028</b>	Original: RA-200		1915 NEW HOPE LAND TRUST	16.7	21	3	505.09	R5217 021
<b>APC</b>	7/27/2004	Proposed: R-100 Approved: R-100	SINGLE-FAMILY SUBDIVISION NEW HOPE ROAD, 1800-1900 BLOCK(S)					R5217 022
JUNE 2004 - AGENDA - SINGLE-FAMILY SUBDIVISION. Approved units = 21. Proposed units = 21.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00029</b>	Original: R-100		RICHARDSON HOUSING GROUP INC	10.5	40	3	507.12	R6087 013
<b>APC</b>	9/28/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION					R6087 014
		Approved: R-ZT	FIVE FORKS TRICKUM ROAD, 3100 BLOCK(S)					R6087 231
SEPTEMBER 2004 -AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION (R-ZT). Units limited as condition to a maximum of 40 lots. Approved units = 40. Proposed units = 40.								
<b>RZR2004-00030</b>	Original: RA-200		LANDSOUTH COMMUNITIES LLC	19.1	41	4	506.03	R7185 002
<b>APC</b>	9/28/2004	Proposed: R-75 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R7185 187
		Approved: R-75 CSO	KILGORE ROAD, 2200 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - SINGLE-FAMILY CONSERVATION SUBDIVISION. Approved units = 41. Proposed units = 41.								
<b>RZR2004-00031</b>	Original: R-100		P.J. KRIEGER ENGINEERS	25.3	101	3	507.17	R6030 012
<b>APC</b>	10/26/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION					
		Approved: R-60	BETHANY CHURCH ROAD, 3000-3100 BLOCK(S)					
SEPTEMBER 2004 AGENDA - SINGLE FAMILY DETACHED SUBDIVISION. Approved units = 101. Proposed units = 107.								
<b>RZR2004-00032</b>	Original: R-100		CORA MAE THOMAS	4.3	1	4	501.03	R7326 024
<b>APC</b>	9/28/2004	Proposed: RA-200	MOBILE HOME (PERMANENT)					
		Approved: RA-200	SHOAL CREEK ROAD, 2200 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - MOBILE HOME (PERMANENT). Approved units = 1. Proposed units = 1.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00033</b>	Original: RA-200		SOUTHEAST REAL ESTATE FUND INC	3.8	8	3	506.02	R7023 018
<b>APC</b>	9/28/2004	Proposed: R-100 MOD Approved: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION OLD FOUNTAIN ROAD, 1900-2000 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - MODIFIED SINGLE-FAMILY SUBDIVISION. Units limited as condition to 2.3 per acre. Approved units = 8. Proposed units = 8.								
<b>RZR2004-00034</b>	Original: C-2		YDI INC	26.8	94	3	507.17	R6030 002
<b>APC</b>	10/26/2004	Proposed: R-60 Approved: R-60	SINGLE-FAMILY SUBDIVISION BETHANY CHURCH ROAD, 3100-3200 BLOCK(S) CENTERVILLE HIGHWAY, 3200 BLOCK(S)					R6030 007 R6030 079
SEPTEMBER 2004 - AGENDA - SINGLE-FAMILY SUBDIVISION. Approved units = 94. Proposed units = 94.								
<b>RZR2004-00035</b>	Original: R-100 C-2		TWIN LAKES MANAGEMENT CORPORATION	3.2	12	4	505.19	R5016 012
<b>APC</b>	3/23/2004	Proposed: R-60 Approved: R-60	SINGLE-FAMILY SUBDIVISION BETHESDA SCHOOL ROAD, 400 BLOCK(S)					
MARCH 2004 AGENDA - SINGLE-FAMILY SUBDIVISION. Approved units = 12. Proposed units = 12.								
<b>RZR2004-00036</b>	Original: RA-200		D G JENKINS DEVELOPMENT CORP	73.3	160	3	506.02	R5316 001
<b>APC</b>	9/24/2004	Proposed: R-100 MOD Approved: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION JONES PHILLIPS ROAD, 2700 BLOCK(S) INDIAN SHOALS ROAD, 3000 BLOCK(S) BOLD SPRINGS ROAD, 2800-2900 BLOCK(S)					R5325 006
SEPTEMBER 2004 AGENDA - SINGLE-FAMILY CONSERVATION SUBDIVISION. Units limited as condition to 160 total units. Approved units = 160. Proposed units = 158.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00037</b>	Original: RA-200		D G JENKINS DEVELOPMENT CORP	73.3	234	3	506.02	R5324 006A
<b>APC</b>	9/28/2004	Proposed: R-100 MOD Approved: R-100 MOD	MODIFIED SINGLE-FAMILY SUBDIVISION INDIAN SHOALS ROAD, 3000-3200 BLOCK(S) JONES PHILLIPS ROAD, 3000 BLOCK(S) LUTHER WAGES ROAD, 3000-3200 BLOCK(S)					
SEPTEMBER 2004 AGENDA - MODIFIED SINGLE FAMILY SUBDIVISION. Units limited as condition - general accordance with site plan 5/14/2004 (which indicated 234 lots). Approved units = 234. Proposed units = 234.								
<b>RZR2004-00038</b>	Original: R-ZT R-75		RICHARDSON HOUSING GROUP INC	19.1	0	2	504.03	R6144 515
<b>DWP</b>	12/14/2004	Proposed: R-ZT Approved: NA	SINGLE-FAMILY DETACHED SUBDIVISION MIMOSA DRIVE, 400 BLOCK(S)					R6144 516
SEPTEMBER 2004 AGENDA - SINGLE FAMILY DETACHED SUBDIVISION. BOC denied case. Approved units = 0. Proposed units = 87.								
<b>RZR2004-00039</b>	Original: RA-200		HERITAGE WALK DEVELOPERS LLC	9.7	26	3	506.02	R7018 022
<b>APC</b>	9/28/2004	Proposed: R-75 Approved: R-75	SINGLE-FAMILY SUBDIVISION HURRICANE SHOALS ROAD, 2300 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - SINGLE-FAMILY SUBDIVISION. Approved units = 26. Proposed units = 26.								
<b>RZR2004-00040</b>	Original: R-100		BTS PROPERTIES LLC	49.8	174	4	502.02	R7149 018
<b>TBL</b>	3/22/2005	Proposed: R-ZT Approved: NA	SINGLE-FAMILY SUBDIVISION OLD PEACHTREE ROAD, 300 BLOCK(S)					
SEPTEMBER 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00041</b> <b>WD</b>	Original: R-100 9/28/2004 Proposed: R-ZT Approved: NA CASE WITHDRAWN		DON WOODS SINGLE-FAMILY DETACHED SUBDIVISION WHITEHEAD ROAD, 186 BLOCK(S)	30.9	0	4	501.04	R7309 001
<b>RZR2004-00042</b> <b>DWP</b>	Original: O-I 9/28/2004 Proposed: R-ZT Approved: NA AUGUST 2004 - AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION. BOC denied case. Approved units = 0. Proposed units = 194.		BELLSOUTH TELECOMMUNICATIONS, INC. SINGLE-FAMILY DETACHED SUBDIVISION MEADOW CHURCH ROAD, 2300 BLOCK(S) MEADOW LANE, 2200-2300 BLOCK(S)	42.1	0	1	502.04	R7116 005 R7116 016 R7116 018 R7116 019 R7116 060 R7121 002 R7121 006 R7121 009
<b>RZR2004-00043</b> <b>APC</b>	Original: R-100 10/5/2004 Proposed: R-60 Approved: R-60 SEPTEMBER 2004 AGENDA -SINGLE-FAMILY SUBDIVISION. Units limited as condition to 73. Approved units = 73. Proposed units = 73.		WAYNE NICHOLS SINGLE-FAMILY SUBDIVISION THOMPSON MILL ROAD, 3900 BLOCK(S)	24.2	73	4	506.03	R7224 001 R7224 061 R7224 083 R7224 118 R7224 124
<b>RZR2004-00044</b> <b>APC</b>	Original: RA-200 12/14/2004 Proposed: R-ZT Approved: R-ZT DECEMBER 2004 - AGENDA - SINGLE-FAMILY SUBDIVISION. Units limited as condition not to exceed 50. Approved units = 50. Proposed units = 76.		PRECISION DESIGN & DEV CO INC SINGLE-FAMILY SUBDIVISION (RIB) DULUTH HIGHWAY, 2300 BLOCK(S)	13.3	50	1	502.07	R7117 004
<b>RZR2004-00045</b> <b>APC</b>	Original: RA-200 1/25/2005 Proposed: R-100 CSO Approved: R-100 CSO DECEMBER 2004 AGENDA - SINGLE FAMILY SUBDIVISION - CSO		DOUGLAS DILLARD SINGLE-FAMILY CONSERVATION SUBDIVISION BRUSHY FORK ROAD, 4000 BLOCK(S) OLD LOGANVILLE ROAD, 1000 BLOCK(S)	17.4	36	3	507.04	R5097 003

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00046</b>	Original: RA-200		T K MORELAND	25.0	57	3	505.09	R5217 002
<b>APC</b>	12/14/2004	Proposed: R-100 CSO Approved: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION NEW HOPE ROAD, 1800 BLOCK(S)					
DECEMBER 2004 AGENDA - SINGLE-FAMILY CONSERVATION SUBDIVISION. Units limited as condition max. gross density no more than 2.3 units per acre. Approved units = 57. Proposed units = 57.								
<b>RZR2004-00047</b>	Original: RA-200		JIMMY SIMMONS	3.1	5	3	507.09	R6012 034
<b>APC</b>	12/14/2004	Proposed: R-100 Approved: R-100	SINGLE-FAMILY SUBDIVISION CAMPBELL ROAD, 4300 BLOCK(S) JOHNSON ROAD, 3600 BLOCK(S)					
DECEMBER 2004 AGENDA - SINGLE FAMILY HOMES. Approved units = 5. Proposed units = 5.								
<b>RZR2004-00048</b>	Original: R-100		BOWEN FAMILY HOMES INC	30.1	171	1	505.13	R7126 003
<b>APC</b>	12/14/2004	Proposed: R-ZT Approved: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB) LAWRENCEVILLE SUWANEE ROAD, 2600 BLOCK(S)					R7127 001
DECEMBER 2004 - AGENDA - SINGLE FAMILY DETACHED SUBDIVISION (R-ZT). Approved units = 171. Proposed units = 171.								

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers



Case Number			Applicant					
Case Status	BOC Date	Zoning	Proposed Development Street Location	Acres	Units	Comm Dist	Census Tract	PIN
<b>RZR2004-00049</b>	Original: R-75		T & B LLC	16.5	66	1	505.19	R7037 006
<b>APC</b>	12/14/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION					R7037 006A
		Approved: R-60	CRUSE ROAD, 2300 BLOCK(S)					R7037 008
			EAGLE POINTE DRIVE, 1100 BLOCK(S)					R7037 011
		DECEMBER 2004 - AGENDA - SINGLE-FAMILY	COUNTRY OAKS COURT, 900 BLOCK(S)					R7037 023
		DETACHED SUBDIVISION (R-ZT). Approved units =						R7037 120
		66. Proposed units = 99.						R7037 636
								R7037 637
								R7037 638
								R7037 639
								R7037 640
								R7037 641
								R7037 642
								R7037 644
								R7038 011
<b>RZR2004-00050</b>	Original: RA-200		DAVID A PRATHER	22.9	60	3	506.04	R2002 011A
<b>APC</b>	12/14/2004	Proposed: R-100 CSO	SINGLE-FAMILY CONSERVATION SUBDIVISION					R2002 156
		Approved: R-100 CSO	FENCE ROAD, 4000 BLOCK(S)					
		DECEMEBER 2004 AGENDA - SINGLE FAMILY CSO.						
		Approved units = 60. Proposed units = 60.						
<b>RZR2004-00051</b>	Original: R-100		TAJI RAJANI	5.0	0	4	505.14	R7026 005
<b>DEN</b>	1/25/2005	Proposed: RA-200						R7053 002
		Approved: R-100	BRASELTON HIGHWAY, 1000 BLOCK(S)					
		DECEMBER 2004 - AGENDA - PAINTBALL						
		FACILITY						
<b>RZR2004-00052</b>	Original: RA-200		T & B LLC	6.5	0	3	506.03	R7061 008
<b>DEN</b>	12/14/2004	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					
		Approved: NA	ELISHA CREEK COURT NE, 0-100 BLOCK(S)					
		DECEMBER 2004 - AGENDA - SINGLE FAMILY						
		SUBDIVISION. BOC denied case. Approved units = 0.						
		Proposed units = 41.						

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

Case Number			Applicant	Acres	Units	Comm Dist	Census Tract	PIN
Case Status	BOC Date	Zoning	Proposed Development Street Location					
<b>RZR2004-00053</b>	Original: R-100 C-1		LONE PINE LLC	25.0	0	4	505.14	R7091 001
<b>DEN</b>	12/14/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB)					R7091 002
		Approved: NA	BUFORD DRIVE, 1900 BLOCK(S)					
			AZALEA DRIVE, 2000 BLOCK(S)					
	DECEMBER 2004 - AGENDA - SINGLE FAMILY DETACHED SUBDIVISION (R-ZT). BOC denied case. Approved units = 0. Proposed units = 148.							
<b>RZR2004-00054</b>	Original: RA-200		JOSEPH ACKERMAN	3.7	5	4	505.14	R7056 001A
<b>APC</b>	12/14/2004	Proposed: R-100	SINGLE-FAMILY SUBDIVISION					R7056 027
		Approved: R-100	HARRIS ROAD, 1300 BLOCK(S)					
	DECEMBER 2004 - AGENDA - SINGLE FAMILY SUBDIVISION. Approved units = 5. Proposed units = 5.							
<b>RZR2004-00055</b>	Original: R-100		ROCKHOUSE BROCK LLC	49.3	296	4	505.09	R5238 002
<b>APC</b>	12/14/2004	Proposed: R-ZT	SINGLE-FAMILY DETACHED SUBDIVISION (RIB)					
		Approved: R-ZT	ROCK HOUSE ROAD, 100-200 BLOCK(S)					
	DECEMBER 2004 AGENDA - SINGLE-FAMILY DETACHED SUBDIVISION . Approved units = 296. Proposed units 296.							
<b>RZR2004-00056</b>	Original: R-100		BARRICK DEVELOPMENT CORP	13.3	36	4	505.13	R7066 013
<b>APC</b>	12/14/2004	Proposed: R-60	SINGLE-FAMILY SUBDIVISION					R7066 053
		Approved: R-75 MOD	RUSSELL ROAD, 300 BLOCK(S)					R7066 057
								R7066 059
	DECEMBER 2004 - AGENDA - SINGLE FAMILY SUBDIVISION. Units limited as condition not to exceed 36 units. Approved units = 36. Proposed units = 50.							
<b>RZR2004-00057</b>	Original: RA-200		GEORGE FLANIGAN	13.8	31	4	506.04	R3003 028
<b>APC</b>	12/14/2004	Proposed: R-100 MOD	SINGLE-FAMILY SUBDIVISION					
		Approved: R-100 MOD	HOG MOUNTAIN ROAD, 4300 BLOCK(S)					
	DECEMBER 2004 AGENDA - MODIFIED SINGLE-FAMILY SUBDIVISION. Approved units = 31. Proposed units = 31.							

Case Status: REC - Received, WD - Withdrawn, APC - Approved with Conditions, APP - Approved, DEN - Denied, DWP - Denied without Prejudice, TBL - Tabled, TI - Tabled Indefinitely  
(CIC) - Change in Conditions, (RIB) - Reduction in Buffers

# Gwinnett County Department of Planning and Development

## Development Permits

Report Name: Report\_Dev\_Permit\_List

Report Date: 2/28/2005 3:38:42 PM

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP02-0231	2/20/2004	INDIAN TRAIL COMMONS	OFFICE	1040 INDIAN TRAIL LILBURN ROAD	6173 509	1.0	0	6,792	504.24
CDP03-0040	4/15/2004	TRILOGY PARK	OTHER-REC AREA	5063 TRILOGY LANE NE	3004 225	4.3	0	3,400	506.04
CDP03-0052	7/8/2004	WESTSIDE BUSINESS PARK	COMMERCIAL	2073 WESTSIDE COURT	6052 223	0.7	0	8,400	507.15
CDP03-0088	1/21/2004	S & P FOODS	COMMERCIAL	3750 LENORA CHURCH ROAD	5002 012	2.9	0	7,464	507.04
CDP03-0110	2/2/2004	BRUSTERS/RETAIL CENTER	COMMERCIAL	2688 ROCKBRIDGE ROAD	6043 193	1.2	0	7,248	504.15
CDP03-0142	8/31/2004	LITTLE MULBERRY PARK	GOVERNMENT	3900 HOG MOUNTAIN ROAD	2002 001	10.1	0	1,390	506.04
CDP03-0151	11/17/2004	JPW UNDERCAR SPECIALISTS	OFFICE/WAREHOUSE	3165 CORNERS NORTH COURT	6271 326	1.4	0	25,600	503.09
CDP03-0154	2/2/2004	PREMIER CHILDCARE	COMMERCIAL	2209 OLD NORCROSS ROAD	7037 414	2.8	0	12,500	505.19
CDP03-0155	1/26/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475 BRASELTON HIGHWAY	3002 110	1.0	0	8,000	506.04
CDP03-0160	1/8/2004	OLD PEACHTREE VILLAGE	COMMERCIAL	1880 BRASELTON HIGHWAY	7094 156	4.7	0	30,162	506.03
CDP03-0167	5/24/2004	IVY CREEK PLAZA	COMMERCIAL	2720 MALL OF GEORGIA BOULEVARD	7177 053	2.3	0	27,375	506.03
CDP03-0168	1/13/2004	GREENPOINTE LOT 2B	INDUSTRIAL	3331 GREEN POINTE PARKWAY	6281 027	10.0	0	61,600	503.15
CDP03-0182	1/9/2004	MURPHY OIL (1759 ROCKBRIDGE)	COMMERCIAL	1759 ROCKBRIDGE ROAD	6060 014	0.8	0	156	504.03
CDP03-0195	2/25/2004	BRAMLETT STATION	OTHER-UTILITY	BRAMLETT SHOALS ROAD	5216 004	0.6	0	0	505.09
CDP03-0207	1/26/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475 BRASELTON HIGHWAY	3002 110	1.8	0	10,000	506.04
CDP03-0208	1/26/2004	VILLAGES AT HAMILTON MILL	OTHER-UTILITY	3475 BRASELTON HIGHWAY	3002 109	1.4	0	0	506.04

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP03-0209	1/26/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475	BRASELTON HIGHWAY	3002 110	2.6	0	19,500	506.04
CDP03-0210	1/26/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475	BRASELTON HIGHWAY	3002 110	0.9	0	8,000	506.04
CDP03-0211	1/26/2004	VILLAGES AT HAMILTON MILL	RESTAURANT	3475	BRASELTON HIGHWAY	3002 110	1.4	0	5,000	506.04
CDP03-0212	1/26/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475	BRASELTON HIGHWAY	3002 109	1.2	0	7,500	506.04
CDP03-0215	5/17/2004	TUCKER ADVENTIST MISSION CHURC	CHURCH	1002	ROCKBRIDGE ROAD	6170 015	2.4	0	19,204	504.19
CDP03-0216	2/18/2004	GRAYSON UNITED METHODIST CHURC	CHURCH	555	GRAYSON PARKWAY	5136 004	9.8	0	38,474	507.05
CDP03-0223	3/23/2004	3211 SHAWNEE INDUSTRIAL WAY	OFFICE/WAREHOUSE	3211	SHAWNEE INDUSTRIAL WAY	7168 008A	4.9	0	62,400	502.02
CDP03-0224	3/2/2004	CORPORATE LAKES SITE B	OFFICE	1011	LAVAL BOULEVARD	7034 242	2.8	0	12,800	505.11
CDP03-0225	3/2/2004	CORPORATE LAKES SITE A	OFFICE	1010	LAKES COURT DRIVE	7034 252	1.2	0	5,750	505.11
CDP03-0230	1/16/2004	JOUN KOREAN BAPTIST CHURCH	CHURCH	5608	SUWANEE DAM ROAD	7319 033A	2.1	0	1,061	501.04
CDP03-0241	1/23/2004	DR WILLIAMS MEDICAL BLDG	OFFICE	355	PHILIP BOULEVARD	7009 049	0.6	0	5,703	505.13
CDP03-0242	10/28/2004	SYCAMORE SUMMIT	OTHER-UTILITY		RICHLAND CREEK ROAD	7336 009	2.2	0	0	501.03
CDP03-0246	3/11/2004	LOVING TOUCH ANIMAL CENTER	COMMERCIAL	1975	GLEN CLUB DRIVE	6061 005D	0.8	0	4,945	504.30
CDP03-0247	1/20/2004	SNELLVILLE CAR WASH	COMMERCIAL	3996	ANNISTOWN ROAD	6020 280	1.4	0	3,020	507.09
CDP03-0248	3/5/2004	WALGREENS (BRASELTON HWY)	COMMERCIAL	2630	BRASELTON HIGHWAY	3001 214	1.7	0	14,560	506.04
CDP03-0254	4/23/2004	ACE TRUCK BODY & TRAILER	COMMERCIAL	4930	BUFORD HIGHWAY	6257 014	4.8	0	32,685	503.13
CDP03-0257	3/25/2004	CLIPPER PETROLEUM	COMMERCIAL	295	OLD PEACHTREE ROAD	7150 197	1.3	0	7,200	505.13
CDP03-0258	3/18/2004	OLDE PEACHTREE TOWNHOMES	OTHER-REC AREA	2400	TECH CENTER PARKWAY NE	7131 005	2.0	0	1,140	502.02
CDP03-0259	2/4/2004	CORNERS NORTH STORAGE	INDUSTRIAL	5200	PEACHTREE INDUSTRIAL BOULEVARD	6271 324	3.8	0	77,554	503.09
CDP03-0260	2/20/2004	DACULA PARK	GOVERNMENT	205	DACULA ROAD	5302A 050	10.7	0	7,440	506.02

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP03-0261	1/30/2004	STEVE REYNOLDS COMMONS	INDUSTRIAL	3985 STEVE REYNOLDS BOULEVARD	6202 020	4.9	0	19,800	505.18
CDP03-0262	1/15/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3475 BRASELTON HIGHWAY	3002 110	1.4	0	10,621	506.04
CDP03-0266	1/21/2004	VENTURE POINTE	COMMERCIAL	3900 SATELLITE BOULEVARD	6209 049	0.2	0	8,200	502.07
CDP03-0267	2/10/2004	TOWN CENTER @ BRECKINRIDGE	COMMERCIAL	3083 BRECKINRIDGE BOULEVARD	6205 005	3.4	0	24,884	505.17
CDP03-0268	3/11/2004	TOWNSEND CREEK	OTHER-REC AREA	5087 BETHPAGE DRIVE NE	7288 276	2.6	0	1,125	501.04
CDP03-0269	1/22/2004	TRICKUM MIDDLE SCHOOL	GOVERNMENT	130 KILLIAN HILL ROAD	6124 005	11.1	0	241,350	504.28
CDP03-0270	4/22/2004	WINTERS CHAPEL ROAD	COMMERCIAL	4939 WINTERS CHAPEL ROAD	6280 010	0.8	0	924	503.04
CDP03-0271	4/22/2004	WOODLAND PARK RETAIL CENTER	COMMERCIAL	602 WOODLAND PARK TERRACE NW	7085 017	0.9	0	12,000	505.12
CDP03-0272	3/18/2004	DUNCAN CREEK ACADEMY	COMMERCIAL	2074 PINE ROAD	3002 126	1.5	0	11,816	506.04
CDP03-0273	9/2/2004	SUGARLOAF COUNTRY CLUB	OTHER-REC AREA	3265 SUGARLOAF CLUB DRIVE	7158 002	0.9	0	1,500	502.04
CDP03-0278	2/20/2004	NEXTEL TSP (PLUNKETT)	OTHER-TOWER	3635 WOODWARD MILL ROAD	7216 002	0.7	0	230	501.06
CDP03-0279	2/3/2004	HAMILTON MILL UNITED METHODIST	CHURCH	3950 HOG MOUNTAIN ROAD	3003 146	0.8	0	22,646	506.04
CDP03-0282	11/10/2004	NORTH GWINNETT CHURCH	CHURCH	4963 WEST PRICE ROAD	7288 008	3.4	0	5,630	501.04
CDP03-0283	7/21/2004	WILDFLOWER PARK	OTHER-REC AREA	889 VERBENA WAY NE	2002 461	1.2	0	1,225	506.02
CDP03-0284	1/14/2004	HERITAGE AT GRAYSON	OTHER-REC AREA	662 JEFFREY SCOTT DRIVE SW	5122 044	2.5	0	6,500	507.05
CDP03-0287	9/1/2004	RIDGEVIEW	OTHER-REC AREA	505 SIMONTON CREST DRIVE SE	5182 029	1.7	0	1,125	505.09
CDP03-0288	2/18/2004	BAY CREEK BUSINESS CENTER	OFFICE	295 COOPER ROAD	5155 001A	4.5	0	34,000	507.05
CDP03-0290	1/16/2004	MINI STORAGE III	COMMERCIAL	1172 AUBURN ROAD	2001 010	8.7	0	79,600	506.04
CDP03-0291	9/9/2004	WOODWARD CROSSING	COMMERCIAL	3200 WOODWARD CROSSING BOULEVARD	7177 162	2.2	0	20,153	506.03
CDP03-0292	9/1/2004	QUIKTRIP #740 (1770 MARATHON)	COMMERCIAL	1770 MARATHON BOULEVARD	7035 047	0.5	0	0	505.07

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP03-0296	2/6/2004	EDINBURGH WALK	OTHER-REC AREA	173	WINDY FLATS DRIVE NW	7318 002	0.4	0	475	501.04
CDP03-0299	1/8/2004	VILLAGES AT HUNTCREST	OTHER-REC AREA	1559	LEGRAND CIRCLE NW	7113 132	0.4	0	400	505.10
CDP03-0300	2/11/2004	C & S VENTURES	COMMERCIAL	1790	ATKINSON ROAD	7074 001	5.0	0	43,350	505.11
CDP03-0302	3/19/2004	AIR HARBOR	INDUSTRIAL	568	BRISCOE BOULEVARD	5207 013	2.1	0	33,880	505.14
CDP03-0306	2/12/2004	SOUTH BWINNETT HIGH SCHOOL	GOVERNMENT	2288	EAST MAIN STREET	5038 016	17.3	0	0	507.20
CDP03-0309	6/10/2004	OLE MEXICAN FOODS	INDUSTRIAL	6585	CRESCENT DRIVE	6217 026	0.1	0	2,520	503.06
CDP03-0311	3/2/2004	CALIFORNIA DREAMING	RESTAURANT	1630	DISTRIBUTION DRIVE	7123 020	3.6	0	9,130	502.04
CDP03-0313	2/17/2004	TECHNOLOGY CENTER OF GEORGIA	INDUSTRIAL	2420	TECH CENTER PARKWAY NE	7147 280	16.8	0	214,224	502.02
CDP03-0314	2/6/2004	IVEY CHASE	OTHER-REC AREA	1005	BLUEBELL DRIVE NE	7022 001	2.1	0	1,400	506.02
CDP03-0315	5/13/2004	ADVANCED DRAINAGE SYSTEMS INC	INDUSTRIAL	2775	SIMPSON CIRCLE	6258 033	3.8	0	1,152	503.13
CDP03-0317	2/19/2004	CARABBAS ITALIAN GRILL	RESTAURANT	2030	SUGARLOAF CIRCLE	7115 007	1.3	0	6,400	502.04
CDP03-0318	7/21/2004	DACULA WATER MAIN	OTHER-UTILITY	443	HURRICANE TRAIL (WTR MAIN)	5241 012	9.4	0	0	506.02
CDP03-0320	4/27/2004	SATELLITE VILLAGE	COMMERCIAL	3765	SATELLITE BOULEVARD	6231 023	1.3	0	13,160	502.07
CDP03-0321	3/9/2004	MILL CREEK FOREST OFFICE	OFFICE	1305	MALL OF GEORGIA BOULEVARD	7175 014	4.2	0	50,000	501.06
CDP03-0322	2/9/2004	POWERTEL TSP (4109 BURNS RD)	OTHER-TOWER	4109	BURNS ROAD	6157 111	0.2	0	0	504.23
CDP03-0323	9/9/2004	ARBYS (3475 BRASELTON HWY)	RESTAURANT	3475	BRASELTON HIGHWAY	3002A311	1.0	0	3,000	506.04
CDP03-0324	2/20/2004	MCKENDREE CH ROAD TR 2 PH 3	COMMERCIAL	1840	RIVERSIDE PARKWAY	7033 217	1.8	0	28,698	505.12
CDP03-0326	1/8/2004	NORTHEAST ATLANTA CHRISTIAN	INSTITUTIONAL	2975	OLD PEACHTREE ROAD	7018 036	0.5	0	6,696	506.02
CDP03-0327	1/5/2004	RESERVE AT LAKESIDE	OTHER-UTILITY		MARTINS CHAPEL ROAD	5213 006	0.0	0	0	505.09
CDP03-0328	2/4/2004	GRAYSON EXCHANGE	COMMERCIAL	1839	GRAYSON HIGHWAY	5136 088	7.5	0	19,600	507.05

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP03-0329	10/7/2004	KROGER @ ROCKBRIDGE ROAD	COMMERCIAL	1227	ROCKBRIDGE ROAD	6078 047	12.7	0	91,686	504.26
CDP03-0330	5/10/2004	AUTOZONE	COMMERCIAL	1465	BUFORD DRIVE	7052 118	0.8	0	6,446	505.14
CDP03-0331	2/4/2004	LANGLEY BUSINESS PARK LOTS 7&8	OFFICE	3492	DIVERSIFIED DRIVE SW	5126 121	0.5	0	5,000	507.04
CDP03-0332	2/13/2004	SHOPPES AT SUGARLOAF	COMMERCIAL	6601	SUGARLOAF PARKWAY	7157 093	0.3	0	8,298	502.04
CDP03-0333	4/1/2004	POWERTEL	OTHER-TOWER	2414	WEBB GIN HOUSE ROAD	5023 015	0.1	0	0	507.18
CDP03-0336	3/16/2004	LIFELINK	INDUSTRIAL	2875	NORTHWOODS PARKWAY	6256 099	2.5	0	0	503.09
CDP03-0337	4/1/2004	ELKS LODGE #1602	INSTITUTIONAL	3706	LOGANVILLE HIGHWAY	5162 039	3.8	0	4,800	507.05
CDP03-0338	1/13/2004	IVEY CHASE	OTHER-UTILITY		OLD PEACHTREE ROAD	7022 001	2.1	0	0	506.02
CDP03-0341	4/14/2004	SOUTH GWINNETT HIGH SCHOOL	GOVERNMENT	2288	EAST MAIN STREET	5038 016	4.0	0	95,545	507.21
CDP03-0343	5/10/2004	NETWORK COMMUNICATIONS INC	INDUSTRIAL	2305	NEWPOINT PARKWAY	7080 004	2.0	0	20,000	505.11
CDP03-0344	2/10/2004	DACULA DOCTORS 2	OFFICE	3635	BRASELTON HIGHWAY	3002 845	1.5	0	14,032	506.04
CDP03-0345	8/3/2004	DR BEN ABRAHAM MEDICAL CLINIC	OFFICE	3020	CENTERVILLE HIGHWAY	6031 001	1.3	0	10,409	507.17
CDP03-0347	3/16/2004	MOUNT MORIAH BAPTIST CHURCH	CHURCH	1490	MOUNT MORIAH ROAD	3003 022	1.0	0	2,800	506.04
CDP03-0348	2/4/2004	LANGLEY BUISNESS PARK LOTS 7&8	OFFICE	3502	DIVERSIFIED DRIVE SW	5126 122	0.7	0	5,000	507.04
CDP03-0349	2/6/2004	HI HOPE CENTER	OTHER-PARKING	882	HI HOPE ROAD	7013 009	0.9	0	0	505.14
CDP03-0350	2/10/2004	OLD SUWANEE CROSSING	OTHER-UTILITY	3805	TRISTAN WAY NE	7215 265	0.6	0	0	502.02
CDP03-0351	4/30/2004	BUFORD CHURCH OF CHRIST	CHURCH	1135	CHATHAM RPAD	7257 095	3.7	0	30,907	501.06
CDP03-0352	4/30/2004	PEACHTREE PLACE	OTHER-REC AREA	2546	YOUNG AMERICA DRIVE NE	7131 010	2.1	0	525	505.13
CDP04-0001	12/20/2004	TONG DA PRINTING	COMMERCIAL	2696	PLEASANTDALE ROAD	6247 021	0.5	0	2,500	503.04
CDP04-0002	3/3/2004	HIGHTOWER TRAIL WATER LINE	OTHER-UTILITY	8616	NORRIS LAKE ROAD	4350 002	0.1	0	0	507.09

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0003	1/9/2004	GREATER ATLANTA CHRISTIAN SCHO	INSTITUTIONAL	1575	INDIAN TRAIL ROAD	6198 001	0.4	0	0	504.21
CDP04-0004	11/1/2004	AUTOZONE (BUFORD HWY)	COMMERCIAL	3159	CREEK DRIVE	6266 057	2.0	0	7,272	502.07
CDP04-0005	6/29/2004	CRUSE ROAD VILLAGE	COMMERCIAL	2779	CRUSE ROAD	7039 846	1.1	0	12,891	505.17
CDP04-0006	4/16/2004	SUGARLOAF PROF PARK CONDO	OFFICE	1815	SATELLITE BOULEVARD	7122 194	3.9	0	36,984	502.04
CDP04-0007	2/18/2004	MASADA BAKERY CO	INDUSTRIAL	1500	OAKBROOK DRIVE	6197 029	0.1	0	3,300	504.21
CDP04-0008	4/19/2004	BRUSTERS ICE CREAM (PLEASANT)	RESTAURANT	2131	PLEASANT HILL ROAD	6208 008	0.3	0	1,200	505.17
CDP04-0009	5/3/2004	NESBIT ELEMENTARY SCHOOL	GOVERNMENT	6575	CHEROKEE DRIVE	6165 131	1.9	0	0	504.03
CDP04-0010	5/18/2004	ZKT ENTERPRISES CARWASH	COMMERCIAL	2221	GEORGIA LANE	6052 363	0.7	0	4,098	507.16
CDP04-0012	2/5/2004	MILL CREEK HIGH SCHOOL	OTHER-UTILITY	4500	BRASELTON HIGHWAY	3003 006	0.9	0	0	506.04
CDP04-0014	3/12/2004	WEYERHAEUSER PROGRESS CENTER	OFFICE/WAREHOUSE		WINDER HIGHWAY	5242 004	19.4	0	106,000	506.02
CDP04-0015	5/28/2004	STEEL MART INC	OFFICE/WAREHOUSE	2805	AMWILER ROAD	6250 068	2.6	0	12,600	503.04
CDP04-0016	10/28/2004	CREEKSIDE SPORTS CENTER	COMMERCIAL	535	ATHENS HIGHWAY	5131 004	1.1	0	9,600	507.05
CDP04-0017	3/26/2004	BAY CREEK VILLAGE	OTHER-CURB CUT	2415	MOON ROAD	5134 026	10.5	0	0	507.05
CDP04-0019	1/26/2004	GCDPU WATER MAIN MOUNT MORIAH	OTHER-UTILITY	1440	MOUNT MORIAH ROAD	3003 072	1.3	0	0	506.04
CDP04-0020	1/21/2004	DISCOVER MILLS	COMMERCIAL	2020	NORTH BROWN ROAD	7081 005	0.1	0	0	505.11
CDP04-0023	5/25/2004	OFFICE DEPOT (3230 HOLCOMB BR)	COMMERCIAL	3230	HOLCOMB BRIDGE ROAD	6274 079	0.1	0	205	503.11
CDP04-0025	4/26/2004	ARCADO BUS MAINT FACILITY	GOVERNMENT	45	ARCADO ROAD	6124 012		0	9,896	504.28
CDP04-0026	10/18/2004	KIDS R KIDS (GRAYSON)	COMMERCIAL	1486	GRAYSON HIGHWAY	5137 224	2.7	0	15,570	507.05
CDP04-0027	7/21/2004	WOLVERTON OFFICE BUILDING	OFFICE	6745	SUGARLOAF PARKWAY	7157 095	6.2	0	31,375	502.04
CDP04-0028	5/10/2004	NORTON ELEMENTARY SCHOOL	GOVERNMENT	3050	CARSON ROAD	6016 023	9.2	0	73,346	507.04



Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0029	6/4/2004	HUNTCREST MARKET	RESTAURANT	1064	OLD PEACHTREE ROAD	7124 002	3.7	0	13,149	505.11
CDP04-0030	10/28/2004	CREEKSIDE SPORTS CENTER	COMMERCIAL	535	ATHENS HIGHWAY	5131 004	2.2	0	29,150	507.05
CDP04-0031	4/28/2004	BROOKWOOD HIGH SCHOOL	GOVERNMENT	1255	DOGWOOD ROAD	5023 017	3.2	0	55,713	507.18
CDP04-0032	5/20/2004	POWERTEL (LAW-SUWANEE)	OTHER-TOWER	2125	LAWRENCEVILLE SUWANEE ROAD	7110 004	0.1	0	0	505.12
CDP04-0034	4/8/2004	HAMILTON MILL LEGACY	INSTITUTIONAL	3378	HAMILTON MILL ROAD	7182 022	1.5	0	12,400	506.03
CDP04-0036	8/10/2004	GRACE BAPTIST CHURCH	CHURCH	2980	OLD PEACHTREE ROAD	7018 044	3.1	0	7,200	506.02
CDP04-0037	8/11/2004	NESBIT ELEMENTARY SCHOOL	GOVERNMENT	6575	CHEROKEE DRIVE	6165 131	4.8	0	62,320	504.03
CDP04-0038	5/26/2004	BRAMLETT STATION	OTHER-REC AREA	1517	BRAMBLETT HILL DRIVE	5216 004	1.6	0	900	505.09
CDP04-0040	3/15/2004	A-1 PARKING EXPANSION	OTHER-UTILITY	642	PRESERVE PARK DRIVE SW	5062 003	0.2	0	0	507.04
CDP04-0042	6/15/2004	WAFFLE HOUSE (5786 SUGARLOAF)	RESTAURANT	4784	SUGARLOAF PARKWAY	7005 004	0.6	0	1,697	505.07
CDP04-0043	5/14/2004	OLD FOUNTAIN ACADEMY OF PRESCH	INSTITUTIONAL	1233	HARRIS ROAD	7056 005A	1.8	0	10,614	505.14
CDP04-0044	6/3/2004	PANERA BREAD	RESTAURANT	911	LAWRENCEVILLE SUWANEE ROAD	7032 016	1.2	0	4,890	505.12
CDP04-0045	5/20/2004	KFC/A&W (SUGARLOAF PKWY)	RESTAURANT	4780	SUGARLOAF PARKWAY	7005 004	1.0	0	2,990	505.07
CDP04-0046	11/4/2004	J C GLASS	COMMERCIAL	5211	JIMMY CARTER BOULEVARD	6190 057	0.3	0	3,550	504.19
CDP04-0047	3/11/2004	THAMESGATE CLOSE PETITION SEWE	OTHER-UTILITY	4213	NE THAMESGATE CLOSE	6331 214	1.0	0	0	503.07
CDP04-0048	5/14/2004	SOUTHTRUST (HAMILTON MILL)	COMMERCIAL	3364	HAMILTON MILL ROAD	7182 092	1.7	0	3,900	506.03
CDP04-0049	3/16/2004	A-1 PARKING EXPANSION	OTHER-PARKING	1125	SATELLITE BOULEVARD	7154 016	0.2	0	0	507.05
CDP04-0050	5/26/2004	LANIER SPRINGS	OTHER-REC AREA	6124	SYCAMORE ROAD	7350 002	4.7	0	2,730	501.03
CDP04-0051	12/30/2004	NORCROSS SERVICE CENTER	COMMERCIAL	5575	JIMMY CARTER BOULEVARD	6195 003	0.8	0	3,335	504.21
CDP04-0053	4/27/2004	REYNOLDS CROSSING S/C	COMMERCIAL	3093	STEVE REYNOLDS BOULEVARD	6231 007	8.8	0	70,441	502.07

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0054	5/17/2004	SHOPS AT THE MALL OF GEORGIA	COMMERCIAL	3226 BUFORD DRIVE	7176 094	0.4	0	6,400	501.06
CDP04-0055	5/4/2004	GALLERIA AT SUGARLOAF	COMMERCIAL	1291 OLD PEACHTREE ROAD	7156 208	16.2	0	157,740	502.04
CDP04-0056	4/22/2004	DR. HEIL DENTAL OFFICE	COMMERCIAL	2566 LAWRENCEVILLE SUWANEE ROAD	7127 005	2.7	0	5,106	505.10
CDP04-0057	8/2/2004	ZAXBYS (DULUTH HWY)	RESTAURANT	1914 DULUTH HIGHWAY	7081 002	0.9	0	3,378	505.11
CDP04-0058	5/12/2004	SHACKLEFORD RD OFFICE/W/HOUSE	OFFICE/WAREHOUSE	1805 SHACKLEFORD COURT	6210 026	1.7	0	18,500	504.23
CDP04-0059	8/30/2004	AAA COOPER ALTERATIONS & ADDTN	INDUSTRIAL	6421 CORLEY ROAD	6252 049	8.0	0	18,554	503.06
CDP04-0060	4/12/2004	CROOKSIDE GREEN	OTHER-REC AREA	LIVE OAK PARKWAY	6196 129	1.8	0	540	504.21
CDP04-0065	8/12/2004	GWINNETT POLICE TRNG COMPLEX	GOVERNMENT	854 WINDER HIGHWAY	5207 002	43.9	0	110,119	505.14
CDP04-0066	5/17/2004	COVENANT CHRISTIAN ACADEMY INC	INSTITUTIONAL	3425 LOGANVILLE HIGHWAY	5163 125	4.6	0	9,800	507.05
CDP04-0067	5/19/2004	DIPLOMAT SLP RESTAURANTS LLC	RESTAURANT	6320 SUGARLOAF PARKWAY	7122 190	0.7	0	5,000	502.04
CDP04-0068	5/17/2004	BROOKWOOD ELEMENTARY SCHOOL	GOVERNMENT	1330 HOLLY BROOK ROAD	5023 017	3.7	0	46,650	507.18
CDP04-0069	6/24/2004	RADIOTHERAPY CENTER	OFFICE	311 PHILIP BOULEVARD	7009 084	1.7	0	12,670	505.13
CDP04-0070	4/28/2004	DACULA ELEMENTARY (FENCE)	GOVERNMENT	2500 FENCE ROAD	5303 053	5.8	0	89,710	506.02
CDP04-0074	5/11/2004	BROOKS ROAD PUMP STATION	OTHER-UTILITY	1180 BROOKS ROAD	5234 020	6.9	0	18,308	506.02
CDP04-0075	3/11/2004	GWINNETT CO FAIRGROUNDS	GOVERNMENT	2405 SUGARLOAF PARKWAY	5118 003	0.1	0	4,212	505.16
CDP04-0076	6/2/2004	ZAXBYS (PLEASANT HILL ROAD)	RESTAURANT	733 PLEASANT HILL ROAD	6156 160	0.9	0	3,543	504.23
CDP04-0079	6/29/2004	TEMPLE INLAND PACKAGING INC	INDUSTRIAL	4351 PLEASANTDALE ROAD	6220 010	0.0	0	144	503.04
CDP04-0080	4/23/2004	CROSSPOINTE CHURCH	CHURCH	1800 SATELLITE BOULEVARD	7123 039	0.2	0	0	502.04
CDP04-0081	4/22/2004	KUBOTA	OFFICE/WAREHOUSE	1025 NORTHBROOK PARKWAY	7154 008	3.8	0	16,982	505.10
CDP04-0083	5/19/2004	TACO MAC	RESTAURANT	3250 WOODWARD CROSSING BOULEVARD	7176 093	1.0	0	6,000	506.04

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0086	4/6/2004	SIMONTON ROAD SEWER OUTFALL	OTHER-UTILITY	805	SIMONTON ROAD	5204 005	0.7	0	0	505.09
CDP04-0089	7/13/2004	WALNUT GROVE ELEMENTARY SCHOOL	GOVERNMENT	75	TAYLOR ROAD	7108 016	2.2	0	29,886	505.13
CDP04-0091	8/9/2004	PEACHTREE PARKWAY VILLAGE	COMMERCIAL	5272	PEACHTREE PARKWAY	6301 049	2.6	0	14,522	503.08
CDP04-0092	5/19/2004	CLAIRMONT S/D (FKA-SEVER CREEK	OTHER-REC AREA	1800	SEVERVIEW PLACE NW	7083 002	1.4	0	906	505.11
CDP04-0093	9/22/2004	ATLANTA DIE	OFFICE/WAREHOUSE	179	ARNOLD ROAD	5046 007	0.0	0	3,000	505.15
CDP04-0094	6/17/2004	POWERTEL ATLANTA INC	OTHER-TOWER	142	OLD PEACHTREE ROAD	7152 001	0.3	0	0	505.10
CDP04-0095	7/15/2004	VILLAGES AT HAMILTON MILL	COMMERCIAL	3465	BRASELTON HIGHWAY	3002A312	1.3	0	11,649	506.04
CDP04-0097	5/4/2004	CHADWICK LAKE	OTHER-REC AREA	1547	SEVER ROAD	7071 352	0.1	0	0	505.12
CDP04-0100	12/23/2004	ASIAN BUSINESS CENTER	COMMERCIAL	3260	STEVE REYNOLDS BOULEVARD	6231 025	7.3	0	121,116	502.07
CDP04-0102	5/21/2004	ADDISON PARRISH LIGHTING	OTHER-PARKING	4888	SOUTH OLD PEACHTREE ROAD	6270 027	0.2	0	0	503.09
CDP04-0104	6/30/2004	GRACE FELLOWSHIP CHURCH	OTHER-PARKING	1440	DOGWOOD ROAD	5042 164	3.2	0	0	507.18
CDP04-0105	6/4/2004	HAMILTON MILL PROMENADE	COMMERCIAL	3321	HAMILTON MILL ROAD	1001 468	4.9	0	30,000	506.03
CDP04-0109	7/15/2004	SHADY GROVE PLANTATION	OTHER-REC AREA	4604	GROVE LAKE STREET SW	4217 004	1.5	0	1,225	507.04
CDP04-0111	7/14/2004	W J COOPER ELEMENTARY SCHOOL	GOVERNMENT	555	OZORA ROAD	5188 008	8.1	0	45,135	507.05
CDP04-0112	6/29/2004	QUIKTROP CORPORATE OFFICES	OFFICE	952	OLD PEACHTREE ROAD (BLDG 100)	7113 133	1.7	0	11,904	505.10
CDP04-0113	6/29/2004	QUIKTRIP CORPORATE OFFICES	OFFICE	1424	NORTH BROWN ROAD (BLDG 200)	7113 133	2.4	0	20,542	505.10
CDP04-0114	4/8/2004	ZAXBYS	OTHER-PARKING	3460	BRASELTON HIGHWAY	3002 148	0.5	0	0	506.04
CDP04-0115	5/13/2004	HARRY BREWER PROFESSIONAL OFF	OTHER-UTILITY	1870	LAWRENCEVILLE SUWANEE ROAD	7085 205	1.0	0	0	505.12
CDP04-0120	7/7/2004	LEGACY ACADEMY (FIVE FORKS)	COMMERCIAL	3085	FIVE FORKS TRICKUM ROAD	6087 016	2.5	0	12,348	507.12
CDP04-0123	8/3/2004	GWINNETT JUVENILE/RECORDERS CT	GOVERNMENT	115	STONE MOUNTAIN STREET	5142 256	12.0	0	107,531	505.21

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0124	8/19/2004	PARKVIEW HIGH SCHOOL	GOVERNMENT	998	COLE ROAD	6092 001	1.0	0	42,000	504.28
CDP04-0125	7/6/2004	BRUSHY FORK CRK PMP ST & FR MN	OTHER-UTILITY	2654	SPRINGDALE ROAD	5029 003	1.9	0	0	507.04
CDP04-0126	6/17/2004	MEDCO	OFFICE/WAREHOUSE	5362	ROYAL WOODS PARKWAY	6118 039	3.5	0	35,843	504.03
CDP04-0127	11/1/2004	LIFE GAS ATLANTA	OFFICE/WAREHOUSE	2883	SIMPSON CIRCLE	6258 054	2.9	0	15,450	503.13
CDP04-0129	7/12/2004	STORAGE USA (GRAYSON)	COMMERCIAL	2415	LOGANVILLE HIGHWAY	5134 026	4.0	0	61,871	507.05
CDP04-0130	7/1/2004	BOJANGLES (LAWRENCEVILLE HWY)	RESTAURANT	1470	LAWRENCEVILLE HIGHWAY	5079 137	1.0	0	3,568	505.16
CDP04-0131	6/18/2004	US AUTO SALES	COMMERCIAL	3485	CENTERVILLE HIGHWAY	6020 032	1.7	0	0	507.09
CDP04-0134	9/28/2004	SOUTHTRUST BANK & BETHESDA WAL	COMMERCIAL	3065	LAWRENCEVILLE HIGHWAY	6153 068	1.1	0	4,227	505.19
CDP04-0135	4/27/2004	REYNOLDS CROSSING S/C	COMMERCIAL	3093	STEVE REYNOLDS BOULEVARD	6231 007	8.7	0	45,750	502.07
CDP04-0136	8/13/2004	ZAXBYS @ SHOPS @ AVALON RIDGE	RESTAURANT	4850	PEACHTREE INDUSTRIAL BOULEVARD	6270 093	0.9	0	3,378	503.09
CDP04-0138	8/16/2004	KOREAN COMMUNITY PRESBYT CH	OTHER-PARKING	2534	DULUTH HIGHWAY	7119 007	1.7	0	0	502.04
CDP04-0139	4/28/2004	HARRY'S FARMERS MARKET	COMMERCIAL	2025	SATELLITE POINT	6209 025	0.0	0	0	502.07
CDP04-0141	10/25/2004	BB&T @ HAMILTON MILL	COMMERCIAL	3485	BRASETON HIGHWAY	3002 110B	1.4	0	4,104	506.04
CDP04-0143	6/21/2004	GWINNETT DETENTION CENTER	GOVERNMENT	2900	UNIVERSITY PARKWAY	7012 086	6.6	0	308,677	505.14
CDP04-0144	6/28/2004	CHATHAM VILLAGE	OTHER-REC AREA	4250	CHATHAM RIDGE DRIVE NE (REC)	7258 026	1.1	0	936	501.06
CDP04-0145	7/7/2004	EAST ROCK QUARRY BUS MAINT FAC	GOVERNMENT	2290	EAST ROCK QUARRY ROAD	3002 041A	1.0	0	4,600	506.04
CDP04-0146	8/25/2004	COMMUNITY OF GRACE LUTH CHURCH	CHURCH	1200	ATHENS HIGHWAY	5092 125	2.2	0	6,270	507.04
CDP04-0148	8/4/2004	WAFFLE HOUSE (SCENIC HWY)	RESTAURANT	1255	SCENIC HIGHWAY	5087 300	1.9	0	1,687	505.16
CDP04-0149	11/30/2004	GWINNETT PROGRESS CENTER, 1-A	INDUSTRIAL	1221	HURRICNE SHOALS ROAD (BLDG B)	5240 009	2.5	0	30,567	505.14
CDP04-0150	10/13/2004	GARY MARTIN HAYES	INDUSTRIAL	3098	BRECKINRIDGE BOULEVARD	6205 007	4.5	0	18,552	505.17

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0151	9/9/2004	SPRINT	OTHER-TOWER	788	PETTY ROAD	7013 002	3.0	0	0	505.14
CDP04-0152	9/21/2004	GWINNETT WALK	OTHER-CURB CUT	3505	GWINNETT PLACE DRIVE	6207 034	0.3	0	0	502.07
CDP04-0153	7/22/2004	RIVERSPRINGS	OTHER-REC AREA	1790	RIVERPARK DRIVE SE (REC)	5248 004	5.2	0	3,575	506.02
CDP04-0154	11/22/2004	LITTLE SUWANEE POINTE	OTHER-REC AREA	2703	CEDAR DRIVE	7131 171	0.7	0	1,379	502.02
CDP04-0155	10/11/2004	SOUTHTRUST (BRECKENRIDGE)	COMMERCIAL	3072	OLD NROCROSS ROAD	6206 005	2.0	0	4,172	505.17
CDP04-0157	8/26/2004	HAMILTON MILL CHRISTIAN CHURCH	CHURCH	3809	SARDIS CHURCH ROAD	1001 163	7.3	0	14,466	506.04
CDP04-0159	8/2/2004	SANITARY SEWER OUTFALL	OTHER-UTILITY	4150	CANTERBURY WALK DRIVE	7206 001	0.2	0	0	502.04
CDP04-0160	6/7/2004	LEON HUMPHRIES SEWER OUTFALL	OTHER-UTILITY	5400	SUWANEE DAM ROAD	7310 008	0.5	0	0	501.04
CDP04-0161	6/17/2004	GCDPU WATER MAIN REPLACEMENT	OTHER-UTILITY	4248	NE ALLENHURST DRIVE	6316 058	0.5	0	0	503.07
CDP04-0162	6/17/2004	GCDPU WATER MAIN REPLACEMENT	OTHER-UTILITY	5967	NE SPALDING DRIVE	6303 014	0.2	0	0	503.07
CDP04-0163	7/26/2004	RESERVE AT IVY CREEK	OTHER-CURB CUT	2627	MALL OF GEORGIA BOULEVARD	7177 067	0.0	0	0	506.03
CDP04-0164	12/3/2004	NEW AUTO REPAIR GARAGE	COMMERCIAL	5484	FIVE FORKS TRICKUM ROAD	6078 038	0.3	0	4,002	504.30
CDP04-0165	9/23/2004	NORCROSS CH OF JESUS CHRIST	CHURCH	5995	SPALDING DRIVE	6315 001	0.1	0	1,225	503.07
CDP04-0166	9/1/2004	SPACEAGE STORAGE	COMMERCIAL	145	OLD PEACHTREE ROAD	7152 044	3.8	0	90,000	505.10
CDP04-0167	8/18/2004	SIMPSON ELEMENTARY SCHOOL	GOVERNMENT	4525	EAST JONES BRIDGE ROAD	6348 008	0.7	0	36,026	503.07
CDP04-0169	6/8/2004	DISTRIBUTORS INTERNATIONAL	OTHER-PARKING	6600	BEST FRIEND ROAD	6221 022	0.1	0	0	503.06
CDP04-0172	8/16/2004	LAWRENCEVILLE SUWANEE RD TRACT	OFFICE	2006	LAWRENCEVILLE SUWANEE ROAD	7085 541	1.4	0	18,000	505.12
CDP04-0173	11/23/2004	POWERTEL/153 OAKBROOK DRIVE	OTHER-TOWER	1266	OAKBROOK DRIVE	6197 126	0.1	0	0	504.21
CDP04-0174	7/22/2004	PROGRESSIVE LIGHTING	OFFICE/WAREHOUSE	1621	SATELLITE BOULEVARD	7123 009	8.4	0	50,000	502.04
CDP04-0175	11/24/2004	STACY BRITT BUILDING	COMMERCIAL	1951	ROSEBUD ROAD	5136 149	0.7	0	6,130	507.05

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0176	8/12/2004	EXXON FOODMART	COMMERCIAL	930	INDIAN TRAIL LILBURN ROAD	6173 417	0.7	0	3,357	504.24
CDP04-0177	11/30/2004	GWINNETT PROGRESS CENTER, 1-A	INDUSTRIAL	2111	CEDARS ROAD (BLDG A)	5240 009	1.9	0	20,000	505.14
CDP04-0178	10/20/2004	STONEVIEW ACRES	OTHER-UTILITY	97	BAILEY DRIVE	6122 005E	0.0	0	0	504.25
CDP04-0180	6/3/2004	OFFICE WAREHOUSE	OFFICE/WAREHOUSE	6866	JIMMY CARTER BOULEVARD	6275 043	0.3	0	0	503.06
CDP04-0181	6/9/2004	ACREAGE	OTHER-UTILITY		WILDWOOD ROAD	7167 031	0.3	0	0	502.04
CDP04-0182	7/13/2004	VILLAGES AT HUNTCREST	OTHER-UTILITY		NORTH BROWN ROAD	7113 334	0.1	0	0	505.10
CDP04-0183	9/27/2004	FREEMAN CROSSING	OTHER-UTILITY		CAMPBELL ROAD	5235 020	5.4	0	0	505.09
CDP04-0186	8/26/2004	MADISON RIDGE	OTHER-UTILITY	5151	BUFORD HIGHWAY	6256 031	0.7	0	0	503.11
CDP04-0187	8/30/2004	KENSINGTON CREEK	OTHER-REC AREA	1088	HARVEST BROOK DRIVE NE	7023 001	1.8	0	1,160	506.02
CDP04-0188	10/7/2004	SUGARLOAF UNITED METHODIST CH	OTHER-UTILITY	1795	OLD PEACHTREE ROAD	7198 001	1.3	0	0	502.04
CDP04-0189	11/29/2004	MAGNOLIA SHOPPING CENTER	COMMERCIAL	4975	JIMMY CARTER BOULEVARD	6169 135	0.1	0	0	504.19
CDP04-0190	12/23/2004	VARA PERSONAL CARE CENTER	INSTITUTIONAL	5578	LIONS CLUB DRIVE	6137 017	0.9	0	1,232	504.03
CDP04-0191	10/5/2004	KELLY MILL	OTHER-UTILITY		HOKE OKELLY MILL ROAD	5130 009	4.4	0	0	507.05
CDP04-0192	7/8/2004	WHEATFIELDS RESERVE	OTHER-REC AREA	1803	WHEATSTONE DRIVE SE	5169 133	0.1	0	0	507.05
CDP04-0193	8/12/2004	PHC PROPERTIES	INDUSTRIAL	80	BOULDERBROOK CIRCLE	5210 062	1.9	0	16,000	505.14
CDP04-0194	7/26/2004	702 OLD PEACHTREE BLDG	INDUSTRIAL	702	OLD PEACHTREE ROAD	7125 178	0.6	0	7,387	505.10
CDP04-0197	8/27/2004	GEORGIAN BANK	COMMERCIAL	2051	NORTH BROWN ROAD	7081 126	3.2	0	40,300	505.11
CDP04-0198	8/12/2004	BEAVER RIDGE ELEMENTARY SCHOOL	GOVERNMENT	1976	BEAVER RUID ROAD	6212 029	7.0	0	47,494	503.13
CDP04-0201	9/30/2004	SARDIS BEND COMMERCIAL	COMMERCIAL		HAMILTON MILL ROAD	1001 014	11.5	0	5,000	506.03
CDP04-0202	8/2/2004	GLEN AT SIMONTON	OTHER-UTILITY		SIMONTON ROAD	5182 007	0.3	0	0	505.09

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0203	11/16/2004	HARRY BREWER OFFICE	COMMERCIAL	1870 LAWRENCEVILLE SUWANEE ROAD	7085 205	1.0	0	6,000	505.12
CDP04-0204	10/26/2004	LENORA PARK	GOVERNMENT	4515 LENORA CHURCH ROAD	4319 028	49.2	0	5,083	507.04
CDP04-0207	9/14/2004	WACHOVIA BANK GRAYSON	COMMERCIAL	1865 GRAYSON HIGHWAY	5136 009	0.9	0	4,025	507.05
CDP04-0208	7/29/2004	MCCULLOUGH, CHRISTY & JERRY	OTHER-NURSERY	1755 OZORA ROAD	5255 016	6.0	0	0	507.05
CDP04-0210	10/6/2004	WACHOVIA BANK (HUNTCREST)	COMMERCIAL	1062 OLD PEACHTREE ROAD	7124 002	0.9	0	5,740	505.11
CDP04-0211	11/17/2004	USTA OFFICE BUILDING	OFFICE	5685 SPALDING DRIVE	6302 001	1.6	0	9,100	503.07
CDP04-0212	10/15/2004	JOHN DEERE BUILDING	INDUSTRIAL	2173 WINDER HIGHWAY	5274 022	2.1	0	19,200	506.02
CDP04-0216	11/1/2004	NORTH METRO FIRST BAPTIST CHUR	CHURCH	1026 OLD PEACHTREE ROAD	7105 042	7.3	0	62,526	502.02
CDP04-0218	12/13/2004	SHOPS AT PLEASANT HILL & STEVE	COMMERCIAL	2472 PLEASANT HILL ROAD	6236 214	2.2	0	15,147	502.07
CDP04-0220	10/21/2004	THROPHY CLUB OF GWINNETT	OTHER-UTILITY	3154 CLUBSIDE VIEW COURT	6032 125	2.0	0	0	507.04
CDP04-0221	8/5/2004	HILO SANITARY SEWER OUTFALL	OTHER-UTILITY	6770 BUFORD HIGWAY	6246A114	0.0	0	0	503.06
CDP04-0222	11/9/2004	DACULA HIGH SCHOOL	GOVERNMENT	123 BROAD STREET	5302A134	1.7	0	143,640	506.02
CDP04-0224	10/19/2004	CORPORATE LAKES TRACT 16B BLD	INDUSTRIAL	1485 LAKES PARKWAY	7034 238	1.5	0	9,125	505.11
CDP04-0226	11/15/2004	KYODO AMERICA	OFFICE/WAREHOUSE	850 PROGRESS CENTER AVENUE	7013 073	0.9	0	25,320	505.14
CDP04-0227	10/19/2004	CORPORATE LAKES TRACT 16B	INDUSTRIAL	1465 LAKES PARKWAY	7034 257	1.8	0	12,500	505.11
CDP04-0230	10/7/2004	CAMP CREEK ELEMENTARY	GOVERNMENT	958 COLE ROAD	6092 001	2.4	0	31,964	504.28
CDP04-0231	11/18/2004	DISCOVERY POINT-HAMILTON MILL	COMMERCIAL	3341 HAMILTON MILL ROAD	1001 031	4.7	0	10,378	506.03
CDP04-0233	10/4/2004	WILLOWTRAIL TRACT (MAG DESIGN)	OFFICE/WAREHOUSE	1800 WILLOW TRAIL PARKWAY	6199 093	1.5	0	25,200	504.24
CDP04-0235	10/13/2004	SUGARLOAF OFFICE BUILDING SIX	OFFICE	2905 PREMIERE PARKWAY	7157 066	11.4	0	83,335	502.04
CDP04-0236	10/6/2004	GWINNETT ENVIRONMENTAL & HER	GOVERNMENT	2020 CLEAN WATER DRIVE NE	7188 001	12.7	0	49,622	501.06

Permit Number	Date Issued	Subdivision/Project	Type	Location		Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0238	9/21/2004	OLDE BRIDGE	OTHER-REC AREA	3003	BRIDGE DRIVE	5014 052	1.9	0	1,600	505.15
CDP04-0239	10/7/2004	EXECUTIVE MANAGEMENT GROUP OF	OFFICE	2435	TECH CENTER PARKWAY NE	7132 030	2.7	0	25,228	502.02
CDP04-0243	11/2/2004	VIASAT	OFFICE	1725	BRECKINRIDGE PLAZA	7076 001	13.3	0	31,504	505.17
CDP04-0244	9/2/2004	CRESCENT DR	OTHER-ROAD	6585	CRESCENT DRIVE	6217 026	0.1	0	0	503.06
CDP04-0245	10/7/2004	GWINNETH FIRE STATION #26	GOVERNMENT	6075	SUWANEE DAM ROAD	7347 015	3.6	0	8,838	501.04
CDP04-0246	12/27/2004	CARWASH FOR JUDD HUGHES	COMMERCIAL	2350	PLEASANT HILL ROAD	6231 091	1.0	0	3,240	502.07
CDP04-0249	11/15/2004	SHOPS AT CRUSE CORNER	COMMERCIAL	2785	CRUSE ROAD	7039 848	1.9	0	20,800	505.18
CDP04-0250	10/12/2004	ENTERPRISE RENT-A-CAR	COMMERCIAL	3522	SATELLITE BOULEVARD	6232 051	0.0	0	480	502.07
CDP04-0252	10/26/2004	HOLY CROSS ANGLICAN CHURCH	CHURCH	3836	OAK GROVE ROAD	5159 042	3.9	0	24,150	507.04
CDP04-0253	10/18/2004	HURRICANE BAY EXPRESS WASH	COMMERCIAL	1245	SCENIC HIGHWAY	5087 324	0.8	0	3,864	505.16
CDP04-0257	11/10/2004	ECKERD (1900 DULUTH HWY)	COMMERCIAL	1900	DULUTH HIGHWAY	7081 028	1.5	0	12,739	505.11
CDP04-0258	11/8/2004	NEWPOINT COMMONS	OFFICE/WAREHOUSE	2160	BRECKINRIDGE BOULEVARD	7075 002	7.1	0	167,850	505.11
CDP04-0261	11/4/2004	DENISE MURPHY (ACREAGE)	OTHER-UTILITY	4028	DULUTH HIGHWAY	6323 043	0.2	0	0	502.05
CDP04-0262	10/7/2004	BROOKS ROAD PUMP STATION	OTHER-UTILITY	1486	BROOKS ROAD	5235 020	1.9	0	0	505.09
CDP04-0265	11/10/2004	RBC CENTURA BANK HAMILTON MILL	COMMERCIAL	3350	BRASELTON HIGHWAY	3002 154	1.2	0	3,224	506.04
CDP04-0269	10/18/2004	TECHNOLOGY PARK ATLANTA	INDUSTRIAL		TECHNOLOGY PARK	6284 999	0.1	0	0	503.10
CDP04-0271	11/30/2004	PRESERVE AT HAMILTON MILL	OTHER-REC AREA	2829	PRESERVE WALK COURT NE	7222 006B	0.5	0	0	506.03
CDP04-0272	12/1/2004	GEORGIA BAPTIST CONVENTION	INSTITUTIONAL	6405	SUGARLOAF PARKWAY	7122 005C	12.6	0	15,000	502.04
CDP04-0273	11/4/2004	RBC CENTURA BANK AT REYNOLDS C	COMMERCIAL	3760	OLD NOCROSS ROAD	6231 425	1.2	0	3,823	502.07
CDP04-0275	10/5/2004	HIS DEVELOPMENT LLC (XPL)	OTHER-UTILITY	1276	BROOKS ROAD	5234 008	0.9	0	0	505.09



Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
CDP04-0276	6/9/2004	BOWEN FAMILY HOMES	OFFICE	6650 SUGARLOAF PARKWAY	7157 006	5.6	0	0	502.04
CDP04-0277	11/22/2004	SUWANEE CREEK SEWER OUTFALL	OTHER-UTILITY	SOUTH SIDE ROAD	7230 004	7.8	0	0	501.06
CDP04-0278	11/15/2004	SPRINT PCS CO LO(AT60XC147A)	OTHER-TOWER	851 BEAVER RUIN ROAD	6158 008	0.2	0	0	504.24
CDP04-0279	11/15/2004	SPRINT PCS CO LO(AT60XC28A)	OTHER-TOWER	6268 SOUTH NORCROSS TUCKER	6191 003	0.3	0	0	504.20
CDP04-0280	10/27/2004	DACULA LIBRARY	GOVERNMENT	265 DACULA ROAD	5302A212	2.5	0	19,992	506.02
CDP04-0282	10/14/2004	WILSON TRUCKING	INDUSTRIAL	4765 BUFORD HIGHWAY	6258 068	0.3	0	0	503.09
CDP04-0284	12/8/2004	BRITT ROAD TRACT	COMMERCIAL	4578 BRITT ROAD	6165 030	2.1	0	7,800	504.20
CDP04-0288	11/17/2004	TROTTER'S RIDGE	OTHER-UTILITY	4210 SHILOH ROAD	6047 001A	2.1	0	0	507.16
CDP04-0292	10/18/2004	LOU SOBH PONTIAC BUICK	COMMERCIAL	2473 PLEASANT HILL ROAD	6236 220	0.2	0	10,719	502.07
CDP04-0295	11/15/2004	GWINNETT CORRECTIONAL FACILITY	GOVERNMENT	697 SWANSON DRIVE	7013 004	0.1		1,878	505.14
CDP04-0297	12/9/2004	SCM GROUP USA INC	INDUSTRIAL	2475 SATELLITE BOULEVARD	7079 002	0.8	0	72,000	502.07
CDP04-0298	11/29/2004	HOG WILD BARBQUE	RESTAURANT	5250 PEACHTREE PARKWAY	6301 059	0.7	0	340	503.08
CDP04-0299	11/22/2004	FREEMAN CROSSING RECREATION AR	OTHER-REC AREA	CAMPBELL ROAD	5245 010	1.8	0	0	506.02
CDP04-0303	11/4/2004	EWELL COLONY	OTHER-UTILITY	HERRINGTON ROAD	7075 003	0.5	0	0	505.11
CDP04-0307	12/15/2004	124 BUS MAINTENANCE FACILITY	GOVERNMENT	600 OLD SNELLVILLE HIGHWAY	5108 015	10.4	0	75,001	505.16
CDP04-0315	12/28/2004	WEBB GIN HOUSE SEWER OUTFALL	OTHER-UTILITY	WEBB GIN HOUSE ROAD	5022 003	0.6	0	0	507.18
CDP04-0316	11/16/2004	POLYVISION@RESEARCH COURT	OFFICE	350 RESEARCH COURT	6285 035	0.3	0	0	503.10
CDP04-0318	12/28/2004	GWINNETT INTERNATIONAL FARMERS	COMMERCIAL	3825 SHACKLEFORD ROAD	6208 004	0.1	0	4,956	505.17
CDP04-0321	11/17/2004	AVAYA	INDUSTRIAL	3795 DATA DRIVE	6302 147	0.0	0	0	503.07
CDP04-0339	12/20/2004	NORCROSS HIGH SCHOOL	OTHER-UTILITY	5300 SPALDING DRIVE	6286 014	0.0	0	0	503.08

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
MDP03-0009	1/29/2004	SCENIC LAKE TOWNHOMES	TOWNHOUSE	SCENIC HIGHWAY	5086 009	5.6	52	0	505.16
MDP03-0010	2/4/2004	TREE CORNERS APTS	APARTMENTS	1525 GRAYSON HIGHWAY	5137 003	26.7	24	0	507.05
MDP03-0012	3/31/2004	LONGWOOD VISTA	APARTMENTS	BUFORD HIGHWAY	6247 183	13.5	280	0	503.04
MDP04-0001	4/19/2004	LANDINGS AT SUGARLOAF	TOWNHOUSE	MEADOW CHURCH ROAD	7121 007	10.6	167	0	502.04
MDP04-0003	10/21/2004	RAINBOW HEIGHTS	APARTMENTS	2165 ROSS ROAD	6055 122	4.7	53	0	507.17
MDP04-0005	5/7/2004	SWEETBRIAR GLEN	TOWNHOUSE	BEAVER RUIN ROAD	6184 006	5.5	44	0	504.24
MDP04-0006	8/11/2004	TOWNHOMES AT CORPORATE POINTE	TOWNHOUSE	1605 ATKINSON ROAD	7074 005	5.5	52	0	505.11
MDP04-0007	8/25/2004	HERRINGTON WALK	TOWNHOUSE	HERRINGTON ROAD	7038 034	5.1	41	0	505.17
MDP04-0009	7/19/2004	OLD NORCROSS REGENCY	TOWNHOUSE	OLD NORCROSS ROAD	6235 003	10.3	90	0	502.07
MDP04-0010	8/13/2004	OAKLAND DOWNS	TOWNHOUSE	OAKLAND ROAD	5047 081	14.5	180	0	505.07
MDP04-0014	9/9/2004	BIRCH RIVER PARKE	TOWNHOUSE	RIVERSIDE PARKWAY	7047 640	2.3	20	0	505.12
MDP04-0015	12/2/2004	SUGARLOAF TOWNHOMES	TOWNHOUSE	SUGARLOAF PARKWAY	5108 025	13.6	104	0	505.16
MDP04-0016	10/7/2004	BERKELEY TERRACE	TOWNHOUSE	PEACHTREE INDUSTRIAL BOULEVARD	6270 004	10.0	82	0	503.09
MDP04-0021	12/14/2004	UZZEL TRACT	TOWNHOUSE	LAWRENCEVILLE HIGHWAY	6139 012	21.0	126	0	504.03
SDP02-0109	5/5/2004	LOCHWOOD ESTATES	SINGLE-FAMILY	CENTERVILLE ROSEBUD ROAD	6016 004	22.4	6	0	507.04
SDP03-0004	9/1/2004	COPPER RIDGE	SINGLE-FAMILY	HILLSIDE DRIVE	5120 028	23.8	45	0	507.05
SDP03-0008	3/25/2004	CAMPBELL CREEK	SINGLE-FAMILY	CENTERVILLE ROSEBUD ROAD	6014 002	21.2	40	0	507.09
SDP03-0020	5/5/2004	SAINT MARTINS LANDING	SINGLE-FAMILY	ROSEBUD ROAD	5065 002	5.8	10	0	507.04
SDP03-0021	1/9/2004	ARNOLD MILL SUBDIVISION	SINGLE-FAMILY	ARNOLD ROAD	5046 010	23.6	92	0	505.15
SDP03-0027	2/17/2004	NORTH RIVER COLONY	SINGLE-FAMILY	CHRISTIANA DRIVE	7033 005	11.9	19	0	505.12

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP03-0034	1/20/2004	KINGWOOD ESTATES	SINGLE-FAMILY	NEW HOPE ROAD	5231 002	16.5	7	0	505.09
SDP03-0047	2/24/2004	NASH PLANTATION AT BROOKWOOD	SINGLE-FAMILY	FIVE FORKS TRICKUM ROAD	6088 003	53.2	118	0	507.18
SDP03-0050	3/12/2004	GLOSTER VILLAGE	SINGLE-FAMILY	GLOSTER ROAD	5014 004D	5.1	19	0	505.15
SDP03-0055	9/20/2004	SWEETWATER CROSSING	TOWNHOUSE	LAWRENCEVILLE HIGHWAY	6152 020	16.1	107	0	505.15
SDP03-0076	1/22/2004	PARK AT GLENNS RIDGE	SINGLE-FAMILY	RIDGE ROAD	7064 304	60.3	138	0	505.14
SDP03-0077	4/30/2004	WILSON MANOR	SINGLE-FAMILY	CAMPBELL ROAD	5246 007	49.7	104	0	506.02
SDP03-0085	1/22/2004	MADISON PARK	SINGLE-FAMILY	MOON ROAD	5134 030	6.0	25	0	507.05
SDP03-0087	1/29/2004	WOLF CREEK	SINGLE-FAMILY	EWING CHAPEL ROAD	5267 005	10.7	20	0	506.02
SDP03-0089	2/24/2004	SYCAMORE RIDGE	SINGLE-FAMILY	SYCAMORE ROAD	7322 012	14.0	43	0	501.03
SDP03-0091	1/2/2004	RESERVE AT EAST JONES BRIDGE	SINGLE-FAMILY	EAST JONES BRIDGE ROAD	6331 002	11.4	23	0	503.08
SDP03-0094	8/23/2004	MCCLAREN PARKE	TOWNHOUSE	PLEASANT HILL ROAD	6177 001	5.0	69	0	505.18
SDP03-0096	1/16/2004	LAKEVIEW RUN	SINGLE-FAMILY	LAKEVIEW ROAD	5089 003	10.4	15	0	507.20
SDP03-0099	8/12/2004	RICHLAND HILLS	SINGLE-FAMILY	SOUTH RICHLAND CREEK ROAD	7324 002	69.3	137	0	501.03
SDP03-0102	1/8/2004	BRIGHTON POINTE	SINGLE-FAMILY	LENORA ROAD	5001 022	15.5	35	0	507.04
SDP03-0105	2/10/2004	SHADY GROVE PLANTATION	SINGLE-FAMILY	BEAVER ROAD	4217 004	40.6	82	0	507.04
SDP03-0106	1/16/2004	WINDSOR CREEK	SINGLE-FAMILY	BENNETT ROAD	5121 018	7.1	19	0	507.05
SDP03-0107	1/5/2004	SEVER CREEK	SINGLE-FAMILY	SEVER ROAD	7083 002	41.6	73	0	505.11
SDP03-0109	2/19/2004	COLLINSWOOD	TOWNHOUSE	COLLINS HILL ROAD	7150 017	14.6	114	0	505.13
SDP03-0110	1/8/2004	FALCON RIDGE (BAILEY RD TRACT)	SINGLE-FAMILY	3252 OLD AUBURN ROAD	2003 006	18.2	37	0	506.02
SDP03-0112	11/30/2004	STONE ESTATES	SINGLE-FAMILY	SOUTH ROCKBRIDGE ROAD	6024 002A	8.5	14	0	504.16

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP03-0113	9/30/2004	DUNCANS COVE	SINGLE-FAMILY	CREEK DRIVE	6262 001	4.5	10	0	502.06
SDP03-0114	3/17/2004	IVEY CHASE	SINGLE-FAMILY	OLD PEACHTREE ROAD	7022 001	112.6	259	0	506.02
SDP03-0116	8/10/2004	APALACHEE STATION	SINGLE-FAMILY	HURRICANE SHOALS ROAD	7018 040	19.3	47	0	506.02
SDP03-0117	7/1/2004	RIVER CLUB	SINGLE-FAMILY	MOORE ROAD	7285 008	33.2	34	0	502.02
SDP03-0118	4/26/2004	LENORA MEADOWS	SINGLE-FAMILY	LENORA CHURCH ROAD	4317 019	24.4	72	0	507.04
SDP03-0119	2/13/2004	POST AT COPPER TRAIL	SINGLE-FAMILY	CROSS ROAD	7185 011	3.5	11	0	506.03
SDP03-0120	1/29/2004	WATSONS GROVE	SINGLE-FAMILY	OAK GROVE ROAD	5157 002	43.4	106	0	507.05
SDP03-0121	7/12/2004	CHANDLER ROAD TRACT	SINGLE-FAMILY	CHANDLER ROAD	5186 001	43.0	84	0	507.05
SDP03-0122	2/25/2004	SUWANEE TERRACE	SINGLE-FAMILY	WESTBROOK ROAD	7233 021	10.4	39	0	502.02
SDP03-0123	3/2/2004	OLD PEACHTREE ROAD TRACT	SINGLE-FAMILY	OLD PEACHTRE ROAD	7156 262	54.7	115	0	502.04
SDP03-0124	3/3/2004	GLEN AT SIMONTON	SINGLE-FAMILY	SIMONTON ROAD	5182 007	15.9	55	0	505.09
SDP03-0125	4/14/2004	RUSSELL GARDENS	SINGLE-FAMILY	COLLINS HILL ROAD	7067 004	10.3	28	0	505.13
SDP03-0126	2/24/2004	AMBASSADORS RIDGE	SINGLE-FAMILY	FENCE ROAD	2002 083	14.6	33	0	506.04
SDP03-0127	4/8/2004	ARBORS AT HAMILTON MILL	SINGLE-FAMILY	BART JOHNSON ROAD	7223 017	13.1	32	0	506.03
SDP03-0128	9/23/2004	WHEATFIELDS RESERVE	SINGLE-FAMILY	ROUND ROAD	5169 004	68.3	149	0	507.05
SDP03-0129	4/13/2004	SUGARLOAF COUNTRY CLUB	SINGLE-FAMILY	BUNTEN ROAD	7162 149	27.0	35	0	502.04
SDP03-0130	4/6/2004	HAMILTON MILL A HOME TOWN	SINGLE-FAMILY	HAMILTON MILL PARKWAY	3001 001	11.8	25	0	506.04
SDP03-0131	5/17/2004	KNIGHTS CROSSING	SINGLE-FAMILY	BERRY HALL ROAD	5343 002	38.5	40	0	506.02
SDP03-0132	3/19/2004	KENSINGTON CREEK	SINGLE-FAMILY	OLD FOUNTAIN ROAD	7023 001	119.0	305	0	505.14
SDP04-0001	6/14/2004	PARK HAVEN	SINGLE-FAMILY	OZORA CHURCH ROAD	5198 001	34.7	65	0	507.05

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP04-0002	4/28/2004	KEDRON PARK	TOWNHOUSE	THE CORNERS PARKWAY	6283 073	11.5	135	0	503.10
SDP04-0003	7/27/2004	TURNBERRY ESTATES	SINGLE-FAMILY	PEACHTREE CIRCLE (1500 BLOCK)	7092 001	28.2	74	0	505.14
SDP04-0004	4/22/2004	APALACHEE HERITAGE	SINGLE-FAMILY	FENCE ROAD	5305 007	24.7	68	0	506.02
SDP04-0006	4/27/2004	AMELIA PARC	SINGLE-FAMILY	HAMILTON MILL ROAD	7182 005	37.7	112	0	506.03
SDP04-0008	3/18/2004	WISTERIA WALK	SINGLE-FAMILY	MILLER ROAD	6099 002	6.1	7	0	504.26
SDP04-0009	6/9/2004	PEACHTREE PLACE	SINGLE-FAMILY	OLD PEACHTREE ROAD	7131 010	34.1	110	0	505.13
SDP04-0010	4/30/2004	GWINNETT DEVELOPMENT CORP	SINGLE-FAMILY	FENCE ROAD	5306 005	44.4	118	0	506.02
SDP04-0011	3/19/2004	RESERVE AT LAKESIDE	SINGLE-FAMILY	MARTINS CHAPEL ROAD	5213 006	28.4	65	0	505.09
SDP04-0012	7/12/2004	RIVERSPRINGS	SINGLE-FAMILY	EWING CHAPEL ROAD	5249 002	110.9	163	0	506.02
SDP04-0013	9/16/2004	ALCOVY FALLS	TOWNHOUSE	EAST ROCK HOUSE ROAD	5238 004	86.1	269	0	505.09
SDP04-0014	3/19/2004	HAMILTON MILL ROAD TRACT	SINGLE-FAMILY	HAMILTON MILL ROAD	7222 006B	42.8	94	0	506.03
SDP04-0015	4/7/2004	LANIER SPRINGS	SINGLE-FAMILY	SYCAMORE ROAD	7350 002	54.0	102	0	501.03
SDP04-0016	4/5/2004	BAY CREEK HEIGHTS	SINGLE-FAMILY	OZORA ROAD	5155 023	18.7	51	0	507.05
SDP04-0017	7/26/2004	ANNISTOWN MEADOWS	SINGLE-FAMILY	MALVERN DRIVE (3100-3300)	6028 008	46.6	102	0	507.17
SDP04-0018	5/27/2004	OAKS AT BAY CREEK	SINGLE-FAMILY	BAY CREEK ROAD	5191 049	4.8	10	0	507.05
SDP04-0019	7/19/2004	SARDIS BEND TOWNHOMES	TOWNHOUSE	HAMILTON MILL ROAD	1001 014	25.7	201	0	506.03
SDP04-0020	5/20/2004	FLOWERY BRANCH CROSSING	SINGLE-FAMILY	FLOWERY BRANCH ROAD	3007 087	38.6	115	0	506.04
SDP04-0021	5/12/2004	CREEKSIDE SPORTS CENTER	COMMERCIAL	535 ATHENS HIGHWAY	5131 004	16.1	0	0	507.05
SDP04-0022	3/17/2004	WEYERHAEUSER PROGRESS CENTER	OTHER-PARKING	175 ALCOVY INDUSTRIAL BOULEVARD NE	5242 026	0.4	0	0	506.02
SDP04-0023	5/28/2004	PATTERSONS LAKE	SINGLE-FAMILY	BRUSHY FORK ROAD	5099 006	21.4	43	0	507.04

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP04-0024	7/22/2004	FOX WOOD	SINGLE-FAMILY	WILL WAGES ROAD SE	5297 156	11.4	10	0	506.02
SDP04-0025	6/30/2004	SOUTH OAKS	SINGLE-FAMILY	TRIBBLE MILL ROAD	5219 004	29.6	68	0	507.05
SDP04-0027	5/21/2004	PRESERVE AT HAYNES CREEK	SINGLE-FAMILY	TEMPLE JOHNSON ROAD	5062 003	57.7	85	0	507.04
SDP04-0028	6/22/2004	OLDE BRIDGE	SINGLE-FAMILY	OAK ROAD	5014 052	41.0	143	0	505.15
SDP04-0029	6/24/2004	STERLING RIDGE/PENNY LANE	SINGLE-FAMILY	PENNY LANE	7069 001	4.0	14	0	505.12
SDP04-0031	6/3/2004	WHITEHEAD ROAD TRACT	SINGLE-FAMILY	WHITEHEAD ROAD	7308 004	11.1	32	0	501.04
SDP04-0032	8/31/2004	MAXWELL FARMS	SINGLE-FAMILY	MASTERS ROAD	5295 061	38.3	37	0	506.02
SDP04-0033	6/28/2004	ASHTON PARK	SINGLE-FAMILY	SIMONTON ROAD	5213 004	38.7	89	0	505.09
SDP04-0034	5/27/2004	LYNNFIELD PARK	SINGLE-FAMILY	SWEETGUM ROAD	5206 007	25.0	97	0	505.09
SDP04-0035	7/26/2004	WILLOWS AT CAMP BRANCH	SINGLE-FAMILY	CAMP BRANCH ROAD (2600 BLOCK)	7138 031	23.8	40	0	506.03
SDP04-0038	7/8/2004	HAMILTON MILL A HOME TOWN	SINGLE-FAMILY	JIM MOORE ROAD	3001 001	16.0	32	0	506.04
SDP04-0040	6/3/2004	OPAL RIDGE	SINGLE-FAMILY	LANGLEY ROAD	5124 019B	10.5	22	0	507.05
SDP04-0042	8/13/2004	STONEVIEW MANOR	SINGLE-FAMILY	ROCK HOUSE ROAD	5238 001A	12.7	37	0	505.09
SDP04-0043	10/14/2004	MORGAN COMMONS	OTHER-ROAD	GRAVEL SPRINGS ROAD	7137 020	6.9	0	0	506.03
SDP04-0044	11/8/2004	SPRUCE CREEK	SINGLE-FAMILY	EWING CHAPEL ROAD	5278 011	19.6	19	0	506.02
SDP04-0046	8/11/2004	FREEMAN CROSSING	SINGLE-FAMILY	CAMPBELL ROAD	5246 005	74.6	221	0	506.02
SDP04-0047	9/29/2004	DUNCAN LAKE ESTATES	SINGLE-FAMILY	THOMPSON MILL ROAD	1002 253	31.1	50	0	506.04
SDP04-0048	8/23/2004	CREEK VIEW	SINGLE-FAMILY	ATHENS HIGHWAY	5131 004	13.0	34	0	507.05
SDP04-0050	9/14/2004	PARK AT COPPER TRAIL	SINGLE-FAMILY	CROSS ROAD	7185 003	12.8	46	0	506.03
SDP04-0051	10/26/2004	KIMBERLY DOWNS	SINGLE-FAMILY	2770 NE TEMPLE JOHNSON ROAD	5002 003	23.2	60	0	507.04

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP04-0052	6/30/2004	CHLOES MEADOW	SINGLE-FAMILY	1372 HARRIS ROAD	7056 001	10.1	23	0	505.14
SDP04-0053	11/4/2004	HAVENSTONE	SINGLE-FAMILY	WEBB GIN HOUSE ROAD	5054 003	15.1	28	0	507.13
SDP04-0054	7/12/2004	SPRINGDALE FALLS	SINGLE-FAMILY	SPRINGDALE DRIVE	5004 005	35.8	95	0	507.17
SDP04-0056	8/24/2004	RIVER CLUB	SINGLE-FAMILY	MOORE ROAD	7285 008	32.7	27	0	502.02
SDP04-0057	8/23/2004	RIVER CLUB	SINGLE-FAMILY	MOORE ROAD	7285 008	51.9	43	0	502.02
SDP04-0058	7/14/2004	SUGARLOAF COMMONS TOWNHOMES	TOWNHOUSE	OLD NORCROSS ROAD	7037 619	4.7	36	0	505.19
SDP04-0059	11/16/2004	OLD PEACHTREE CROSSING	SINGLE-FAMILY	COLLINS HILL ROAD	7149 005	9.1	33	0	505.13
SDP04-0061	9/1/2004	HERRINGTON ROAD S/D	TOWNHOUSE	HERRINGTON ROAD	7075 003	8.2	37	0	505.11
SDP04-0062	12/6/2004	EWELL COLONY	TOWNHOUSE	HERRINGTON ROAD	7075 003	12.8	90	0	505.11
SDP04-0063	6/7/2004	NASH LEE ESTATES	SINGLE-FAMILY	FIVE FORKS TRICKUM ROAD	6089 011	2.9	8	0	504.29
SDP04-0064	7/7/2004	NASH LEE ESTATES	SINGLE-FAMILY	FIVE FORKS TRICKUM ROAD	6089 011	4.1	10	0	504.29
SDP04-0067	8/12/2004	STILL ROAD TRACT	SINGLE-FAMILY	STILL ROAD	5215 002	46.6	106	0	505.09
SDP04-0070	11/18/2004	GREY STONE PARC	SINGLE-FAMILY	MOUNT MORIAH ROAD	3003 066	10.1	8	0	506.04
SDP04-0071	10/4/2004	SOUTHERN WOODS	SINGLE-FAMILY	KILGORE ROAD	7185 034	20.4	103	0	506.03
SDP04-0072	9/30/2004	LOMBARD PLACE	SINGLE-FAMILY	4398 MINK LIVSEY ROAD	4320 003	11.8	19	0	507.04
SDP04-0073	11/16/2004	KELLY MILL	SINGLE-FAMILY	HOKE OKELLY MILL ROAD	5130 009	13.7	73	0	507.05
SDP04-0074	9/30/2004	BEAVER RUIN ROAD SUBDIVISION	SINGLE-FAMILY	BAVER RUIN ROAD	6150 013H	26.9	142	0	504.11
SDP04-0076	9/28/2004	ROYAL ESTATES	SINGLE-FAMILY	RIVER DRIVE	6105 006	8.2	7	0	507.12
SDP04-0078	12/23/2004	WOODGATE HILLS	SINGLE-FAMILY	LEE ROAD	4336 015	44.9	101	0	507.09
SDP04-0082	9/7/2004	STILLWATER OVERLOOK	SINGLE-FAMILY	LANGLEY ROAD	5124 036	12.2	23	0	507.05

Permit Number	Date Issued	Subdivision/Project	Type	Location	Map Number	Acres	Units	Square Feet	Census Tract
SDP04-0084	9/20/2004	NICHOLS GLEN	SINGLE-FAMILY	RABBIT HILL ROAD	7018 001	10.0	42	0	506.02
SDP04-0086	11/24/2004	OAKBROOK SUBDIVISION	SINGLE-FAMILY	THOMPSON MILL ROAD	1002 030	33.5	77	0	506.04
SDP04-0087	11/22/2004	BROOKSTONE CHASE	SINGLE-FAMILY	OAKLAND ROAD	5048 165	63.2	179	0	505.07
SDP04-0090	11/4/2004	NORTH HAMPTON	SINGLE-FAMILY	PITTMAN CIRCLE	6257 013	29.9	80	0	503.13
SDP04-0094	12/7/2004	WILLIAMS CROSSING	SINGLE-FAMILY	WILLIAMS ROAD	6164 007	7.3	20	0	504.19
SDP04-0095	11/3/2004	HAMILTON MILL A HOME TOWN	SINGLE-FAMILY	BRASELTON HIGHWAY	3002 080	4.8	8	0	506.04
SDP04-0097	12/23/2004	ZOAR CHURCH ROAD	SINGLE-FAMILY	ZOAR CHURCH ROAD	6029 010	24.8	62	0	507.17
SDP04-0099	12/15/2004	SINGLETON ROAD TRACT	TOWNHOUSE	SINGLETON ROAD	6189 001	4.6	37	0	504.19
SDP04-0104	12/13/2004	AUGUST HILL	SINGLE-FAMILY	OZORA ROAD	5166 025	23.9	51	0	507.05
SDP04-0105	12/2/2004	VILLAS AT BETHESDA	SINGLE-FAMILY	BETHESDA SCHOOL ROAD	7002 003	21.9	101	0	505.19
						<b>Total Acres:</b>		<b>4,097.5</b>	
						<b>Total Units:</b>		<b>8,914</b>	
						<b>Total Square Feet:</b>		<b>5,323,137</b>	